

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2021 THROUGH DECEMBER 31, 2021

	YEAR TO DATE						MONTH TO DATE					Prior Mo. Actual
	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	\$ 140,250	\$ 132,249	\$ (8,001)	-5.70%	\$ 734.72	\$46,750	\$41,114	\$ (5,636)	-12.06%	\$228.41	\$ 91,135
Transfer from Capital Fund for Ops	204,155	51,039	51,039	0	0.00%	283.55	17,013	17,013	0	0.00%	94.52	34,026
PFS Operating Subsidy	1,050,000	262,500	307,508	45,008	17.15%	1,708.38	87,500	109,429	21,929	25.06%	607.94	198,079
Interest	450	113	54	(59)	-52.00%	0.30	38	18	(20)	-52.00%	0.10	36
Other	23,000	5,750	8,007	2,257	39.25%	44.48	1,917	257	(1,660)	-86.59%	1.43	7,750
Total Revenues	1,838,605	\$ 459,651	\$ 498,857	39,206	8.53%	2,771.43	153,217	167,831	14,614	9.54%	932.39	331,026
EXPENSES												
Administrative Salaries	35,706	8,927	9,586	(660)	-7.39%	53.26	2,976	2,746	230	7.71%	15.26	6,840
Benefits	26,073	6,518	8,015	(1,497)	-22.96%	44.53	2,173	2,627	(454)	-20.91%	14.59	5,388
Audit	10,500	2,625	2,625	-	0.00%	14.58	875	875	-	0.00%	4.86	1,750
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	21,888	21,888	-	0.00%	121.60	7,296	7,296	-	0.00%	40.53	14,592
Bad Debts	9,200	2,300	-	2,300	100.00%	-	767	-	767	100.00%	-	-
Telecommunications	10,000	2,500	1,508	992	39.68%	8.38	833	315	518	62.20%	1.75	1,193
Legal	50,000	12,500	4,340	8,160	65.28%	24.11	4,167	1,565	2,602	62.44%	8.69	2,775
Staff Training & Travel	4,550	1,138	-	1,138	100.00%	-	379	-	379	100.00%	-	-
Accounting Fees	31,000	7,750	6,900	850	10.97%	38.33	2,583	2,300	283	10.97%	12.78	4,600
Administrative Other	62,450	15,613	10,388	5,225	33.46%	57.71	5,204	4,134	1,070	20.56%	22.97	6,254
Total Administrative	327,029	81,757	65,250	16,508	20.19%	362.50	27,252	21,858	5,395	19.79%	121.43	43,392
Resident Services Materials	1,000	250	-	250	100.00%	-	83	-	83	100.00%	-	-
Total Tenant Services	1,000	250	-	250	100.00%	-	83	-	83	100.00%	-	-
Gas	140,000	35,000	32,032	2,968	8.48%	177.96	11,667	18,538	(6,871)	-58.90%	102.99	13,494
Electric	256,700	64,175	64,331	(156)	-0.24%	357.39	21,392	28,338	(6,946)	-32.47%	157.43	35,993
Water/Sewer	200,000	50,000	56,917	(6,917)	-13.83%	316.21	16,667	19,940	(3,273)	-19.64%	110.78	36,977
Total Utilities	596,700	149,175	153,280	(4,105)	-2.75%	851.56	49,725	66,816	(17,091)	-34.37%	371.20	86,464
Maintenance Salaries	50,918	12,730	15,867	(3,138)	-24.65%	88.15	4,243	4,559	(316)	-7.44%	25.33	11,308
Benefits	55,588	13,897	12,249	1,648	11.86%	68.05	4,632	4,032	600	12.96%	22.40	8,217
Materials and Contracts	475,000	118,750	176,423	(57,673)	-48.57%	980.13	39,583	49,582	(9,999)	-25.26%	275.46	126,841
Total Maintenance	581,506	145,377	204,539	(59,163)	-40.70%	1,136.33	48,459	58,173	(9,714)	-20.05%	323.18	146,366
Insurance	181,000	45,250	45,472	(222)	-0.49%	252.62	15,083	15,157	(74)	-0.49%	84.21	30,315
PILOT	-	-	-	-	0.00%	-	-	(467)	467	0.00%	(2.60)	467
Total General Expenses	181,000	45,250	45,472	(222)	-0.49%	252.62	15,083	14,690	393	2.61%	81.61	30,782
Total Expenses	1,687,235	421,809	468,541	(46,732)	-11.08%	2,603.00	140,603	161,537	(20,934)	-14.89%	897.43	307,004
Increase / (Decrease) in Net Position	\$ 151,370	\$ 37,843	\$ 30,317	\$ (7,526)		168.43	\$12,614	\$ 6,294	\$ (6,320)		\$ 34.97	\$ 24,022
Net Position - Beg. of Period	1,700,663	1,700,663	1,700,663									1,700,663
Net Position - End of Period	<u>1,852,033</u>	<u>\$ 1,738,506</u>	<u>\$ 1,730,980</u>									1,724,685