

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2019 THROUGH JULY 31, 2020

	YEAR TO DATE						MONTH TO DATE				
	Annual			Var. - Fav./	%age Var.	Actual			Var. - Fav./	%age Var.	Actual
	Budget	Budget	Actual	(Unfav.)	Fav. / (Unfav.)	PUM	Budget	Actual	(Unfav.)	Fav. / (Unfav.)	PUM
REVENUES											
Dwelling Rentals	\$ 578,163	\$ 481,803	\$ 467,808	\$ (13,995)	-2.90%	\$ 2,598.93	\$48,180	\$ 46,062	\$ (2,118)	-4.40%	\$ 255.90
Transfer from Capital Fund for Ops	182,526	152,105	153,864	1,759	1.16%	854.80	15,211	16,284	1,074	7.06%	90.47
PFS Operating Subsidy	941,681	784,734	837,790	53,056	6.76%	4,654.39	78,473	71,460	(7,013)	-8.94%	397.00
Cares Act Revenue	-	-	52,087	52,087	100.00%	289.37	-	21,737	21,737	100.00%	120.76
Interest	420	350	402	52	14.86%	2.23	35	45	10	28.57%	0.25
Other	14,000	11,667	9,700	(1,967)	-16.86%	53.89	1,167	575	(592)	-50.71%	3.19
Total Revenues	1,716,790	\$ 1,430,658	\$ 1,521,651	90,993	6.36%	8,453.62	143,066	156,163	13,097	9.15%	867.57
EXPENSES											
Administrative Salaries	72,060	60,050	62,348	(2,298)	-3.83%	346.38	6,005	5,544	461	7.68%	30.80
Benefits	52,070	43,392	41,267	2,125	4.90%	229.26	4,339	5,587	(1,248)	-28.76%	31.04
Audit	10,150	8,458	8,458	-	0.00%	46.99	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	90,760	75,633	72,958	2,675	3.54%	405.32	7,563	7,296	267	3.53%	40.53
Bad Debts	7,650	6,375	15,205	(8,830)	-138.51%	84.47	638	2,403	(1,766)	-276.94%	13.35
Telecommunications	11,000	9,167	7,467	1,700	18.54%	41.48	917	556	361	39.35%	3.09
Legal	61,000	50,833	33,499	17,334	34.10%	186.11	5,083	1,333	3,750	73.78%	7.41
Staff Training & Travel	5,430	4,525	699	3,826	84.55%	3.88	453	-	453	100.00%	-
Accounting Fees	30,000	25,000	24,380	620	2.48%	135.44	2,500	2,950	(450)	-18.00%	16.39
Administrative Other	69,240	57,700	44,581	13,119	22.74%	247.67	5,770	3,030	2,740	47.49%	16.83
Total Administrative	409,360	341,133	310,862	30,271	8.87%	1,727.01	34,113	29,545	4,569	13.39%	164.14
Resident Services Materials	1,100	917	-	917	100.00%	-	92	-	92	100.00%	-
Total Tenant Services	1,100	917	-	917	100.00%	-	92	-	92	100.00%	-
Gas	124,000	103,333	131,280	(27,947)	-27.05%	729.33	10,333	10,000	333	3.23%	55.56
Electric	259,000	215,833	205,787	10,046	4.65%	1,143.26	21,583	15,999	5,584	25.87%	88.88
Water/Sewer	156,000	130,000	136,001	(6,001)	-4.62%	755.56	13,000	16,000	(3,000)	-23.08%	88.89
Total Utilities	539,000	449,167	473,068	(23,901)	-5.32%	2,628.16	44,917	41,999	2,918	6.50%	233.33
Maintenance Salaries	75,300	62,750	56,606	6,144	9.79%	314.48	6,275	4,206	2,069	32.97%	23.37
Benefits	54,411	45,343	39,381	5,962	13.15%	218.78	4,534	1,714	2,820	62.20%	9.52
Materials	124,791	103,993	84,436	19,557	18.81%	469.09	10,399	1,269	9,130	87.80%	7.05
Trash Removal Contract	67,977	56,648	60,083	(3,436)	-6.06%	333.79	5,665	5,408	257	0.00%	30.04
Miscellaneous Contracts	255,455	212,879	265,700	(52,821)	-24.81%	1,476.11	21,288	40,438	(19,150)	-89.96%	224.66
Total Maintenance	577,934	481,612	506,206	(24,594)	-5.11%	2,812.26	48,161	53,035	(4,874)	-10.12%	294.64
Insurance	155,000	129,167	134,410	(5,243)	-4.06%	746.72	12,917	13,802	(885)	-6.85%	76.68
PILOT	3,916	3,264	-	3,264	0.00%	-	326	-	326	0.00%	-
Total General Expenses	158,916	132,430	134,410	(1,980)	-1.49%	746.72	13,243	13,802	(559)	-4.22%	76.68
Total Expenses	1,686,310	1,405,259	1,424,546	(19,288)	-1.37%	7,914.15	140,526	138,381	2,145	1.53%	768.78
Increase / (Decrease) in Net Position	\$ 30,480	\$ 25,400	\$ 97,105	\$ 71,705		539.47	\$ 2,540	\$ 17,782	\$ 15,242		\$ 98.79
Net Position - Beg. of Period	1,140,990	1,140,990	1,140,990								
Net Position - End of Period	\$1,171,470	\$ 1,166,390	\$1,238,095								