

**SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 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	\$ 578,163	\$ 555,452	\$ (22,711)	-3.93%	\$3,085.84	\$48,180	\$ 43,420	\$ (4,760)	-9.88%	\$ 241.22
Transfer from Capital Fund for Ops	182,526	182,526	186,433	3,907	2.14%	1,035.74	15,211	16,285	1,075	7.06%	90.47
PFS Operating Subsidy	941,681	941,681	1,009,225	67,544	7.17%	5,606.81	78,473	99,975	21,502	27.40%	555.42
Cares Act Revenue	-	-	77,192	77,192	100.00%	428.84	-	12,492	12,492	100.00%	69.40
Interest	420	420	480	60	14.29%	2.67	35	38	3	8.57%	0.21
Other	14,000	14,000	24,270	10,270	73.36%	134.83	1,167	7,865	6,698	574.14%	43.69
Total Revenues	1,716,790	\$ 1,716,790	\$ 1,853,052	136,262	7.94%	10,294.73	143,066	180,075	37,009	25.87%	1,000.42
EXPENSES											
Administrative Salaries	72,060	72,060	73,434	(1,374)	-1.91%	407.97	6,005	5,543	462	7.69%	30.79
Benefits	52,070	52,070	50,072	1,998	3.84%	278.18	4,339	5,209	(870)	-20.05%	28.94
Audit	10,150	10,150	10,505	(355)	-3.50%	58.36	846	1,201	(355)	-41.99%	6.67
Mgmt/MHA Fees (ED & Prop Mgr)	90,760	90,760	87,550	3,210	3.54%	486.39	7,563	7,296	267	3.53%	40.53
Bad Debts	7,650	7,650	20,262	(12,612)	-164.86%	112.57	638	5,057	(4,420)	-693.25%	28.09
Telecommunications	11,000	11,000	8,230	2,770	25.18%	45.72	917	295	622	67.82%	1.64
Legal	61,000	61,000	37,522	23,478	38.49%	208.46	5,083	2,433	2,650	52.14%	13.52
Staff Training & Travel	5,430	5,430	699	4,731	87.13%	3.88	453	-	453	100.00%	-
Accounting Fees	30,000	30,000	29,080	920	3.07%	161.56	2,500	2,500	-	0.00%	13.89
Administrative Other	69,240	69,240	52,386	16,854	24.34%	291.03	5,770	1,816	3,954	68.53%	10.09
Total Administrative	409,360	409,360	369,740	39,620	9.68%	2,054.11	34,113	31,350	2,763	8.10%	174.17
Resident Services Materials	1,100	1,100	-	1,100	100.00%	-	92	-	92	100.00%	-
Total Tenant Services	1,100	1,100	-	1,100	100.00%	-	92	-	92	100.00%	-
Gas	124,000	124,000	140,025	(16,025)	-12.92%	777.92	10,333	2,346	7,987	77.30%	13.03
Electric	259,000	259,000	249,404	9,596	3.71%	1,385.58	21,583	22,982	(1,399)	-6.48%	127.68
Water/Sewer	156,000	156,000	170,295	(14,295)	-9.16%	946.08	13,000	15,646	(2,646)	-20.35%	86.92
Total Utilities	539,000	539,000	559,724	(20,724)	-3.84%	3,109.58	44,917	40,974	3,943	8.78%	227.63
Maintenance Salaries	75,300	75,300	65,156	10,144	13.47%	361.98	6,275	4,254	2,021	32.21%	23.63
Benefits	54,411	54,411	48,013	6,398	11.76%	266.74	4,534	4,918	(384)	-8.46%	27.32
Materials	124,791	124,791	97,526	27,265	21.85%	541.81	10,399	6,234	4,165	40.05%	34.63
Trash Removal Contract	67,977	67,977	73,263	(5,286)	-7.78%	407.02	5,665	7,180	(1,515)	0.00%	39.89
Miscellaneous Contracts	255,455	255,455	304,225	(48,770)	-19.09%	1,690.14	21,288	24,490	(3,202)	-15.04%	136.06
Total Maintenance	577,934	577,934	588,183	(10,249)	-1.77%	3,267.68	48,161	47,076	1,085	2.25%	261.53
Insurance	155,000	155,000	163,513	(8,513)	-5.49%	908.41	12,917	14,896	(1,979)	-15.32%	82.76
PILOT	3,916	3,916	-	3,916	0.00%	-	326	-	326	0.00%	-
Total General Expenses	158,916	158,916	163,513	(4,597)	-2.89%	908.41	13,243	14,896	(1,653)	-12.48%	82.76
Total Expenses	1,686,310	1,686,310	1,681,160	5,150	0.31%	9,339.78	140,526	134,296	6,230	4.43%	746.09
Increase / (Decrease) in Net Position	\$ 30,480	\$ 30,480	\$ 171,892	\$ 141,412		954.96	\$ 2,540	\$ 45,779	\$ 43,239		\$ 254.33
Net Position - Beg. of Period	1,222,764	1,222,764	1,222,764								
Net Position - End of Period	\$1,253,244	\$ 1,253,244	\$1,394,656								