

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH FEBRUARY 28, 2021

	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	\$ 561,000	\$ 233,750	\$ 227,257	\$ (6,493)	-2.78%	\$1,262.54	\$46,750	\$ 46,320	\$ (430)	-0.92%	\$ 257.33
Transfer from Capital Fund for Ops	179,125	74,635	81,421	6,786	9.09%	452.34	14,927	16,285	1,358	9.10%	90.47
PFS Operating Subsidy	1,000,000	416,667	423,663	6,996	1.68%	2,353.68	83,333	86,973	3,640	4.37%	483.18
Cares Act Revenue	35,000	14,583	26,768	12,185	100.00%	148.71	2,917	7,297	4,380	100.00%	40.54
Interest	460	192	226	34	17.91%	1.26	38	46	8	20.00%	0.26
Other	14,000	5,833	11,644	5,811	99.61%	64.69	1,167	-	(1,167)	-100.00%	-
Total Revenues	1,789,585	745,660	770,979	25,319	3.40%	4,283.22	149,132	156,921	7,789	5.22%	871.78
EXPENSES											
Administrative Salaries	73,502	30,626	19,378	11,248	36.73%	107.66	6,125	4,093	2,032	33.18%	22.74
Benefits	50,716	21,132	14,616	6,516	30.83%	81.20	4,226	3,275	951	22.51%	18.19
Audit	10,150	4,229	4,229	-	0.00%	23.50	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	36,479	36,479	-	0.00%	202.66	7,296	7,296	-	0.00%	40.53
Bad Debts	8,400	3,500	1,451	2,049	58.54%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	5,000	2,853	2,147	42.94%	15.85	1,000	872	128	12.80%	4.84
Legal	55,000	22,917	9,160	13,757	60.03%	50.89	4,583	2,114	2,469	53.88%	11.74
Staff Training & Travel	4,920	2,050	-	2,050	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	12,917	12,980	(63)	-0.49%	72.11	2,583	3,700	(1,117)	-43.23%	20.56
Administrative Other	65,450	27,271	28,184	(913)	-3.35%	156.58	5,454	6,881	(1,427)	-26.16%	38.23
Total Administrative	398,688	166,120	129,330	36,790	22.15%	718.50	33,224	29,077	4,147	12.48%	161.54
Resident Services Materials	1,000	417	-	417	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	417	-	417	100.00%	-	83	-	83	100.00%	-
Gas	120,000	50,000	70,467	(20,467)	-40.93%	391.48	10,000	9,297	703	7.03%	51.65
Electric	255,000	106,250	111,668	(5,418)	-5.10%	620.38	21,250	23,405	(2,155)	-10.14%	130.03
Water/Sewer	180,000	75,000	89,683	(14,683)	-19.58%	498.24	15,000	20,639	(5,639)	-37.59%	114.66
Total Utilities	555,000	231,250	271,818	(40,568)	-17.54%	1,510.10	46,250	53,341	(7,091)	-15.33%	296.34
Maintenance Salaries	71,125	29,635	24,838	4,797	16.19%	137.99	5,927	5,403	524	8.84%	30.02
Benefits	49,466	20,611	18,469	2,142	10.39%	102.61	4,122	4,004	118	2.87%	22.24
Materials and Contracts	450,000	187,500	203,324	(15,824)	-8.44%	1,129.58	37,500	67,664	(30,164)	-80.44%	375.91
Total Maintenance	570,591	237,746	246,631	(8,885)	-3.74%	1,370.17	47,549	77,071	(29,522)	-62.09%	428.17
Insurance	156,000	65,000	71,801	(6,801)	-10.46%	398.89	13,000	15,056	(2,056)	-15.82%	83.64
PILOT	600	250	-	250	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	65,250	71,801	(6,551)	-10.04%	398.89	13,050	15,056	(2,006)	-15.37%	83.64
Total Expenses	1,681,879	700,783	719,580	(18,797)	-2.68%	3,997.67	140,157	174,545	(34,388)	-24.54%	969.69
Increase / (Decrease) in Net Position	\$ 107,706	\$ 44,878	\$ 51,399	\$ 6,521		285.55	\$ 8,976	\$ (17,624)	\$ (26,599)		\$ (97.91)
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	<u>\$1,562,774</u>	<u>\$ 1,499,946</u>	<u>\$1,506,467</u>								