

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH JUNE 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	\$ 420,750	\$ 415,849	\$ (4,901)	-1.16%	\$ 2,310.27	\$ 46,750	\$ 46,803	\$ 53	0.11%	\$ 260.02
Transfer from Capital Fund for Ops	179,125	134,344	146,557	12,213	9.09%	814.21	14,927	16,284	1,357	9.09%	90.47
PFS Operating Subsidy	1,000,000	750,000	849,791	99,791	13.31%	4,721.06	83,333	138,162	54,829	65.79%	767.57
Cares Act Revenue	35,000	26,250	46,987	20,737	100.00%	261.04	2,917	-	(2,917)	100.00%	-
Interest	460	345	347	2	0.58%	1.93	38	27	(11)	-29.57%	0.15
Other	14,000	10,500	13,378	2,878	27.41%	74.32	1,167	-	(1,167)	-100.00%	-
Total Revenues	1,789,585	1,342,189	1,472,909	130,720	9.74%	8,182.83	149,132	201,276	52,144	34.96%	1,118.20
EXPENSES											
Administrative Salaries	73,502	55,127	31,494	23,633	42.87%	174.97	6,125	2,692	3,433	56.05%	14.96
Benefits	50,716	38,037	28,869	9,168	24.10%	160.38	4,226	2,940	1,286	30.44%	16.33
Audit	10,150	7,613	7,613	-	0.00%	42.29	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	65,663	65,663	-	0.00%	364.79	7,296	7,296	0	0.00%	40.53
Bad Debts	8,400	6,300	1,451	4,849	76.97%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	9,000	3,943	5,057	56.19%	21.91	1,000	227	773	77.30%	1.26
Legal	55,000	41,250	14,881	26,369	63.92%	82.67	4,583	1,597	2,986	65.16%	8.87
Staff Training & Travel	4,920	3,690	-	3,690	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	23,250	21,980	1,270	5.46%	122.11	2,583	2,300	283	10.97%	12.78
Administrative Other	65,450	49,088	47,144	1,944	3.96%	261.91	5,454	4,917	537	9.85%	27.32
Total Administrative	398,688	299,016	223,037	75,979	25.41%	1,239.09	33,224	22,814	10,410	31.33%	126.75
Resident Services Materials	1,000	750	-	750	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	750	-	750	100.00%	-	83	-	83	100.00%	-
Gas	140,000	105,000	125,739	(20,739)	-19.75%	698.55	11,667	5,351	6,316	54.13%	29.73
Electric	235,000	176,250	171,953	4,297	2.44%	955.29	19,583	17,085	2,498	12.76%	94.92
Water/Sewer	180,000	135,000	140,387	(5,387)	-3.99%	779.93	15,000	14,000	1,000	6.67%	77.78
Total Utilities	555,000	416,250	438,079	(21,829)	-5.24%	2,433.77	46,250	36,436	9,814	21.22%	202.42
Maintenance Salaries	71,125	53,344	45,556	7,788	14.60%	253.09	5,927	4,668	1,259	21.24%	25.93
Benefits	49,466	37,100	35,994	1,106	2.98%	199.97	4,122	4,864	(742)	-18.00%	27.02
Materials and Contracts	450,000	337,500	439,160	(101,660)	-30.12%	2,439.78	37,500	38,851	(1,351)	-3.60%	215.84
Total Maintenance	570,591	427,943	520,710	(92,767)	-21.68%	2,892.83	47,549	48,383	(834)	-1.75%	268.79
Insurance	156,000	117,000	132,023	(15,023)	-12.84%	733.46	13,000	15,056	(2,056)	-15.82%	83.64
PILOT	600	450	-	450	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	117,450	132,023	(14,573)	-12.41%	733.46	13,050	15,056	(2,006)	-15.37%	83.64
Total Expenses	1,681,879	1,261,409	1,313,849	(52,440)	-4.16%	7,299.16	140,157	122,689	17,467	12.46%	681.61
Increase / (Decrease) in Net Position	\$ 107,706	\$ 80,780	\$ 159,060	\$ 78,281		883.67	\$ 8,976	\$ 78,587	\$ 69,611		\$ 436.59
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	\$ 1,562,774	\$ 1,535,848	\$ 1,614,128								