

**SALEM HOUSING AUTHORITY  
ACTUAL VS. BUDGET ANALYSIS - LOW RENT PUBLIC HOUSING  
FOR THE PERIOD OCTOBER 1, 2020 THROUGH OCTOBER 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
<b>REVENUES</b>											
Dwelling Rentals	\$ 561,000	\$ 46,750	\$ 45,035	\$ (1,715)	-3.67%	\$ 250.19	\$46,750	\$ 45,035	\$ (1,715)	-3.67%	\$ 250.19
Transfer from Capital Fund for Ops	179,125	14,927	16,284	1,357	9.09%	90.47	14,927	16,284	1,357	9.09%	90.47
PFS Operating Subsidy	1,000,000	83,333	83,836	503	0.60%	465.76	83,333	83,836	503	0.60%	465.76
Cares Act Revenue	35,000	2,917	2,900	(17)	100.00%	16.11	2,917	2,900	(17)	100.00%	16.11
Interest	460	38	40	2	4.35%	0.22	38	40	2	4.35%	0.22
Other	14,000	1,167	6,645	5,478	469.57%	36.92	1,167	6,645	5,478	469.57%	36.92
<b>Total Revenues</b>	<b>1,789,585</b>	<b>\$ 149,132</b>	<b>\$ 154,740</b>	<b>5,608</b>	<b>3.76%</b>	<b>859.67</b>	<b>149,132</b>	<b>154,740</b>	<b>5,608</b>	<b>3.76%</b>	<b>859.67</b>
<b>EXPENSES</b>											
Administrative Salaries	73,502	6,125	7,179	(1,054)	-17.20%	39.88	6,125	7,179	(1,054)	-17.20%	39.88
Benefits	50,716	4,226	4,133	93	2.21%	22.96	4,226	4,133	93	2.21%	22.96
Audit	10,150	846	846	-	0.00%	4.70	846	846	-	0.00%	4.70
Mgmt/MHA Fees (ED & Prop Mgr)	87,550	7,296	7,296	-	0.00%	40.53	7,296	7,296	-	0.00%	40.53
Bad Debts	8,400	700	-	700	100.00%	-	700	-	700	100.00%	-
Telecommunications	12,000	1,000	570	430	43.00%	3.17	1,000	570	430	43.00%	3.17
Legal	55,000	4,583	3,476	1,107	24.16%	19.31	4,583	3,476	1,107	24.16%	19.31
Staff Training & Travel	4,920	410	-	410	100.00%	-	410	-	410	100.00%	-
Accounting Fees	31,000	2,583	2,200	383	14.84%	12.22	2,583	2,200	383	14.84%	12.22
Administrative Other	65,450	5,454	5,695	(241)	-4.42%	31.64	5,454	5,695	(241)	-4.42%	31.64
<b>Total Administrative</b>	<b>398,688</b>	<b>33,224</b>	<b>31,395</b>	<b>1,829</b>	<b>5.51%</b>	<b>174.41</b>	<b>33,224</b>	<b>31,395</b>	<b>1,829</b>	<b>5.51%</b>	<b>174.41</b>
Resident Services Materials	1,000	83	-	83	100.00%	-	83	-	83	100.00%	-
<b>Total Tenant Services</b>	<b>1,000</b>	<b>83</b>	<b>-</b>	<b>83</b>	<b>100.00%</b>	<b>-</b>	<b>83</b>	<b>-</b>	<b>83</b>	<b>100.00%</b>	<b>-</b>
Gas	120,000	10,000	5,049	4,951	49.51%	28.05	10,000	5,049	4,951	49.51%	28.05
Electric	255,000	21,250	22,618	(1,368)	-6.44%	125.66	21,250	22,618	(1,368)	-6.44%	125.66
Water/Sewer	180,000	15,000	15,000	-	0.00%	83.33	15,000	15,000	-	0.00%	83.33
<b>Total Utilities</b>	<b>555,000</b>	<b>46,250</b>	<b>42,667</b>	<b>3,583</b>	<b>7.75%</b>	<b>237.04</b>	<b>46,250</b>	<b>42,667</b>	<b>3,583</b>	<b>7.75%</b>	<b>237.04</b>
Maintenance Salaries	71,125	5,927	6,161	(234)	-3.95%	34.23	5,927	6,161	(234)	-3.95%	34.23
Benefits	49,466	4,122	3,618	504	12.23%	20.10	4,122	3,618	504	12.23%	20.10
Materials and Contracts	450,000	37,500	35,533	1,967	5.25%	197.41	37,500	35,533	1,967	5.25%	197.41
<b>Total Maintenance</b>	<b>570,591</b>	<b>47,549</b>	<b>45,312</b>	<b>2,237</b>	<b>4.71%</b>	<b>251.73</b>	<b>47,549</b>	<b>45,312</b>	<b>2,237</b>	<b>4.71%</b>	<b>251.73</b>
Insurance	156,000	13,000	13,897	(897)	-6.90%	77.21	13,000	13,897	(897)	-6.90%	77.21
PILOT	600	50	237	(187)	0.00%	1.32	50	237	(187)	0.00%	1.32
<b>Total General Expenses</b>	<b>156,600</b>	<b>13,050</b>	<b>14,134</b>	<b>(1,084)</b>	<b>-8.30%</b>	<b>78.52</b>	<b>13,050</b>	<b>14,134</b>	<b>(1,084)</b>	<b>-8.30%</b>	<b>78.52</b>
<b>Total Expenses</b>	<b>1,681,879</b>	<b>140,157</b>	<b>133,507</b>	<b>6,649</b>	<b>4.74%</b>	<b>741.71</b>	<b>140,157</b>	<b>133,507</b>	<b>6,649</b>	<b>4.74%</b>	<b>741.71</b>
Increase / (Decrease) in Net Position	\$ 107,706	\$ 8,975	\$ 21,233	\$ 12,257		117.96	\$ 8,976	\$ 21,233	\$ 12,257		\$ 117.96
Net Position - Beg. of Period	1,451,526	1,451,526	1,451,526								
Net Position - End of Period	\$ 1,559,232	\$ 1,460,502	\$ 1,472,759								