

**SALEM HOUSING AUTHORITY
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING
FOR THE PERIOD OCTOBER 1, 2019 THROUGH MAY 31, 2020**

	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	\$ 578,163	\$ 385,442	\$ 381,034	\$ (4,408)	-1.14%	\$ 2,116.86	\$48,180	\$ 45,519	\$ (2,661)	-5.52%	\$ 252.88
Transfer from Capital Fund for Ops	182,526	121,684	122,296	612	0.50%	679.42	15,211	15,287	77	0.50%	84.93
PFS Operating Subsidy	941,681	627,787	680,913	53,126	8.46%	3,782.85	78,473	85,417	6,944	8.85%	474.54
Interest	420	280	314	34	12.14%	1.74	35	30	(5)	-14.29%	0.17
Other	14,000	9,333	9,018	(315)	-3.38%	50.10	1,167	-	(1,167)	-100.00%	-
Total Revenues	1,716,790	\$ 1,144,527	\$ 1,193,575	49,048	4.29%	6,630.97	143,066	146,253	3,187	2.23%	812.52
EXPENSES											
Administrative Salaries	72,060	48,040	51,261	(3,221)	-6.70%	284.78	6,005	8,314	(2,309)	-38.45%	46.19
Benefits	52,070	34,713	31,468	3,245	9.35%	174.82	4,339	3,820	519	11.96%	21.22
Audit	10,150	6,767	6,767	-	0.00%	37.59	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	90,760	60,507	58,367	2,140	3.54%	324.26	7,563	7,296	267	3.53%	40.53
Bad Debts	7,650	5,100	12,802	(7,702)	-151.02%	71.12	638	-	638	100.00%	-
Telecommunications	11,000	7,333	6,054	1,279	17.45%	33.63	917	780	137	14.91%	4.33
Legal	61,000	40,667	31,716	8,951	22.01%	176.20	5,083	2,279	2,804	55.17%	12.66
Staff Training & Travel	5,430	3,620	699	2,921	80.69%	3.88	453	-	453	100.00%	-
Accounting Fees	30,000	20,000	19,230	770	3.85%	106.83	2,500	2,100	400	16.00%	11.67
Administrative Other	69,240	46,160	34,976	11,184	24.23%	194.31	5,770	4,242	1,528	26.48%	23.57
Total Administrative	409,360	272,907	253,340	19,567	7.17%	1,407.44	34,113	29,677	4,437	13.01%	164.87
Resident Services Materials	1,100	733	-	733	100.00%	-	92	-	92	100.00%	-
Total Tenant Services	1,100	733	-	733	100.00%	-	92	-	92	100.00%	-
Gas	124,000	82,667	105,347	(22,680)	-27.44%	585.26	10,333	14,699	(4,366)	-42.25%	81.66
Electric	259,000	172,667	173,383	(716)	-0.41%	963.24	21,583	18,219	3,364	15.59%	101.22
Water/Sewer	156,000	104,000	106,501	(2,501)	-2.40%	591.67	13,000	13,500	(500)	-3.85%	75.00
Total Utilities	539,000	359,333	385,231	(25,898)	-7.21%	2,140.17	44,917	46,418	(1,501)	-3.34%	257.88
Maintenance Salaries	75,300	50,200	48,293	1,907	3.80%	268.29	6,275	5,966	309	4.92%	33.14
Benefits	54,411	36,274	34,588	1,686	4.65%	192.16	4,534	3,890	644	14.21%	21.61
Materials	124,791	83,194	79,540	3,654	4.39%	441.89	10,399	8,419	1,980	19.04%	46.77
Trash Removal Contract	67,977	45,318	47,346	(2,028)	-4.48%	263.03	5,665	5,298	367	0.00%	29.43
Miscellaneous Contracts	255,455	170,303	217,622	(47,319)	-27.78%	1,209.01	21,288	19,619	1,669	7.84%	108.99
Total Maintenance	577,934	385,289	427,389	(42,100)	-10.93%	2,374.38	48,161	43,192	4,969	10.32%	239.96
Insurance	155,000	103,333	108,115	(4,782)	-4.63%	600.64	12,917	13,802	(885)	-6.85%	76.68
PILOT	3,916	2,611	-	2,611	0.00%	-	326	-	326	0.00%	-
Total General Expenses	158,916	105,944	108,115	(2,171)	-2.05%	600.64	13,243	13,802	(559)	-4.22%	76.68
Total Expenses	1,686,310	1,124,207	1,174,075	(49,868)	-4.44%	6,522.64	140,526	133,089	7,437	5.29%	739.38
Increase / (Decrease) in Net Position	\$ 30,480	\$ 20,320	\$ 19,500	\$ (819)		108.34	\$ 2,540	\$ 13,164	\$ 10,624		\$ 73.13
Net Position - Beg. of Period	1,386,944	1,386,944	1,386,944								
Net Position - End of Period	<u>\$ 1,417,424</u>	<u>\$ 1,407,264</u>	<u>\$ 1,406,444</u>								