

SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2020 THROUGH MARCH 31, 2021

	YEAR TO DATE						MONTH TO DATE				
	Annual	Budget	Actual	Var. - Fav./	%age Var.	Actual	Budget	Actual	Var. - Fav./	%age Var.	Actual
	Budget			(Unfav.)	Fav. / (Unfav.)	PUM			(Unfav.)	Fav. / (Unfav.)	PUM
REVENUES											
Dwelling Rentals	\$ 561,000	\$ 280,500	\$ 275,760	\$ (4,740)	-1.69%	\$ 1,532.00	\$ 46,750	\$ 48,503	\$ 1,753	3.75%	\$ 269.46
Transfer from Capital Fund for Ops	179,125	89,563	97,705	8,143	9.09%	542.81	14,927	16,284	1,357	9.09%	90.47
PFS Operating Subsidy	1,000,000	500,000	498,078	(1,922)	-0.38%	2,767.10	83,333	74,415	(8,918)	-10.70%	413.42
Cares Act Revenue	35,000	17,500	34,063	16,563	100.00%	189.24	2,917	7,295	4,378	100.00%	40.53
Interest	460	230	260	30	13.04%	1.44	38	34	(4)	-11.30%	0.19
Other	14,000	7,000	12,149	5,149	73.56%	67.49	1,167	505	(662)	-56.71%	2.81
Total Revenues	1,789,585	894,793	918,015	23,223	2.60%	5,100.08	149,132	147,036	(2,096)	-1.41%	816.87
EXPENSES											
Administrative Salaries	73,502	36,751	22,070	14,681	39.95%	122.61	6,125	2,692	3,433	56.05%	14.96
Benefits	50,716	25,358	16,455	8,903	35.11%	91.42	4,226	1,839	2,387	56.49%	10.22
Audit	10,150	5,075	5,075	-	0.00%	28.19	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	43,775	43,775	-	0.00%	243.19	7,296	7,296	-	0.00%	40.53
Bad Debts	8,400	4,200	1,451	2,749	65.45%	8.06	700	-	700	100.00%	-
Telecommunications	12,000	6,000	3,018	2,982	49.70%	16.77	1,000	165	835	83.50%	0.92
Legal	55,000	27,500	10,493	17,007	61.84%	58.29	4,583	1,333	3,250	70.92%	7.41
Staff Training & Travel	4,920	2,460	-	2,460	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	15,500	15,180	320	2.06%	84.33	2,583	2,200	383	14.84%	12.22
Administrative Other	65,450	32,725	33,129	(404)	-1.23%	184.05	5,454	4,945	509	9.34%	27.47
Total Administrative	398,688	199,344	150,646	48,698	24.43%	836.92	33,224	21,316	11,908	35.84%	118.42
Resident Services Materials	1,000	500	-	500	100.00%	-	83	-	83	100.00%	-
Total Tenant Services	1,000	500	-	500	100.00%	-	83	-	83	100.00%	-
Gas	120,000	60,000	84,467	(24,467)	-40.78%	469.26	10,000	14,000	(4,000)	-40.00%	77.78
Electric	255,000	127,500	131,668	(4,168)	-3.27%	731.49	21,250	20,000	1,250	5.88%	111.11
Water/Sewer	180,000	90,000	106,183	(16,183)	-17.98%	589.91	15,000	16,500	(1,500)	-10.00%	91.67
Total Utilities	555,000	277,500	322,318	(44,818)	-16.15%	1,790.66	46,250	50,500	(4,250)	-9.19%	280.56
Maintenance Salaries	71,125	35,563	29,605	5,958	16.75%	164.47	5,927	4,767	1,160	19.57%	26.48
Benefits	49,466	24,733	21,724	3,009	12.17%	120.69	4,122	3,255	867	21.04%	18.08
Materials and Contracts	450,000	225,000	264,005	(39,005)	-17.34%	1,466.69	37,500	60,681	(23,181)	-61.82%	337.12
Total Maintenance	570,591	285,296	315,334	(30,039)	-10.53%	1,751.86	47,549	68,703	(21,154)	-44.49%	381.68
Insurance	156,000	78,000	86,857	(8,857)	-11.36%	482.54	13,000	15,056	(2,056)	-15.82%	83.64
PILOT	600	300	-	300	0.00%	-	50	-	50	0.00%	-
Total General Expenses	156,600	78,300	86,857	(8,557)	-10.93%	482.54	13,050	15,056	(2,006)	-15.37%	83.64
Total Expenses	1,681,879	840,940	875,155	(34,216)	-4.07%	4,861.97	140,157	155,575	(15,418)	-11.00%	864.30
Increase / (Decrease) in Net Position	\$ 107,706	\$ 53,853	\$ 42,860	\$ (10,993)		238.11	\$ 8,976	\$ (8,539)	\$ (17,514)		\$ (47.44)
Net Position - Beg. of Period	1,455,068	1,455,068	1,455,068								
Net Position - End of Period	\$ 1,562,774	\$ 1,508,921	\$ 1,497,928								