

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH APRIL 30, 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	\$ 327,250	\$ 321,839	\$ (5,411)	-1.65%	\$ 1,787.99	\$ 46,750	\$ 46,079	\$ (671)	-1.44%	\$ 255.99
Transfer from Capital Fund for Ops	179,125	104,490	113,989	9,499	9.09%	633.27	14,927	16,284	1,357	9.09%	90.47
PFS Operating Subsidy	1,000,000	583,333	619,825	36,492	6.26%	3,443.47	83,333	121,747	38,414	46.10%	676.37
Cares Act Revenue	35,000	20,417	41,359	20,942	100.00%	229.77	2,917	7,296	4,379	100.00%	40.53
Interest	460	268	289	21	7.70%	1.61	38	29	(9)	-24.35%	0.16
Other	14,000	8,167	12,149	3,982	48.76%	67.49	1,167	-	(1,167)	-100.00%	-
Total Revenues	1,789,585	1,043,925	1,109,450	65,525	6.28%	6,163.61	149,132	191,435	42,303	28.37%	1,063.53
EXPENSES											
Administrative Salaries	73,502	42,876	26,109	16,767	39.11%	145.05	6,125	4,039	2,086	34.06%	22.44
Benefits	50,716	29,584	20,987	8,597	29.06%	116.59	4,226	4,532	(306)	-7.23%	25.18
Audit	10,150	5,921	5,921	-	0.00%	32.89	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	51,071	51,071	(0)	0.00%	283.73	7,296	7,296	(0)	0.00%	40.53
Bad Debts	8,400	4,900	1,451	3,449	70.39%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	7,000	3,360	3,640	52.00%	18.67	1,000	342	658	65.80%	1.90
Legal	55,000	32,083	11,951	20,132	62.75%	66.39	4,583	1,458	3,125	68.19%	8.10
Staff Training & Travel	4,920	2,870	-	2,870	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	18,083	17,380	703	3.89%	96.56	2,583	2,200	383	14.84%	12.22
Administrative Other	65,450	38,179	38,265	(86)	-0.22%	212.58	5,454	5,136	318	5.83%	28.53
Total Administrative	398,688	232,568	176,495	56,073	24.11%	980.53	33,224	25,849	7,375	22.20%	143.60
Resident Services Materials	1,000	583	-	583	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	583	-	583	100.00%	-	83	-	83	100.00%	-
Gas	120,000	70,000	92,920	(22,920)	-32.74%	516.22	10,000	8,453	1,547	15.47%	46.96
Electric	255,000	148,750	143,644	5,106	3.43%	798.02	21,250	11,976	9,274	43.64%	66.53
Water/Sewer	180,000	105,000	117,424	(12,424)	-11.83%	652.36	15,000	11,241	3,759	25.06%	62.45
Total Utilities	555,000	323,750	353,988	(30,238)	-9.34%	1,966.60	46,250	31,670	14,580	31.52%	175.94
Maintenance Salaries	71,125	41,490	36,490	5,000	12.05%	202.72	5,927	6,885	(958)	-16.16%	38.25
Benefits	49,466	28,855	26,392	2,463	8.54%	146.62	4,122	4,668	(546)	-13.24%	25.93
Materials and Contracts	450,000	262,500	279,744	(17,244)	-6.57%	1,554.13	37,500	15,739	21,761	58.03%	87.44
Total Maintenance	570,591	332,845	342,626	(9,781)	-2.94%	1,903.48	47,549	27,292	20,257	42.60%	151.62
Insurance	156,000	91,000	101,912	(10,912)	-11.99%	566.18	13,000	15,055	(2,055)	-15.81%	83.64
PILOT	600	350	-	350	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	91,350	101,912	(10,562)	-11.56%	566.18	13,050	15,055	(2,005)	-15.36%	83.64
Total Expenses	1,681,879	981,096	975,021	6,075	0.62%	5,416.78	140,157	99,866	40,291	28.75%	554.81
Increase / (Decrease) in Net Position	\$ 107,706	\$ 62,828	\$ 134,429	\$ 71,601		746.83	\$ 8,976	\$ 91,569	\$ 82,594		\$ 508.72
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	\$ 1,562,774	\$ 1,517,897	\$ 1,589,497								