Yolo County Housing
Yolo County, California

June 17, 2020

MINUTES

The Yolo County Housing met on the 17th day of June, 2020, via teleconference at 3:00 p.m. pursuant to the Governor's Executive Order N-29-20 (March 17, 2020), available at the following link.

Present: Will Arnold; Richard Lansburgh; Pierre Neu; Babs Sandeen; Gary Sandy; Karen Vanderford; Joe Walters

Staff Present: Lisa Baker, CEO
Janis Holt, General Director
Megan Stedtfeld, Agency Counsel
Julie Dachtler, Clerk

CALL TO ORDER

1. Pledge of Allegiance.

2. Consider approval of the agenda.

> Minute Order No. 20-17: Approved agenda as submitted noting the July 29, 2020 Yolo County Housing meeting has been canceled.
>
> MOTION: Neu. SECOND: Walters. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

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.

> Janis Holt, General Manager, presented a resolution from the Housing Authority of the County of Butte in recognition of the disaster assistance provided by Yolo County Housing during the Camp Fire.

CONSENT AGENDA

Minute Order No. 20-18: Approved Consent Agenda Item No. 4.

MOTION: Lansburgh. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

4. Review and Approve the Minutes of May 13, 2020

Approved the minutes of May 13, 2020 on Consent.

REGULAR AGENDA

5. Review, Approve and Adopt Resolution Adopting the Proposed FY 2020-2021 Annual Operating Budget and Receive Third Quarter Financial Report for FY 2019-2020 (Gillette)

Minute Order No. 20-19: Approved recommended action by **Resolution No. 20-03**.

MOTION: Lansburgh. SECOND: Vanderford. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

6. Receive Verbal Report on Status of Land Donation for Esparto Property from New Seasons CDC (Baker)

Received Verbal Report on Status of Land Donation for Esparto Property from New Seasons CDC.

7. Receive Comments from CEO

Received the following comments from CEO Lisa Baker:

- Update on the HEROES Program - hoping to get housing into the bill for more funding for the voucher program to help more families from the 1460 they currently serve up to 1800 families.
- Pine Tree Gardens update: working on the MOU and are on track to close by the end of this week.
- CARES Act: City of Davis recently approved funding for temporary housing and additional funds for health care services for the homeless and they are working on next steps for Operation Roomkey.

- Construction for West Sacramento's first permanent supportive housing project for homeless residents has begun. The 85-unit project at 1801 W. Capitol Ave. is led by Mercy Housing, a nonprofit affordable housing developer that has built similar complexes in the Sacramento region.
- Blue Mountain Terrace will provide 63 apartment homes and a senior community center on a key infill site between Grant Avenue and Baker Street in downtown Winters.

8. Receive Comments from Commissioners

Commissioner Lansburgh reported the City of Woodland approved the construction to begin on the emergency homeless shelter project at Beamer Street and CR 102 and noted the shelter should be up by November 2020.

CLOSED SESSION

9. Public Employee Performance Evaluation
Pursuant to Government Code Section 54957
Position title: Chief Executive Officer

LONG RANGE PLANNING CALENDAR

10.

July 2020 - CANCELLED	
~~RAD Status Update and Approval of Plan (tentative)~~	~~Regular~~
~~4th Quarter Write Offs~~	~~Consent~~
~~Sewer System Maintenance Plan (SSMP) El Rio Villas~~	~~Public Hearing~~

August 2020	
None at this time	

September 2020	
None at this time	
October 2020	
Review and File Unaudited Year End Financials 2019-2020	Consent
Review, Approve and Adopt Amending Housing Choice Voucher Payment Standards in Accordance with Federal Requirements	Regular
Review, Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Rental Housing (this may be dependent on RAD)	Regular
November 2020	none
No meeting	
December 2020	

Review, Approve, & Accept FY 2019-2020 Audit Reports for YCH	Regular
Review & File New Hope CDC 990 Information Report (Tentative	Consent, NHCDC
Review and Approve Proposed Meeting Calendar for 2021	Regular

ADJOURNMENT

Next meeting is August 26, 2020 at 3:00 p.m.

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

June 17, 2020

PLEASE NOTE TIME 3:00 p.m.

YOLO COUNTY HOUSING
HOUSING COMMISSION

WILL ARNOLD, CITY OF DAVIS
RICHARD LANSBURGH, CITY OF WOODLAND
PIERRE NEU, CITY OF WINTERS
BEVERLY SANDEEN, CITY OF WEST SACRAMENTO
GARY SANDY, COUNTY OF YOLO
KAREN VANDERFORD, YCH
JOE WALTERS, YCH

NOTE: This meeting is being agendized to allow Board Members, staff and the public to participate in the meeting via teleconference, pursuant to the Governor's Executive Order N-29-20 (March 17, 2020), available at the following link.

Teleconference Options to join Zoom meeting:
By PC: https://yolocounty.zoom.us/j/98323929030

Meeting ID: 983 2392 9030

or
By Phone: (408) 638-0968
Meeting ID: 983 2392 9030

Executive Order N-29-20 authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

Further instructions on how to electronically participate and submit your public comments can be found in the PUBLIC PARTICIPATION note at the end of this agenda.

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

MEGAN STEDTFELD
AGENCY COUNSEL

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.

CONSENT AGENDA

4. Review and Approve the Minutes of May 13, 2020

REGULAR AGENDA

5. Review, Approve and Adopt Resolution Adopting the Proposed FY 2020-2021 Annual Operating Budget and Receive Third Quarter Financial Report for FY 2019-2020 (Gillette)

6. Receive Verbal Report on Status of Land Donation for Esparto Property from New Seasons CDC (Baker)

7. Receive Comments from CEO

8. Receive Comments from Commissioners

CLOSED SESSION

9. Public Employee Performance Evaluation
Pursuant to Government Code Section 54957
Position title: Chief Executive Officer

LONG RANGE PLANNING CALENDAR

10.

July 2020	
RAD Status Update and Approval of Plan (tentative)	Regular
4th Quarter Write Offs	Consent
Sewer System Maintenance Plan (SSMP) El Rio Villas	Public Hearing

August 2020	
None at this time	

September 2020	
None at this time	
October 2020	
Review and File Unaudited Year End Financials 2019-2020	Consent
Review, Approve and Adopt Amending Housing Choice Voucher Payment Standards in Accordance with Federal Requirements	Regular
Review, Approve and Adopt Resolution Setting Flat Rent Schedule in Conventional Rental Housing (this may be dependent on RAD)	Regular
November 2020	none
No meeting	
December 2020	
Review, Approve, & Accept FY 2019-2020 Audit Reports for YCH	Regular
Review & File New Hope CDC 990 Information Report (Tentative	Consent, NHCDC
Review and Approve Proposed Meeting Calendar for 2021	Regular

ADJOURNMENT

Next meeting is July 29, 2020 at 3:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted by Friday, June 12, 2020 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.

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

Julie Dachtler, Clerk of the Board

By:_____
Clerk

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 72 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

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

PUBLIC PARTICIPATION INSTRUCTIONS:

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, please do the following:

1. You are encouraged to participate in the Yolo County Housing meeting by going to https://yolocounty.zoom.us/j/98323929030, Meeting ID: 983 2392 9030 or phone in via 1-408-638-0968 Meeting ID: 983 2392 9030.

2. If you are joining the meeting via zoom and which to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 20-18 Item No. 4, of the Yolo County Housing meeting of June 17, 2020.

MOTION: Lansburgh. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

4. Review and Approve the Minutes of May 13, 2020

Approved the minutes of May 13, 2020 on Consent.

Yolo County Housing
Yolo County, California

May 13, 2020

MINUTES

The Yolo County Housing met on the 13th day of May, 2020, via teleconference at 3:00 p.m. pursuant to the Governor's Executive Order N-29-20 (March 17, 2020), available at the following link.

Present: Will Arnold; Richard Lansburgh; Pierre Neu; Babs Sandeen; Gary Sandy; Karen Vanderford

Absent: Joe Walters

Staff Present: Lisa Baker, CEO
Janis Holt, General Director
Megan Stedtfeld, Agency Counsel
Julie Dachtler, Clerk

CALL TO ORDER

1. Pledge of Allegiance.

2. Consider approval of the agenda.

> Minute Order No. 20-14: Approved agenda as submitted noting Closed Session Agenda Item No. 11 was pulled and continued to the next regularly scheduled meeting on June 17, 2020 .
>
> MOTION: Lansburgh. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford. ABSENT: Walters.

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.

Janie Gonzales and Angelina Morales addressed the Housing Authority Board of Commissioners during public comment.

CONSENT AGENDA

Minute Order No. 20-15: Approved Consent Agenda Item No. 4.

MOTION: Neu. SECOND: Sandeen. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford. ABSENT: Walters.

4. Review and Approve the Minutes of April 15, 2020

Approved the minutes of April 15, 2020 on Consent.

REGULAR AGENDA

5. Receive Presentation on YCH COVID-19 Response, CARES Act Funding and Constraints

Received Presentation on YCH COVID-19 Response, CARES Act Funding and Constraints.

6. Review, Approve and Ratify a Resolution for the Adoption of HUD Waivers in Accordance with PIH Administrative Notice 2020-05 (Holt, Jimenez-Perez)

Minute Order No. 20-16: Approved recommended action by **Resolution No. 20-02**.

MOTION: Lansburgh. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford. ABSENT: Walters.

7. Receive Report on BluePrint 2020 and Provide Input to Staff on Implementation in a COVID-19 Environment (Baker)

Received report on BluePrint 2020 and provided input to staff on implementation in a COVID-19 environment.

8. Receive Comments from CEO

Received the following comments from CEO Lisa Baker:

- Expressed her appreciation to all of the Commissioners for their service to their cities, county and Yolo County Housing during these unprecedented times
- Update on projects in Davis using CARES funding, to be discussed more in-depth during the New Hope CDC meeting
- Stay tuned for another potential opportunity in Winters
- Very excited to share they closed on the W. Sac project yesterday, which will bring 85 units of supportive housing; construction will begin soon with an estimated move-in date of Fall 2021

9. Receive Comments from Commissioners

There were no comments from the Commissioners.

CLOSED SESSION

10. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(d)(2)
Significant exposure to litigation: 1 case(s)

11. Public Employment, Employee Appointment or Evaluation
Pursuant to Government Code Section 54957
Position title: Chief Executive Officer

Continued Agenda Item No. 11 to the next regularly scheduled meeting on June 17, 2020.

LONG RANGE PLANNING CALENDAR

June 2020	
Review and Approve Resolution Adopting FY 2020-2021 Annual Operating Budget and Receive 3rd Quarter Financial Report for FY 2019-2020	Regular
Esparto Land Donation	Regular
Draft Implementation Plan - BluePrint 2020	Regular
RAD Presentation (tentative)	Consent

July 2020	
RAD Status Update and Approval of Plan (tentative)	Regular
4th Quarter Write Offs	Consent
Sewer System Maintenance Plan (SSMP) El Rio Villas	Public Hearing

August 2020	
None at this time	

ADJOURNMENT

Next meeting is June 17, 2020 at 3:00 p.m.

–

Yolo County Housing
Yolo County, California

Meeting Date: June 17, 2020

To: County Counsel ✓
Yolo County Housing ✓

5. Review, Approve and Adopt Resolution Adopting the Proposed FY 2020-2021 Annual Operating Budget and Receive Third Quarter Financial Report for FY 2019-2020 (Gillette)

Minute Order No. 20-19: Approved recommended action by **Resolution No. 20-03**.

MOTION: Lansburgh. SECOND: Vanderford. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

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: June 17, 2020

TO: YCH Housing Commission

FROM: Lisa A. Baker, Chief Executive Officer

PREPARED BY: James D. Gillette, Finance Director

SUBJECT: **Review, Approve and Adopt Resolution for the Proposed FY 2020-2021 Annual Operating Budget and Receive Third Quarter Financial Report for FY 2019-2020**

RECOMMENDED ACTIONS:

That the Housing Commission:

1) Review and, after making any modifications to the proposed budget, adopt Resolution and budget for FY 2020-2021 for Yolo County Housing (YCH);

2) Execute the attached HUD-52574 PHA Board Resolution Approving Operating Budget;

3) Authorize the CEO to move forward with the renewal of a line of credit in an amount not to exceed $500,000 from First Northern Bank of Dixon to better address periodic cash flow needs for the Agency;

4) Review and, after making any modifications, approve the list of proposed uses for the $482,161 of CARES Act grant funding provided to YCH for the Public Housing and Housing Assistance programs to be used prior to December 31, 2020.

BACKGROUND/DISCUSSION:

FY 2020-2021 Goals and Relationship of Budget to BluePrint 2020 Strategic Plan:

YCH's mission is "Working together to provide quality affordable housing and community development services for all." In the wake of the COVID-19 pandemic and at a time when the country has now officially entered into recession, along with America's current ongoing

discussions about race, equity and access, this mission is more important and relevant than ever. Our budget is a reflection of YCH's values and the roadmap to how we will implement the core values and direction of the Agency's adopted Strategic Plan. The following is an overview of how the budget for FY 2020-2021 will implement the Board's strategic vision in the upcoming year.

Strategic Priority 1 - **Building Up our Communities**

Goal: Expand our partnerships with local jurisdictions.

- Action: working with our partners, this budget presents staffing to build the Getting to Zero program through a new funding source: County CSBG funds to permanently house homeless from encampments through the interim voucher program;
- Action: working with the City of Davis, we are asking to allocated HOME funds in the 2020-2021 City budget to HOME Tenant Based Rental Assistance (TBRA) to assist homeless and at risk of homelessness with interim assistance.
- Action: working with the County, we are asking the State to repurpose some of the County's state HOME funds into TBRA to provide housing for homeless and Operation Roomkey participants;
- Action: working with our partners on additional grant applications for development/predevelopment funds through SB 2;
- Action: working with various participating cities/county on Housing Element and zoning for affordable housing.

Goal: Work to expand opportunity and self-sufficiency and remain prepared for emergencies.

- Action: Continue to implement the Family Self-Sufficiency Program for Vouchers and public housing to serve residents and participants;
- Action: Work with the Operational Area (OA) on joint pandemic response;
- Action: This budget has funding to retool our public spaces, such as lobbies, to improve pandemic response;
- Action: Work with the OA, Joint Emergency Management Services (JEMS) and PGE on Planned Service Power Shutoffs (PSPS)

Strategic Priority 2 - **Investing in Development**

Goal: Complete Rental Assistance Demonstration (RAD) analysis and move forward with Plan implementation

- Finalize RAD plan for presentation to the RAD Subcommittee;
- Present final RAD plan to the Board for adoption;
- If viable, begin RAD implementation in first half of FY 2020-2021

Goal: Complete build out of 100 units current development planning

- Action: Construction is beginning on 85 units in West Sacramento and should be complete by fall 2021;
- Action: Construction is continuing on 63 units in Blue Mountain Terrace in Winters - YCH is providing the grants management, project oversight and is also funding the project with Project Based Vouchers (PBV). Project to be complete during FY 2020 -2021;
- Action: Development plan for the Esparto lots is underway; expect to be in development - if financing access remains available in the current economic situation - in FY 2020 - 2021 for 6 homeownership units for farmworker families;
- Action: continue to work with a variety of development partners on possible opportunities. 3 are in early feasibility at this time.
- Action: Complete land donation with New Seasons and begin development planning and finance in FY 2020-2021.

Goal: Continue advocating for federal and state support for our program and protection of key funding sources. Continue our advocacy for financial products that serve our communities.

- Action: work with California Association of Housing Authorities (CAHA) on state funding to meet needs through its Legislative Committee;
- Action: work with National Association of Housing and Redevelopment Officials (NAHRO) on federal budget issues, CARES, funding access to meet local needs.

Strategic Priority 3 - **Investing in our People**

Goal: Evaluate and restructure the organization of 2020 to prepare for capacity growth and rethinking the organization's management and overall department structure.

- Action: This item is slightly tweaked to accommodate an organizational restructure that will both allow for capacity growth over time, but also take into consideration the current economic state and move into recession, to ensure long term viability, cash flow and operational sustainability.

Goal: Continue and expand employee centered training program and strengthen our middle management leadership capacity.

- Action: Budget includes funding for training and education throughout the organization, including access to online training modules, to ensure continued learning even in the current circumstances.

Goal: Expand opportunity within the YCH umbrella for resident and participant job training

- Action: Consider the addition of entry level resident trainee in maintenance as part of Agency reorganization in FY 2020-2021.

Strategic Priority 4 - **Expanding our Capacity and Building our Systems**
Goal: Continue to automate processes with an eye towards greater self-sufficiency, improved interfaces, and self-service by residents through improved systems.

- Action: Wait listed for new automation and customer service through MRI/Tenmast;
- Action: Implementing new customer service system for work order requests including new 24 hour call center for residents beginning in July 2020;
- Action: Implementing phase 1 of our new rental accounts and payment systems at a test property summer of 2020;
- Action: Investing in kiosk and equipment upgrades to facilitate reopening some services during pandemic. Phase I planning in progress in FY 2019-2020, moving to Phase 2 first phase implementation in summer of FY 2020-2021.

Goal: Continue to invest in technology and systems to improve efficiency and customer services.

- Action: Moving to new mobile carrier and all new equipment to carry out the new automated work order system and improved field communications in summer 2020
- Action: Moving to encrypted emails systems in summer to fall 2020 to accommodate increased virtual access by residents and participants and landlords.
- Action: Looking at automated utility billing options to optimize efficiency and customer service to residents.

Budget Overview:

Summary of Purpose and Programs
The proposed FY 2020-2021 budget is a balanced budget based on past performance and current known revenues. It takes a conservative approach to future revenue, discounts any pending grants that have not been awarded and takes a reasonably conservative view of likely expenses to arrive at a sensible budget that will allow the Agency to “live within its means.”

The budget is designed to do two (2) things: 1) to implement the Agency’s BluePrint 2020 Strategic Plan; and 2) to operate the Agency’s core programs of providing affordable rental housing, providing rental subsidy to qualified participants, and preserving YCH’s assets - while providing connections to self sufficiency and resident services. Included in the budget assumptions are Commission approved programs and objectives. These goals and objectives include:

- **Finalizing decision and implementation of RAD** for federal public housing stock;
- **Maximizing use of funds to serve target populations**, such as homeless, farmworkers, elderly/disabled and families;

- **Bring new housing development and subsidy programs online**, including -
  - Additional Mainstream awarded
  - Apply for additional rental subsidy as it becomes available, including Family Unification (FUP), Mainstream and Veterans Affairs Supportive Housing (VASH)
  - Continuing the Davis Getting to Zero program through CSBG funding
  - Construction of 85 new units through the West Sacramento Permanent Supportive Housing Project with Mercy - New Hope and YCH Project Based Vouchers (PBV)
  - Placing the Winters Blue Mountain Terrace PBV into service post construction
  - Advancing additional development opportunities through a variety of mechanisms;
- **Enhance participant security and opportunity**, including cybersecurity initiatives and pandemic response;
- **Provide or connect Residents and Participants to services** designed to meet their unique needs to foster stability and self-sufficiency;

Summary of Process and Budget Overview

As required by the Department of Housing and Urban Development (HUD) and the Asset Management Program (AMP) regulations, department and division managers, as well as program managers, are active participants in the budget process. Managers are responsible for baseline budgeting, while Finance staff compiles this information into a comprehensive presentation. Finance staff actively worked with staff via email, telephone and individual meetings to develop the projections presented to you today. This is the ninth year of program staff involvement in budget preparation.

In spite of the fact that nearly all of the funding for YCH programs comes from Federal, State, and local sources, operations are generally consistent and stable from year to year, unless faced with external shocks such as federal sequestration, Federal government shutdown, disaster, planned or unplanned utility shutdowns, or pandemic response with shelter-in-place orders - all of which YCH has literally experienced in the recent past and which continue to potentially impact operations going forward. However, because of this operational stability, recent history of revenue and expenses can be used as the basis for future activity presented in the budget, as long as expected changes or the costs of new challenges can also be quantified. Such significant differences incorporated into the proposed FY 2020-2021 budget include:

- CARES Act funding of $482,161 has been provided by HUD to address impacts to the Public Housing and Housing Assistance programs from the COVID-19 pandemic. These funds are required to be spent by December 31, 2020 or be returned to HUD, so a table showing suggested uses is provided and discussed in detail below. Approval or modification of these proposed activities will be needed

from the Board in order to provide sufficient direction to meet the grant deliverable deadline.

- YCH has been faithfully making the contractually required PERS retirement contributions of about $300,000 each year, split evenly between the employees and YCH. Based on adjustments made to the actuarial calculations over the last few years, CalPERS recognized a significant shortfall and in 2017 imposed an additional required employer payment of unfunded liability that has increased to an estimated $243,274 for FY 2020-2021, which now makes the total employer pension contribution more than 2.5 times that of the employees . This projected cost has been incorporated into the proposed budget.

The exhibits attached to this report include a summary table along with a more detailed GL code level of performance through the third quarter of FY 2019-2020 by program type. This snapshot of the third quarter results shows the amount of the approved annual budgets, plus year to date budget and actual amounts through that quarter.

This financial information is now presented in the same format as that used for the audit report for grouping of revenue and expenses, which is based on the HUD financial reporting requirements for the Financial Data Schedule (FDS). In addition, this information is being presented in a combined, rather than consolidated format, which does not include the elimination of the impact of interfund activity. This presentation format is being used to better illustrate the economics of each program as if it were a stand-alone operation and has been combined by general program type for additional clarity.

***Proposed Line of Credit*:**
The addition of a $250,000 credit line was invaluable for several reasons: 1) continued delays in payments related to the Migrant Center program, 2) coupled with contract delays from ongoing County programs with HHSA, 3) the increased size and complexity of the Agency, forced YCH to use these funds for two months during the current fiscal year. The proposed budget takes into account the addition of an increase to the current line of credit to smooth cash flow at times of high volume transactions, such as at the confluence of year end expenses and new fiscal year start up payments.

Unfortunately, we were informed earlier in the year by the State (Housing and Community Development - Office of Migrant Services or OMS) that we are now required to pay upfront and seek reimbursement not only for typical operating expenses, but also to fund Borrower (OMS) debt service and reserve contributions of $207,415 as required by the State's Lender (USDA Rural Development). Previously, these costs had been pre-funded along with the working capital advance by State OMS for YCH to make the payments. This payment was made as an accommodation to the Borrower (State HCD/OMS) in order to keep all the costs for this program in one place. However, YCH appeals to the program to continue prefunding their costs in the historic manner have been rejected. HCD/OMS has

committed to trying to expedite reimbursement after payment. In order to continue to smooth these cash outlays and reimbursement, staff recommends continuing to use the Line of Credit as authorized by the Board last year.

First Northern Bank has authorized renewal of the Line of Credit for the upcoming fiscal year. In order to remain fiscally prudent, staff recommends limiting the proposed Line of Credit to no more than $500,000; staff will continue to include in its fiscal reports to the Board any use of the Line of Credit and associated credit costs. Credit costs will be part of administrative overhead charges to individual programs. The Line of Credit would be good for one (1) year. Any recommendation to renew the Line of Credit would be part of any future annual budget recommendations to the Board of Commissioners.

Significant Assumptions and Information

The following agency-wide assumptions and organizational information is incorporated into the proposed budget document being presented:

- The budget amounts and related charts exclude depreciation of approximately $1,100,000 since depreciation is not useful in evaluating the viability of operations for entities not subject to income tax.
- The audited financial reports of YCH show all of the funds that make up the primary government agency (excludes the discretely presented component unit) with the impact of any interfund transactions eliminated in order to show only the net impact of the consolidated entity as a whole. However, in order to more clearly show the economics of each program separately, the proposed budget is presented with all the funds combined (without eliminating the impact of interfund transactions).
- Salary and benefit costs shown throughout this budget reflect projected compensation plus employer costs for benefits (including increased costs for CalPERS retirement and OPEB prepayment contributions) and taxes.
- As the organization has grown in programs and complexity, coupled with the ongoing transition to reimbursement only of many programs, cash and cash flow have become significant parts of operations and cash impacts of items shown on the balance sheet (principal payments for loans, capitalized assets funded with grant monies, etc.) are noted and impacts discussed with each program where these are significant.
- The individual funds in the proposed budget have been grouped using the program types dictated for reporting in the federal Financial Data Schedules (FDS) submitted to HUD as part of the audited financial package each year. The FDS schedules are the format used when reporting the unaudited financial statements to the board in September each year and the basis from which the auditors begin their work. The individual funds are included in the following FDS programs:

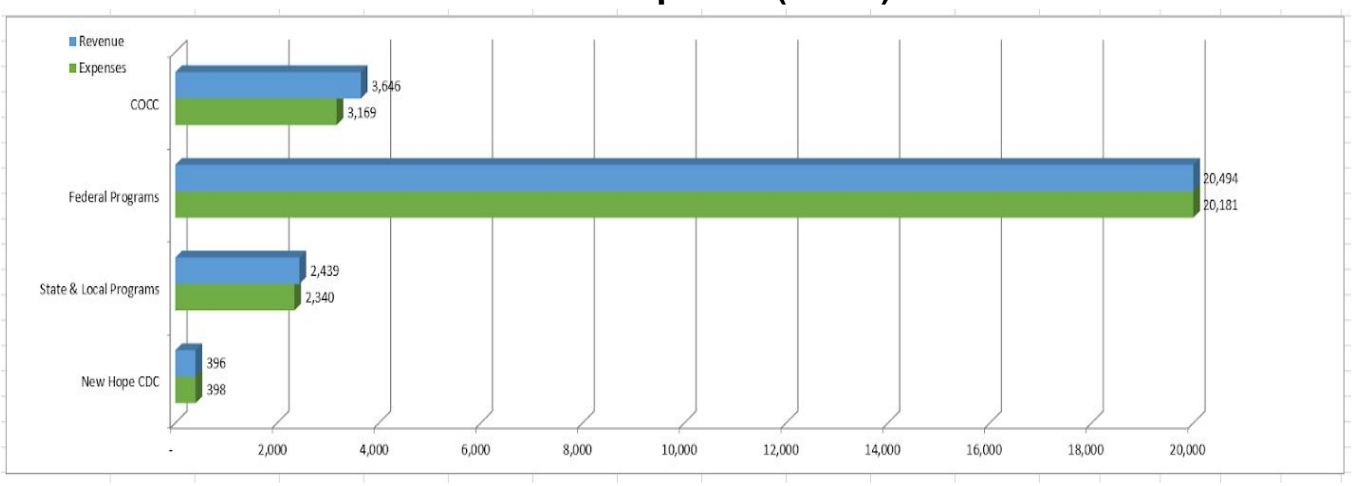
- **COCC**
  - 310 COCC - General Fund
  - 147 Administration Building
- **Federal Programs**
  - *Housing Assistance (HCV)*
    - 200 Housing Choice Vouchers - Administration and Housing Assistance Payments (HAP)
    - 252 Mainstream Vouchers - A new and separate voucher program serving homeless and formerly homeless individuals
  - *Public Housing*
    - 101 AMP1 - Yolano Village/Donnelly Circle (Woodland), Ridgecut Homes (Knights Landing), and Yolito (Yolo)
    - 102 AMP2 - El Rio Villas (Winters) and Vista Montecito (Esparto)
    - 103 AMP3 - Las Casitas and Riverbend Manor (West Sacramento)
  - *ROSS/FSS - Self-sufficiency grant programs*
    - 991 Resident Opportunity and Supportive Services (ROSS) - Grant for 2017 through 2019 services which was closed out in January 2020.
    - 992 Family Self Sufficiency (FSS) - new grant in 2020
- **State and Local Programs**
  - 251 Getting to Zero (GTZ) - Davis
  - *Intergovernmental program for housing units owned by YCH:*
    - 321 Helen Thomson Homes Unit A (Woodland)
    - 322 Helen Thomson Homes Unit B (West Sacramento)
    - 323 IGT House (Woodland)
  - *Intergovernmental program for housing units manage by YCH, but owned by others:*
    - 700 Pacifico (Davis)
    - 701 Merkley Apartments (West Sacramento)
  - *Agricultural housing for migrant farmworkers:*
    - 501 Davis Migrant Center (DMC)
    - 502 Madison Migrant Center (MMC)

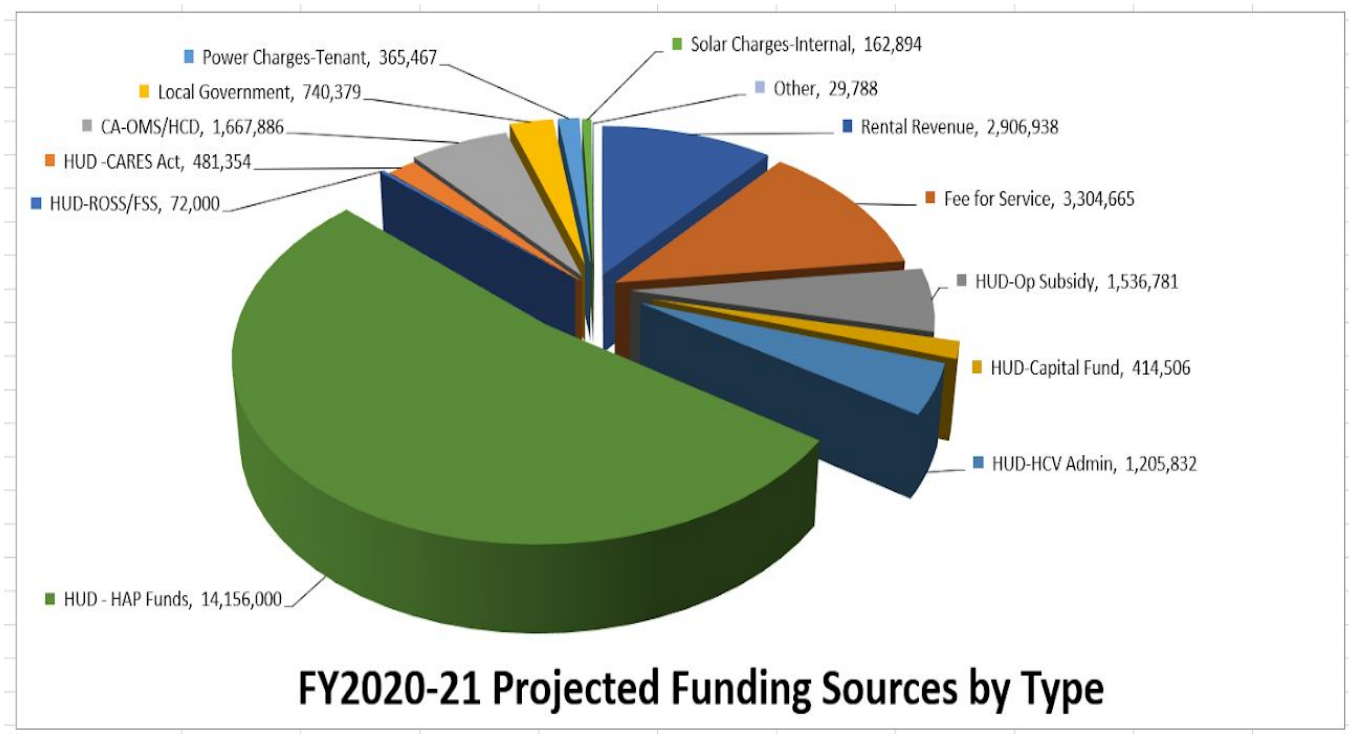
        - 503 Rehrman (Dixon) Migrant Center (RMC)
    - 600 Davis Solar Homes - Agricultural housing for permanent farmworkers
- **Blended Component Unit - New Hope Community Development Corporation (NHCDC)**
    - 400 NHCDC Corporate
    - 401 Cottonwood Meadows Senior Apartments
    - 421 Pine Tree Gardens - Davis **(potential acquisition by June 30, 2020)**

Budget Overview:

The following section provides a brief explanation of noteworthy items with respect to each program's financial presentation and operational items to be noted based on year to date activity through the third quarter with FY 2020-2021 proposed budgets based on this and the prior year actual performance in formation, along with know or expected changes based on the best available information. The categories used for revenue/income and expense items are based on FDS reporting requirements from HUD.

FY 2020-2021 Proposed Budget
Revenue vs. Expense (000's)





COCC (General Fund)

Under the Asset Management model, the Centr al Office Cost Center (COCC), similar to a General Fund, includes all administrative support functions, including the CEO, finance, facilities management, human resources, risk management, operations management, and any unbilled staff time for maintenance and IT services. To support the COCC operations, three types of fees are charged: Management fees, bookkeeping fees and asset management fees. In addition, fee for service income for maintenance, client services, and other support activities are used for direct services provided to the AMP's and other programs. COCC also receives management fees from migrant centers, Davis Solar Housing, Cottonwood, Pacifico, intergovernmental programs, and Capital Funds. These fees are eliminated on consolidation in the audited financial statements, but retained in this budget analysis to provide better visibility on the interrelationships between the various programs and COCC.

The main administrative building for YCH is included as part of the COCC program as it provides the office space for staff of the various other programs in exchange for space rent at market rates. The building leases space at market rate, including an annual cost of living escalator, to a chiropractic office in the northeast corner of the building.

Inception to date deferred developer fees earned by YCH (Eleanor Roosevelt Circle) were recognized in the FY 2014-2015 financials and are now shown as receivable balances on the Statement of Position (formerly known as the balance sheet) at year end. Any adjustments related to anticipated timing of these payments is expected to be minimal and therefore has not been budgeted in the attached schedules.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
COCC (General Fund)					
Budget thru Q3 FY2019-20	384,080	1,949,990	(2,229,202)	-	104,869
Actual thru Q3 FY2019-20	350,190	1,988,862	(2,179,543)	-	159,510
Budget to Actual Difference	33,890	(38,872)	(49,659)	-	(54,641)
FY 2019-20 Mid-Year Budget	512,107	2,599,987	(2,972,269)	-	139,825
Proposed FY 2020-21 Budget	766,481	2,879,879	(3,168,806)	-	477,554
Changes from Prior Year	(254,373)	(279,893)	196,537	-	(337,729)

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** is lower than projected primarily due to projected solar revenue written off as part of the implementation of solar related to power generated prior to March 1, 2019, due to timing and credits with PGE.
  - **Grants & Other Income** increased from projections primarily due to additional maintenance billing of $166,026, which tends to taper off as staff use leave time that has been deferred by the pandemic. This was offset by $61,875 of Capital Fund Administrative fees that are typically deferred until Q4 and other deferred program billings into the fourth quarter due to a combination of delayed County contract renewals HHSA (THP+ and Helen Thomson Homes), recent staff turnover, and solar billing challenges. Focus on improving contract renewal processes will help improve cash flow for COCC in the future. The solar billing challenges are anticipated to be a one time issue.
  - **Operating Expenses** are generally consistent with projections, noting some timing differences for OPEB (post-retirement fund) contributions made in the fourth quarter offset by other costs incurred during the quarter.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** is generally consistent with the current fiscal year with the addition of $277,976 of grant funding for a new $323,000 emergency generator for the main administration building in Woodland. These funds

were provided from both Federal (FEMA for $242,232) and State (Cal OES PSPS funds of $35,744). The remaining $45,000 will be funded with administration building reserves, as the required match funds for the project.

- **Grants & Other Income** is projected to increase by $279,893 from the current year as in the next fiscal year as two maintenance trainees are added to bring some contracted work in house and the new work order system allows us to capture additional billable hours as the system will be directly linked to the timesheet system. These additional billable hours will be funded from the various programs where the work is done.
- **Operating Expenses** are generally consistent with the current year with increases of $61,000 estimated costs for 2 management trainees, $50,000 for additional OPEB contributions, and various other small staffing cost increases combined to create an increase of $196,537.
- **Cashflow impacts** not shown in the budget numbers include:
  - $277,976 of grant funds for the generator are shown as revenue while the offsetting costs will be capitalized on the balance sheet.
  - $141,876 of principal payments on the solar equipment ($103,578) and administration building ($30,798).
  - Impact of these cash payments on net cashflow is a projected net increase in cash of $57,702 for the year.

- *Solar Arrays:* The arrays are owned by COCC and the generated power is billed to the AMPs to pass on to the tenants as an electric charge along with any power charges billed to each unit from PG&E. The information on the solar program noted below is included in the financial information shown above, but broken out here for additional clarity and analysis.

Solar Program Summary			
	FY2019-20 Estimated	FY2020-21 Proposed Budget	Notes/Comments
Revenue			
Solar Charges to AMPs	197,960	162,894	billed at FY2019 UA rate of $0.21169
Expenses			
Billing & Admin	30,973	29,608	incl solar and PG&E energy cost billing
Maintenance	50,098	24,480	grounds and panels
Insurance	9,286	9,286	property and flood, liability at AMP
Loan Interest	70,161	67,017	15 year equipment loan
Total Expenses	160,519	130,391	
Net Incr/(Decr) in Fund Balance	37,441	32,502	
Loan Principal Payments	95,401	103,578	debt svc escalator
Net Incr/(Decr) in Cash Balance	(57,960)	(71,076)	

- Solar revenue projected for FY 2020-2021 is based on actual solar production over the past 12 months of 769,491 kWh billed at the FY 2018-2019 Utility Allowance calculation rate of $0.21169 per kWh. The current rate was approved by the Board in 2019.
- Not included here is the 2020-2021 increase in Utility Allowance rates as engineered by Siemens in accordance with YCH's Energy Performance Contract for other water and lighting improvements made to properties. Total net impact to funding is unknown at this time as it is due to power generation across the year and will be included at the mid-year once there are production numbers. There will also be a UA adjustment in the next fiscal year, at which point, staff expects cost and revenue to be closer to neutral.
- Staff is currently looking at ways to continue to reduce overall costs for this program in the areas of billing and maintenance in an effort to address the forecast for potential current and any future cash deficits. This may include additional technology solutions and changes to the array's maintenance program.
- In the table above, The FY 2019-2020 estimates for solar income include additional amounts for power generated between March 1, 2019 and June 30, 2019 that were unbilled at the time of the mid-year budget reallocation due to delays in receiving data from PGE, but these amounts have since been billed and are included.

- *Grants Management:* This program consists of intergovernmental agreements whereby YCH provides grants consulting services for a fee to the County and the cities of Davis and Winters. The rates charged are fully loaded for the related employee costs and are billed monthly as cost-reimbursement programs. There is no provision in the rates for the cost of funds or profit to the YCH for providing these services.

Intergovernmental Contracts for Grants Management

Staff Time Billed by Program					
		Yolo County	Woodland	Winters	Davis	Total
Grants Manager		5%	0%	5%	5%	15%
Senior Grants Analyst		43%	0%	11%	35%	89%
Grants Analyst		25%	0%	2%	63%	90%
Lease & Rental Coordinator		2%	0%	0%	0%	2%
TBD 3 - Grants Analyst		8%	0%	4%	78%	90%
		Yolo County	Woodland	Winters	Davis	Total
Program Revenue						
Yolo County Grants		93,019				93,019
YC DESS/THP+ (non-pacifico) - Grant Income		90,772				90,772
Woodland Grants			-			-
Winters Grants				33,734		33,734
Davis Other Grants (Op Costs)					4,000	4,000
Davis Affordable Housing Grant	44%				53,365	53,365
Davis CDBG Grant	39%				47,301	47,301
Davis HOME Grant	17%				20,618	20,618
Total Revenue		**183,790**	**-**	**33,734**	**125,284**	**342,809**
Program Costs						
Staffing Costs		90,772		33,584	121,284	245,640
Operating Costs		93,120		150	4,000	97,270
Total Costs		**183,892**	**-**	**33,734**	**125,284**	**342,910**
Net Increase/(Decrease) in Fund Balance		**(101)**	**-**	**-**	**-**	**(101)**
Total Grant Contract Amount		190,000	-	33,734	189,000	412,734
Remaining/Unused Grant Funds		**6,108**	**-**	**-**	**63,716**	**69,824**

Based on current intergovernmental contracts, there is sufficient budget authority built into existing contracts to cover additional work, scheduled rate increases, and/or staffing as required by programs. Staff anticipates a very busy 2020-2021

due to COVID-19 funding, CDBG and HOME waivers, SB 2 grant funds and other sources.

- Staff will be looking at options to increase working capital in order to continue providing or expanding these services in the future and avoid overtaxing available working capital.

Federal Programs

(Including Proposed Uses of CARES Act Funding from HUD)

This group of programs consists of those directly Federally funded through HUD and are subject to funding changes based on the Federal budget and HUD regulations. The funding for these programs is typically fairly consistent from year to year, but the actual amounts to be funded are not known until the Federal budget is finalized three to six months into the YCH fiscal year.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
Federal Programs					
Federal Program Combined Total					
Budget thru Q3 FY2019-20	2,320,933	12,006,719	(4,152,038)	(10,098,825)	76,789
Actual thru Q3 FY2019-20	2,297,356	11,771,939	(4,003,174)	(9,705,705)	360,415
Budget to Actual Difference	23,578	234,780	(148,864)	(393,120)	(283,626)
FY 2019-20 Mid-Year Budget	3,094,578	16,008,959	(5,536,051)	(13,465,100)	102,386
Proposed FY 2020-21 Budget	3,037,412	17,456,166	(6,023,321)	(14,158,000)	312,258
Changes from Prior Year	57,166	(1,447,207)	487,270	692,900	(209,872)

CARES Act Funding for HCV and Public Housing

As part of the CARES Act coronavirus relief of 2020 that brought stimulus checks to individuals and low interest loans to businesses to assist with the impacts of the COVID-19 pandemic, HUD issued additional funding to Housing authorities for both the HCV and Public Housing programs. In this initial round of funding, YCH was granted additional administrative fees of $251,698 for HCV and another $230,463 for Public Housing. These funds equate to approximately and additional 2 months of

administrative funding to be used by December 31, 2020 for expenses related to preventing, preparing for, and responding to coronavirus, including activities to support or maintain the health and safety of assisted individuals. HUD has encouraged that these funds be used wherever possible to invest in systems and processes that can be put in place for future benefit to the agencies and programs. Therefore, staff has compiled the following list of potential uses and estimated costs for the Board to consider and approve or modify as needed to move forward with the plan.

CARES Act Funds Preliminary Plan thru 12/31/2020 (using Round 1 Funding)

	Public Housing *				Housing Assistance			Grand Total	Exp or Cap?
	AMP1	AMP2	AMP3	Total	Admin	HAP	Total		
Grant Amount	$ 87,023	$ 86,531	$ 56,909	$230,463	$251,698	TBD	$251,698	$482,161	
IT Improvements									
GlobalSearch upgrade (Caltronics)	$ 3,500	$ 3,500	$ 3,500	$ 10,500			$ -	$ 10,500	Cap
New laptops for portability	$ 3,355	$ 3,355	$ 3,355	$ 10,064	$ 7,189		$ 7,189	$ 17,254	Cap
Gilson WO system	$ 2,100	$ 2,100	$ 2,100	$ 6,300			$ -	$ 6,300	Cap
Cell phone upgrades				$ -			$ -	$ -	Cap
C-Cure BA & access control expansion	$ 12,000	$ 12,000	$ 12,000	$ 36,000			$ -	$ 36,000	Cap
Lobby reconfiguration	$ 5,000	$ 5,000	$ 5,000	$ 15,000	$ 50,000		$ 50,000	$ 65,000	Cap
Landline phone system replacement	$ 3,000	$ 3,000	$ 3,000	$ 9,000	$ 12,000		$ 12,000	$ 21,000	Cap
MRI Portal (Assistance Connect)	$ 600	$ 600	$ 600	$ 1,800	$ 1,000		$ 1,000	$ 2,800	Cap
MRI Secure Sign (e-signature)				$ -	$ 2,000		$ 2,000	$ 2,000	Cap
CLC reconfiguration	$ 5,000	$ 5,000	$ 5,000	$ 15,000			$ -	$ 15,000	Cap
Touchless entry w/ camera	$ 500	$ 500	$ 500	$ 1,500	$ 7,000		$ 7,000	$ 8,500	Cap
Security camera expansion			$ 22,000	$ 22,000			$ -	$ 22,000	Cap
Reconfiguation of community room			$ 10,000	$ 10,000			$ -	$ 10,000	Cap
Virtual unit inspections				$ -	$ 15,000		$ 15,000	$ 15,000	Cap
				$ -			$ -	$ -	Cap
subtotal	$ 35,055	$ 35,055	$ 67,055	$137,164	$ 94,189	$ -	$ 94,189	$231,354	
Staffing/Temps									
MK Consulting (20 hrs/wk)				$ -	$ 42,000		$ 42,000	$ 42,000	Exp
Janitorial/Maint Trainee (25% of total)	$ 3,750	$ 3,750	$ -	$ 7,500			$ -	$ 7,500	Exp
Social Service outreach	$ 10,000	$ 15,000	$ 20,000	$ 45,000			$ -	$ 45,000	Exp
Staff for conversion & extra workload	$ 10,500	$ 10,500	$ 10,500	$ 31,500	$110,000		$110,000	$141,500	Exp
				$ -			$ -	$ -	Exp
subtotal	$ 24,250	$ 29,250	$ 30,500	$ 84,000	$152,000	$ -	$152,000	$236,000	
Other									
PPE & cleaning materials purchased	$ 3,000	$ 3,000	$ 3,000	$ 9,000	$ 5,000		$ 5,000	$ 14,000	Exp
				$ -			$ -	$ -	Exp
subtotal	$ 3,000	$ 3,000	$ 3,000	$ 9,000	$ 5,000	$ -	$ 5,000	$ 14,000	
Grand totals	$ 62,305	$ 67,305	$100,555	$230,164	$251,189	$ -	$251,189	$481,354	
Remaining funds	$ 24,718	$ 19,226	$ (43,646)	$ 299	$ 509	#VALUE!	$ 509	$ 808	

* *Fungibility between AMPs is acceptable, so some AMP 1 & 2 fundign may be used to cover additional costs at AMP 3*

Note that additional housing assistance payment (HAP) to address lost income for HCV participants is anticipated in the near future, along with additional Administrative fee funds, but these have not yet been awarded. Therefore this column in the table was left blank and the additional Administrative fees amount is not included.

Federal - Housing Assistance/Housing Choice Voucher (HCV)

The Housing Assistance program provides rental subsidies for voucher program participants through a Housing Assistance Payment (HAP) contract with landlords. Voucher holders pay a portion of the rent which is based on the difference between the actual rent charged by the landlord and the amount subsidized by the housing assistance program. The rental subsidy is calculated and generally is the lesser of the payment standard minus 30% of the family's adjusted gross income or the gross rent inus the tenant rent. The tenant rent burden can not exceed 40% of their adjusted gross income. Landlords are paid by both the voucher holders and YCH each month and must maintain housing quality standards of their units and use approved rental rates ensuring safe, decent affordable housing while participating in the program. The funding for this program is based on the actual voucher costs incurred during the prior year with proration applied to program funding by HUD.

Funding for the administrative costs of this program is based on the number of vouchers under lease as of the first day of each month. Total vouchers under lease is impacted by three (3) major factors: 1) total funding appropriated for housing assistance; 2) current market costs for rental housing; and 3) income of participants. As rental rates rise, wages and benefit income remain stagnant or decrease, assistance payments rise. Federal funding has not increased to meet these market conditions.

HUD has adopted a cash management system where it <u>only funds</u> what is required to meet voucher obligations each month and retains any additional funds that have been awarded in a HUD Held Reserve (HHR) until they are needed. This cash need is communicated with HUD utilizing a monthly submission of electronic historical data along with projections for future needs, which is a time consuming and challenging process managed jointly by HCV and Finance department staff.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
Housing Assistance (HCV)					
Budget thru Q3 FY2019-20	5,730	10,905,872	(952,750)	(10,098,825)	(139,973)
Actual thru Q3 FY2019-20	7,162	10,609,483	(964,626)	(9,705,705)	(53,686)
Budget to Actual Difference	(1,432)	296,390	11,876	(393,120)	(86,286)
FY 2019-20 Mid-Year Budget	7,640	14,541,163	(1,270,333)	(13,465,100)	(186,630)
Proposed FY 2020-21 Budget	8,750	15,613,521	(1,529,095)	(14,158,000)	(64,823)
Changes from Prior Year	(1,110)	(1,072,358)	258,761	692,900	(121,807)

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** consists of small program income items like fraud recovery from voucher holders who improperly report their income and administrative fees for families that move into Yolo from other jurisdictions. This revenue is slightly ahead of projections.
  - **Grants & Other Income** is recognized as the funds are received from HUD for Housing Assistance Payments (HAP) and administrative fees based on the number of leased units in the program. The mid-year HAP projections were based on lease up rates and rental rate increases through the end of the year, which have been lagging behind these expectations, likely due to the Shelter-In-Place orders from the Governor and other disruption due to the pandemic. Any HAP funds not utilized during the current fiscal year will remain in the HUD Held Reserve for use in the future.
  - **Operating Expenses** are for administrative costs only and are consistent with projections.
  - **Housing Assistance (Voucher) Payments** are short of projections as noted above where the lower costs drive the reduction in revenue that is only recognized as it is funding from HUD. The net impact of the lower costs of voucher payments represents a similar reduction in revenue, less any cash reserves we had on hand at the beginning of the fiscal year.

- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** consists of small program income items that are projected to be in similar amounts to the current year budget.
  - **Grants & Other Income** is based on the expected HAP payment increase of nearly $700,000 based on a combination of increased subsidy payments related to lost income for households as a result of the pandemic and additional vouchers issued as the program expands with additional funding. In addition to increased HAP funding expected as part of additional CARES Act funding, YCH currently has a HUD Held Reserve (HHR) balance over $500,000 that can be used as needed over the next few months to ensure vouchers are paid.
  - **Operating Expenses** are also expected to rise by approximately $700,000 in order to meet the needs of current and future voucher holders. As the rental market remains tight, the challenge will be finding available units for new participants. However, as the damage to the economy becomes known over the near term and prohibitions against evictions through at least July are lifted, many landlords will be looking for new tenants as the market begins to soften over the remainder of the calendar year. As the true direction of the market becomes known over the next 6 months, the necessity of any adjustments to the mid-year budget will become clear. Additional staff expenses of $157,000 shown in the table above and included in the budget numbers, will be shown as operating expenses and therefore not on the balance sheet.
  - **Cashflow impacts** not shown in the budget numbers include:
    - Capitalized CARES Act project costs estimated at $94,189 are anticipated in the first six months of the year. Though these will be funded with grant revenue shown in the budget, the costs of this are not reflected in the budget so the expected decrease in fund balance will be even larger than the $64,823 shown.
    - Impact of these cash payments on net cashflow is a projected net decrease in cash of $159,013 for the year.

Federal - Public Housing

Dwelling rents are collected from tenants in this program based on 30% of their income plus a utility allowance and subsidy for operations and capital improvements are provided by HUD on an annual basis based on the Federal budget. Since these subsidy amounts have underfunded the ongoing operations of these properties for many years, YCH continues to work through potential repositioning options through

RAD and other programs to move away from the chronically underfunded Section 9 program of Public Housing into various Section 8 programs that may provide better funding options for long-term viability of the properties and redevelopment potential.

The impact of repositioning through RAD and other programs has not been considered in these projections, as the plan is being developed and tested for viability prior to being presented to the Board, HUD, and residents for approval.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
Public Housing					
Budget thru Q3 FY2019-20	2,315,203	1,055,499	(3,161,152)	-	209,551
Actual thru Q3 FY2019-20	2,290,194	1,155,443	(2,999,726)	-	445,911
Budget to Actual Difference	25,010	(99,944)	(161,426)	-	(236,360)
FY 2019-20 Mid-Year Budget	3,086,938	1,407,332	(4,214,869)	-	279,401
Proposed FY 2020-21 Budget	3,028,662	1,770,645	(4,422,725)		376,582
Changes from Prior Year	58,276	(363,313)	207,857	-	(97,181)

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** is consistent with projections with largest differences being related to a timing difference in the recognition of capital fund grant money.
  - **Grants & Other Income** increased due to additional operating subsidy provided by HUD of $99,712 based on its new grant funds, including retroactive adjustments, made during the 3rd Quarter.
  - **Operating Expenses** are $161,426 lower than projected for the first 9 months of the year as $59,983 of capital fund management fees, $80,519 of RAD consulting costs, and $79,250 of OPEB contributions have not yet been incurred as projected, some of which may deferred into the next fiscal year.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** is primarily tenant charges for rent and power, along with related subsidy amounts from HUD that are expected to be fairly consistent next year.

- **Grants & Other Income** is expected to show $132,949 of higher operating subsidy revenue based on the current amounts being paid and an additional $230,464 was awarded in CARES funds to be spent before December 31, 2020. IT improvement costs of $137,164 will be capitalized due to their long-term benefits and are therefore shown on the balance sheet rather than included as expenses in the budget.
- **Operating Expenses** are expected to increase by $207,857 during the next fiscal year due to additional maintenance costs related to COVID-19 related issues and OPEB contributions to the investment trust for post-retirement healthcare benefits (CERBT) are also projected to increase by $80,000 based on expected available cash a the end of the year.

  As moratoriums on evictions were announced, a number of tenants have stopped paying their rents and power charges to YCH. Though staff continue to assist residents impacted by the pandemic and HEAP, forgivable utility loans and repayment plans will be offered, there is a potential for a larger number of tenants who have refused this help to be unable to pay their bills and program termination may rise. Therefore, legal costs have been projected to increase by $28,000 along with a collection loss increase of $42,500. We will know more about the market in the next few months. Nationally, NAHRO has surveyed housing authorities and rent collection for senior and disabled households has fallen to approximately 95% of expected, while family rent collections have fallen to 86% in the month of May.
- **Cashflow impacts** not shown in the budget numbers include:
  - Debt principal payments related to the Energy Performance Contract financing is $58,304.
  - CARES Act funding for $137,164 of system improvements will be capitalized on the balance sheet.
  - Impact of these cash payments on net cashflow is a projected net increase in cash of $181,114 for the year, which will likely be needed to help fund some of the improvements that will be necessary through the RAD process.

Federal - ROSS/FSS (Self-sufficiency grant programs)

This program is funded with grants from HUD in order to provide additional assistance to HCV and Public Housing residents to assist them with becoming self-sufficient. The Individual Training and Service Plan is developed by the self-sufficiency participant

with guidance from YCH client services staff in order to meet their individual needs within a prescribed framework. This is a cost reimbursement program.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
ROSS/FSS *					
Budget thru Q3 FY2019-20	-	45,348	(38,137)	-	7,211
Actual thru Q3 FY2019-20	-	7,013	(38,823)	-	(31,810)
Budget to Actual Difference	-	38,335	686	-	39,021
FY 2019-20 Mid-Year Budget	-	60,464	(50,849)	-	9,615
Proposed FY 2020-21 Budget		72,000	(71,501)		499
Changes from Prior Year	-	(11,536)	20,652	-	9,116
* Cost Reimbursement Program					

- *FY 2019-2020 Q3 Update:*
  - **Grants & Other Income** has not yet been drawn down from HUD for the new FSS grant due to challenges in getting this set up during the pandemic. However, this is expected to be caught up over the next couple of months.
  - **Operating Expenses** are consistent with projections.
- *FY 2020-2021 Proposed Budget:*
  - **Grants & Other Income** for the new FSS grant is funded on a calendar year basis at a current amount of $72,000 for 12 months. The budget projects that this grant will be renewed for the same amount for the calendar year 2021.
  - **Operating Expenses** are expected to continue at the same pace through the end of the next fiscal year based on the assumption of renewed funding.
  - **Cashflow impacts** are not an issue with this program as all costs are expensed and there is no debt.

State and Local (S&L) Programs

This group of programs is funded with State and local resources and typically consists of cost-reimbursement programs that require working capital from COCC.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
State & Local Programs					
S&L Program Combined Total					
Budget thru Q3 FY2019-20	89,864	1,591,737	(1,855,500)	-	(173,899)
Actual thru Q3 FY2019-20	46,465	1,550,754	(1,690,842)	-	(93,624)
Budget to Actual Difference	43,399	40,984	(164,658)	-	(80,275)
FY 2019-20 Mid-Year Budget	119,818	2,122,317	(2,474,000)	-	(231,865)
Proposed FY 2020-21 Budget	119,850	2,318,766	(2,339,556)	-	99,060
Changes from Prior Year	(32)	(196,449)	(134,444)	-	(330,925)

S&L - Getting to Zero (GTZ), Davis

The Davis Sutter Pathways Getting to Zero program was originally funded through a grant from Sutter Health Foundation and the City of Davis with focus on serving persons experiencing chronic homelessness in the Davis community. The pilot program provides rental assistance through a bridge voucher, move-in assistance and wrap-around case management services. Original funding for the project was projected to serve approximately 15 families, but the program surpassed that goal serving 28 families. The City of Davis, in partnership with YCH, was successful in obtaining a Community Service Block Grant (CSBG) to serve eight (8) additional families through the GTZ program. This is a cost reimbursement program.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
Getting to Zero (GTZ) *					
Budget thru Q3 FY2019-20	-	56,445	(56,445)	-	0
Actual thru Q3 FY2019-20	-	30,758	(63,675)	-	(32,917)
Budget to Actual Difference	-	25,687	7,230	-	32,917
FY 2019-20 Mid-Year Budget	-	75,260	(75,260)	-	0
Proposed FY 2020-21 Budget	-	49,429	(49,429)	-	-
Changes from Prior Year	-	25,830	(25,830)	-	0
* Cost Reimbursement Program					

- *FY 2019-2020 Q3 Update:*
  - **Grants & Other Income** is a reimbursement program which follows the costs. During the transition between funding sources for this program and the effects of the pandemic, reimbursement for costs has been delayed slightly..
  - **Operating Expenses** are lower than projected due to the complexities of working with participants during the pandemic and those tenants who are brought into the program have been able to move on to more permanent housing options with other funding sources faster than projected.
- *FY 2020-2021 Proposed Budget:*
  - **Grants & Other Income** is expected to be slightly lower due to funding with the new funding source compared to the old.
  - **Operating Expenses** are limited to the funding amounts that are expected to be slightly lower than the previous year.
  - **Cashflow impacts** are not an issue with this program as all costs are expensed and there is no debt.

S&L - IGT Owned

This program is made up of properties owned by YCH with agreements with Yolo County departments to provide safe, sanitary and decent housing to target populations referred through their programs. Funding for these projects, in lieu of rent, cover expenses including utilities, property management, maintenance services and neighbor/community relations. This is a cost reimbursement program with no working capital provided.

	Yolo Housing				
	Q3 YTD Results & Proposed FY2020-21 Budget				
Program	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
IGT - Owned Properties *					
Budget thru Q3 FY2019-20	-	49,876	(49,876)	-	(1)
Actual thru Q3 FY2019-20	-	11,571	(55,424)	-	(43,853)
Budget to Actual Difference	-	38,305	5,547	-	43,852
FY 2019-20 Mid-Year Budget	-	66,501	(66,502)	-	(1)
Proposed FY 2020-21 Budget	-	103,902	(72,118)	-	31,784
Changes from Prior Year	-	(37,401)	5,616	-	(31,785)
* Cost Reimbursement Program					

- *FY 2019-2020 Q3 Update:*
  - **Grants & Other Income** increased
  - **Operating Expenses** are lower than projected as YCH has been awaiting final negotiated contracts from HHSA and therefore cannot bill for incurred expenses for the Helen Thomson Homes until after they were received in June 2020, which is eleven months into the program year.
- *FY 2020-2021 Proposed Budget:*
  - **Grants & Other Income** includes funds to cover the additional costs noted below.
  - **Operating Expenses** includes adjustments for small increases to operating costs and $31,783 for rehabilitation costs for Helen Thomson Unit B in West Sacramento.
  - **Cashflow impacts** not shown in the budget numbers include:

- $31,783 for capitalized rehabilitation costs for Helen Thomson Unit B.
- Impact of these cash payments on net cashflow is a projected net decrease in cash for the rehabilitation costs, bringing the net cash balance on hand for this program to $0 for the year. The lack of reserves funded into this property, along with the County considering a program/population change, has caused the unit to be taken offline for several months while sufficient funds to repair the damage was found. This is due to a program change from the County, which required YCH to reduce project reserves to $0 or return the funds. Staff continues to recommend that the ability to raise and retain adequate reserves to maintain these properties is critical to both the utility and long term viability of the assets.

S&L - IGT Managed

This program is made up of properties owned by others (municipality or private) and managed by YCH including utilities, property management, maintenance services and neighbor/community relations. This is a reimbursement program where any excess rents for Pacifico are maintained in a reserve account until needed, while Merkley is paid a set monthly rental amount each month to cover the master lease and other operating costs. The rental rate will be adjusted each year based on the projected budget and updated as necessary at the mid year. Both of these approaches provide efficient processes for funding the project costs while having the ability to build up reserves for future capital improvement needs.

	Yolo Housing				
	Q3 YTD Results & Proposed FY2020-21 Budget				
Program	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
IGT - Managed Properties *					
Budget thru Q3 FY2019-20	525	256,498	(257,608)	-	(585)
Actual thru Q3 FY2019-20	-	438,485	(425,202)	-	13,283
Budget to Actual Difference	525	(181,987)	167,594	-	(13,868)
FY 2019-20 Mid-Year Budget	700	341,998	(343,478)	-	(780)
Proposed FY 2020-21 Budget	200	557,048	(557,248)	-	0
Changes from Prior Year	500	(215,050)	213,770	-	(780)
* Cost Reimbursement Program					

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** in the budget is for tenant charges, but nothing has actually been billed to tenants during the current fiscal year.
  - **Grants & Other Income** increased as the Merkley property was added to the portfolio at the beginning of the 2020 calendar year and had not been included in the mid-year budget update.
  - **Operating Expenses** are increased as the Merkley property was added to the portfolio at the beginning of the 2020 calendar year and had not been included in the mid-year budget update.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** shows a reduction in the tenant charge amount for Pacifico based on difficulties experienced to date with assessing damages to certain individuals in a communal living facility.
  - **Grants & Other Income** is based on costs incurred for both Pacifico and Merkley.
  - **Operating Expenses** include the impact of the Merkley property for the next fiscal year, partially offset by an expected $8,248 reduction in operating costs for Pacfico as issues with some of the tenants have been resolved.
  - **Cashflow impacts** are not shown in the budget and do not exist since the properties are owned by others, so capital improvements remain as expenses in the financial statements, and there is no debt on the property.

S&L - IGT Migrant Housing

This program is made up of three (3) seasonal migrant center properties in Yolo and Solano counties serving agricultural farmworker families. The residential units are owned by the California Department of Housing and Community Development (HCD) with oversight from their Office of Migrant Services (OMS). YCH and the Dixon Housing Authority own the land. YCH runs the housing programs for seasonal migrant farmworkers for OMS on these properties. This is a cost reimbursement program with 20% of the contract value is provided as an advance for working capital for the program by OMS, which unfortunately is typically not paid by OMS until almost halfway through the fiscal year, so YCH has been forced to obtain a line of credit to provide sufficient working capital to participate in this program.

Program	Yolo Housing Q3 YTD Results & Proposed FY2020-21 Budget				
	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
AG - Migrant Housing *					
Budget thru Q3 FY2019-20	44,625	1,228,919	(1,453,110)	-	(179,567)
Actual thru Q3 FY2019-20	24	1,069,940	(1,123,444)	-	(53,481)
Budget to Actual Difference	44,601	158,979	(329,666)	-	(126,086)
FY 2019-20 Mid-Year Budget	59,500	1,638,558	(1,937,480)	-	(239,422)
Proposed FY 2020-21 Budget	59,500	1,608,386	(1,608,387)	-	59,500
Changes from Prior Year	-	30,172	(329,093)	-	(298,922)
* Cost Reimbursement Program					

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** consists of rehabilitation and replacement reserve grant money that has previously been funded by OMS early in the year to make the contributions to the reserves. However, OMS decided earlier in the year that the Borrower costs, which they previously funded through YCH, now needed to be funded by YCH and then reimbursed by OMS. This additional working capital burden has forced YCH to obtain approval from the bank for a larger line of credit and with the request for this increase included as part of this report. This lack of funding deferred the contributions and related debt service payments until June of this year as YCH worked with OMS to find another solution that did not require YCH to pay $207,415 of these borrower costs and await reimbursement.
  - **Grants & Other Income** are consistent with projections other than issues related to timing.
  - **Operating Expenses** are consistent with projections other than issues related to timing.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** is consistent with the current year.
  - **Grants & Other Income** is consistent with current operational funding, which excludes the costs for the rehabilitation and operating expense costs that

were included in the initial year of the current two year management agreement.

- **Operating Expenses** are consistent with current year other than nearly $300,000 of reserve funds used to fund various rehabilitation projects and operating expenses at the centers.
- **Cashflow impacts** not shown in the budget numbers include:
  - $0 for capital improvements since YCH does not own the structures and therefore all potential capital improvements are treated as operating expenses in the financials.
  - $59,500 of contributions to the replacement reserve accounts are shown as income in the year that they are funded, but the expenses are not booked until these funds are actually spent at some future date.
  - Impact of these cash payments on net cashflow is a projected net increase in cash of $59,500 for the year.

AG - Year Round Farmworker Housing (Davis Solar)

This program consists of 7 living units (3 duplexes and a single family house) in Davis to provide housing for year round farmworkers under a program controlled, and previously financed by the USDA Department of Rural Development (RD). This program is now self contained with some limitations on rental rates and potential sale or redevelopment of the properties based on the previous RD financing.

	Yolo Housing				
	Q3 YTD Results & Proposed FY2020-21 Budget				
Program	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
AG - Year Round Housing					
Budget thru Q3 FY2019-20	44,714	-	(38,460)	-	6,253
Actual thru Q3 FY2019-20	46,440	-	(23,097)	-	23,344
Budget to Actual Difference	(1,727)	-	(15,363)	-	(17,090)
FY 2019-20 Mid-Year Budget	59,618	-	(51,280)	-	8,338
Proposed FY 2020-21 Budget	60,150	-	(52,374)	-	7,776
Changes from Prior Year	(532)	-	1,093	-	561

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** is consistent with current year projections.
  - **Operating Expenses** are slightly lower than current projections as potential costs have been deferred into the future.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** projections are consistent with current year rental amounts.
  - **Operating Expenses** are consistent with current year costs.
  - **Cashflow impacts** are not an issue with this program as all costs are expensed and there is no debt.

New Hope Community Development Corporation

New Hope CDC (NHCDC) is a non-profit 501(c)(3) community development corporation dedicated to improving the quality of life to underserved communities through affordable housing, educational enrichment, and economic empowerment throughout the County of Yolo. Housing is provided by NHCDC and its partners (YCH, Dixon Housing Authority, Mercy, Neighborhood Partners, Davis Community Meals and Housing, Davis Senior Housing) in NHCDC's service area of Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison, unincorporated Yolo and Dixon.

New Hope CDC is shown on the audited financial statements of YCH as a blended component unit based on the level of control YCH and the members of its board have over the operations of this entity.

Inception to date of deferred developer fees earned by NHCDC from its various development partnerships are recognized in the financials the year that they are earned with any unpaid balances shown as receivable balances on the Statement of Position (formerly known as the balance sheet) at year end. Any adjustments related to anticipated timing of these payments is expected to be minimal and therefore has not been budgeted in the attached schedules.

Beginning in FY 2016-2017 most of the social services and tenant programs were shown as components of New Hope CDC operations in order to highlight these activities and facilitate fundraising efforts.

	Yolo Housing				
	Q3 YTD Results & Proposed FY2020-21 Budget				
Program	Operating Revenue	Grants & Other Income	Operating Expenses	Other Expenses	Increase/ (Decrease) in Fund Balance
New Hope CDC/Cottonwood (Component Unit)					
Budget thru Q3 FY2019-20	288,750	-	(246,743)	-	42,007
Actual thru Q3 FY2019-20	296,075	11,264	(268,604)	-	38,735
Budget to Actual Difference	(7,325)	(11,264)	21,861	-	3,272
FY 2019-20 Mid-Year Budget	385,000	-	(328,991)	-	56,009
Proposed FY 2020-21 Budget	365,435	30,500	(397,829)	-	(1,893)
Changes from Prior Year	19,565	(30,500)	68,838	-	57,903

- *FY 2019-2020 Q3 Update:*
  - **Operating Revenue** is fairly consistent current projections.
  - **Grants & Other Income** increased for $10,607 of CDBG grant funds from the City of Woodland were received to fund additional stair repair work on Cottonwood Meadows Senior Apartments which were not in the budget.
  - **Operating Expenses** included $30,000 of rehabilitation and updating costs for the site managers office, manager unit, and community room that were not included in the mid-year budget update. Analysis of these costs has been completed and will be capitalized as building improvements prior to year end. This work was funded with $30,000 of replacement reserve funds, leaving a remaining balance of these reserves at the end of the year of $183,913. This remaining cash is earmarked to fund future roof repairs and other capital improvements at the property.
- *FY 2020-2021 Proposed Budget:*
  - **Operating Revenue** is expected to increase by $56,561 for rent or operating cost reimbursement is being negotiated with HHSA for the purchase of a property in Davis for their use by the end of June. The terms of this agreement are currently being negotiated.
  - **Grants & Other Income** represents another $30,000 of CDBG grant money from the City of Woodland to fund additional stairway work at Cottonwood Meadows.
  - **Operating Expenses** are expected to increase by $68,838 as $56,561 of additional operating costs are expected to be incurred for the new Davis property noted above.
  - **Cashflow impacts** not shown in the budget numbers include:
    - $59,260 of Cottonwood principal payments will be included on the balance sheet.
    - Impact of these cash payments on net cashflow is a projected net decrease in cash of $61,153 for the year.

Financial Performance through Third Quarter FY 2019-2020:

As part of the budget review process for the various programs, the year to date actual revenue and expenses through March 31, 2020 has been discussed. The agency's financial report for the first nine months of the fiscal year shows all programs/cost centers

are essentially operating as expected overall and consistent with the mid-year budget update.

Conclusion:

HUD funding remains uncertain due to ongoing Federal budget issues, with the most significant unknown at this time is the impact of COVID-19 on operations and receipts through December 31, 2020 and what impact, if any, the CARES Act grants awarded to date or FEMA reimbursement could have on ameliorating these impacts. Adding to that complexity is timing on the additional CARES HAP and Administrative fee award, and congressional appropriations for our programs for post December 31, 2020 through June 30, 2021. YCH has also applied for grants to increase program capacity and services, but as these are competitive grants that have not yet been awarded, they are not included in this proposed budget. In light of what has become more unpredictable funding platforms, staff has attempted to be very conservative in its revenue projections and has taken a reasonably conservative approach to expected cost projections. When more definitive information is received from HUD and other funders, such as the State, as well as any award of pending grant applications, budgets will be subjected to YCH's regular mid year reallocation process for revenue and expense true up.

Mid Year and Reorganization

In addition to the above, due to a variety of factors - retirements, ongoing cost of the pandemic, changes in staffing needs due to implementation of new software systems, such as maintenance work orders and rent payment - staff have been working through the beginnings of a reorganization plan. That analysis and proposed plan are anticipated to come back to the Board in the fall, prior to the mid-year budget update once implementation and needs have been analyzed.

The prior year actual performance, along with the mid-year budget reallocation and third quarter performance are the basis for the new fiscal year budget assumptions. Staff recommends that the Housing Commission:

1) Review and, after making any modifications to the proposed budget, adopt Resolution and budget for FY 2020-2021 for Yolo County Housing (YCH);

2) Execute the attached HUD-52574 PHA Board Resolution Approving Operating Budget;

3) Authorize the CEO to move forward with the renewal of a line of credit in an amount not to exceed $500,000 from First Northern Bank of Dixon to better address periodic cash flow needs for the Agency.

4) Review and, after making any modifications, approve the list of proposed uses for the $482,161 of CARES Act grant funding provided to YCH for the Public Housing and Housing Assistance programs to be used prior to December 31, 2020.

Attachments:

HUD Budget Resolution (HUD-52574)
Proposed Budget FY 2020-21 Program Detail

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: __Housing Authority of the County of Yolo_____ PHA Code: __CA044_____

PHA Fiscal Year Beginning: _____July 1, 2020_____ Board Resolution Number: _____**20-03**_____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

		DATE
X	Operating Budget approved by Board resolution on:	____June 17, 2020 ___
☐	Operating Budget submitted to HUD, if applicable, on:	_____
☐	Operating Budget revision approved by Board resolution on:	_____
☐	Operating Budget revision submitted to HUD, if applicable, on:	_____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Gary Sandy		**6/17/2020**

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Yolo Housing - COCC (General Fund)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

COCC/General Fund and Admin Building (funds 310, 147)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Mid-Year Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3220.00.000	CF Trans In - Soft Costs Mgmt Impr (1408)	(2,245)	(11,250)	9,005	-	(15,000)	-	(15,000)
3250.00.000	CF Trans In - Soft Costs Debt Svc - Interest (1501)	-	-	-	-	-	-	-
3300.00.000	Rental Revenue - Commercial	(27,996)	(27,750)	(246)	(36,438)	(37,000)	(37,500)	500
147.3301.00.	Rental Revenue - Programs & COCC	(133,940)	(133,946)	7	(178,586)	(178,595)	(178,595)	(0)
3302.00.000	Rental Revenue - Space (Temp)	-	-	-	(100)	-	-	-
3410.00.323	Asset Mgmt Fee - IGT	(3,753)	-	(3,753)	(7,500)	-	(15,200)	15,200
3437.00.000	Revenue-Copier Usage Charges to Programs	(36,614)	(32,400)	(4,214)	(47,415)	(43,200)	(52,259)	9,059
3500.00.311	Development Fee - Eleanor	-	-	-	(367)	-	-	-
3610.00.413	Interest Revenue - NHCA LP Note	(18,451)	(18,418)	(34)	(24,490)	(24,557)	(24,557)	(0)
3690.00.000	Other Revenue	4,565	-	4,565	(31,272)	-	(277,976)	277,976
3690.00.413	Other Revenue - Crosswood (Client Svcs and CLC Programs)	(1,556)	(9,409)	7,853	(6,664)	(12,545)	(12,500)	(45)
3690.01.000	Other Revenue - Discounts Taken	(3,178)	(2,438)	(741)	(5,382)	(3,250)	(5,000)	1,750
3690.04.000	Other Revenue - Laundry & Vending	-	-	-	-	-	-	-
7015.00.101	Solar Revenue - Woodland	(62,269)	(74,942)	12,672	(51,961)	(99,922)	(80,717)	(19,205)
7015.00.102	Solar Revenue - Winters	(50,894)	(56,387)	5,493	(33,724)	(75,183)	(63,952)	(11,231)
7015.00.103	Solar Revenue - W Sac	(13,858)	(17,141)	3,284	(10,573)	(22,855)	(18,225)	(4,630)
	Total Operating Revenue	(350,190)	(384,080)	33,890	(434,472)	(512,107)	(766,481)	254,373
Operating Expenses								
4110.00.000	Administrative Salaries	572,881	561,157	11,725	736,825	748,209	737,610	10,599
4110.00.320	Administrative Salaries - ADMH	-	-	-	595	-	-	-
4110.00.700	Administrative Salaries - Pacifico	-	-	-	-	-	-	-
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	37,875	39,493	(1,618)	53,280	52,658	60,962	(8,304)
4125.01.320	Admin. P/R Taxes - Social Security & Medicare - ADMH	-	-	-	39	-	-	-
4125.01.700	Admin. P/R Taxes - Social Security & Medicare - Pacifico	-	-	-	-	-	-	-
4125.02.000	Admin. P/R Taxes - SUI	3,278	518	2,759	3,711	691	3,672	(2,980)
4125.02.320	Admin. P/R Taxes - SUI - ADMH	-	-	-	-	-	-	-
4125.02.700	Admin. P/R Taxes - SUI - Pacifico	-	-	-	-	-	-	-
4125.03.000	Admin. Retirement	105,028	106,312	(1,284)	159,245	141,749	133,836	7,914
4125.03.320	Admin. Retirement - ADMH	-	-	-	36	-	-	-
4125.03.700	Admin. Retirement - Pacifico	-	-	-	-	-	-	-
4125.04.000	Admin. Workers Comp	7,850	6,636	1,214	10,369	8,848	17,594	(8,746)
4125.04.320	Admin. Workers Comp. - ADMH	-	-	-	-	-	-	-
4125.04.700	Admin. Workers Comp. - Pacifico	-	-	-	-	-	-	-
4125.05.000	Admin. Comp. Abs.	-	-	-	(3,133)	-	-	-
4130.00.000	Legal Fees	6,330	7,500	(1,170)	35,978	10,000	25,500	(15,500)
4140.00.000	Training	2,453	4,500	(2,047)	4,144	6,000	6,000	-
4150.00.000	Travel	6,911	9,000	(2,089)	5,985	12,000	10,000	2,000
4170.00.000	Accounting Fees & Services	5,674	5,250	424	6,825	7,000	7,500	(500)
4170.01.000	Professional Services	481	488	(7)	3,043	650	3,500	(2,850)
4170.02.000	Contract Services - Plan Updates	-	-	-	490	-	-	-
4170.03.000	Contract Services - Consulting	447	-	447	371	-	-	-
4170.04.000	Contract Services - Clerk of the Board	326	5,625	(5,299)	6,451	7,500	5,000	2,500
4171.00.000	Auditing	4,500	3,375	1,125	10,441	4,500	7,500	(3,000)
4172.00.000	Public Relations Expense	120	90	30	-	120	-	120
4180.00.000	147 Rent	48,915	48,915	-	65,220	65,220	65,220	-
4190.00.000	Postage	731	750	(19)	1,508	1,000	1,000	-
4190.01.000	Office Supplies & Equipment	4,706	4,500	206	4,880	6,000	7,500	(1,500)
4190.02.000	Printing & Copier Usage Charges	8,180	5,625	2,555	9,856	7,500	10,000	(2,500)
4190.04.000	Dues & Subscriptions	4,552	2,625	1,927	5,501	3,500	6,000	(2,500)
4190.05.000	Uniforms	2,098	1,125	973	3,136	1,500	3,000	(1,500)
4190.07.000	Meeting Expense	161	150	11	1,268	200	300	(100)
4190.08.000	Advertising	165	150	15	520	200	300	(100)
4190.09.000	Board Stipends	1,800	2,888	(1,088)	2,450	3,850	3,850	-
4190.10.000	Admin. Other	-	-	-	(7,296)	-	-	-
4191.00.000	IT Services	7,609	9,516	(1,907)	16,501	12,688	15,000	(2,312)
4191.01.000	Computer Support & License Fees	8,948	4,538	4,410	6,787	6,050	15,000	(8,950)
4191.02.000	Computer Equipment	7,181	3,751	3,430	3,777	5,001	-	5,001
4191.03.000	Office Machines & Leases	19,904	18,750	1,154	26,019	25,000	25,000	-
4192.00.000	Telephone	9,962	10,500	(538)	16,839	14,000	13,000	1,000
4192.01.000	Internet	4,236	2,250	1,986	5,232	3,000	4,500	(1,500)
4310.00.000	Water - Davis Lot Fee	16	19	(2)	38	25	25	-
4310.00.000	Water	2,481	3,750	(1,269)	3,821	5,000	-	5,000
4320.00.000	Electricity	17,641	18,750	(1,109)	22,901	25,000	-	25,000
4330.00.000	Gas	1,595	1,500	95	2,225	2,000	-	2,000
4340.00.000	Sewerage	816	1,125	(309)	999	1,500	-	1,500
4410.00.000	Maintenance Salaries	473,379	471,418	1,961	403,964	628,557	653,686	(25,129)
4415.01.000	Maintenance P/R Taxes - Social Security/Medicare	32,093	35,792	(3,699)	28,240	47,723	52,283	(4,561)
4415.02.000	Maintenance P/R Taxes - SUI	4,375	519	3,856	3,038	692	5,027	(4,335)
4415.03.000	Maintenance Retirement	64,322	66,380	(2,059)	73,569	88,507	120,031	(31,524)

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Yolo Housing - COCC (General Fund)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

COCC/General Fund and Admin Building (funds 310, 147)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Mid-Year Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4415.04.000	Maintenance Workers Comp	43,092	40,713	2,379	32,810	54,283	64,448	(10,165)
4415.05.000	Maintenance Comp. Abs.	-	-	-	-	-	-	-
4420.00.000	Maint. Supplies	5,823	4,538	1,285	4,694	6,050	1,000	5,050
4430.01.000	Landscape Maint. Contract	2,932	3,375	(443)	4,046	4,500	-	4,500
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.07.000	Fuel Contract	24,321	27,750	(3,429)	33,135	37,000	37,000	-
4430.08.000	Vehicle Maint. & Lease Contract	11,620	11,250	370	19,716	15,000	15,000	-
4430.10.000	Mat Service Contract	1,324	1,388	(63)	1,812	1,850	-	1,850
4430.11.000	Rubbish & Trash Removal Contract	595	563	33	494	750	-	750
4430.12.000	Fire Protection, Testing & Monitor Contract	1,553	2,400	(847)	2,999	3,200	-	3,200
4430.13.000	Janitorial Contract	-	-	-	-	-	-	-
4430.14.000	Other Maint. Contracts	1,017	-	1,017	-	-	-	-
4436.00.000	Maintenance Charges	33,776	32,838	938	34,917	43,784	74,048	(30,264)
4480.00.000	Protective Services	7,459	8,250	(791)	9,341	11,000	-	11,000
4510.01.000	Insurance - General Liability	1,346	1,200	146	177	1,600	1,817	(217)
4510.02.000	Insurance - Auto	9,358	7,500	1,858	10,199	10,000	12,334	(2,334)
4510.03.000	Insurance - Property	2,300	1,875	425	2,406	2,500	2,628	(128)
4520.00.000	PILOT, Taxes & Fees	3,847	1,875	1,972	2,442	2,500	-	2,500
4540.00.000	Admin. Benefits	66,421	65,470	951	78,553	87,294	112,297	(25,003)
4540.00.320	Admin Benefits - ADMH	-	-	-	268	-	-	-
4540.00.700	Admin Benefits - Pacifico	-	-	-	-	-	-	-
4540.01.000	Retired Benefits	12,233	12,000	233	20,787	16,000	22,750	(6,750)
4540.02.000	Maintenance Benefits	111,059	110,792	267	78,346	147,723	170,786	(23,063)
4540.05.000	OPEB Expense	-	75,000	(75,000)	76,200	100,000	150,000	(50,000)
4540.06.000	OPEB Expense - Maintenance	-	-	-	(12,577)	-	-	-
4550.00.000	Bank Fees & Charges	31	-	31	212	-	-	-
4570.00.000	Collection Losses	-	-	-	2,361	-	-	-
4580.00.000	Interest Expense	2,274	3,000	(726)	3,926	4,000	-	4,000
4600.00.000	OES Support Agreement	-	-	-	-	-	-	-
4610.00.000	Extraordinary Maintenance	-	-	-	-	-	-	-
4620.00.000	Minor Equipment Repairs	2,249	-	2,249	-	-	-	-
4630.00.000	Major Equipment Repairs	3,550	-	3,550	-	-	-	-
4640.00.000	Building Repairs	-	3,750	(3,750)	6,932	5,000	-	5,000
4650.00.000	Vehicle Maint. & Repairs	10,358	3,750	6,608	1,281	5,000	12,000	(7,000)
7020.00.000	Solar Administrative Salaries	27,000	20,744	6,256	-	27,658	24,814	2,844
7020.01.000	Solar Office Supplies & Equipment	-	75	(75)	-	100	300	(200)
7020.02.000	Solar Printing & Copier Usage Charges	840	750	90	3	1,000	2,100	(1,100)
7020.03.000	Solar Postage	464	1,575	(1,111)	2	2,100	1,914	186
7030.00.000	Solar Maintenance Salaries	-	449	(449)	-	598	-	598
7030.01.000	Solar Maintenance Supplies	-	375	(375)	-	500	480	20
7030.02.000	Solar Maintenance Contracts	42,100	-	42,100	-	-	24,000	(24,000)
7040.00.000	Solar Utilities	115	750	(635)	2,621	1,000	480	520
7050.00.000	Solar Insurance (Property & Flood)	9,286	3,975	5,311	9,166	5,300	9,286	(3,986)
7060.00.000	Solar Interest Expense - PNC Loan	46,943	46,808	136	38,331	62,410	67,017	(4,607)
8020.00.000	Yolo County- Staffing Costs	84,024	67,920	16,104	121,051	90,560	87,519	3,041
8020.11.000	YC DESS/THP+ (non-pacifico) - Staffing Costs	1,882	1,785	97	5,285	2,380	3,253	(873)
8030.00.000	Yolo County- Operating Costs	3,509	4,125	(616)	12,724	5,500	5,500	-
8030.11.000	YC DESS/THP+ (non-pacifico) - Operating Costs	32,862	65,715	(32,853)	81,983	87,620	87,620	0
8120.00.000	Woodland Grants- Staffing Costs	-	-	-	-	-	-	-
8130.00.000	Woodland Grants- Operating Costs	-	-	-	-	-	-	-
8220.00.000	Winters Grants- Staffing Costs	4,536	15,567	(11,031)	15,112	20,756	33,584	(12,828)
8230.00.000	Winters Grants- Operating Costs	52	113	(60)	124	150	150	-
8320.00.000	West Sac Grants- Staffing Costs	-	-	-	-	-	-	-
8330.00.000	West Sac Grants- Operating Costs	-	-	-	-	-	-	-
8420.00.000	Davis Grants- Staffing Costs	84,500	110,973	(26,473)	139,398	147,964	121,284	26,679
8430.00.000	Davis Grants- Operating Costs	2,870	3,000	(130)	3,053	4,000	4,000	-
	Total Operating Expenses	2,179,543	2,229,202	(49,659)	2,580,019	2,972,269	3,168,806	(196,537)
	Operating (Revenue) Over Expenses	1,829,353	1,845,121	(15,769)	2,145,547	2,460,162	2,402,326	57,836

Grants and Other Funding

3240.00.000	CF Revenue - Admin Costs/Mgmt Fees (1410)	-	(61,875)	61,875	(82,500)	(82,500)	(85,000)	2,500
3290.00.000	Other Revenue - Other Gov't (SEFA)	(9,922)	-	(9,922)	-	-	-	-
3400.01.000	AMP Management Fees	(291,081)	(290,625)	(456)	(384,525)	(387,500)	(387,500)	-
3400.02.000	AMP Bookkeeping Fees	(28,718)	(29,625)	908	(38,288)	(39,500)	(39,500)	-
3400.03.000	AMP Asset Management Fees	(38,790)	(39,750)	960	(51,720)	(53,000)	(53,000)	-
3410.00.311	Asset Mgmt Fee - Eleanor	-	-	-	(1,904)	-	(750)	750
3410.00.320	Asset Mgmt Fee - ADMH	(6,750)	(10,444)	3,694	(9,000)	(13,925)	(15,200)	1,275
3410.00.400	Asset Mgmt Fee - NHCDC	-	-	-	-	-	-	-
3410.00.402	Asset Mgmt Fee - Cottonwood	(14,490)	(14,490)	-	(19,320)	(19,320)	(19,320)	-
3410.00.501	Davis MC Mgmt Fees	(43,418)	(39,658)	(3,760)	(47,614)	(52,877)	(48,000)	(4,877)
3410.00.502	Madison MC Mgmt Fees	(52,207)	(50,205)	(2,002)	(62,430)	(66,940)	(66,940)	-
3410.00.503	Rehrman (Dixon) MC Mgmt Fees	(47,531)	(46,486)	(1,045)	(43,271)	(61,981)	(41,787)	(20,194)

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Yolo Housing - COCC (General Fund)

FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

COCC/General Fund and Admin Building (funds 310, 147)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Mid-Year Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
3410.00.600	Davis Solar Management Fee	(3,906)	(3,900)	(6)	(5,208)	(5,200)	(5,200)	-
3410.00.700	Pacifico Management Fees	(31,500)	(31,500)	-	(42,000)	(42,000)	(42,000)	-
3420.01.000	HCV Program Management Fees	(146,016)	(146,250)	234	(242,050)	(195,000)	(215,000)	20,000
3420.02.000	HCV Program Bookkeeping Fees	(91,590)	(90,000)	(1,590)	(123,150)	(120,000)	(130,000)	10,000
3435.00.000	IT Billed	-	-	-	(45,600)	-	-	-
3436.00.000	Maintenance Charges to Programs	(963,443)	(797,418)	(166,026)	(729,460)	(1,063,223)	(1,381,873)	318,650
3610.00.000	Interest Revenue	(830)	-	(830)	(2,908)	-	(1,000)	1,000
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	(6,151)	(6,750)	599	(12,700)	(9,000)	(5,000)	(4,000)
7009.00.000	Solar PG&E MASH Grant Revenue	-	-	-	(592,046)	-	-	-
8015.00.000	Yolo County Grants	(84,240)	(72,045)	(12,195)	(107,340)	(96,060)	(93,019)	(3,041)
8015.11.000	YC DESS/THP+ (non-pacifico) - Grant Income	(33,806)	(67,500)	33,694	(86,530)	(90,000)	(90,772)	772
8115.00.000	Woodland Grants	-	-	-	-	-	-	-
8215.00.000	Winters Grants	(6,671)	(15,680)	9,008	(10,800)	(20,906)	(33,734)	12,828
8315.00.000	West Sac Grants	-	-	-	-	-	-	-
8415.00.000	Davis Other Grants	-	(40)	40	-	(54)	(4,000)	3,946
8415.01.000	Davis Affordable Housing Grant	(32,098)	(60,000)	27,902	(52,491)	(80,000)	(53,365)	(26,635)
8415.02.000	Davis CDBG Grant	(34,982)	(52,500)	17,518	(41,503)	(70,000)	(47,301)	(22,699)
8415.03.000	Davis HOME Grant	(20,722)	(23,250)	2,528	(22,586)	(31,000)	(20,618)	(10,382)
	Total Grants and Other Funding	(1,988,862)	(1,949,990)	(38,872)	(2,856,944)	(2,599,987)	(2,879,879)	279,893
	Net (Revenue) Over Expenses	(159,510)	(104,869)	(54,641)	(711,397)	(139,825)	(477,554)	337,729

Debt Principal payments (cash cost on BS)	141,876
Generator cost capitalized (cash cost on BS)	277,976
Net Cash (Increase) / Decrease	(57,702)

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Yolo Housing - Housing Assistance (HCV Vouchers)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Housing Choice Vouchers (funds 200, 252)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3630.00.000	Other Revenue - Fraud (50% - HAP)	(1,700)	(1,463)	(237)	(143)	(1,950)	(2,000)	50
3630.01.000	Other Revenue - Fraud (50% - Admin)	(1,700)	(1,455)	(245)	(143)	(1,940)	(2,000)	60
3630.02.000	Other Revenue - Port-in Admin Fees	(3,192)	(2,250)	(942)	(1,407)	(3,000)	(4,000)	1,000
3690.00.000	Other Revenue	-	-	-	-	-	-	-
3690.03.000	Other Revenue - Vehicle Lease	(571)	(563)	(8)	(647)	(750)	(750)	-
	Total Operating Revenue	(7,162)	(5,730)	(1,432)	(2,341)	(7,640)	(8,750)	1,110
Operating Expenses								
4110.00.000	Administrative Salaries	336,653	346,751	(10,098)	426,358	462,335	467,908	(5,572)
4110.01.000	FSS Coordinator Salaries	17,230	15,696	1,535	24,646	20,928	46,394	(25,466)
4115.01.000	FSS P/R Taxes - Social Security/Medicare	1,218	1,792	(574)	1,756	2,389	3,967	(1,577)
4115.02.000	FSS P/R Taxes - SUI	-	132	(132)	192	176	375	(198)
4115.03.000	FSS Retirement	3,078	3,643	(566)	3,313	4,858	7,600	(2,742)
4115.04.000	FSS Workers Comp	117	120	(3)	192	161	395	(234)
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	22,994	24,444	(1,451)	28,990	32,592	39,926	(7,333)
4125.02.000	Admin. P/R Taxes - SUI	3,624	596	3,029	4,090	794	3,577	(2,782)
4125.03.000	Admin. Retirement	63,135	64,116	(981)	91,429	85,488	91,504	(6,017)
4125.04.000	Admin. Workers Comp	5,738	5,372	366	6,205	7,163	3,908	3,255
4125.05.000	Admin. Comp. Abs.	-	-	-	414	-	-	-
4130.00.000	Legal Fees	-	-	-	-	-	-	-
4140.00.000	Training	1,218	2,250	(1,032)	1,684	3,000	3,000	-
4150.00.000	Travel	1,777	2,250	(473)	4,246	3,000	3,000	-
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	-	-	-	18,573	-	152,000	(152,000)
4170.02.000	Contract Services - Plan Updates	1,620	975	645	923	1,300	2,000	(700)
4170.03.000	Contract Services - Consulting	12,249	7,875	4,374	12,323	10,500	13,000	(2,500)
4171.00.000	Auditing	9,250	6,938	2,313	11,327	9,250	10,000	(750)
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4180.00.000	147 Rent	37,078	37,076	2	49,438	49,434	49,434	-
4190.00.000	Postage	10,724	13,500	(2,776)	15,005	18,000	15,000	3,000
4190.01.000	Office Supplies & Equipment	5,298	2,250	3,048	4,034	3,000	3,000	-
4190.02.000	Printing & Copier Usage Charges	25,582	24,000	1,582	35,939	32,000	32,000	-
4190.03.000	Fair Housing Services	3,750	3,750	-	5,000	5,000	5,000	-
4190.04.000	Dues & Subscriptions	1,478	750	728	1,827	1,000	1,000	-
4190.05.000	Uniforms	-	206	(206)	153	275	275	-
4190.06.000	Criminal Background Checks	12,763	11,625	1,138	7,658	15,500	15,500	-
4190.07.000	Meeting Expense	-	-	-	34	-	-	-
4190.08.000	Advertising	(57)	900	(957)	1,357	1,200	500	700
4190.10.000	Admin. Other	204	188	17	-	250	250	-
4191.00.000	IT Services	11,968	11,064	904	30,317	14,752	12,000	2,752
4191.01.000	Computer Support & License Fees	32,041	23,250	8,791	33,195	31,000	35,000	(4,000)
4191.02.000	Computer Equipment	-	-	-	-	-	-	-
4191.03.000	Office Machines & Leases	1,875	1,875	(0)	2,935	2,500	2,500	-
4192.00.000	Telephone	1,081	1,350	(269)	1,780	1,800	1,500	300
4192.01.000	Internet	5,822	5,850	(28)	6,919	7,800	7,500	300
4400.06.000	HCV Management Fee	146,016	146,250	(234)	242,050	195,000	215,000	(20,000)
4400.07.000	HCV Bookkeeping Fees	91,590	90,000	1,590	123,150	120,000	130,000	(10,000)
4403.00.000	HAP Payments for Outgoing Ports Admin Fees	2,998	2,625	373	3,614	3,500	4,000	(500)
4420.00.000	Maint. Supplies	-	-	-	-	-	-	-
4430.07.000	Fuel Contract	400	450	(50)	562	600	600	-
4430.08.000	Vehicle Maint. & Lease Contract	1,043	1,050	(7)	1,390	1,400	1,400	-
4430.10.000	Mat Service Contract	-	-	-	-	-	-	-
4430.14.000	Other Maint. Contracts	-	-	-	-	-	-	-
4436.00.000	Maintenance Charges	665	520	145	425	693	874	(180)
4480.00.000	Protective Services	-	-	-	-	-	-	-
4510.00.000	Insurance - Flood	-	-	-	-	-	-	-
4510.01.000	Insurance - General Liability	6,773	5,625	1,148	6,997	7,500	8,516	(1,016)
4510.02.000	Insurance - Auto	1,514	1,238	276	1,546	1,650	2,035	(385)
4520.00.000	PILOT, Taxes & Fees	3,000	-	3,000	-	-	-	-
4540.00.000	Admin. Benefits	64,212	64,209	3	94,069	85,612	100,038	(14,425)
4540.01.000	Retired Benefits	13,480	13,500	(20)	17,802	18,000	20,000	(2,000)
4540.04.000	FSS Coordinator Benefits	2,927	4,337	(1,409)	4,219	5,782	9,470	(3,688)
4540.05.000	OPEB Expense	-	-	-	(5,113)	-	5,000	(5,000)
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4570.00.000	Collection Losses	-	-	-	3,256	-	-	-
4580.00.000	Interest Expense	-	-	-	-	-	-	-
4600.00.000	OES Support Agreement	-	2,250	(2,250)	3,000	3,000	3,000	-

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Yolo Housing - Housing Assistance (HCV Vouchers)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Housing Choice Vouchers (funds 200, 252)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4650.00.000	Vehicle Maint. & Repairs	501	113	389	318	150	150	-
4904.00.000	HAP Payments for Outgoing Ports Admin Fee	-	-	-	-	-	-	-
	Total Operating Expenses	964,626	952,750	11,876	1,329,536	1,270,333	1,529,095	(258,761)
	Operating Revenue Over Expenses	957,464	947,020	10,444	1,327,196	1,262,693	1,520,345	(257,651)
							318,569	
Housing Assistance (Voucher) & Grant Funding								
3201.00.000	HUD Contributions - HAP	(9,694,045)	(9,994,563)	300,518	(11,869,913)	(13,326,084)	(14,000,000)	673,916
3201.01.000	HUD Contributions - Mainstream Voucher	-	-	-	(118,953)	-	(156,000)	156,000
3202.00.000	HUD Contributions - Admin	(912,235)	(910,334)	(1,901)	(1,210,251)	(1,213,779)	(1,201,776)	(12,003)
3202.01.000	HUD Contributions - Mainstream Admin	(2,522)	-	(2,522)	(4,861)	-	(4,056)	4,056
3610.00.000	Interest Revenue - Admin	(680)	(975)	295	(1,313)	(1,300)	(500)	(800)
	COVID-19/CARES Act Admin Funds (Revenue)	-	-	-	-	-	(251,189)	251,189
	Total Housing Assistance (Voucher) Funding	(10,609,483)	(10,905,872)	296,390	(13,205,291)	(14,541,163)	(15,613,521)	1,072,358
Housing Assistance (Voucher) Payments								
4900.00.000	HAP Payments for HCV	8,358,781	8,760,000	(401,219)	10,330,239	11,680,000	12,170,600	(490,600)
4900.01.000	HAP Payments for PBV	514,825	498,750	16,075	585,530	665,000	700,000	(35,000)
4900.02.000	HAP Payments for Enhanced Vouchers	347,018	352,500	(5,482)	495,211	470,000	500,000	(30,000)
4900.03.000	HAP Payments for Tenant Protection	222,670	221,250	1,420	281,307	295,000	300,000	(5,000)
4900.04.000	HAP Payments for VASH-HCV	89,726	84,000	5,726	71,687	112,000	120,000	(8,000)
4900.05.000	HAP Payments for VASH-PBV	43,404	44,250	(846)	54,794	59,000	60,000	(1,000)
4900.06.000	HAP Payments for Homeownership	13,729	14,250	(521)	15,894	19,000	20,000	(1,000)
4900.08.000	HAP Payments for Mainstream	-	27,000	(27,000)	505	36,000	151,944	(115,944)
4900.09.000	HAP Payments for FUP	81,970	60,000	21,970	-	80,000	85,000	(5,000)
4901.00.000	HAP Utility Payments for HCV	17,306	17,250	56	18,063	23,000	25,000	(2,000)
4901.01.000	HAP Utility Payments for PBV	2,206	2,250	(44)	2,220	3,000	2,500	500
4901.02.000	HAP Utility Payments for Enhanced Vouchers	2,507	2,250	257	2,992	3,000	3,000	-
4901.03.000	HAP Utility Payments for Tenant Protection	130	375	(245)	1,345	500	350	150
4901.04.000	HAP Utility Payments for VASH-HCV	189	375	(186)	170	500	500	-
4901.05.000	HAP Utility Payments for VASH-PBV	-	-	-	-	-	-	-
4901.06.000	HAP Utility Payments for Homeownership	754	1,125	(371)	-	1,500	2,000	(500)
4901.08.000	HAP Utility Payments for Mainstream	-	38	(38)	-	50	4,056	(4,006)
4901.09.000	HAP Utility Payments for FUP	31	38	(7)	-	50	50	-
4902.00.000	HAP FSS Escrow Payments	9,240	9,750	(510)	27,148	13,000	13,000	-
4903.00.000	HAP Payments for Incoming Ports	1,218	3,375	(2,157)	(11)	4,500	-	4,500
	COVID-19/CARES Act Voucher Funds (Revenue)	-	-	-	-	-	-	-
	Total Housing Assistance (Voucher) Payments	9,705,705	10,098,825	(393,120)	11,887,095	13,465,100	14,158,000	(692,900)
	Net Housing Assistance (Voucher) Activity	(903,778)	(807,047)	(96,730)	(1,318,196)	(1,076,063)	(1,455,521)	379,458
	Net (Revenue) Over Expenses	53,686	139,973	(86,286)	8,999	186,630	64,823	121,807
	CARES Act funds for Capitalized items						94,189	

Housing Choice Voucher Program	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Administration Funding	920,899	915,577	5,322	1,218,623	1,220,769	1,464,271	7,687
Administration Costs	(964,626)	(952,750)	(11,876)	(1,329,536)	(1,270,333)	(1,529,095)	258,761
Net Increase/(Decrease) in Fund Balance	(43,726)	(37,173)	(6,553)	(110,914)	(49,564)	(64,823)	266,448
Housing Assistance Funding	9,695,745	9,996,026	(300,281)	11,870,056	13,328,034	14,158,000	(673,966)
Housing Assistance Payments	(9,705,705)	(10,098,825)	393,120	(11,887,095)	(13,465,100)	(14,158,000)	692,900
Net Increase/(Decrease) in Fund Balance	(9,960)	(102,800)	92,839	(17,039)	(137,066)	-	18,934
Combined Net Increase/(Decrease) in Fund Balance	(53,686)	(139,973)	86,286	(127,952)	(186,630)	(64,823)	285,382

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Yolo Housing - Public Housing (AMPs, no RAD)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

AMPs/Public Housing Units (funds 101,102, 103)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3110.00.000	Dwelling Rent	(1,852,583)	(1,687,500)	(165,083)	(2,037,669)	(2,250,000)	(2,209,835)	(40,165)
3110.01.000	Tenant Charges - Maint. & Repairs	(14,190)	(12,000)	(2,190)	(19,826)	(16,000)	(18,919)	2,919
3110.02.000	Tenant Charges - Administrative	(3,000)	(3,000)	-	(8,065)	(4,000)	(4,000)	-
3110.03.000	Tenant Charges - Electric Revenue	(187,761)	(210,000)	22,239	-	(280,000)	(250,348)	(29,652)
3110.04.000	Tenant Charges - Gas Revenue	(86,340)	(81,000)	(5,340)	-	(108,000)	(115,120)	7,120
3210.00.000	CF Trans In - Soft Costs Op Funds (1406)	-	(120,000)	120,000	(159,957)	(160,000)	(160,000)	-
3220.00.000	CF Trans In - Soft Costs Mgmt Impr (1408)	(9,833)	(9,975)	142	(28,206)	(13,300)	(13,111)	(189)
3230.00.000	CF Trans In - Soft Costs General Activity (1480)	(48,296)	(30,000)	(18,296)	(127,042)	(40,000)	(64,395)	24,395
3240.00.000	CF Trans In - Soft Costs Mgmt Fee (1410)	-	(59,983)	59,983	(82,500)	(79,978)	(27,000)	(52,978)
3300.00.000	Rental Revenue - Commercial	(10,745)	(10,508)	(238)	(14,240)	(14,010)	(14,327)	317
3302.00.000	Rental Revenue - Space (Temp)	(90)	(113)	23	(295)	(150)	(120)	(30)
3690.00.000	Other Revenue	(300)	(150)	(150)	(1,179)	(200)	(400)	200
3690.04.000	Other Revenue - Laundry & Vending	(816)	(975)	159	(1,572)	(1,300)	(1,088)	(212)
9000.00.000	Equity Transfer In/Out	-	-	-	-	-	-	-
9100.01.000	CF Trans In - Hard Costs General Capital Activity (1480)	(76,240)	(90,000)	13,760	(46,689)	(120,000)	(150,000)	30,000
	Total Operating Revenue	(2,290,194)	(2,315,203)	25,010	(2,527,239)	(3,086,938)	(3,028,662)	(58,276)
Operating Expenses								
4110.00.000	Administrative Salaries	229,239	240,807	(11,568)	281,178	321,076	284,110	36,966
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	15,343	16,376	(1,033)	19,592	21,835	24,216	(2,381)
4125.02.000	Admin. P/R Taxes - SUI	2,898	1,189	1,708	2,451	1,586	2,363	(777)
4125.03.000	Admin. Retirement	40,522	41,216	(694)	67,351	54,954	52,757	2,197
4125.04.000	Admin. Workers Comp	3,696	3,261	435	4,321	4,348	2,410	1,938
4125.05.000	Admin. Comp. Abs.	-	-	-	(1,654)	-	-	-
4130.00.000	Legal Fees	22,249	12,750	9,499	1,753	17,000	45,000	(28,000)
4140.00.000	Training	6,001	6,938	(937)	8,196	9,250	9,250	-
4150.00.000	Travel	4,212	4,875	(663)	6,596	6,500	6,500	-
4170.00.000	Accounting Fees & Services	67	-	67	230	-	-	-
4170.01.000	Professional Services	26,718	20,625	6,093	51,236	27,500	27,500	-
4170.02.000	Contract Services - Plan Updates	8,259	11,250	(2,991)	19,829	15,000	15,000	-
4170.03.000	Contract Services - Consulting	37,981	118,500	(80,519)	87,081	158,000	150,000	8,000
4171.00.000	Auditing	29,250	21,938	7,313	35,025	29,250	29,250	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4180.00.000	147 Rent	47,947	47,956	(9)	63,929	63,941	63,941	-
4190.00.000	Postage	1,470	2,175	(705)	3,950	2,900	2,900	-
4190.01.000	Office Supplies & Equipment	4,556	4,688	(131)	4,571	6,250	6,250	-
4190.02.000	Printing & Copier Usage Charges	2,349	3,075	(726)	6,579	4,100	4,100	-
4190.03.000	Fair Housing Services	3,750	3,938	(188)	5,000	5,250	5,250	-
4190.04.000	Dues & Subscriptions	1,982	1,388	594	1,690	1,850	1,850	-
4190.05.000	Uniforms	-	-	-	-	-	-	-
4190.06.000	Criminal Background Checks	3,895	3,150	745	3,146	4,200	5,500	(1,300)
4190.07.000	Meeting Expense	138	263	(125)	104	350	150	200
4190.08.000	Advertising	270	975	(705)	1,075	1,300	1,500	(200)
4190.10.000	Admin. Other	-	-	-	-	-	-	-
4191.00.000	IT Services	13,694	16,572	(2,878)	32,960	22,096	18,000	4,096
4191.01.000	Computer Support & License Fees	23,569	19,875	3,694	23,967	26,500	30,000	(3,500)
4191.02.000	Computer Equipment	-	-	-	2,141	-	-	-
4191.03.000	Office Machines & Leases	5,659	5,813	(154)	7,477	7,750	15,300	(7,550)
4192.00.000	Telephone	13,760	13,538	223	18,919	18,050	15,300	2,750
4192.01.000	Internet	29,602	30,375	(773)	38,821	40,500	34,500	6,000
4210.00.000	Tenant Service Salaries	33,277	27,727	5,551	33,797	36,969	56,938	(19,969)
4225.01.000	Tenant Svc. P/R Taxes - Social Security & Medicare	2,069	1,890	179	2,045	2,520	4,868	(2,349)
4225.02.000	Tenant Svc. P/R Taxes - SUI	833	705	128	879	939	811	128
4225.03.000	Tenant Svc. Retirement	1,711	2,291	(580)	1,266	3,054	7,885	(4,831)
4225.04.000	Tenant Svc. Workers Comp	1,751	1,296	455	1,288	1,728	485	1,243
4230.00.000	Tenant Svc. Materials	2,070	2,250	(180)	2,828	3,000	3,000	-
4240.00.000	Tenant Liaison	4,300	4,950	(650)	4,950	6,600	6,600	-
4250.00.000	Tenant Watering Contracts	900	900	-	1,200	1,200	1,200	-
4310.00.000	Water	153,827	202,125	(48,298)	198,091	269,500	274,750	(5,250)
4320.00.000	Electricity	48,541	54,000	(5,459)	60,923	72,000	72,570	(570)
4320.01.000	Electricity - Tenants	108,209	105,000	3,209	-	140,000	141,800	(1,800)
4330.00.000	Gas	5,178	4,988	190	8,215	6,650	6,677	(27)
4330.01.000	Gas - Tenants	87,903	50,250	37,653	-	67,000	67,750	(750)
4340.00.000	Sewerage	169,965	174,577	(4,611)	212,837	232,769	234,929	(2,160)
4340.01.000	Sewerage - City of Winters MOU	450	900	(450)	66,432	1,200	1,200	-
4400.01.000	AMP Management Fees	291,081	290,625	456	384,525	387,500	387,500	-
4400.02.000	AMP Bookkeeping Fees	28,718	29,625	(908)	38,288	39,500	39,500	-
4400.03.000	AMP Asset Management Fees	38,790	39,750	(960)	51,720	53,000	53,000	-
4400.04.000	Cap Fund Mgmt Fee (1410)	-	59,983	(59,983)	82,500	79,978	80,319	(341)
4420.00.000	Maint. Supplies	6,369	5,775	594	566	7,700	7,700	-

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Yolo Housing - Public Housing (AMPs, no RAD)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

AMPs/Public Housing Units (funds 101,102, 103)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4420.01.000	Electrical Supplies	19,025	15,900	3,125	20,771	21,200	21,200	-
4420.02.000	Plumbing Supplies	22,824	22,500	324	26,918	30,000	30,000	-
4420.03.000	Painting Supplies	4,061	5,475	(1,414)	5,421	7,300	7,300	-
4420.04.000	Chemical Supplies	495	2,250	(1,755)	2,133	3,000	3,000	-
4420.05.000	Lumber & Hardware	31,821	30,375	1,446	38,505	40,500	40,500	-
4420.06.000	Dwelling Equipment	72,446	49,500	22,946	106,067	66,000	66,000	-
4420.07.000	Maintenance Equipment	252	938	(685)	870	1,250	1,250	-
4430.00.000	Grounds Maint. Contract	37,276	38,363	(1,087)	2,050	51,150	51,150	-
4430.01.000	Landscape Maint. Contract	97,764	89,625	8,139	110,774	119,500	119,500	-
4430.02.000	Tree Trimming Contract	70,879	48,000	22,879	59,227	64,000	64,000	-
4430.03.000	Painting Contract	17,707	13,875	3,832	14,131	18,500	18,500	-
4430.04.000	Plumbing Repair Contract	9,515	7,125	2,390	806	9,500	9,500	-
4430.05.000	Electrical Repair Contract	360	2,100	(1,740)	1,475	2,800	2,800	-
4430.06.000	Chemical Treatment Contract	23,043	21,525	1,518	31,774	28,700	28,700	-
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.10.000	Mat Service Contract	1,528	1,485	43	1,879	1,980	1,980	-
4430.11.000	Rubbish & Trash Removal Contract	97,270	96,750	520	123,770	129,000	129,000	-
4430.12.000	Fire Protection, Testing & Monitor Contract	15,607	14,063	1,544	17,695	18,750	18,750	-
4430.13.000	Janitorial Contract	180	75	105	711	100	100	-
4430.14.000	Other Maint. Contracts	264	225	39	-	300	300	-
4436.00.000	Maintenance Charges	488,143	547,839	(59,696)	573,655	730,452	804,508	(74,056)
4480.00.000	Protective Services	1,150	1,838	(687)	1,783	2,450	2,450	-
4510.00.000	Insurance - Flood	39,073	30,000	9,073	27,768	40,000	40,000	-
4510.01.000	Insurance - General Liability	17,917	14,663	3,254	18,511	19,550	22,199	(2,649)
4510.02.000	Insurance - Auto	-	-	-	-	-	-	-
4510.03.000	Insurance - Property	60,414	48,750	11,664	63,314	65,000	68,335	(3,334)
4520.00.000	PILOT, Taxes & Fees	154,037	116,250	37,787	126,836	155,000	155,000	-
4540.00.000	Admin. Benefits	35,903	35,631	272	49,952	47,508	41,736	5,772
4540.01.000	Retired Benefits	29,714	28,125	1,589	40,849	37,500	30,000	7,500
4540.03.000	Tenant Service Benefits	2,603	1,301	1,301	1,532	1,735	10,213	(8,478)
4540.05.000	OPEB Expense	7,000	86,250	(79,250)	45,972	115,000	195,000	(80,000)
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4570.00.000	Collection Losses	-	13,875	(13,875)	84,943	18,500	61,000	(42,500)
4580.00.000	Interest Expense	26,188	40,875	(14,687)	53,667	54,500	46,376	8,124
4600.00.000	OES Support Agreement	4,500	3,375	1,125	4,500	4,500	4,500	-
4610.00.000	Extraordinary Maintenance	-	-	-	-	-	-	-
4620.00.000	Minor Equipment Repairs	-	750	(750)	(492)	1,000	1,000	-
4630.00.000	Major Equipment Repairs	3,930	3,000	930	825	4,000	4,000	-
4640.00.000	Building Repairs	41,825	15,375	26,450	(2,743)	20,500	20,500	-
	Total Operating Expenses	2,999,726	3,161,152	(161,426)	3,605,713	4,214,869	4,422,725	(207,857)
	Operating Revenue Over Expenses	709,532	845,948	(136,416)	1,078,473	1,127,931	1,394,063	(266,132)
Grants and Other Funding								
3200.00.000	HUD Operating Subsidy	(1,152,586)	(1,052,874)	(99,712)	(1,242,426)	(1,403,832)	(1,536,781)	132,949
3290.00.000	Other Revenue - Other Gov't (SEFA)	-	-	-	-	-	-	-
3610.00.000	Interest Revenue	(2,858)	(2,625)	(233)	(4,015)	(3,500)	(3,700)	200
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	-	-	-	-	-	-	-
3620.00.000	Gain/Loss Sale of Fixed Assets	-	-	-	-	-	-	-
	COVID-19/CARES Act Funds (Revenue)	-	-	-	-	-	(230,164)	230,164
	Total Grants and Other Funding	(1,155,443)	(1,055,499)	(99,944)	(1,246,440)	(1,407,332)	(1,770,645)	363,313
	Net (Revenue) Over Expenses	(445,911)	(209,551)	(236,360)	(167,967)	(279,401)	(376,582)	97,181
					OK			
	Debt Principal Payments (EPC loan)						58,304	
	Cap Fund for capitalized items						-	
	CARES Act funds for Capitalized items						137,164	
	Net Cash (Increase) / Decrease						(181,114)	

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Yolo Housing - Self Sufficiency (ROSS/FSS)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

ROSS & FSS Grants (funds 991, 992)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3690.00.000	Other Revenue	-	-	-	-	-	-	-
9100.00.000	Operating Transfers In	-	-	-	-	-	-	-
9200.00.000	Operating Transfer Out	-	-	-	-	-	-	-
	Total Operating Revenue	-	-	-	-	-	-	-
Operating Expenses								
4110.00.000	Administrative Salaries	15,535	2,247	13,289	1,147	2,995	-	2,995
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	846	12	834	80	16	-	16
4125.02.000	Admin. P/R Taxes - SUI	483	(0)	483	5	(0)	-	(0)
4125.03.000	Admin. Retirement	934	34	900	2,957	46	-	46
4125.04.000	Admin. Workers Comp	110	3	107	2	4	-	4
4125.05.000	Admin. Comp. Abs.	-	-	-	536	-	-	-
4140.00.000	Training	-	-	-	-	-	-	-
4150.00.000	Travel	586	439	146	2,052	586	2,500	(1,914)
4170.01.000	Professional Services	-	-	-	-	-	-	-
4190.01.000	Office Supplies & Equipment	-	(0)	0	106	(0)	-	(0)
4190.02.000	Printing & Copier Usage Charges	89	98	(9)	627	131	300	(169)
4191.00.000	IT Services	-	(0)	0	33	(0)	500	(500)
4191.02.000	Computer Equipment	-	-	-	-	-	-	-
4192.00.000	Telephone	70	35	35	329	46	-	46
4192.01.000	Internet	728	355	372	865	474	-	474
4210.00.000	Tenant Service Salaries	10,308	23,624	(13,316)	57,066	31,498	46,394	(14,896)
4225.01.000	Tenant Svc. P/R Taxes - Social Security & Medicare	1,357	4,768	(3,411)	3,916	6,357	3,967	2,390
4225.02.000	Tenant Svc. P/R Taxes - SUI	22	16	6	538	21	375	(353)
4225.03.000	Tenant Svc. Retirement	5,443	4,545	897	7,274	6,060	7,600	(1,540)
4225.04.000	Tenant Svc. Workers Comp	131	98	33	520	131	395	(264)
4225.05.000	Tenant Svc. Comp. Abs.	-	-	-	-	-	-	-
4540.00.000	Admin. Benefits	3,698	(0)	3,698	189	(0)	-	(0)
4540.03.000	Tenant Service Benefits	5,485	7,114	(1,629)	16,794	9,485	9,470	14
4540.05.000	OPEB Expense	(7,000)	(5,250)	(1,750)	(1,540)	(7,000)	-	(7,000)
	Total Operating Expenses	38,823	38,137	686	93,494	50,849	71,501	(20,652)
	Operating Revenue Over Expenses	38,823	38,137	686	93,494	50,849	71,501	(20,652)
Grants and Other Funding								
3203.00.000	HUD Grant Revenue	(7,013)	(45,348)	38,335	(94,845)	(60,464)	(72,000)	11,536
	Total Grants and Other Funding	(7,013)	(45,348)	38,335	(94,845)	(60,464)	(72,000)	11,536
	Net (Revenue) Over Expenses	31,810	(7,211)	39,021	(1,351)	(9,615)	(499)	(9,116)

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Yolo Housing - State & Local Programs (Getting to Zero, Davis)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Getting to Zero Vouchers in Davis (fund 251)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3690.00.000	Other Revenue	-	-	-	-	-	-	-
	Total Operating Revenue	-	-	-	-	-	-	-
Operating Expenses								
4110.00.000	Administrative Salaries	8,346	16,096	(7,750)	10,136	21,462	-	21,462
4110.02.000	Sup Svc - Salaries	30,093	16,244	13,849	38,239	21,659	27,759	(6,100)
4115.01.000	Sup Svc - P/R Taxes - Soc Security/Medicare	-	1,389	(1,389)	-	1,852	2,630	(778)
4115.02.000	Sup Svc - P/R Taxes - SUI	-	364	(364)	-	485	979	(494)
4115.03.000	Sup Svc - Retirement	-	771	(771)	-	1,028	1,056	(28)
4115.04.000	Sup Svc - Workers Comp	-	125	(125)	-	166	236	(70)
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	579	1,832	(1,253)	695	2,443	-	2,443
4125.02.000	Admin. P/R Taxes - SUI	77	189	(112)	44	251	-	251
4125.03.000	Admin. Retirement	1,393	2,797	(1,404)	2,531	3,729	-	3,729
4125.04.000	Admin. Workers Comp	334	123	211	90	165	-	165
4125.05.000	Admin. Comp. Abs.	-	-	-	2,338	-	-	-
4130.00.000	Legal Fees	-	-	-	-	-	-	-
4140.00.000	Training	-	-	-	-	-	-	-
4150.00.000	Travel	575	1,125	(550)	1,907	1,500	1,500	-
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	-	38	(38)	26	50	50	-
4171.00.000	Auditing	250	188	63	-	250	250	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4180.00.000	147 Rent	-	-	-	-	-	-	-
4190.00.000	Postage	-	-	-	-	-	-	-
4190.01.000	Office Supplies & Equipment	49	113	(64)	70	150	150	-
4190.02.000	Printing & Copier Usage Charges	96	150	(54)	276	200	200	-
4190.03.000	Fair Housing Services	-	-	-	-	-	-	-
4190.04.000	Dues & Subscriptions	-	-	-	-	-	-	-
4190.05.000	Uniforms	-	-	-	-	-	-	-
4190.06.000	Criminal Background Checks	22	-	22	-	-	-	-
4190.07.000	Meeting Expense	-	-	-	-	-	-	-
4190.08.000	Advertising	-	-	-	-	-	-	-
4190.10.000	Admin. Other	-	-	-	-	-	-	-
4191.00.000	IT Services	667	38	629	37	50	50	-
4191.01.000	Computer Support & License Fees	542	375	167	187	500	500	-
4191.02.000	Computer Equipment	-	263	(263)	282	350	350	-
4191.03.000	Office Machines & Leases	-	-	-	-	-	-	-
4192.00.000	Telephone	78	-	78	-	-	-	-
4192.01.000	Internet	13	-	13	-	-	-	-
4430.10.000	Mat Service Contract	-	-	-	-	-	-	-
4436.00.000	Maintenance Charges	-	-	-	-	-	-	-
4480.00.000	Protective Services	-	-	-	-	-	-	-
4510.00.000	Insurance - Flood	-	-	-	-	-	-	-
4510.01.000	Insurance - General Liability	13	113	(99)	-	150	170	(20)
4540.00.000	Admin. Benefits	1,355	3,953	(2,598)	1,707	5,271	-	5,271
4540.01.000	Retired Benefits	-	-	-	-	-	-	-
4540.05.000	OPEB Expense	-	-	-	(683)	-	-	-
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4580.00.000	Interest Expense	-	-	-	-	-	-	-
4600.00.000	OES Support Agreement	-	-	-	-	-	-	-
4610.00.000	Extraordinary Maintenance	-	5,625	(5,625)	-	7,500	7,500	-
4610.01.000	Move-in Assistance Cost	9,736	1,125	8,611	11,433	1,500	1,500	-
4910.00.000	Voucher Payments for GTZ	9,392	3,375	6,017	5,812	4,500	4,500	-
4911.00.000	Utility Payments for GTZ	67	37	30	47	49	49	-
	Total Operating Expenses	63,675	56,445	7,230	75,176	75,260	49,429	25,830
	Operating Revenue Over Expenses	63,675	56,445	7,230	75,176	75,260	49,429	25,830
Grants and Other Funding								
3020.00.000	Other Revenue - Other Gov't (SEFA)	(30,757)	(56,445)	25,687	(61,460)	(75,260)	(49,429)	(25,830)
3610.00.000	Other Revenue - Other Gov't (Non-SEFA)	(1)	-	(1)	(1)	-	-	-
	Total Grants and Other Funding	(30,758)	(56,445)	25,687	(61,461)	(75,260)	(49,429)	(25,830)
	Net (Revenue) Over Expenses	32,917	(0)	32,917	13,715	(0)	-	(0)

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Yolo Housing - State & Local Programs (Owned Properties)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Property Owned: IGT & Helen Thomson Homes (funds 321, 322, 323,324)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3110.00.000	Dwelling Rent	-	-	-	-	-	-	-
8010.21.000	Tenant Charges - Administrative	-	-	-	(11,158)	-	-	-
9000.00.000	CF Trans In - Soft Costs Op Funds (1406)	-	-	-	(599,296)	-	-	-
	Total Operating Revenue	-	-	-	(610,455)	-	-	-
Operating Expenses								
4110.00.000	Administrative Salaries	6,440	4,226	2,214	583	5,635	8,917	(3,282)
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	61	86	(25)	156	114	214	(99)
4125.02.000	Admin. P/R Taxes - SUI	2	10	(7)	27	13	13	-
4125.03.000	Admin. Retirement	228	104	124	305	139	443	(304)
4125.04.000	Admin. Workers Comp	-	5	(5)	16	7	20	(13)
4125.05.000	Admin. Comp. Abs.	-	-	-	-	-	-	-
4130.00.000	Legal Fees	-	-	-	-	-	-	-
4140.00.000	Training	-	-	-	-	-	-	-
4150.00.000	Travel	207	218	(11)	331	291	400	(109)
4170.01.000	Professional Services	5,320	113	5,207	140	150	-	150
4170.02.000	Contract Services - Plan Updates	-	-	-	-	-	-	-
4170.03.000	Contract Services - Consulting	-	-	-	-	-	-	-
4171.00.000	Auditing	1,500	701	800	-	934	1,500	(566)
4190.00.000	Postage	2	-	2	-	-	-	-
4190.01.000	Office Supplies & Equipment	-	-	-	-	-	-	-
4190.02.000	Printing & Copier Usage Charges	59	49	10	51	65	134	(69)
4190.06.000	Criminal Background Checks	-	225	(225)	410	300	500	(200)
4191.01.000	Computer Support & License Fees	286	38	248	54	50	335	(285)
4192.00.000	Telephone	-	-	-	-	-	-	-
4192.01.000	Internet/Cable	573	563	11	434	750	750	-
4210.00.000	Tenant Service Salaries	2,721	1,177	1,543	4,222	1,570	1,510	59
4225.01.000	Tenant Svc. P/R Taxes - Social Security & Medicare	-	101	(101)	-	134	164	(30)
4225.02.000	Tenant Svc. P/R Taxes - SUI	-	10	(10)	-	13	18	(4)
4225.03.000	Tenant Svc. Retirement	-	189	(189)	-	252	235	17
4225.04.000	Tenant Svc. Workers Comp	-	9	(9)	-	12	13	(1)
4225.05.000	Tenant Svc. Comp. Abs.	-	-	-	-	-	-	-
4230.00.000	Tenant Svc. Materials	-	-	-	-	-	-	-
4240.00.000	Tenant Liaison	500	450	50	610	600	600	-
4310.00.000	Water	2,939	2,759	181	2,717	3,678	3,713	(35)
4320.00.000	Electricity	6,095	6,623	(528)	7,302	8,831	8,162	669
4330.00.000	Gas	2,776	1,894	882	4,766	2,525	2,512	13
4340.00.000	Sewerage	1,450	1,219	232	1,960	1,625	2,000	(375)
4400.00.000	Management Fees to YCH	10,503	10,444	59	16,500	13,925	15,200	(1,275)
4420.00.000	Maint. Supplies	38	-	38	914	-	-	-
4420.01.000	Electrical Supplies	-	113	(113)	180	150	150	-
4420.02.000	Plumbing Supplies	69	94	(24)	161	125	100	25
4420.03.000	Painting Supplies	-	-	-	-	-	-	-
4420.04.000	Chemical Supplies	-	-	-	-	-	-	-
4420.05.000	Lumber & Hardware	638	1,013	(375)	355	1,351	870	481
4420.06.000	Dwelling Equipment	-	75	(75)	64	100	100	-
4420.07.000	Maintenance Equipment	-	-	-	-	-	-	-
4430.00.000	Grounds Maint. Contract	-	75	(75)	1,097	100	100	-
4430.01.000	Landscape Maint. Contract	1,099	600	499	488	800	800	-
4430.02.000	Tree Trimming Contract	-	-	-	-	-	-	-
4430.03.000	Painting Contract	-	-	-	-	-	-	-
4430.04.000	Plumbing Repair Contract	-	-	-	250	-	-	-
4430.05.000	Electrical Repair Contract	-	-	-	-	-	-	-
4430.06.000	Chemical Treatment Contract	155	587	(432)	180	782	800	(18)
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.10.000	Mat Service Contract	-	-	-	-	-	-	-
4430.11.000	Rubbish & Trash Removal Contract	862	863	(0)	1,053	1,150	1,400	(250)
4430.12.000	Fire Protection, Testing & Monitor Contract	-	-	-	-	-	-	-
4430.13.000	Janitorial Contract	-	-	-	130	-	150	(150)
4430.14.000	Other Maint. Contracts	-	-	-	2,958	-	1,891	(1,891)
4436.00.000	Maintenance Charges	5,950	6,126	(176)	11,378	8,168	2,496	5,672
4510.00.000	Insurance - Flood	2,386	2,250	136	2,375	3,000	3,000	-
4510.01.000	Insurance - General Liability	-	131	(131)	112	175	199	(24)
4510.03.000	Insurance - Property	706	854	(148)	761	1,138	1,196	(58)
4520.00.000	PILOT, Taxes & Fees	1,244	1,200	44	159	1,600	1,280	320
4540.00.000	Admin. Benefits	129	375	(246)	456	500	226	274
4540.01.000	Retired Benefits	-	-	-	-	-	-	-
4540.03.000	Tenant Service Benefits	-	-	-	-	-	257	(257)
4540.05.000	OPEB Expense	-	-	-	-	-	-	-

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Yolo Housing - State & Local Programs (Owned Properties)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Property Owned: IGT & Helen Thomson Homes (funds 321, 322, 323,324)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4600.00.000	OES Support Agreement	-	563	(563)	750	750	750	-
4610.00.000	Extraordinary Maintenance	-	3,750	(3,750)	13,391	5,000	9,000	(4,000)
4620.00.000	Minor Equipment Repairs	-	-	-	450	-	-	-
4630.00.000	Major Equipment Repairs	-	-	-	-	-	-	-
4640.00.000	Building Repairs	485	-	485	1,096	-	-	-
	Total Operating Expenses	55,424	49,876	5,547	79,342	66,502	72,118	(5,616)
	Operating Revenue Over Expenses	55,424	49,876	5,547	(531,113)	66,502	72,118	(5,616)
Grants and Other Funding								
3610.00.000	Interest Income on ADMH Reserves	-	-	-	17	-	-	-
3690.00.000	Other Government Revenue	-	(49,876)	49,876	(70,660)	(66,501)	(103,902)	37,401
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	(11,571)	-	(11,571)	-	-	-	-
	Total Grants and Other Funding	(11,571)	(49,876)	38,305	(70,643)	(66,501)	(103,902)	37,401
	Net (Revenue) Over Expenses	43,853	1	43,852	(601,756)	1	(31,784)	31,785
	Rehab cost on Balance Sheet						31,783.00	

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Yolo Housing - State & Local Programs (Managed Properties)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Property Managed by YCH: Pacifico & Merkley (funds 700, 701)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3110.01.000	Tenant Charges - Maint. & Repairs	-	(375)	375	-	(500)	(100)	(400)
3110.02.000	Tenant Charges - Administrative	-	(150)	150	-	(200)	(100)	(100)
3690.00.000	Other Revenue	-	-	-	-	-	-	-
3690.04.000	Other Revenue - Laundry & Vending	-	-	-	(41)	-	-	-
	Total Operating Revenue	-	(525)	525	(41)	(700)	(200)	(500)
Operating Expenses								
4110.00.000	Administrative Salaries	137	1,570	(1,433)	-	2,093	30,409	(28,316)
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	9	257	(248)	-	343	2,600	(2,257)
4125.02.000	Admin. P/R Taxes - SUI	-	23	(23)	-	31	88	(57)
4125.03.000	Admin. Retirement	9	551	(542)	-	735	2,649	(1,914)
4125.04.000	Admin. Workers Comp	-	23	(23)	-	31	259	(228)
4130.00.000	Legal Fees	2,460	3,750	(1,290)	4,553	5,000	7,000	(2,000)
4136.00.000	Administrative Charges - Salaries	-	-	-	-	-	1,440	(1,440)
4136.01.000	Administrative Charges - Taxes & Benefits	-	-	-	-	-	-	-
4140.00.000	Training	45	375	(330)	471	500	2,260	(1,760)
4150.00.000	Travel	126	375	(249)	492	500	250	250
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	60,073	60,000	73	83,507	80,000	80,000	-
4171.00.000	Auditing	500	375	125	-	500	500	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4180.01.000	Rent Expense - Master Lease	76,820	-	76,820	-	-	165,600	(165,600)
4190.01.000	Office Supplies & Equipment	897	188	710	832	250	250	-
4190.02.000	Printing & Copier Usage Charges	103	375	(272)	626	500	150	350
4190.04.000	Dues & Subscriptions	-	-	-	-	-	-	-
4190.05.000	Uniforms	-	-	-	-	-	-	-
4190.06.000	Criminal Background Checks	687	750	(63)	711	1,000	1,000	-
4190.07.000	Meeting Expense	-	-	-	200	-	-	-
4190.08.000	Advertising	-	-	-	-	-	-	-
4190.10.000	Admin. Other	-	-	-	-	-	2,217	(2,217)
4191.00.000	IT Services	578	849	(271)	5,021	1,132	750	382
4191.01.000	Computer Support & License Fees	2,023	1,875	148	2,572	2,500	2,500	-
4191.02.000	Computer Equipment	-	-	-	355	-	-	-
4191.03.000	Office Machines & Leases	581	375	206	758	500	750	(250)
4192.00.000	Telephone	1,902	1,875	27	2,555	2,500	2,500	-
4192.01.000	Internet	15,234	15,000	234	20,206	20,000	20,000	-
4310.00.000	Water	10,117	12,000	(1,883)	14,188	16,000	22,000	(6,000)
4320.00.000	Electricity	28,471	29,250	(779)	26,934	39,000	46,000	(7,000)
4330.00.000	Gas	7,204	3,750	3,454	3,574	5,000	12,104	(7,104)
4340.00.000	Sewerage	6,584	6,000	584	8,486	8,000	15,000	(7,000)
4400.00.000	Management Fees to YCH	31,500	31,500	-	42,000	42,000	48,154	(6,154)
4420.00.000	Maint. Supplies	2,135	750	1,385	1,679	1,000	7,352	(6,352)
4420.01.000	Electrical Supplies	480	375	105	337	500	750	(250)
4420.02.000	Plumbing Supplies	570	375	195	912	500	750	(250)
4420.03.000	Painting Supplies	367	375	(8)	385	500	500	-
4420.04.000	Chemical Supplies	825	1,125	(300)	2,442	1,500	1,200	300
4420.05.000	Lumber & Hardware	1,070	750	320	2,093	1,000	1,000	-
4420.06.000	Dwelling Equipment	3,449	3,000	449	3,891	4,000	3,000	1,000
4420.07.000	Maintenance Equipment	-	1,500	(1,500)	4,416	2,000	500	1,500
4430.00.000	Grounds Maint. Contract	1,109	1,500	(391)	-	2,000	1,500	500
4430.01.000	Landscape Maint. Contract	-	-	-	-	-	-	-
4430.02.000	Tree Trimming Contract	-	-	-	-	-	-	-
4430.03.000	Painting Contract	-	-	-	-	-	-	-
4430.04.000	Plumbing Repair Contract	1,000	375	625	-	500	1,300	(800)
4430.05.000	Electrical Repair Contract	-	375	(375)	-	500	250	250
4430.06.000	Chemical Treatment Contract	2,343	1,350	993	3,305	1,800	3,724	(1,924)
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.11.000	Rubbish & Trash Removal Contract	3,918	3,750	168	4,432	5,000	7,696	(2,696)
4430.12.000	Fire Protection, Testing & Monitor Contract	2,733	2,250	483	3,828	3,000	3,000	-
4430.13.000	Janitorial Contract	8,100	7,350	750	4,105	9,800	9,800	-
4430.14.000	Other Maint. Contracts	-	-	-	-	-	-	-
4436.00.000	Maintenance Charges	36,753	26,350	10,403	37,763	35,133	36,600	(1,467)
4436.01.000	Maintenance Charges - Taxes & Benefits	-	-	-	-	-	-	-
4480.00.000	Protective Services	2,229	2,625	(396)	1,927	3,500	3,500	-
4510.02.000	Insurance - Auto	243	-	243	-	-	-	-
4520.00.000	PILOT, Taxes & Fees	808	188	621	-	250	900	(650)
4540.00.000	Admin. Benefits	-	660	(660)	-	880	2,496	(1,615)
4540.05.000	OPEB Expense	-	-	-	(223)	-	-	-
4550.00.000	Bank Fees & Charges	0	-	0	-	-	-	-
4570.00.000	Collection Losses	-	3,750	(3,750)	16,919	5,000	5,000	-

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Yolo Housing - State & Local Programs (Managed Properties)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Property Managed by YCH: Pacifico & Merkley (funds 700, 701)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4600.00.000	OES Support Agreement	-	-	-	250	-	-	-
4610.00.000	Extraordinary Maintenance	107,361	26,250	81,111	-	35,000	-	35,000
4640.00.000	Building Repairs	3,652	1,500	2,152	15,535	2,000	-	2,000
	Total Operating Expenses	425,202	257,608	167,594	322,036	343,478	557,248	(213,770)
	Operating Revenue Over Expenses	425,202	257,083	168,119	321,995	342,778	557,048	(214,270)
Grants and Other Funding								
3290.00.000	Other Revenue - Other Gov't (SEFA)	-	-	-	-	-	-	-
3290.01.000	IGT Revenue - Master Lease Rent	(76,820)	-	(76,820)	-	-	(165,600)	165,600
3290.02.000	IGT Revenue - YCH Operating Costs	(27,000)	-	(27,000)	-	-	(67,698)	67,698
3290.03.000	IGT Revenue - Rehab Reimb Paid to Owner	(73,551)	-	(73,551)	-	-	-	-
3290.04.000	IGT Revenue - Security Deposit Paid to Owner	(6,900)	-	(6,900)	-	-	-	-
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	(249,013)	(256,498)	7,486	(322,539)	(341,998)	(323,750)	(18,248)
3690.06.000	Owner Payment/Reimbursement for Maintenance Costs	(5,202)	-	(5,202)	-	-	-	-
	Total Grants and Other Funding	(438,485)	(256,498)	(181,987)	(322,539)	(341,998)	(557,048)	215,050
	Net (Revenue) Over Expenses	(13,283)	585	(13,868)	(544)	780	(0)	780

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Yolo Housing - Migrant Centers (HCD-OMS)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Seasonal Agricultural Homes: Davis, Madison, & Rehrman/Dixon Migrant Centers (funds 501, 502, 503)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
8010.01.000	Rehab Grant Revenue - OMS	-	-	-	(102,169)	-	-	-
8010.02.000	Rehab Grant Interest Revenue - OMS	-	-	-	-	-	-	-
8010.11.000	Excess Op Funds - OMS	-	-	-	(5,539)	-	-	-
8010.21.000	Replacement Reserve Revenue	-	(44,625)	44,625	(59,500)	(59,500)	(59,500)	-
8010.22.000	Replacement Reserve Interest Revenue	(24)	-	(24)	(30)	-	-	-
	Total Operating Revenue	(24)	(44,625)	44,601	(167,238)	(59,500)	(59,500)	-
Operating Expenses								
4110.00.000	Administrative Salaries	-	53,363	(53,363)	60,456	71,150	-	71,150
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	-	62,134	(62,134)	3,855	82,845	-	82,845
4125.02.000	Admin. P/R Taxes - SUI	-	-	-	448	-	-	-
4125.03.000	Admin. Retirement	-	-	-	14,806	-	-	-
4125.04.000	Admin. Workers Comp	-	-	-	1,057	-	-	-
4125.05.000	Admin. Comp. Abs.	-	-	-	2,441	-	-	-
4130.00.000	Legal Fees	-	188	(188)	-	250	250	-
4136.00.000	Administrative Charges - Salaries	45,252	53,363	(8,111)	-	71,150	64,688	6,462
4136.01.000	Administrative Charges - Taxes & Benefits	27,296	62,134	(34,838)	-	82,845	75,321	7,524
4140.00.000	Training	137	-	137	2,147	-	-	-
4150.00.000	Travel - Ops	774	2,775	(2,001)	1,770	3,700	3,700	-
4150.01.000	Travel - Admin	-	525	(525)	234	700	700	-
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	263	1,313	(1,050)	1,189	1,750	1,750	-
4171.00.000	Auditing	4,000	3,375	625	3,984	4,500	4,500	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4190.00.000	Postage	63	-	63	24	-	-	-
4190.01.000	Office Supplies & Equipment	1,947	1,688	259	2,259	2,250	2,250	-
4190.02.000	Printing & Copier Usage Charges	1,336	1,575	(239)	2,221	2,100	2,100	-
4190.04.000	Dues & Subscriptions	-	-	-	-	-	-	-
4190.05.000	Uniforms	504	1,125	(621)	2,120	1,500	1,500	-
4190.10.000	Admin. Other	-	780	(780)	687	1,040	1,040	-
4191.00.000	IT Services	967	2,625	(1,658)	2,224	3,500	3,500	-
4191.01.000	Computer Support & License Fees	6,881	3,375	3,506	8,211	4,500	4,500	-
4191.02.000	Computer Equipment	2,502	-	2,502	-	-	-	-
4191.03.000	Office Machines & Leases	-	-	-	-	-	-	-
4192.00.000	Telephone	2,588	2,494	95	4,550	3,325	3,325	-
4192.01.000	Internet	200	3,694	(3,494)	439	4,925	4,925	-
4310.00.000	Water	86,601	105,988	(19,387)	107,907	141,317	134,317	7,000
4320.00.000	Electricity	108,565	106,500	2,065	129,429	142,000	142,000	-
4330.00.000	Gas	35,486	32,250	3,236	56,470	43,000	43,000	-
4340.00.000	Sewerage	75,005	62,250	12,755	107,299	83,000	81,931	1,069
4400.05.000	YCH Contract Mgmt Fee	143,156	136,349	6,807	148,831	181,798	156,727	25,071
4410.00.000	Maintenance Salaries	-	133,646	(133,646)	170,336	178,195	-	178,195
4415.01.000	Maintenance P/R Taxes - Social Security/Medicare	-	155,613	(155,613)	10,594	207,484	-	207,484
4415.03.000	Maintenance Retirement	-	-	-	40,989	-	-	-
4415.04.000	Maintenance Workers Comp	-	-	-	14,066	-	-	-
4415.05.000	Maintenance Comp. Abs.	260	-	260	-	-	-	-
4420.00.000	Maint. Supplies	13,576	11,025	2,551	11,447	14,700	19,700	(5,000)
4420.01.000	Electrical Supplies	4,055	28,950	(24,895)	3,829	38,600	5,500	33,100
4420.02.000	Plumbing Supplies	1,929	-	1,929	2,621	-	3,013	(3,013)
4420.03.000	Painting Supplies	2,718	-	2,718	349	-	5,000	(5,000)
4420.04.000	Chemical Supplies	322	-	322	130	-	1,250	(1,250)
4420.05.000	Lumber & Hardware	10,684	2,625	8,059	7,731	3,500	19,920	(16,420)
4420.06.000	Dwelling Equipment	1,073	-	1,073	4,045	-	6,000	(6,000)
4420.07.000	Maintenance Equipment	367	-	367	5,913	-	1,244	(1,244)
4430.00.000	Grounds Maint. Contract	1,809	7,350	(5,541)	8,804	9,800	9,300	500
4430.01.000	Landscape Maint. Contract	-	-	-	2,413	-	-	-
4430.02.000	Tree Trimming Contract	6,394	-	6,394	3,928	-	-	-
4430.03.000	Painting Contract	-	-	-	-	-	-	-
4430.04.000	Plumbing Repair Contract	608	-	608	-	-	-	-
4430.05.000	Electrical Repair Contract	4,585	-	4,585	25,915	-	3,733	(3,733)
4430.06.000	Chemical Treatment Contract	250	-	250	-	-	-	-
4430.07.000	Fuel Contract	3,928	6,675	(2,747)	6,282	8,900	8,900	-
4430.08.000	Vehicle Maint. & Lease Contract	-	-	-	905	-	-	-
4430.09.000	Equipment Rental Contract	154	-	154	633	-	-	-
4430.11.000	Rubbish & Trash Removal Contract	30,707	38,625	(7,918)	43,384	51,500	51,500	-
4430.12.000	Fire Protection, Testing & Monitor Contract	3,127	1,200	1,927	1,831	1,600	1,600	-
4430.14.000	Other Maint. Contracts	-	1,500	(1,500)	-	2,000	2,000	-
4436.00.000	Maintenance Charges - Salaries	175,980	-	175,980	44,287	-	187,862	(187,862)
4436.01.000	Maintenance Charges - Taxes & Benefits	155,353	-	155,353	-	-	218,740	(218,740)

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Yolo Housing - Migrant Centers (HCD-OMS)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Seasonal Agricultural Homes: Davis, Madison, & Rehrman/Dixon Migrant Centers (funds 501, 502, 503)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4480.00.000	Protective Services	-	3,900	(3,900)	3,339	5,200	4,000	1,200
4510.00.000	Insurance - Flood	30,473	78,750	(48,277)	66,182	105,000	105,000	-
4510.01.000	Insurance - General Liability	13,008	11,250	1,758	13,507	15,000	17,033	(2,033)
4510.02.000	Insurance - Auto	2,890	2,250	640	3,220	3,000	3,700	(700)
4510.03.000	Insurance - Property	41,606	30,750	10,856	42,737	41,000	43,103	(2,103)
4520.00.000	PILOT, Taxes & Fees	4,806	375	4,431	297	500	500	-
4540.00.000	Admin. Benefits	200	-	200	19,866	-	-	-
4540.01.000	Retired Benefits	10,532	-	10,532	25,515	-	-	-
4540.02.000	Maintenance Benefits	-	-	-	59,702	-	-	-
4540.05.000	OPEB Expense	-	11,748	(11,748)	(11,254)	15,664	-	15,664
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4570.00.000	Collection Losses	-	-	-	-	-	-	-
4580.01.000	Loan Payment (Prn & Int)	-	110,936	(110,936)	147,915	147,915	147,915	-
4600.00.000	OES Support Agreement	-	563	(563)	750	750	750	-
4610.00.000	Extraordinary Maintenance	4,985	-	4,985	-	-	-	-
4610.01.000	Extraordinary Events - Butte	-	-	-	-	-	-	-
4620.00.000	Minor Equipment Repairs	340	1,575	(1,235)	120	2,100	2,100	-
4630.00.000	Major Equipment Repairs	-	-	-	-	-	-	-
4640.00.000	Building Repairs	-	-	-	-	-	-	-
4650.00.000	Vehicle Maint. & Repairs	5,154	5,250	(96)	456	7,000	7,000	-
8610.01.000	Rehab Grant Exp - OMS	-	-	-	97,579	-	-	-
8610.11.000	Op Res Exp - OMS	47,035	75,695	(28,660)	158,407	100,927	-	100,927
8610.21.000	Replacement Reserve Exp - OMS	1,016	33,000	(31,984)	1,049	44,000	-	44,000
8611.01.000	Rehab Admin Fee Exp - OMS	-	-	-	4,484	-	-	-
8611.11.000	Op Res Admin Fee Exp - OMS	-	-	-	-	-	-	-
8611.21.000	Replacement Reserve Admin Fee - OMS	-	-	-	-	-	-	-
	Total Operating Expenses	1,123,444	1,453,110	(329,666)	1,709,364	1,937,480	1,608,387	329,093
	Operating Revenue Over Expenses	1,123,420	1,408,485	(285,065)	1,542,126	1,877,980	1,548,887	329,093
Grants and Other Funding								
3010.00.000	Contract Revenue	(1,069,940)	(1,228,919)	158,979	(1,460,400)	(1,638,558)	(1,608,386)	(30,172)
	Total Grants and Other Funding	(1,069,940)	(1,228,919)	158,979	(1,460,400)	(1,638,558)	(1,608,386)	(30,172)
	Net (Revenue) Over Expenses	53,481	179,567	(126,086)	81,726	239,422	(59,500)	298,922
	RR contrib = incr FB, usage = decr FB						59,500	cross check res

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Yolo Housing - Davis Solar (USDA-RD)
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Year-Round Agricultural Homes (funds 600)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3110.00.000	Dwelling Rent	(46,272)	(44,639)	(1,634)	(56,952)	(59,518)	(60,000)	482
3110.01.000	Tenant Charges - Maint. & Repairs	-	-	-	(37)	-	-	-
3110.02.000	Tenant Charges - Administrative	-	-	-	-	-	-	-
3610.00.000	Interest Revenue	(168)	(75)	(93)	(163)	(100)	(150)	50
3690.00.000	Other Revenue	-	-	-	-	-	-	-
9000.00.000	Equity Transfer In/Out	-	-	-	-	-	-	-
	Total Operating Revenue	(46,440)	(44,714)	(1,727)	(57,151)	(59,618)	(60,150)	532
Operating Expenses								
4110.00.000	Administrative Salaries	736	3,070	(2,334)	1,617	4,093	618	3,475
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	42	257	(216)	109	343	46	297
4125.02.000	Admin. P/R Taxes - SUI	5	23	(18)	17	31	4	26
4125.03.000	Admin. Retirement	1,126	551	575	1,976	735	116	619
4125.04.000	Admin. Workers Comp	18	23	(5)	46	31	5	26
4125.05.000	Admin. Comp. Abs.	-	-	-	269	-	-	-
4130.00.000	Legal Fees	-	-	-	-	-	-	-
4140.00.000	Training	-	-	-	-	-	-	-
4150.00.000	Travel	31	49	(18)	47	65	65	-
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	-	15	(15)	15	20	20	-
4171.00.000	Auditing	500	375	125	499	500	500	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4180.00.000	147 Rent	-	-	-	-	-	-	-
4190.00.000	Postage	-	-	-	-	-	-	-
4190.01.000	Office Supplies & Equipment	-	19	(19)	-	25	25	-
4190.02.000	Printing & Copier Usage Charges	90	94	(3)	83	125	125	-
4190.04.000	Dues & Subscriptions	-	-	-	-	-	-	-
4190.05.000	Uniforms	-	-	-	-	-	-	-
4190.07.000	Meeting Expense	-	-	-	-	-	-	-
4190.08.000	Advertising	-	-	-	-	-	-	-
4190.10.000	Admin. Other	-	-	-	-	-	-	-
4191.01.000	Computer Support & License Fees	488	525	(37)	508	700	700	-
4191.02.000	Computer Equipment	-	-	-	-	-	-	-
4191.03.000	Office Machines & Leases	-	-	-	-	-	-	-
4192.00.000	Telephone	-	-	-	-	-	-	-
4192.01.000	Internet	728	675	53	865	900	900	-
4310.00.000	Water	5,673	4,875	798	6,203	6,500	6,500	-
4320.00.000	Electricity	-	-	-	-	-	-	-
4330.00.000	Gas	-	-	-	-	-	-	-
4340.00.000	Sewerage	2,185	3,000	(815)	3,787	4,000	4,000	-
4400.00.000	Management Fees to YCH	3,906	3,900	6	5,208	5,200	5,200	-
4420.00.000	Maint. Supplies	-	-	-	-	-	-	-
4420.03.000	Painting Supplies	-	-	-	-	-	-	-
4420.04.000	Chemical Supplies	-	-	-	-	-	-	-
4420.05.000	Lumber & Hardware	222	-	222	-	-	-	-
4420.06.000	Dwelling Equipment	615	3,750	(3,135)	4,793	5,000	5,000	-
4430.00.000	Grounds Maint. Contract	-	-	-	-	-	-	-
4430.01.000	Landscape Maint. Contract	-	-	-	-	-	-	-
4430.02.000	Tree Trimming Contract	-	-	-	-	-	-	-
4430.03.000	Painting Contract	-	-	-	-	-	-	-
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.11.000	Rubbish & Trash Removal Contract	2,602	2,625	(23)	3,594	3,500	3,500	-
4430.13.000	Janitorial Contract	-	-	-	-	-	-	-
4430.14.000	Other Maint. Contracts	-	-	-	-	-	-	-
4436.00.000	Maintenance Charges	1,058	3,999	(2,942)	1,871	5,332	11,428	(6,096)
4480.00.000	Protective Services	39	-	39	-	-	-	-
4510.00.000	Insurance - Flood	-	-	-	-	-	-	-
4510.01.000	Insurance - General Liability	267	263	4	285	350	397	(47)
4510.02.000	Insurance - Auto	-	-	-	-	-	-	-
4510.03.000	Insurance - Property	1,338	1,200	138	1,400	1,600	1,682	(82)
4520.00.000	PILOT, Taxes & Fees	1,125	1,013	113	1,330	1,350	1,350	-
4540.00.000	Admin. Benefits	305	660	(356)	785	880	191	689
4540.05.000	OPEB Expense	-	-	-	2,801	-	-	-
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4570.00.000	Collection Losses	-	-	-	-	-	-	-
4580.00.000	Interest Expense	-	-	-	-	-	-	-
4600.00.000	OES Support Agreement	-	-	-	250	-	-	-
4610.00.000	Extraordinary Maintenance	-	3,750	(3,750)	-	5,000	5,000	-
4640.00.000	Building Repairs	-	3,750	(3,750)	-	5,000	5,000	-
	Total Operating Expenses	23,097	38,460	(15,363)	38,357	51,280	52,374	(1,093)

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Yolo Housing - Davis Solar (USDA-RD)

FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

Year-Round Agricultural Homes (funds 600)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
	Operating Revenue Over Expenses	(23,344)	(6,253)	(17,090)	(18,794)	(8,338)	(7,776)	(561)
Grants and Other Funding								
3290.00.000	Other Revenue - Other Gov't (SEFA)	-	-	-	-	-	-	-
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	-	-	-	-	-	-	-
	Total Grants and Other Funding	-	-	-	-	-	-	-
	Net (Revenue) Over Expenses	(23,344)	(6,253)	(17,090)	(18,794)	(8,338)	(7,776)	(561)

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Yolo Housing - New Hope Community Development Corporation Programs
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

New Hope Community Development Corporation & Cottonwood (funds 400, 401, 402,421,422)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
Operating Revenue								
3110.00.000	Dwelling Rent	(252,400)	(247,500)	(4,900)	(331,115)	(330,000)	(381,561)	51,561
3110.01.000	Tenant Charges - Maint. & Repairs	(451)	(4,500)	4,049	(9,841)	(6,000)	(1,000)	(5,000)
3110.02.000	Tenant Charges - Administrative	-	-	-	(40)	-	-	-
3110.03.000	Dwelling Rent - RHCP	(22,381)	(18,750)	(3,631)	(28,722)	(25,000)	(25,000)	-
3300.00.000	Rental Revenue - Commercial	-	-	-	-	-	-	-
3302.00.000	Rental Revenue - Space (Temp)	-	-	-	-	-	-	-
3410.00.413	Asset Mgmt Fee - Crosswood	(8,086)	-	(8,086)	(10,624)	-	(10,624)	10,624
3410.00.414	Asset Mgmt Fee - West Beamer Place	-	-	-	-	-	-	-
3410.00.415	Asset Mgmt Fee - West Capital (Mercy)	-	-	-	-	-	-	-
3500.00.411	Development Fee - Cesar	-	-	-	144	-	-	-
3500.00.412	Development Fee - Rochdale	-	-	-	(796)	-	-	-
3500.00.413	Development Fee - Crosswood	-	-	-	9,331	-	-	-
3500.00.414	Development Fee - West Beamer Place	-	-	-	(192,027)	-	-	-
3500.00.415	Development Fee - West Capital (Mercy)	-	-	-	-	-	-	-
3690.00.000	Other Revenue	(4,170)	(5,250)	1,080	-	(7,000)	(250)	(6,750)
3690.04.000	Other Revenue - Laundry & Vending	(1,934)	(1,875)	(59)	(2,800)	(2,500)	(2,500)	-
8111.00.000	Big DOG Donations	(2,063)	(1,500)	(563)	-	(2,000)	(2,000)	-
8119.00.000	Big DOG Transfer In	-	-	-	-	-	-	-
8190.00.000	Big DOG Transfer Out	2,974	-	2,974	-	-	-	-
8211.00.000	CLC Donations Rec'd (EE)	-	-	-	-	-	-	-
8212.00.000	CLC Donations Rec'd (non-EE)	-	(5,625)	5,625	-	(7,500)	(7,500)	-
8213.00.000	CLC Fees Collected	-	-	-	(6,510)	-	-	-
8219.00.000	CLC Transfer In	(2,974)	-	(2,974)	-	-	-	-
8411.00.000	Homeless Donations Rec'd (EE)	-	-	-	-	-	-	-
8412.00.000	Homeless Donations Rec'd (non-EE)	-	-	-	-	-	-	-
8413.00.000	Homeless Fees Collected	-	-	-	-	-	-	-
8419.00.000	Homeless Transfer In	-	-	-	-	-	-	-
8511.00.000	Summer Donations Rec'd (EE)	-	-	-	-	-	-	-
8512.00.000	Summer Donations Rec'd (non-EE)	-	-	-	-	-	-	-
8513.00.000	Summer Fees Collected	-	-	-	-	-	-	-
8519.00.000	Summer Transfer In	-	-	-	-	-	-	-
8911.00.000	Other Donations Rec'd (EE)	(3,840)	(3,750)	(90)	(5,137)	(5,000)	(5,000)	-
8912.00.000	Other Donations Rec'd (non-EE)	(750)	-	(750)	(500)	-	-	-
8913.00.000	Other Fees Collected	-	-	-	-	-	-	-
8919.00.000	Other Transfer In	-	-	-	-	-	-	-
8990.00.000	Other Transfer Out	-	-	-	-	-	70,000	(70,000)
	Total Operating Revenue	(296,075)	(288,750)	(7,325)	(578,636)	(385,000)	(365,435)	(19,565)
Operating Expenses								
4110.00.000	Administrative Salaries	18,005	28,765	(10,760)	34,227	38,354	56,511	(18,157)
4125.01.000	Admin. P/R Taxes - Social Security & Medicare	1,214	2,459	(1,245)	2,386	3,279	4,867	(1,587)
4125.02.000	Admin. P/R Taxes - SUI	27	390	(364)	295	520	609	(88)
4125.03.000	Admin. Retirement	4,508	4,615	(107)	6,940	6,154	9,447	(3,293)
4125.04.000	Admin. Workers Comp	521	596	(75)	595	794	1,088	(294)
4125.05.000	Admin. Comp. Abs.	-	-	-	964	-	-	-
4130.00.000	Legal Fees	-	375	(375)	302	500	1,500	(1,000)
4140.00.000	Training	125	263	(138)	434	350	350	-
4150.00.000	Travel	30	38	(8)	1	50	300	(250)
4170.00.000	Accounting Fees & Services	-	-	-	-	-	-	-
4170.01.000	Professional Services	4,161	1,125	3,036	281	1,500	1,500	-
4170.03.000	Contract Services - Consulting	39	-	39	-	-	-	-
4171.00.000	Auditing	5,750	4,313	1,438	9,474	5,750	6,750	(1,000)
4171.01.000	Tax Return Prep (incl 990)	1,607	1,875	(268)	3,775	2,500	2,500	-
4172.00.000	Public Relations Expense	-	-	-	-	-	-	-
4190.00.000	Postage	34	19	15	310	25	25	-
4190.01.000	Office Supplies & Equipment	245	375	(130)	467	500	500	-
4190.02.000	Printing & Copier Usage Charges	87	600	(513)	985	800	1,050	(250)
4190.04.000	Dues & Subscriptions	617	938	(320)	60	1,250	1,250	-
4190.05.000	Uniforms	-	-	-	-	-	-	-
4190.06.000	Criminal Background Checks	58	113	(55)	214	150	150	-
4190.07.000	Meeting Expense	-	38	(38)	39	50	50	-
4190.08.000	Advertising	-	300	(300)	385	400	400	-
4190.10.000	Admin. Other	-	-	-	-	-	500	(500)
4191.00.000	IT Services	1,103	948	155	2,456	1,264	1,264	-
4191.01.000	Computer Support & License Fees	2,579	1,688	891	2,586	2,250	2,275	(25)
4191.02.000	Computer Equipment	3,277	3,375	(98)	697	4,500	4,500	-
4191.03.000	Office Machines & Leases	581	750	(169)	758	1,000	1,000	-
4192.00.000	Telephone	748	900	(152)	1,165	1,200	1,200	-
4192.01.000	Internet	1,198	1,500	(302)	1,826	2,000	3,200	(1,200)

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Yolo Housing - New Hope Community Development Corporation Programs
FY2019-2020 Q3 Update & FY2020-2021 Proposed Budget

New Hope Community Development Corporation & Cottonwood (funds 400, 401, 402,421,422)

Format: Dr/(Cr)

Acct Code	Account Description	YTD Actual thru 03/31/2020	Budget thru 03/31/2020	Partial Budget less Actual	FY2019 Actual	FY2020 Annual Budget	Proposed FY2021 Budget	Difference from FY2020 Budget
4240.00.000	Tenant Liaison	-	-	-	-	-	1,200	(1,200)
4310.00.000	Water	9,621	10,500	(879)	12,766	14,000	16,100	(2,100)
4320.00.000	Electricity	3,560	3,750	(190)	3,834	5,000	9,500	(4,500)
4330.00.000	Gas	517	900	(383)	950	1,200	2,400	(1,200)
4340.00.000	Sewerage	17,153	17,625	(472)	22,870	23,500	24,800	(1,300)
4400.00.000	Management Fees to YCH	14,490	14,490	-	19,320	19,320	24,462	(5,142)
4420.00.000	Maint. Supplies	696	150	546	89	200	400	(200)
4420.01.000	Electrical Supplies	32	75	(43)	199	100	100	-
4420.02.000	Plumbing Supplies	1,011	375	636	121	500	500	-
4420.03.000	Painting Supplies	510	375	135	315	500	500	-
4420.04.000	Chemical Supplies	-	-	-	-	-	-	-
4420.05.000	Lumber & Hardware	1,984	375	1,609	334	500	1,000	(500)
4420.06.000	Dwelling Equipment	22,901	7,500	15,401	2,400	10,000	10,000	-
4420.07.000	Maintenance Equipment	3,472	375	3,097	179	500	500	-
4430.00.000	Grounds Maint. Contract	500	375	125	-	500	500	-
4430.01.000	Landscape Maint. Contract	4,121	3,375	746	3,562	4,500	6,000	(1,500)
4430.02.000	Tree Trimming Contract	11,705	7,500	4,205	-	10,000	5,000	5,000
4430.03.000	Painting Contract	10,772	2,625	8,147	5,675	3,500	3,500	-
4430.04.000	Plumbing Repair Contract	2,495	1,875	620	2,253	2,500	2,500	-
4430.05.000	Electrical Repair Contract	-	-	-	-	-	-	-
4430.06.000	Chemical Treatment Contract	760	1,125	(365)	1,210	1,500	1,500	-
4430.09.000	Equipment Rental Contract	-	-	-	-	-	-	-
4430.11.000	Rubbish & Trash Removal Contract	7,063	7,125	(62)	8,952	9,500	10,500	(1,000)
4430.12.000	Fire Protection, Testing & Monitor Contract	486	750	(264)	841	1,000	1,750	(750)
4430.13.000	Janitorial Contract	630	975	(345)	908	1,300	1,300	-
4430.14.000	Other Maint. Contracts	1,539	1,476	63	3,257	1,968	1,968	-
4436.00.000	Maintenance Charges	37,468	17,011	20,457	24,319	22,681	45,317	(22,636)
4480.00.000	Protective Services	-	375	(375)	216	500	750	(250)
4510.01.000	Insurance - General Liability	3,081	4,875	(1,794)	3,435	6,500	8,413	(1,913)
4510.02.000	Insurance - Auto	-	-	-	-	-	-	-
4510.03.000	Insurance - Property	5,284	4,275	1,009	5,228	5,700	9,351	(3,651)
4510.04.000	Insurance - Director's Risk	1,741	-	1,741	1,596	-	1,900	(1,900)
4520.00.000	PILOT, Taxes & Fees	1,475	375	1,100	1,335	500	1,400	(900)
4540.00.000	Admin. Benefits	3,569	6,311	(2,742)	7,228	8,414	5,466	2,949
4540.01.000	Retired Benefits	-	-	-	-	-	-	-
4540.05.000	OPEB Expense	-	3,750	(3,750)	1,213	5,000	5,000	-
4550.00.000	Bank Fees & Charges	-	-	-	-	-	-	-
4570.00.000	Collection Losses	-	1,875	(1,875)	4,670	2,500	2,500	-
4580.00.000	Interest Expense	41,243	40,500	743	56,081	54,000	52,000	2,000
4600.00.000	OES Support Agreement	-	375	(375)	500	500	1,000	(500)
4610.00.000	Extraordinary Maintenance	-	-	-	-	-	5,000	(5,000)
4620.00.000	Minor Equipment Repairs	-	-	-	-	-	-	-
4630.00.000	Major Equipment Repairs	-	-	-	-	-	-	-
4640.00.000	Building Repairs	3,050	11,250	(8,200)	12,206	15,000	15,000	-
4800.01.000	Amortization of Loan Fees	914	950	(36)	2,438	1,267	1,267	-
8120.00.000	Big DOG Staffing Costs	-	-	-	2,378	-	-	-
8130.00.000	Big DOG Operating Costs	617	1,125	(508)	883	1,500	1,500	-
8220.00.101	CLC Staffing Costs - AMP1	617	900	(283)	-	1,200	1,200	-
8220.00.102	CLC Staffing Costs - AMP2	617	900	(283)	-	1,200	1,200	-
8220.00.103	CLC Staffing Costs - AMP3	617	900	(283)	-	1,200	1,200	-
8220.00.501	CLC Staffing Costs - DMC	-	-	-	-	-	-	-
8220.00.502	CLC Staffing Costs - MMC	-	-	-	-	-	-	-
8220.00.503	CLC Staffing Costs - RMC	4,616	5,625	(1,009)	7,187	7,500	7,500	-
8230.00.000	CLC Operating Costs	-	-	-	-	-	-	-
8230.00.101	CLC Operating Costs - AMP 1	356	525	(169)	-	700	700	-
8230.00.102	CLC Operating Costs - AMP 2	356	525	(169)	-	700	700	-
8230.00.103	CLC Operating Costs - AMP 3	451	525	(74)	-	700	700	-
8230.00.501	CLC Operating Costs - DMC	-	-	-	-	-	-	-
8230.00.502	CLC Operating Costs - MMC	-	-	-	-	-	-	-
8230.00.503	CLC Operating Costs - RMC	-	-	-	-	-	-	-
8420.00.000	Homeless Staffing Costs	-	-	-	-	-	-	-
8430.00.000	Homeless Operating Costs	-	-	-	-	-	-	-
8520.00.000	Summer Staffing Costs	-	-	-	-	-	-	-
8530.00.000	Summer Operating Costs	-	-	-	-	-	-	-
8920.00.000	Other Staffing Costs	-	-	-	-	-	-	-
8930.00.000	Other Operating Costs	-	3,750	(3,750)	421	5,000	-	5,000
	Total Operating Expenses	268,604	246,743	21,861	292,989	328,991	397,829	(68,838)
	Operating Revenue Over Expenses	(27,471)	(42,007)	14,536	(285,647)	(56,009)	32,393	(88,403)
Other Income & (Expense)								
3290.00.000	Other Revenue - Other Gov't (SEFA)	(10,607)	-	(10,607)	-	-	(30,000)	30,000

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3410.00.411	Asset Mgmt Fee - Cesar	-	-	-	-	-	-	-
3410.00.412	Asset Mgmt Fee - Rochdale	-	-	-	-	-	-	-
3410.00.414	Asset Mgmt Fee - West Beamer Place	-	-	-	-	-	-	-
3610.00.000	Interest Revenue	(657)	-	(657)	(775)	-	(500)	500
3690.02.000	Other Revenue - Other Gov't (Non-SEFA)	-	-	-	(89,018)	-	-	-
	Net Other Income/(Expense)	(11,264)	-	(11,264)	(89,794)	-	(30,500)	30,500
	Net (Revenue) Over Expenses	(38,735)	(42,007)	3,272	(375,441)	(56,009)	1,893	(57,903)

Debt Service	111,260	total cash due
Interest (inclued in P&L)	(52,000)	already included abo
Replacement Reserve Contrib	30,000	flexible
Over / (Short) on cashflow	91,153	