

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH JULY 31, 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	\$ 467,500	\$ 464,206	\$ (3,294)	-0.70%	\$ 2,578.92	\$ 46,750	\$ 48,357	\$ 1,607	3.44%	\$ 268.65
Transfer from Capital Fund for Ops	179,125	149,271	163,557	14,286	9.57%	908.65	14,927	17,000	2,073	13.89%	94.44
PFS Operating Subsidy	1,000,000	833,333	945,618	112,285	13.47%	5,253.43	83,333	95,827	12,494	14.99%	532.37
Cares Act Revenue	35,000	29,167	46,987	17,820	100.00%	261.04	2,917	-	(2,917)	100.00%	-
Interest	460	383	371	(12)	-3.22%	2.06	38	24	(14)	-37.39%	0.13
Other	14,000	11,667	21,251	9,584	82.15%	118.06	1,167	7,873	6,706	574.83%	43.74
Total Revenues	1,789,585	1,491,321	1,641,990	150,669	10.10%	9,122.17	149,132	169,081	19,949	13.38%	939.34
EXPENSES											
Administrative Salaries	73,502	61,252	34,188	27,064	44.18%	189.93	6,125	2,694	3,431	56.02%	14.97
Benefits	50,716	42,263	31,009	11,254	26.63%	172.27	4,226	2,140	2,086	49.37%	11.89
Audit	10,150	8,458	8,458	-	0.00%	46.99	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	72,958	72,958	-	0.00%	405.32	7,296	7,296	-	0.00%	40.53
Bad Debts	8,400	7,000	1,451	5,549	79.27%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	10,000	4,851	5,149	51.49%	26.95	1,000	908	92	9.20%	5.04
Legal	55,000	45,833	16,995	28,838	62.92%	94.42	4,583	2,114	2,469	53.88%	11.74
Staff Training & Travel	4,920	4,100	-	4,100	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	25,833	26,030	(197)	-0.76%	144.61	2,583	4,050	(1,467)	-56.77%	22.50
Administrative Other	65,450	54,542	50,118	4,424	8.11%	278.43	5,454	2,974	2,480	45.47%	16.52
Total Administrative	398,688	332,240	246,059	86,181	25.94%	1,366.99	33,224	23,022	10,202	30.71%	127.90
Resident Services Materials	1,000	833	-	833	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	833	-	833	100.00%	-	83	-	83	100.00%	-
Gas	140,000	116,667	128,008	(11,341)	-9.72%	711.16	11,667	2,269	9,398	80.55%	12.61
Electric	235,000	195,833	200,578	(4,745)	-2.42%	1,114.32	19,583	28,625	(9,042)	-46.17%	159.03
Water/Sewer	180,000	150,000	157,799	(7,799)	-5.20%	876.66	15,000	17,412	(2,412)	-16.08%	96.73
Total Utilities	555,000	462,500	486,385	(23,885)	-5.16%	2,702.14	46,250	48,306	(2,056)	-4.45%	268.37
Maintenance Salaries	71,125	59,271	49,936	9,335	15.75%	277.42	5,927	4,380	1,547	26.10%	24.33
Benefits	49,466	41,222	40,475	747	1.81%	224.86	4,122	4,481	(359)	-8.70%	24.89
Materials and Contracts	450,000	375,000	489,738	(114,738)	-30.60%	2,720.77	37,500	50,578	(13,078)	-34.87%	280.99
Total Maintenance	570,591	475,493	580,149	(104,657)	-22.01%	3,223.05	47,549	59,439	(11,890)	-25.01%	330.22
Insurance	156,000	130,000	147,078	(17,078)	-13.14%	817.10	13,000	15,055	(2,055)	-15.81%	83.64
PILOT	600	500	-	500	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	130,500	147,078	(16,578)	-12.70%	817.10	13,050	15,055	(2,005)	-15.36%	83.64
Total Expenses	1,681,879	1,401,566	1,459,671	(58,105)	-4.15%	8,109.28	140,157	145,822	(5,665)	-4.04%	810.12
Increase / (Decrease) in Net Position	\$ 107,706	\$ 89,755	\$ 182,319	\$ 92,564		1,012.89	\$ 8,976	\$ 23,259	\$ 14,284		\$ 129.22
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	\$ 1,562,774	\$ 1,544,823	\$ 1,637,387								