

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2021 THROUGH JANUARY 31, 2022

	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	\$ 187,000	\$ 174,079	\$ (12,921)	-6.91%	\$ 967.11	\$46,750	\$ 41,830	\$ (4,920)	-10.52%	\$ 232.39
Transfer from Capital Fund for Ops	204,155	68,052	68,052	-	0.00%	378.06	17,013	17,013	(0)	0.00%	94.51
PFS Operating Subsidy	1,050,000	350,000	390,821	40,821	11.66%	2,171.23	87,500	83,313	(4,187)	-4.79%	462.85
Interest	450	150	73	(77)	-51.33%	0.41	38	19	(19)	-49.33%	0.11
Other	23,000	7,667	8,047	380	4.96%	44.71	1,917	40	(1,877)	-97.91%	0.22
Total Revenues	1,838,605	\$ 612,868	\$ 641,072	28,203	4.60%	3,561.51	153,217	142,215	(11,002)	-7.18%	790.08
EXPENSES											
Administrative Salaries	35,706	11,902	13,761	(1,859)	-15.62%	76.45	2,976	4,175	(1,200)	-40.31%	23.19
Benefits	26,073	8,691	11,149	(2,458)	-28.28%	61.94	2,173	3,134	(961)	-44.24%	17.41
Audit	10,500	3,500	3,500	-	0.00%	19.44	875	875	-	0.00%	4.86
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	29,183	29,183	-	0.00%	162.13	7,296	7,296	-	0.00%	40.53
Bad Debts	9,200	3,067	66,821	(63,754)	-2078.95%	371.23	767	66,821	(66,054)	-8615.78%	371.23
Telecommunications	10,000	3,333	1,879	1,454	43.63%	10.44	833	371	462	55.48%	2.06
Legal	50,000	16,667	5,674	10,993	65.96%	31.52	4,167	1,334	2,833	67.98%	7.41
Staff Training & Travel	4,550	1,517	-	1,517	100.00%	-	379	-	379	100.00%	-
Accounting Fees	31,000	10,333	9,200	1,133	10.97%	51.11	2,583	2,300	283	10.97%	12.78
Administrative Other	62,450	20,817	16,250	4,567	21.94%	90.28	5,204	5,862	(658)	-12.64%	32.57
Total Administrative	327,029	109,010	157,417	(48,408)	-44.41%	874.54	27,252	92,168	(64,915)	-238.20%	512.04
Resident Services Materials	1,000	333	-	333	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	333	-	333	100.00%	-	83	-	83	100.00%	-
Gas	140,000	46,667	55,356	(8,689)	-18.62%	307.53	11,667	23,324	(11,657)	-99.92%	129.58
Electric	256,700	85,567	95,614	(10,047)	-11.74%	531.19	21,392	31,283	(9,891)	-46.24%	173.79
Water/Sewer	200,000	66,667	69,615	(2,948)	-4.42%	386.75	16,667	12,698	3,969	23.81%	70.54
Total Utilities	596,700	198,900	220,585	(21,685)	-10.90%	1,225.47	49,725	67,305	(17,580)	-35.35%	373.92
Maintenance Salaries	50,918	16,973	21,543	(4,570)	-26.93%	119.68	4,243	5,676	(1,433)	-33.77%	31.53
Benefits	55,588	18,529	16,330	2,199	11.87%	90.72	4,632	4,081	551	11.90%	22.67
Materials and Contracts	475,000	158,333	206,605	(48,272)	-30.49%	1,147.81	39,583	30,182	9,401	23.75%	167.68
Total Maintenance	581,506	193,835	244,478	(50,643)	-26.13%	1,358.21	48,459	39,939	8,520	17.58%	221.88
Insurance	181,000	60,333	62,228	(1,895)	-3.14%	345.71	15,083	16,756	(1,673)	-11.09%	93.09
PILOT	-	-	-	-	0.00%	-	-	-	-	0.00%	-
Total General Expenses	181,000	60,333	62,228	(1,895)	-3.14%	345.71	15,083	16,756	(1,673)	-11.09%	93.09
Total Expenses	1,687,235	562,412	684,708	(122,297)	-21.75%	3,803.94	140,603	216,168	(75,565)	-53.74%	1,200.93
Increase / (Decrease) in Net Position	\$ 151,370	\$ 50,457	\$ (43,637)	\$ (94,093)		(242.43)	\$12,614	\$ (73,953)	#####		\$(410.85)
Net Position - Beg. of Period	1,700,663	1,700,663	1,700,663								
Net Position - End of Period	\$1,852,033	\$ 1,751,120	\$ 1,657,026								