

Yolo County Housing Yolo County, California

June 18, 2015

MINUTES

The Yolo County Housing met on the 18th day of June, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

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

Absent: Cecilia Aguiar-Curry

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel
Janis Holt, General Services Director
Julie Dachtler, Clerk

Attendees: Robb Davis, Alternate, City of Davis

CALL TO ORDER

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

Minute Order No. 15-25: Approved agenda as submitted.

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

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.

Finance Director Jim Gillette introduced Scott Inman and Monica Martinez, new employees in the Finance Department.

PRESENTATIONS

4. Presentation, Alicia Caballero, Office Assistant II, Operations Department, Housing Assistance Division

General Services Director Janis Holt presented Alicia Caballero, Office Assistant II, Operations Department, Housing Assistance Division.

5. Presentation, Vanessa Andrade, Office Assistant II, Facilities Department

Facilities Director Fred Ichtertz presented Vanessa Andrade, Office Assistant II, Facilities Department.

CONSENT AGENDA

Minute Order No. 15-26: Approved Consent Agenda Item Nos. 6-8.

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

6. Approval of Minutes from the meeting of May 21, 2015

Approved the minutes from the meeting of May 21, 2015 on Consent.

7. Receive and File Financial Report for the Period Ending March 31, 2015 (Gillette)

Approved recommended action on Consent.

8. Authorize YCH to Write Off Noncollectable Balances in the Amount of \$9,229.00 for the period ending March 31, 2015 (Chaudry and Gillette)

Approved recommended action on Consent.

REGULAR AGENDA

9. Review and Approve Resolution to Amend the Payment Standards use for the Housing Choice Voucher Program (Jimenez-Perez and Holt)

Minute Order No. 15-27: Approved recommended action by **Resolution No. 15-04.**

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

10. Review, Approve and Adopt Resolution Authorizing the 2015-2016 Budget for YCH (Gillette and Baker)

Minute Order No. 15-28: Approved recommended action by **Resolution No. 15-05.**

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

11. Receive comments from CEO

CEO Lisa Baker commented that information about drought related funding has been in the newspapers recently, as well as how much per hour one has to earn in the country and specifically in Yolo County in order to be able to rent a 2-bedroom apartment. That number is \$21.26 per hour, however, folks entering their portfolio are usually in the range of \$7.53 an hour. Because of the inability to be able to afford housing, this can lead to folks being priced out of the housing market. This puts a lot of pressure on the community and can lead to homelessness.

12. Receive comments from Commissioners

Commissioner Stallard commented that Mutual Housing has recently completed a 66-unit apartment project in Springlake called 'Mutual Housing of Springlake' that is being recognized as the first truly net zero rental housing project in the country. The reason it has achieved this distinction is because it has no natural gas service at all. All hot water, all heating is also electric and provided by on-site solar capacity. This housing is being provided to the farm worker community.

ADJOURNMENT

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

Cecilia Aguiar-Curry, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

June 18, 2015

2:00 p.m.



YOLO COUNTY HOUSING
HOUSING COMMISSION

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

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

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

SONIA CORTES
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

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

PRESENTATIONS

4. Presentation, Alicia Caballero, Office Assistant II, Operations Department, Housing Assistance Division
5. Presentation, Vanessa Andrade, Office Assistant II, Facilities Department

CONSENT AGENDA

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REGULAR AGENDA

9. Review and Approve Resolution to Amend the Payment Standards use for the Housing Choice Voucher Program (Jimenez-Perez and Holt)
10. Review, Approve and Adopt Resolution Authorizing the 2015-2016 Budget for YCH (Gillette and Baker)
11. Receive comments from CEO
12. Receive comments from Commissioners

ADJOURNMENT

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

I declare under penalty of perjury that the foregoing agenda was posted Friday, June 12, 2015 by 5:00 p.m. at the following places:

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

I declare under penalty of perjury that the foregoing agenda will be posted no later than Monday, June 15, 2015 by 2:00 p.m. as follows:

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

Julie Dachtler, Clerk
Yolo County Housing

NOTICE

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

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

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-26 Item No. 6, of the Yolo County Housing meeting of June 18, 2015.

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

6.

Approval of the Minutes for the Meeting of May 21, 2015

Approved the minutes of the meeting of May 21, 2015 on Consent.

Yolo County Housing Yolo County, California

May 21, 2015

MINUTES

The Yolo County Housing met on the 21st day of May, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Mark Johannessen; Helen Thomson; Karen Vanderford; Jennifer Wienecke-Friedman

Absent: Tom Stallard

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel
Janis Holt, General Services Director
Julie Dachtler, Clerk

Attendees: Robb Davis, Alternate, City of Davis

CALL TO ORDER

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

Minute Order No. 15-22: Approved agenda as submitted, noting that Agenda Item Nos. 4 and 5 will come after Agenda No. 8.

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

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.

CEO Lisa Baker addressed the Board during Public Comment by showing a Powerpoint of a very grateful El Rio Villas Family who recently received furnishings for their apartment courtesy of YCH's partners.

PRESENTATIONS

4. Presentation, NAHRO Certificate of Proficiency for the Family Self-Sufficiency Program to Laura Uribe

General Services Director Janis Holt presented the NAHRO Certificate of Proficiency for the Family Self-Sufficiency Program to Laura Uribe.

5. Presentation Family Self Sufficiency Graduate John Gardner

Steven Flores and Laura Uribe presented Family Self Sufficiency Graduate John Gardner.

6. Presentation Pacific Southwest Regional Council of NAHRO – Hero of Assisted Housing to Brenda Gonzales

General Services Director Janis Holt presented the Pacific Southwest Regional Council of NAHRO - Hero of Assisted Housing to Brenda Gonzales.

7. Presentation of 2015 Year to Date Accomplishments

CEO Lisa Baker presented 2015 Year-to-Date Accomplishments.

8. Presentation of PSWRC NAHRO Case Study – Bridge to Housing

CEO Lisa Baker presented PSWRC NAHRO Case Study - Bridge to Housing.

CONSENT AGENDA

Minute Order No. 15-23: Approved Consent Agenda Item Nos. 9-11.

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

9. Approval of the Minutes for the Meeting of April 16, 2015

Approved the minutes of the meeting of April 16, 2015 on Consent.

10. Review, Approve and Adopt YCH Bloodborne Pathogen Exposure Control Plan (Holt)

Approved recommended action on Consent.

11. Review, Approve and Adopt Updated YCH Heat Illness Prevention Plan (Holt)

Approved recommended action on Consent.

REGULAR AGENDA

12. Review, Approve and Adopt Updated Water Conservation Rules in Accordance with Governor's Executive Order dated April 1, 2015 (Chaudry)

Minute Order No. 15-24: Approved recommended action.

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

13. Receive Verbal Report from CEO YCH JPA formation

CEO Lisa Baker provided a verbal report on the YCH JPA formation. Resolutions and staff reports are going out to the cities for their review and the estimated timeline for completion of the JPA is expected in the Fall 2015.

14. Receive comments from CEO.

CEO Lisa Baker explained that by Jul 1, 2015, they will be in compliance with AB52, the accrual of sick leave for part-time non-benefited employees. Also, the State of California approached them to possibly run the Modoc County Migrant Center, which is only 30% occupied and receives funding from the Federal Government. Once YCH reviews the figures, they will decide if they go forward or not in assisting them with their request. They will be returning to the Board in the near future in regards to this request. They are also looking into the possibility of working with the Elica Health Centers in possibly providing street outreach in regards to medical components. They are working on the mechanics with them right now.

15. Receive comments from Commissioners.

In answer to the Commissioner's question on the progress of the West Beamer Street Housing, CEO Lisa Baker noted that there has been a delay in demolishing the building due to drainage and water easement issues. She expects the project to be completed by December 2017. Chair Aguiar-Curry applauded Terry Bassett, Director of Yolo Transportation District, for the new bust stop in Winters. He has also helped them resolve some other transportation issues they have had as well. She thanked Lisa Baker for attending a recent meeting regarding food needs by the Winters community.

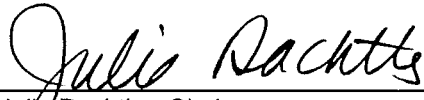
CLOSED SESSION


16. Conference with Labor Negotiator: Lisa A. Baker, Chief Executive Officer; Janis R. Holt, General Managing Director; Sonia Cortés, Agency Counsel

Bargaining Units: General Unit
Management Unit

ADJOURNMENT

Next meeting is scheduled June 18, 2015 at 2:00 p.m.


Julie Dachtler, Clerk
Yolo County Housing


Mark Johannessen, Vice-Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-26 Item No. 7, of the Yolo County Housing meeting of June 18, 2015.

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

7.

Receive and File Financial Report for the Period Ending March 31, 2015 (Gillette)

Approved recommended action on Consent.



Yolo County Housing

Lisa A. Baker, Chief Executive Officer

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428

Sacramento: (916) 444-8982

TTY: (800) 545-1833, ext. 626

DATE: June 18, 2015

TO: YCH Housing Commission

FROM: Lisa A. Baker, Executive Director

PREPARED BY: Jim Gillette, Finance Director

SUBJECT: Receive and File Financial Report for the Period Ending March 31, 2015

RECOMMENDED ACTION:

Receive and file the financial report for quarter ending March 31, 2015.

BACKGROUND/DISCUSSION:

This is the third quarter report for the 2014-2015 fiscal year. As a general rule, revenues are tracking slightly ahead of plan and costs slightly less than projected across the programs after the third quarter. Following is a brief analysis on a program by program basis:

Low Income Public Housing:

In all three AMPs, rental revenue and other tenant revenue is 5-7% higher than projected at mid-year overall. Also, the large drop in revenue in West Sacramento due to the abnormally high turnover rate, plus the additional time and expense needed to turn these units, was covered through the use of the operating funds (1406) from the 2014 Capital Fund.

As numbers are closer to being finalized for the end of the year, it appears that the amounts indicated in the Mid-year Budget Update column for OPEB will actually be pre-funded for the expense in order to further reduce the long term cost of covering this liability.

Housing Choice Voucher Program

- **Operations**
 - HUD Administrative Fees are currently running slightly ahead of the mid-year projections due to various adjustments and one-time payments from HUD during the second half of the year.
 - Overall administrative expenses incurred to date are trending lower than the mid-year update. As we had anticipated in the mid-year update, additional costs for staffing related to increasing program leasing and the Tenmast migration will be incurred during the 4th quarter.
 - Projected program gain is restricted for use within the program and will be used to further operate the program, as well as invest in process efficiencies during the 2015-2016 fiscal year.

- **Housing Assistance Payments (HAP)**
 - In May 2015, HUD withheld \$364,590 of HAP funding from the program in a HUD-held reserve. Since we do not have actual control over this account, these funds were not counted as earned funds in the financials during the current year. This appears as a loss in the current year financials and will be shown as revenue when received from HUD in the future.

Central Office Cost Center and Admin Building

- Revenue
 - COCC and the Admin Building revenue overall are slightly ahead of budget for the year.
 - Inception to date development fees for Eleanor Roosevelt Circle were separated from the Other Income account. The entry for this activity makes it appear as if it were an expense to Other Income. This is because it is a prior period adjustment. However, it is really just an offsetting entry between account 310.3500.00.311.000 and 310.3690.00.000.000,
- Expense
 - Overall COCC expenses are currently running slightly below projections.
 - Electricity costs are running a bit higher than expected for the year so additional conservation efforts have been implemented during the fourth quarter. These efforts should also produce some savings in FY 2015-2016 and beyond.

ADMH/Helen Thomson Homes

- Overall project costs continue to remain below contracted revenues for this program and any contract savings will now be added to the replacement reserve for future capital improvements.

Cottonwood Meadows Senior Apartments (New Hope CDC)

- Revenue
 - Operational Revenue from Cottonwood Meadows is in line with the budget.

- Deferred developer fees will no longer be included as other income, but rather separated out as fees by type and fund (Eleanor Roosevelt Circle, Cesar Chavez, Rochdale Grange and Crosswood). In addition, revenue for deferred developer fees previously earned, but not yet paid will be recognized in the financial statements. The amounts shown here are not shown discounted to the present value (as required by GAAP revenue recognition rules) since the calculation has not yet been approved by the auditors and most of this will be shown as prior period earnings. Staff anticipates the value of the revenue to be recognized to be an increase in fund balance of at least \$500,000.
- Expense
 - Overall operating expenses are in line with projections
 - The budget for Debt Service includes principal and Interest. However, actual principal payments are shown on the Balance Sheet.

Migrant Programs

- This is a cost reimbursement program so revenue is based on total approved costs.
- Overall operating expenses are at or below projections for all three centers and any savings from the budget will be converted into operating reserves for future use (with permission of OMS).
- The operating deficit projected for the Davis Migrant center is related to using some of these operating reserves for previously unforeseen well repair costs.

Davis Solar Housing

- Revenue is currently in line with the mid-year projections which included additional vacancy loss due to abnormal turnover.
- Expenses incurred to date have been front-loaded and may be slightly higher than projected due to the abnormally high turnover rates.

Pacifico Housing

- YCH is currently managing the Pacifico property under a cost reimbursement management agreement with the City of Davis. YCH receives a \$3,500 monthly administrative fee to pay for a part time resident manager and oversight costs.
- Operating expenses are currently below projections for the year.
- YCH is currently negotiating a deal whereby we would take ownership of the property and the City of Davis providing capital improvement funds to update the living space to be more economically viable. Staff will be presenting the elevations and concept at the July Social Service Commission meeting and is currently putting together the financing plan.

ROSS Grant

- The ROSS Grant is a federal reimbursement program for providing services to public housing residents that can help to make them more self sufficient.
- Operating expenses are currently below projections for the year.

FISCAL IMPACT:

The Agency's financial report for the quarter shows all programs/cost centers are essentially operating as expected.

Conclusion:

Staff recommends the Board receive and file the March 2015 Financial Reports.

Attachments:

Attachment: FY2014-2015 Q3 Financial Report Detail

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
AMP1 - Woodland					
101.3110.00.000.010	Dwelling Rent 44-01 Yolano	198,978	250,168	51,190	20%
101.3110.00.000.050	Dwelling Rent 44-05 Ridgecut (Knights Landin	15,427	22,000	6,573	30%
101.3110.00.000.060	Dwelling Rent 44-06 Yolito	33,126	42,364	9,238	22%
101.3110.00.000.070	Dwelling Rent 44-07 Donnelly	209,271	273,468	64,197	23%
101.3111.00.010.000	Retro Rent-44-01 Yolano	-	500	500	100%
101.3111.00.070.000	Retro Rent-4407-Donnelly	-	500	500	100%
101.3200.00.000.000	HUD Operating Subsidy	296,419	398,269	101,850	26%
101.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,901	10,000	8,099	81%
101.3230.00.000.000	Transfers In - Soft Costs	3,815	-	(3,815)	0%
101.3610.00.000.000	Interest Income	425	525	100	19%
101.3690.00.000.000	Other Income	6,708	8,865	2,157	24%
101.3690.00.000.010	Other Income - 44-01 Yolano	3,854	6,000	2,146	36%
101.3690.00.000.050	Other Income - 44-05 Ridgecut	40	300	260	87%
101.3690.00.000.060	Other Income - 44-06 Yolito	60	300	240	80%
101.3690.00.000.070	Other Income- 44-07 Donnelly	4,245	6,000	1,755	29%
	Total Revenue	774,268	1,019,259	244,991	24%
101.4110.00.000.000	Administrative Salaries	48,941	68,622	19,681	29%
101.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,537	4,876	1,340	27%
101.4125.02.000.000	Admin. P/R Taxes- -SUI	701	377	(324)	-86%
101.4125.04.000.000	Admin. Retirement	6,659	9,520	2,861	30%
101.4125.05.000.000	Admin. Workers Comp	1,143	1,572	429	27%
101.4130.00.000.000	Legal Fees	2,323	12,000	9,678	81%
101.4140.00.000.000	Training	1,232	3,350	2,118	63%
101.4150.00.000.000	Travel	1,079	3,750	2,671	71%
101.4170.04.000.000	Contract Services Plan Updates	1,922	5,000	3,078	62%
101.4170.10.000.000	Professional Services	4,258	1,287	(2,971)	-231%
101.4171.00.000.000	Auditing	12,500	16,000	3,500	22%
101.4180.00.000.000	147 Rent	21,850	29,133	7,283	25%
101.4190.00.000.000	Postage	297	1,100	803	73%
101.4190.01.000.000	Office Supplies	195	540	345	64%
101.4190.02.000.000	Printing & Copier Usage Charges	3,160	4,325	1,165	27%
101.4190.03.000.000	Telephone	2,113	2,500	387	15%
101.4190.04.000.000	Fair Housing Services	1,250	1,750	500	29%
101.4190.05.000.000	Dues and Subscriptions	219	300	81	27%
101.4190.07.000.000	Computer Support & License Fees	3,834	5,750	1,916	33%
101.4190.12.000.000	Office Machines/Leases	640	411	(229)	-56%
101.4190.13.000.000	Administrative Other	52	-	(52)	0%
101.4190.14.000.000	Criminal Background Checks	1,572	2,500	928	37%
101.4190.18.000.000	Taxes, Fees and Assessments	190	50	(140)	-280%
101.4190.20.000.000	Advertising	73	1,150	1,077	94%
101.4190.23.000.000	Computer Equipment	1,403	-	(1,403)	0%
101.4210.00.000.010	Tenant Service Salaries	5,264	6,006	741	12%
101.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Medic	401	480	79	17%
101.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	234	234	(0)	0%
101.4215.04.000.000	Tenant Svc. Retirement	49	8	(41)	-508%
101.4215.05.000.000	Tenant Svc. Workers Comp	127	128	1	1%
101.4220.00.000.000	Tenant Services Materials	1,526	2,000	474	24%
101.4221.00.000.000	Tenant Liaison	1,350	1,800	450	25%
101.4310.00.000.000	Water - AMP1	75,563	106,425	30,862	29%
101.4320.00.000.000	Electricity - AMP1	24,967	28,050	3,083	11%
101.4330.01.000.000	Gas - AMP1	1,115	1,300	185	14%
101.4390.01.000.000	Sewerage - AMP1	38,269	49,750	11,481	23%
101.4400.01.000.000	AMP Management Fee	78,135	103,712	25,577	25%
101.4400.02.000.000	AMP Bookkeeping Fee	10,095	13,406	3,311	25%
101.4400.03.000.000	AMP Asset Management Fee	13,680	17,875	4,195	23%
101.4401.00.000.000	IT Services	7,938	14,000	6,063	43%
101.4420.01.000.000	Electrical Supplies	2,363	3,800	1,437	38%
101.4420.02.000.000	Plumbing Supplies	4,955	8,750	3,795	43%
101.4420.03.000.000	Painting Supplies	395	300	(95)	-32%
101.4420.04.000.000	Chemical Supplies	389	3,000	2,611	87%
101.4420.05.000.000	Lumber and Hardware	4,340	6,500	2,160	33%
101.4420.08.000.000	Dwelling Equipment/Supplies	1,282	2,500	1,218	49%
101.4420.09.000.000	Maintenance Equip/Supplies	12	-	(12)	0%
101.4423.08.000.000	Fire Protection/Testing/Monitor	1,419	2,250	831	37%
101.4430.00.000.000	Grounds Maintenance	4,544	10,000	5,456	55%

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
101.4430.01.000.000	Electrical Repair/Contract	1,691	3,000	1,309	44%
101.4430.02.000.000	Plumbing Repair/Contract	3,826	13,000	9,174	71%
101.4430.03.000.000	Painting/Decorating/Contract	12,962	24,000	11,038	46%
101.4430.04.000.000	Garbage Removal	26,055	53,000	26,945	51%
101.4430.05.000.000	Chemical Treatment/Contract	7,882	11,000	3,118	28%
101.4430.07.000.000	Minor Equipment Repairs	440	788	348	44%
101.4430.08.000.000	Major Equipment Repairs	171	3,830	3,659	96%
101.4430.11.000.000	Building Repairs	172	500	328	66%
101.4431.00.000.000	Landscaping Maintenance Contract	25,481	33,000	7,519	23%
101.4431.05.000.000	Trash/Yolo County Landfill	2,159	3,000	841	28%
101.4434.00.000.000	Tree Trimming	4,231	11,000	6,770	62%
101.4436.00.000.000	Maintenance Charges from Others	136,264	180,925	44,661	25%
101.4480.00.000.000	Protective Services	543	800	257	32%
101.4510.00.000.000	Flood Insurance	3,375	4,652	1,277	27%
101.4510.01.000.000	General Liability Insurance	3,671	4,347	676	16%
101.4510.03.000.000	Property Insurance	15,667	21,568	5,901	27%
101.4520.00.000.000	PILOT	32,356	46,600	14,244	31%
101.4540.00.000.000	Administrative Benefits	3,746	9,882	6,136	62%
101.4540.01.000.000	Retired Benefits	6,936	8,830	1,894	21%
101.4540.04.000.000	OPEB Expense	-	17,400	17,400	100%
101.4540.20.000.000	Tenant Service Benefits	70	-	(70)	0%
101.4570.00.000.000	Collection Losses	-	7,500	7,500	100%
101.4600.01.000.000	OES Support Agreement	1,125	2,500	1,375	55%
	Total Expenses	688,374	1,019,258	330,885	32%
	Net Operations Change in Fund Balance	85,894	0	(85,894)	
101.9110.00.000.000	Transfers In - Hard Costs		-	-	0%
101.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,686	-	(23,686)	0%
101.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,686)	-	23,686	0%
	Net Change in Fund Balance	85,894	0	(85,894)	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
AMP2 - Winters					
102.3110.00.000.020	Rent El Rio Villa 1	74,975	85,000	10,025	12%
102.3110.00.000.040	Rent Vista Montecito	48,813	67,000	18,187	27%
102.3110.00.000.080	Rent El Rio Villa 2	84,377	116,000	31,623	27%
102.3110.00.000.180	Rent El Rio Villa 3	191,072	260,000	68,928	27%
102.3110.00.000.250	Rent El Rio Villa 4	77,065	102,000	24,935	24%
102.3111.00.180.000	RETRO RENT		200	200	100%
102.3200.00.000.000	HUD Operating Subsidy	281,703	385,926	104,223	27%
102.3210.00.000.000	Transfers In - Op Funds (1406)	-	-	-	0%
102.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,901	15,000	13,099	87%
102.3230.00.000.000	Transfers In - Soft Costs	1,494	-	(1,494)	0%
102.3610.00.000.000	Interest Income	584	500	(84)	-17%
102.3690.00.000.000	Other Income	4,641	7,500	2,859	38%
102.3690.00.000.020	Other Income - 44-02 Villa #1	2,281	4,000	1,719	43%
102.3690.00.000.040	Other Income - 44-04 Montecito	1,766	2,300	534	23%
102.3690.00.000.080	Other Income- 44-08 Villa #2	1,576	2,300	724	31%
102.3690.00.000.180	Other Income- 44-18 Villa #3	4,155	5,000	845	17%
102.3690.00.000.250	Other Income- 44-25 Villa #4	260	1,400	1,140	81%
	Total Revenue	776,663	1,054,126	277,463	26%
102.4110.00.000.000	Administrative Salaries	53,519	69,412	15,893	23%
102.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,641	4,835	1,194	25%
102.4125.02.000.000	Admin. P/R Taxes- -SUI	713	173	(540)	-313%
102.4125.04.000.000	Admin. Retirement	8,146	10,371	2,226	21%
102.4125.05.000.000	Admin. Wokers Comp	1,369	1,722	353	20%
102.4130.00.000.000	Legal Fees	3,919	7,500	3,581	48%
102.4140.00.000.000	Training	637	3,000	2,363	79%
102.4150.00.000.000	Travel	923	3,000	2,077	69%
102.4170.04.000.000	Contract Services Plan Updates	1,922	5,000	3,078	62%
102.4170.10.000.000	Professional Services	4,225	2,000	(2,225)	-111%
102.4171.00.000.000	Auditing	12,500	16,000	3,500	22%
102.4180.00.000.000	147 Rent	2,273	3,031	758	25%
102.4190.00.000.000	Postage	663	1,100	437	40%
102.4190.01.000.000	Office Supplies	795	1,200	405	34%
102.4190.02.000.000	Printing & Copier Usage Charges	432	325	(107)	-33%
102.4190.03.000.000	Telephone	6,474	9,000	2,526	28%
102.4190.04.000.000	Fair Housing Services	1,250	1,750	500	29%
102.4190.05.000.000	Dues and Subscriptions	274	300	26	9%
102.4190.07.000.000	Computer Support & License Fees	3,741	5,750	2,009	35%
102.4190.12.000.000	Office Machines/Leases	568	1,000	432	43%
102.4190.13.000.000	Administrative Other	52	-	(52)	0%
102.4190.14.000.000	Criminal Background Checks	459	2,000	1,541	77%
102.4190.20.000.000	Advertising	73	1,150	1,077	94%
102.4190.23.000.000	Computer Equipment	1,403	1,500	97	6%
102.4210.00.000.010	Tenant Service Salaries	3,579	6,506	2,927	45%
102.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Medic	270	500	230	46%
102.4215.02.000.000	Tenant Svc. P/R Taxes - - SUI	33	109	76	70%
102.4215.04.000.000	Tenant Svc. Retirement	60	100	40	40%
102.4215.05.000.000	Tenant Svc. Workers Comp	75	146	72	49%
102.4220.00.000.000	Tenant Services Materials	(4)	5,000	5,004	100%
102.4221.00.000.000	Tenant Liaison	1,350	1,800	450	25%
102.4310.00.000.000	Water - AMP2	30,711	47,500	16,789	35%
102.4320.00.000.000	Electricity- AMP2	23,303	32,934	9,631	29%
102.4330.00.000.000	Gas- AMP2	463	1,780	1,317	74%
102.4390.00.000.000	Sewerage - AMP2	4,990	84,159	79,169	94%
102.4390.15.000.000	City of Winters Sewer Svc. and Main. MOU	116,762	77,841	(38,921)	-50%
102.4400.01.000.000	AMP Management Fee	71,692	95,524	23,832	25%
102.4400.02.000.000	AMP Bookkeeping Fee	9,263	12,348	3,086	25%
102.4400.03.000.000	AMP Asset Management Fee	12,600	16,464	3,864	23%
102.4401.00.000.000	IT Services	2,750	12,000	9,250	77%
102.4420.01.000.000	Electrical Supplies	5,311	6,000	689	11%
102.4420.02.000.000	Plumbing Supplies	3,902	6,000	2,098	35%
102.4420.03.000.000	Painting Supplies	112	300	188	63%
102.4420.04.000.000	Chemical Supplies	890	1,000	110	11%
102.4420.05.000.000	Lumber and Hardware	6,493	7,000	507	7%
102.4420.06.000.000	Automotive Supplies	36	-	(36)	0%
102.4420.08.000.000	Dwelling Equipment/Supplies	1,831	2,000	169	8%

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
102.4420.09.000.000	Maintenance Equip/Supplies	50	500	450	90%
102.4423.08.000.000	Fire Protection/Testing/Monitor	1,344	2,000	656	33%
102.4430.00.000.000	Grounds Maintenance	3,736	6,000	2,265	38%
102.4430.01.000.000	Electrical Repair/Contract	687	2,000	1,313	66%
102.4430.02.000.000	Plumbing Repair/Contract	5,912	8,000	2,088	26%
102.4430.03.000.000	Painting/Decorating/Contract	14,228	17,000	2,772	16%
102.4430.04.000.000	Garbage Removal	19,748	25,000	5,252	21%
102.4430.05.000.000	Chemical Treatment/Contract	7,259	11,000	3,741	34%
102.4430.07.000.000	Minor Equipment Repairs	-	1,000	1,000	100%
102.4430.08.000.000	Major Equipment Repairs	-	5,000	5,000	100%
102.4430.10.000.000	Uniform and Mat Service	286	800	514	64%
102.4430.11.000.000	Building Repairs	2,520	2,000	(520)	-26%
102.4431.00.000.000	Landscaping Maintenance Contract	27,098	34,000	6,902	20%
102.4431.05.000.000	Trash/Yolo County Landfill	2,243	4,500	2,257	50%
102.4434.00.000.000	Tree Trimming	1,220	11,000	9,780	89%
102.4436.00.000.000	Maintenance Charges from Others	159,190	212,861	53,671	25%
102.4480.00.000.000	Protective Services	528	800	272	34%
102.4510.01.000.000	General Liability Insurance	2,736	3,978	1,242	31%
102.4510.03.000.000	Property Insurance	12,908	18,288	5,380	29%
102.4520.00.000.000	PILOT	31,046	49,720	18,675	38%
102.4540.00.000.000	Administrative Benefits	11,506	22,177	10,671	48%
102.4540.01.000.000	Retired Benefits	15,940	22,000	6,060	28%
102.4540.04.000.000	OPEB Expense	-	21,372	21,372	100%
102.4540.20.000.000	Tenant Services Benefits	32	-	(32)	0%
102.4570.00.000.000	Collection Losses	-	2,500	2,500	100%
102.4600.01.000.000	OES Support Agreement	1,125	2,500	1,375	55%
	Total Expenses	727,781	1,054,125	326,344	31%
	Net Operations Change in Fund Balance	48,882	0	(48,882)	
102.9110.00.000.000	Transfers In - Hard Costs	67,907	275,000	207,093	75%
102.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,687	-	(23,687)	0%
102.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,687)	-	23,687	0%
	Net Change in Fund Balance	116,789	275,000	158,211	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
AMP3 - West Sacramento					
103.3110.00.000.150	Dwelling Rent 44-15 RSM #1	80,409	106,000	25,591	24%
103.3110.00.000.170	Dwelling Rent 44-17 RSM #2	48,699	64,553	15,854	25%
103.3110.00.280.000	Dwelling Rent 44-28 Las Casitas	204,442	275,150	70,709	26%
103.3111.00.280.000	RETRO RENT		500	500	100%
103.3200.00.000.000	HUD Operating Subsidy	196,872	264,095	67,224	25%
103.3210.00.000.000	Transfers In - Op Funds (1406)	147,472	-	(147,472)	0%
103.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,901	15,000	13,099	87%
103.3230.00.000.000	Transfers In - Soft Costs	1,494	-	(1,494)	0%
103.3610.00.000.000	Interest Income	260	500	240	48%
103.3690.00.000.000	Other Income	1,424	1,000	(424)	-42%
103.3690.00.000.150	Other Income- 44-15 RSM #1	521	550	29	5%
103.3690.00.000.170	Other Income- 44-17 RSM #2	2,640	1,750	(890)	-51%
103.3690.00.280.000	Other Income- 44-28 Las Casitas	6,197	5,700	(497)	-9%
	Total Revenue	692,330	734,799	42,469	6%
103.4110.00.000.000	Administrative Salaries	49,477	63,028	13,551	22%
103.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,337	4,480	1,143	26%
103.4125.02.000.000	Admin. P/R Taxes--SUI	717	173	(544)	-315%
103.4125.04.000.000	Admin. Retirement	7,924	10,589	2,665	25%
103.4125.05.000.000	Admin. Workers Comp	1,227	1,556	328	21%
103.4130.00.000.000	Legal Fees	95	2,000	1,905	95%
103.4140.00.000.000	Training	637	2,800	2,163	77%
103.4150.00.000.000	Travel	632	3,000	2,368	79%
103.4170.04.000.000	Contract Services Plan Updates	1,922	5,000	3,078	62%
103.4170.10.000.000	Professional Services	4,568	2,000	(2,568)	-128%
103.4171.00.000.000	Auditing	12,500	16,000	3,500	22%
103.4180.00.000.000	147 Rent	2,273	3,031	758	25%
103.4190.00.000.000	Postage	814	1,600	786	49%
103.4190.01.000.000	Office Supplies	745	1,200	455	38%
103.4190.02.000.000	Printing & Copier Usage Charges	345	325	(20)	-6%
103.4190.03.000.000	Telephone	6,376	8,000	1,624	20%
103.4190.04.000.000	Fair Housing Services	1,250	1,750	500	29%
103.4190.05.000.000	Dues and Subscriptions	329	300	(29)	-10%
103.4190.07.000.000	Computer Support & License Fees	3,339	5,750	2,411	42%
103.4190.12.000.000	Office Machines/Leases	3,685	5,000	1,315	26%
103.4190.13.000.000	Administrative Other	52	-	(52)	0%
103.4190.14.000.000	Criminal Background Checks	447	1,200	754	63%
103.4190.18.000.000	Taxes, Fees, and Assessments	6,076	6,100	24	0%
103.4190.20.000.000	Advertising	73	1,150	1,077	94%
103.4190.23.000.000	Computer Equipment	1,403	1,500	97	6%
103.4210.00.000.010	Tenant Service Salaries	3,384	6,761	3,377	50%
103.4215.01.000.000	Tenant Svc. P/R Taxes - Social Security/Medi	257	3,460	3,202	93%
103.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	116	217	101	47%
103.4215.04.000.000	Tenant Svc. Retirement	38	50	12	24%
103.4215.05.000.000	Tenant Svc. Workers Comp	80	227	147	65%
103.4220.00.000.000	Tenant Services Materials	48	-	(48)	0%
103.4221.00.000.000	Tenant Liaison	1,350	1,800	450	25%
103.4310.00.000.000	Water - AMP3	24,148	53,390	29,242	55%
103.4320.00.000.000	Electricity - AMP3	23,096	14,626	(8,470)	-58%
103.4330.00.000.000	Gas - AMP3	4,922	5,975	1,053	18%
103.4390.00.000.000	Sewerage - AMP3	33,074	41,478	8,404	20%
103.4400.01.000.000	AMP Management Fee	71,982	94,842	22,860	24%
103.4400.02.000.000	AMP Bookkeeping Fee	9,300	12,260	2,960	24%
103.4400.03.000.000	AMP Asset Management Fee	12,510	16,346	3,836	23%
103.4401.00.000.000	IT Services	7,625	12,000	4,375	36%
103.4420.01.000.000	Electrical Supplies	1,539	3,000	1,461	49%
103.4420.02.000.000	Plumbing Supplies	3,016	3,000	(16)	-1%
103.4420.03.000.000	Painting Supplies	68	150	82	55%
103.4420.04.000.000	Chemical Supplies	718	1,300	582	45%
103.4420.05.000.000	Lumber and Hardware	5,773	5,000	(773)	-15%
103.4420.08.000.000	Dwelling Equipment/Supplies	9,658	10,500	842	8%
103.4420.09.000.000	Maintenance Equip/Supplies	1,212	1,700	488	29%
103.4423.08.000.000	Fire Protection/Testing/Monitor	3,149	3,300	151	5%
103.4430.00.000.000	Grounds Maintenance	1,065	1,600	535	33%
103.4430.01.000.000	Electrical Repair/Contract	295	1,000	705	71%
103.4430.02.000.000	Plumbing Repair/Contract	1,167	2,500	1,333	53%

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
103.4430.03.000.000	Painting/Decorating/Contract	9,696	14,000	4,304	31%
103.4430.04.000.000	Garbage Removal	26,588	35,147	8,559	24%
103.4430.05.000.000	Chemical Treatment/Contract	7,525	11,000	3,475	32%
103.4430.07.000.000	Minor Equipment Repairs	324	1,200	876	73%
103.4430.08.000.000	Major Equip Repair / Maint	638	4,000	3,362	84%
103.4430.10.000.000	Uniform and Mat Service	746	800	54	7%
103.4430.11.000.000	Building Repairs	1,719	4,000	2,281	57%
103.4431.00.000.000	Landscape Maintenance Contract	21,315	28,420	7,105	25%
103.4431.05.000.000	Trash/Yolo County Landfill	284	500	216	43%
103.4434.00.000.000	Tree Trimming	775	2,000	1,225	61%
103.4436.00.000.000	Maintenance Charges from Others	79,722	99,014	19,292	19%
103.4480.00.000.000	Protective Services	1,469	2,500	1,032	41%
103.4510.00.000.000	Flood Insurance	25,262	33,000	7,739	23%
103.4510.01.000.000	General Liability Insurance	2,612	3,777	1,164	31%
103.4510.03.000.000	Property Insurance	11,192	17,217	6,025	35%
103.4520.00.000.000	PILOT	27,875	37,955	10,080	27%
103.4540.00.000.000	Admin Benefits	13,547	17,517	3,970	23%
103.4540.01.000.000	Retired Benefits	6,960	9,000	2,040	23%
103.4540.04.000.000	OPEB Expense	-	25,000	25,000	100%
103.4540.20.000.000	Tenant Service Benefits	32	50	18	37%
103.4570.00.000.000	Collection Losses	-	2,500	2,500	100%
103.4600.01.000.000	OES Support Agreement	1,125	2,500	1,375	55%
	Total Expenses	569,236	795,108	225,873	28%
	Net Operations Change in Fund Balance	123,094	(60,309)	(183,404)	
103.9110.00.000.000	Transfers In - Hard Costs	-	-	-	0%
103.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,687	-	(23,687)	0%
103.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,687)	-	23,687	0%
	Net Change in Fund Balance	123,094	(60,309)	(183,404)	

Yolo County Housing FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
HCV Administration					
200.3025.00.000.000	Admin Fees Earned from HUD	876,520	1,124,261	247,741	22%
200.3610.01.000.000	Interest Income-Admin Reserve	733	750	17	2%
200.3690.00.000.000	Fraud Income (50%)	1,595	2,000	405	20%
200.3690.01.000.000	Port In Admin Fees	1,465	1,650	185	11%
200.3690.02.000.000	Other Income	1,672	4,527	2,855	63%
	Total Revenue	881,984	1,133,188	251,204	22%
200.4110.00.000.000	Administrative Salaries	231,796	310,014	78,218	25%
200.4110.10.000.000	FSS Coordinator Salaries	11,840	18,000	6,160	34%
200.4115.01.000.000	FSS P/R Taxes - Social Security/Medicare	806	1,477	671	45%
200.4115.02.000.000	FSS P/R Taxes - SUI	244	174	(71)	-41%
200.4115.04.000.000	FSS Retirement	1,107	3,132	2,025	65%
200.4115.05.000.000	FSS Workers Comp	153	178	25	14%
200.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	15,786	20,936	5,150	25%
200.4125.02.000.000	Admin. P/R Taxes- -SUI	2,820	2,430	(389)	-16%
200.4125.04.000.000	Admin. Retirement	33,756	44,390	10,635	24%
200.4125.05.000.000	Admin. Workers Comp	4,115	5,192	1,076	21%
200.4140.00.000.000	Training	1,809	4,100	2,291	56%
200.4150.00.000.000	Travel	1,566	6,700	5,134	77%
200.4170.04.000.000	Contract Service Plan Updates	2,789	2,100	(689)	-33%
200.4170.10.000.000	Professional Services	9,900	89,731	79,831	89%
200.4171.00.000.000	Auditing	12,500	12,500	-	0%
200.4180.00.000.000	147 Rent	18,922	25,230	6,307	25%
200.4190.00.000.000	Office Supplies	2,322	2,500	178	7%
200.4190.01.000.000	Postage	8,499	18,500	10,001	54%
200.4190.02.000.000	Printing & Copier Usage Charges	20,762	21,845	1,083	5%
200.4190.03.000.000	Telephone	2,357	1,200	(1,157)	-96%
200.4190.04.000.000	Other Misc. Costs	32	-	(32)	0%
200.4190.05.000.000	Membership Dues and Subscriptions	3,013	5,000	1,987	40%
200.4190.06.000.000	Fair Housing Services	3,750	5,000	1,250	25%
200.4190.07.000.000	Computer Support & License Fees	9,275	12,626	3,351	27%
200.4190.09.000.000	Admin Fees Port-Outs	2,891	4,000	1,109	28%
200.4190.12.000.000	Office Machines/Leases	596	1,402	806	58%
200.4190.14.000.000	Criminal Background Checks	7,828	10,144	2,316	23%
200.4190.16.000.000	Meeting Supplies/Expense	155	100	(55)	-55%
200.4190.17.000.000	Office Equipment	1,804	1,804	(0)	0%
200.4190.20.000.000	Advertising	2,531	2,271	(260)	-11%
200.4230.10.000.000	Contract Services	720	-	(720)	0%
200.4400.06.000.000	HCV Management Fee	167,088	227,038	59,950	26%
200.4400.07.000.000	HCV Bookkeeping Fee	104,430	136,800	32,370	24%
200.4401.00.000.000	IT Services	9,750	13,000	3,250	25%
200.4420.07.000.000	Gas / Oil	399	1,000	601	60%
200.4430.01.000.000	Vehicle Repair & Maintenance	385	500	115	23%
200.4430.10.000.000	Uniforms	-	275	275	100%
200.4436.00.000.000	Maintenance Charges from AMPS	130	250	120	48%
200.4510.01.000.000	General Liability Insurance	4,683	6,826	2,143	31%
200.4510.02.000.000	Auto Insurance	823	1,200	377	31%
200.4540.00.000.000	Admin Benefits	42,794	57,058	14,265	25%
200.4540.01.000.000	Retired Benefits	5,304	7,500	2,196	29%
200.4540.02.000.000	FSS Coordinator Benefits	1,902	3,780	1,878	50%
200.4540.04.000.000	OPEB Expense	-	-	-	0%
200.4600.01.000.000	OES Support Agreement	1,125	2,500	1,375	55%
200.4715.03.000.000	HAP Expense Port-In HAPs	(4,562)	-	4,562	0%
	Total Expenses	750,694	1,090,404	339,710	31%
	Net Admin Change in Fund Balance	131,290	42,784	(88,506)	
HCV - HAP Payments					
200.8020.00.000.000	HAP Contributions Received from HUD	8,257,705	10,978,646	2,720,941	25%
200.8020.02.000.000	HAP Fraud Income (50%)	1,595	1,600	6	0%
	Total Revenue	8,259,300	10,980,246	2,720,947	25%
200.8101.00.000.000	HAP Payments	8,170,171	11,060,048	2,889,877	26%
200.8102.00.000.000	HAP FSS Escrow Payments	32,090	28,000	(4,090)	-15%
200.8103.00.000.000	HAP Payments Outgoing Ports	41,548	137,495	95,947	70%
200.8104.00.000.000	HAP Utilities	23,112	37,750	14,638	39%

Yolo County Housing FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
	Total Expenses	8,266,921	11,263,293	2,996,372	27%
	Net HAP Change in Fund Balance	(7,621)	(283,047)	(275,426)	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
COCC (General Fund)					
310.3220.00.000.000	CF Trans In - Mgmt Impr (1408)		5,800	5,800	100%
310.3400.01.000.000	AMP Management Fees	221,809	294,078	72,269	25%
310.3400.02.000.000	AMP Bookkeeping Fees	28,658	38,014	9,357	25%
310.3400.03.000.000	AMP Asset Management Fees	38,790	50,685	11,895	23%
310.3400.06.000.000	HCV Program Management Fees	167,088	227,038	59,950	26%
310.3400.07.000.000	HCV Program Bookkeeping Fees	104,430	136,800	32,370	24%
310.3400.10.000.000	Capital Fund 1410 Admin Costs/Mgmt Fees	71,060	72,911	1,851	3%
310.3400.11.000.000	Davis RD-880 Mgmt Fund		-	-	0%
310.3410.00.311.000	Asset Management Fee - Eleanor	-	-	-	0%
310.3410.00.320.000	Asset Management Fee - ADMH	6,075	8,100	2,025	25%
310.3410.00.400.000	Asset Management Fee - NHCDC	-	-	-	0%
310.3410.00.402.000	Asset Management Fee - Cottonwood	14,490	19,320	4,830	25%
310.3410.00.501.000	Davis MC Management Fees	28,800	38,904	10,104	26%
310.3410.00.502.000	Madison MC Management Fees	38,718	52,195	13,477	26%
310.3410.00.503.000	Rehrman (Dixon) MC Management Fees	31,293	41,729	10,436	25%
310.3410.00.600.000	Davis Solar Management Fee	3,720	4,712	992	21%
310.3410.00.700.000	Pacifico Management Fees	31,500	42,000	10,500	25%
310.3410.01.501.000	Davis MC Mgmt Fee Contra - Unfunded OMS	-	(20,000)	(20,000)	100%
310.3410.01.502.000	Madison MC Mgmt Fee Contra - Unfunded ON	-	(8,000)	(8,000)	100%
310.3410.01.503.000	Dixon MC Mgmt Fee Contra - Unfunded OMS	-	(1,000)	(1,000)	100%
310.3435.00.000.000	IT Billed	43,250	62,000	18,750	30%
310.3436.00.000.000	Maintenance Charges to Programs	509,545	605,707	96,162	16%
310.3500.00.311.000	Development Fee - Eleanor	58,923	82,067	23,144	28%
310.3610.00.000.000	Interest Income	293	350	57	16%
310.3690.00.000.000	Other Income	(31,483)	8,529	40,012	469%
310.3690.01.000.000	Staff Consulting Services Income	-	7,500	7,500	100%
310.3690.05.000.000	Donation Income	11,800	7,800	(4,000)	-51%
310.3690.20.000.000	Discounts Taken	16	25	9	36%
310.3690.31.000.000	Income-Copier Usage Charges to Programs	18,384	32,673	14,290	44%
310.3690.32.000.000	Income-Copier Usage Charges to 4th & Hope	2,016	-	(2,016)	0%
	Total Revenue	1,399,174	1,809,937	410,763	23%
310.4110.00.000.000	Administrative Salaries	582,692	745,170	162,479	22%
310.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	40,465	51,790	11,325	22%
310.4125.02.000.000	Admin. P/R Taxes- -SUI	4,567	5,995	1,428	24%
310.4125.04.000.000	Admin. Retirement	79,286	101,754	22,468	22%
310.4125.05.000.000	Admin. Workers Comp	17,955	23,394	5,438	23%
310.4130.00.000.000	Legal Fees	-	50,000	50,000	100%
310.4140.00.000.000	Training	4,268	9,592	5,324	56%
310.4150.00.000.000	Travel	11,155	16,252	5,097	31%
310.4170.00.000.000	Accounting Services	9,939	-	(9,939)	0%
310.4170.04.000.000	Contract Service - Plan Updates	1,607	1,800	193	11%
310.4170.06.000.000	Contract Service - Clerk of the Board	3,671	5,000	1,329	27%
310.4170.10.000.000	Professional Services	1,030	15,000	13,970	93%
310.4171.00.000.000	Auditing	7,194	6,500	(694)	-11%
310.4180.00.000.000	147 Rent	27,085	36,113	9,028	25%
310.4190.00.000.000	Postage	12,654	1,500	(11,154)	-744%
310.4190.01.000.000	Office Supplies	4,444	8,500	4,056	48%
310.4190.02.000.000	Printing & Copier Usage Charges	3,797	5,303	1,505	28%
310.4190.03.000.000	Telephone	18,259	22,247	3,988	18%
310.4190.04.000.000	Board Stipends	2,100	4,500	2,400	53%
310.4190.05.000.000	Dues & Subscriptions	1,805	3,315	1,510	46%
310.4190.07.000.000	Computer Support & License Fees	8,084	18,000	9,917	55%
310.4190.08.000.000	Computer Services	3,411	4,500	1,089	24%
310.4190.12.000.000	Office Machines/Leases	18,767	24,163	5,395	22%
310.4190.13.000.000	Meeting Expense	(3,085)	2,500	5,585	223%
310.4190.14.000.000	Advertising	565	2,500	1,935	77%
310.4190.16.000.000	P/R Processing Fee	3,052	2,750	(302)	-11%
310.4190.18.000.000	Taxes, Fees and Assessments	-	100	100	100%
310.4190.23.000.000	Computer Equipment	7,470	12,000	4,530	38%
310.4310.00.000.000	Water - Davis Lot Fee	14	-	(14)	0%
310.4410.00.000.000	Maintenance Salaries	208,592	253,833	45,240	18%
310.4415.01.000.000	Maintenance P/R Taxes- Social Security/Medi	15,217	18,627	3,410	18%
310.4415.02.000.000	Maintenance P/R Taxes- -SUI	3,345	2,170	(1,175)	-54%
310.4415.04.000.000	Maintenance Retirement	30,279	39,494	9,215	23%
310.4415.05.000.000	Maintenance Workers Comp	22,196	27,027	4,831	18%

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
310.4420.00.000.000	Maintenance Supplies	265	150	(115)	-77%
310.4420.07.000.000	Gas & Oil Vehicles/Repairs Fleet Vehicles	16,891	22,211	5,320	24%
310.4430.06.000.000	Trash Truck- Insurance/Fuel/Repairs	9,903	14,502	4,599	32%
310.4430.08.000.000	Automotive Repairs	1,450	-	(1,450)	0%
310.4430.10.000.000	Uniform and Mat Service	330	1,200	870	72%
310.4510.01.000.000	General Liability Insurance	155	250	95	38%
310.4510.02.000.000	Auto Insurance	6,530	8,707	2,177	25%
310.4540.00.000.000	Admin Benefits	55,727	102,434	46,707	46%
310.4540.01.000.000	Retired Admin Benefits	16,517	25,000	8,483	34%
310.4540.04.000.000	OPEB Expense	-	56,550	56,550	100%
310.4540.10.000.000	Maintenance Benefits	19,501	53,544	34,043	64%
310.4550.00.000.000	Bank Fees & Finance Chgs	273	-	(273)	0%
310.4600.01.000.000	OES Support Agreement	3,000	4,000	1,000	25%
Total Expenses		1,282,425	1,809,936	527,512	29%
Net Change in Fund Balance		116,749	0	(116,748)	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Admin Building					
147.3200.00.000.000	Rent Income Commercial	25,836	33,874	8,038	24%
147.3400.00.000.000	Space Rental Income	72,404	96,539	24,135	25%
147.3690.00.000.000	Other Income		-	-	0%
147.3230.00.000.000	CF Trans In - Debt Svc (interest)	17,869	17,898	29	0%
	Total Revenue	116,109	148,311	32,201	22%
147.4130.00.000.000	Legal Fees	-	750	750	100%
147.4171.00.000.000	Audit Fees (CF cost certs for CFFP)	3,500	3,500	-	0%
147.4190.18.000.000	Taxes, Fees & Assessments	2,274	6,000	3,726	62%
147.4310.00.000.000	Water-West Main	1,685	2,200	515	23%
147.4320.00.000.000	Electricity- West Main	17,915	28,500	10,585	37%
147.4330.00.000.000	Gas- West Main	1,157	1,200	43	4%
147.4390.00.000.000	Sewerage- West Main	422	500	78	16%
147.4420.00.000.000	Maintenance Supplies	2,161	2,500	339	14%
147.4421.00.000.000	Building Maintenance	797	-	(797)	0%
147.4430.00.000.000	Mat Service	1,534	2,300	766	33%
147.4430.04.000.000	Trash Pick-Up	450	600	150	25%
147.4431.00.000.000	Landscape Maintenance	5,232	3,500	(1,732)	-49%
147.4436.00.000.000	Maintenance Charges from Others	25,375	27,250	1,875	7%
147.4480.00.000.000	Protective Services	8,105	11,046	2,942	27%
147.4510.03.000.000	Property Insurance	1,534	2,077	543	26%
147.4580.01.000.000	Interest Exp-Loan #1 \$2,240,000 Loan	16,153	17,898	1,745	10%
	Total Expenses	88,294	109,821	21,527	20%
	Net Operations Change in Fund Balance	27,815	38,489	10,674	
147.9110.00.000.000	Transfers In - Debt Svc (principal pmt)	122,046	150,000	27,954	19%
	Net Change in Fund Balance	149,861	188,489	38,628	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
320.3690.00.000.000	Other government revenues		30,750	30,750	100%
	Total Revenue	-	30,750	30,750	100%
320.4190.02.000.000	Printing & Copier Usage Charges	12	25	13	53%
320.4190.14.010.000	Background Check - Meadowlark	60	250	190	76%
320.4190.14.020.000	Background Check - Trinity	152	250	98	39%
320.4190.18.010.000	Property Taxes, Assessments and Fees - Mea	1,147	1,300	153	12%
320.4310.01.010.000	Water - Meadowlark	344	500	156	31%
320.4310.01.020.000	Water - Trinity	521	1,000	479	48%
320.4320.00.010.000	Electric Service - Meadowlark	1,930	2,500	570	23%
320.4320.00.020.000	Electric Expense - Trinity	1,997	2,600	603	23%
320.4330.00.010.000	Gas - Meadowlark	907	900	(7)	-1%
320.4330.00.020.000	Gas - Trinity	387	650	263	40%
320.4390.00.010.000	Sewer - Meadowlark	336	400	64	16%
320.4390.00.020.000	Sewer - Trinity	404	500	96	19%
320.4400.01.010.000	Management Fee Expense - Medowlark	3,038	4,050	1,013	25%
320.4400.01.020.000	Management Fee Expense - Trinity	3,038	4,050	1,013	25%
320.4420.00.010.000	Materials - Meadowlark	433	825	392	48%
320.4420.00.020.000	Materials - Trinity	-	25	25	100%
320.4421.00.010.000	Maintenance Repairs - Meadowlark	-	300	300	100%
320.4421.00.020.000	Maintenance Repairs - Trinity	22	775	753	97%
320.4430.00.010.000	Grounds Maintenance - Meadowlark	-	300	300	100%
320.4430.00.020.000	Grounds Maintenance - Trinity	1,158	1,500	342	23%
320.4430.04.010.000	Garbage and Trash Removal - Meadowlark	179	250	71	29%
320.4430.04.020.000	Garbage and Trash Removal - Trinity	232	400	168	42%
320.4430.05.010.000	Chemical Treatment - Meadowlark	-	100	100	100%
320.4430.05.020.000	Chemical Treatment - Trinity	-	100	100	100%
320.4436.00.010.000	Maintenance Charges from Others - Meadowlark	385	700	315	45%
320.4436.00.020.000	Maintenance Charges from Others - Trinity	-	1,000	1,000	100%
320.4510.03.010.000	Property Insurance - Meadowlark	216	300	84	28%
320.4510.03.020.000	Property Insurance - Trinity	132	300	168	56%
320.4610.00.020.000	Extraordinary Maintenance - Trinity	809	900	91	10%
	RR Contrib - Meadowlark		2,000	2,000	100%
	RR Contrib - Trinity		2,000	2,000	100%
	Total Expenses	17,839	30,750	12,911	42%
	Net Change in Fund Balance	(17,839)	-	17,839	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
New Hope CDC/Cottonwood					
400.3110.00.000.000	Dwelling Rent-Market Rate Units	185,170	244,770	59,600	24%
400.3110.01.000.000	Dwelling Rent-RHCP Units	42,080	53,913	11,833	22%
400.3369.01.000.000	RHCP - State Annuity Receipts	6,111	6,111	-	0%
400.3410.00.411.000	Asset Mgmt Fee - Cesar	-	-	-	0%
400.3410.00.412.000	Asset Mgmt Fee - Rochdale	-	-	-	0%
400.3410.00.413.000	Asset Mgmt Fee - Crosswood	9,300	-	(9,300)	0%
400.3500.00.411.000	Development Fee - Cesar	-	-	-	0%
400.3500.00.412.000	Development Fee - Rochdale	-	-	-	0%
400.3500.00.413.000	Development Fee - Crosswood	-	-	-	0%
400.3610.00.000.000	Interest Income	168	150	(18)	-12%
400.3610.01.000.000	Interest on Replacement Reserve	213	250	37	15%
400.3690.00.000.000	Other Income	100	1,200	1,100	92%
400.3690.01.000.000	Contribution Income	132	2,400	2,268	94%
400.3690.03.000.000	Other Income Tenant Cottonwood	867	1,425	558	39%
400.3690.04.000.000	Other Program Charges-RHCP Units	83	200	117	59%
400.3690.05.000.000	Vending Income	2,034	2,500	466	19%
	Total Revenue	246,258	312,919	66,661	21%
400.4110.00.000.000	Administration Salaries	14,404	29,414	15,011	51%
400.4125.01.000.000	Admin. P/R Taxes - Social Security/Medicare	987	2,220	1,233	56%
400.4125.02.000.000	Admin. P/R Taxes - SUI	242	508	265	52%
400.4125.04.000.000	Admin. Retirement	1,154	3,149	1,996	63%
400.4125.05.000.000	Admin. Workers Comp	481	612	132	21%
400.4130.00.000.000	Legal Fees	-	750	750	100%
400.4140.00.000.000	Training	-	500	500	100%
400.4150.00.000.000	Travel	-	100	100	100%
400.4170.05.000.000	Contract Services	150	500	350	70%
400.4170.10.000.000	Professional Services	750	-	(750)	0%
400.4171.00.000.000	Auditing & IRS 990 Submission	8,800	8,600	(200)	-2%
400.4190.00.000.000	Postage	-	200	200	100%
400.4190.01.000.000	Office Supplies	339	550	211	38%
400.4190.02.000.000	Printing & Copier Usage Charges	22	-	(22)	0%
400.4190.03.000.000	Telephone	1,198	1,400	202	14%
400.4190.05.000.000	Membership Dues and Subscriptions	74	100	26	26%
400.4190.07.000.000	Computer Support & License Fees	1,487	2,500	1,013	41%
400.4190.11.000.000	Office Equipment	-	200	200	100%
400.4190.12.000.000	Office Machines/Leases	491	668	177	26%
400.4190.14.000.000	Criminal Background Checks	47	300	253	84%
400.4190.18.000.000	Taxes, Assessments & Fees	12,289	17,500	5,211	30%
400.4190.20.000.000	Advertising	54	250	196	78%
400.4190.22.000.000	Meeting Supplies/Expense	-	50	50	100%
400.4190.23.000.000	Computer Equipment	1,203	1,203	0	0%
400.4310.00.000.000	Water	5,599	11,081	5,483	49%
400.4320.00.000.000	Electricity	3,852	5,816	1,964	34%
400.4330.00.000.000	Gas	718	900	182	20%
400.4390.00.000.000	Sewerage	12,406	16,216	3,810	23%
400.4400.01.000.000	Cottonwood Mgmt Fee to YCH	14,490	19,320	4,830	25%
400.4400.02.000.000	NHDCDC Mgmt Fee to YCH	-	-	-	0%
400.4401.00.000.000	IT Services	1,750	5,957	4,207	71%
400.4420.09.000.000	Maintenance Equipment/Supplies	837	2,500	1,663	67%
400.4423.08.000.000	Fire Protection/Testing/Monitoring	104	500	396	79%
400.4430.00.000.000	Grounds Maintenance Contracts	2,062	4,000	1,938	48%
400.4430.02.000.000	Maintenance Contracts	2,273	7,500	5,227	70%
400.4430.03.000.000	Painting and Decorating Contracts	93	5,457	5,364	98%
400.4430.04.000.000	Garbage and Trash Removal	4,588	7,500	2,912	39%
400.4430.05.000.000	Chemical Treatment Contract	228	-	(228)	0%
400.4430.11.000.000	Building Repairs	1,167	31,000	29,833	96%
400.4430.12.000.000	Janitorial Services	185	500	315	63%
400.4436.00.000.000	Maintenance Charges from Others	7,759	10,500	2,742	26%
400.4480.00.000.000	Protective Services	468	650	182	28%
400.4510.01.000.000	General Liability Insurance	3,647	5,513	1,867	34%
400.4510.03.000.000	Property Insurance	4,128	5,759	1,631	28%
400.4510.05.000.000	Director's Risk Insurance	-	1,800	1,800	100%
400.4540.00.000.000	Admin Benefits	2,495	3,292	797	24%
400.4540.04.000.000	OPEB Expense	-	5,500	5,500	100%
400.4570.00.000.000	Collection Loss	-	500	500	100%

Yolo County Housing FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
400.4610.00.000.000	Extraordinary Maintenance	4,036	-	(4,036)	0%
400.5615.00.000.000	Interest on Note Payable FNB	38,287	83,695	45,408	54%
Total Expenses		155,342	306,731	151,389	49%
Net Change in Fund Balance		90,916	6,188	(84,728)	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Davis Migrant Center					
501.3690.02.000.000	Operating Contract Revenue	254,783	427,945	173,162	40%
	Total Revenue	254,783	427,945	173,162	40%
501.4110.00.000.000	Administrative Salaries	16,377	19,338	2,961	15%
501.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	1,074	1,421	347	24%
501.4125.02.000.000	Admin. P/R Taxes- -SUI	85	174	88	51%
501.4125.04.000.000	Admin. Retirement	2,472	3,014	541	18%
501.4125.05.000.000	Admin. Workers Comp	852	636	(216)	-34%
501.4125.06.000.000	Admin. Comp. Abs.	-	-	-	0%
501.4140.00.000.000	Training	278	1,150	872	76%
501.4150.00.000.000	Travel - Ops	220	200	(20)	-10%
501.4150.01.000.000	Travel - Admin	-	-	-	0%
501.4170.10.000.000	Professional Services	1,500	-	(1,500)	0%
501.4171.00.000.000	Auditing	1,250	1,250	-	0%
501.4190.00.000.000	YCH Contract Mgmt Fee	28,800	38,904	10,104	26%
501.4190.01.000.000	Office Supplies	515	1,800	1,285	71%
501.4190.03.000.000	Telephone	1,843	1,350	(493)	-37%
501.4190.04.000.000	Other Misc. Costs	226	-	(226)	0%
501.4190.05.000.000	Membership & Dues	103	150	47	31%
501.4190.06.000.000	Auto Maintenance / Repairs	748	6,325	5,577	88%
501.4190.07.000.000	Gas / Oil	2,002	3,000	998	33%
501.4190.08.000.000	Minor Equip Repair / Maint	-	500	500	100%
501.4190.10.000.000	Computer Software Chgs.	-	-	-	0%
501.4190.18.000.000	Taxes, Assessments & Fees	192	5,350	5,158	96%
501.4310.00.000.000	Water	15,948	35,000	19,052	54%
501.4320.00.000.000	Electricity	14,432	25,000	10,568	42%
501.4330.00.000.000	Gas	8,546	14,000	5,454	39%
501.4390.00.000.000	Sewerage	18,856	2,000	(16,856)	-843%
501.4401.00.000.000	IT Services	2,000	-	(2,000)	0%
501.4410.00.000.000	Maintenance Salaries	24,267	39,431	15,164	38%
501.4415.01.000.000	Maintenance P/R Taxes- Social Security/Medi	1,514	3,781	2,268	60%
501.4415.02.000.000	Maintenance P/R Taxes- -SUI	171	543	372	69%
501.4415.04.000.000	Maintenance Retirement	3,250	8,018	4,768	59%
501.4415.05.000.000	Maintenance Workers Comp	2,249	5,487	3,238	59%
501.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	0%
501.4420.00.000.000	Maintenance Supplies	739	-	(739)	0%
501.4420.05.000.000	Lumber and Hardware	620	2,500	1,880	75%
501.4430.00.000.000	Maintenance Contracts	3,942	4,250	308	7%
501.4430.01.000.000	Water Well Maintenance	-	11,000	11,000	100%
501.4430.02.000.000	Grounds Maintenance	358	3,200	2,842	89%
501.4430.04.000.000	Rubbish & Trash Removal	6,086	11,000	4,914	45%
501.4430.05.000.000	Elec/Plumb/Paint Supplies	1,466	1,550	84	5%
501.4430.06.000.000	Vehicle Repairs & Maintenance	479	600	121	20%
501.4430.10.000.000	Uniforms	-	300	300	100%
501.4436.00.000.000	Maintenance Charges from Others	13,613	25,315	11,703	46%
501.4480.00.000.000	Protective Services	1,307	1,500	193	13%
501.4510.01.000.000	General Liability Insurance	1,888	2,384	495	21%
501.4510.02.000.000	Auto Insurance	1,224	1,700	476	28%
501.4510.03.000.000	Property Insurance	7,585	10,813	3,228	30%
501.4540.00.000.000	Admin Benefits	3,479	6,429	2,950	46%
501.4540.01.000.000	Retired Benefits	11,299	20,000	8,701	44%
501.4540.04.000.000	OPEB Expense	-	10,000	10,000	100%
501.4540.10.000.000	Maintenance Benefits	5,812	21,075	15,263	72%
501.4540.90.000.000	Unfunded OMS Costs	-	(20,000)	(20,000)	100%
501.4900.01.000.000	Payment to Reserves	48,000	48,000	-	0%
501.5610.01.000.000	Loan Payment (Prn & Int)	59,779	59,779	0	0%
	Total Expenses	317,447	439,217	121,770	28%
	Net Change in Fund Balance	(62,664)	(11,272)	51,392	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Madison Migrant Center					
502.3690.02.000.000	Operating Contract Revenue	359,995	574,142	214,147	37%
	Total Revenue	359,995	574,142	214,147	37%
502.4110.00.000.000	Administrative Salaries	14,133	19,106	4,973	26%
502.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	905	1,403	498	36%
502.4125.02.000.000	Admin. P/R Taxes- -SUI	197	169	(27)	-16%
502.4125.04.000.000	Admin. Retirement	2,017	2,975	957	32%
502.4125.05.000.000	Admin. Wokers Comp	435	631	196	31%
502.4125.06.000.000	Admin. Comp. Abs.	-	-	-	0%
502.4140.00.000.000	Training	278	1,100	822	75%
502.4150.00.000.000	Travel - Ops	176	400	224	56%
502.4150.01.000.000	Travel - Admin	-	-	-	0%
502.4170.10.000.000	Professional Services	1,500	1,000	(500)	-50%
502.4171.00.000.000	Auditing	1,250	1,250	-	0%
502.4190.00.000.000	YCH Contract Mgmt Fee	38,718	52,195	13,477	26%
502.4190.01.000.000	Office Supplies	543	1,800	1,257	70%
502.4190.03.000.000	Telephone	1,874	1,500	(374)	-25%
502.4190.04.000.000	Other Misc. Costs	(770)	1,050	1,820	173%
502.4190.05.000.000	Membership & Dues	103	-	(103)	0%
502.4190.06.000.000	Auto Maintenance / Repairs	255	900	645	72%
502.4190.07.000.000	Gas / Oil	1,367	2,400	1,033	43%
502.4190.08.000.000	Minor Equip. Repair	377	400	23	6%
502.4190.10.000.000	Computer Software Chgs.	-	-	-	0%
502.4190.18.000.000	Taxes, Assessments & Fees	270	400	130	33%
502.4310.00.000.000	Water	29,049	47,000	17,951	38%
502.4320.00.000.000	Electricity	22,715	41,000	18,285	45%
502.4330.00.000.000	Gas	12,832	20,500	7,668	37%
502.4390.00.000.000	Sewerage	39,067	52,500	13,433	26%
502.4401.00.000.000	IT Services	2,250	-	(2,250)	0%
502.4410.00.000.000	Maintenance Salaries	37,974	60,102	22,128	37%
502.4415.01.000.000	Maintenance P/R Taxes- Social Security/Medi	2,226	4,598	2,371	52%
502.4415.02.000.000	Maintenance P/R Taxes- -SUI	430	543	112	21%
502.4415.04.000.000	Maintenance Retirement	5,754	9,749	3,995	41%
502.4415.05.000.000	Maintenance Workers Comp	3,402	6,671	3,269	49%
502.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	0%
502.4420.00.000.000	Maintenance Supplies	436	-	(436)	0%
502.4420.05.000.000	Lumber and Hardware	803	2,994	2,191	73%
502.4430.00.000.000	Maintenance Contracts	534	4,250	3,716	87%
502.4430.02.000.000	Grounds Maintenance	18	2,750	2,732	99%
502.4430.04.000.000	Rubbish & Trash Removal	7,936	9,100	1,164	13%
502.4430.05.000.000	Elec/Plumb/Paint Supplies	2,118	3,000	882	29%
502.4430.06.000.000	Vehicle Repairs & Maintenance	170	600	430	72%
502.4430.10.000.000	Uniforms	-	300	300	100%
502.4430.11.000.000	Building Repairs	566	-	(566)	0%
502.4436.00.000.000	Maintenance Charges from Others	10,665	16,008	5,343	33%
502.4480.00.000.000	Protective Services	645	800	155	19%
502.4510.00.000.000	Insurance - Flood	50,353	50,353	-	0%
502.4510.01.000.000	General Liability Expense	1,773	2,660	887	33%
502.4510.02.000.000	Auto Insurance	619	1,700	1,081	64%
502.4510.03.000.000	Property Insurance	7,234	11,691	4,457	38%
502.4540.00.000.000	Admin Benefits	4,611	6,466	1,854	29%
502.4540.01.000.000	Retired Benefits	6,637	7,000	363	5%
502.4540.04.000.000	OPEB Expense	-	10,419	10,419	100%
502.4540.10.000.000	Maintenance Benefits	10,132	21,075	10,943	52%
502.4540.90.000.000	Unfunded OMS Costs	-	(8,000)	(8,000)	100%
502.4900.01.000.000	Payment to Reserves	11,500	11,500	-	0%
502.5610.01.000.000	Loan Payment (Prn & Int)	88,136	88,136	0	0%
	Total Expenses	424,216	574,142	149,926	26%
	Net Change in Fund Balance	(64,221)	(0)	64,221	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Rehrman (Dixon) Migrant Center					
503.3690.02.000.000	Operating Contract Revenue	219,458	459,018	239,560	52%
	Total Revenue	219,458	459,018	239,560	52%
503.4110.00.000.000	Administrative Salaries	13,533	18,693	5,160	28%
503.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	868	1,372	504	37%
503.4125.02.000.000	Admin. P/R Taxes- -SUI	115	165	50	30%
503.4125.04.000.000	Admin. Retirement	2,110	2,909	799	27%
503.4125.05.000.000	Admin. Wokers Comp	583	622	39	6%
503.4125.06.000.000	Admin. Comp. Abs.	-	-	-	0%
503.4150.00.000.000	Training	78	250	172	69%
503.4150.00.000.000	Travel - Ops	187	200	13	7%
503.4150.01.000.000	Travel - Admin	39	1,045	1,006	96%
503.4170.10.000.000	Professional Services	750	2,500	1,750	70%
503.4171.00.000.000	Auditing	1,500	1,500	-	0%
503.4190.00.000.000	YCH Contract Mgmt Fee	31,293	41,729	10,436	25%
503.4190.01.000.000	Office Supplies	496	1,800	1,304	72%
503.4190.03.000.000	Telephone	2,061	3,000	939	31%
503.4190.04.000.000	Other Misc. Costs	395	500	105	21%
503.4190.05.000.000	Membership & Dues	103	150	47	31%
503.4190.06.000.000	Auto Maintenance / Repairs	85	2,000	1,915	96%
503.4190.07.000.000	Gas / Oil	1,337	4,400	3,063	70%
503.4190.08.000.000	Minor Equipment Repairs	-	350	350	100%
503.4190.09.000.000	Major Equipment Repair / Maint	5,200	11,000	5,800	53%
503.4190.10.000.000	Computer Software Chgs.	-	1,000	1,000	100%
503.4190.18.000.000	Taxes, Assessments & Fees	-	1,000	1,000	100%
503.4310.00.000.000	Water	16,088	25,000	8,912	36%
503.4320.00.000.000	Electricity	41,264	53,000	11,736	22%
503.4330.00.000.000	Gas	11,323	14,000	2,677	19%
503.4390.00.000.000	Sewerage	20,731	26,000	5,269	20%
503.4401.00.000.000	IT Services	375	-	(375)	0%
503.4410.00.000.000	Maintenance Salaries	47,099	66,793	19,694	29%
503.4415.01.000.000	Maintenance P/R Taxes- Social Security/Medi	3,005	4,506	1,501	33%
503.4415.02.000.000	Maintenance P/R Taxes- -SUI	426	651	225	35%
503.4415.04.000.000	Maintenance Retirement	6,162	8,674	2,512	29%
503.4415.05.000.000	Maintenance Workers Comp	4,553	7,989	3,436	43%
503.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	0%
503.4420.00.000.000	Maintenance Supplies	2,335	3,000	665	22%
503.4420.05.000.000	Lumber and Hardware	1,546	5,995	4,449	74%
503.4430.01.000.000	Water Well Maintenance	-	13,700	13,700	100%
503.4430.02.000.000	Grounds Maintenance	-	7,550	7,550	100%
503.4430.04.000.000	Rubbish & Trash Removal	8,925	12,000	3,075	26%
503.4430.05.000.000	Elec/Plumb/Paint/Solar Supplies	318	5,800	5,482	95%
503.4430.06.000.000	Vehicle Repairs & Maintenance	2,379	2,100	(279)	-13%
503.4430.09.000.000	Equipment Rental	-	100	100	100%
503.4430.10.000.000	Uniforms	-	600	600	100%
503.4430.11.000.000	Building Repairs	-	-	-	0%
503.4436.00.000.000	Maintenance Charges from Others	20,605	33,250	12,645	38%
503.4510.01.000.000	General Liability Expense	3,698	5,520	1,822	33%
503.4510.02.000.000	Auto Insurance	1,572	1,700	128	8%
503.4510.03.000.000	Property Insurance	8,939	13,318	4,379	33%
503.4540.00.000.000	Admin Benefits	2,059	6,297	4,238	67%
503.4540.01.000.000	Retired Benefits	961	1,000	39	4%
503.4540.04.000.000	OPEB Expense	-	20,000	20,000	100%
503.4540.10.000.000	Maintenance Benefits	7,439	25,290	17,851	71%
503.4540.90.000.000	Unfunded OMS Costs	-	(1,000)	(1,000)	100%
503.4550.00.000.000	Bank Fees	(1)	-	1	0%
	Total Expenses	272,534	459,018	186,484	41%
	Net Change in Fund Balance	(53,076)	-	53,076	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Davis Solar Homes					
600.3110.00.000.000	Dwelling Rent	26,734	36,870	10,136	27%
600.3610.00.000.000	Interest Income	196	250	54	22%
600.3690.01.000.000	Other Income - tenants	-	-	-	0%
	Total Revenue	26,930	37,120	10,190	27%
600.4110.00.000.000	Administrative Salaries	4,112	7,177	3,065	43%
600.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	259	457	197	43%
600.4125.02.000.000	Admin. P/R Taxes- -SUI	22	13	(9)	-69%
600.4125.04.000.000	Admin. Retirement	645	1,120	475	42%
600.4125.05.000.000	Admin. Wokers Comp	131	242	112	46%
600.4130.00.000.000	Legal Fees	-	275	275	100%
600.4140.00.000.000	Training	-	25	25	100%
600.4150.00.000.000	Travel	177	234	57	24%
600.4170.10.000.000	Professional Services	750	-	(750)	0%
600.4190.00.000.000	Office Supplies	40	100	60	60%
600.4190.01.000.000	Postage	6	50	44	88%
600.4190.02.000.000	Telephone	177	10	(167)	-1671%
600.4190.04.000.000	Misc Charges	-	-	-	0%
600.4190.07.000.000	Computer Support & License Fees	698	900	202	22%
600.4190.12.000.000	Office Machines/Leases	40	25	(15)	-62%
600.4190.20.000.000	Advertisement	-	110	110	100%
600.4310.00.000.000	Water	3,200	4,436	1,236	28%
600.4320.00.000.000	Electricity	24	60	36	61%
600.4330.00.000.000	Gas	12	75	63	85%
600.4390.00.000.000	Sewerage	4,084	5,439	1,355	25%
600.4400.01.000.000	Management Fees to YCH	3,720	4,960	1,240	25%
600.4410.00.000.000	Maintenance Repairs and Contracts	-	900	900	100%
600.4420.00.000.000	Maintenance Supplies	102	150	48	32%
600.4420.08.000.000	Dwelling Equipment/Supplies	564	500	(64)	-13%
600.4430.00.000.000	Grounds Maintenance	-	250	250	100%
600.4430.01.000.000	Building Repairs	464	-	(464)	0%
600.4430.02.000.000	Furnishing Replacement	448	-	(448)	0%
600.4430.03.000.000	Painting Services	2,508	-	(2,508)	0%
600.4430.04.000.000	Garbage and Trash Removal	2,397	3,132	735	23%
600.4436.00.000.000	Maintenance Charges from Others	9,730	6,500	(3,230)	-50%
600.4510.01.000.000	General Liability Insurance	250	372	122	33%
600.4510.03.000.000	Property Insurance	860	1,243	384	31%
600.4540.00.000.000	Admin Benefits	1,184	2,220	1,036	47%
600.4540.04.000.000	OPEB Expense	-	500	500	100%
600.4550.00.000.000	Special Assessment	738	984	246	25%
	Total Expenses	37,341	42,459	5,118	12%
	Net Change in Fund Balance	(10,411)	(5,339)	5,072	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
Pacifico					
700.3119.05.000.000	LOSS to Lease (THP contract)	(50)	-	50	0%
700.3690.00.000.000	Other Income	71,397	141,652	70,255	50%
	Total Revenue	71,347	141,652	70,305	50%
700.4130.00.000.000	Legal Fees	-	1,000	1,000	100%
700.4150.00.000.000	Travel	2,167	3,100	933	30%
700.4170.10.000.000	Professional Services	2,070	-	(2,070)	0%
700.4190.01.000.000	Office Supplies	337	500	163	33%
700.4190.02.000.000	Printing & Copier Usage Charges	21	-	(21)	0%
700.4190.03.000.000	Telephone	3,113	4,400	1,287	29%
700.4190.07.000.000	Computer Support & License Fees	386	-	(386)	0%
700.4190.12.000.000	Office Machines Lease	490	669	179	27%
700.4190.14.000.000	Criminal Background Checks	349	1,400	1,051	75%
700.4190.18.000.000	Taxes, fees and permits	80	80	-	0%
700.4190.20.000.000	Advertising	-	2,000	2,000	100%
700.4190.23.000.000	Computer Equipment	1,297	1,203	(94)	-8%
700.4310.00.000.000	Water	3,523	8,500	4,977	59%
700.4320.00.000.000	Electricity	15,658	26,000	10,342	40%
700.4330.00.000.000	Gas	2,622	2,600	(22)	-1%
700.4390.00.000.000	Sewer	5,099	5,900	801	14%
700.4400.01.000.000	Management Fee to YCH	31,500	42,000	10,500	25%
700.4401.00.000.000	IT Services	4,125	6,500	2,375	37%
700.4420.00.000.000	Materials	1,704	3,500	1,796	51%
700.4420.01.000.000	Electrical Supplies	215	200	(15)	-8%
700.4420.02.000.000	Plumbing Supplies	341	500	159	32%
700.4420.05.000.000	Lumber and Hardware	309	1,000	691	69%
700.4420.08.000.000	Dwelling Equipment/Supplies	122	500	378	76%
700.4420.09.000.000	Maintenance Equip/Supplies	6,546	6,600	54	1%
700.4423.08.000.000	Fire Sprinkler Contracts/Repairs	2,678	3,700	1,022	28%
700.4430.01.000.000	Electrical Repair/Contract	-	500	500	100%
700.4430.02.000.000	Plumbing Repair/Contract	1,739	1,800	61	3%
700.4430.04.000.000	Trash Pickup	2,179	3,000	821	27%
700.4430.05.000.000	Chemical Treatment	295	-	(295)	0%
700.4430.12.000.000	Janitorial Services	1,320	2,500	1,180	47%
700.4436.00.000.000	Maintenance Charges from Others	6,013	8,500	2,488	29%
700.4550.00.000.000	Bank Fees	1	1,500	1,500	100%
700.4570.00.000.000	Collection Losses	-	2,000	2,000	100%
	Total Expenses	96,301	141,652	45,351	32%
	Net Change in Fund Balance	(24,954)	-	24,954	

Yolo County Housing

FY2014-2015 Q3 Financial Report Detail

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Mid- Year Budget Update	Balance Remaining In Budget	% Remaining of Budget
ROSS Grant					
990.3030.00.000.000	HUD Grant Income	63,408	81,000	17,592	22%
	Total Revenue	63,408	81,000	17,592	22%
990.4110.00.000.000	Administration Salaries	1,904	4,899	2,995	61%
990.4125.01.000.000	Admin P/R Taxes - Social Security/Medicare	130	313	183	59%
990.4125.02.000.000	Admin P/R Taxes - SUI	6	-	(6)	0%
990.4125.04.000.000	Admin. Retirement	282	656	374	57%
990.4125.05.000.000	Admin. Workers Comp	36	88	52	59%
990.4130.00.000.000	Legal Fees	-	200	200	100%
990.4140.00.000.000	Training	-	1,300	1,300	100%
990.4150.00.000.000	Travel	362	1,000	638	64%
990.4190.00.000.000	Postage	-	500	500	100%
990.4190.01.000.000	Office Supplies	87	500	413	83%
990.4190.02.000.000	Printing & Copier Usage Charges	418	600	182	30%
990.4190.03.000.000	Telephone	757	520	(237)	-46%
990.4190.20.000.000	Advertising	54	100	46	46%
990.4210.00.000.000	Tenant Service Salaries	39,238	48,859	9,621	20%
990.4215.01.000.000	Tenant Svc P/R Taxes - Social Security/Medi	2,735	1,375	(1,360)	-99%
990.4215.02.000.000	Tenant Svc P/R Taxes- SUI	574	625	51	8%
990.4215.04.000.000	Tenant Svc Retirement	3,168	3,500	332	9%
990.4215.05.000.000	Tenant Svc Workers Comp	351	250	(101)	-40%
990.4215.06.000.000	Tenant Svc Comp. Abs.	-	375	375	100%
990.4220.00.000.000	Project Coordinator Materials	-	200	200	100%
990.4401.00.000.000	IT Services	4,438	250	(4,188)	-1675%
990.4540.00.000.000	Admin Benefits	193	875	682	78%
990.4540.04.000.000	OPEB Expense	-	4,390	4,390	100%
990.4540.20.000.000	Tenant Service Benefits	3,026	9,625	6,599	69%
	Total Expenses	57,758	81,000	23,242	29%
	Net Change in Fund Balance	5,650	-	(5,650)	

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-26 Item No. 8, of the Yolo County Housing meeting of June 18, 2015.

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

8.

Authorize YCH to Write Off Non-collectable Balances in the Amount of \$9,229.00 for the period ending March 31, 2015 (Chaudry and Gillette)

Approved recommended action on Consent.



Yolo County Housing

Lisa A. Baker, Chief Executive Officer

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

DATE: June 18, 2015

TO: YCH Housing Commission

FROM: Lisa A. Baker, Chief Executive Officer

PREPARED BY: Masud Chaudry, Real Estate Services and Jim Gillette, Finance Director

SUBJECT: Authorize YCH to Write Off Uncollectible Balances in the Amount of \$9,229.00 for the period ending March 31, 2015

RECOMMENDED ACTIONS:

That the Housing Commissioners:

1. Authorize staff to write off bad debts of the Yolo County Housing Low Income Public Housing Program of \$9,229.00 for the period ending March 31, 2015. The overall total write off for fiscal year 2014-2015 is \$17,635 which includes the previously approved write off amount of \$8,406 in December 2014 staff report.

BACKGROUND/DISCUSSION

According to policy, the process of writing off bad debts takes place regularly. At this time, staff requests that the Commission authorize the write off of debts that have not been collected over the last year.

The bad debts primarily consist of tenants who have moved out without rendering payment on their final closing bills. Housing Services staff has provided a list of tenant balances that they request be written off. Staff's efforts to locate the tenants and collect payment on these accounts have been exhausted.

The total write off for fiscal year 2014-2015 in the amount of \$17,635 for Low Income Public Housing is slightly higher due to higher tenant charges. We have initiated a renewed focus on tenant charges which contributed to both higher revenue and a slightly higher uncollectible balance. Otherwise, it is consistent with the Agency's historical average. The delay in prior fiscal year write-offs was due to pending legal notices and repayment agreements not yet in default.

After approval by the Commission, Housing Services submits write off documentation to Finance for entry into the Tenant Accounts Receivable system. These debts are forwarded to our collection agency for a final attempt at restitution. To date the Agency has not received any funds from collection agency restitution.

FISCAL IMPACT LOW INCOME PUBLIC HOUSING

For the past twelve (12) months, bad debts requested to be written off for Low Income Public Housing total \$17,635. This amount is 1.0% of total rents charged for the programs during this period.

Low Income Public Housing Write-Offs approved per year have been:

● 2007-2008	\$29,000	1.29%
● 2008-2009	\$25,500	1.16%
● 2009-2010	\$19,200	1.23%
● 2010-2011	\$22,300	1.49%
● 2011-2012	\$18,000	1.20%
● 2012-2013	\$ 7,500	0.50%
● 2013-2014	\$16,730	0.93%
● 2014-2015	\$17,635	1.00%

CONCLUSION

The periodic write off of uncollectible accounts receivable helps the Agency present a true representation of revenues that can be expected to be received and of debts that have a reasonable chance of being successfully collected. Staff recommends that the Commission approve the requested authorization.

Yolo County Housing
Yolo County, California

Meeting Date: June 18, 2015

To: County Counsel ✓
Yolo County Housing ✓

9.

Review and Approve Resolution to Amend the Payment Standards use for the Housing Choice Voucher Program (Jimenez-Perez and Holt)

Minute Order No. 15-27: Approved recommended action by **Resolution No. 15-04.**

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



Yolo County Housing

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

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

DATE: June 18, 2015

TO: YCH Housing Commission

FROM: Lisa Baker, CEO

PREPARED BY: Irma Jiménez-Pérez, Housing Assistance Supervisor

SUBJECT: **Review and Approve Resolution to Amend the Payment Standards used for the YCH Housing Choice Voucher Program**

RECOMMENDED ACTIONS:

1. Adopt the Resolution Amending the Payment Standard for the Housing Choice Voucher Program; and
2. Authorize the CEO to implement new Payment Standards Effective August 1, 2015

BACKGROUND / DISCUSSION:

Yolo County Housing (YCH) must establish a Payment Standard schedule to calculate the monthly housing assistance payment sent to landlords on behalf of families participating in the Housing Choice Voucher (HCV) program. HUD publishes the Fair Market Rents (FMR) for each market area in the United States. Part 982.503 of Title 24 of the Code of Federal Regulations (24 CFR) requires that housing agencies adopt a payment standard for the FMR areas in the Agency's jurisdiction for each unit size (the unit size is measured by the number of bedrooms). By law, without federal approval and a waiver, PSs can be no less than 90% and no more than 110% of the FMR. A single payment standard may be established for the whole FMR area of YCH's jurisdiction or a separate payment standard may be established for each designated part of the FMR area.

Recent history

YCH created two separate payment standards in October 2007, with approval from the Board of Commissioners. One payment standard was created for the area covered by the City of Davis, and one for the remaining three cities and unincorporated areas in Yolo County.

HUD published FY 2015 FMRs in October, 2014. The FMR for zero-bedroom units remains the same as FY 2014. The FMR for one, two, three, four and five-bedroom units increased by \$1, and by \$2 for six-bedroom units. In December 2014, YCH, with approval from the Housing Commission, set the payment standards for all bedroom sizes in the City of Davis at 100% of Fiscal Year 2015 FMR. The payment standards for the rest of the county were set as follows:

- Zero and one-bedroom units at 95% of FMR,
- All other bedroom sizes at 90% of FMR.

Discussion

In the past 6 months, local markets have changed and rents have increased significantly. Because of this, families are now having an increasingly difficult time finding rentals that meet YCH's Payment Standard criteria. YCH follows each cohort of families selected from the waitlist. Current data show that approximately 45% of those receiving a voucher can find a qualifying rental within the 60 - 120 day timeframe¹.

HUD sets the FMR based on the 40th percentile of available rental units. The current federal FMR by bedroom size is shown below and staff's proposed Payment Standard (PS) rates are listed in the following paragraphs and charts.

FY 2015 Yolo, CA HUD Metro FMR Area by Unit Bedrooms effective 10/1/2014

Bedroom Size	0	1	2	3	4	5	6
FMR	\$757	\$818	\$1105	\$1628	\$1899	\$2184	\$2469

When setting Payment Standards, it is important for YCH to consider the following factors:

1. The ability of families to lease a unit at the price point;
2. The amount of Housing Assistance Payment (HAP) to be paid on behalf of a family as a relation to the total number of families that can be served with the existing contract funds²; and
3. The amount of HAP available in reserves

¹ It should be noted that many factors contribute to non-leasing by individual households, including prior rental and credit history. However, when lease rates fall, it is generally a market function.

² YCH can lease to either the number of families in the contract or to the amount of funding available without exceeding the total contract number of families. Housing Authorities can choose to house fewer families at greater cost or to try to maximize the total number of units leased at a managed cost. The Housing Authority's Board has always chosen to maximize leasing of the greatest number of families possible with funding in order to meet need.

At this time, more than 50% of families that search are not successful in locating a lease. Since not all families can be successful in leasing for a variety of factors (see footnote #1), PSs are generally considered to be in the correct market range when 75% to 80% of households can locate a qualifying lease.

YCH currently has adequate funding and HAP reserves to serve up to 1,620 families, which is less than its contract (ACC) of 1,737 families. Current HAP reserves are approximately \$600,000. At 1,620 leased and an increase in HAP due to rising PS, staff estimates that it will spend down reserves to approximately \$100,000 by December, 2016. This does not take into consideration program attrition or changes in funding due to leasing and formula. In the traditional appropriations and formula process, the increased leasing and cost is factored into the next year allocation, which should mean that revenue and expenses will be “right sized”.

To increase the opportunity for families participating in the HCV program to find decent, safe and sanitary housing, especially in the high cost City of Davis, staff proposes to establish Payment Standards as follows:

City of Davis: 105% of FMR

All Areas of Yolo County, except the City of Davis: 100% of FMR

The following tables demonstrate the current and proposed new payment standards:

Current Payment Standards effective 12/1/2014

Bedroom Size	0	1	2	3	4	5	6
City of Davis	\$757	\$818	\$1105	\$1628	\$1899	\$2184	\$2469
All Other Areas	\$719	\$777	\$995	\$1466	\$1710	\$1966	\$2223

Proposed Payment Standards effective 8/1/2015

Bedroom Size	0	1	2	3	4	5	6
City of Davis	\$795	\$859	\$1160	\$1709	\$1994	\$2293	\$2592
All Other County Areas	\$757	\$818	\$1105	\$1628	\$1899	\$2184	\$2469

To ensure that participants do not pay more rent than the market, YCH is required to perform a rent reasonable test on each unit. YCH engages in negotiation of the rent amount with the landlord and can work with the household and landlord to reduce rents to reasonable amounts when rent has been determined to be higher than market rate for similar unassisted units.

FISCAL IMPACT:

YCH has an Annual Contribution Contract with HUD to lease up to 1,737 vouchers; the current funding supports assistance for approximately 1,620 housing assistance payment contracts. Housing Assistance Payments (HAP) are pass throughs that can only be used to make rental assistance payments on behalf of qualifying families.

CONCLUSION:

Staff recommends that the Housing Commission approve the recommended action and authorize the CEO to implement.

Attachment: Resolution

**YOLO COUNTY HOUSING
RESOLUTION NO. 15-04**

(Resolution regarding Updates to the Payment Standard for the Housing Choice Voucher Program in Accordance with Federal Regulations)

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to adopt a payment standard for each Fair Market Rent (FMR) area in the agency’s jurisdiction for each unit size; and

WHEREAS, the new payment standards must be applied at the first annual re-examination following the change of the payment standard amount, unless the use of decreased payment standard results in a decrease of the Housing Assistance Payment made on behalf of the family. In this case, the decreased payment standard will be applied at the family’s second annual re-examination, or if they move to a new unit within the first year; and

WHEREAS, the Housing Commission of the Housing Authority of the County of Yolo (informally known as Yolo County Housing) has determined that an adjustment that increase the payment standards, for all unit sizes, will be effective August 1, 2015; and

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Housing Commission of the Housing Authority of the County of Yolo adopts payment standard adjustments to be effective August 1, 2015, as outlined in the payment standard staff report of June 18, 2015.

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 18th day of June, 2015 by the following vote:

AYES: Davis, Johannessen, Stallard, Thomson, Vanderford, Wienecke-Friedman
NOES: None.
ABSTAIN: None.
ABSENT: Aguiar-Curry.



Mark Johannessen, Vice-Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By S. Cortes
Sonia Cortes, Agency Counsel

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

By Julie Dachtler



Yolo County Housing
Yolo County, California

Meeting Date: June 18, 2015

To: County Counsel ✓
Yolo County Housing ✓

10.

Review, Approve and Adopt Resolution Authorizing the 2015-2016 Budget for YCH
(Gillette and Baker)

Minute Order No. 15-28: Approved recommended action by **Resolution No. 15-05**.

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



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

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

DATE: June 18, 2015

TO: YCH Housing Commission

FROM: Lisa A. Baker, Chief Executive Officer
Jim Gillette, Finance Director

SUBJECT: **Review and Approve Resolution Adopting 2015-2016 Annual Budget**

RECOMMENDATIONS:

That the Housing Commission:

- a) Review and, after making any modifications to the proposed budget, adopt the FY 2015-2016 budget for Yolo County Housing (YCH).
- b) Approve the attached HUD-52574 PHA Board Resolution Approving Operating Budget

BACKGROUND/DISCUSSION:

Budget Overview:

	2014-15 Current Approved Budget			2015-16 Proposed Budget		
	Revenue	Expense	Net Operating Change in Fund Balance	Revenue	Expense	Net Change in Fund Balance
101-Woodland (AMP 1)	1,019,259	1,019,258	0	1,076,126	1,072,727	3,399
102-Winters (AMP 2)	1,054,126	1,054,125	0	1,082,333	1,078,900	3,434
103-West Sac (AMP 3)	734,799	770,108	(35,309)	819,888	802,110	17,778
200-HCV Admin	1,133,188	1,090,404	42,784	1,070,374	1,133,897	(63,524)
310-COCC	1,809,937	1,809,936	0	1,800,573	1,800,202	371
147-Admin Building	148,311	109,821	38,489	148,915	143,674	5,240
320-Helen Thomson (ADMH)	30,750	30,750	-	30,750	30,750	-
400-New Hope/Cottonwood	312,919	306,731	6,188	314,955	314,480	475
501-Davis Migrant Center	427,945	439,217	(11,272)	462,485	462,485	-
502-Madison Migrant Center	574,142	574,142	(0)	612,835	612,835	-
503-Rehrman Migrant Center	459,018	459,018	-	419,574	419,574	-
600-Davis Solar	37,120	42,459	(5,339)	40,807	45,361	(4,554)
700-Pacifico	141,652	141,652	-	143,954	143,954	-
990-ROSS Grant	81,000	81,000	-	84,072	84,072	-
	7,964,164	7,928,623	35,541	8,107,638	8,145,019	(37,381)

Significant Assumptions included in the Proposed Budget

Agency-wide

- The budget excludes depreciation of approximately \$1,100,000.
- The table above shows both revenue and expense as positive and loss as negative.
- In an effort to show a true picture of operations revenue and expenses, revenue associated with costs shown on the balance sheet (rather than changes in fund balance statement) have been separated below the Net Operations Change in Fund Balance line on the individual budgets and these revenue amounts are not included in the numbers shown in the preceding table.

Real Estate Services

- The likely use of capital funds during the next year has been split into more specific categories for operating (soft cost) revenue and separated from non-operating (hard cost) revenue in the budgets. This treatment allows us to more specifically control the use and timing of these funds as the amounts provided by HUD continue to decline.
- Inception to date Deferred Developer fees earned by both New Hope CDC (Cesar Chavez Plaza, Rochdale Grange, and Crosswood Apartments) and YCH (Eleanor Roosevelt Circle) will be recognized in the 2014-15 financials and shown as receivable balances on these financial statements at year end in order to more properly show the accrued impact of these partnerships on the financial statements. Due to this change in accounting treatment, future collection of these fees will be primarily shown as a reduction of these receivable balances.
- Occupancy is generally budgeted at 97%. Rental rates project are expected to remain consistent for most families. However, ongoing drought conditions may impact households with agriculture related income, which would typically be higher in the summer months. Therefore, we have remained fairly conservative with our income assumptions.

HCV Program Operations

- HCV Admin Revenue assumes a 69% proration compared to the current 72% level with an anticipated average of 1,600 ACC vouchers per month (up from a prior year average of 1,550).
- Payments standards are expected to be increased effective August 2015 from 95% to 100% FMR for zero and one-bedroom units, and from 90% to 100% of FMR for all other bedroom sizes in the County except the City of Davis, which increase for all bedroom sizes from the current 100% of FMR to 105% of FMR.

HCV Vouchers

- Estimated voucher expense is based on an average of 1,600 ACC vouchers at a monthly average cost of \$600 per unit.
- Staff plans to increase the the number of families served by this program from 1,558 in May 2015, to utilize an average of 1,600 during the next fiscal year.

Migrant

- The negotiated budget for the Migrant Program signed in March 2014 was for 2 years. We are in the process of negotiating a new 2 year agreement with OMS and anticipate these budgets to be something similar to the amounts shown in the table above.

- The Migrant Centers continue to operate at or near 100% occupancy and provide seasonal housing to approximately 232 families each year in spite of staff cuts driven by OMS budget constraints.

Admin Building

- Rental Income is from charges to all programs for the space occupied and a lease to an unaffiliated chiropractors office. The rental rates charged during the upcoming year will remain the same as the current year, except the chiropractor rate will be increased by a small COLA adjustment allowed in the lease.
- Annual debt service on the remaining loan for \$167,898 will be paid from the Admin Building cost center and reimbursed by Capital Fund as part of the Capital Fund Financing Plan. This remaining loan will have an outstanding principal balance of approximately \$815,000 at the end of the current fiscal year.

COCC

- The COCC Budget includes \$135,899 for Migrant Program management fees based on 2015-17 proposed 2 year budgets submitted to OMS. The final amount may be less depending on adjustments that OMS may make to the budgets submitted.
- The budget includes various program management and bookkeeping fees of \$1,037,411.

Program Summaries

LIPH (AMPs: West Sacramento, Woodland and Winters):

With the continued low Operating subsidy allocation from HUD and continually increasing operating costs for utilities and other operating expenses, the remaining YCH staff continues to operate at capacity in order to address only critical needs and continues to defer a number of items that will become critical in the near future. Any further subsidy reductions would likely result in decreased staffing and directly impact performance and long-term viability of the properties.

HCV - Program Administration:

As a response to continued downward pressure on administrative costs for this program, staff will be undergoing both a system migration to a more robust version of our back office and accounting software (Tenmast) and some significant adjustments to staff workflow. We plan to invest approximately \$60,000 of additional staff time in this process in order to gain some long-term operational efficiency improvement. This cost will be funded from the current \$500,000 of HCV administrative reserves on hand.

HCV – HAP Payments:

We have accumulated approximately \$600,000 of excess HAP funding since the end of the sequester with approximately \$400,000 of this being held by HUD. Based on this continued pressure from HUD to only fund what is actually being used for HAP expenses. Assuming the funding remains constant at \$600 per unit per month for the next fiscal year, the program will utilize essentially of the HUD-held reserves and retain a small reserve of just over \$100,000 on hand. In the event that HUD increases funding as the expenses increase during the year, additional reserve funds will either be retained in-house or by HUD.

Central Office Cost Center:

Under the Asset Management model, the Central Office Cost Center (COCC) 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 charges and IT charges is anticipated for services provided to the AMP's and other programs. COCC also receives management fees from OMS, Davis Solar Housing, Cottonwood, Pacifico, Helen Thomson Homes, and Capital Funds.

New Hope CDC (including Cottonwood Meadows Senior Apartments):

At Cottonwood Meadows, revenue and expenses are expected to remain consistent prior years. Staff will continue to our efforts to maintain occupancy (which has been holding steady at approximately 99%) and control costs.

In preparation for future refinancing of the Cottonwood Meadows property and additional development deals through New Hope CDC, some of the financial reporting and audit report formats will be changing beginning with the 2014-2015 fiscal year. These changes will include revenue recognition of deferred developer and other fees previously earned, as well as, more compartmentalized reporting on the audited financial statements. This and various budget assumptions will be discussed in greater detail in the New Hope CDC staff report.

Davis Solar Housing:

This is a self-sustaining program which the YCH manages for a fee of approximately \$1,200/year. Residual funds accrue to the fund after the required reserves are set aside. In the past rental rates needed to be approved by USDA Rural Development. If the program was not losing money, rent increases could not be approved. The program is basically a break even operation. The promissory note was paid off on April 30, 2015, thus giving YCH more flexibility to manage the units and not need approval from USDA on its daily operations.

Capital Funds:

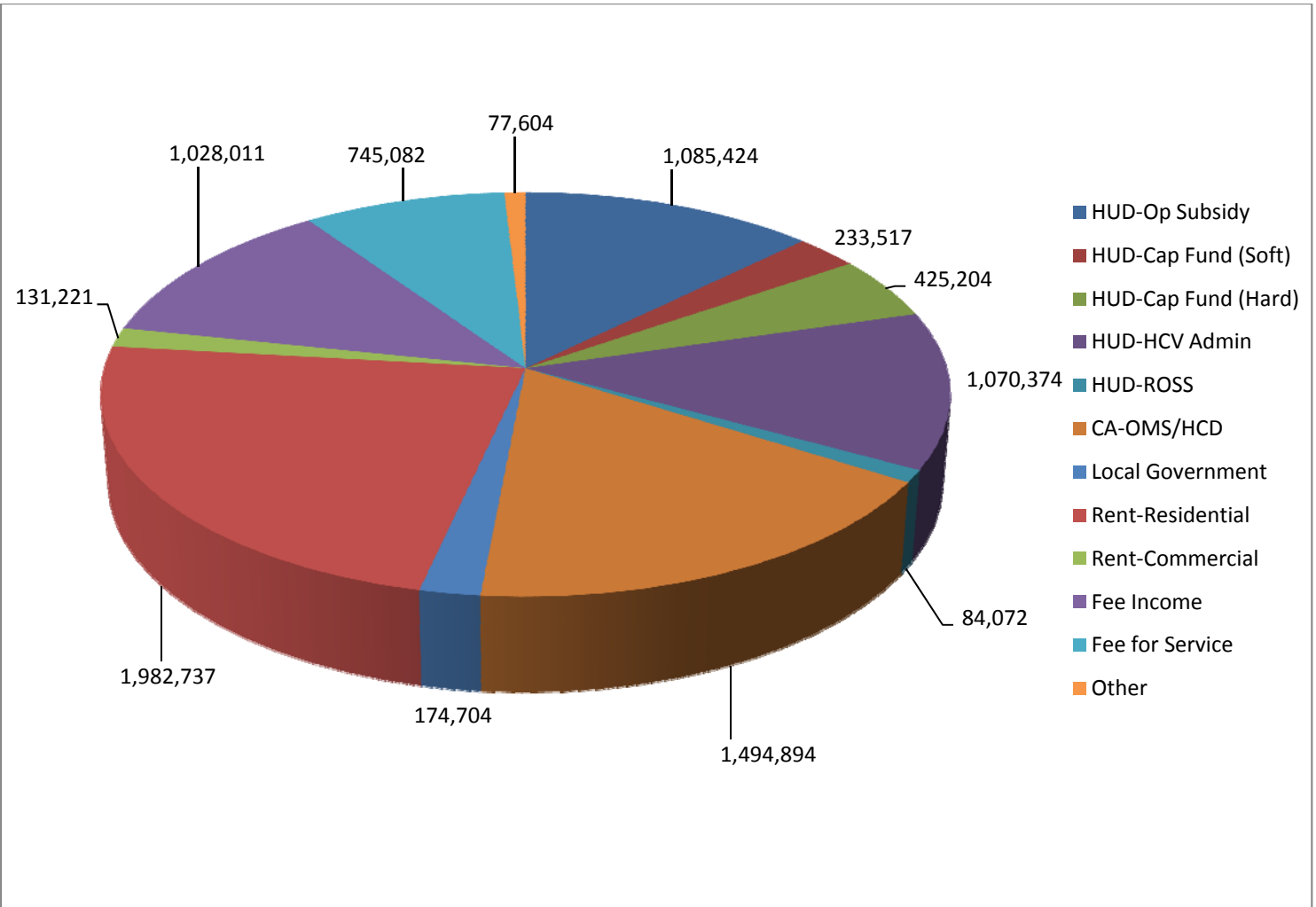
The YCH receives a capital funds allocation that varies annually, based on Congressional appropriations. No CFP has yet been authorized for 2016, however, the 2015-16 budget includes \$490,823 of capital fund draws from the 2012 through 2015 capital funds. Capital Grants are earmarked for some operational costs which are included in the individual AMP and COCC expense budgets with CFP income in the corresponding income budgets. These costs are limited to about to 30% of the grant amount.

The remaining funds are used for various capital projects that have been preapproved. Capital Grants must be expended within four years of receipt therefore funds from more than one grant year may be expended and earned in any fiscal year. During the 2014-2015 fiscal year, the majority of the capital projects relate to ADA upgrades and other site improvements, along with some appliance replacement. In the 2015-2016, we anticipate the majority of the capital fund capital project costs be spent on well improvements in Winters.

Conclusions:

Although HUD funding and State OMS funding for the Migrant Programs remain hazy due to Federal and State budget issues, staff has attempted to be very conservative in its revenue projections and very tight in projecting costs. When more definitive information is received from HUD in late 2015 or early 2016, these budgets will need to be revisited during the mid-year budget reallocation process.

As required by Asset Management Program (AMP) Regulations, program managers were active participants in this budget process. Program managers are responsible for baseline budgeting. Finance actively worked with the program managers via email, telephone and individual meetings to developing the projections presented to you today. This is the sixth year of program staff involvement in budget preparation and staff continues to improve its ability to both project and control costs.



Funding Sources

HUD-Op Subsidy	1,085,424	13%
HUD-Cap Fund (Soft)	233,517	3%
HUD-Cap Fund (Hard)	425,204	5%
HUD-HCV Admin	1,070,374	13%
HUD-ROSS	84,072	1%
CA-OMS/HCD	1,494,894	18%
Local Government	174,704	2%
Rent-Residential	1,982,737	23%
Rent-Commercial	131,221	2%
Fee Income	1,028,011	12%
Fee for Service	745,082	9%
Other	77,604	1%
Total	<u>8,532,843</u>	

Attachments:

HUD Budget Resolution (HUD-52574)
Goals & Objectives
2015-16 Budget 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, 2015 Board Resolution Number: 15-05

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

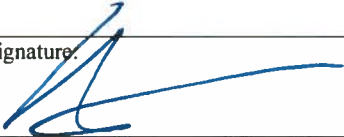
- Operating Budget approved by Board resolution on: June 18, 2015
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

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: Mark Johannessen, Vice-Chair	Signature: 	Date: <u> 6/18/15 </u>
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**YCH Housing Commission
Operational Goals and Objectives by Division and Fund
FY 2015-2016 Budget**

Real Estate Services:

Funds 101, 102 & 103 – Low Income Public Housing (AMPs)

Status Update on LIPH Goals & Objectives for 2014-15

- Maintain the following property metrics (for High-Performer Status):
 - PIC (Public and Indian Housing Information Center) submission of at least 95% each month.
 - **Maintained score of 100% for first 9 months of year.**
 - Monthly on time rent collection rate of at least 95%.
 - **Maintained 96% collection rate for first 9 months of year.**
 - Occupancy rate of at least 97%.
 - **Average 98% occupancy for first 9 months of year.**
 - Average turnaround time for units to be improved.
 - ***LIPH was not able to realize this efficiency due to maintenance staff reduction and other projects which utilized maintenance staff time.***
 - Review wait list and formalized families with eligibility specialist weekly to reduce overall lease up time.
 - ***This efficiency process has been implemented and lease up time improved.***
- Provide additional opportunities for residents to become self sufficient by providing on-site training classes and information seminars.
 - ***Implemented ROSS (Resident Opportunity and Self Sufficiency) program.***
- Review budget with Housing Specialists and senior maintenance on a quarterly basis.
 - ***LIPH staff has implemented this process at each AMP. More staff training is planned and at least one financial topic is covered during each monthly staff meeting.***
- Expand CAST program to the Winters campus.
 - ***CAST has been expanded to the Winters campus with six members and had the first recruitment session in West Sacramento.***

LIPH Goals for FY 2015-16

- Maintain the following property metrics (for High-Performer Status):

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

- PIC (Public and Indian Housing Information Center) submission of at least 95% each month.
- Monthly on time rent collection rate of at least 95%.
- Occupancy rate of at least 97%
- Average turnaround time for units to be no more than 20 days.
- Average lease-up time for units to be no more than 3 days after unit is turned.
- Implement remote use of SmartSearch for electronic processing of invoices and research for cost management purposes.

Fund 400 – New Hope CDC

Cottonwood Meadows

Status Update on Cottonwood Meadows Goals from FY 2014-15

- Maintain the following property metrics:
 - Monthly on time rent collection rate of at least 95%.
 - **Consistently achieved greater than 99% collection rate**
 - Occupancy rate of at least 97%.
 - **Maintained an occupancy rate of 100% for the first 9 months of the year**
- Implement tracking system for vacant unit turnaround data.
 - ***Cottonwood Meadows staff has implemented process similar to LIPH.***

Cottonwood Meadows Goals for FY 2015-16

- Maintain the following property metrics:
 - Timely completion of all annual re-certifications and housekeeping inspections.
 - Monthly on time rent collection rate of at least 95%.
 - Occupancy rate of at least 97%
 - Average turnaround time for units to be no more than 20 days.
 - Average lease-up time for units to be no more than 3 days after unit is turned.
- Implement remote use of SmartSearch for electronic processing of invoices and research for cost management purposes.

Crosswood Apartments Goals for FY 2015-16

- Work with property manager (FPI) to maintain the following property metrics:
 - Timely completion of all annual re-certifications and housekeeping inspections.
 - Monthly on time rent collection rate of at least 95%.
 - Occupancy rate of at least 97%
 - Average turnaround time for units to be no more than 20 days.
 - Average lease-up time for units to be no more than 3 days after unit is turned.

Fund 600 – Davis Solar Housing

Status Update on Davis Solar Housing Goals for FY 2014-15

- Achieve and maintain a 99% or above monthly on time submission. Submit annual re-certification, interim and all tenant and unit changes to United States Department of Agriculture (USDA) by the 10th of the following month of effective date.
 - ***Staff has consistently met this goal.***
- Achieve and maintain 99% or above monthly on time rent collection rate for Davis Solar Housing by consistently enforcing the delinquency policy. Review the Tenant Accounts Receivable (TAR) report during rent week for outstanding balances.
 - ***Staff has maintained a 100% collection rate.***
- Maintain 96% or above occupancy rate.
 - ***Staff has maintained 100% occupancy rate.***
- Monitor and control expenditures to the Davis Solar Housing budget. Continue to require that all assigned Housing Specialists ensure that all items are charged to the correct general ledger line item and not over spent. Review and discuss budget with Housing Specialists on a quarterly basis.
 - ***Staff has been provided training, and budget planning will continue.***
- Provide training for Housing Staff pertaining to USDA Solar Housing.
 - ***Staff has attended one Rural Development training by USDA.***
- Review and monitor work orders each month to control cost and identify any repeated issues.
 - ***Staff has been monitoring work orders diligently.***

Davis Solar Housing Goals for 2015-16

- Maintain the following property metrics:
 - Timely completion of all annual housekeeping inspections.

- Monthly on time rent collection rate of at least 95%.
- Occupancy rate of at least 97%
- Average turnaround time for units to be no more than 20 days.
- Average lease-up time for units to be no more than 3 days after unit is turned.
- Develop and implement plan for increasing rental rate sufficiently to provide funds for deferred maintenance and capital improvements to the property.
- Explore options with various stakeholders for the highest and best use for the Davis Solar property now that the USDA debt has been fully repaid.

Fund 700 – Pacifico Cooperative Community

Status Update on Pacifico Goals for FY 2014-15

- Achieve and maintain a 95% monthly on time rent collection rate by consistently enforcing the delinquency policy and reviewing the Tenant Accounts Receivable (TAR) 1st day of the month.
 - ***New onsite manager has maintained 98% on time collection rate.***
- Minimize outstanding balances in Accounts Receivables. Continue to review the Tenant Accounts Receivable (TAR) report during rent week and enforce repayment agreements for outstanding balances.
 - ***New onsite manager is receiving continuous training on how to manage TAR to reduce outstanding balances. Staff has reduced outstanding balance.***
- Improve occupancy rate by at least 25% quarterly until at full occupancy by using techniques from Guerilla marketing.
 - ***Staff has continued to market through different methods including online and in person. Occupancy rate averaging over 87.5% since February 2015, up from 40% in July 2014***
- Monitor work orders monthly to control cost and identify and repeated issues.
 - ***Staff has been monitoring work orders regularly.***

Pacifico Goals for FY 2015-16

- Maintain the following property metrics:
 - Timely completion of all annual housekeeping inspections.
 - Monthly on time rent collection rate of at least 95%.
 - Occupancy rate of at least 97%

- Average turnaround time for units to be no more than 20 days.
- Average lease-up time for units to be no more than 3 days after unit is turned.
- Revise selection criteria for new applicants.
- Revise lease agreement.
- Work with residents to improve community

Housing Choice Voucher Program (Fund 200):

Fund 200 – Housing Choice Voucher Program

Status Update on HCV Goals from FY 2014-15

- Achieve and maintain 98% lease up in the budget year (combined between tenant-based HCV and project-based vouchers).
 - ***During FY 2014-15 HAP funds decreased during the first half of the year due to budget cuts related to sequestration. At the end of January 2015, HUD issued a funding notification indicating all vouchers under contract would be funded. Staff began issuing vouchers in February to fully utilize the new funding through the following measures:***
 - ***Applicants from the wait list were called to replace vouchers lost through attrition;***
 - ***Incoming Portables were absorbed into the YCH voucher program;***
 - ***Restrictions on portability were lifted so families are allowed to transfer to other units within the jurisdiction;***
 - ***To maximize the use of funds, the payment standard was set at 95% of the FMR for zero and one bedroom units, and 90% of the FMR for two thru six bedroom units in all areas of the County, except the City of Davis where the payment standards is set at 100% of the FMR for all bedroom sizes.***
- Staff continued working with the Family Self Sufficiency (FSS) Coordinator to attempt to close 3 homes through the Housing Choice Voucher Home Ownership Program and will continue marketing this program to qualified voucher holders, as well as to partner with the participating cities in the coming year. Staff also anticipates extending this program to the unincorporated areas of Yolo County by providing information to County staff, contractors and lenders. Staff works closely with the FSS Coordinator to market the FSS and Homeownership Programs. The FSS Coordinator meets with eligible/interested participants after their admission to program, after the annual re-certifications or when participants express the interest in the participating in these programs.
 - ***Increasing the Homeownership Program remains our goal. No new contracts were signed during the past year.***

- Implement the Veterans Affairs Supportive Housing Project-Based Voucher Program (VASH-PBV).
 - ***YCH was awarded 10 VASH-PBV units at Hotel Woodland in October 2014 and executed the contract in December 2014. VASH was fully leased as of May 2015.***
 - ***The other 98 Project-Based Vouchers continue receiving subsidy as follows:***
 - ***27 units at Fair Plaza since 2008;***
 - ***4 units at Homestead since 2009;***
 - ***15 units at Eleanor Roosevelt Circle since 2009;***
 - ***15 units at Teracina at Springlake since 2012;***
 - ***17 units at New Harmony since 2013;***
 - ***10 units at Esperanza Crossing Apartments in Esparto since 2013; and***
 - ***10 units at Cesar Chavez Plaza in Davis since 2013.***
- Maintain 98 – 100% submission rate on the HUD PIC System with at least 97% accuracy reporting rate during the year.
 - ***During the year, the HCV program consistently maintained a score between 98 – 100% submission rate on the HUD PIC System and exceeding the 97% minimum accuracy requirement.***

HCV Goals for FY 2015-16

- Complete Tenmast migration to WinTen2+
- Maintain 98% lease up in the budget year (combined between tenant-based HCV and project-based vouchers).
- Begin PBV assistance where awarded to New Construction complexes that are put in service during the fiscal year.
- Continue promoting the Voucher Home Ownership Program. This should assist in our goal to close on 3 homes in the coming year. Staff intends to continue marketing this program to qualified voucher holders, as well as to partner with the participating cities during the year. Staff also anticipates extending this program to the unincorporated areas of Yolo County by providing information to County staff, contractors and lenders.
- Continue maintaining between 98 – 100% reporting rate and 97% accuracy rate in the HUD PIC System throughout the next fiscal year.
- Maintain high-performer status on SEMAP scores. Staff will continue following regulations and implementing policies to maintain such high performer status.
- Implementation of new owner education/workshops. Staff will look into ways to recognize existing owners and to attract potential new owners to participate in the Agency's Housing Choice Voucher Program. YCH will continue its partnership with LSNC

to provide education workshops to landlords and will maintain the Landlord Access Program.

- Analyze, develop and implement effective workflows for staff. New procedures have been implemented for the initial eligibility process and the Agency continues to look at the work flow pattern to streamline and improve the organization of the Housing Choice Voucher Program to increase efficiency and deliver customer service.
- Purge the HCV wait list.
- Open HCV wait list for new applications.

Central Office Cost Center/General Fund (Fund 310):

Development

Status Update on Development Goals from FY 2014-15

- Complete workout with State on Esparto Duplex lots.
 - ***RFP in progress***
- Complete take out financing and rehabilitation on Crosswood Apartments
 - ***Rehabilitation construction (including punchlist items) completed May 2015 with estimated retention release in July 2015.***
- Complete Energy Performance Contract (EPC) and make related improvements across the portfolio.
 - ***Received approval from HUD to move forward with metering of water usage.***

Development Goals for FY 2015-16

- Complete RFP process and award contract on Esparto Duplex lots.
- Move forward with Capital Campaign for new Yolano-Donnelly Community Center (Woodland Community Center II).
- Move forward with financing and rehabilitation of Pacifico (to be renamed “Symphony”).
- Move forward with final development scenario for West Beamer property with Mercy Housing, the development partner, for City entitlement and funding.
- Work with New Hope CDC to identify refinancing and rehabilitation strategy for Cottonwood Meadows Senior Apartments. Existing HCD note for \$368,800 due in 2017 (FNB note with principal balance of \$1.6 million due in 2030 with balloon payment of \$935,986).
- Complete Energy Performance Contract (EPC) and make related improvements across the portfolio.

General Management (Resource Administration)

Status Update on General Management Goals for FY 2014-15

- Exceed ROSS Grant deliverables in first 24 months of service delivery and identify value-added on-site services through the Computer Learning Centers to enhance resident pathways to self-sufficiency.
 - **During the first year reporting period ROSS grant deliverables were exceeded in the areas of health outreach, educational workshops, case management and outreach services to residents. In the first six months of the second year, staff expanded focus to residents through self-sufficiency programs such as CAST, adult education, and working with the local One-Stop Career Centers.**
- Establish a Self-Sufficiency Program Coordinating Committee to develop new partnerships and pursue grant funding to enhance resident self-sufficiency programs (ROSS and FSS).
 - **The Self Sufficiency Program Coordinating Committee (PCC) is established with over 15 multi-agency partners represented. The PCC meets quarterly.**
- Seek partners and funding to maintain service delivery at the four public housing Computer Learning Centers and establish computer learning centers for adults and youth at the migrant centers.
 - **Riverbend Computer Learning Center remains open 3-4 hours daily through a partnership with Elderly Nutrition Program.**
 - **El Rio Villas Computer Learning Center is open 3-6 hours per week through a partnership with RISE (once a week).**
 - **Las Casitas Computer Learning Center was open one day a week during the school year.**
 - **Yolano Village/Donnelly Circle Computer Learning Center remains open on a regular schedule through a generous donation from Alberto Castillo.**
 - **In addition, the Dixon Computer Learning Centers at the Dixon Migrant Center was opened through a partnership with Dixon Joint Unified School District and Migrant Education.**
 - **Staff continues to seek donations, partnerships and funding to maintain the CLC's year round including the participation in the "Big Day of Giving" as a fundraiser.**

General Management Goals for FY 2015-16

- Create efficient work flow processes with HCV staff to meet high work demands with continued cuts to administrative fees in the first six months of fiscal year.
- Implement streamlined paperless flow options using SmartSearch and TenMast to enhance all operations (facilities, real estate services, and housing assistance) in coordination with IT Division.

- Update Administrative Plan and Admission and Continued Occupancy Plan (ACOP).
- Seek and apply for grant opportunities to expand services and operations (i.e. resident services, self-sufficiency, community facilities, etc.)

Data Management/IT

Status Update on IT Goals for FY 2014-15

- Improve efficiencies of work-order processing through use of smart-phone applications to replace the current paper system.
 - **In process, awaiting Tenmast upgrade and related paperless workorder application.**
- Work with Finance to improve reporting and interface with the accounting system.
 - **In process, awaiting Tenmast upgrade to reporting software to begin custom report process.**
- Improve efficiencies of work-order processing through use of smart-phone applications to replace the current paper system.
 - **On hold until after Tenmast Migration to 2+.**
- Work with Finance to improve reporting and interface with accounting system.
 - **Complete**
- Complete Tenmast (back office and accounting software) upgrade to Tenmast 2+ to improve overall functionality and reporting capabilities.
 - **In process.**
- Implement TenDocs electronic document filing system for application and other operational documents.
 - **Deferred until after Tenmast migration.**
- Implement electronic accounts payable invoice and approval system (SmartSearch).
 - **Phases I & II complete with III & IV to be done in FY 2015-16.**
- Replace all old Windows XP machines (10 total) with upgraded versions since XP no longer supported and deemed a security risk.
 - **Complete**
- Improve broadband access to residents in the rural areas to include El Rio Villas.
 - **Grant applications in process.**
- Continue to install additional surveillance cameras at YCH properties
 - **Las Casitas and Yolano/Donnelly systems purchased and should be installed by September 2015.**

IT Goals for FY 2015-16

- Work with HCV and LIPH to complete Tenmast (back office and accounting) migration to Tenmast 2+ to improve overall functionality and reporting capabilities by September 2015.
- Work with vendor and Finance to complete implementation of SmartSearch for electronic invoices by June 2016
- Implement remote access helpdesk solution (to minimize the time spent driving between locations for most tasks) by September 2015.
- Work with Finance to select and implement a new payroll time tracking system (replace current spreadsheet process for better time tracking, cost allocation, and reporting) by December 2015
- Implement TenDocs electronic document filing system for application and other operational documents by December 2015.
- Submit for broadband access grant for residents. By July 2015
- Design Tenmast and SmartSearch system integration for HCV application and update processing by June 2016.

Finance

Status Update on Finance Goals for FY 2014-15

- Negotiate and finalize a repayment plan with HUD due to the audit finding related to interfund balances due from COCC to LIPH of \$692,240 as of June 30, 2013.
 - **Amount reduced to \$363,794 left to be resolved which we anticipate completing by December 2015.**
- Implement electronic accounts payable invoice system (SmartSearch) to streamline processing, approval, and filing of invoices electronically.
 - **Initial phase of system complete and remote user interface expected to be complete by July 2015. Additional functionality to come.**
- Create monthly management and accounting report package in new Tenmast 2+ system to minimize data transfer and reporting in Excel, which will improve efficiency and data integrity.
 - **Initial reports complete and being further refined as part of the month-end reporting package being developed.**
- Complete monthly financial statements and issue monthly financial statement packages on a regular basis within 30 days of the end of each month no later than December 2014.
 - **Due to staff turnover and other priorities, this has not yet been accomplished.**

Goals for FY 2014-15

- Implement remaining phases of the electronic accounts payable invoice system (SmartSearch):
 - Phase III: Validate necessary data fields between SmartSearch and Tenmast in preparation for data upload directly to Tenmast by December 2015.
 - Phase IV: Direct data upload by June 2016.
- Complete and issue audit reports more timely:
 - New Hope CDC by October 2015
 - YCH by December 2015
 - New Hope Crosswood Associates LP by April 2016
- Complete monthly financial statement and issue monthly financial statement packages on a regular basis within 30 days of the end of each month by June 2016.
- Draft a Capital Improvement Plan (CIP) with Facilities for the entire YCH portfolio and plan for full implementation by June 2016.

Facilities

Status Update on Facilities Goals from FY 2014-15

- Capital Fund
 - ADA Site Improvements at El Rio Villa III and IV, Winters
 - ***Deferred to later years due to water well issues at El Rio Villa, Winters***
 - ADA Site Improvements at Ridge Cut Homes, Knights Landing
 - ***Deferred to later years due to water well issues at El Rio Villa, Winters***
 - ADA Site Improvements at Yolito, Yolo
 - ***Deferred to later years due to water well issues at El Rio Villa, Winters***
 - Roadway Improvements at El Rio Villa III and IV, Winters
 - ***Deferred to later years due to water well issues at El Rio Villa, Winters***
- City of Woodland Community Development Block Grant's
 - Demolish abandoned building at 1224 Lemen
 - ***Demolition Plans complete. Environmental Review Complete. Waiting for Release of Demolition funds.***
 - Prepare site for future development of Yolo County Housing Training and Education Community Facility (Woodland Community Center II)
 - ***Site Plans complete. Currently planning capital fundraising***
- USDA RD Grant for Davis Migrant

- ADA unit upgrade
 - ***Deferred to later date due to lack of funding***
- ADA site upgrade
 - ***Deferred to later date due to lack of funding***
- Install ADA accessible BBQ/Picnic areas by playground
 - ***Deferred to later date due to lack of funding***
- Remove and replace damaged sidewalks
 - ***Deferred to later date due to lack of funding***
- Remove trees, grind stumps damaging sidewalks
 - ***Deferred to later date due to lack of funding***
- Davis Solar Homes (7 Units)
 - Finalize Capital Needs Assessment with USDA RD.
 - ***Complete***
 - Apply for USDA RD Grants for Improvements at Davis Solar Housing Units
 - ***Limited grant funding opportunities. Alternative options are under consideration.***
- Crosswood Apartments
 - Monitor Rehabilitation Work of 48 unit apartment complex.
 - ***Completed construction major March 2015.***
- Facilities
 - Reduce unit turnaround time
 - ***Ongoing.***
 - On-going Maintenance staff training
 - ***Ongoing***
 - Advertise Request for Proposal for Water Rate Study
 - ***Determined that Metering does not require CPUC approval.***
 - Improve Work Order completion time
 - ***Ongoing***

Facilities Goals for FY 2015-16

- City of Woodland Community Development Block Grants
 - Demolish abandoned building at 1224 Lemen

- Prepare site for future development of Yolo County Housing Training and Education Community Facility (Woodland Community Center II)
- USDA-RD Grant/OMS Funds for Davis Migrant ADA Upgrades
 - ADA unit upgrade
 - ADA site upgrade
 - Install ADA accessible BBQ/picnic areas near playground
 - Remove and replace damaged sidewalks
 - Remove trees and grind stumps that are damaging sidewalks
- Facilities
 - Reduce unit turnaround time
 - Maintenance staff training
 - Prepare request for proposals for painting service, pest control, and landscape maintenance
 - Prepare request for qualifications for engineering services
 - Prepare request for qualifications for architectural services
 - Draft a Capital Improvement Plan (CIP) with Finance for the entire YCH portfolio and plan for full implementation by June 30, 2016

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
AMP1 - Woodland						
101.3110.00.000.010	Dwelling Rent 44-01 Yolano	198,978.39	265,304.52	250,168.00	250,000.00	(168.00)
101.3110.00.000.050	Dwelling Rent 44-05 Ridgecut (Knights Landir	15,426.87	20,569.16	22,000.00	20,000.00	(2,000.00)
101.3110.00.000.060	Dwelling Rent 44-06 Yolito	33,125.92	44,167.89	42,364.00	42,000.00	(364.00)
101.3110.00.000.070	Dwelling Rent 44-07 Donnelly	209,271.01	279,028.01	273,468.00	273,000.00	(468.00)
101.3111.00.010.000	Retro Rent-44-01 Yolano	-	-	500.00	500.00	-
101.3111.00.070.000	Retro Rent-4407-Donnelly	-	-	500.00	500.00	-
101.3200.00.000.000	HUD Operating Subsidy	296,419.00	395,225.33	398,268.52	434,658.00	36,389.48
101.3210.00.000.000	Transfers In - Op Funds (1406)	-	-	-	18,607.67	18,607.67
101.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,900.95	2,534.60	10,000.00	15,000.00	5,000.00
101.3230.00.000.000	Transfers In - Soft Costs	3,814.72	5,086.29	-	5,000.00	5,000.00
101.3610.00.000.000	Interest Income	424.90	566.53	525.00	525.00	-
101.3690.00.000.000	Other Income	6,707.52	8,943.36	8,865.00	8,510.00	(355.00)
101.3690.00.000.010	Other Income - 44-01 Yolano	3,853.55	5,138.07	6,000.00	3,750.00	(2,250.00)
101.3690.00.000.050	Other Income - 44-05 Ridgecut	40.00	53.33	300.00	25.00	(275.00)
101.3690.00.000.060	Other Income - 44-06 Yolito	60.39	80.52	300.00	50.00	(250.00)
101.3690.00.000.070	Other Income- 44-07 Donnelly	4,244.74	5,659.65	6,000.00	4,000.00	(2,000.00)
101.3690.30.000.000	Other Government Revenue	-	-	-	-	-
	Total Revenue	774,267.96	1,032,357.28	1,019,258.52	1,076,125.67	56,867.15
101.4110.00.000.000	Administrative Salaries	48,940.82	65,254.43	68,622.22	66,975.22	(1,647.00)
101.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,536.60	4,715.47	4,876.37	5,123.60	247.23
101.4125.02.000.000	Admin. P/R Taxes- -SUI	700.74	934.32	376.68	672.70	296.02
101.4125.04.000.000	Admin. Retirement	6,659.11	8,878.81	9,519.69	10,863.48	1,343.79
101.4125.05.000.000	Admin. Workers Comp	1,142.84	1,523.79	1,571.75	2,266.80	695.05
101.4130.00.000.000	Legal Fees	2,322.50	3,096.67	12,000.00	12,000.00	-
101.4140.00.000.000	Training	1,231.76	1,642.35	3,350.00	3,500.00	150.00
101.4150.00.000.000	Travel	1,079.10	1,438.80	3,750.00	4,000.00	250.00
101.4170.04.000.000	Contract Services Plan Updates	1,921.66	2,562.21	5,000.00	5,000.00	-
101.4170.10.000.000	Professional Services	4,257.90	5,677.20	1,287.00	2,000.00	713.00
101.4171.00.000.000	Auditing	12,499.99	16,666.65	16,000.00	17,000.00	1,000.00
101.4180.00.000.000	147 Rent	21,849.75	29,133.00	29,133.00	29,133.00	-
101.4190.00.000.000	Postage	296.56	395.41	1,100.00	500.00	(600.00)
101.4190.01.000.000	Office Supplies	194.76	259.68	540.00	1,500.00	960.00
101.4190.02.000.000	Printing & Copier Usage Charges	3,159.86	4,213.15	4,325.00	9,479.58	5,154.58
101.4190.03.000.000	Telephone	2,113.14	2,817.52	2,500.00	3,000.00	500.00
101.4190.04.000.000	Fair Housing Services	1,250.01	1,666.68	1,750.00	1,750.00	-
101.4190.05.000.000	Dues and Subscriptions	219.10	292.13	300.00	300.00	-
101.4190.07.000.000	Computer Support & License Fees	3,833.73	5,111.64	5,750.00	5,750.00	-
101.4190.12.000.000	Office Machines/Leases	640.04	853.39	411.00	900.00	489.00
101.4190.13.000.000	Administrative Other	51.70	68.93	-	-	-
101.4190.14.000.000	Criminal Background Checks	1,572.40	2,096.53	2,500.00	2,500.00	-
101.4190.18.000.000	Taxes, Fees and Assessments	190.18	253.57	50.00	250.00	200.00
101.4190.20.000.000	Advertising	72.68	96.91	1,150.00	1,150.00	-
101.4190.23.000.000	Computer Equipment	1,403.21	1,870.95	-	-	-
101.4210.00.000.010	Tenant Service Salaries	5,264.39	7,019.19	6,005.60	13,980.10	7,974.50
101.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Medic	400.70	534.27	479.93	1,069.48	589.55
101.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	233.83	311.77	233.50	442.68	209.18
101.4215.04.000.000	Tenant Svc. Retirement	48.65	64.87	8.00	2,267.59	2,259.59
101.4215.05.000.000	Tenant Svc. Workers Comp	127.32	169.76	128.42	294.98	166.56
101.4220.00.000.000	Tenant Services Materials	1,525.86	2,034.48	2,000.00	2,000.00	-
101.4221.00.000.000	Tenant Liaison	-	1,800.00	1,800.00	1,800.00	-
101.4310.00.000.000	Water - AMP1	75,562.90	100,750.53	106,425.16	110,000.00	3,574.84
101.4320.00.000.000	Electricity - AMP1	24,966.71	33,288.95	28,050.00	35,000.00	6,950.00
101.4330.01.000.000	Gas - AMP1	1,114.62	1,486.16	1,300.00	1,550.00	250.00
101.4390.01.000.000	Sewerage - AMP1	38,269.45	51,025.93	49,750.00	53,000.00	3,250.00
101.4400.01.000.000	AMP Management Fee	78,135.30	104,180.40	103,712.00	104,000.00	288.00
101.4400.02.000.000	AMP Bookkeeping Fee	10,095.00	13,460.00	13,406.00	13,000.00	(406.00)
101.4400.03.000.000	AMP Asset Management Fee	13,680.00	18,240.00	17,875.00	18,000.00	125.00
101.4401.00.000.000	IT Services	7,937.50	10,583.33	14,000.00	15,000.00	1,000.00
101.4420.01.000.000	Electrical Supplies	2,362.63	3,150.17	3,800.00	3,800.00	-
101.4420.02.000.000	Plumbing Supplies	4,955.43	6,607.24	8,750.00	8,750.00	-
101.4420.03.000.000	Painting Supplies	394.96	526.61	300.00	500.00	200.00
101.4420.04.000.000	Chemical Supplies	389.14	518.85	3,000.00	3,000.00	-
101.4420.05.000.000	Lumber and Hardware	4,339.76	5,786.35	6,500.00	6,500.00	-
101.4420.08.000.000	Dwelling Equipment/Supplies	1,282.15	1,709.53	2,500.00	2,500.00	-
101.4420.09.000.000	Maintenance Equip/Supplies	11.84	15.79	-	-	-
101.4423.08.000.000	Fire Protection/Testing/Monitor	1,419.10	1,892.13	2,250.00	2,250.00	-
101.4430.00.000.000	Grounds Maintenance	4,544.48	6,059.31	10,000.00	10,000.00	-
101.4430.01.000.000	Electrical Repair/Contract	1,690.53	2,254.04	3,000.00	3,000.00	-
101.4430.02.000.000	Plumbing Repair/Contract	3,825.62	5,100.83	13,000.00	13,000.00	-
101.4430.03.000.000	Painting/Decorating/Contract	12,962.34	17,283.12	24,000.00	20,000.00	(4,000.00)
101.4430.04.000.000	Garbage Removal	26,055.00	34,740.00	53,000.00	36,000.00	(17,000.00)
101.4430.05.000.000	Chemical Treatment/Contract	7,882.00	10,509.33	11,000.00	11,000.00	-
101.4430.07.000.000	Minor Equipment Repairs	439.93	586.57	788.00	788.00	-
101.4430.08.000.000	Major Equipment Repairs	171.25	228.33	3,830.00	3,830.00	-
101.4430.11.000.000	Building Repairs	172.11	229.48	500.00	500.00	-
101.4431.00.000.000	Landscaping Maintenance Contract	25,480.69	33,974.25	33,000.00	34,152.92	1,152.92
101.4431.05.000.000	Trash/Yolo County Landfill	2,159.02	2,878.69	3,000.00	3,000.00	-
101.4434.00.000.000	Tree Trimming	4,230.50	5,640.67	11,000.00	15,000.00	4,000.00
101.4436.00.000.000	Maintenance Charges from Others	136,264.00	181,685.33	180,924.81	185,000.00	4,075.19
101.4480.00.000.000	Protective Services	543.00	724.00	800.00	800.00	-
101.4510.00.000.000	Flood Insurance	3,375.00	4,500.00	4,651.52	7,900.00	3,248.48
101.4510.01.000.000	General Liability Insurance	3,670.55	4,894.07	4,347.00	4,901.20	554.20
101.4510.03.000.000	Property Insurance	15,667.47	20,889.96	21,568.30	21,934.46	366.16

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
101.4520.00.000.000	PILOT	32,355.72	43,140.96	46,600.00	46,000.00	(600.00)
101.4540.00.000.000	Administrative Benefits	3,746.44	4,995.25	9,882.40	12,313.80	2,431.40
101.4540.01.000.000	Retired Benefits	6,935.58	9,247.44	8,829.99	8,829.99	-
101.4540.04.000.000	OPEB Expense	-	-	17,400.00	40,000.00	22,600.00
101.4540.20.000.000	Tenant Service Benefits	70.21	93.61	-	457.20	457.20
101.4570.00.000.000	Collection Losses	-	-	7,500.00	7,500.00	-
101.4600.01.000.000	OES Support Agreement	1,125.00	1,500.00	2,500.00	2,500.00	-
Total Expenses		688,373.82	917,831.76	1,019,258.34	1,072,726.77	53,468.43
Net Operations Change in Fund Balance		85,894.14	114,525.52	0.18	3,398.90	3,398.72
101.9110.00.000.000	Transfers In - Hard Costs	-	-	-	-	-
101.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,686.00	31,581.33	-	24,303.00	24,303.00
101.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,686.00)	(31,581.33)	-	(24,303.00)	(24,303.00)
Net Change in Fund Balance		85,894.14	114,525.52	0.18	3,398.90	3,398.72

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
AMP2 - Winters						
102.3110.00.000.020	Rent El Rio Villa 1	74,975.09	99,966.79	85,000.00	90,000.00	5,000.00
102.3110.00.000.040	Rent Vista Montecito	48,812.76	65,083.68	67,000.00	65,000.00	(2,000.00)
102.3110.00.000.080	Rent El Rio Villa 2	84,377.16	112,502.88	116,000.00	110,000.00	(6,000.00)
102.3110.00.000.180	Rent El Rio Villa 3	191,072.03	254,762.71	260,000.00	250,000.00	(10,000.00)
102.3110.00.000.250	Rent El Rio Villa 4	77,065.00	102,753.33	102,000.00	102,000.00	-
102.3111.00.180.000	RETRO RENT	-	-	200.00	200.00	-
102.3200.00.000.000	HUD Operating Subsidy	281,703.00	375,604.00	385,925.65	380,436.00	(5,489.65)
102.3210.00.000.000	Transfers In - Op Funds (1406)	-	-	-	48,607.67	48,607.67
102.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,900.94	2,534.59	15,000.00	15,000.00	-
102.3230.00.000.000	Transfers In - Soft Costs	1,493.55	1,991.40	-	5,000.00	5,000.00
102.3610.00.000.000	Interest Income	583.66	778.21	500.00	500.00	-
102.3690.00.000.000	Other Income	4,641.04	6,188.05	7,500.00	6,089.76	(1,410.24)
102.3690.00.000.020	Other Income - 44-02 Villa #1	2,281.37	3,041.83	4,000.00	2,000.00	(2,000.00)
102.3690.00.000.040	Other Income - 44-04 Montecito	1,765.75	2,354.33	2,300.00	1,750.00	(550.00)
102.3690.00.000.080	Other Income- 44-08 Villa #2	1,576.10	2,101.47	2,300.00	1,500.00	(800.00)
102.3690.00.000.180	Other Income- 44-18 Villa #3	4,155.34	5,540.45	5,000.00	4,000.00	(1,000.00)
102.3690.00.000.250	Other Income- 44-25 Villa #4	260.25	347.00	1,400.00	250.00	(1,150.00)
	Total Revenue	776,663.04	1,035,550.72	1,054,125.65	1,082,333.43	28,207.78
102.4110.00.000.000	Administrative Salaries	53,518.77	71,358.36	69,411.86	73,497.47	4,085.61
102.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,640.57	4,854.09	4,834.64	5,537.97	703.33
102.4125.02.000.000	Admin. P/R Taxes- -SUI	712.66	950.21	172.70	629.30	456.60
102.4125.04.000.000	Admin. Retirement	8,145.50	10,860.67	10,371.09	11,742.05	1,370.96
102.4125.05.000.000	Admin. Wokers Comp	1,369.45	1,825.93	1,722.34	2,381.08	658.74
102.4130.00.000.000	Legal Fees	3,919.00	5,225.33	7,500.00	7,500.00	-
102.4140.00.000.000	Training	636.77	849.03	3,000.00	3,500.00	500.00
102.4150.00.000.000	Travel	923.12	1,230.83	3,000.00	4,000.00	1,000.00
102.4170.04.000.000	Contract Services Plan Updates	1,921.67	1,921.67	2,562.23	5,000.00	-
102.4170.10.000.000	Professional Services	4,225.40	5,633.87	2,000.00	2,000.00	-
102.4171.00.000.000	Auditing	12,499.99	16,666.65	16,000.00	17,000.00	1,000.00
102.4180.00.000.000	147 Rent	2,273.40	3,031.20	3,031.20	3,031.20	-
102.4190.00.000.000	Postage	662.70	883.60	1,100.00	1,100.00	-
102.4190.01.000.000	Office Supplies	794.95	1,059.93	1,200.00	2,200.00	1,000.00
102.4190.02.000.000	Printing & Copier Usage Charges	431.50	575.33	325.00	1,294.50	969.50
102.4190.03.000.000	Telephone	6,473.69	8,631.59	9,000.00	9,500.00	500.00
102.4190.04.000.000	Fair Housing Services	1,250.01	1,666.68	1,750.00	1,750.00	-
102.4190.05.000.000	Dues and Subscriptions	274.10	365.47	300.00	300.00	-
102.4190.07.000.000	Computer Support & License Fees	3,740.61	4,987.48	5,750.00	5,750.00	-
102.4190.12.000.000	Office Machines/Leases	568.13	757.51	1,000.00	1,000.00	-
102.4190.13.000.000	Administrative Other	51.70	68.93	-	-	-
102.4190.14.000.000	Criminal Background Checks	459.45	612.60	2,000.00	2,000.00	-
102.4190.20.000.000	Advertising	72.68	96.91	1,150.00	1,150.00	-
102.4190.23.000.000	Computer Equipment	1,403.21	1,870.95	1,500.00	1,500.00	-
102.4210.00.000.010	Tenant Service Salaries	3,578.56	4,771.41	6,505.60	1,957.70	(4,547.90)
102.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Medic	270.28	360.37	499.93	149.76	(350.17)
102.4215.02.000.000	Tenant Svc. P/R Taxes - - SUI	32.96	43.95	108.50	8.68	(99.82)
102.4215.04.000.000	Tenant Svc. Retirement	60.18	80.24	100.00	317.54	217.54
102.4215.05.000.000	Tenant Svc. Workers Comp	74.74	99.65	146.42	41.31	(105.11)
102.4220.00.000.000	Tenant Services Materials	(3.52)	(4.69)	5,000.00	5,000.00	-
102.4221.00.000.000	Tenant Liaison	1,350.00	1,800.00	1,800.00	1,800.00	-
102.4310.00.000.000	Water - AMP2	30,710.82	40,947.76	47,500.00	45,000.00	(2,500.00)
102.4320.00.000.000	Electricity- AMP2	23,303.03	31,070.71	32,934.00	34,000.00	1,066.00
102.4330.00.000.000	Gas- AMP2	463.00	617.33	1,780.00	1,000.00	(780.00)
102.4390.00.000.000	Sewerage - AMP2	4,989.60	6,652.80	84,158.88	84,158.88	-
102.4390.15.000.000	City of Winters Sewer Svc. and Main. MOU	116,761.68	155,682.24	77,841.12	77,841.12	-
102.4400.01.000.000	AMP Management Fee	71,691.75	95,589.00	95,524.00	95,500.00	(24.00)
102.4400.02.000.000	AMP Bookkeeping Fee	9,262.50	12,350.00	12,348.00	12,500.00	152.00
102.4400.03.000.000	AMP Asset Management Fee	12,600.00	16,800.00	16,464.00	17,000.00	536.00
102.4401.00.000.000	IT Services	2,750.00	3,666.67	12,000.00	15,000.00	3,000.00
102.4420.01.000.000	Electrical Supplies	5,311.48	7,081.97	6,000.00	6,000.00	-
102.4420.02.000.000	Plumbing Supplies	3,902.04	5,202.72	6,000.00	6,000.00	-
102.4420.03.000.000	Painting Supplies	111.66	148.88	300.00	300.00	-
102.4420.04.000.000	Chemical Supplies	890.45	1,187.27	1,000.00	1,000.00	-
102.4420.05.000.000	Lumber and Hardware	6,492.77	8,657.03	7,000.00	7,000.00	-
102.4420.06.000.000	Automotive Supplies	36.03	48.04	-	-	-
102.4420.08.000.000	Dwelling Equipment/Supplies	1,831.13	2,441.51	2,000.00	2,000.00	-
102.4420.09.000.000	Maintenance Equip/Supplies	50.27	67.03	500.00	500.00	-
102.4423.08.000.000	Fire Protection/Testing/Monitor	1,344.05	1,792.07	2,000.00	2,000.00	-
102.4430.00.000.000	Grounds Maintenance	3,735.50	4,980.67	6,000.00	6,000.00	-
102.4430.01.000.000	Electrical Repair/Contract	687.00	916.00	2,000.00	2,000.00	-
102.4430.02.000.000	Plumbing Repair/Contract	5,912.00	7,882.67	8,000.00	8,000.00	-
102.4430.03.000.000	Painting/Decorating/Contract	14,228.36	18,971.15	17,000.00	17,000.00	-
102.4430.04.000.000	Garbage Removal	19,747.68	26,330.24	25,000.00	32,071.68	7,071.68
102.4430.05.000.000	Chemical Treatment/Contract	7,259.00	9,678.67	-	11,000.00	-
102.4430.07.000.000	Minor Equipment Repairs	-	-	1,000.00	1,000.00	-
102.4430.08.000.000	Major Equipment Repairs	-	-	5,000.00	5,000.00	-
102.4430.10.000.000	Uniform and Mat Service	285.60	380.80	800.00	800.00	-
102.4430.11.000.000	Building Repairs	2,520.49	3,360.65	2,000.00	2,000.00	-
102.4431.00.000.000	Landscaping Maintenance Contract	27,098.05	36,130.73	34,000.00	49,957.40	15,957.40
102.4431.05.000.000	Trash/Yolo County Landfill	2,243.15	2,990.87	4,500.00	4,500.00	-
102.4434.00.000.000	Tree Trimming	1,220.00	1,626.67	11,000.00	15,000.00	4,000.00
102.4436.00.000.000	Maintenance Charges from Others	159,189.75	212,253.00	212,861.16	212,861.16	-
102.4480.00.000.000	Protective Services	528.00	704.00	800.00	800.00	-
102.4510.01.000.000	General Liability Insurance	2,736.00	3,648.00	3,977.85	3,830.40	(147.45)

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
102.4510.03.000.000	Property Insurance	12,908.25	17,211.00	18,288.45	18,071.55	(216.90)
102.4520.00.000.000	PILOT	31,045.50	41,394.00	49,720.00	45,000.00	(4,720.00)
102.4540.00.000.000	Administrative Benefits	11,506.04	15,341.39	22,176.60	22,111.80	(64.80)
102.4540.01.000.000	Retired Benefits	15,939.57	21,252.76	22,000.00	22,000.00	-
102.4540.04.000.000	OPEB Expense	-	-	21,372.00	15,000.00	(6,372.00)
102.4540.20.000.000	Tenant Services Benefits	31.61	42.15	-	457.20	457.20
102.4570.00.000.000	Collection Losses	-	-	2,500.00	2,500.00	-
102.4600.01.000.000	OES Support Agreement	1,125.00	1,500.00	2,500.00	2,500.00	-
	Total Expenses	727,781.04	970,374.72	1,054,125.34	1,078,899.75	24,774.41
	Net Operations Change in Fund Balance	48,882.00	65,176.00	0.31	3,433.68	3,433.37
102.9110.00.000.000	Transfers In - Hard Costs	67,907.23	90,542.97	275,000.00	275,000.00	-
102.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,687.00	31,582.67	-	24,304.00	24,304.00
102.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,687.00)	(31,582.67)	-	(24,304.00)	(24,304.00)
	Net Change in Fund Balance	116,789.23	155,718.97	275,000.31	278,433.68	3,433.37

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
AMP3 - West Sacramento						
103.3110.00.000.150	Dwelling Rent 44-15 RSM #1	80,409.01	107,212.01	106,000.00	105,000.00	(1,000.00)
103.3110.00.000.170	Dwelling Rent 44-17 RSM #2	48,699.43	64,932.57	64,553.45	64,000.00	(553.45)
103.3110.00.280.000	Dwelling Rent 44-28 Las Casitas	204,441.68	272,588.91	275,150.22	270,000.00	(5,150.22)
103.3111.00.280.000	RETRO RENT	-	-	500.00	500.00	-
103.3200.00.000.000	HUD Operating Subsidy	196,871.50	262,495.33	264,095.34	270,330.00	6,234.66
103.3210.00.000.000	Transfers In - Op Funds (1406)	147,472.00	147,472.00	-	78,607.67	78,607.67
103.3220.00.000.000	Transfers In - Mgmt Impr (1408)	1,900.93	2,534.57	15,000.00	15,000.00	-
103.3230.00.000.000	Transfers In - Soft Costs	1,493.55	1,991.40	-	5,000.00	5,000.00
103.3610.00.000.000	Interest Income	259.73	346.31	500.00	500.00	-
103.3690.00.000.000	Other Income	1,424.08	1,898.77	1,000.00	1,950.00	950.00
103.3690.00.000.150	Other Income- 44-15 RSM #1	521.01	694.68	550.00	500.00	(50.00)
103.3690.00.000.170	Other Income- 44-17 RSM #2	2,640.00	3,520.00	1,750.00	2,500.00	750.00
103.3690.00.280.000	Other Income- 44-28 Las Casitas	6,197.01	8,262.68	5,700.00	6,000.00	300.00
	Total Revenue	692,329.93	873,949.24	734,799.01	819,887.67	85,088.66
103.4110.00.000.000	Administrative Salaries	49,476.66	65,968.88	63,027.86	65,079.71	2,051.85
103.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	3,337.07	4,449.43	4,479.99	4,978.60	498.61
103.4125.02.000.000	Admin. P/R Taxes--SUI	716.93	955.91	172.70	607.60	434.90
103.4125.04.000.000	Admin. Retirement	7,924.21	10,565.61	10,589.04	10,556.03	(33.01)
103.4125.05.000.000	Admin. Workers Comp	1,227.48	1,636.64	1,555.56	2,226.80	671.24
103.4130.00.000.000	Legal Fees	95.00	126.67	2,000.00	3,000.00	1,000.00
103.4140.00.000.000	Training	636.84	849.12	2,800.00	3,500.00	700.00
103.4150.00.000.000	Travel	631.98	842.64	3,000.00	4,000.00	1,000.00
103.4170.04.000.000	Contract Services Plan Updates	1,921.67	2,562.23	5,000.00	5,000.00	-
103.4170.10.000.000	Professional Services	4,567.90	6,090.53	2,000.00	2,000.00	-
103.4171.00.000.000	Auditing	12,499.99	16,666.65	16,000.00	17,000.00	1,000.00
103.4180.00.000.000	147 Rent	2,273.40	3,031.20	3,031.20	3,031.20	-
103.4190.00.000.000	Postage	814.48	1,085.97	1,600.00	1,600.00	-
103.4190.01.000.000	Office Supplies	744.70	992.93	1,200.00	2,200.00	1,000.00
103.4190.02.000.000	Printing & Copier Usage Charges	345.45	460.60	325.00	1,036.35	711.35
103.4190.03.000.000	Telephone	6,376.47	8,501.96	8,000.00	9,500.00	1,500.00
103.4190.04.000.000	Fair Housing Services	1,249.98	1,666.64	1,750.00	1,750.00	-
103.4190.05.000.000	Dues and Subscriptions	329.10	438.80	300.00	300.00	-
103.4190.07.000.000	Computer Support & License Fees	3,339.24	4,452.32	5,750.00	5,750.00	-
103.4190.12.000.000	Office Machines/Leases	3,685.19	4,913.59	5,000.00	5,000.00	-
103.4190.13.000.000	Administrative Other	51.70	68.93	-	100.00	100.00
103.4190.14.000.000	Criminal Background Checks	446.50	595.33	1,200.00	1,200.00	-
103.4190.18.000.000	Taxes, Fees, and Assessments	6,075.84	6,075.84	6,100.00	6,100.00	-
103.4190.20.000.000	Advertising	72.68	96.91	1,150.00	1,150.00	-
103.4190.23.000.000	Computer Equipment	1,403.21	1,870.95	1,500.00	1,500.00	-
103.4210.00.000.010	Tenant Service Salaries	3,384.49	4,512.65	6,761.20	1,957.70	(4,803.50)
103.4215.01.000.000	Tenant Svc. P/R Taxes - Social Security/Medi	257.45	343.27	3,459.86	149.76	(3,310.10)
103.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	115.95	154.60	217.00	8.68	(208.32)
103.4215.04.000.000	Tenant Svc. Retirement	37.81	50.41	50.00	317.54	267.54
103.4215.05.000.000	Tenant Svc. Workers Comp	80.25	107.00	226.84	41.31	(185.53)
103.4220.00.000.000	Tenant Services Materials	48.17	64.23	-	-	-
103.4221.00.000.000	Tenant Liaison	1,350.00	1,800.00	1,800.00	1,800.00	-
103.4310.00.000.000	Water - AMP3	24,147.83	32,197.11	53,389.59	40,000.00	(13,389.59)
103.4320.00.000.000	Electricity - AMP3	23,095.56	30,794.08	14,625.77	35,000.00	20,374.23
103.4330.00.000.000	Gas - AMP3	4,922.24	6,562.99	5,975.24	7,500.00	1,524.76
103.4390.00.000.000	Sewerage - AMP3	33,073.66	44,098.21	41,477.92	47,000.00	5,522.08
103.4400.01.000.000	AMP Management Fee	71,982.00	95,976.00	94,842.00	95,000.00	158.00
103.4400.02.000.000	AMP Bookkeeping Fee	9,300.00	12,400.00	12,260.00	12,000.00	(260.00)
103.4400.03.000.000	AMP Asset Management Fee	12,510.00	16,680.00	16,346.00	16,000.00	(346.00)
103.4401.00.000.000	IT Services	7,625.00	10,166.67	12,000.00	15,000.00	3,000.00
103.4420.01.000.000	Electrical Supplies	1,539.17	2,052.23	3,000.00	3,000.00	-
103.4420.02.000.000	Plumbing Supplies	3,015.58	4,020.77	3,000.00	3,000.00	-
103.4420.03.000.000	Painting Supplies	67.77	90.36	150.00	150.00	-
103.4420.04.000.000	Chemical Supplies	717.63	956.84	1,300.00	1,300.00	-
103.4420.05.000.000	Lumber and Hardware	5,772.90	7,697.20	5,000.00	6,000.00	1,000.00
103.4420.08.000.000	Dwelling Equipment/Supplies	9,657.69	12,876.92	10,500.00	10,500.00	-
103.4420.09.000.000	Maintenance Equip/Supplies	1,211.56	1,615.41	1,700.00	1,700.00	-
103.4423.08.000.000	Fire Protection/Testing/Monitor	3,149.44	4,199.25	3,300.00	3,300.00	-
103.4430.00.000.000	Grounds Maintenance	1,064.65	1,419.53	1,600.00	1,600.00	-
103.4430.01.000.000	Electrical Repair/Contract	295.00	393.33	1,000.00	1,000.00	-
103.4430.02.000.000	Plumbing Repair/Contract	1,167.00	1,556.00	2,500.00	2,500.00	-
103.4430.03.000.000	Painting/Decorating/Contract	9,696.11	12,928.15	14,000.00	14,000.00	-
103.4430.04.000.000	Garbage Removal	26,587.53	35,450.04	35,147.00	35,006.40	(140.60)
103.4430.05.000.000	Chemical Treatment/Contract	7,525.00	10,033.33	11,000.00	11,000.00	-
103.4430.07.000.000	Minor Equipment Repairs	323.75	431.67	1,200.00	1,200.00	-
103.4430.08.000.000	Major Equip Repair / Maint	637.89	850.52	4,000.00	4,000.00	-
103.4430.10.000.000	Uniform and Mat Service	746.13	994.84	800.00	800.00	-
103.4430.11.000.000	Building Repairs	1,719.24	2,292.32	4,000.00	4,000.00	-
103.4431.00.000.000	Landscape Maintenance Contract	21,314.69	28,419.59	28,420.00	40,152.92	11,732.92
103.4431.05.000.000	Trash/Yolo County Landfill	283.98	378.64	500.00	500.00	-
103.4434.00.000.000	Tree Trimming	775.00	1,033.33	2,000.00	15,000.00	13,000.00
103.4436.00.000.000	Maintenance Charges from Others	79,721.75	106,295.67	99,013.72	65,000.00	(34,013.72)
103.4480.00.000.000	Protective Services	1,468.50	1,958.00	2,500.00	2,500.00	-
103.4510.00.000.000	Flood Insurance	25,261.50	33,682.00	33,000.00	49,194.40	16,194.40
103.4510.01.000.000	General Liability Insurance	2,612.25	3,483.00	3,776.65	3,657.15	(119.50)
103.4510.03.000.000	Property Insurance	11,191.50	14,922.00	17,216.60	15,668.10	(1,548.50)
103.4520.00.000.000	PILLOT	27,875.25	37,167.00	37,955.00	40,000.00	2,045.00
103.4540.00.000.000	Admin Benefits	13,546.67	18,062.23	17,516.60	21,982.08	4,465.48
103.4540.01.000.000	Retired Benefits	6,959.82	9,279.76	9,000.00	9,000.00	-

Yolo County Housing**FY2015-2016 Budgets - Detail by Fund**

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
103.4540.04.000.000	OPEB Expense	-	-	-	-	-
103.4540.20.000.000	Tenant Service Benefits	31.61	42.15	50.00	457.20	407.20
103.4570.00.000.000	Collection Losses	-	-	2,500.00	2,500.00	-
103.4600.01.000.000	OES Support Agreement	1,125.00	1,500.00	2,500.00	2,500.00	-
Total Expenses		569,235.64	756,955.57	770,108.34	802,109.52	32,001.18
Net Operations Change in Fund Balance		123,094.29	116,993.67	(35,309.33)	17,778.15	53,087.48
103.9110.00.000.000	Transfers In - Hard Costs	-	-	-	-	-
103.9111.04.000.000	CF Trans In Mgmt Fee (1410)	23,687.00	31,582.67	-	24,304.00	24,304.00
103.9111.10.000.000	Trans Out Cap Fund Mgmt Fee (1410)	(23,687.00)	(31,582.67)	-	(24,304.00)	(24,304.00)
Net Change in Fund Balance		123,094.29	116,993.67	(35,309.33)	17,778.15	53,087.48

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
HCV Administration						
200.3025.00.000.000	Admin Fees Earned from HUD	876,520.00	1,168,693.33	1,124,261.00	1,064,233.56	(60,027.44)
200.3610.01.000.000	Interest Income-Admin Reserve	732.81	977.08	750.00	1,140.00	390.00
200.3690.00.000.000	Fraud Income (50%)	1,594.53	2,126.04	2,000.00	3,000.00	1,000.00
200.3690.01.000.000	Port In Admin Fees	1,464.74	1,952.99	1,650.00	2,000.00	350.00
200.3690.02.000.000	Other Income	1,671.93	2,229.24	4,527.00	-	(4,527.00)
	Total Revenue	881,984.01	1,175,978.68	1,133,188.00	1,070,373.56	(62,814.44)
200.4110.00.000.000	Administrative Salaries	231,796.12	309,061.49	310,014.44	332,172.04	22,157.60
200.4110.10.000.000	FSS Coordinator Salaries	11,839.50	15,786.00	17,999.72	20,852.00	2,852.28
200.4115.01.000.000	FSS P/R Taxes - Social Security/Medicare	806.43	1,075.24	1,477.27	1,595.18	117.91
200.4115.02.000.000	FSS P/R Taxes - SUI	244.44	325.92	173.60	434.00	260.40
200.4115.04.000.000	FSS Retirement	1,107.24	1,476.32	3,132.23	1,355.38	(1,776.85)
200.4115.05.000.000	FSS Workers Comp	152.51	203.35	177.66	439.98	262.32
200.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	15,785.66	21,047.55	20,936.09	25,031.45	4,095.36
200.4125.02.000.000	Admin. P/R Taxes- -SUI	2,819.71	3,759.61	2,430.40	3,211.60	781.20
200.4125.04.000.000	Admin. Retirement	33,755.56	45,007.41	44,390.40	50,231.06	5,840.66
200.4125.05.000.000	Admin. Workers Comp	4,115.36	5,487.15	5,191.62	6,319.97	1,128.35
200.4140.00.000.000	Training	1,809.01	2,412.01	4,100.00	4,000.00	(100.00)
200.4150.00.000.000	Travel	1,566.00	2,088.00	6,700.00	7,000.00	300.00
200.4170.04.000.000	Contract Service Plan Updates	2,788.75	3,718.33	2,100.00	4,000.00	1,900.00
200.4170.10.000.000	Professional Services	9,900.00	13,200.00	89,731.00	20,000.00	(69,731.00)
200.4171.00.000.000	Auditing	12,500.00	12,500.00	12,500.00	13,000.00	500.00
200.4180.00.000.000	147 Rent	18,922.32	25,229.76	25,229.76	25,229.76	-
200.4190.00.000.000	Office Supplies	2,322.32	3,096.43	2,500.00	3,000.00	500.00
200.4190.01.000.000	Postage	8,498.76	11,331.68	18,500.00	17,000.00	(1,500.00)
200.4190.02.000.000	Printing & Copier Usage Charges	20,761.76	27,682.35	21,845.22	40,000.00	18,154.78
200.4190.03.000.000	Telephone	2,356.68	3,142.24	1,200.00	5,000.00	3,800.00
200.4190.04.000.000	Other Misc. Costs	32.44	43.25	-	-	-
200.4190.05.000.000	Membership Dues and Subscriptions	3,013.43	4,017.91	5,000.00	5,000.00	-
200.4190.06.000.000	Fair Housing Services	3,750.00	5,000.00	5,000.00	5,000.00	-
200.4190.07.000.000	Computer Support & License Fees	9,274.56	12,366.08	12,626.08	12,626.00	-
200.4190.09.000.000	Admin Fees Port-Outs	2,891.02	3,854.69	4,000.00	4,000.00	-
200.4190.12.000.000	Office Machines/Leases	596.02	794.69	1,402.44	1,000.00	(402.44)
200.4190.14.000.000	Criminal Background Checks	7,828.45	10,437.93	10,144.00	12,000.00	1,856.00
200.4190.16.000.000	Meeting Supplies/Expense	155.01	206.68	100.00	300.00	200.00
200.4190.17.000.000	Office Equipment	1,804.12	2,405.49	1,804.00	1,000.00	(804.00)
200.4190.20.000.000	Advertising	2,530.68	3,374.24	2,271.00	4,000.00	1,729.00
200.4230.10.000.000	Contract Services	720.00	960.00	-	-	-
200.4400.06.000.000	HCV Management Fee	167,088.00	222,784.00	227,038.00	225,000.00	(2,038.00)
200.4400.07.000.000	HCV Bookkeeping Fee	104,430.00	139,240.00	136,800.00	140,000.00	3,200.00
200.4401.00.000.000	IT Services	9,750.00	13,000.00	13,000.00	25,000.00	12,000.00
200.4420.07.000.000	Gas / Oil	399.13	532.17	1,000.00	1,000.00	-
200.4430.01.000.000	Vehicle Repair & Maintenance	384.66	512.88	500.00	500.00	-
200.4430.10.000.000	Uniforms	-	-	275.00	275.00	-
200.4436.00.000.000	Maintenance Charges from AMPS	130.00	173.33	250.00	250.00	-
200.4510.01.000.000	General Liability Insurance	4,682.97	6,243.96	6,826.45	6,556.16	(270.29)
200.4510.02.000.000	Auto Insurance	822.78	1,097.04	1,200.00	1,151.89	(48.11)
200.4540.00.000.000	Admin Benefits	42,793.55	57,058.07	57,058.07	99,366.00	42,307.93
200.4540.01.000.000	Retired Benefits	5,304.00	7,072.00	7,500.00	7,500.00	-
200.4540.02.000.000	FSS Coordinator Benefits	1,902.15	2,536.20	3,780.00	-	(3,780.00)
200.4540.04.000.000	OPEB Expense	-	-	-	-	-
200.4600.01.000.000	OES Support Agreement	1,125.00	1,500.00	2,500.00	2,500.00	-
200.4715.03.000.000	HAP Expense Port-In HAPs	(4,562.00)	(6,082.67)	-	-	-
	Total Expenses	750,694.10	996,758.80	1,090,404.37	1,133,897.47	43,493.10
	Net Admin Change in Fund Balance	131,289.91	179,219.88	42,783.63	(63,523.91)	(106,307.54)
HCV - HAP Payments						
200.8020.00.000.000	HAP Contributions Received from HUD	8,257,705.00	11,010,273.33	10,978,646.00	11,130,372.00	151,726.00
200.8020.02.000.000	HAP Fraud Income (50%)	1,594.50	2,126.00	1,600.00	3,000.00	1,400.00
	Total Revenue	8,259,299.50	11,012,399.33	10,980,246.00	11,133,372.00	153,126.00
200.8101.00.000.000	HAP Payments	8,170,170.76	10,893,561.01	11,060,048.00	11,335,579.00	275,531.00
200.8102.00.000.000	HAP FSS Escrow Payments	32,090.00	42,786.67	28,000.00	32,000.00	4,000.00
200.8103.00.000.000	HAP Payments Outgoing Ports	41,547.99	55,397.32	137,495.00	41,000.00	(96,495.00)
200.8104.00.000.000	HAP Utilities	23,112.23	30,816.31	37,750.00	23,000.00	(14,750.00)
	Total Expenses	8,266,920.98	11,022,561.31	11,263,293.00	11,431,579.00	168,286.00
	Net HAP Change in Fund Balance	(7,621.48)	(10,161.97)	(283,047.00)	(298,207.00)	(15,160.00)

**Yolo County Housing
FY2015-2016 Budgets - Detail by Fund**

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
COCC (General Fund)						
310.3220.00.000.000	CF Trans In - Mgmt Impr (1408)		-	5,800.00	10,000.00	4,200.00
310.3400.01.000.000	AMP Management Fees	221,809.05	295,745.40	294,078.00	294,500.00	422.00
310.3400.02.000.000	AMP Bookkeeping Fees	28,657.50	38,210.00	38,014.00	37,500.00	(514.00)
310.3400.03.000.000	AMP Asset Management Fees	38,790.00	51,720.00	50,685.00	51,000.00	315.00
310.3400.06.000.000	HCV Program Management Fees	167,088.00	222,784.00	227,038.00	225,000.00	(2,038.00)
310.3400.07.000.000	HCV Program Bookkeeping Fees	104,430.00	139,240.00	136,800.00	140,000.00	3,200.00
310.3400.10.000.000	Capital Fund 1410 Admin Costs/Mgmt Fees	71,060.00	71,060.00	72,911.00	72,911.00	-
310.3400.11.000.000	Davis RD-880 Mgmt Fund		-	-	-	-
310.3410.00.311.000	Asset Management Fee - Eleanor	-	-	-	-	-
310.3410.00.320.000	Asset Management Fee - ADMH	6,075.00	8,100.00	8,100.00	8,100.00	-
310.3410.00.400.000	Asset Management Fee - NHCDC	-	-	-	17,100.00	17,100.00
310.3410.00.402.000	Asset Management Fee - Cottonwood	14,490.00	19,320.00	19,320.00	19,320.00	-
310.3410.00.501.000	Davis MC Management Fees	28,800.00	38,400.00	38,904.00	42,044.11	3,140.11
310.3410.00.502.000	Madison MC Management Fees	38,718.00	51,624.00	52,195.00	55,712.27	3,517.27
310.3410.00.503.000	Rehrman (Dixon) MC Management Fees	31,293.00	41,724.00	41,729.00	38,143.05	(3,585.95)
310.3410.00.600.000	Davis Solar Management Fee	3,720.00	4,960.00	4,712.00	7,500.00	2,788.00
310.3410.00.700.000	Pacifico Management Fees	31,500.00	42,000.00	42,000.00	42,000.00	-
310.3410.01.501.000	Davis MC Mgmt Fee Contra - Unfunded OMS	-	-	(20,000.00)	(4,277.00)	15,723.00
310.3410.01.502.000	Madison MC Mgmt Fee Contra - Unfunded Of	-	-	(8,000.00)	(8,463.00)	(463.00)
310.3410.01.503.000	Dixon MC Mgmt Fee Contra - Unfunded OMS	-	-	(1,000.00)	(10,079.00)	(9,079.00)
310.3435.00.000.000	IT Billed	43,250.00	57,666.67	62,000.00	88,457.00	26,457.00
310.3436.00.000.000	Maintenance Charges to Programs	509,544.50	679,392.67	605,706.67	584,001.85	(21,704.82)
310.3500.00.311.000	Development Fee - Eleanor	58,923.00	82,067.00	82,067.00	-	(82,067.00)
310.3610.00.000.000	Interest Income	293.37	391.16	350.00	350.00	-
310.3690.00.000.000	Other Income	(31,482.86)	(8,338.86)	8,529.00	10,000.00	1,471.00
310.3690.01.000.000	Staff Consulting Services Income	-	-	7,500.00	-	(7,500.00)
310.3690.05.000.000	Donation Income	11,799.63	15,732.84	7,800.00	7,104.00	(696.00)
310.3690.20.000.000	Discounts Taken	15.98	21.31	25.00	25.00	-
310.3690.31.000.000	Income-Copier Usage Charges to Programs	18,383.55	73,534.20	32,673.07	64,623.37	31,950.30
310.3690.32.000.000	Income-Copier Usage Charges to 4th & Hope	2,015.87	8,063.48	-	8,000.00	8,000.00
	Total Revenue	1,399,173.59	1,933,417.86	1,809,936.74	1,800,572.65	(26,464.09)
310.4110.00.000.000	Administrative Salaries	582,691.69	776,922.25	745,170.49	596,575.41	(148,595.09)
310.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	40,465.39	53,953.85	51,790.36	45,534.73	(6,255.63)
310.4125.02.000.000	Admin. P/R Taxes- -SUI	4,567.10	6,089.47	5,995.19	3,081.40	(2,913.79)
310.4125.04.000.000	Admin. Retirement	79,285.53	105,714.04	101,753.60	82,989.92	(18,763.68)
310.4125.05.000.000	Admin. Workers Comp	17,955.48	23,940.64	23,393.72	15,892.38	(7,501.34)
310.4130.00.000.000	Legal Fees	-	-	50,000.00	50,000.00	-
310.4140.00.000.000	Training	4,267.96	5,690.61	9,592.00	9,592.00	-
310.4150.00.000.000	Travel	11,154.86	14,873.15	16,252.00	16,252.00	-
310.4170.00.000.000	Accounting Services	9,939.09	13,252.12	-	130,020.80	130,020.80
310.4170.04.000.000	Contract Service - Plan Updates	1,607.00	2,142.67	1,800.00	1,800.00	-
310.4170.06.000.000	Contract Service - Clerk of the Board	3,670.75	4,894.33	5,000.00	5,000.00	-
310.4170.10.000.000	Professional Services	1,029.80	1,373.07	15,000.00	15,000.00	-
310.4171.00.000.000	Auditing	7,194.48	9,592.64	6,500.00	6,500.00	-
310.4180.00.000.000	147 Rent	27,085.05	36,113.40	36,113.00	36,113.00	-
310.4190.00.000.000	Postage	12,653.53	16,871.37	1,500.00	1,500.00	-
310.4190.01.000.000	Office Supplies	4,444.26	5,925.68	8,500.00	8,500.00	-
310.4190.02.000.000	Printing & Copier Usage Charges	3,797.44	5,063.25	5,302.88	11,392.32	6,089.44
310.4190.03.000.000	Telephone	18,259.04	24,345.39	22,246.84	25,000.00	2,753.16
310.4190.04.000.000	Board Stipends	2,100.00	2,800.00	4,500.00	4,400.00	(100.00)
310.4190.05.000.000	Dues & Subscriptions	1,805.00	2,406.67	3,315.00	3,315.00	-
310.4190.07.000.000	Computer Support & License Fees	8,083.50	10,778.00	18,000.00	15,000.00	(3,000.00)
310.4190.08.000.000	Computer Services	3,411.25	4,548.33	4,500.00	6,000.00	1,500.00
310.4190.12.000.000	Office Machines/Leases	18,767.46	25,023.28	24,162.77	26,000.00	1,837.23
310.4190.13.000.000	Meeting Expense	(3,085.21)	(4,113.61)	2,500.00	2,500.00	-
310.4190.14.000.000	Advertising	564.55	752.73	2,500.00	2,500.00	-
310.4190.16.000.000	P/R Processing Fee	3,051.62	4,068.83	2,750.00	6,000.00	3,250.00
310.4190.18.000.000	Taxes, Fees and Assessments	-	-	100.00	-	(100.00)
310.4190.23.000.000	Computer Equipment	7,469.68	9,959.57	12,000.00	7,000.00	(5,000.00)
310.4310.00.000.000	Water - Davis Lot Fee	13.81	18.41	-	20.00	20.00
310.4410.00.000.000	Maintenance Salaries	208,592.34	278,123.12	253,832.56	294,239.60	40,407.04
310.4415.01.000.000	Maintenance P/R Taxes- Social Security/Med	15,217.27	20,289.69	18,627.00	21,664.66	3,037.66
310.4415.02.000.000	Maintenance P/R Taxes- -SUI	3,345.30	4,460.40	2,170.00	2,604.00	434.00
310.4415.04.000.000	Maintenance Retirement	30,279.29	40,372.39	39,494.00	45,935.16	6,441.16
310.4415.05.000.000	Maintenance Workers Comp	22,196.35	29,595.13	27,027.00	30,006.42	2,979.42
310.4420.00.000.000	Maintenance Supplies	265.03	353.37	150.00	-	(150.00)
310.4420.07.000.000	Gas & Oil Vehicles/Repairs Fleet Vehicles	16,891.19	22,521.59	22,211.04	24,000.00	1,788.96
310.4430.06.000.000	Trash Truck- Insurance/Fuel/Repairs	9,903.05	13,204.07	14,501.88	14,500.00	(1.88)
310.4430.08.000.000	Automotive Repairs	1,450.42	1,933.89	-	3,000.00	3,000.00
310.4430.10.000.000	Uniform and Mat Service	330.16	440.21	1,200.00	500.00	(700.00)
310.4510.01.000.000	General Liability Insurance	155.34	207.12	250.00	262.50	12.50
310.4510.02.000.000	Auto Insurance	6,530.22	8,706.96	8,706.96	9,142.31	435.35
310.4540.00.000.000	Admin Benefits	55,727.10	74,302.80	102,434.00	107,384.40	4,950.40
310.4540.01.000.000	Retired Admin Benefits	16,517.41	22,023.21	25,000.00	25,000.00	-
310.4540.04.000.000	OPEB Expense	-	-	56,550.00	25,000.00	(31,550.00)
310.4540.10.000.000	Maintenance Benefits	19,501.28	26,001.71	53,544.00	59,484.00	5,940.00
310.4550.00.000.000	Bank Fees & Finance Chgs	272.87	363.83	-	-	-
310.4600.01.000.000	OES Support Agreement	3,000.00	4,000.00	4,000.00	4,000.00	-
	Total Expenses	1,282,424.73	1,709,899.64	1,809,936.29	1,800,202.01	(9,734.28)
	Net Change in Fund Balance	116,748.86	223,518.22	0.45	370.64	(16,729.81)

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Admin Building						
147.3200.00.000.000	Rent Income Commercial	25,836.30	34,448.40	33,874.00	34,682.76	808.76
147.3400.00.000.000	Space Rental Income	72,403.92	96,538.56	96,538.56	96,538.16	(0.40)
147.3690.00.000.000	Other Income	-	-	-	-	-
147.3230.00.000.000	CF Trans In - Debt Svc (interest)	17,869.09	23,825.45	17,898.00	17,693.58	(204.42)
Total Revenue		116,109.31	154,812.41	148,310.56	148,914.50	603.94
147.4130.00.000.000	Legal Fees	-	-	750.00	750.00	-
147.4171.00.000.000	Audit Fees (CF cost certs for CFFP)	3,500.00	4,666.67	3,500.00	3,500.00	-
147.4190.18.000.000	Taxes, Fees & Assessments	2,274.39	3,032.52	6,000.00	6,000.00	-
147.4310.00.000.000	Water-West Main	1,684.74	2,246.32	2,200.00	2,200.00	-
147.4320.00.000.000	Electricity- West Main	17,914.59	23,886.12	28,500.00	28,500.00	-
147.4330.00.000.000	Gas- West Main	1,157.40	1,543.20	1,200.00	1,200.00	-
147.4390.00.000.000	Sewerage- West Main	421.56	562.08	500.00	500.00	-
147.4420.00.000.000	Maintenance Supplies	2,161.26	2,881.68	2,500.00	2,500.00	-
147.4421.00.000.000	Building Maintenance	797.42	1,063.23	-	25,000.00	25,000.00
147.4430.00.000.000	Mat Service	1,533.87	2,045.16	2,300.00	2,300.00	-
147.4430.04.000.000	Trash Pick-Up	449.60	599.47	600.00	600.00	-
147.4431.00.000.000	Landscape Maintenance	5,232.44	6,976.59	3,500.00	3,500.00	-
147.4436.00.000.000	Maintenance Charges from Others	25,375.00	33,833.33	27,250.00	27,250.00	-
147.4480.00.000.000	Protective Services	8,104.73	10,806.31	11,046.46	20,000.00	8,953.54
147.4510.03.000.000	Property Insurance	1,533.78	2,045.04	2,077.00	2,180.85	103.85
147.4580.01.000.000	Interest Exp-Loan #1 \$2,240,000 Loan	16,153.48	21,537.97	17,898.00	17,693.58	(204.42)
Total Expenses		88,294.26	117,725.68	109,821.46	143,674.43	33,852.97
Net Operations Change in Fund Balance		27,815.05	37,086.73	38,489.10	5,240.07	(33,249.03)
147.9110.00.000.000	Transfers In - Debt Svc (principal pmt)	122,045.81	162,727.75	150,000.00	150,204.30	204.30
Net Change in Fund Balance		149,860.86	199,814.48	188,489.10	155,444.37	(33,044.73)

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
ADMH/Helen Thomson Homes						
320.3610.00.000.000	Interest Income on ADMH Reserves		-	-	-	-
320.3690.00.000.000	Other government revenues		-	30,750.00	30,750.00	-
	Total Revenue	-	-	30,750.00	30,750.00	-
320.4190.02.000.000	Printing & Copier Usage Charges	11.84	15.79	25.00	35.52	10.52
320.4190.14.010.000	Background Check - Meadowlark	59.70	79.60	250.00	250.00	-
320.4190.14.020.000	Background Check - Trinity	152.25	203.00	250.00	250.00	-
320.4190.18.010.000	Property Taxes, Assessments and Fees - Me	1,147.42	1,529.89	1,300.00	1,300.00	-
320.4310.01.010.000	Water - Meadowlark	343.83	458.44	500.00	500.00	-
320.4310.01.020.000	Water - Trinity	521.38	695.17	1,000.00	1,000.00	-
320.4320.00.010.000	Electric Service - Meadowlark	1,930.03	2,573.37	2,500.00	2,500.00	-
320.4320.00.020.000	Electric Expense - Trinity	1,996.68	2,662.24	2,600.00	2,600.00	-
320.4330.00.010.000	Gas - Meadowlark	907.39	1,209.85	900.00	900.00	-
320.4330.00.020.000	Gas - Trinity	387.41	516.55	650.00	650.00	-
320.4390.00.010.000	Sewer - Meadowlark	336.15	448.20	400.00	400.00	-
320.4390.00.020.000	Sewer - Trinity	404.35	539.13	500.00	500.00	-
320.4400.01.010.000	Management Fee Expense - Meadowlark	3,037.50	4,050.00	4,050.00	4,050.00	-
320.4400.01.020.000	Management Fee Expense - Trinity	3,037.50	4,050.00	4,050.00	4,050.00	-
320.4420.00.010.000	Materials - Meadowlark	433.02	577.36	825.00	795.00	(30.00)
320.4420.00.020.000	Materials - Trinity	-	-	25.00	25.00	-
320.4421.00.010.000	Maintenance Repairs - Meadowlark	-	-	300.00	300.00	-
320.4421.00.020.000	Maintenance Repairs - Trinity	22.18	29.57	775.00	775.00	-
320.4430.00.010.000	Grounds Maintenance - Meadowlark	-	-	300.00	300.00	-
320.4430.00.020.000	Grounds Maintenance - Trinity	1,157.60	1,543.47	1,500.00	1,500.00	-
320.4430.04.010.000	Garbage and Trash Removal - Meadowlark	178.74	238.32	250.00	250.00	-
320.4430.04.020.000	Garbage and Trash Removal - Trinity	232.40	309.87	400.00	400.00	-
320.4430.05.010.000	Chemical Treatment - Meadowlark	-	-	100.00	100.00	-
320.4430.05.020.000	Chemical Treatment - Trinity	-	-	100.00	100.00	-
320.4436.00.010.000	Maintenance Charges from Others - Meadowlark	385.00	513.33	700.00	700.00	-
320.4436.00.020.000	Maintenance Charges from Others - Trinity	-	-	1,000.00	989.48	(10.52)
320.4510.03.010.000	Property Insurance - Meadowlark	216.00	288.00	300.00	315.00	15.00
320.4510.03.020.000	Property Insurance - Trinity	132.03	176.04	300.00	315.00	15.00
320.4610.00.020.000	Extraordinary Maintenance - Trinity	808.61	1,078.15	900.00	900.00	-
	RR Contrib - Meadowlark		-	2,000.00	2,000.00	-
	RR Contrib - Trinity		-	2,000.00	2,000.00	-
	Total Expenses	17,839.01	23,785.35	30,750.00	30,750.00	0.00
	Net Change in Fund Balance	(17,839.01)	(23,785.35)	-	-	(0.00)

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
New Hope CDC/Cottonwood						
400.3110.00.000.000	Dwelling Rent-Market Rate Units	185,169.78	246,893.04	244,769.64	244,951.74	182.10
400.3110.01.000.000	Dwelling Rent-RHCP Units	42,080.00	56,106.67	53,913.33	54,528.00	614.67
400.3369.01.000.000	RHCP - State Annuity Receipts	6,111.00	8,148.00	6,111.00	-	(6,111.00)
400.3410.00.411.000	Asset Mgmt Fee - Cesar	-	-	-	-	-
400.3410.00.412.000	Asset Mgmt Fee - Rochdale	-	-	-	-	-
400.3410.00.413.000	Asset Mgmt Fee - Crosswood	9,300.00	9,300.00	-	9,300.00	9,300.00
400.3500.00.411.000	Development Fee - Cesar	197,107.00	197,107.00	-	-	-
400.3500.00.412.000	Development Fee - Rochdale	207,382.00	207,382.00	-	-	-
400.3500.00.413.000	Development Fee - Crosswood	427,500.00	674,838.00	-	-	-
400.3610.00.000.000	Interest Income	168.29	224.39	150.00	200.00	50.00
400.3610.01.000.000	Interest on Replacement Reserve	213.08	284.11	250.00	275.00	25.00
400.3690.00.000.000	Other Income	100.00	133.33	1,200.00	100.00	(1,100.00)
400.3690.01.000.000	Contribution Income	132.09	176.12	2,400.00	2,000.00	(400.00)
400.3690.03.000.000	Other Income Tenant Cottonwood	866.57	1,155.43	1,425.00	1,000.00	(425.00)
400.3690.04.000.000	Other Program Charges-RHCP Units	82.89	110.52	200.00	100.00	(100.00)
400.3690.05.000.000	Vending Income	2,034.02	2,712.03	2,500.00	2,500.00	-
	Total Revenue	1,078,246.72	1,404,570.63	312,918.97	314,954.74	2,035.77
400.4110.00.000.000	Administration Salaries	14,403.61	19,204.81	29,414.16	28,943.19	(470.97)
400.4125.01.000.000	Admin. P/R Taxes - Social Security/Medicare	986.74	1,315.65	2,220.04	2,214.15	(5.89)
400.4125.02.000.000	Admin. P/R Taxes - SUI	242.40	323.20	507.78	342.86	(164.92)
400.4125.04.000.000	Admin. Retirement	1,153.79	1,538.39	3,149.32	2,499.14	(650.18)
400.4125.05.000.000	Admin. Workers Comp	480.82	641.09	612.33	610.70	(1.63)
400.4130.00.000.000	Legal Fees	-	-	750.00	750.00	-
400.4140.00.000.000	Training	-	-	500.00	500.00	-
400.4150.00.000.000	Travel	-	-	100.00	100.00	-
400.4170.05.000.000	Contract Services	150.00	200.00	500.00	500.00	-
400.4170.10.000.000	Professional Services	750.00	1,000.00	-	1,000.00	1,000.00
400.4171.00.000.000	Auditing & IRS 990 Submission	8,800.00	11,733.33	8,600.00	8,600.00	-
400.4190.00.000.000	Postage	-	-	200.00	200.00	-
400.4190.01.000.000	Office Supplies	338.88	451.84	550.00	1,500.00	950.00
400.4190.02.000.000	Printing & Copier Usage Charges	22.11	29.48	-	66.33	66.33
400.4190.03.000.000	Telephone	1,198.21	1,597.61	1,400.00	1,400.00	-
400.4190.05.000.000	Membership Dues and Subscriptions	73.60	98.13	100.00	100.00	-
400.4190.07.000.000	Computer Support & License Fees	1,486.52	1,982.03	2,500.00	2,500.00	-
400.4190.11.000.000	Office Equipment	-	-	200.00	200.00	-
400.4190.12.000.000	Office Machines/Leases	491.04	654.72	668.00	668.00	-
400.4190.14.000.000	Criminal Background Checks	46.75	62.33	300.00	300.00	-
400.4190.18.000.000	Taxes, Assessments & Fees	12,289.00	16,385.33	17,500.00	17,500.00	-
400.4190.20.000.000	Advertising	53.81	71.75	250.00	250.00	-
400.4190.22.000.000	Meeting Supplies/Expense	-	-	50.00	50.00	-
400.4190.23.000.000	Computer Equipment	1,202.75	1,603.67	1,203.00	1,203.00	-
400.4310.00.000.000	Water	5,598.80	7,465.07	11,081.48	11,081.48	-
400.4320.00.000.000	Electricity	3,851.97	5,135.96	5,815.56	5,815.56	-
400.4330.00.000.000	Gas	717.77	957.03	900.00	900.00	-
400.4390.00.000.000	Sewerage	12,405.65	16,540.87	16,216.00	16,216.00	-
400.4400.01.000.000	Cottonwood Mgmt Fee to YCH	14,490.00	19,320.00	19,320.00	19,320.00	-
400.4400.02.000.000	NHCDC Mgmt Fee to YCH	-	-	-	17,100.00	17,100.00
400.4401.00.000.000	IT Services	1,750.00	2,333.33	5,957.00	5,957.00	-
400.4420.09.000.000	Maintenance Equipment/Supplies	837.26	1,116.35	2,500.00	2,500.00	-
400.4423.08.000.000	Fire Protection/Testing/Monitoring	104.12	138.83	500.00	500.00	-
400.4430.00.000.000	Grounds Maintenance Contracts	2,062.44	2,749.92	4,000.00	5,000.00	1,000.00
400.4430.02.000.000	Maintenance Contracts	2,273.05	3,030.73	7,500.00	7,500.00	-
400.4430.03.000.000	Painting and Decorating Contracts	92.81	123.75	5,457.00	5,457.00	-
400.4430.04.000.000	Garbage and Trash Removal	4,587.85	6,117.13	7,500.00	7,500.00	-
400.4430.05.000.000	Chemical Treatment Contract	228.30	304.40	-	-	-
400.4430.11.000.000	Building Repairs	1,167.26	1,556.35	31,000.00	16,000.00	(15,000.00)
400.4430.12.000.000	Janitorial Services	185.00	246.67	500.00	500.00	-
400.4436.00.000.000	Maintenance Charges from Others	7,758.50	10,344.67	10,500.00	10,500.00	-
400.4480.00.000.000	Protective Services	468.00	624.00	650.00	650.00	-
400.4510.01.000.000	General Liability Insurance	3,646.53	4,862.04	5,513.20	5,788.86	275.66
400.4510.03.000.000	Property Insurance	4,128.03	5,504.04	5,759.15	6,047.11	287.96
400.4510.05.000.000	Director's Risk Insurance	-	-	1,800.00	1,800.00	-
400.4540.00.000.000	Admin Benefits	2,495.48	3,327.31	3,292.20	7,654.20	4,362.00
400.4540.04.000.000	OPEB Expense	-	-	5,500.00	4,500.00	(1,000.00)
400.4570.00.000.000	Collection Loss	-	-	500.00	500.00	-
400.4610.00.000.000	Extraordinary Maintenance	4,036.12	5,381.49	-	-	-
400.5615.00.000.000	Interest on Note Payable FNB	38,286.80	51,049.07	83,695.00	83,695.00	-
	Total Expenses	155,341.77	207,122.36	306,731.22	314,479.58	7,748.36
	Net Change in Fund Balance	922,904.95	1,197,448.27	6,187.75	475.16	(5,712.59)

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Davis Migrant Center						
501.3690.02.000.000	Operating Contract Revenue	254,782.61	339,710.15	427,945.00	462,485.23	34,540.23
	Total Revenue	254,782.61	339,710.15	427,945.00	462,485.23	34,540.23
501.4110.00.000.000	Administrative Salaries	16,377.18	21,836.24	19,337.85	25,846.21	6,508.36
501.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	1,073.96	1,431.95	1,421.43	1,976.36	554.93
501.4125.02.000.000	Admin. P/R Taxes- -SUI	85.24	113.65	173.60	230.02	56.42
501.4125.04.000.000	Admin. Retirement	2,472.38	3,296.51	3,013.84	4,190.45	1,176.61
501.4125.05.000.000	Admin. Workers Comp	851.75	1,135.67	635.97	801.20	165.23
501.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-
501.4140.00.000.000	Training	277.85	370.47	1,150.00	1,100.00	(50.00)
501.4150.00.000.000	Travel - Ops	220.31	293.75	200.00	1,050.00	850.00
501.4150.01.000.000	Travel - Admin	-	-	-	200.00	200.00
501.4170.10.000.000	Professional Services	1,500.00	2,000.00	-	1,800.00	1,800.00
501.4171.00.000.000	Auditing	1,250.00	1,666.67	1,250.00	1,250.00	-
501.4190.00.000.000	YCH Contract Mgmt Fee	28,800.00	38,400.00	38,904.00	42,044.11	3,140.11
501.4190.01.000.000	Office Supplies	515.04	686.72	1,800.00	600.00	(1,200.00)
501.4190.03.000.000	Telephone	1,842.77	2,457.03	1,350.00	2,250.00	900.00
501.4190.04.000.000	Other Misc. Costs	225.56	300.75	-	2,850.00	2,850.00
501.4190.05.000.000	Membership & Dues	102.92	137.23	150.00	150.00	-
501.4190.06.000.000	Auto Maintenance / Repairs	747.67	996.89	6,325.00	2,000.00	(4,325.00)
501.4190.07.000.000	Gas / Oil	2,002.16	2,669.55	3,000.00	3,000.00	-
501.4190.08.000.000	Minor Equip Repair / Maint	-	-	500.00	500.00	-
501.4190.10.000.000	Computer Software Chgs.	-	-	-	-	-
501.4190.18.000.000	Taxes, Assessments & Fees	192.00	256.00	5,350.00	5,000.00	(350.00)
501.4310.00.000.000	Water	15,947.69	21,263.59	35,000.00	35,000.00	-
501.4320.00.000.000	Electricity	14,431.67	19,242.23	25,000.00	20,000.00	(5,000.00)
501.4330.00.000.000	Gas	8,545.91	11,394.55	14,000.00	15,400.00	1,400.00
501.4390.00.000.000	Sewerage	18,856.06	25,141.41	2,000.00	29,380.00	27,380.00
501.4401.00.000.000	IT Services	2,000.00	2,666.67	-	500.00	500.00
501.4410.00.000.000	Maintenance Salaries	24,267.00	32,356.00	39,431.20	40,398.60	967.40
501.4415.01.000.000	Maintenance P/R Taxes- Social Security/Med	1,513.71	2,018.28	3,781.49	3,086.95	(694.54)
501.4415.02.000.000	Maintenance P/R Taxes- -SUI	170.55	227.40	542.50	434.00	(108.50)
501.4415.04.000.000	Maintenance Retirement	3,250.12	4,333.49	8,017.81	6,545.20	(1,472.61)
501.4415.05.000.000	Maintenance Workers Comp	2,248.65	2,998.20	5,486.86	4,194.14	(1,292.73)
501.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-
501.4420.00.000.000	Maintenance Supplies	739.19	985.59	-	-	-
501.4420.05.000.000	Lumber and Hardware	620.42	827.23	2,500.00	3,850.00	1,350.00
501.4430.00.000.000	Maintenance Contracts	3,941.82	5,255.76	4,250.00	1,000.00	(3,250.00)
501.4430.01.000.000	Water Well Maintenance	-	-	11,000.00	2,500.00	(8,500.00)
501.4430.02.000.000	Grounds Maintenance	358.02	477.36	3,200.00	2,000.00	(1,200.00)
501.4430.04.000.000	Rubbish & Trash Removal	6,086.49	8,115.32	11,000.00	10,000.00	(1,000.00)
501.4430.05.000.000	Elec/Plumb/Paint Supplies	1,466.33	1,955.11	1,550.00	4,550.00	3,000.00
501.4430.06.000.000	Vehicle Repairs & Maintenance	478.95	638.60	600.00	3,000.00	2,400.00
501.4430.10.000.000	Uniforms	-	-	300.00	500.00	200.00
501.4436.00.000.000	Maintenance Charges from Others	13,612.50	18,150.00	25,315.00	16,612.80	(8,702.20)
501.4480.00.000.000	Protective Services	1,307.20	1,742.93	1,500.00	1,600.00	100.00
501.4510.01.000.000	General Liability Insurance	1,888.47	2,517.96	2,383.95	2,400.00	16.05
501.4510.02.000.000	Auto Insurance	1,224.00	1,632.00	1,700.00	1,700.00	-
501.4510.03.000.000	Property Insurance	7,585.47	10,113.96	10,813.40	10,800.00	(13.40)
501.4540.00.000.000	Admin Benefits	3,479.14	4,638.85	6,429.00	8,959.20	2,530.20
501.4540.01.000.000	Retired Benefits	11,299.15	15,065.53	20,000.00	15,874.00	(4,126.00)
501.4540.04.000.000	OPEB Expense	-	-	10,000.00	5,000.00	(5,000.00)
501.4540.10.000.000	Maintenance Benefits	5,812.48	7,749.97	21,075.00	16,860.00	(4,215.00)
501.4540.90.000.000	Unfunded OMS Costs	-	-	(20,000.00)	(4,277.00)	15,723.00
501.4900.01.000.000	Payment to Reserves	48,000.00	48,000.00	48,000.00	48,000.00	-
501.5610.01.000.000	Loan Payment (Prn & Int)	59,778.74	79,704.99	59,779.00	59,779.00	-
	Total Expenses	317,446.52	407,262.03	439,216.90	462,485.23	23,268.33
	Net Change in Fund Balance	(62,663.91)	(67,551.88)	(11,271.90)	-	11,271.90

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Madison Migrant Center						
502.3690.02.000.000	Operating Contract Revenue	359,994.98	479,993.31	574,142.00	612,834.98	38,692.98
	Total Revenue	359,994.98	479,993.31	574,142.00	612,834.98	38,692.98
502.4110.00.000.000	Administrative Salaries	14,132.86	18,843.81	19,105.78	25,846.21	6,740.43
502.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	904.62	1,206.16	1,402.99	1,976.36	573.37
502.4125.02.000.000	Admin. P/R Taxes- -SUI	196.57	262.09	169.26	230.02	60.76
502.4125.04.000.000	Admin. Retirement	2,017.43	2,689.91	2,974.74	4,190.45	1,215.71
502.4125.05.000.000	Admin. Wokers Comp	434.78	579.71	630.88	801.20	170.32
502.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-
502.4140.00.000.000	Training	277.85	370.47	1,100.00	1,100.00	-
502.4150.00.000.000	Travel - Ops	176.06	234.75	400.00	700.00	300.00
502.4150.01.000.000	Travel - Admin	-	-	-	200.00	200.00
502.4170.10.000.000	Professional Services	1,500.00	2,000.00	1,000.00	1,800.00	800.00
502.4171.00.000.000	Auditing	1,250.00	1,666.67	1,250.00	1,250.00	-
502.4190.00.000.000	YCH Contract Mgmt Fee	38,718.00	51,624.00	52,195.00	55,712.27	3,517.27
502.4190.01.000.000	Office Supplies	542.59	723.45	1,800.00	1,100.00	(700.00)
502.4190.03.000.000	Telephone	1,873.70	2,498.27	1,500.00	2,500.00	1,000.00
502.4190.04.000.000	Other Misc. Costs	(770.41)	(1,027.21)	1,050.00	1,000.00	(50.00)
502.4190.05.000.000	Membership & Dues	102.92	137.23	-	-	-
502.4190.06.000.000	Auto Maintenance / Repairs	255.45	340.60	900.00	1,000.00	100.00
502.4190.07.000.000	Gas / Oil	1,367.31	1,823.08	2,400.00	2,400.00	-
502.4190.08.000.000	Minor Equip. Repair	377.23	502.97	400.00	500.00	100.00
502.4190.10.000.000	Computer Software Chgs.	-	-	-	-	-
502.4190.18.000.000	Taxes, Assessments & Fees	270.00	360.00	400.00	400.00	-
502.4310.00.000.000	Water	29,049.00	38,732.00	47,000.00	48,500.00	1,500.00
502.4320.00.000.000	Electricity	22,714.96	30,286.61	41,000.00	41,000.00	-
502.4330.00.000.000	Gas	12,832.29	17,109.72	20,500.00	22,000.00	1,500.00
502.4390.00.000.000	Sewerage	39,067.00	52,089.33	52,500.00	52,500.00	-
502.4401.00.000.000	IT Services	2,250.00	3,000.00	-	3,000.00	3,000.00
502.4410.00.000.000	Maintenance Salaries	37,974.10	50,632.13	60,101.60	50,240.62	(9,860.98)
502.4415.01.000.000	Maintenance P/R Taxes- Social Security/Med	2,226.34	2,968.45	4,597.77	3,839.86	(757.91)
502.4415.02.000.000	Maintenance P/R Taxes- -SUI	430.34	573.79	542.50	434.00	(108.50)
502.4415.04.000.000	Maintenance Retirement	5,753.96	7,671.95	9,748.57	8,141.59	(1,606.98)
502.4415.05.000.000	Maintenance Workers Comp	3,402.44	4,536.59	6,671.28	5,286.60	(1,384.68)
502.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-
502.4420.00.000.000	Maintenance Supplies	435.77	581.03	-	-	-
502.4420.05.000.000	Lumber and Hardware	803.30	1,071.07	2,994.00	4,900.00	1,906.00
502.4430.00.000.000	Maintenance Contracts	533.73	711.64	4,250.00	500.00	(3,750.00)
502.4430.02.000.000	Grounds Maintenance	17.96	23.95	2,750.00	2,950.00	200.00
502.4430.04.000.000	Rubbish & Trash Removal	7,936.47	10,581.96	9,100.00	14,000.00	4,900.00
502.4430.05.000.000	Elec/Plumb/Paint Supplies	2,118.26	2,824.35	3,000.00	5,000.00	2,000.00
502.4430.06.000.000	Vehicle Repairs & Maintenance	169.99	226.65	600.00	6,000.00	5,400.00
502.4430.10.000.000	Uniforms	-	-	300.00	500.00	200.00
502.4430.11.000.000	Building Repairs	566.10	754.80	-	1,000.00	1,000.00
502.4436.00.000.000	Maintenance Charges from Others	10,665.00	14,220.00	16,008.00	16,612.80	604.80
502.4480.00.000.000	Protective Services	645.00	860.00	800.00	1,050.00	250.00
502.4510.00.000.000	Insurance - Flood	50,353.00	50,353.00	50,353.00	72,980.80	22,627.80
502.4510.01.000.000	General Liability Expense	1,773.00	2,364.00	2,659.95	2,500.00	(159.95)
502.4510.02.000.000	Auto Insurance	619.47	825.96	1,700.00	900.00	(800.00)
502.4510.03.000.000	Property Insurance	7,234.47	9,645.96	11,691.00	10,000.00	(1,691.00)
502.4540.00.000.000	Admin Benefits	4,611.33	6,148.44	6,465.60	8,959.20	2,493.60
502.4540.01.000.000	Retired Benefits	6,637.35	8,849.80	7,000.00	9,300.00	2,300.00
502.4540.04.000.000	OPEB Expense	-	-	10,419.36	10,000.00	(419.36)
502.4540.10.000.000	Maintenance Benefits	10,132.38	13,509.84	21,075.00	16,860.00	(4,215.00)
502.4540.90.000.000	Unfunded OMS Costs	-	-	(8,000.00)	(8,463.00)	(463.00)
502.4900.01.000.000	Payment to Reserves	11,500.00	11,500.00	11,500.00	11,500.00	-
502.5610.01.000.000	Loan Payment (Prn & Int)	88,135.91	117,514.55	88,136.00	88,136.00	-
	Total Expenses	424,215.88	545,003.51	574,142.28	612,834.98	38,692.70
	Net Change in Fund Balance	(64,220.90)	(65,010.20)	(0.28)	-	0.28

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Rehrman (Dixon) Migrant Center						
503.3690.02.000.000	Operating Contract Revenue	219,458.01	292,610.68	459,018.00	419,573.51	(39,444.49)
	Total Revenue	219,458.01	292,610.68	459,018.00	419,573.51	(39,444.49)
503.4110.00.000.000	Administrative Salaries	13,532.78	18,043.71	18,693.00	25,846.21	7,153.21
503.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	867.55	1,156.73	1,372.00	1,976.36	604.36
503.4125.02.000.000	Admin. P/R Taxes- -SUI	114.80	153.07	165.00	230.02	65.02
503.4125.04.000.000	Admin. Retirement	2,109.65	2,812.87	2,909.00	4,190.45	1,281.45
503.4125.05.000.000	Admin. Wokers Comp	583.38	777.84	622.00	801.20	179.20
503.4125.06.000.000	Admin. Comp. Abs.	-	-	-	-	-
503.4150.00.000.000	Training	77.85	103.80	250.00	-	(250.00)
503.4150.00.000.000	Travel - Ops	186.63	248.84	200.00	1,245.00	1,045.00
503.4150.01.000.000	Travel - Admin	39.33	52.44	1,045.00	250.00	(795.00)
503.4170.10.000.000	Professional Services	750.00	1,000.00	2,500.00	1,800.00	(700.00)
503.4171.00.000.000	Auditing	1,500.00	2,000.00	1,500.00	1,500.00	-
503.4190.00.000.000	YCH Contract Mgmt Fee	31,293.00	41,724.00	41,729.00	38,143.05	(3,585.95)
503.4190.01.000.000	Office Supplies	496.31	661.75	1,800.00	600.00	(1,200.00)
503.4190.03.000.000	Telephone	2,061.21	2,748.28	3,000.00	2,800.00	(200.00)
503.4190.04.000.000	Other Misc. Costs	395.13	526.84	500.00	700.00	200.00
503.4190.05.000.000	Membership & Dues	102.92	137.23	150.00	150.00	-
503.4190.06.000.000	Auto Maintenance / Repairs	85.37	113.83	2,000.00	1,000.00	(1,000.00)
503.4190.07.000.000	Gas / Oil	1,337.16	1,782.88	4,400.00	3,000.00	(1,400.00)
503.4190.08.000.000	Minor Equipment Repairs	-	-	350.00	1,000.00	650.00
503.4190.09.000.000	Major Equipment Repair / Maint	5,200.00	6,933.33	11,000.00	5,000.00	(6,000.00)
503.4190.10.000.000	Computer Software Chgs.	-	-	1,000.00	-	(1,000.00)
503.4190.18.000.000	Taxes, Assessments & Fees	-	-	1,000.00	-	(1,000.00)
503.4310.00.000.000	Water	16,088.36	21,451.15	25,000.00	30,000.00	5,000.00
503.4320.00.000.000	Electricity	41,264.44	55,019.25	53,000.00	55,000.00	2,000.00
503.4330.00.000.000	Gas	11,323.45	15,097.93	14,000.00	14,000.00	-
503.4390.00.000.000	Sewerage	20,731.06	27,641.41	26,000.00	33,000.00	7,000.00
503.4401.00.000.000	IT Services	375.00	500.00	-	500.00	500.00
503.4410.00.000.000	Maintenance Salaries	47,098.81	62,798.41	66,793.00	52,518.00	(14,275.00)
503.4415.01.000.000	Maintenance P/R Taxes- Social Security/Med	3,005.42	4,007.23	4,506.00	3,832.29	(673.71)
503.4415.02.000.000	Maintenance P/R Taxes--SUI	425.93	567.91	651.00	434.00	(217.00)
503.4415.04.000.000	Maintenance Retirement	6,161.80	8,215.73	8,674.00	8,125.52	(548.48)
503.4415.05.000.000	Maintenance Workers Comp	4,552.96	6,070.61	7,989.00	5,275.61	(2,713.39)
503.4415.06.000.000	Maintenance Comp. Abs.	-	-	-	-	-
503.4420.00.000.000	Maintenance Supplies	2,334.54	3,112.72	3,000.00	3,500.00	500.00
503.4420.05.000.000	Lumber and Hardware	1,545.81	2,061.08	5,995.00	4,900.00	(1,095.00)
503.4430.01.000.000	Water Well Maintenance	-	-	13,700.00	5,000.00	(8,700.00)
503.4430.02.000.000	Grounds Maintenance	-	-	7,550.00	6,850.00	(700.00)
503.4430.04.000.000	Rubbish & Trash Removal	8,924.72	11,899.63	12,000.00	15,500.00	3,500.00
503.4430.05.000.000	Elec/Plumb/Paint/Solar Supplies	318.32	424.43	5,800.00	6,500.00	700.00
503.4430.06.000.000	Vehicle Repairs & Maintenance	2,378.84	3,171.79	2,100.00	4,800.00	2,700.00
503.4430.09.000.000	Equipment Rental	-	-	100.00	-	(100.00)
503.4430.10.000.000	Uniforms	-	-	600.00	500.00	(100.00)
503.4430.11.000.000	Building Repairs	-	-	-	1,000.00	1,000.00
503.4436.00.000.000	Maintenance Charges from Others	20,605.00	27,473.33	33,250.00	33,225.60	(24.40)
503.4510.01.000.000	General Liability Expense	3,698.28	4,931.04	5,520.00	5,500.00	(20.00)
503.4510.02.000.000	Auto Insurance	1,572.03	2,096.04	1,700.00	1,900.00	200.00
503.4510.03.000.000	Property Insurance	8,938.53	11,918.04	13,318.00	13,000.00	(318.00)
503.4540.00.000.000	Admin Benefits	2,058.80	2,745.07	6,297.00	8,959.20	2,662.20
503.4540.01.000.000	Retired Benefits	960.93	1,281.24	1,000.00	1,400.00	400.00
503.4540.04.000.000	OPEB Expense	-	-	20,000.00	11,000.00	(9,000.00)
503.4540.10.000.000	Maintenance Benefits	7,438.80	9,918.40	25,290.00	13,200.00	(12,090.00)
503.4540.90.000.000	Unfunded OMS Costs	-	-	(1,000.00)	(10,079.00)	(9,079.00)
503.4550.00.000.000	Bank Fees	(1.08)	(1.08)	-	-	-
	Total Expenses	272,533.82	363,378.79	459,018.00	419,573.51	(39,444.49)
	Net Change in Fund Balance	(53,075.81)	(70,768.11)	-	-	0.00

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Davis Solar Homes						
600.3110.00.000.000	Dwelling Rent	26,734.45	35,645.93	36,870.00	40,557.00	3,687.00
600.3610.00.000.000	Interest Income	195.65	260.87	250.00	250.00	-
600.3690.01.000.000	Other Income - tenants	-	-	-	-	-
	Total Revenue	26,930.10	35,906.80	37,120.00	40,807.00	3,687.00
600.4110.00.000.000	Administrative Salaries	4,112.30	5,483.07	7,177.26	6,787.35	(389.91)
600.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	259.49	345.99	456.53	519.12	62.59
600.4125.02.000.000	Admin. P/R Taxes- -SUI	21.97	29.29	13.02	56.42	43.40
600.4125.04.000.000	Admin. Retirement	644.81	859.75	1,119.85	1,100.69	(19.16)
600.4125.05.000.000	Admin. Wokers Comp	130.86	174.48	242.47	226.90	(15.57)
600.4130.00.000.000	Legal Fees	-	-	275.00	100.00	(175.00)
600.4140.00.000.000	Training	-	-	25.00	-	(25.00)
600.4150.00.000.000	Travel	177.12	236.16	234.00	250.00	16.00
600.4170.10.000.000	Professional Services	750.00	1,000.00	-	-	-
600.4190.00.000.000	Office Supplies	39.80	53.07	100.00	50.00	(50.00)
600.4190.01.000.000	Postage	6.24	8.32	50.00	15.00	(35.00)
600.4190.02.000.000	Telephone	177.09	236.12	10.00	250.00	240.00
600.4190.04.000.000	Misc Charges	-	-	-	-	-
600.4190.07.000.000	Computer Support & License Fees	697.53	930.04	900.00	950.00	50.00
600.4190.12.000.000	Office Machines/Leases	40.39	53.85	25.00	75.00	50.00
600.4190.20.000.000	Advertisement	-	-	110.00	100.00	(10.00)
600.4310.00.000.000	Water	3,200.15	4,266.87	4,436.00	4,500.00	64.00
600.4320.00.000.000	Electricity	23.67	31.56	60.00	35.00	(25.00)
600.4330.00.000.000	Gas	11.60	15.47	75.00	20.00	(55.00)
600.4390.00.000.000	Sewerage	4,084.49	5,445.99	5,439.00	5,500.00	61.00
600.4400.01.000.000	Management Fees to YCH	3,720.00	4,960.00	4,960.00	7,500.00	2,540.00
600.4410.00.000.000	Maintenance Repairs and Contracts	-	-	900.00	900.00	-
600.4420.00.000.000	Maintenance Supplies	101.96	135.95	150.00	150.00	-
600.4420.08.000.000	Dwelling Equipment/Supplies	563.65	751.53	500.00	500.00	-
600.4430.00.000.000	Grounds Maintenance	-	-	250.00	250.00	-
600.4430.01.000.000	Building Repairs	464.20	618.93	-	-	-
600.4430.02.000.000	Furnishing Replacement	448.09	597.45	-	-	-
600.4430.03.000.000	Painting Services	2,507.50	3,343.33	-	-	-
600.4430.04.000.000	Garbage and Trash Removal	2,396.84	3,195.79	3,132.00	3,150.00	18.00
600.4436.00.000.000	Maintenance Charges from Others	9,730.00	12,973.33	6,500.00	6,500.00	-
600.4510.01.000.000	General Liability Insurance	249.75	333.00	371.50	390.08	18.58
600.4510.03.000.000	Property Insurance	859.50	1,146.00	1,243.10	1,305.26	62.16
600.4540.00.000.000	Admin Benefits	1,184.43	1,579.24	2,220.20	2,196.00	(24.20)
600.4540.04.000.000	OPEB Expense	-	-	500.00	1,000.00	500.00
600.4550.00.000.000	Special Assessment	738.00	984.00	984.00	984.00	-
	Total Expenses	37,341.43	49,788.57	42,458.93	45,360.82	2,901.89
	Net Change in Fund Balance	(10,411.33)	(13,881.77)	(5,338.93)	(4,553.82)	785.11

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
Pacifico						
700.3119.05.000.000	LOSS to Lease (THP contract)	(50.00)	(66.67)	-	-	-
700.3690.00.000.000	Other Income	71,397.03	142,794.06	141,651.75	143,953.75	2,302.00
	Total Revenue	71,347.03	142,727.39	141,651.75	143,953.75	2,302.00
700.4130.00.000.000	Legal Fees	-	-	1,000.00	1,000.00	-
700.4150.00.000.000	Travel	2,167.25	2,889.67	3,100.00	3,100.00	-
700.4170.10.000.000	Professional Services	2,070.00	2,760.00	-	3,000.00	3,000.00
700.4190.01.000.000	Office Supplies	337.43	449.91	500.00	500.00	-
700.4190.02.000.000	Printing & Copier Usage Charges	21.25	28.33	-	63.75	63.75
700.4190.03.000.000	Telephone	3,112.99	4,150.65	4,400.00	4,400.00	-
700.4190.07.000.000	Computer Support & License Fees	386.25	515.00	-	500.00	500.00
700.4190.12.000.000	Office Machines Lease	490.12	653.49	669.00	700.00	31.00
700.4190.14.000.000	Criminal Background Checks	349.25	465.67	1,400.00	1,400.00	-
700.4190.18.000.000	Taxes, fees and permits	80.00	80.00	80.00	40.00	(40.00)
700.4190.20.000.000	Advertising	-	-	2,000.00	2,000.00	-
700.4190.23.000.000	Computer Equipment	1,296.93	1,296.93	1,202.75	1,500.00	297.25
700.4310.00.000.000	Water	3,523.12	4,697.49	8,500.00	5,000.00	(3,500.00)
700.4320.00.000.000	Electricity	15,657.54	20,876.72	26,000.00	23,000.00	(3,000.00)
700.4330.00.000.000	Gas	2,622.18	3,496.24	2,600.00	4,000.00	1,400.00
700.4390.00.000.000	Sewer	5,098.63	6,798.17	5,900.00	7,500.00	1,600.00
700.4400.01.000.000	Management Fee to YCH	31,500.00	42,000.00	42,000.00	42,000.00	-
700.4401.00.000.000	IT Services	4,125.00	5,500.00	6,500.00	6,500.00	-
700.4420.00.000.000	Materials	1,704.37	2,272.49	3,500.00	3,500.00	-
700.4420.01.000.000	Electrical Supplies	215.37	287.16	200.00	300.00	100.00
700.4420.02.000.000	Plumbing Supplies	340.83	454.44	500.00	500.00	-
700.4420.05.000.000	Lumber and Hardware	309.06	412.08	1,000.00	750.00	(250.00)
700.4420.08.000.000	Dwelling Equipment/Supplies	122.48	163.31	500.00	500.00	-
700.4420.09.000.000	Maintenance Equip/Supplies	6,546.37	8,728.49	6,600.00	9,000.00	2,400.00
700.4423.08.000.000	Fire Sprinkler Contracts/Repairs	2,678.00	3,570.67	3,700.00	3,700.00	-
700.4430.01.000.000	Electrical Repair/Contract	-	-	500.00	500.00	-
700.4430.02.000.000	Plumbing Repair/Contract	1,739.32	2,319.09	1,800.00	3,000.00	1,200.00
700.4430.04.000.000	Trash Pickup	2,178.99	2,905.32	3,000.00	3,000.00	-
700.4430.05.000.000	Chemical Treatment	295.00	393.33	-	500.00	500.00
700.4430.12.000.000	Janitorial Services	1,320.00	1,760.00	2,500.00	2,000.00	(500.00)
700.4436.00.000.000	Maintenance Charges from Others	6,012.50	8,016.67	8,500.00	8,500.00	-
700.4550.00.000.000	Bank Fees	0.50	0.67	1,500.00	-	(1,500.00)
700.4570.00.000.000	Collection Losses	-	-	2,000.00	2,000.00	-
	Total Expenses	96,300.73	127,942.00	141,651.75	143,953.75	2,302.00
	Net Change in Fund Balance	(24,953.70)	14,785.40	-	-	-

Yolo County Housing FY2015-2016 Budgets - Detail by Fund

ACCOUNT NO	ACCOUNT NAME	2014-2015 Actual thru 3/31/2015	2014-2015 Annualized Actual	2014-2015 Mid- Year Budget Update	Proposed 2015- 2016 Budget	Difference from the 2014-2015 Mid-Year
ROSS Grant						
990.3030.00.000.000	HUD Grant Income	63,408.43	84,544.57	81,000.00	84,071.56	3,071.56
	Total Revenue	63,408.43	84,544.57	81,000.00	84,071.56	3,071.56
990.4110.00.000.000	Administration Salaries	1,903.78	2,538.37	4,899.00	11,955.04	7,056.04
990.4125.01.000.000	Admin P/R Taxes - Social Security/Medicare	129.58	172.77	313.00	914.56	601.56
990.4125.02.000.000	Admin P/R Taxes - SUI	6.00	8.00	-	78.12	78.12
990.4125.04.000.000	Admin. Retirement	281.89	375.85	656.00	1,939.13	1,283.13
990.4125.05.000.000	Admin. Workers Comp	35.77	47.69	88.00	252.25	164.25
990.4130.00.000.000	Legal Fees	-	-	200.00	200.00	-
990.4140.00.000.000	Training	-	-	1,300.00	1,300.00	-
990.4150.00.000.000	Travel	362.46	483.28	1,000.00	500.00	(500.00)
990.4190.00.000.000	Postage	-	-	500.00	500.00	-
990.4190.01.000.000	Office Supplies	86.56	115.41	500.00	500.00	-
990.4190.02.000.000	Printing & Copier Usage Charges	418.34	557.79	600.00	1,255.02	655.02
990.4190.03.000.000	Telephone	756.88	1,009.17	520.00	1,100.00	580.00
990.4190.20.000.000	Advertising	54.04	72.05	100.00	225.47	125.47
990.4210.00.000.000	Tenant Service Salaries	39,238.08	52,317.44	48,859.00	34,538.67	(14,320.33)
990.4215.01.000.000	Tenant Svc P/R Taxes - Social Security/Medi	2,735.45	3,647.27	1,375.00	2,642.21	1,267.21
990.4215.02.000.000	Tenant Svc P/R Taxes- SUI	573.63	764.84	625.00	520.80	(104.20)
990.4215.04.000.000	Tenant Svc Retirement	3,168.07	4,224.09	3,500.00	2,245.01	(1,254.99)
990.4215.05.000.000	Tenant Svc Workers Comp	351.20	468.27	250.00	728.77	478.77
990.4215.06.000.000	Tenant Svc Comp. Abs.	-	-	375.00	375.00	-
990.4220.00.000.000	Project Coordinator Materials	-	-	200.00	200.00	-
990.4401.00.000.000	IT Services	4,437.50	5,916.67	250.00	2,000.00	1,750.00
990.4540.00.000.000	Admin Benefits	193.20	257.60	875.00	2,921.52	2,046.52
990.4540.04.000.000	OPEB Expense	-	-	4,390.00	3,500.00	(890.00)
990.4540.20.000.000	Tenant Service Benefits	3,025.52	4,034.03	9,625.00	13,680.00	4,055.00
	Total Expenses	57,757.95	77,010.60	81,000.00	84,071.56	3,071.56
	Net Change in Fund Balance	5,650.48	7,533.97	-	-	0.00