

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH AUGUST 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	\$ 514,250	\$ 512,338	\$ (1,912)	-0.37%	\$2,846.32	\$46,750	\$ 48,132	\$ 1,382	2.96%	\$ 267.40
Transfer from Capital Fund for Ops	179,125	164,198	180,583	16,385	9.98%	1,003.24	14,927	17,026	2,099	14.06%	94.59
PFS Operating Subsidy	1,000,000	916,667	1,053,699	137,032	14.95%	5,853.88	83,333	108,081	24,748	29.70%	600.45
Cares Act Revenue	35,000	32,083	46,987	14,904	100.00%	261.04	2,917	-	(2,917)	100.00%	-
Interest	460	422	391	(31)	-7.27%	2.17	38	20	(18)	-47.83%	0.11
Other	14,000	12,833	29,223	16,390	127.71%	162.35	1,167	7,972	6,805	583.31%	44.29
Total Revenues	1,789,585	1,640,453	1,823,221	182,768	11.14%	10,129.01	149,132	181,231	32,099	21.52%	1,006.84
EXPENSES											
Administrative Salaries	73,502	67,377	36,880	30,497	45.26%	204.89	6,125	2,692	3,433	56.05%	14.96
Benefits	50,716	46,490	35,134	11,356	24.43%	195.19	4,226	4,125	101	2.40%	22.92
Audit	10,150	9,304	9,304	-	0.00%	51.69	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	80,254	80,254	-	0.00%	445.86	7,296	7,296	-	0.00%	40.53
Bad Debts	8,400	7,700	1,451	6,249	81.16%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	11,000	5,013	5,987	54.43%	27.85	1,000	162	838	83.80%	0.90
Legal	55,000	50,417	18,862	31,555	62.59%	104.79	4,583	1,867	2,716	59.27%	10.37
Staff Training & Travel	4,920	4,510	-	4,510	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	28,417	28,330	87	0.30%	157.39	2,583	2,300	283	10.97%	12.78
Administrative Other	65,450	59,996	53,546	6,450	10.75%	297.48	5,454	3,428	2,026	37.15%	19.04
Total Administrative	398,688	365,464	268,774	96,690	26.46%	1,493.19	33,224	22,716	10,508	31.63%	126.20
Resident Services Materials	1,000	917	-	917	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	917	-	917	100.00%	-	83	-	83	100.00%	-
Gas	140,000	128,333	129,542	(1,209)	-0.94%	719.68	11,667	1,534	10,133	86.85%	8.52
Electric	235,000	215,417	224,738	(9,321)	-4.33%	1,248.54	19,583	24,160	(4,577)	-23.37%	134.22
Water/Sewer	180,000	165,000	173,485	(8,485)	-5.14%	963.81	15,000	15,686	(686)	-4.57%	87.14
Total Utilities	555,000	508,750	527,765	(19,015)	-3.74%	2,932.03	46,250	41,380	4,870	10.53%	229.89
Maintenance Salaries	71,125	65,198	54,379	10,819	16.59%	302.11	5,927	4,443	1,484	25.04%	24.68
Benefits	49,466	45,344	44,980	364	0.80%	249.89	4,122	4,505	(383)	-9.29%	25.03
Materials and Contracts	450,000	412,500	538,384	(125,884)	-30.52%	2,991.02	37,500	48,646	(11,146)	-29.72%	270.26
Total Maintenance	570,591	523,042	637,743	(114,701)	-21.93%	3,543.02	47,549	57,594	(10,045)	-21.12%	319.97
Insurance	156,000	143,000	162,235	(19,235)	-13.45%	901.31	13,000	15,157	(2,157)	-16.59%	84.21
PILOT	600	550	-	550	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	143,550	162,235	(18,685)	-13.02%	901.31	13,050	15,157	(2,107)	-16.15%	84.21
Total Expenses	1,681,879	1,541,722	1,596,517	(54,795)	-3.55%	8,869.54	140,157	136,847	3,310	2.36%	760.26
Increase / (Decrease) in Net Position	\$ 107,706	\$ 98,731	\$ 226,704	\$ 127,973		1,259.46	\$ 8,976	\$ 44,384	\$ 35,409		\$ 246.58
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	<u>\$ 1,562,774</u>	<u>\$ 1,553,799</u>	<u>\$ 1,681,772</u>								