

**SALEM HOUSING AUTHORITY**  
**ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING**  
**FOR THE PERIOD OCTOBER 1, 2020 THROUGH DECEMBER 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
<b>REVENUES</b>											
Dwelling Rentals	\$ 561,000	\$ 140,250	\$ 134,688	\$ (5,562)	-3.97%	\$ 748.27	\$46,750	\$ 46,380	\$ (370)	-0.79%	\$ 257.67
Transfer from Capital Fund for Ops	179,125	44,781	48,853	4,072	9.09%	271.41	14,927	16,285	1,358	9.10%	90.47
PFS Operating Subsidy	1,000,000	250,000	239,128	(10,872)	-4.35%	1,328.49	83,333	71,457	(11,876)	-14.25%	396.98
Cares Act Revenue	35,000	8,750	12,176	3,426	100.00%	67.64	2,917	7,296	4,379	100.00%	40.53
Interest	460	115	131	16	13.91%	0.73	38	45	7	17.39%	0.25
Other	14,000	3,500	11,644	8,144	232.69%	64.69	1,167	4,909	3,742	320.77%	27.27
<b>Total Revenues</b>	<b>1,789,585</b>	<b>447,396</b>	<b>446,620</b>	<b>(776)</b>	<b>-0.17%</b>	<b>2,481.22</b>	<b>149,132</b>	<b>146,372</b>	<b>(2,760)</b>	<b>-1.85%</b>	<b>813.18</b>
<b>EXPENSES</b>											
Administrative Salaries	73,502	18,376	12,592	5,784	31.47%	69.96	6,125	2,693	3,432	56.03%	14.96
Benefits	50,716	12,679	8,936	3,743	29.52%	49.64	4,226	2,379	1,847	43.71%	13.22
Audit	10,150	2,538	2,538	-	0.00%	14.10	846	846	0	0.04%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	21,888	21,888	-	0.00%	121.60	7,296	7,296	0	0.00%	40.53
Bad Debts	8,400	2,100	1,451	649	30.90%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	3,000	1,566	1,434	47.80%	8.70	1,000	560	440	44.00%	3.11
Legal	55,000	13,750	6,464	7,286	52.99%	35.91	4,583	868	3,715	81.06%	4.82
Staff Training & Travel	4,920	1,230	-	1,230	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	7,750	7,080	670	8.65%	39.33	2,583	2,200	383	14.84%	12.22
Administrative Other	65,450	16,363	14,922	1,441	8.80%	82.90	5,454	4,406	1,048	19.22%	24.48
<b>Total Administrative</b>	<b>398,688</b>	<b>99,672</b>	<b>77,436</b>	<b>22,236</b>	<b>22.31%</b>	<b>430.20</b>	<b>33,224</b>	<b>21,247</b>	<b>11,977</b>	<b>36.05%</b>	<b>118.04</b>
Resident Services Materials	1,000	250	-	250	100.00%	-	83	-	83	100.00%	-
<b>Total Tenant Services</b>	<b>1,000</b>	<b>250</b>	<b>-</b>	<b>250</b>	<b>100.00%</b>	<b>-</b>	<b>83</b>	<b>-</b>	<b>83</b>	<b>100.00%</b>	<b>-</b>
Gas	120,000	30,000	19,846	10,154	33.85%	110.26	10,000	3,247	6,753	67.53%	18.04
Electric	255,000	63,750	58,891	4,859	7.62%	327.17	21,250	13,354	7,896	37.16%	74.19
Water/Sewer	180,000	45,000	51,783	(6,783)	-15.07%	287.68	15,000	25,587	(10,587)	-70.58%	142.15
<b>Total Utilities</b>	<b>555,000</b>	<b>138,750</b>	<b>130,520</b>	<b>8,230</b>	<b>5.93%</b>	<b>725.11</b>	<b>46,250</b>	<b>42,188</b>	<b>4,062</b>	<b>8.78%</b>	<b>234.38</b>
Maintenance Salaries	71,125	17,781	15,160	2,621	14.74%	84.22	5,927	4,476	1,451	24.48%	24.87
Benefits	49,466	12,367	10,941	1,426	11.53%	60.78	4,122	3,623	499	12.11%	20.13
Materials and Contracts	450,000	112,500	106,396	6,104	5.43%	591.09	37,500	36,518	982	2.62%	202.88
<b>Total Maintenance</b>	<b>570,591</b>	<b>142,648</b>	<b>132,497</b>	<b>10,151</b>	<b>7.12%</b>	<b>736.09</b>	<b>47,549</b>	<b>44,617</b>	<b>2,932</b>	<b>6.17%</b>	<b>247.87</b>
Insurance	156,000	39,000	41,690	(2,690)	-6.90%	231.61	13,000	13,896	(896)	-6.89%	77.20
PILOT	600	150	417	(267)	0.00%	2.32	50	417	(367)	0.00%	2.32
<b>Total General Expenses</b>	<b>156,600</b>	<b>39,150</b>	<b>42,107</b>	<b>(2,957)</b>	<b>-7.55%</b>	<b>233.93</b>	<b>13,050</b>	<b>14,313</b>	<b>(1,263)</b>	<b>-9.68%</b>	<b>79.52</b>
<b>Total Expenses</b>	<b>1,681,879</b>	<b>420,470</b>	<b>382,560</b>	<b>37,910</b>	<b>9.02%</b>	<b>2,125.33</b>	<b>140,157</b>	<b>122,365</b>	<b>17,792</b>	<b>12.69%</b>	<b>679.80</b>
Increase / (Decrease) in Net Position	\$ 107,706	\$ 26,927	\$ 64,060	\$ 37,134		355.89	\$ 8,976	\$ 24,007	\$ 15,032		\$ 133.37
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	\$1,562,774	\$ 1,481,995	\$1,519,128								