

Yolo County Housing Yolo County, California

April 16, 2015

MINUTES

The Yolo County Housing met on the 16th day of April, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Mark Johannessen; Tom Stallard; Karen Vanderford; Jennifer Wienecke-Friedman

Absent: Cecilia Aguiar-Curry; Helen Thomson

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel
Julie Dachtler, Clerk

Attendees: Robb Davis, City of Davis, Alternate

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 15-19: Approved agenda as submitted.

MOTION: Wienecke-Friedman. SECOND: Vanderford. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Presentation of Colleen Brock, Senior Management Analyst.

Lisa Baker presented Colleen Brock, Senior Management Analyst.

CONSENT AGENDA

Minute Order No. 15-20: Approved Consent Agenda Item Nos. 5 and 6.

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.

5. Review and Approve Minutes for the Meeting of March 19, 2015

Approved the minutes for the meeting of March 19, 2015 on Consent.

6. Review, Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Housing (Chaudry and Baker)

Approved **Resolution No. 15-03** on Consent.

REGULAR AGENDA

7. Review and Approve Proposed Mid-Year Budget Revision (Gillette and Baker)

Minute Order No. 15-21: Approved recommended action.

MOTION: Wienecke-Friedman. SECOND: Davis. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.

8. Receive and File Correspondence from USDA regarding Payout on the Davis Solar Homes Loan and Provide Direction to Staff (Baker)

Received and filed correspondence from the USDA. CEO Lisa Baker indicated this item will most likely be returning to the Board for its consideration in June, 2015.

9. Receive verbal report on El Rio Villas West Well and Hexavalent Chromium 6 (Ichertz and Baker)

Fred Ichertz provided a report to the Board on this item. Of the five water wells the Housing Authority manages, all but one meets the Hexavalent Chromium 6 levels. This is the West Well, which serves 200 people. They have the necessary funding to replace the well this year and once this well is on-line, they anticipate they will re-hab the East Well. Projected replacement cost is \$250,000 to \$260,000.

10. Receive comments from CEO

CEO Lisa Baker noted the Davis Migrant Center opened today, April 16, 2015. There were some issues with the earlier opening, but they are working through them. Also spoke about smoke/smoke-free residences, which will be coming back to the Board at some future date for discussion.

11. Receive comments from Commissioners

Commissioner Davis wondered if the Water Resources Association (WRA) contacted YCH regarding the Groundwater Sustainability Agency formation. CEO Lisa Baker responded that they had not been contacted. They do coordinate with them on the drought piece and they did receive notification of the new groundwater website for groundwater managers. Mr. Davis explained that the WRA, along with the Farm Bureau, have been chosen to be the representatives of the County to form the State mandated Groundwater Sustainability Agency. This doesn't mean they will be it, but that group has agreed to come together to form it. This is supposed to be a broad stakeholder engagement with water districts, as well as local jurisdictions and cities. Lisa Baker confirmed that they would like to be at the table for discussion.

ADJOURNMENT

Next meeting is scheduled for: May 21, 2015 at 2:00 p.m.

- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.

Cecilia Aguiar-Curry, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

April 16, 2015

2:00 p.m.



YOLO COUNTY HOUSING
HOUSING COMMISSION

CECILIA AGUIAR-CURRY
ROBB DAVIS
MARK JOHANNESSEN
TOM STALLARD
HELEN MACLEOD THOMSON
JENNIFER WIENECKE-FRIEDMAN
KAREN VANDERFORD

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

SONIA CORTES
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.
3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

PRESENTATIONS

4. Presentation of Colleen Brock, Senior Management Analyst.

CONSENT AGENDA

5. Review and Approve Minutes for the Meeting of March 19, 2015
6. Review, Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Housing (Chaudry and Baker)

REGULAR AGENDA

7. Review and Approve Proposed Mid-Year Budget Revision (Gillette and Baker)
8. Receive and File Correspondence from USDA regarding Payout on the Davis Solar Homes Loan and Provide Direction to Staff (Baker)
9. Receive verbal report on El Rio Villas West Well and Hexavalent Chromium 6 (Ichtertz and Baker)
10. Receive comments from CEO
11. Receive comments from Commissioners

ADJOURNMENT

Next meeting is scheduled for: May 21, 2015 at 2:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted Friday, April 10, 2015 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.

I declare under penalty of perjury that the foregoing agenda will be posted no later than Monday, April 13, 2015 by 2:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk
Yolo County Housing

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Clerk of the Yolo County Housing Board
625 Court Street, Room 204
Woodland, CA 95695

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-20 Item No. 5, of the Yolo County Housing meeting of April 16, 2015.

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.

5.

Review and Approve Minutes for the Meeting of March 19, 2015

Approved the minutes for the meeting of March 19, 2015 on Consent.

Yolo County Housing Yolo County, California

March 19, 2015

MINUTES

The Yolo County Housing met on the 19th day of March, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Mark Johannessen; Tom Stallard; Jennifer Wienecke-Friedman

Absent: Helen Thomson; Karen Vanderford

Staff Present: Lisa Baker, CEO

Sonia Cortés, Agency Counsel

Janis Holt, General Services Director

Julie Dachtler, Clerk

Attendees: Robb Davis, City of Davis, Alternate

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 15-15: Approved agenda as submitted.

MOTION: Wienecke-Friedman. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Wienecke-Friedman. ABSENT: Stallard, Thomson, Vanderford.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Presentation, Certification as Specialist of Public Housing Occupancy for Housing Specialist II, Jamie Choi

General Services Director Janis Holt presented the Certification.

5. Presentation of the 2015 Calendar and Annual Report

General Services Director Janis Holt presented the 2015 Calendar and Annual Report.

PUBLIC HEARING

6. Public Hearing Adopting Resolution Approving the Proposed Five Year Agency Plan and 2015 Annual Plan and Authorize Submission to the U.S. Department of Housing and Urban Development (Holt, Ichtertz, Chaudry and Jimenez-Perez)

Minute Order No. 15-16: Held a public hearing and approved recommended action by **Resolution No. 15-02.**

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

CONSENT AGENDA

Minute Order No. 15-17: Approved Consent Agenda Item Nos. 7-10, which included an amendment to Agenda Item No. 9 to increase the leadership training budget for the CEO from \$2500 spread over a two-year period to \$3000 per year.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

7. Approval of the Minutes for the Meeting of February 19, 2015

Approved the minutes of February 19, 2015 on Consent.

8. Receive and File Update on Public Comments Regarding Shared Housing (Holt)

Approved recommended action on Consent.

9. Review and Approve Proposed Leadership Training Budget for CEO (Baker)

Approved increasing the leadership training budget for the CEO from \$2500 over a two-year period to \$3000 per year on Consent.

10. Receive and File Update on Financial and Management Reporting Improvements (Gillette)

Approved recommended action on Consent.

REGULAR AGENDA

11. Review and Approve YCH's Green Physical Needs Assessment (Ichtertz and Holt)

Minute Order No. 15-18: Approved recommended action.

MOTION: Wienecke-Friedman. SECOND: Stallard. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

12. Receive Verbal Report from CEO on Bridge to Housing

CEO Lisa Baker provided a verbal report on the Bridge to Housing noting they issued 44 vouchers and folks are actively looking for housing. Of them, 18 have submitted their proposed tenancy packets, with four of those under the brand new shared housing component the Commission recently authorized. Of those 18 landlord packets, 13 have been through the process, 12 have passed housing quality standards inspections and eight (8) leases are in progress and one check going out to the landlord. She explained how the remaining others were being housed as well. Tenant based rent assistance move-in costs with funding from West Sacramento through their HOME Program Income Funds really helped out. Kudos to the West Sacramento landowners who really stepped up, with some even waiving the security deposit to support this population. She also noted that Yolo County was doing a recognition lunch for volunteers on March 24, 2015 in the Admin Building in Woodland. A report of this whole event is being worked on and will be provided to the Board in the near future. Finding a place where people can keep their community seems to be very important component, so they are keeping that in mind.

13. Receive comments from CEO

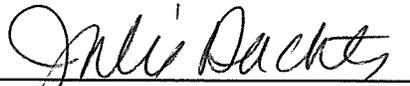
CEO Lisa Baker gave a brief summary of the recent trip she took to Washington DC.

14. Receive comments from Commissioners

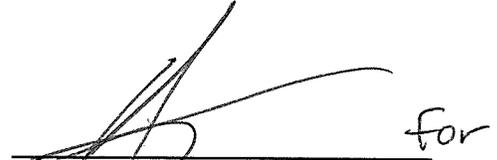
Chair Aguiar-Curry thanked staff and Lisa Baker for assistance in helping to reach the goal of getting a proper bus stop in Winters in front of the El Rio Villas. Lisa responded that it is estimated to be completed by mid-April.

ADJOURNMENT

Next meeting is scheduled April 16, 2015 at 2:00 p.m.



Julie Dachtler, Clerk
Yolo County Housing



for
Cecilia Aguiar-Curry, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-20 Item No. 6, of the Yolo County Housing meeting of April 16, 2015.

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.

6.

Review, Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Housing
(Chaudry and Baker)

Approved **Resolution No. 15-03** on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: April 16, 2015
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Masud Chaudry, Real Estate Services Supervisor
SUBJECT: **Review and Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Rental Housing**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Review, approve and adopt the revised flat rent schedule, and
2. Authorize the CEO to implement.

BACKGROUND / DISCUSSION

As per the Code of Federal Regulations at 24 CFR, Section 960.253:

Once a year, the PHA (Public Housing Agency) must give each family the opportunity to choose between the two methods for determining the amount of tenant rent payable monthly by the family. The family may choose to pay either an income-based rent or flat rent as their tenant rent. Income based rent is calculated as thirty (30%) percent of adjusted annual income. The flat rent is based on the market rent charged for comparable units in the private unassisted rental market. It is equal to the estimated rent for which the PHA could lease the public housing unit.

The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient. Additionally, this decreases the instance of fraud committed by residents whose rents increase as they earn more money. Another benefit of flat rent is it reduces administrative burden that comes with conducting rent adjustments when income fluctuates, especially in a seasonal economy.

To determine the flat rent, the PHA must consider:

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- The location, quality, size, unit type and age of the unit;
- Any amenities, housing services, maintenance and utilities provided by the PHA.

HUD regulations specify that the comparable units used for this study must be based on unassisted (market rate) units (i.e., private, rent-restricted affordable housing complexes cannot be used in the market study).

Staff has completed the market survey of unassisted units in Yolo County using jurisdiction rental market summaries (County and City) and private market rents, in accordance with HUD guidelines. Staff has determined the following proposed flat rents:

Flat Rent Table by Bedroom Size and Year:

	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Flat Rents 2014	\$697	\$847	\$1,024	\$1,472	\$1,901	\$1,958
2015 Market Study	\$796	\$836	\$981	\$1,322	\$1,601	\$2,233
Increase or (decrease) based on Fair Market rent survey	\$99	(\$9)	(\$43)	(\$150)	(\$300)	\$275
% of increase or (decrease) based on fair market rent survey	14%	(1%)	(4%)	(10%)	(16%)	14%
Proposed 2015 Flat Rents	\$796	\$836	\$981	\$1,322	\$1,601	\$2,233

The proposed flat rent schedule is outlined in the table above. Current market rents are higher than what YCH is charging for 0 bedroom and 5 bedroom units, all other bedroom sizes are at market rate or less than what YCH is charging.

In order to provide residents with sufficient notice of flat rent schedule changes, it is recommended that flat rent increases become effective June 1, 2015. Residents who choose a flat rent would see a change at the annual recertification examination (due on the anniversary month of the resident’s initial move-in date). In accordance with federal requirements, at the time of annual recertification, each family has the choice of the flat rent option or an income-based rent equal to 30% of adjusted income.

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FISCAL IMPACT

Currently YCH has six (6) Public Housing units out of 431 that pay flat rents (less than 2%). Fiscal impact to the Agency is unknown due to family rental payment choice.

CONCLUSION

Staff recommends approving by resolution the proposed Flat Rent schedule for Conventional Rental Housing to be effective June 1, 2015.

Attachment: Resolution

**YOLO COUNTY HOUSING
RESOLUTION NO. 15-03**

**(Resolution for Adoption of Annual Flat Rent Schedule
For Low Income Public Housing)**

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to adopt a flat rent option for residents consistent with market survey results; and

WHEREAS, public housing residents will be given the option to choose either the flat rent or income based rent amount at their annual reexamination.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Housing Commission of the Housing Authority of the County of Yolo that it adopts the flat rent schedule outlined in the attached flat rent staff report of April 16, 2015, to be effective June 1, 2015.

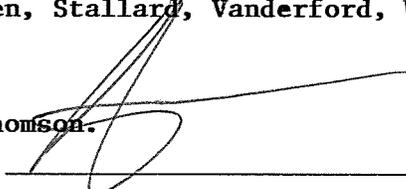
PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 16th day of April 2015 by the following vote:

AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman.

NOES: None.

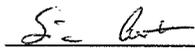
ABSTAIN: None.

ABSENT: Aguiar-Curry, Thomson.



Cecilia Aguiar-Curry, Chair **Mark Johannessen, Vice-Chair**
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By 

Sonia Cortes, Agency Counsel

Attest:

Julie Dachtler, Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By 



Working together to provide quality affordable housing and community development services for all

Yolo County Housing
Yolo County, California

Meeting Date: April 16, 2015

To: County Counsel ✓
Yolo County Housing ✓

7.

Review and Approve Proposed Mid-Year Budget Revision (Gillette and Baker)

Minute Order No. 15-21: Approved recommended action.

MOTION: Wienecke-Friedman. SECOND: Davis. AYES: Davis, Johannessen, Stallard, Vanderford, Wienecke-Friedman. ABSENT: Aguiar-Curry, Thomson.



Yolo County Housing

Lisa A. Baker, Chief Executive Officer
147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: April 16, 2014
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Jim Gillette, Finance Director
SUBJECT: **REVIEW AND APPROVE THE PROPOSED FY 2014-2015 MID-YEAR BUDGET REVISIONS AND FINANCIAL INFORMATION THROUGH December 31, 2014**

RECOMMENDED ACTIONS:

That the Housing Commission:

1. Appropriate additional identified revenue and approve the budgeting and expenditure of the additional funds as identified in the mid-year budget revision; and
2. Approve the expenditure of funds for line item expenses that were not included in the original budget; and
3. Authorize the Chief Executive Officer to implement the revised budget and recommendations.

BACKGROUND / DISCUSSION

The Department of Housing and Urban Development (HUD) requires a board approved budget be in place prior to the beginning of the Yolo County Housing (YCH) fiscal year. When this original budget is prepared, the best information available is used. However there are many unknowns when the budget is prepared in March, April and May prior to the fiscal year's July 1 beginning. HUD funding is appropriated on a calendar year basis and the level of funding for the 2nd half of the agency fiscal year is completely unknown.

As part of YCH's commitment to prudent financial management, staff does a mid-year review of the annual budget to ensure that revenue and expenditure projections are prepared with the best available information.

As part of the mid-year budget revision process, Real Estate Services, Housing Assistance and Central Office management and staff have met with Finance staff members to discuss and review mid-year actual expenditures and revenues compared to budgeted revenues and expenditures. During the course of the year, staff has line-item authority to transfer funds among various line items within each program without altering the program's budget in total. The mid-year revision presented includes line item amounts after line item transfers

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have been entered and vary from the original budget approved in June in detail only, not in program total.

After review of the previously approved budgets and considering six months of actual expenditures (see attached detail schedules) and anticipated needs, staff has reallocated revenue and expenses as appropriate. Summarized below and explained in more detail on the following tables and pages, are the impact of these noted changes.

Current Approved Budget

Cost Center	Revenue	Expenses	Net Change in Fund Balance
AMP 1 – Woodland	986,259	1,003,925	(17,667)
AMP 2 – Winters	1,346,326	1,053,300	293,025
AMP 3 - West Sacramento	782,745	757,358	25,387
ROSS Grant	81,000	81,000	-
HCV Operations	1,044,436	1,013,248	31,188
COCC	1,723,296	1,705,278	18,018
Admin Building	326,915	250,025	76,890
Helen Thomson Homes	30,750	30,950	(200)
Cottonwood/NHCDC	307,158	280,730	26,428
Davis Solar Homes	37,870	35,157	2,713
Pacifico	127,700	126,500	1,200
Davis Migrant Center	427,945	423,902	4,043
Madison Migrant Center	574,142	573,868	274
Rehrman (Dixon) MC	459,018	443,678	15,340
Total	8,255,559	7,778,920	476,639
HCV Vouchers	11,536,060	11,738,221	(202,161)

Table 2 - Comparison of Approved Budget to Proposed Revision						
YOLO COUNTY HOUSING						
Cost Center	Revenue		Expenses		Change in Fund Balance	
	Approved Budget	Adjusted*	Approved Budget	Adjusted*	Approved Budget	Adjusted *
AMP 1 – Woodland	986,259	1,019,259	1,003,925	1,019,258	(17,667)	-
AMP 2 – Winters	1,346,326	1,329,126	1,053,300	1,054,125	293,025	275,000
AMP 3 - West Sacramento	782,745	734,799	757,358	770,108	25,387	(35,309)
ROSS Grant	81,000	81,000	81,000	81,000	-	-
HCV Operations	1,044,436	1,133,188	1,013,248	1,090,404	31,188	42,784
COCC	1,723,296	1,809,937	1,705,278	1,809,936	18,018	-
Admin Building	326,915	298,311	250,025	259,821	76,890	38,489
Helen Thomson Homes	30,750	30,750	30,950	30,750	(200)	-
Cottonwood/NHCDC	307,158	312,919	280,730	306,731	26,428	6,188
Davis Solar Homes	37,870	37,120	35,157	42,459	2,713	(5,339)
Pacifico	127,700	141,652	126,500	141,652	1,200	-
Davis Migrant Center	427,945	427,945	423,902	439,217	4,043	(11,272)
Madison Migrant Center	574,142	574,142	573,868	574,142	274	-
Rehrman (Dixon) MC	459,018	459,018	443,678	459,018	15,340	-
Total	8,255,559	8,389,164	7,778,920	8,078,623	476,639	310,541
HCV Vouchers	11,536,060	10,980,246	11,738,221	11,263,293	(202,161)	(283,047)

* Significant changes are discussed in summary below, but are not all inclusive.

AMP 1 - Woodland

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date, total rental revenue is expected to be \$23,000 higher than budgeted for the year.
 - \$10,000 capital fund money is expected to be used for management improvements (1408) to fund some of the Tenmast migration and training costs.
- **Expenses**
 - **Increased:**

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- Audit fee expenditures have been increased to reflect charges for cost certifications on the 2010-2011 capital fund grants, which should be completed prior to year end.
 - Travel and training costs were increased to reflect the additional costs expected related to the Tenmast migration. These costs will be funded through the additional capital fund draws noted above.
 - In accordance with the Board approved plan for OPEB prefunding, projected OPEB expense has been increased in anticipation of making a significant prepayment into the fund with some of the expected savings from other areas and the increased operating subsidy.
- **Decreased:**
 - Actual PILOT costs are expected to be about \$10,000 lower than projected.
 - The reduction in administrative payroll costs was a combination of additional savings from personnel allocating more time to COCC projects (Bridge to Housing, Crosswood, etc.) than anticipated and some of the costs being captured as tenant services costs.
- **Change in Fund Balance**
 - Included in the expenses noted in the analysis is \$17,400 used for pre-funding OPEB expenses to reduce the overall liability by investing these funds in the OPEB trust account. The amount of the actual contribution will be adjusted slightly based on actual changes in the fund balance as we get to the end of the fiscal year.

AMP 2 - Winters

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date, total rental revenue is expected to be \$17,000 lower than budgeted for the year.
 - \$10,000 capital fund money is expected to be used for management improvements (1408) to fund some of the Tenmast migration and training costs.
 - Hard Cost Capital Fund revenue is expected to be around \$275,000 for road repairs during the year within the development. We receive reimbursement from the capital grant only for actual costs incurred. The cost of this work is capitalized and shown on the balance sheet which produces the large increase in net fund balance noted.
- **Expenses**

Working together to provide quality affordable housing and community development services for all

- **Increased:**
 - Audit fee expenditures have been increased to reflect charges for cost certifications on the 2010-2011 capital fund grants, which should be completed prior to year end.
 - Travel and training costs were increased to reflect the additional costs expected related to the Tenmast migration. These costs will be funded through the additional capital fund draws noted above.
 - In accordance with the Board approved plan for OPEB prefunding, projected OPEB expense has been increased in anticipation of making a significant prepayment into the fund with some of the expected savings from other areas and the increased operating subsidy.
- **Decreased:**
 - Actual PILOT costs are expected to be about \$15,000 lower than projected.
 - The reduction in administrative payroll costs was a combination of additional savings from personnel allocating more time to COCC projects (Bridge to Housing, Crosswood, etc.) than anticipated and some of the costs being captured as tenant services costs.
- **Change in Fund Balance**
 - Included in the expenses noted in the analysis is \$21,372 used for pre-funding OPEB expenses to reduce the overall liability by investing these funds in the OPEB trust account. The amount of the actual contribution will be adjusted slightly based on actual changes in the fund balance as we get to the end of the fiscal year.
 - \$275,000 of the increase in fund balance is represented by the capitalized costs of the roadwork being completed and well improvement work being started in Winters, which represents the majority of the Capital Fund work being completed during the year.

AMP 3 - West Sacramento

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date (which included higher than expected turnover of units), total rental revenue is expected to be \$33,000 lower than budgeted for the year.
 - \$10,000 capital fund money is expected to be used for management improvements (1408) to fund some of the Tenmast migration and training costs with another \$5,000 for other soft cost items. Another \$15,000

management improvements related to the migration will be deferred until FY 2015-2016.

- **Expenses**

- **Increases:**

- Audit fee expenditures have been increased to reflect charges for cost certifications on the 2010-2011 capital fund grants, which should be completed prior to year end.
 - Travel and training costs were increased to reflect the additional costs expected related to the Tenmast migration. These costs will be funded through the additional capital fund draws noted above.
 - In accordance with the Board approved plan for OPEB prefunding, projected OPEB expense has been increased in anticipation of making a significant prepayment into the fund with some of the expected savings from other areas and the increased operating subsidy.
 - Maintenance costs are expected to be about \$30,000 higher than projected due to the higher than expected unit turnover as noted in the revenue section.

- **Decreased:**

- Actual PILOT costs are expected to be about \$10,000 lower than projected.
 - The reduction in administrative payroll costs was a combination of additional savings from personnel allocating more time to COCC projects (Bridge to Housing, Crosswood, etc.) than anticipated and some of the costs being captured as tenant services costs.
 - In accordance with the Board approved plan for OPEB prefunding, projected OPEB expense has been decreased in anticipation of deferring additional prepayment into the fund from this program due to the expected reduction in fund balance at the end of the year. We plan to analyze the impact of using some program reserves for the OPEB contribution as we get toward the end of the year.

- **Change in Fund Balance**

- The expected decrease in fund balance may require deferment of the previously projected payment toward the OPEB liability. However, staff plans to analyze the impact of using some operating reserve funds for this obligation as we get to closer to the end of the year.

HVC Operations (Administration)

Income earned by this program is restricted for use with the agency's HCV program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue:**

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- Admin Fee Revenue has been increased from 69% projected to over \$79% of the contracted amount with HUD under the Federal budget which has translated into nearly \$90,000 of additional projected revenue for the year.
- **Expenses**
 - **Increases:**
 - In an effort to expand the voucher program back to pre-sequester levels (by opening the wait list and processing applications for Bridge to Housing participants) and a consultant was hired for approximately \$23,000 to provide assistance with SEMAP work for HUD since our operations director position was eliminated last year. In addition, we anticipate spending approximately \$65,000 on consulting and temporary help for the Tenmast migration since this is the largest program affected by this change.
 -
 - **Decreases:**
 - Personnel costs allocated between salaries and benefits were corrected with the actual amounts charged.
- **Change in Fund Balance**
 - Assuming the current funding levels for program administration hold, fund balance increase to increase accordingly. Due to the prepayment of \$300,000 of reserves in FY 2013-2014, the OPEB liability on this program is now current. Therefore any actual positive retained earnings will be utilized for additional Tenmast migration assistance and electronic data management systems.

HCV Vouchers

Housing Assistance Payments (HAP), made on behalf of Housing Choice Voucher holders, are a direct pass through from HUD to individual landlords on behalf of eligible tenants. HAP is separate from funds earned by the HCV program for program administration. Any excess or shortage of allocation received to vouchers paid becomes part of the Net Restricted Assets and is reported monthly to HUD and reconciled annually during the audit.

COCC

Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Now that staff has returned to 40 hour work weeks, added another maintenance staff person this year, and maintenance staff has been part of COCC for the entire year, we have seen a marked improvement in billable hours for maintenance over our prior projections which we anticipate continuing for the remainder of the fiscal year. We anticipate this will be an increase in revenue of \$81,407

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- Capital fund management fees for the current year are \$27,089 lower than projected since these fees were taken in the prior year.
- The \$10,000 admin fee for the Davis Migrant Center capital improvement grant will be deferred into next year since the related work was put on hold by OMS.
- The \$32,673 of copier usage income is for actual usage charged the various programs while COCC absorbs the total copy and printing costs for the four primary machines in the main office. This is primarily an accounting change that will allow us to monitor and control expenses. The impact to the programs is expected to be overall cost savings.
- **Expenses**
 - **Increases:**
 - Copier leasing, maintenance and supply costs being absorbed by COCC are approximately \$15,000 higher than budgeted related to the transition to actual usage charges to the programs. This additional cost is offset by the revenue noted above.
 - Maintenance staff and related equipment costs were approximately \$20,000 more than anticipated.
 - The increase in administrative payroll costs was primarily due to more personnel hours used on COCC sponsored programs (Bridge to Housing, Crosswood, etc.) than anticipated rather than the other programs.
 - **Decreases:**
 - There were no significant decreases in noted for the year.
- **Change in Fund Balance**
 - Included in the expenses noted in the analysis is \$53,544 used for pre-funding OPEB expenses to reduce the overall liability by investing these funds in the OPEB trust account. The amount of the actual contribution will be adjusted slightly based on actual changes in the fund balance as we get to the end of the fiscal year.

Admin Building

- Anticipated rental rate increases back to 2012 levels was not warranted. Therefore actual rent charged to the programs was \$28,604 lower than anticipated. This will be reevaluated for the FY 2015-2016 budget.
- Audit fees were charged to this property related to capital fund cost certifications related to the capital fund financing plan. These will be included in the FY 2015-2016 budget.
- Electricity usage and related costs were higher than projected.
- The minor increase in the capital fund balance will be retained as a replacement reserve.

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Helen Thompson Homes

This is basically a cost reimbursement contract between YCH and the Yolo County Alcohol, Drug and Mental Health program for operation and maintenance of two homes (West Sacramento and Woodland). YCH provides management and maintenance, while another entity provides services to the residents. Entering this 4th year, the agreement continues to include a \$37,900 budget for maintenance of the homes although we have to date not incurred cost of that magnitude. We invoice the County only for costs incurred. YCH receives an \$8,100 administrative fee for maintaining the homes.

Cottonwood Meadows (New Hope CDC)

Cottonwood Meadows is a forty-seven unit senior apartment complex comprised of 14 low rent units and 33 market rate units. Its construction was partially funded by the California Department of Housing and Community Development (HCD).

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - The approved state annuity subsidy payment related to the low rent units was \$6,111 for the year. This amount may be reduced at the end of the year based on the actual performance of the property.
- **Expenses**
 - There are no significant changes to expenses expected for the year.
- **Change in Fund Balance**
 - Any increase in fund balance would be allocated among OPEB liability payments and establishing an operational reserve. Any excess cash will be used to repay the remaining balance on the interfund loan with COCC.

Davis Migrant Center

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed from OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Revenue is equal to approved expenses noted in the budget.
- **Expenses**
 - Any operating expense changes need to be approved by OMS and with either be funded through a budget change or the use of operating reserves.
- **Change in Fund Balance**

- A reduction in fund balance indicates the approved use of operating reserves to cover unforeseen expenses. An increase in fund balance indicates contributions to the operating reserve.
- In this case, the reserves were used to cover some additional costs related to repairs for the fire pump.

Madison Migrant Center

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed from OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Revenue is equal to approved expenses noted in the budget.
- **Expenses**
 - Any operating expense changes need to be approved by OMS and with either be funded through a budget change or the use of operating reserves.
- **Change in Fund Balance**
 - A reduction in fund balance indicates the approved use of operating reserves to cover unforeseen expenses. An increase in fund balance indicates contributions to the operating reserve.

Rehrman (Dixon) Migrant Center

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed from OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Revenue is equal to approved expenses noted in the budget.
- **Expenses**
 - Any operating expense changes need to be approved by OMS and with either be funded through a budget change or the use of operating reserves.
- **Change in Fund Balance**
 - A reduction in fund balance indicates the approved use of operating reserves to cover unforeseen expenses. An increase in fund balance indicates contributions to the operating reserve.

Davis Solar Homes

The Davis Solar program is a rural farmworker program with construction of these seven agricultural housing units originally funded by the U.S. Department of Agriculture Rural Development. The last of these loans is anticipated to be repaid during the current fiscal year and the units will then be debt free with only a restricted use agreement remaining on title.

- **Revenue**
 - Decrease is due to some unanticipated vacancies.
- **Expenses**
 - Due to the additional vacancies, some additional administrative time and maintenance work was required to lease up these units and address some deferred maintenance issues.
- **Change in Fund Balance**
 - The reduction in fund balance will be absorbed with the operating reserve.

Pacifico

This program is designed to be a cost reimbursement program from the City of Davis. In this program, all revenue is remitted to the City of Davis and approved expenses are reimbursed by the City of Davis.

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - The new property manager (part-time position) has made great strides in leasing up these units and ensuring rent is collected in a timely manner. This additional revenue is passed on to the City of Davis.
 - The increase in revenue noted here is related to the reimbursement of expenses from the City of Davis for the additional operating expenses related to increased occupancy and other operating expenses as noted below.
- **Expenses**
 - Travel costs for the new manager to this site from her other YCH location are expected to be approximately \$3,100 for the year.
 - New office equipment was purchased for just under \$2,000.
 - The remaining operational costs increases are related to the increased occupancy at the site.

ROSS Grant

This program is funded by a separate HUD grant to provide services to public housing tenants in order to help them become more self sufficient. In 2014, YCH received a \$243,000 grant to provide this service over three years. The attached budget shows the current 12 month portion of this grant which for reimbursement of expenses.

There are no significant changes to this budget for the year.

FISCAL IMPACT

- The original agency budget (excluding HCV Voucher Payments or HAP) projected a net fund balance increase of \$476,639. This mid-year revision projects an overall net fund balance increase of \$310,541.
 - This net fund balance increase is primarily comprised of the following items:
 - \$275,000 of capital fund revenue for capital improvement costs at AMP 2 (Winters) which are capitalized and shown on the balance sheet.
 - \$38,489 of for the Admin Building which will be used to pay down its interfund debt to COCC.
 - The change is primarily due to the following:
 - \$60,000 related to additional vacancies and related turnover at AMP3 (West Sacramento)
 - \$28,604 lower revenue at the Admin Building based on lack of support to increasing rental rates back to 2012 levels.
 - \$30,000 of additional migrant center operating costs, including at least \$11,000 taken from operating reserves.
 - \$17,200 of lower rental revenue at AMP2 (Winters)
 - Anticipated additional OPEB contributions
- Any fund balance increase from AMP or HCV Program Operations or HCV Vouchers is restricted for use within the program.
- Final allocations and changes from HUD for funding could have a material impact on the AMP and HCV budgets.

CONCLUSION

The mid-year revision reveals that, with the exception of a few programs that will require the use of operating reserves, our original budgets have positioned us to complete the year very close to our original estimates.

Staff recommends acceptance of the December Operating Statements and approval of the 2014-2015 Mid-Year Budget Revision and the associated Recommendations as detailed above.

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ACCOUNT NO	ACCOUNT NAME	JUL	AUG	SEP	OCT	NOV	DEC	YTD thru December	Budget	Budget Revisions	Revised Budget	YTD Actual as % of Revised Budget
AMP1 - Woodland												
101.3110.00.000.010	Dwelling Rent 44-01 Yolano	20,917	20,952	20,541	21,854	23,113	22,691	130,069	235,000	15,168	250,168	52.0%
101.3110.00.000.050	Dwelling Rent 44-05 Ridgecut (Kn	2,847	2,097	2,098	1,791	1,168	1,269	11,270	30,000	(8,000)	22,000	51.2%
101.3110.00.000.060	Dwelling Rent 44-06 Yolito	3,655	3,918	3,653	3,114	3,600	3,792	21,732	40,000	2,364	42,364	51.3%
101.3110.00.000.070	Dwelling Rent 44-07 Donnelly	23,844	23,600	23,748	23,558	23,673	23,312	141,734	260,000	13,468	273,468	51.8%
101.3111.00.010.000	Retro Rent-44-01 Yolano	-	-	-	-	-	-	-	500	-	500	0.0%
101.3111.00.070.000	Retro Rent-4407-Donnelly	-	-	-	-	-	-	-	500	-	500	0.0%
101.3610.00.000.000	Interest Income General Fund	41	43	43	47	44	54	272	525	-	525	51.9%
101.3690.00.000.000	Other Income	2,003	-	2,003	200	200	-	4,405	8,865	-	8,865	49.7%
101.3690.00.000.010	Other Income - 44-01 Yolano	294	2,274	454	180	164	188	3,554	6,000	-	6,000	59.2%
101.3690.00.000.050	Other Income - 44-05 Ridgecut	40	-	-	-	-	-	40	300	-	300	13.3%
101.3690.00.000.060	Other Income - 44-06 Yolito	-	60	-	-	-	-	60	300	-	300	20.1%
101.3690.00.000.070	Other Income- 44-07 Donnelly	977	714	415	260	109	874	3,349	6,000	-	6,000	55.8%
101.3690.30.000.000	Other Government Revenue	-	-	-	-	22,215	-	22,215	-	-	-	0.0%
101.8020.00.000.000	HUD Operating Subsidy	32,884	33,071	33,071	65,530	-	32,763	197,318	398,269	-	398,269	49.5%
	Transfers In - Soft Costs	-	-	-	-	3,344	-	5,716	-	10,000	10,000	57.2%
	Transfers In - Hard Costs	-	-	-	-	1,901	-	-	-	-	-	0.0%
	Total Revenue	87,502	86,729	86,025	116,533	79,530	84,943	541,734	986,259	33,000	1,019,259	53.1%
101.4110.00.000.000	Administrative Salaries	4,425	5,841	5,548	7,561	4,795	5,524	33,693	86,622	(18,000)	68,622	49.1%
101.4125.01.000.000	Admin. P/R Taxes- Social Security	304	390	407	561	356	408	2,427	6,376	(1,500)	4,876	49.8%
101.4125.02.000.000	Admin. P/R Taxes- -SUI	-	-	24	30	21	13	88	877	(500)	377	23.4%
101.4125.04.000.000	Admin. Retirement	572	868	753	1,013	639	744	4,589	13,520	(4,000)	9,520	48.2%
101.4125.05.000.000	Admin. Workers Comp	76	144	135	175	112	134	776	2,572	(1,000)	1,572	49.4%
101.4130.00.000.000	Legal Fees	210	-	198	195	985	735	2,323	12,000	-	12,000	19.4%
101.4140.00.000.000	Training	-	872	360	-	-	-	1,232	1,600	1,750	3,350	36.8%
101.4150.00.000.000	Travel	227	369	219	-	128	-	943	1,000	2,750	3,750	25.1%
101.4170.04.000.000	Contract Services Plan Updates	-	-	-	-	-	-	-	5,000	-	5,000	0.0%
101.4170.10.000.000	Professional Services	-	-	-	455	-	-	455	2,000	(713)	1,287	35.4%
101.4171.00.000.000	Auditing	-	-	7,204	-	-	-	7,204	9,000	7,000	16,000	45.0%
101.4180.00.000.000	147 Rent Allocation	2,428	2,428	2,428	2,428	2,428	2,428	14,567	29,133	-	29,133	50.0%
101.4190.00.000.000	Postage	109	82	106	-	-	-	297	1,100	-	1,100	27.0%
101.4190.01.000.000	Office Supplies	14	27	33	48	-	(63)	58	1,200	(660)	540	10.8%
101.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	1,399	1,399	325	4,000	4,325	32.3%
101.4190.03.000.000	Telephone	179	187	204	182	220	185	1,158	2,500	-	2,500	46.3%
101.4190.04.000.000	Fair Housing Services	-	-	417	-	-	417	833	1,750	-	1,750	47.6%
101.4190.05.000.000	Dues and Subscriptions	-	-	-	-	-	-	-	300	-	300	0.0%
101.4190.07.000.000	Computer Services	-	-	1,377	-	-	1,377	2,755	5,750	-	5,750	47.9%
101.4190.12.000.000	Office Machines/Leases	316	339	316	316	339	(1,213)	411	4,000	(3,589)	411	100.1%
101.4190.14.000.000	Criminal Background Checks	211	474	-	230	227	-	1,142	2,500	-	2,500	45.7%
101.4190.18.000.000	Taxes, Fees and Assessments	-	-	-	40	-	-	40	50	-	50	80.4%
101.4190.20.000.000	Advertising	-	-	-	-	-	-	-	1,150	-	1,150	0.0%
101.4190.23.000.000	Computer Equipment	1,403	-	-	-	-	-	1,403	-	-	-	0.0%

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101.4210.00.000.010	Tenant Service Salaries	-	674	520	845	460	572	3,071	3,006	3,000	6,006	51.1%
101.4215.01.000.000	Tenant Svc. P/R Taxes- Social Se	-	52	40	65	35	44	235	230	250	480	48.9%
101.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	-	-	-	52	27	35	114	109	125	234	49.0%
101.4215.04.000.000	Tenant Svc. Retirement	-	-	-	-	4	-	4	-	8	8	53.9%
101.4215.05.000.000	Tenant Svc. Workers Comp	-	14	11	18	10	12	65	63	65	128	50.4%
101.4220.00.000.000	Tenant Services Materials	126	86	140	344	-	31	728	5,000	(3,000)	2,000	36.4%
101.4221.00.000.000	Tenant Liaison	150	150	150	150	150	150	900	1,800		1,800	50.0%
101.4310.00.000.010	Water - 44-01 Yolano	11,446	10,426	7,865	6,980	6,395	5,498	48,610	40,514	48,825	99,339	48.9%
101.4310.00.000.050	Water - 44-05 Ridgecut	415	-	415	-	415	-	1,245	2,656	(1,411)	1,245	100.0%
101.4310.00.000.060	Water - 44-06 Yolito	1,150	-	1,150	-	1,150	-	3,450	7,040	(3,590)	3,450	100.0%
101.4310.07.000.000	WATER-Donnelly	440	523	409	361	339	319	2,391	46,215	(43,824)	2,391	100.0%
101.4320.00.000.010	Electricity- 44-01 Yolano	2,544	2,530	2,759	2,515	2,732	2,810	15,891	12,000	15,771	27,771	57.2%
101.4320.00.000.050	Electricity- 44-05 Ridgecut	60	10	60	-	60	-	190	1,350	(1,160)	190	100.0%
101.4320.00.000.060	Electricity- 44-06-Yolito	15	22	-	-	-	-	37	1,200	(1,163)	37	100.0%
101.4320.00.000.070	Electricity- 44-07 Donnelly	53	-	-	-	-	-	53	13,500	(13,447)	53	100.0%
101.4330.01.000.010	Gas- 44-01 Yolano	1	12	49	82	184	273	602	200	1,091	1,291	46.6%
101.4330.06.000.060	Gas- 44-06 Yolito	5	-	-	-	-	-	5	50	(45)	5	100.0%
101.4330.07.000.070	Gas- 44-07 Donnelly	4	-	-	-	-	-	4	50	(46)	4	100.0%
101.4390.01.000.010	Sewerage - 44-01 Yolano	4,196	3,621	3,618	3,622	3,621	3,621	22,299	19,000	27,953	46,953	47.5%
101.4390.05.000.050	Sewerage - 44-05 Ridgecut	415	-	415	-	415	-	1,245	2,750	(1,505)	1,245	100.0%
101.4390.07.000.000	Sewer Donnelly Circle	259	259	259	259	259	259	1,553	23,000	(21,448)	1,553	100.0%
101.4400.01.000.000	AMP Management Fee	8,649	8,649	8,649	8,766	8,766	8,708	52,187	103,712		103,712	50.3%
101.4400.02.000.000	Bookkeeping Fee	1,118	1,118	1,118	1,133	1,133	1,125	6,743	13,406		13,406	50.3%
101.4400.03.000.000	Asset Management Fee	1,520	1,520	1,520	1,520	1,520	1,520	9,120	17,875		17,875	51.0%
101.4401.00.000.000	IT Services	250	500	500	1,250	1,000	875	4,375	12,000	2,000	14,000	31.3%
101.4420.01.000.000	Electrical Supplies	492	347	499	145	-	463	1,947	2,800	1,000	3,800	51.2%
101.4420.02.000.000	Plumbing Supplies	1,126	387	522	278	355	951	3,619	4,750	4,000	8,750	41.4%
101.4420.03.000.000	Painting Supplies	99	-	-	32	-	18	149	100	200	300	49.7%
101.4420.04.000.000	Chemical Supplies	208	-	-	-	181	-	389	3,000		3,000	13.0%
101.4420.05.000.000	Lumber and Hardware	520	643	523	326	40	1,066	3,117	3,500	3,000	6,500	48.0%
101.4420.08.000.000	Dwelling Equipment/Supplies	940	343	-	-	-	-	1,282	1,500	1,000	2,500	51.3%
101.4420.09.000.000	Maintenance Equip/Supplies	-	12	-	-	-	-	12	-		-	0.0%
101.4423.08.000.000	Fire Protection/Testing/Monitor	-	-	-	-	685	292	977	2,250		2,250	43.4%
101.4430.00.000.000	Grounds Maintenance	-	18	-	-	-	-	18	10,000		10,000	0.2%
101.4430.01.000.000	Electrical Repair/Contract	-	-	-	-	-	-	-	1,000	2,000	3,000	0.0%
101.4430.02.000.000	Plumbing Repair/Contract	-	560	-	1,910	-	-	2,470	9,000	4,000	13,000	19.0%
101.4430.03.000.000	Painting/Decorating/Contract	1,115	5,936	-	3,197	-	1,598	11,846	14,000	10,000	24,000	49.4%
101.4430.04.000.000	Garbage Removal	5,216	-	5,169	-	5,180	-	15,564	53,000		53,000	29.4%
101.4430.05.000.000	Chemical Treatment/Contract	2,432	187	-	2,448	285	32	5,384	11,000		11,000	48.9%
101.4430.07.000.000	Minor Equipment Repairs	122	183	-	135	-	-	440	288	500	788	55.8%
101.4430.08.000.000	Major Equipment Repairs	171	-	-	-	-	-	171	4,040	(210)	3,830	4.5%
101.4430.11.000.000	Building Repairs	-	-	172	-	-	-	172	500		500	34.4%
101.4431.00.000.000	Landscaping Maintenance Contra	2,429	2,429	2,429	2,429	3,333	3,333	16,384	33,000		33,000	49.6%

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ACCOUNT NO	ACCOUNT NAME	JUL	AUG	SEP	OCT	NOV	DEC	YTD thru December	Budget	Budget Revisions	Revised Budget	YTD Actual as % of Revised Budget
101.4431.05.000.000	Trash/Yolo County Landfill	199	226	217	215	173	465	1,496	3,000		3,000	49.9%
101.4434.00.000.000	Tree Trimming	3,760	-	471	-	-	-	4,231	11,000		11,000	38.5%
101.4436.00.000.000	Maintenance Charges from Others	16,946	13,379	16,600	19,855	12,280	11,482	90,542	170,925	10,000	180,925	50.0%
101.4480.00.000.000	Protective Services	168	-	-	168	39	-	375	800		800	46.9%
101.4510.00.000.000	Flood Insurance	375	375	375	375	375	375	2,250	4,652		4,652	48.4%
101.4510.01.000.000	General Liability Insurance	332	332	332	332	332	332	1,995	4,347		4,347	45.9%
101.4510.02.000.000	Auto Insurance	178	178	178	(533)	-	-	-	-		-	0.0%
101.4510.03.000.000	Property Insurance	1,741	1,741	1,741	1,741	1,741	1,741	10,445	21,568		21,568	48.4%
101.4520.00.000.000	PILOT	3,595	3,595	3,595	3,595	3,595	3,595	21,570	56,600	(10,000)	46,600	46.3%
101.4540.00.000.000	Administrative Benefits	666	2,117	1,762	150	153	(1,790)	3,058	29,882	(20,000)	9,882	30.9%
101.4540.01.000.000	Retired Benefits	749	749	749	749	749	749	4,493	8,830		8,830	50.9%
101.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	10,000	7,400	17,400	0.0%
101.4540.10.000.000	Maintenance Benefits	-	-	-	-	-	-	-	1,543	(1,543)	-	0.0%
101.4540.20.000.000	Tenant Service Benefits	3	3	3	3	4	3	21	-		-	0.0%
101.4570.00.000.000	Collection Losses	-	-	-	-	-	-	-	7,500		7,500	0.0%
101.4600.01.000.000	OES Support Agreement	-	-	375	-	-	375	750	2,500		2,500	30.0%
Total Expenses		86,871	75,925	85,087	78,743	68,424	63,023	458,074	1,003,925	5,333	1,019,258	44.9%
Net Change in Fund Balance		631	10,804	937	37,790	11,106	21,920	83,660	(17,667)	27,667	0	

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ACCOUNT NO	ACCOUNT NAME	JUL	AUG	SEP	OCT	NOV	DEC	YTD thru December	Budget	Budget Revisions	Revised Budget	YTD Actual as % of Revised Budget
AMP2 - Winters												
102.3110.00.000.020	Rent El Rio Villa 1	8,183	8,032	7,839	7,659	8,368	8,744	48,825	100,000	(15,000)	85,000	57.4%
102.3110.00.000.040	Rent Vista Montecito	6,026	6,026	6,026	5,512	5,088	5,310	33,988	79,000	(12,000)	67,000	50.7%
102.3110.00.000.080	Rent El Rio Villa 2	9,865	9,704	9,829	9,726	9,518	9,502	58,144	116,000		116,000	50.1%
102.3110.00.000.180	Rent El Rio Villa 3	21,175	21,487	21,665	21,084	21,378	21,875	128,666	260,000		260,000	49.5%
102.3110.00.000.250	Rent El Rio Villa 4	8,304	8,585	8,628	8,806	8,180	9,031	51,534	92,000	10,000	102,000	50.5%
102.3111.00.180.000	RETRO RENT	-	-	-	-	-	-	-	200		200	0.0%
102.3610.00.000.000	Interest Income General Fund	31	35	69	74	69	83	360	200	300	500	72.1%
102.3690.00.000.000	Other Income	1,611	-	1,545	-	-	-	3,156	7,500		7,500	42.1%
102.3690.00.000.020	Other Income - 44-02 Villa #1	436	124	89	900	103	486	2,136	3,500	500	4,000	53.4%
102.3690.00.000.040	Other Income - 44-04 Montecito	83	271	70	362	410	50	1,246	800	1,500	2,300	54.2%
102.3690.00.000.080	Other Income- 44-08 Villa #2	120	90	163	135	553	83	1,143	3,300	(1,000)	2,300	49.7%
102.3690.00.000.180	Other Income- 44-18 Villa #3	618	208	100	1,129	367	120	2,542	6,500	(1,500)	5,000	50.8%
102.3690.00.000.250	Other Income- 44-25 Villa #4	60	80	-	80	-	-	220	1,400		1,400	15.7%
102.8020.00.000.000	HUD Operating Subsidy	31,865	32,046	32,046	63,498	-	31,748	191,202	385,926		385,926	49.5%
	Transfers In - Soft Costs	-	-	-	-	3,395	-	3,395	30,000	(15,000)	15,000	22.6%
	Transfers In - Hard Costs	-	-	63,135	-	4,772	-	67,907	260,000	15,000	275,000	24.7%
	Total Revenue	88,377	86,687	151,203	118,963	62,201	87,032	594,464	1,346,326	(17,200)	1,329,126	44.7%
102.4110.00.000.000	Administrative Salaries	3,820	5,281	5,742	7,756	5,072	5,808	33,479	79,412	(10,000)	69,412	48.2%
102.4125.01.000.000	Admin. P/R Taxes- Social Security	264	364	398	528	344	397	2,294	5,835	(1,000)	4,835	47.5%
102.4125.02.000.000	Admin. P/R Taxes- -SUI	-	-	12	11	10	6	39	673	(500)	173	22.3%
102.4125.04.000.000	Admin. Retirement	574	811	836	1,192	775	890	5,078	12,371	(2,000)	10,371	49.0%
102.4125.05.000.000	Admin. Wokers Comp	69	150	161	216	133	154	883	2,422	(700)	1,722	51.3%
102.4130.00.000.000	Legal Fees	-	1,178	-	440	-	-	1,618	7,500		7,500	21.6%
102.4140.00.000.000	Training	-	277	360	-	-	-	637	1,000	2,000	3,000	21.2%
102.4150.00.000.000	Travel	274	83	78	67	104	72	677	1,000	2,000	3,000	22.6%
102.4170.04.000.000	Contract Services Plan Updates	-	-	-	-	-	1,922	1,922	5,000		5,000	38.4%
102.4170.10.000.000	Professional Services	-	-	-	423	-	750	1,173	2,000		2,000	58.6%
102.4171.00.000.000	Auditing	-	-	7,204	-	-	-	7,204	9,000	7,000	16,000	45.0%
102.4180.00.000.000	147 Rent Allocation	253	253	253	253	253	253	1,516	3,031		3,031	50.0%
102.4190.00.000.000	Postage	111	44	432	-	-	-	588	1,100		1,100	53.4%
102.4190.01.000.000	Office Supplies	368	49	172	7	7	6	609	1,200		1,200	50.8%
102.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	123	123	325		325	38.0%
102.4190.03.000.000	Telephone	709	708	729	704	710	707	4,267	7,000	2,000	9,000	47.4%
102.4190.04.000.000	Fair Housing Services	-	-	417	-	-	417	833	1,750		1,750	47.6%
102.4190.05.000.000	Dues and Subscriptions	-	55	-	-	-	-	55	300		300	18.3%
102.4190.07.000.000	Computer Services	-	-	1,182	-	-	1,182	2,363	5,750		5,750	41.1%
102.4190.12.000.000	Office Machines/Leases	124	147	124	124	147	(305)	363	8,000	(7,000)	1,000	36.3%
102.4190.14.000.000	Criminal Background Checks	111	-	-	111	111	70	404	3,000	(1,000)	2,000	20.2%
102.4190.20.000.000	Advertising	-	-	-	-	-	-	-	1,150		1,150	0.0%
102.4190.23.000.000	Computer Equipment	1,403	-	-	-	-	-	1,403	1,500		1,500	93.5%
102.4210.00.000.010	Tenant Service Salaries	682	1,146	543	543	32	532	3,478	3,006	3,500	6,506	53.5%

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102.4215.01.000.000	Tenant Svc. P/R Taxes- Social Se	52	85	42	42	2	41	263	230	270	500	52.7%
102.4215.02.000.000	Tenant Svc. P/R Taxes - - SUI	-	-	-	-	-	33	33	109		109	30.4%
102.4215.04.000.000	Tenant Svc. Retirement	-	40	-	-	4	-	45	-	100	100	44.7%
102.4215.05.000.000	Tenant Svc. Workers Comp	14	23	11	11	1	11	73	63	83	146	49.6%
102.4220.00.000.000	Tenant Services Materials	10	17	-	-	-	(67)	(40)	5,000		5,000	-0.8%
102.4221.00.000.000	Tenant Liaison	150	150	150	150	150	150	900	1,800		1,800	50.0%
102.4310.00.000.020	Water - 44-02 Villa #1	6,435	4,547	1,902	1,800	4,171	1,843	20,698	20,000	23,729	43,729	47.3%
102.4310.00.000.040	Water - 44-04 Montecito	1,251	543	535	526	495	421	3,771	8,000	(4,229)	3,771	100.0%
102.4310.00.000.180	Water - 44-18 Villa #3	-	-	-	-	-	-	-	19,500	(19,500)	-	0.0%
102.4320.00.000.020	Electricity- 44-02 Villa #1	3,216	2,951	3,089	2,491	2,449	1,930	16,124	25,000	7,478	32,478	49.6%
102.4320.00.000.040	Electricity- 44-04 Montecito	83	161	21	150	21	21	456	2,334	(1,878)	456	100.0%
102.4320.00.000.080	Electricity- 44-08 Villa #2	-	-	-	-	-	-	-	5,000	(5,000)	-	0.0%
102.4320.00.000.180	Electricity- 44-18 Villa #3	-	-	-	-	-	-	-	550	(550)	-	0.0%
102.4320.00.000.250	Electricity- 44-25 Villa #4	-	-	-	-	-	-	-	50	(50)	-	0.0%
102.4330.02.000.020	Gas- 44-02 Villa #1	27	38	8	17	82	30	203	1,000	780	1,780	11.4%
102.4330.08.000.080	Gas- 44-08 Villa #2	-	-	-	-	-	-	-	250	(250)	-	0.0%
102.4330.12.000.180	Gas- 44-18 Villa #3	-	-	-	-	-	-	-	500	(500)	-	0.0%
102.4330.25.000.000	Gas-Partel Winters	-	-	-	-	-	-	-	30	(30)	-	0.0%
102.4390.04.000.040	Sewerage - 44-04 Montecito	1,361	454	454	454	454	454	3,629	6,000	78,159	84,159	4.3%
102.4390.15.000.000	City of Winters Sewer Svc. and M	12,974	12,974	12,974	12,974	12,974	12,974	77,841	156,000	(78,159)	77,841	100.0%
102.4400.01.000.000	AMP Management Fee	8,069	8,127	8,069	7,895	8,011	7,953	48,123	95,524		95,524	50.4%
102.4400.02.000.000	Bookkeeping Fee	1,043	1,050	1,043	1,020	1,035	1,028	6,218	12,348		12,348	50.4%
102.4400.03.000.000	Asset Management Fee	1,400	1,400	1,400	1,400	1,400	1,400	8,400	16,464		16,464	51.0%
102.4401.00.000.000	IT Services	250	500	750	875	125	250	2,750	9,000	3,000	12,000	22.9%
102.4420.01.000.000	Electrical Supplies	101	354	1,301	551	338	414	3,057	4,000	2,000	6,000	51.0%
102.4420.02.000.000	Plumbing Supplies	445	103	158	612	667	658	2,643	8,000	(2,000)	6,000	44.1%
102.4420.03.000.000	Painting Supplies	70	-	-	-	-	42	112	100	200	300	37.2%
102.4420.04.000.000	Chemical Supplies	-	317	-	54	188	-	559	1,000		1,000	55.9%
102.4420.05.000.000	Lumber and Hardware	425	497	766	141	1,057	170	3,057	7,000		7,000	43.7%
102.4420.06.000.000	Automotive Supplies	-	36	-	-	-	-	36	-		-	0.0%
102.4420.08.000.000	Dwelling Equipment/Supplies	232	-	-	-	460	272	964	1,500	500	2,000	48.2%
102.4420.09.000.000	Maintenance Equip/Supplies	-	50	-	-	-	-	50	500		500	10.1%
102.4423.08.000.000	Fire Protection/Testing/Monitor	-	-	-	-	654	269	923	2,500	(500)	2,000	46.1%
102.4430.00.000.000	Grounds Maintenance	-	3,094	-	-	191	-	3,286	3,500	2,500	6,000	54.8%
102.4430.01.000.000	Electrical Repair/Contract	-	-	-	-	-	-	-	2,000		2,000	0.0%
102.4430.02.000.000	Plumbing Repair/Contract	1,830	-	-	682	-	1,789	4,301	4,000	4,000	8,000	53.8%
102.4430.03.000.000	Painting/Decorating/Contract	1,234	-	-	989	3,050	989	6,262	17,000		17,000	36.8%
102.4430.04.000.000	Garbage Removal	2,573	1,721	2,573	1,721	2,573	1,721	12,881	25,000		25,000	51.5%
102.4430.05.000.000	Chemical Treatment/Contract	2,256	30	16	2,240	320	32	4,894	11,000		11,000	44.5%
102.4430.07.000.000	Minor Equipment Repairs	-	-	-	-	-	-	-	1,000		1,000	0.0%
102.4430.08.000.000	Major Equipment Repairs	-	-	-	-	-	-	-	5,000		5,000	0.0%
102.4430.10.000.000	Uniform and Mat Service	71	-	36	71	36	-	214	800		800	26.8%
102.4430.11.000.000	Building Repairs	-	-	-	-	-	-	-	2,000		2,000	0.0%

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102.4431.00.000.000	Landscaping Maintenance Contra	2,422	2,422	2,422	2,422	3,746	3,746	17,183	34,000		34,000	50.5%
102.4431.05.000.000	Trash/Yolo County Landfill	284	193	264	183	147	428	1,499	4,500		4,500	33.3%
102.4434.00.000.000	Tree Trimming	900	-	-	-	-	-	900	11,000		11,000	8.2%
102.4436.00.000.000	Maintenance Charges from Others	10,069	12,146	14,300	21,588	17,871	16,503	92,476	212,861		212,861	43.4%
102.4480.00.000.000	Protective Services	168	-	-	168	-	-	336	800		800	42.0%
102.4510.01.000.000	General Liability Insurance	304	304	304	304	304	304	1,824	3,978		3,978	45.9%
102.4510.02.000.000	Auto Insurance	80	80	80	(239)	-	-	-	-		-	0.0%
102.4510.03.000.000	Property Insurance	1,434	1,434	1,434	1,434	1,434	1,434	8,606	18,288		18,288	47.1%
102.4520.00.000.000	PILOT	3,450	3,450	3,450	3,450	3,450	3,450	20,697	64,720	(15,000)	49,720	41.6%
102.4540.00.000.000	Administrative Benefits	593	1,287	1,363	1,542	1,469	(49)	6,205	22,177		22,177	28.0%
102.4540.01.000.000	Retired Benefits	1,749	1,749	1,749	1,749	1,749	1,749	10,497	22,000		22,000	47.7%
102.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	10,000	11,372	21,372	0.0%
102.4540.20.000.000	Tenant Services Benefits	3	3	3	3	4	3	21	-		-	0.0%
102.4570.00.000.000	Collection Losses	-	-	-	-	-	-	-	2,500		2,500	0.0%
102.4600.01.000.000	OES Support Agreement	-	-	375	-	-	375	750	2,500		2,500	30.0%
Total Expenses		75,791	72,876	79,680	81,843	78,782	75,751	464,724	1,053,300	825	1,054,125	44.1%
Net Change in Fund Balance		12,586	13,811	71,523	37,120	(16,581)	11,281	129,740	293,025	(18,025)	275,000	

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AMP3 - West Sacramento												
103.3110.00.000.150	Dwelling Rent 44-15 RSM #1	8,636	8,824	9,002	8,993	8,991	8,990	53,435	106,000		106,000	50.4%
103.3110.00.000.170	Dwelling Rent 44-17 RSM #2	5,204	5,333	5,727	5,560	5,417	5,423	32,663	70,000	(5,447)	64,553	50.6%
103.3110.00.280.000	Dwelling Rent 44-28 Las Casitas	22,245	23,363	23,103	22,428	22,542	22,473	136,154	302,550	(27,400)	275,150	49.5%
103.3111.00.280.000	RETRO RENT	-	-	-	-	-	-	-	1,000	(500)	500	0.0%
103.3610.00.000.000	Interest Income General Fund	24	26	30	34	30	32	177	1,000	(500)	500	35.4%
103.3690.00.000.000	Other Income	185	-	163	-	151	-	500	2,500	(1,500)	1,000	50.0%
103.3690.00.000.150	Other Income- 44-15 RSM #1	187	58	-	5	20	(20)	250	550		550	45.4%
103.3690.00.000.170	Other Income- 44-17 RSM #2	991	12	26	20	250	20	1,319	550	1,200	1,750	75.4%
103.3690.00.280.000	Other Income- 44-28 Las Casitas	593	413	621	519	866	2,557	5,568	4,500	1,200	5,700	97.7%
103.3700.00.000.000	Computer Posting Correction	(300)	-	-	-	-	-	(300)	-		-	0.0%
103.8020.00.000.000	HUD Operating Subsidy	21,806	21,930	21,930	43,452	-	21,726	130,843	264,095		264,095	49.5%
	Transfers In - Soft Costs	-	-	-	-	-	-	-	30,000	(15,000)	15,000	0.0%
	Transfers In - Hard Costs	-	-	-	-	1,494	-	1,494	-		-	0.0%
	Total Revenue	59,570	59,958	60,601	81,011	39,760	61,202	362,102	782,745	(47,946)	734,799	49.3%
103.4110.00.000.000	Administrative Salaries	6,442	5,151	5,651	6,855	4,077	3,907	32,084	71,028	(8,000)	63,028	50.9%
103.4125.01.000.000	Admin. P/R Taxes- Social Security	391	312	357	431	258	428	2,177	5,230	(750)	4,480	48.6%
103.4125.02.000.000	Admin. P/R Taxes--SUI	38	-	11	5	-	7	61	673	(500)	173	35.1%
103.4125.04.000.000	Admin. Retirement	927	778	835	1,065	636	974	5,215	11,089	(500)	10,589	49.3%
103.4125.05.000.000	Admin. Workers Comp	115	113	134	150	89	155	757	2,256	(700)	1,556	48.7%
103.4130.00.000.000	Legal Fees	-	-	-	-	-	95	95	5,000	(3,000)	2,000	4.8%
103.4140.00.000.000	Training	-	277	360	-	-	-	637	1,800	1,000	2,800	22.7%
103.4150.00.000.000	Travel	213	82	197	46	93	-	632	2,000	1,000	3,000	21.1%
103.4170.04.000.000	Contract Services Plan Updates	-	-	-	-	-	1,922	1,922	5,000		5,000	38.4%
103.4170.10.000.000	Professional Services	-	-	-	325	-	750	1,075	2,000		2,000	53.8%
103.4171.00.000.000	Auditing	-	-	7,204	-	-	-	7,204	9,000	7,000	16,000	45.0%
103.4180.00.000.000	147 Rent Allocation	253	253	253	253	253	253	1,516	3,031		3,031	50.0%
103.4190.00.000.000	Postage	111	44	432	25	39	113	764	1,100	500	1,600	47.8%
103.4190.01.000.000	Office Supplies	196	27	24	-	105	17	368	1,200		1,200	30.7%
103.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	49	49	325		325	15.1%
103.4190.03.000.000	Telephone	631	668	692	803	718	640	4,151	8,000		8,000	51.9%
103.4190.04.000.000	Fair Housing Services	-	-	417	-	-	417	833	1,750		1,750	47.6%
103.4190.05.000.000	Dues and Subscriptions	-	-	-	110	-	-	110	300		300	36.7%
103.4190.07.000.000	Computer Services	-	-	1,079	-	-	1,079	2,158	5,750		5,750	37.5%
103.4190.12.000.000	Office Machines/Leases	471	494	471	471	494	42	2,441	8,000	(3,000)	5,000	48.8%
103.4190.14.000.000	Criminal Background Checks	28	118	-	-	-	117	264	1,200		1,200	22.0%
103.4190.18.000.000	Taxes, Fees, and Assessments	-	-	-	-	6,076	-	6,076	6,100		6,100	99.6%
103.4190.20.000.000	Advertising	-	-	-	-	-	-	-	1,150		1,150	0.0%
103.4190.23.000.000	Computer Equipment	1,403	-	-	-	-	-	1,403	1,500		1,500	93.5%
103.4210.00.000.010	Tenant Service Salaries	590	821	855	555	142	321	3,284	6,011	750	6,761	48.6%
103.4215.01.000.000	Tenant Svc. P/R Taxes - Social Se	45	63	65	42	10	25	250	460	3,000	3,460	7.2%
103.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	37	51	9	-	-	20	116	217		217	53.4%

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103.4215.04.000.000	Tenant Svc. Retirement	-	-	-	-	22	-	22	-	50	50	44.7%
103.4215.05.000.000	Tenant Svc. Workers Comp	12	17	18	12	12	7	78	127	100	227	34.4%
103.4220.00.000.000	Tenant Services Materials	-	-	-	-	-	(67)	(67)	5,000	(5,000)	-	0.0%
103.4221.00.000.000	Tenant Liaison	150	150	150	150	150	150	900	1,800		1,800	50.0%
103.4310.00.000.150	Water 44-15 RSM #1	1,211	990	834	745	745	519	5,044	11,120	30,189	41,309	12.2%
103.4310.00.280.000	Water - 44-28 Las Casitas	2,374	2,292	2,274	1,800	1,916	1,424	12,080	24,395	(12,315)	12,080	100.0%
103.4320.00.000.150	Electricity- 44-15 RSM #1	2,708	2,903	2,642	3,304	866	2,204	14,626	17,000	(2,374)	14,626	100.0%
103.4320.00.000.170	Electricity- 44-17 RSM #2	-	-	-	-	-	-	-	3,500	(3,500)	-	0.0%
103.4320.00.280.000	Electricity- 44-28 Las Casitas	-	-	-	-	-	-	-	12,000	(12,000)	-	0.0%
103.4330.00.280.000	Gas 44-28 Las Casitas	41	291	344	343	435	563	2,018	325	5,368	5,693	35.4%
103.4330.10.000.150	Gas- 44-15 RSM #1	282	-	-	-	-	-	282	5,000	(4,718)	282	100.0%
103.4330.11.000.170	Gas- 44-17 RSM #2	-	-	-	-	-	-	-	600	(600)	-	0.0%
103.4330.14.280.000	Gas - Vacant Units	-	-	-	-	-	-	-	50	(50)	-	0.0%
103.4390.10.000.150	Sewerage-44-15 RSM #1	931	1,044	1,044	1,044	1,044	1,044	6,149	11,638	14,074	25,712	23.9%
103.4390.11.000.170	Sewerage- 44-17 RSM #2	573	642	642	642	642	642	3,784	7,162	(3,378)	3,784	100.0%
103.4390.14.280.000	Sewerage-44-28 Las Casitas	1,813	2,034	2,034	2,034	2,034	2,034	11,982	22,679	(10,696)	11,982	100.0%
103.4400.01.000.000	AMP Management Fee	7,895	8,069	8,011	8,069	7,895	7,953	47,891	94,842		94,842	50.5%
103.4400.02.000.000	AMP Bookkeeping Fee	1,020	1,043	1,035	1,043	1,020	1,028	6,188	12,260		12,260	50.5%
103.4400.03.000.000	Asset Management Fee	1,390	1,390	1,390	1,390	1,390	1,390	8,340	16,346		16,346	51.0%
103.4401.00.000.000	IT Services	125	625	500	1,000	750	750	3,750	10,000	2,000	12,000	31.3%
103.4420.01.000.000	Electrical Supplies	408	-	-	95	212	348	1,062	3,000		3,000	35.4%
103.4420.02.000.000	Plumbing Supplies	332	89	54	475	486	256	1,692	3,000		3,000	56.4%
103.4420.03.000.000	Painting Supplies	-	-	-	49	-	18	68	100	50	150	45.2%
103.4420.04.000.000	Chemical Supplies	-	301	236	-	181	-	718	600	700	1,300	55.2%
103.4420.05.000.000	Lumber and Hardware	399	682	324	119	498	508	2,532	3,000	2,000	5,000	50.6%
103.4420.08.000.000	Dwelling Equipment/Supplies	909	-	95	313	-	7,941	9,258	1,500	9,000	10,500	88.2%
103.4420.09.000.000	Maintenance Equip/Supplies	97	4	-	341	768	2	1,212	500	1,200	1,700	71.3%
103.4423.08.000.000	Fire Protection/Testing/Monitor	-	-	-	745	651	267	1,663	4,800	(1,500)	3,300	50.4%
103.4430.00.000.000	Grounds Maintenance	-	-	-	1,065	-	-	1,065	800	800	1,600	66.5%
103.4430.01.000.000	Electrical Repair/Contract	295	-	-	-	-	-	295	2,000	(1,000)	1,000	29.5%
103.4430.02.000.000	Plumbing Repair/Contract	-	300	-	200	-	-	500	2,500		2,500	20.0%
103.4430.03.000.000	Painting/Decorating/Contract	2,417	-	-	2,338	-	3,452	8,206	6,000	8,000	14,000	58.6%
103.4430.04.000.000	Garbage Removal	2,778	3,072	3,089	3,063	2,917	2,917	17,836	35,147		35,147	50.7%
103.4430.05.000.000	Chemical Treatment/Contract	2,240	-	16	2,240	310	190	4,996	11,000		11,000	45.4%
103.4430.07.000.000	Minor Equipment Repairs	-	-	-	-	-	-	-	1,200		1,200	0.0%
103.4430.08.000.000	Major Equip Repair / Maint	-	-	-	-	-	-	-	4,000		4,000	0.0%
103.4430.10.000.000	Uniform and Mat Service	71	71	71	36	107	107	462	-		-	0.0%
103.4430.10.000.010	Mat Service-Old account use 443C	-	-	-	-	-	-	-	800		800	0.0%
103.4430.11.000.000	Building Repairs	838	-	-	-	-	442	1,279	4,000		4,000	32.0%
103.4431.00.000.000	Landscape Maintenance Contract	1,919	1,919	1,919	1,919	2,929	2,929	13,536	28,420		28,420	47.6%
103.4431.05.000.000	Trash/Yolo County Landfill	-	27	49	-	-	36	113	500		500	22.5%
103.4434.00.000.000	Tree Trimming	-	-	775	-	-	-	775	3,000	(1,000)	2,000	38.8%
103.4436.00.000.000	Maintenance Charges from Others	6,975	10,960	4,565	11,270	6,790	10,171	50,731	79,014	20,000	99,014	51.2%

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103.4480.00.000.000	Protective Services	290	-	-	290	-	600	1,179	1,000	1,500	2,500	47.2%
103.4510.00.000.000	Flood Insurance	2,759	2,759	2,759	5,681	-	2,826	16,784	33,000		33,000	50.9%
103.4510.01.000.000	General Liability Insurance	290	290	290	290	290	290	1,742	3,777		3,777	46.1%
103.4510.02.000.000	Auto Insurance	89	89	89	(266)	-	-	-	-		-	0.0%
103.4510.03.000.000	Property Insurance	1,244	1,244	1,244	1,244	1,244	1,244	7,461	17,217		17,217	43.3%
103.4520.00.000.000	PILOT	3,097	3,097	3,097	3,097	3,097	3,097	18,584	47,955	(10,000)	37,955	49.0%
103.4540.00.000.000	Admin Benefits	2,218	2,489	2,105	1,942	1,463	(1,227)	8,989	18,517	(1,000)	17,517	51.3%
103.4540.01.000.000	Retired Benefits	753	753	753	753	753	753	4,517	9,000		9,000	50.2%
103.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	10,000	(10,000)	-	0.0%
103.4540.20.000.000	Tenant Service Benefits	3	3	3	3	4	3	21	-	50	50	42.9%
103.4570.00.000.000	Collection Losses	-	-	-	-	-	-	-	2,500		2,500	0.0%
103.4600.01.000.000	OES Support Agreement	-	-	375	-	-	375	750	2,500		2,500	30.0%
	Total Expenses	62,834	58,891	61,872	70,011	54,611	68,513	376,732	757,358	12,750	770,108	48.9%
	Net Change in Fund Balance	(3,264)	1,067	(1,271)	11,000	(14,850)	(7,311)	(14,630)	25,387	(60,696)	(35,309)	

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HCV Administration												
200.3025.00.000.000	Admin Fees Earned	87,663	116,140	93,917	101,309	95,097	95,097	589,223	1,036,936	87,325	1,124,261	52.4%
200.3610.01.000.000	Interest Income-Admin Reserve	61	70	80	89	82	90	471	-	750	750	62.9%
200.3690.00.000.000	Fraud Income	105	402	293	68	145	197	1,210	5,000	(3,000)	2,000	60.5%
200.3690.01.000.000	Port In Admin Fees	334	114	114	145	198	198	1,103	2,000	(350)	1,650	66.8%
200.3690.02.000.000	Other Income	4,266	-	-	-	-	261	4,527	500	4,027	4,527	100.0%
	Total Revenue	92,430	116,726	94,403	101,611	95,522	95,843	596,534	1,044,436	88,752	1,133,188	52.6%
200.4110.00.000.000	Administrative Salaries Vouchers	23,128	21,312	24,084	33,599	23,274	24,610	150,007	284,246	25,768	310,014	48.4%
200.4110.10.000.000	FSS Coordinator	1,159	1,354	1,436	2,157	1,804	-	7,910	19,647	(1,647)	18,000	43.9%
200.4115.01.000.000	FSS P/R Taxes - Social Security/I	73	86	91	137	119	-	506	1,477		1,477	34.3%
200.4115.02.000.000	FSS P/R Taxes - SUI	-	-	-	-	-	-	-	174		174	0.0%
200.4115.04.000.000	FSS Retirement	192	222	235	353	106	-	1,107	3,132		3,132	35.3%
200.4115.05.000.000	FSS Workers Comp	9	10	11	16	14	-	61	178		178	34.3%
200.4125.01.000.000	Admin. P/R Taxes- Social Security	1,581	1,462	1,664	2,307	1,599	1,686	10,299	20,936		20,936	49.2%
200.4125.02.000.000	Admin. P/R Taxes- -SUI	-	-	47	74	47	28	196	2,430		2,430	8.1%
200.4125.04.000.000	Admin. Retirement	3,014	3,244	3,357	4,994	3,477	3,552	21,637	44,390		44,390	48.7%
200.4125.05.000.000	Admin. Workers Comp	409	366	421	580	403	416	2,596	5,192		5,192	50.0%
200.4140.00.000.000	Training	-	750	654	-	-	-	1,404	4,100		4,100	34.2%
200.4150.00.000.000	Travel	254	701	175	-	-	-	1,129	6,700		6,700	16.9%
200.4170.04.000.000	Contract Service Plan Updates	-	-	375	-	-	-	375	2,100		2,100	17.9%
200.4170.10.000.000	Professional Services	5,725	2,430	-	25	-	970	9,150	750	88,981	89,731	10.2%
200.4171.00.000.000	Auditing	-	-	5,556	-	-	-	5,556	13,900	(1,400)	12,500	44.4%
200.4180.00.000.000	147 Rent Allocation	2,102	2,102	2,102	2,102	2,102	2,102	12,615	25,230		25,230	50.0%
200.4190.00.000.000	Office Supplies	443	714	98	143	-	(133)	1,265	3,000	(500)	2,500	50.6%
200.4190.01.000.000	Postage	2,370	650	745	-	-	-	3,764	18,500		18,500	20.3%
200.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	8,423	8,423	5,000	16,845	21,845	38.6%
200.4190.03.000.000	Telephone	93	102	111	104	107	109	626	1,200		1,200	52.2%
200.4190.04.000.000	Other Misc. Costs	-	-	-	-	-	32	32	-		-	0.0%
200.4190.05.000.000	Membership Dues and Subscriptic	-	-	-	-	-	-	-	5,000		5,000	0.0%
200.4190.06.000.000	Fair Housing Services	-	-	1,250	-	-	1,250	2,500	4,000	1,000	5,000	50.0%
200.4190.07.000.000	Computer Support	-	-	3,092	-	-	3,092	6,183	18,626	(6,000)	12,626	49.0%
200.4190.09.000.000	Admin Fees Port-Outs	562	299	384	427	256	213	2,141	8,000	(4,000)	4,000	53.5%
200.4190.12.000.000	Office Machines/Leases	609	1,255	909	909	1,255	(4,770)	167	15,402	(14,000)	1,402	11.9%
200.4190.14.000.000	Criminal Background Checks	451	850	473	797	880	1,621	5,072	8,500	1,644	10,144	50.0%
200.4190.16.000.000	Meeting Supplies/Expense	-	-	-	-	-	-	-	100		100	0.0%
200.4190.17.000.000	Office Equipment	1,804	-	-	-	-	-	1,804	-	1,804	1,804	100.0%
200.4190.20.000.000	Advertising	718	44	-	-	373	-	1,136	1,200	1,071	2,271	50.0%
200.4230.10.000.000	Contract Services	-	-	-	-	645	(645)	-	-		-	0.0%
200.4400.06.000.000	HCV Management Fee	18,720	18,648	18,468	18,444	18,168	18,552	111,000	227,038		227,038	48.9%
200.4400.07.000.000	HCV Bookkeeping Fee	11,700	11,655	11,543	11,528	11,355	11,595	69,375	136,800		136,800	50.7%
200.4401.00.000.000	IT Services	875	1,000	875	1,625	1,000	1,125	6,500	18,000	(5,000)	13,000	50.0%
200.4420.07.000.000	Gas / Oil	96	-	46	38	42	-	223	1,000		1,000	22.3%

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200.4430.01.000.000	Vehicle Repair & Maintenance	78	-	17	7	138	-	240	300	200	500	48.0%
200.4430.10.000.000	Uniforms	-	-	-	-	-	-	-	275		275	0.0%
200.4436.00.000.000	Maintenance Charges from AMPS	130	-	-	-	-	-	130	500	(250)	250	52.0%
200.4510.01.000.000	General Liability Insurance	520	520	520	520	520	520	3,122	6,826		6,826	45.7%
200.4510.02.000.000	Auto Insurance	91	91	91	91	91	91	549	1,200		1,200	45.7%
200.4540.00.000.000	Health Benefits	4,153	6,348	6,290	4,992	6,038	(1,976)	25,845	80,418	(23,360)	57,058	45.3%
200.4540.01.000.000	Retired Benefits	614	614	614	614	-	614	3,072	10,000	(2,500)	7,500	41.0%
200.4540.02.000.000	FSS Coordinator Health Benefits	337	517	521	536	549	(561)	1,899	5,280	(1,500)	3,780	50.2%
200.4600.01.000.000	OEC Support Agreement	-	-	375	-	-	375	750	2,500		2,500	30.0%
200.4715.00.000.000	HAP	-	(1,931)	(1,633)	-	-	3,564	-	-		-	0.0%
Total Expenses		82,011	75,415	84,996	87,120	74,364	76,457	480,364	1,013,248	77,156	1,090,404	44.1%
Net Change in Fund Balance		10,419	41,310	9,407	14,491	21,158	19,385	116,170	31,188	11,596	42,784	

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HCV - HAP Payments												
201.3610.00.000.000	HAP Reserve Interest Income	100	-	-	-	-	-	100	-	-	-	0.0%
201.3690.00.000.000	HAP Fraud Income (50%)	105	402	293	68	145	197	1,210	1,600		1,600	75.6%
201.8025.00.000.000	HAP Contributions Received from	874,233	944,024	917,047	917,276	925,138	929,313	5,507,031	11,534,460	(555,814)	10,978,646	50.2%
	Total Revenue	874,439	944,426	917,340	917,344	925,283	929,510	5,508,341	11,536,060	(555,814)	10,980,246	50.2%
201.4715.00.000.000	HAP Payments	889,262	894,660	918,999	917,961	897,771	907,226	5,425,878	11,534,976	(474,928)	11,060,048	49.1%
201.4715.01.000.000	HAP FSS Escrow Payments	-	5,262	-	6,551	-	5,960	17,773	28,000		28,000	63.5%
201.4715.02.000.000	HAP Payments Outgoing Ports	5,924	3,449	4,795	4,024	2,678	3,429	24,299	137,495		137,495	17.7%
201.4715.04.000.000	HAP Utilities	2,048	2,462	2,683	2,535	2,329	2,564	14,622	37,750		37,750	38.7%
	Total Expenses	897,234	905,833	926,477	931,071	902,778	919,179	5,482,571	11,738,221	(474,928)	11,263,293	48.7%
	Net Change in Fund Balance	(22,795)	38,593	(9,137)	(13,727)	22,505	10,331	25,770	(202,161)	(80,886)	(283,047)	

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COCC (General Fund)												
310.3400.01.000.000	LIPH Management Fees	24,613	24,845	24,729	24,729	24,671	24,613	148,202	294,078		294,078	50.4%
310.3400.02.000.000	LIPH Bookkeeping Fees	3,180	3,210	3,195	3,195	3,188	3,180	19,148	38,014		38,014	50.4%
310.3400.03.000.000	LIPH Asset Management Fees	4,310	4,310	4,310	4,310	4,310	4,310	25,860	50,685		50,685	51.0%
310.3400.06.000.000	HCV Program Management Fees	18,720	18,648	18,468	18,444	18,168	18,552	111,000	227,038		227,038	48.9%
310.3400.07.000.000	HCV Program Bookkeeping Fees	11,700	11,655	11,543	11,528	11,355	11,595	69,375	136,800		136,800	50.7%
310.3400.10.000.000	Capital Fund 1410 Admin Costs/M	-	-	-	-	-	-	-	100,000	(27,089)	72,911	0.0%
310.3400.11.000.000	Davis RD-880 Mgmt Fund	-	-	-	-	-	-	-	10,000	(10,000)	-	0.0%
310.3410.00.320.000	ADMH Management Fees	675	675	675	675	675	675	4,050	8,100		8,100	50.0%
310.3410.00.402.000	Cttwd Mgmt Fees & Salary Reimb	1,610	1,610	1,610	1,610	1,610	1,610	9,660	19,320		19,320	50.0%
310.3410.00.501.000	Davis MC Management Fees	3,200	3,200	3,200	3,200	3,200	3,200	19,200	38,904		38,904	49.4%
310.3410.00.502.000	Madison MC Management Fees	4,302	4,302	4,302	4,302	4,302	4,302	25,812	52,195		52,195	49.5%
310.3410.00.503.000	Rehrman (Dixon) MC Managemer	3,477	3,477	3,477	3,477	3,477	3,477	20,862	41,729		41,729	50.0%
310.3410.00.600.000	Davis Solar Management Fee	434	434	434	434	372	372	2,480	3,762	950	4,712	52.6%
310.3410.00.700.000	Pacifico Management Fees	3,500	3,500	3,500	3,500	3,500	3,500	21,000	42,000		42,000	50.0%
310.3410.01.501.000	Davis MC Mgmt Fee Contra - Unft	-	-	(3,942)	-	-	-	(3,942)	(20,000)		(20,000)	19.7%
310.3410.01.502.000	Madison MC Mgmt Fee Contra - U	-	-	-	-	-	-	-	(8,000)		(8,000)	0.0%
310.3410.01.503.000	Dixon MC Mgmt Fee Contra - Unft	-	-	-	-	-	-	-	(1,000)		(1,000)	0.0%
310.3435.00.000.000	IT Billed	4,000	4,125	5,250	7,000	4,125	5,125	29,625	62,000		62,000	47.8%
310.3436.00.000.000	Maintenance Charges to AMPS	42,505	45,325	53,476	65,893	42,069	95,356	344,623	524,300	81,407	605,707	56.9%
310.3500.00.413.000	Crosswood Developer Fee	-	-	-	-	-	-	-	50,000		50,000	0.0%
310.3610.00.000.000	Interest Income	82	19	39	22	19	26	208	350		350	59.3%
310.3610.10.000.000	Bank Interest from Migrant CARE	-	-	-	-	-	-	-	100	(100)	-	0.0%
310.3690.00.000.000	Other Income	17,866	-	197	83	-	737	18,884	40,596		40,596	46.5%
310.3690.01.000.000	Staff Consulting Services Income	-	-	-	-	-	-	-	7,500		7,500	0.0%
310.3690.05.000.000	Donation Income	384	384	384	1,776	1,184	3,544	7,656	4,800	3,000	7,800	98.1%
310.3690.20.000.000	Discounts Taken	-	(1)	8	5	-	-	12	25		25	47.4%
310.3690.31.000.000	Income-Copier Usage Charges to	-	-	-	-	-	5,673	5,673	-	32,673	32,673	17.4%
310.9110.00.000.000	Operating Transfers In	-	-	-	-	1,797	-	1,797	-	5,800	5,800	31.0%
	Total Revenue	144,559	129,719	134,855	154,182	128,021	189,847	881,183	1,723,296	86,641	1,809,937	48.7%
310.4110.00.000.000	Administrative Salaries	54,064	70,226	73,205	92,051	59,333	53,670	402,548	672,799	72,371	745,170	54.0%
310.4125.01.000.000	Admin. P/R Taxes- Social Security	3,765	4,967	5,162	5,787	3,525	2,475	25,680	49,151	2,639	51,790	49.6%
310.4125.02.000.000	Admin. P/R Taxes- -SUI	160	71	12	19	119	(133)	248	3,845	2,150	5,995	4.1%
310.4125.04.000.000	Admin. Retirement	7,348	9,593	9,832	11,959	7,841	7,618	54,192	93,595	8,159	101,754	53.3%
310.4125.05.000.000	Admin. Workers Comp	2,293	2,841	3,094	2,233	1,454	1,282	13,197	16,646	6,748	23,394	56.4%
310.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	44,000	6,000	50,000	0.0%
310.4140.00.000.000	Training	475	990	1,605	-	-	195	3,265	9,592		9,592	34.0%
310.4150.00.000.000	Travel	730	3,919	305	-	3,471	1,576	10,000	16,252		16,252	61.5%
310.4170.04.000.000	Contract Service - Plan Updates	-	807	-	-	-	-	807	-	1,800	1,800	44.8%
310.4170.06.000.000	Contract Service - Clerk of the Bo	-	-	999	-	-	968	1,967	5,000		5,000	39.3%
310.4170.10.000.000	Professional Services	-	21	21	750	-	-	792	15,000		15,000	5.3%
310.4171.00.000.000	Auditing	-	-	3,472	-	-	-	3,472	5,250	1,250	6,500	53.4%

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310.4180.00.000.000	147 Rent Allocation	3,009	3,009	3,009	3,009	3,009	3,009	18,057	36,113		36,113	50.0%
310.4190.00.000.000	Postage	250	82	73	-	-	-	405	2,500	(1,000)	1,500	27.0%
310.4190.01.000.000	Office Supplies	789	249	786	226	401	934	3,384	8,500		8,500	39.8%
310.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	1,103	1,103	1,500	3,803	5,303	20.8%
310.4190.03.000.000	Telephone	1,735	2,243	1,796	1,760	1,770	1,819	11,123	17,925	4,322	22,247	50.0%
310.4190.04.000.000	Board Stipends	250	250	-	350	-	350	1,200	4,500		4,500	26.7%
310.4190.05.000.000	Dues & Subscriptions	800	-	-	-	-	730	1,530	3,315		3,315	46.2%
310.4190.07.000.000	Computer Support-Tenmast	-	-	2,695	-	-	2,695	5,389	18,000		18,000	29.9%
310.4190.08.000.000	Computer Services	-	356	-	-	2,935	120	3,411	1,500	3,000	4,500	75.8%
310.4190.12.000.000	Office Machines/Leases	2,561	1,581	1,534	1,534	1,581	2,250	11,041	15,000	9,163	24,163	45.7%
310.4190.13.000.000	Meeting Expense	47	8	-	-	-	-	55	2,500		2,500	2.2%
310.4190.14.000.000	Advertising	-	184	194	-	-	-	378	2,500		2,500	15.1%
310.4190.16.000.000	P/R Processing Fee	261	214	257	-	222	228	1,183	4,750	(2,000)	2,750	43.0%
310.4190.18.000.000	Taxes, Fees and Assessments	-	-	-	-	-	-	-	100		100	0.0%
310.4190.23.000.000	Computer Equipment	6,952	70	116	-	-	-	7,138	2,000	10,000	12,000	59.5%
310.4310.00.000.000	Water - Davis Lot Fee	2	-	2	2	2	-	8	-		-	0.0%
310.4410.00.000.000	Maintenance Salaries	1,564	7,533	7,672	35,900	25,987	25,771	104,428	248,549	5,284	253,833	41.1%
310.4415.01.000.000	Maintenance P/R Taxes- Social St	143	528	543	2,600	1,880	1,839	7,533	18,627		18,627	40.4%
310.4415.02.000.000	Maintenance P/R Taxes- -SUI	45	131	131	111	-	-	418	2,170		2,170	19.3%
310.4415.04.000.000	Maintenance Retirement	203	1,118	1,118	5,231	3,652	3,603	14,925	39,494		39,494	37.8%
310.4415.05.000.000	Maintenance Workers Comp	183	752	762	2,929	2,666	2,606	9,898	27,027		27,027	36.6%
310.4420.00.000.000	Maintenance Supplies	-	-	-	707	(442)	-	265	150		150	176.7%
310.4420.07.000.000	Gas & Oil Vehicles/Repairs Fleet \	2,539	2,923	2,913	1,329	2,182	739	12,626	15,000	7,211	22,211	56.8%
310.4430.06.000.000	Trash Truck- Insurance/Fuel/Repa	2,481	609	878	2,561	453	455	7,438	11,000	3,502	14,502	51.3%
310.4430.08.000.000	Automotive Repairs	-	-	20	144	-	55	219	-		-	0.0%
310.4430.10.000.000	Uniform and Mat Service	-	-	-	-	-	-	-	1,200		1,200	0.0%
310.4510.01.000.000	General Liability Insurance	17	17	17	17	17	17	104	250		250	41.4%
310.4510.02.000.000	Auto Insurance	380	380	380	1,764	726	726	4,353	5,000	3,707	8,707	50.0%
310.4540.00.000.000	Admin Benefits	4,760	9,711	10,459	6,807	6,728	(728)	37,738	102,434		102,434	36.8%
310.4540.01.000.000	Retired Admin Benefits	2,096	2,096	2,096	2,096	2,096	864	11,342	25,000		25,000	45.4%
310.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	100,000	(43,450)	56,550	0.0%
310.4540.10.000.000	Maintenance Benefits	(1,014)	135	135	3,067	3,380	514	6,218	53,544		53,544	11.6%
310.4550.00.000.000	Bank Fees & Finance Chgs	0	-	-	-	-	1	2	-		-	0.0%
310.4600.01.000.000	OES Support Agreement	-	-	1,000	-	-	1,000	2,000	4,000		4,000	50.0%
Total Expenses		98,888	127,613	136,292	184,943	134,990	118,352	801,079	1,705,278	104,658	1,809,936	44.3%
Net Change in Fund Balance		45,671	2,105	(1,437)	(30,761)	(6,969)	71,495	80,105	18,018	(18,018)	0	

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Admin Building												
147.3200.00.000.000	Rent Income Commercial	2,871	2,871	2,871	2,871	2,871	2,871	17,224	33,874		33,874	50.8%
147.3400.00.000.000	Space Rental Income	8,045	8,045	8,045	8,045	8,045	8,045	48,269	125,143	(28,604)	96,539	50.0%
147.3690.00.000.000	Other Income	-	-	-	-	-	-	-	-		-	0.0%
147.3700.00.000.000	Capital Fund Debt Service Revent	-	-	-	-	-	-	-	167,898		167,898	0.0%
147.9110.00.000.000	Operating Transfers In	-	-	27,983	-	41,974	-	69,957	-		-	0.0%
	Total Revenue	10,916	10,916	38,899	10,916	52,890	10,916	135,451	326,915	(28,604)	298,311	45.4%
147.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	750		750	0.0%
147.4171.00.000.000	Audit Fees (CF cost certs for CFFI	-	-	3,500	-	-	-	3,500	-	3,500	3,500	100.0%
147.4190.18.000.000	Taxes, Fees & Assessments	2,274	-	-	-	-	-	2,274	6,000		6,000	37.9%
147.4310.00.000.000	Water-West Main	183	257	122	181	150	155	1,048	2,200		2,200	47.6%
147.4320.00.000.000	Electricity- West Main	3,198	2,709	2,827	2,436	1,744	1,195	14,110	22,500	6,000	28,500	49.5%
147.4330.00.000.000	Gas- West Main	25	23	22	24	22	66	182	1,200		1,200	15.2%
147.4390.00.000.000	Sewerage- West Main	51	35	35	35	35	35	226	500		500	45.1%
147.4420.00.000.000	Maintenance Supplies	137	189	183	475	-	971	1,954	2,500		2,500	78.2%
147.4421.00.000.000	Building Maintenance	70	-	-	452	-	-	522	5,000	(5,000)	-	0.0%
147.4430.00.000.000	Mat Service	209	139	139	209	139	279	1,116	1,600	700	2,300	48.5%
147.4430.04.000.000	Trash Pick-Up	-	-	150	-	-	150	300	500	100	600	50.0%
147.4431.00.000.000	Landscape Maintenance	229	229	229	229	334	334	1,585	3,500		3,500	45.3%
147.4436.00.000.000	Maintenance Charges from Others	1,398	2,178	1,760	4,260	2,190	1,485	13,270	23,250	4,000	27,250	48.7%
147.4480.00.000.000	Protective Services	1,027	778	778	1,027	778	1,138	5,523	10,000	1,046	11,046	50.0%
147.4510.03.000.000	Property Insurance	170	170	170	170	170	170	1,023	2,627	(550)	2,077	49.2%
147.4580.01.000.000	Interest Exp-Loan #1 \$2,240,000 L	1,875	1,912	1,888	1,803	1,839	1,757	11,075	167,898		167,898	6.6%
	Total Expenses	10,848	8,619	11,803	11,301	7,401	7,736	57,708	250,025	9,796	259,821	22.2%
	Net Change in Fund Balance	68	2,296	27,096	(386)	45,489	3,180	77,743	76,890	(38,401)	38,489	

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ADMH/Helen Thomson Homes												
320.3610.00.000.000	Interest Income on ADMH Reserv	0	0	0	0	1	1	3	-		-	0.0%
320.3690.00.000.000	Other government revenues	-	-	-	-	-	-	-	30,750		30,750	0.0%
	Total Revenue	0	0	0	0	1	1	3	30,750	-	30,750	0.0%
320.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	4	4	-	25	25	14.2%
320.4190.14.010.000	Background Check - Meadowlark	-	-	-	-	-	-	-	500	(250)	250	0.0%
320.4190.14.020.000	Background Check - Trinity	53	-	-	40	-	-	93	500	(250)	250	37.0%
320.4190.18.010.000	Property Taxes, Assessments and	-	-	-	1,147	-	-	1,147	2,300	(1,000)	1,300	88.3%
320.4310.01.010.000	Water - Meadowlark	37	37	37	37	37	37	222	500		500	44.5%
320.4310.01.020.000	Water - Trinity	92	62	72	59	46	45	376	1,200	(200)	1,000	37.6%
320.4320.00.010.000	Electric Service - Meadowlark	327	333	327	261	159	87	1,494	2,300	200	2,500	59.8%
320.4320.00.020.000	Electric Expense - Trinity	422	406	357	231	96	121	1,631	2,100	500	2,600	62.7%
320.4330.00.010.000	Gas - Meadowlark	84	54	38	30	31	89	326	900		900	36.3%
320.4330.00.020.000	Gas - Trinity	12	15	14	16	16	62	134	650		650	20.6%
320.4390.00.010.000	Sewer - Meadowlark	37	37	37	37	37	37	224	400		400	56.0%
320.4390.00.020.000	Sewer - Trinity	44	44	44	44	44	44	264	500		500	52.9%
320.4400.01.010.000	Management Fee Expense - Medc	675	675	675	(675)	338	338	2,025	8,100	(4,050)	4,050	50.0%
320.4400.01.020.000	Management Fee Expense - Trinit	-	-	-	1,350	338	338	2,025	-	4,050	4,050	50.0%
320.4420.00.010.000	Materials - Meadowlark	-	12	16	-	-	404	433	825		825	52.5%
320.4420.00.020.000	Materials - Trinity	-	-	-	-	-	-	-	825		825	0.0%
320.4421.00.000.000	Maintenance Repairs - Meadowlark	-	-	-	-	-	-	-	300		300	0.0%
320.4421.00.020.000	Maintenance repairs - Trinity	22	-	-	-	-	-	22	-	775	775	2.9%
320.4430.00.010.000	Grounds Maintenance - Meadowlark	-	-	-	-	-	-	-	700		700	0.0%
320.4430.00.020.000	Grounds Maintenance - Trinity	122	122	122	122	122	122	732	1,500		1,500	48.8%
320.4430.04.010.000	Garbage and Trash Removal - Me	20	20	20	20	20	20	119	250		250	47.7%
320.4430.04.020.000	Garbage and Trash Removal - Trii	58	-	58	-	58	-	174	400		400	43.4%
320.4430.05.010.000	Chemical Treatment - Meadowlark	-	-	-	-	-	-	-	100		100	0.0%
320.4430.05.020.000	Chemical Treatment - Trinity	-	-	-	-	-	-	-	100		100	0.0%
320.4436.00.010.000	Maintenance Charges from Others	-	163	-	130	65	28	385	1,000		1,000	38.5%
320.4436.00.020.000	Maintenance Charges from Others	-	-	-	-	-	-	-	1,000		1,000	0.0%
320.4510.03.010.000	Property Insurance - Meadowlark	24	24	24	24	24	24	144	-		-	0.0%
320.4510.03.020.000	Property Insurance - Trinity	15	15	15	15	15	15	88	-		-	0.0%
320.4610.00.020.000	Extraordinary Maintenance - Trinit	-	-	809	-	-	-	809	-		-	0.0%
	RR Contrib - Meadowlark	-	-	-	-	-	-	-	2,000		2,000	0.0%
	RR Contrib - Trinity	-	-	-	-	-	-	-	2,000		2,000	0.0%
	Total Expenses	2,044	2,019	2,665	2,887	1,445	1,813	12,872	30,950	(200)	30,750	41.9%
	Net Change in Fund Balance	(2,043)	(2,019)	(2,664)	(2,887)	(1,444)	(1,812)	(12,869)	(200)	200	-	

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New Hope CDC/Cottonwood												
400.3110.00.000.000	Dwelling Rent-Market Rate Units	20,274	19,230	21,711	20,512	20,512	20,549	122,789	244,770		244,770	50.2%
400.3110.01.000.000	Dwelling Rent-RHCP Units	4,604	4,674	4,674	4,674	4,677	4,914	28,217	53,913		53,913	52.3%
400.3369.01.000.000	RHCP - State Annuity Receipts	-	-	-	-	-	-	-	-	6,111	6,111	0.0%
400.3610.00.000.000	Interest Income	14	16	16	18	18	22	105	100	50	150	70.0%
400.3610.01.000.000	Interest on Replacement Reserve	23	22	24	24	22	26	141	250		250	56.5%
400.3690.00.000.000	Other Income	35	-	-	246	35	203	519	1,200		1,200	43.2%
400.3690.01.000.000	Contribution Income	-	132	-	-	-	-	132	2,400		2,400	5.5%
400.3690.03.000.000	Other Income Tenant Cottonwood	124	590	-	20	-	-	734	1,425		1,425	51.5%
400.3690.04.000.000	Other Program Charges-RHCP Ur	-	83	-	-	-	-	83	600	(400)	200	41.4%
400.3690.05.000.000	Vending Income	219	16	239	-	221	249	945	2,500		2,500	37.8%
Total Revenue		25,294	24,763	26,665	25,494	25,485	25,963	153,664	307,158	5,761	312,919	49.1%
400.4110.00.000.000	Administration Salaries	462	1,371	1,233	1,978	1,353	1,533	7,930	29,414		29,414	27.0%
400.4125.01.000.000	Admin. P/R Taxes - Social Securit	28	95	84	135	93	105	539	2,220		2,220	24.3%
400.4125.02.000.000	Admin. P/R Taxes - SUI	6	-	-	-	-	-	6	508		508	1.2%
400.4125.04.000.000	Admin. Retirement	44	109	73	127	93	107	554	3,149		3,149	17.6%
400.4125.05.000.000	Admin. Workers Comp	26	48	23	37	26	29	189	612		612	30.9%
400.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	750		750	0.0%
400.4140.00.000.000	Training	-	-	-	-	-	-	-	500		500	0.0%
400.4150.00.000.000	Travel	-	-	-	-	-	-	-	100		100	0.0%
400.4170.05.000.000	Contract Services	-	-	-	-	-	-	-	500		500	0.0%
400.4171.00.000.000	Auditing	-	-	5,109	-	-	-	5,109	7,600	1,000	8,600	59.4%
400.4190.00.000.000	Postage	-	-	-	-	-	-	-	200		200	0.0%
400.4190.01.000.000	Office Supplies	96	-	208	-	-	-	304	550		550	55.2%
400.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	7	7	-		-	0.0%
400.4190.03.000.000	Telephone	82	88	83	87	107	106	553	1,400		1,400	39.5%
400.4190.05.000.000	Membership Dues and Subscriptic	-	15	-	-	-	-	15	100		100	14.9%
400.4190.07.000.000	Computer Services	58	53	475	53	-	427	1,065	2,500		2,500	42.6%
400.4190.11.000.000	Office Equipment	-	-	-	-	-	-	-	200		200	0.0%
400.4190.12.000.000	Office Machines/Leases	55	55	55	55	55	55	327	-	668	668	49.0%
400.4190.14.000.000	Criminal Background Checks	28	19	-	-	-	-	47	300		300	15.6%
400.4190.18.000.000	Taxes, Assessments & Fees	75	-	3,978	1,326	1,326	1,606	8,311	17,500		17,500	47.5%
400.4190.20.000.000	Advertising	(314)	314	-	-	-	-	(0)	250		250	-0.1%
400.4190.22.000.000	Meeting Supplies/Expense	-	-	-	-	-	-	-	50		50	0.0%
400.4190.23.000.000	Computer Equipment	1,203	-	-	-	-	-	1,203	-	1,203	1,203	100.0%
400.4310.00.000.000	Water	719	605	617	593	593	613	3,740	11,081		11,081	33.8%
400.4320.00.000.000	Electricity	518	580	484	419	449	341	2,791	5,816		5,816	48.0%
400.4330.00.000.000	Gas	57	82	62	66	79	87	431	900		900	47.9%
400.4390.00.000.000	Sewerage	1,351	1,351	1,351	1,351	1,351	1,351	8,108	15,000	1,216	16,216	50.0%
400.4400.01.000.000	Management Fee to YCH	1,610	1,610	1,610	1,610	1,610	1,610	9,660	19,320		19,320	50.0%
400.4401.00.000.000	IT Services	375	375	250	250	-	375	1,625	7,500	(1,543)	5,957	27.3%
400.4420.09.000.000	Maintenance Equipment/Supplies	273	15	74	-	362	-	724	2,500		2,500	29.0%

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400.4423.08.000.000	Fire Protection/Testing/Monitoring	-	-	-	-	54	-	54	500		500	10.8%
400.4430.00.000.000	Grounds Maintenance Contracts	229	229	229	229	229	229	1,375	4,000		4,000	34.4%
400.4430.02.000.000	Maintenance Contracts	281	251	251	456	251	251	1,742	7,500		7,500	23.2%
400.4430.03.000.000	Painting and Decorating Contracts	-	375	-	-	-	-	375	7,000	(1,543)	5,457	6.9%
400.4430.04.000.000	Garbage and Trash Removal	754	620	486	620	620	620	3,720	7,500		7,500	49.6%
400.4430.05.000.000	Chemical Treatment Contract	-	-	-	-	-	-	-	-		-	0.0%
400.4430.11.000.000	Building Repairs	1,405	497	-	464	-	-	2,367	6,000	25,000	31,000	7.6%
400.4430.12.000.000	Janitorial Services	75	110	-	-	-	-	185	500		500	37.0%
400.4436.00.000.000	Maintenance Charges from Others	553	455	716	1,098	715	390	3,926	14,500	(4,000)	10,500	37.4%
400.4480.00.000.000	Protective Services	156	-	-	156	-	-	312	650		650	48.0%
400.4510.01.000.000	General Liability Insurance	405	405	405	405	405	405	2,431	3,513	2,000	5,513	44.1%
400.4510.03.000.000	Property Insurance	459	459	459	459	459	459	2,752	5,759		5,759	47.8%
400.4510.05.000.000	Director's Risk Insurance	-	-	-	-	-	-	-	1,800		1,800	0.0%
400.4540.00.000.000	Admin Benefits	26	150	166	331	335	4	1,011	6,292	(3,000)	3,292	30.7%
400.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	500	5,000	5,500	0.0%
400.4570.00.000.000	Collection Loss	-	-	-	-	-	-	-	500		500	0.0%
400.5615.00.000.000	Interest on Note Payable FNB	4,237	4,370	4,363	4,216	4,349	4,202	25,738	83,695		83,695	30.8%
	Total Expenses	15,330	14,706	22,843	16,522	14,914	14,911	99,226	280,730	26,001	306,731	32.3%
	Net Change in Fund Balance	9,964	10,057	3,822	8,973	10,571	11,051	54,438	26,428	(20,240)	6,188	

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Davis Migrant Center												
501.3690.02.000.000	Operating Contract Revenue	82,474	28,668	30,278	22,134	-	31,974	195,528	427,945		427,945	45.7%
	Total Revenue	82,474	28,668	30,278	22,134	-	31,974	195,528	427,945	-	427,945	45.7%
501.4110.00.000.000	Administrative Salaries	1,765	1,795	1,282	554	1,139	6,416	12,952	19,338		19,338	67.0%
501.4125.01.000.000	Admin. P/R Taxes- Social Security	126	126	92	40	82	396	860	1,421		1,421	60.5%
501.4125.02.000.000	Admin. P/R Taxes- -SUI	(2)	-	-	-	-	-	(2)	174		174	-1.4%
501.4125.04.000.000	Admin. Retirement	281	293	160	68	141	1,000	1,943	3,014		3,014	64.5%
501.4125.05.000.000	Admin. Workers Comp	200	182	133	38	84	118	755	636		636	118.7%
501.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
501.4140.00.000.000	Training	-	-	-	-	-	-	-	1,150		1,150	0.0%
501.4150.00.000.000	Travel - Ops	39	-	-	87	57	12	195	200		200	97.3%
501.4150.01.000.000	Travel - Admin	78	-	-	-	-	-	78	-		-	0.0%
501.4171.00.000.000	Auditing	-	-	579	-	-	-	579	1,250		1,250	46.3%
501.4190.00.000.000	YCH Contract Mgmt Fee	3,200	3,200	3,200	3,200	3,200	3,200	19,200	38,904		38,904	49.4%
501.4190.01.000.000	Office Supplies	-	-	-	-	-	-	-	1,800		1,800	0.0%
501.4190.03.000.000	Telephone	174	175	170	174	454	174	1,321	1,350		1,350	97.9%
501.4190.04.000.000	Other Misc. Costs	-	202	23	-	-	-	226	-		-	0.0%
501.4190.05.000.000	Membership & Dues	-	-	-	-	-	-	-	150		150	0.0%
501.4190.06.000.000	Auto Maintenance / Repairs	62	-	454	-	-	-	515	6,325		6,325	8.1%
501.4190.07.000.000	Gas / Oil	116	401	354	547	129	-	1,547	3,000		3,000	51.6%
501.4190.08.000.000	Minor Equip Repair / Maint	-	-	-	-	-	-	-	500		500	0.0%
501.4190.10.000.000	Computer Software Chgs.	-	-	500	375	625	(1,500)	-	-		-	0.0%
501.4190.18.000.000	Taxes, Assessments & Fees	(4,500)	-	-	-	4,500	-	-	5,350		5,350	0.0%
501.4310.00.000.000	Water	-	6,166	1,833	1,914	6,036	(4,350)	11,600	35,000		35,000	33.1%
501.4320.00.000.000	Electricity	2,677	3,101	3,127	1,435	920	655	11,916	25,000		25,000	47.7%
501.4330.00.000.000	Gas	1,554	2,446	920	1,854	-	926	7,701	14,000		14,000	55.0%
501.4390.00.000.000	Sewerage	1,200	900	1,071	900	3,249	7,371	14,690	2,000		2,000	734.5%
501.4401.00.000.000	IT Services	-	-	-	-	-	1,875	1,875	-		-	0.0%
501.4410.00.000.000	Maintenance Salaries	4,101	3,333	3,548	5,020	3,990	-	19,992	49,431	(10,000)	39,431	50.7%
501.4415.01.000.000	Maintenance P/R Taxes- Social St	253	210	226	317	263	-	1,270	3,781		3,781	33.6%
501.4415.02.000.000	Maintenance P/R Taxes- -SUI	-	-	-	-	-	-	-	543		543	0.0%
501.4415.04.000.000	Maintenance Retirement	471	494	495	737	355	-	2,553	8,018		8,018	31.8%
501.4415.05.000.000	Maintenance Workers Comp	368	305	328	460	382	-	1,843	5,487		5,487	33.6%
501.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
501.4420.00.000.000	Maintenance Supplies	537	-	-	-	19	-	556	-		-	0.0%
501.4420.05.000.000	Lumber and Hardware	94	-	-	-	179	-	273	2,500		2,500	10.9%
501.4430.00.000.000	Maintenance Contracts	1,196	-	(1,196)	-	-	-	-	4,250		4,250	0.0%
501.4430.01.000.000	Water Well Maintenance	-	-	-	-	-	-	-	11,000		11,000	0.0%
501.4430.02.000.000	Grounds Maintenance	-	67	187	-	-	-	254	3,200		3,200	7.9%
501.4430.04.000.000	Rubbish & Trash Removal	1,026	1,345	1,098	1,045	576	143	5,231	11,000		11,000	47.6%
501.4430.05.000.000	Elec/Plumb/Paint Supplies	(32)	-	2	-	-	-	(30)	1,550		1,550	-2.0%
501.4430.06.000.000	Vehicle Repair & Maintenance	-	-	-	-	449	-	449	600		600	74.8%

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501.4430.10.000.000	Uniforms	-	-	-	-	-	-	-	300		300	0.0%
501.4436.00.000.000	Maintenance Charges from Others	-	-	2,600	-	-	22,715	25,315	-	25,315	25,315	100.0%
501.4480.00.000.000	Protective Services	-	-	1,307	-	-	-	1,307	1,500		1,500	87.1%
501.4510.01.000.000	General Liability Insurance	210	210	210	210	210	210	1,259	2,384		2,384	52.8%
501.4510.02.000.000	Auto Insurance	136	136	136	136	136	136	816	1,700		1,700	48.0%
501.4510.03.000.000	Property Insurance	843	843	843	843	843	843	5,057	10,813		10,813	46.8%
501.4540.00.000.000	Admin Benefits	(135)	230	183	49	209	2,340	2,877	6,429		6,429	44.7%
501.4540.01.000.000	Retired Benefits	1,098	1,098	1,098	1,098	1,098	1,397	6,889	20,000		20,000	34.4%
501.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	10,000		10,000	0.0%
501.4540.10.000.000	Maintenance Benefits	1,057	1,409	1,346	1,409	1,279	(2,104)	4,396	21,075		21,075	20.9%
501.4540.90.000.000	Unfunded OMS Costs	-	-	-	-	-	-	-	(20,000)		(20,000)	0.0%
501.4900.01.000.000	Payment to Reserves	-	-	-	-	-	-	-	48,000		48,000	0.0%
501.5610.01.000.000	Loan Payment (Prn & Int)	-	-	59,779	-	-	-	59,779	59,779		59,779	100.0%
Total Expenses		18,192	28,668	86,088	22,509	30,605	41,973	228,034	423,902	15,315	439,217	51.9%
Net Change in Fund Balance		64,282	-	(55,810)	(375)	(30,605)	(9,998)	(32,506)	4,043	(15,315)	(11,272)	

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Madison Migrant Center												
502.3610.10.000.000	Interest Income Madison Reserve	8	8	9	8	7	9	49	-		-	0.0%
502.3690.02.000.000	Operating Contract Revenue	119,927	31,257	36,041	29,844	-	93,121	310,191	574,142		574,142	54.0%
	Total Revenue	119,936	31,264	36,050	29,852	7	93,130	310,240	574,142	-	574,142	54.0%
502.4110.00.000.000	Administrative Salaries	(53)	706	639	893	483	6,380	9,048	19,106		19,106	47.4%
502.4125.01.000.000	Admin. P/R Taxes- Social Security	0	51	47	65	36	396	595	1,403		1,403	42.4%
502.4125.02.000.000	Admin. P/R Taxes- -SUI	4	-	-	-	-	-	4	169		169	2.1%
502.4125.04.000.000	Admin. Retirement	(33)	70	55	82	42	985	1,200	2,975		2,975	40.4%
502.4125.05.000.000	Admin. Wokers Comp	9	49	46	50	21	127	302	631		631	47.9%
502.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
502.4140.00.000.000	Training	-	-	-	-	-	-	-	1,100		1,100	0.0%
502.4150.00.000.000	Travel - Ops	39	-	-	80	57	-	176	400		400	44.0%
502.4150.01.000.000	Travel - Admin	78	-	-	-	-	-	78	-		-	0.0%
502.4170.10.000.000	Professional Services	-	-	-	-	-	-	-	1,000		1,000	0.0%
502.4171.00.000.000	Auditing	-	-	579	-	-	-	579	1,250		1,250	46.3%
502.4190.00.000.000	YCH Contract Mgmt Fee	4,302	4,302	4,302	4,302	4,302	4,302	25,812	52,195		52,195	49.5%
502.4190.01.000.000	Office Supplies	-	-	-	-	-	-	-	1,800		1,800	0.0%
502.4190.03.000.000	Telephone	228	209	213	210	210	210	1,281	1,500		1,500	85.4%
502.4190.04.000.000	Other Misc. Costs	-	46	46	113	(789)	(226)	(810)	-	1,050	1,050	-77.2%
502.4190.06.000.000	Auto Maintenance / Repairs	-	-	454	255	-	(454)	255	900		900	28.4%
502.4190.07.000.000	Gas / Oil	223	347	160	210	103	-	1,042	2,400		2,400	43.4%
502.4190.08.000.000	Minor Equip. Repair	377	-	-	-	-	-	377	400		400	94.3%
502.4190.10.000.000	Computer Software Chgs.	750	250	500	500	250	(2,250)	-	-		-	0.0%
502.4190.18.000.000	Taxes, Assessments & Fees	-	-	-	-	-	-	-	400		400	0.0%
502.4310.00.000.000	Water	3,236	3,236	3,236	3,236	3,236	3,236	19,416	47,000		47,000	41.3%
502.4320.00.000.000	Electricity	5,078	5,464	9,786	182	1,479	182	22,171	41,000		41,000	54.1%
502.4330.00.000.000	Gas	3,467	2,173	1,356	3,748	767	-	11,511	20,500		20,500	56.2%
502.4390.00.000.000	Sewerage	4,349	4,349	4,349	4,349	4,349	4,349	26,094	52,500		52,500	49.7%
502.4401.00.000.000	IT Services	-	-	-	-	-	2,250	2,250	-		-	0.0%
502.4410.00.000.000	Maintenance Salaries	3,382	3,892	3,892	5,970	3,677	3,628	24,440	60,102		60,102	40.7%
502.4415.01.000.000	Maintenance P/R Taxes- Social St	200	226	226	349	218	206	1,424	4,598		4,598	31.0%
502.4415.02.000.000	Maintenance P/R Taxes- -SUI	-	-	-	-	-	-	-	543		543	0.0%
502.4415.04.000.000	Maintenance Retirement	497	593	593	890	523	593	3,690	9,749		9,749	37.9%
502.4415.05.000.000	Maintenance Workers Comp	290	328	328	506	316	298	2,066	6,671		6,671	31.0%
502.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
502.4420.00.000.000	Maintenance Supplies	208	-	45	-	29	78	361	-		-	0.0%
502.4420.05.000.000	Lumber and Hardware	59	294	-	11	-	-	364	2,994		2,994	12.2%
502.4430.00.000.000	Maintenance Contracts	-	-	-	-	-	-	-	4,250		4,250	0.0%
502.4430.02.000.000	Grounds Maintenance	-	-	-	-	-	-	-	2,750		2,750	0.0%
502.4430.04.000.000	Rubbish & Trash Removal	1,954	1,092	1,348	-	1,326	1,192	6,912	9,100		9,100	76.0%
502.4430.05.000.000	Elec/Plumb/Paint Supplies	440	353	292	150	71	77	1,383	3,000		3,000	46.1%
502.4430.06.000.000	Vehicle Repair & Maintenance	-	-	170	-	-	-	170	600		600	28.3%

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502.4430.10.000.000	Uniforms	-	-	-	-	-	-	-	300		300	0.0%
502.4430.11.000.000	Building Repairs	-	-	87	-	-	-	87	-		-	0.0%
502.4436.00.000.000	Maintenance Charges from Others	-	-	2,600	-	-	8,608	11,208	-	16,008	16,008	70.0%
502.4480.00.000.000	Protective Services	189	-	78	189	-	-	456	800		800	57.0%
502.4510.00.000.000	Insurance - Flood	-	-	-	(256)	50,609	-	50,353	66,684	(16,331)	50,353	100.0%
502.4510.01.000.000	General Liability Expense	197	197	197	197	197	197	1,182	2,660		2,660	44.4%
502.4510.02.000.000	Auto Insurance	69	69	69	69	69	69	413	1,700		1,700	24.3%
502.4510.03.000.000	Property Insurance	804	804	804	804	804	804	4,823	12,144	(453)	11,691	41.3%
502.4540.00.000.000	Admin Benefits	(256)	51	40	34	30	2,346	2,245	6,466		6,466	34.7%
502.4540.01.000.000	Retired Benefits	695	695	695	695	695	695	4,169	7,000		7,000	59.6%
502.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	10,419		10,419	0.0%
502.4540.10.000.000	Maintenance Benefits	1,060	1,412	1,412	1,412	1,359	(696)	5,958	21,075		21,075	28.3%
502.4540.90.000.000	Unfunded OMS Costs	-	-	-	-	-	-	-	(8,000)		(8,000)	0.0%
502.4900.01.000.000	Payment to Reserves	-	-	-	-	-	-	-	11,500		11,500	0.0%
502.5610.01.000.000	Loan Payment (Prn & Int)	-	-	88,136	-	-	-	88,136	88,136		88,136	100.0%
	Total Expenses	31,841	31,257	126,777	29,295	74,466	37,584	331,220	573,868	274	574,142	57.7%
	Net Change in Fund Balance	88,095	8	(90,727)	557	(74,459)	55,546	(20,980)	274	(274)	(0)	

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Rehrman (Dixon) Migrant Center												
503.3690.02.000.000	Operating Contract Revenue	41,442	34,650	34,111	35,217	-	53,520	198,940	459,018		459,018	43.3%
	Total Revenue	41,442	34,650	34,111	35,217	-	53,520	198,940	459,018	-	459,018	43.3%
503.4110.00.000.000	Administrative Salaries	3,352	3,217	3,061	4,655	3,205	(8,288)	9,202	18,693		18,693	49.2%
503.4125.01.000.000	Admin. P/R Taxes- Social Security	214	199	190	292	201	(501)	595	1,372		1,372	43.4%
503.4125.02.000.000	Admin. P/R Taxes- -SUI	(2)	-	-	-	-	-	(2)	165		165	-1.4%
503.4125.04.000.000	Admin. Retirement	454	525	490	720	505	(1,282)	1,413	2,909		2,909	48.6%
503.4125.05.000.000	Admin. Wokers Comp	81	89	86	115	80	(59)	392	622		622	63.1%
503.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
503.4150.00.000.000	Training								250		250	0.0%
503.4150.00.000.000	Travel - Ops	117	-	-	96	57	(117)	153	200		200	76.4%
503.4150.01.000.000	Travel - Admin	-	-	-	-	-	117	117	-	1,045	1,045	11.2%
503.4170.10.000.000	Professional Services								2,500		2,500	0.0%
503.4171.00.000.000	Auditing	-	-	694	-	-	-	694	1,500		1,500	46.3%
503.4190.00.000.000	YCH Contract Mgmt Fee	3,477	3,477	3,477	3,477	3,477	3,477	20,862	41,729		41,729	50.0%
503.4190.01.000.000	Office Supplies								1,800		1,800	0.0%
503.4190.03.000.000	Telephone	172	212	369	190	191	231	1,366	3,000		3,000	45.5%
503.4190.04.000.000	Other Misc. Costs	-	46	23	326	-	-	395	500		500	79.0%
503.4190.05.000.000	Membership & Dues								150		150	0.0%
503.4190.06.000.000	Auto Maintenance / Repairs	-	7	-	79	-	-	85	2,000		2,000	4.3%
503.4190.07.000.000	Gas / Oil	37	253	360	281	28	-	960	4,400		4,400	21.8%
503.4190.08.000.000	Minor Equipment Repairs								350		350	0.0%
503.4190.09.000.000	Major Equipment Repair / Maint								11,000		11,000	0.0%
503.4190.10.000.000	Computer Software Chgs.	-	125	-	250	-	(375)	-	1,000		1,000	0.0%
503.4190.18.000.000	Taxes, Assessments & Fees								1,000		1,000	0.0%
503.4310.00.000.000	Water	1,865	4,390	3,585	1,890	4,947	(5,175)	11,503	35,000	(10,000)	25,000	46.0%
503.4320.00.000.000	Electricity	8,371	8,668	6,564	6,313	5,463	2,171	37,550	51,000	2,000	53,000	70.8%
503.4330.00.000.000	Gas	1,745	1,582	1,767	1,446	1,112	609	8,261	14,000		14,000	59.0%
503.4390.00.000.000	Sewerage	1,300	900	1,971	900	3,249	8,276	16,595	8,000	18,000	26,000	63.8%
503.4401.00.000.000	IT Services	-	-	-	-	-	375	375	-		-	0.0%
503.4410.00.000.000	Maintenance Salaries	10,945	4,239	4,121	6,235	3,719	3,650	32,909	71,793	(5,000)	66,793	49.3%
503.4415.01.000.000	Maintenance P/R Taxes- Social St	738	267	257	390	234	224	2,109	5,506	(1,000)	4,506	46.8%
503.4415.02.000.000	Maintenance P/R Taxes- -SUI	-	-	-	-	-	-	-	651		651	0.0%
503.4415.04.000.000	Maintenance Retirement	668	616	628	934	546	597	3,990	11,674	(3,000)	8,674	46.0%
503.4415.05.000.000	Maintenance Workers Comp	1,072	387	372	566	339	324	3,060	7,989		7,989	38.3%
503.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-	-	-	-		-	0.0%
503.4420.00.000.000	Maintenance Supplies	947	197	187	102	512	103	2,048	3,000		3,000	68.3%
503.4420.05.000.000	Lumber and Hardware	149	129	20	95	82	978	1,453	7,700	(1,705)	5,995	24.2%
503.4430.01.000.000	Water Well Maintenance								21,700	(8,000)	13,700	0.0%
503.4430.02.000.000	Grounds Maintenance								7,550		7,550	0.0%
503.4430.04.000.000	Rubbish & Trash Removal	1,670	1,002	1,670	1,670	1,336	376	7,725	12,000		12,000	64.4%
503.4430.05.000.000	Elec/Plumb/Paint/Solar Supplies	16	-	109	-	-	-	125	5,800		5,800	2.2%

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503.4430.06.000.000	Vehicle Maintenance & Repairs							-	2,100		2,100	0.0%
503.4430.09.000.000	Equipment Rental							-	100		100	0.0%
503.4430.10.000.000	Uniforms							-	600		600	0.0%
503.4430.11.000.000	Building Repairs							-	-		-	0.0%
503.4436.00.000.000	Maintenance Charges from Others	-	-	4,550	-	-	18,865	23,415	4,250	29,000	33,250	70.4%
503.4510.01.000.000	General Liability Expense	411	411	411	411	411	411	2,466	5,520		5,520	44.7%
503.4510.02.000.000	Auto Insurance	175	175	175	175	175	175	1,048	1,700		1,700	61.6%
503.4510.03.000.000	Property Insurance	993	993	993	993	993	993	5,959	13,318		13,318	44.7%
503.4540.00.000.000	Admin Benefits	1,112	1,333	1,320	1,155	1,301	(5,048)	1,172	6,297		6,297	18.6%
503.4540.01.000.000	Retired Benefits	101	101	101	101	101	101	608	1,000		1,000	60.8%
503.4540.04.000.000	OPEB Expense							-	26,000	(6,000)	20,000	0.0%
503.4540.10.000.000	Maintenance Benefits	1,262	1,109	1,109	1,109	979	(1,458)	4,111	25,290		25,290	16.3%
503.4540.90.000.000	Unfunded OMS Costs							-	(1,000)		(1,000)	0.0%
503.4550.00.000.000	Bank Fees	(1)	-	-	-	-	-	(1)	-		-	0.0%
	Total Expenses	41,442	34,650	38,661	34,967	33,242	19,751	202,712	443,678	15,340	459,018	44.2%
	Net Change in Fund Balance	-	-	(4,550)	250	(33,242)	33,769	(3,772)	15,340	(15,340)	-	

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Davis Solar Homes												
600.3110.00.000.000	Dwelling Rent	3,135	3,135	3,135	3,135	2,681	3,135	18,356	37,620	(750)	36,870	49.8%
600.3610.00.000.000	Interest Income	21	20	23	23	20	24	131	250		250	52.6%
600.3690.01.000.000	Other Income - tenants	-	-	-	-	-	202	202	-		-	0.0%
	Total Revenue	3,156	3,155	3,158	3,158	2,701	3,361	18,689	37,870	(750)	37,120	50.3%
600.4110.00.000.000	Administrative Salaries	879	451	589	917	300	451	3,588	2,924	4,253	7,177	50.0%
600.4125.01.000.000	Admin. P/R Taxes- Social Security	60	28	36	56	20	29	228	215	242	457	50.0%
600.4125.02.000.000	Admin. P/R Taxes- -SUI	-	-	-	-	-	-	-	13		13	0.0%
600.4125.04.000.000	Admin. Retirement	125	73	94	149	46	72	560	455	665	1,120	50.0%
600.4125.05.000.000	Admin. Wokers Comp	50	13	16	16	5	21	121	140	102	242	50.0%
600.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	275		275	0.0%
600.4140.00.000.000	Training	-	-	-	-	-	-	-	25		25	0.0%
600.4150.00.000.000	Travel	117	-	-	-	-	21	138	50	184	234	59.0%
600.4190.00.000.000	Office Supplies	-	-	-	-	40	-	40	100		100	39.8%
600.4190.01.000.000	Postage	-	6	-	-	-	-	6	50		50	12.5%
600.4190.02.000.000	Telephone	-	-	-	-	-	-	-	10		10	0.0%
600.4190.04.000.000	Misc Charges	-	-	-	-	-	-	-	900	(900)	-	0.0%
600.4190.07.000.000	Computer Services	-	-	233	-	-	233	465	900		900	51.7%
600.4190.12.000.000	Office Machines/Leases	-	-	-	-	-	12	12	-	25	25	48.0%
600.4190.20.000.000	Advertisement	-	-	-	-	-	-	-	110		110	0.0%
600.4310.00.000.000	Water	406	378	413	308	308	297	2,109	5,500	(1,064)	4,436	47.5%
600.4320.00.000.000	Electricity	-	-	-	-	17	1	18	60		60	29.8%
600.4330.00.000.000	Gas	-	-	-	-	6	1	7	75		75	9.6%
600.4390.00.000.000	Sewerage	453	453	453	453	453	455	2,719	4,375	1,064	5,439	50.0%
600.4400.01.000.000	Management Fees to YCH	434	434	434	434	372	372	2,480	3,762	1,198	4,960	50.0%
600.4410.00.000.000	Maintenance Repairs and Contrac	-	-	-	-	-	-	-	2,900	(2,000)	900	0.0%
600.4411.00.000.000	Maintenance Salaries	-	160	-	-	-	-	160	-		-	0.0%
600.4415.01.000.000	Maintenance P/R Taxes- Social St	-	10	-	-	-	-	10	-		-	0.0%
600.4415.04.000.000	Maintenance Retirement	-	24	-	-	-	-	24	-		-	0.0%
600.4415.05.000.000	Maintenance Workers Comp	-	15	-	-	-	-	15	-		-	0.0%
600.4420.00.000.000	Maintenance Supplies	-	-	-	38	11	-	49	1,350	(1,200)	150	32.9%
600.4420.08.000.000	Dwelling Equipment/Supplies	-	-	-	-	13	181	193	750	(250)	500	38.7%
600.4430.00.000.000	Grounds Maintenance	-	-	-	-	-	-	-	750	(500)	250	0.0%
600.4430.01.000.000	Building Repairs	-	-	-	92	-	24	116	-		-	0.0%
600.4430.03.000.000	Painting Services	-	-	-	-	-	-	-	1,000	(1,000)	-	0.0%
600.4430.04.000.000	Garbage and Trash Removal	265	259	259	259	259	264	1,566	2,400	732	3,132	50.0%
600.4436.00.000.000	Maintenance Charges from Others	-	-	-	-	-	2,200	2,200	2,500	4,000	6,500	33.8%
600.4510.01.000.000	General Liability Insurance	28	28	28	28	28	28	167	372		372	44.8%
600.4510.03.000.000	Property Insurance	96	96	96	96	96	96	573	1,243		1,243	46.1%
600.4540.01.000.000	Benefits	131	105	186	328	133	206	1,088	469	1,751	2,220	49.0%
600.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	500		500	0.0%
600.4550.00.000.000	Special Assessment	246	-	-	246	-	-	492	984		984	50.0%

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	Total Expenses	3,288	2,533	2,836	3,420	2,106	4,963	19,146	35,157	7,302	42,459	45.1%
	Net Change in Fund Balance	(132)	623	322	(262)	595	(1,602)	(457)	2,713	(8,052)	(5,339)	

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Pacifico												
700.3119.05.000.000	LOSS to Lease (THP contract)	(150)	100	-	-	-	-	(50)	-	-	-	0.0%
700.3690.00.000.000	Other Income	-	-	37,650	-	-	33,747	71,397	127,700	13,952	141,652	50.4%
	Total Revenue	(150)	100	37,650	-	-	33,747	71,347	127,700	13,952	141,652	50.4%
700.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	1,000	-	1,000	0.0%
700.4150.00.000.000	Travel	164	246	235	255	268	268	1,435	100	3,000	3,100	46.3%
700.4170.10.000.000	Professional Services	-	-	-	660	-	660	1,320	-	-	-	0.0%
700.4190.01.000.000	Office Supplies	-	216	-	-	-	-	216	500	-	500	43.2%
700.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	6	6	-	-	-	0.0%
700.4190.03.000.000	Telephone	248	243	243	244	242	981	2,200	3,800	600	4,400	50.0%
700.4190.07.000.000	Computer Services	1,328	121	121	124	124	(1,818)	-	1,700	(1,700)	-	0.0%
700.4190.12.000.000	Office Machines Lease	54	54	54	54	54	54	327	-	669	669	48.8%
700.4190.14.000.000	Criminal Background Checks	20	33	79	-	79	-	210	1,400	-	1,400	15.0%
700.4190.18.000.000	Taxes, fees and permits	-	-	-	-	40	40	80	-	80	80	100.0%
700.4190.20.000.000	Advertising	-	-	-	-	-	-	-	2,000	-	2,000	0.0%
700.4190.23.000.000	Computer Equipment	-	-	-	-	-	1,203	1,203	-	1,203	1,203	100.0%
700.4310.00.000.000	Water	606	499	385	-	525	508	2,524	10,000	(1,500)	8,500	29.7%
700.4320.00.000.000	Electricity	2,552	2,602	5,136	2,052	1,341	34	13,717	22,000	4,000	26,000	52.8%
700.4330.00.000.000	Gas	130	126	271	165	287	283	1,263	2,600	-	2,600	48.6%
700.4390.00.000.000	Sewer	568	565	570	-	568	631	2,903	4,400	1,500	5,900	49.2%
700.4400.01.000.000	Management Fee to YCH	3,500	3,500	3,500	3,500	3,500	3,500	21,000	42,000	-	42,000	50.0%
700.4401.00.000.000	IT Services	1,000	375	875	625	250	500	3,625	5,500	1,000	6,500	55.8%
700.4420.00.000.000	Materials	34	823	-	-	221	343	1,420	3,500	-	3,500	40.6%
700.4420.01.000.000	Electrical Supplies	-	-	104	-	-	-	104	-	200	200	51.8%
700.4420.02.000.000	Plumbing Supplies	341	-	-	-	-	-	341	-	500	500	68.2%
700.4420.05.000.000	Lumber and Hardware	-	-	193	60	-	-	254	3,000	(2,000)	1,000	25.4%
700.4420.08.000.000	Dwelling Equipment/Supplies	-	-	122	-	-	-	122	1,500	(1,000)	500	24.5%
700.4420.09.000.000	Maintenance Equip/Supplies	-	6,546	-	-	-	-	6,546	-	6,600	6,600	99.2%
700.4423.08.000.000	Fire Sprinkler Contracts/Repairs	822	-	78	822	-	-	1,722	3,700	-	3,700	46.5%
700.4430.01.000.000	Electrical Repair/Contract	-	-	-	-	-	-	-	500	-	500	0.0%
700.4430.02.000.000	Plumbing Repair/Contract	-	401	1,338	-	-	-	1,739	800	1,000	1,800	96.6%
700.4430.04.000.000	Trash Pickup	307	307	307	-	307	328	1,556	3,000	-	3,000	51.9%
700.4430.12.000.000	Janitorial Services	-	660	-	660	-	-	1,320	4,000	(1,500)	2,500	52.8%
700.4436.00.000.000	Maintenance Charges from Others	813	455	975	520	975	813	4,550	6,000	2,500	8,500	53.5%
700.4550.00.000.000	Bank Fees	-	-	-	-	-	-	-	1,500	-	1,500	0.0%
700.4570.00.000.000	Collection Losses	-	-	-	-	-	-	-	2,000	-	2,000	0.0%
	Total Expenses	12,487	17,772	14,586	9,742	8,780	8,334	71,701	126,500	15,152	141,652	50.6%
	Net Change in Fund Balance	(12,637)	(17,672)	23,064	(9,742)	(8,780)	25,413	(354)	1,200	(1,200)	-	

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ROSS Grant												
990.3030.00.000.000	HUD Grant Income	-	-	23,066	-	19,854	-	42,921	81,000		81,000	53.0%
	Total Revenue	-	-	23,066	-	19,854	-	42,921	81,000	-	81,000	53.0%
990.4110.00.000.000	Administration Salaries	283	395	403	353	361	-	1,794	4,899		4,899	36.6%
990.4125.01.000.000	Admin P/R Taxes - Social Security	19	27	28	24	25	-	122	313		313	39.0%
990.4125.04.000.000	Admin. Retirement	44	60	62	54	55	-	275	656		656	42.0%
990.4125.05.000.000	Admin. Workers Comp	5	7	8	7	7	-	34	88		88	38.1%
990.4130.00.000.000	Legal Fees	-	-	-	-	-	-	-	200		200	0.0%
990.4140.00.000.000	Training	-	-	-	-	-	-	-	1,800	(500)	1,300	0.0%
990.4150.00.000.000	Travel	122	-	-	240	-	-	362	1,000		1,000	36.2%
990.4190.00.000.000	Postage	-	-	-	-	-	-	-	500		500	0.0%
990.4190.01.000.000	Office Supplies	-	-	-	-	-	28	28	500		500	5.6%
990.4190.02.000.000	Printing & Copier Usage Charges	-	-	-	-	-	220	220	100	500	600	36.7%
990.4190.03.000.000	Telephone	64	64	64	64	64	64	385	520		520	74.1%
990.4190.20.000.000	Advertising	-	-	-	-	-	-	-	100		100	0.0%
990.4210.00.000.000	Tenant Service Salaries	3,040	3,431	4,032	6,503	5,893	3,754	26,652	48,859		48,859	54.5%
990.4215.01.000.000	Tenant Svc P/R Taxes - Social Se	205	227	271	441	410	272	1,826	1,375		1,375	132.8%
990.4215.02.000.000	Tenant Svc P/R Taxes- SUI	81	-	-	13	12	2	107	625		625	17.1%
990.4215.04.000.000	Tenant Svc Retirement	340	449	468	716	316	193	2,481	3,500		3,500	70.9%
990.4215.05.000.000	Tenant Svc Workers Comp	25	27	33	55	52	34	225	250		250	90.2%
990.4215.06.000.000	Tenant Svc Comp. Abs.	-	-	-	-	-	-	-	375		375	0.0%
990.4220.00.000.000	Project Coordinator Materials	-	-	-	-	-	-	-	200		200	0.0%
990.4401.00.000.000	IT Services	375	375	500	250	125	875	2,500	250		250	1000.0%
990.4540.00.000.000	Admin Benefits	35	70	70	53	35	(70)	193	875		875	22.1%
990.4540.04.000.000	OPEB Expense	-	-	-	-	-	-	-	4,390		4,390	0.0%
990.4540.20.000.000	Tenant Service Benefits	366	890	885	870	857	(843)	3,026	9,625		9,625	31.4%
	Total Expenses	5,004	6,021	6,824	9,642	8,212	4,529	40,233	81,000	-	81,000	49.7%
	Net Change in Fund Balance	(5,004)	(6,021)	16,242	(9,642)	11,642	(4,529)	2,688	-	-	-	

Yolo County Housing
Yolo County, California

Meeting Date: April 16, 2015

To: County Counsel ✓
Yolo County Housing ✓

8.

Receive and File Correspondence from USDA regarding Payout on the Davis Solar Homes Loan and Provide Direction to Staff (Baker)

Received and filed correspondence from the USDA. CEO Lisa Baker indicated this item will most likely be returning to the Board for its consideration in June, 2015.



Yolo County Housing

147 W. Main Street Woodland: (530) 662-5428
WOODLAND, CA 95695 Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: April 16, 2015
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Janis Holt, General Director
SUBJECT: **Receive and File Correspondence from USDA Regarding the Davis Solar Homes Loan and Provide Direction to Staff**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Receive and file correspondence from USDA, and
2. Receive an update from staff on potential next steps.

BACKGROUND / DISCUSSION

Davis Solar Homes are permanent low income year round farm labor housing funded through USDA Rural Development (RD) and managed by Yolo County Housing (YCH). The seven (7) homes were originally built in 1979 located within the Stonegate Country Club in the City of Davis and became a part of the YCH portfolio in 1994. Six of the homes are three bedroom duplexes and one is a four bedroom single family home. Through a RD loan, the seven homes were converted to year round farm worker housing with affordable “fixed rent”. YCH has been working with RD and were notified in correspondence dated March 30, 2015 that the agency will be required to pay off the current and final loan balance of \$631.68 by April 30, 2015. At that time, the seven homes will be owned by YCH. With this final payment, YCH will be able to request a reconveyance of the deed restriction. It is being determined whether there will be any continued restricted use on the property by RD.

As required, YCH will be noticing tenants of the payoff of the mortgage, any rent increases that may be instituted after the payment of the loan, and the location and contact information

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about other RD properties and housing subsidies available in the County. The Davis Solar Homes project does not receive any Rental Assistance (RA) for the tenants or operating subsidy.

Over the **last twenty (20) years**, YCH has maintained low rents to Davis Solar Home families and the current “basic” rent for the three bedroom is \$440 per month and the four bedroom is \$495 per month. Due to maintaining low rents, YCH barely covers their operations and maintenance costs and has not been able to build operating reserves and a sufficient replacement reserve necessary to meet the capital needs and improvements on these units. To date, YCH has been able to build an operating reserve of **only \$65,000** over the last 20 years.

In July 2014, YCH revised the Certified Needs Analysis (CNA) on the Davis Solar Homes resulting in a total capital needs amount of **\$566,270** for rehabilitation and improvements to the seven units. The current operating reserve is far short of the needed funds for the identified capital improvements.

Staff is exploring options on next steps for Davis Solar properties to determine the best course of action to meet the backlog of rehabilitation needs and to continue to expand affordable housing in the City of Davis. Staff is waiting to receive confirmation from RD on whether the restricted use for year round farm worker housing will be lifted on the properties and subsequently taken out of the RD program.

RD proposed that YCH should consider a gradual increase in rent to help build operating reserves to meet identified capital needs. Current Fair Market Rent (FMR) for these units is outlined below and the analysis revealed a substantial gap between the FMR and the current rent on these units:

	FMR	Davis Market Rate Rents	RD Basic Rents (Current Rent)
Rent for 3 BD	1628	1606	440
Rent for 4 BD	1899	2189	495

Staff conducted an analysis of family income in the seven units and it was determined that at 30% of household income, **five** out of **seven** of the families would be able to support rental increases over the next 3-5 years up to \$800-\$850 per month. Two of the families would have difficulty absorbing a rent increase based on their current reported income.

Potential options include:

- Gradually increasing rents to cover operating and maintenance expenses and build operating reserves for capital improvements over the next 3-5 years.
- Leverage current housing stock through sale and explore alternative options for the purchase of affordable housing units, such as a small apartment complex.

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- Maintain current rent and complete capital improvements as feasible.

Other considerations will include continuing with the restricted use of the properties as year round farm worker housing and the affordable housing needs of the local community.

FISCAL IMPACT

None at this time. There is potential for future fiscal impact that would increase revenue for the operations and capital needs improvements for the Davis Solar Homes or expanding affordable housing options.

CONCLUSION

Staff recommends receive and file of correspondence from USDA Rural Development.

Attachment: USDA Rural Development Letter Dated March 30, 2015



Rural Development

March 30, 2015

Redding Office

Yolo County Housing
Attn: Lisa Baker, Executive Director
147 West Main Street
Woodland, CA 95695

3644 Avtech Pkwy
Suite A
Redding, CA
96002-9241

Voice 530.226.2587
Fax 530.226.2567

www.ca.usda.gov

RE: DAVIS SOLAR HOMES, 04-057-569907175 04-0, Loan 001

Dear Ms. Baker:

We are writing to notify you that a review of your loan account has been completed.

Your loan is evidenced by a Promissory Note and/or Assumption Agreement received by you through the Rural Housing Service, USDA. One of the following situations applies to your loan(s):

___ Your loan is expected to 'payoff prior to the maturity date in the Promissory Note and/or Assumption Agreement within 24 months, but not less than 12 months.

Or

XX Your loan is expected to reach maturity on May 17, 2012, as identified in the Promissory Note and/or Assumption Agreement(s).

If your loan is expected to reach maturity prior to the date in the Promissory Note, whether due to extra principal payments applied to the account, the application of regular monthly installments on an annual installment note, or installments which have resulted in an "Ahead of Schedule" status, the Agency will allow the borrower, if requested, to re-amortize the remaining balance on the account to the date of maturity in the Promissory Note. This action will eliminate an early payoff of the loan. Servicing Officials will be in contact with you to process your re-amortization request.

You must notify the tenants in the subject property that the Rural Development (RD) mortgage will be fully paid on a-date certain. Such notification must occur:

Immediately if the date of maturity is less than 12 months from this notice; or

No later than 12 months prior to the date of maturity,

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

The notice to tenants must include:

1. Expected date of mortgage maturity;
2. Information that the end of the RD mortgage will result in the end of Rental Assistance (RA) subsidy. (This project does not receive Rental Assistance)
3. Information regarding any potential rent increase that may be instituted after the loan is paid off.
4. Tenants receiving RA should be informed that they may be able to transfer their RA to another RD property to which they move, Tenants have up to 4 months after mortgage payoff to use this RA.
5. Location and contact information about other RD properties in the county locality. Your RD Servicing Office can provide you with this information.
6. Information about other housing subsidies that may be available through Federal, State or local resources, to include contact information for such agencies.

RD is available to assist you in explaining mortgage payoff implications to your tenants, or providing information to help them make informed decisions. Our office address and telephone number is: USDA RURAL DEVELOPMENT, 3644 Avtech Pkwy, Suite A, Redding, CA 96002; (530) 792-2587.

Sincerely,



JANETTE LOPER
Area Specialist

Enclosures

CC: Janis Holt, General Managing Director, Yolo County Housing, Woodland, CA
James Gillette, Finance director, Yolo County Housing, Woodland, CA
Masud Chaudry, Real Estate Services Supervisor, Yolo County Housing,
Woodland, CA

Stephen O. Nnodim, MFHPD, USDA Rural Development, Davis, CA
Debra McCoy, MFH Specialist, USDA Rural Development, Alturas, CA
Zaldy Macam, Area Specialist, USDA Rural Development, Davis, CA