

# A G E N D A

## BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting  
Tuesday, May 17, 2016  
5:30 p.m.

Closed session immediately following

Housing Authority of the County of Merced  
Administration Building  
405 "U" Street  
Board Room – Building B (Second Floor)  
Merced, CA 95341  
(209) 386-4139

Rachel Torres, Chairperson  
Jose Resendez, Vice-Chair  
Jose Delgadillo  
Evelyne Dorsey  
Rick Osorio  
Margaret Pia

**All persons requesting disability related modifications or accommodations may contact the Housing Authority of the County of Merced at (209) 386-4139, 72 hours prior to the public meeting.**

All supporting documentation is available for public review in the office of the Administrative Assistant located in the Housing Authority Administration Building, Second Floor, 405 "U" Street, Merced, CA 95341 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday.

The Agenda is available online at [www.merced-pha.com](http://www.merced-pha.com)

**Use of cell phones, pagers, and other communication devices is prohibited while the Board Meeting is in session. Please turn all devices off or place on silent alert and leave the room to use.**

### I. CALL TO ORDER AND ROLL

### II. COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA

(M/S/C): \_\_\_/\_\_\_/\_\_\_

### III. APPROVAL OF THE FOLLOWING MEETING MINUTES

A. April 19, 2016 Quarterly Meeting

(M/S/C): \_\_\_/\_\_\_/\_\_\_

#### **IV. UNSCHEDULED ORAL COMMUNICATION**

##### **NOTICE TO THE PUBLIC**

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time.

For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under Public Comment will be limited to a 5-minute presentation.

All persons addressing the Commission are requested to state their name and address for the record.

#### **V. CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine by the Housing Authority and will be adopted by one action of the Board of Commissioners, unless any Board Member has any question(s), or wishes to discuss an item. In that event, the Chairperson will remove that item from the Consent Calendar and place it for separate consideration.

A. Rent Delinquency Report for April 2016

B. Financial Reports for April 2016

(M/S/C): \_\_\_\_/\_\_\_\_/\_\_\_\_

#### **VI. BUSINESS (INFORMATION AND DISCUSSION, RESOLUTION and ACTION ITEMS):**

A. Information/Discussion Item(s):

- 1.) Housing Committee – Continuum of Care
- 2.) Director's Updates

B. Resolution Item(s):

None

C. Action Item(s):

None

#### **VII. COMMISSIONER'S COMMENTS**

#### **VIII. CLOSED SESSION ITEM(S)**

#### **IX. ADJOURNMENT**

# MINUTES

## BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

### Quarterly Meeting Tuesday, April 19, 2016

- I. The meeting was called to order by Chairperson Torres at 5:31 p.m. and the Secretary was instructed to call the roll.

**Commissioners Present:**

Rachel Torres, Chairperson  
Jose Resendez, Vice Chairperson  
Jose Delgadillo  
Evelyne Dorsey  
Rick Osorio

**Commissioners Absent:**

Margaret Pia

Chairperson Torres declared there was a quorum present.

**Staff Present:**

Rennise Ferrario, Executive Director/Board Secretary  
John Daugherty, Finance Officer  
Gina Thexton, Programs Director  
Maria F. Alvarado, Executive Assistant  
Emily Haden, Legal Counsel  
David Kazakos, Merced Community Development Corporation

**Others Present: None**

II. **COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA:**

None

(M/S/C): Commissioner Delgadillo/Commissioner Resendez/passed unanimously

III. **APPROVAL OF THE FOLLOWING MEETING MINUTES:**

A. March 15, 2016, Annual Meeting

(M/S/C): Commissioner Resendez/Commissioner Delgadillo/passed unanimously

IV. **UNSCHEDULED ORAL COMMUNICATION:**

Daniel Kazakos, CEO of Merced Community Development Corporation was in attendance to extend an invitation to a formal event for the Esperanza Project which will be held on April 25, 2016 at 5:30 p.m. at 1666 N Street, Merced, CA 95348.

Mr. Kazakos also invited the Authority to select a representative to participate in the newly formed Continuum of Care Housing Committee. Mr. Kazakos was asked to provide additional information regarding the committee at the next meeting.

**V. CONSENT CALENDAR:**

**A. Rent Delinquency Report for March 2016**

**B. Financial Reports for March 2016**

(M/S/C): Commissioner Resendez/Commissioner Dorsey/passed unanimously

**VI. BUSINESS (INFORMATION AND DISCUSSION, RESOLUTION and ACTION ITEMS):**

**A. Information/discussion Item(s):**

1.) Agency/Department Updates – Executive Director Ferrario provided the following updates:

**a. Migrant Centers:**

i. Atwater Migrant is fully leased.

ii. Merced Migrant will open May 23, 2016, Los Banos Migrant will open May 17, 2016, and Felix Torres will open June 2, 2016.

iii. The agency is still utilizing CVOC placements.

**b.** Gina Thexton is working at maintaining full lease up in the Public Housing Department, as the Agency was awarded PHA of the Year.

**c.** The Agency applied for 11 additional VASH vouchers.

**d.** The Agency has submitted the grant application for FSS Coordinator.

**e.** The Agency also applied for CDBG funds in order to assist our homeless and homeless veteran clients with security deposits and utility bills.

**f. RFP's**

i. We have completed RFP's for tree maintenance, Felix Torres various projects, janitorial services, landscape services, inspections and the 1<sup>st</sup> Apartments fence.

ii. We have released RFP's for fleet management, financial audit services, and environmental review.

iii. We will be releasing RFP's for computer software and laundry services. There have been requests for a PBV RFP and we will be releasing that.

**g.** The Annual Plan draft is being worked on and will be presented to the Board in the next meeting.

**h. Human Resources:**

i. Commissioner Osorio requested an update on the Succession plan. Executive Director Ferrario provided an update on how the plan has and in being implemented.

ii. The Employee Breakfast is scheduled for May 12, 2016.

iii. We are currently conducting recruitments for Maintenance Worker I, Eligibility Specialist I and Director of Housing Programs. The recruitment for PH Receptionist continues.

iv. An internal recruitment for Eligibility Lead Worker was conducted, two applications were submitted and Soly Keller was selected for the position.

- v. Recruitment for a second Director of Housing Programs was conducted and two individuals submitted their Statement of Qualifications. Upon Board approval of the additional position for Director of Housing Programs, interviews will be scheduled for both individuals.
- vi. Recruitment for the position of Housing Complex Manager was conducted and the position has been filled.

B. Resolutions Item(s):

- 1.) **Resolution No. 2016-02:** Resolution of the Board of Commissioners of the Housing Authority of the County of Merced Approving increasing the employer's contribution for retirees under the Public Employees' Medical and Hospital Care Act.

(M/S/C): Commissioner Osorio/Commissioner Resendez/passed unanimously

- 2.) **Resolution No. 2016-03:** Resolution of the Board of Commissioners of the Housing Authority of the County of Merced Approving an additional allocation for the position of Director of Housing Programs and subsequent revision of the Position Allocation Schedule for the Housing Authority of the County of Merced.

(M/S/C): Commissioner Osorio/Commissioner Delgadillo/passed unanimously

C. Action Item(s):

None

**VII. COMMISSIONER'S COMMENTS:**

Commissioner Osorio commended it is exciting to see the Agency growing. He stated John suggested that the Agency go before the Board of Supervisors and share the awards the Agency has received.

**VIII. CLOSED SESSION ITEM(S):**

None

**IX. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 6:22 p.m.

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Chairperson Signature / Date

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Secretary Signature/ Date

## PHAS Tracking Summary Fiscal Year Ending 09/30/16

Indicators	Estimated Status at End of Month												
Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		2	3	3	3	8	8	9					
Average Lease Up Days		0	0	0	0	0	0	0					
Make Ready Time		45	74	111	128	136	203	257					
Average Make Ready Days		6	7	7	8	6	7	8					
Down Days		4	7	8	8	8	13	16					
Average Down Days		1	1	1	1	0	0	1					
Total # Vacant Units Turned		7	11	16	17	24	31	34					
Total # Turn Around Days		51	84	122	139	152	219	275					
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	7	8	8	8	7	7	8					

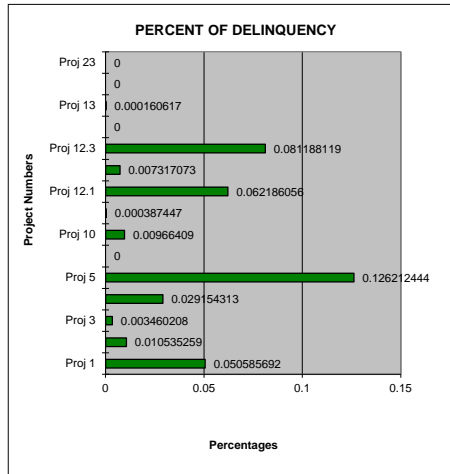
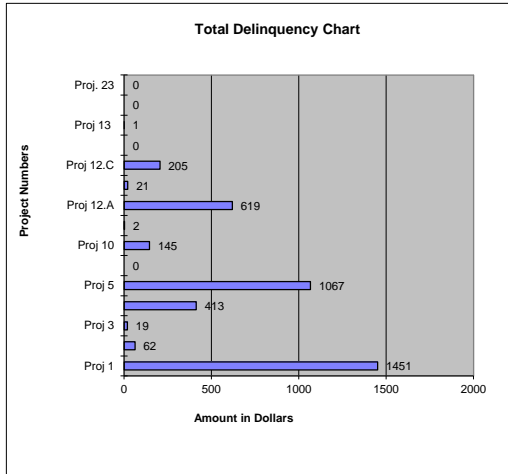
% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	0%	0%	0%	0%	0%	0%	0%					
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-30 C=31-40 D=41-50 E=51-60 F= greater than 60	9	9	8	8	7	7	7					

**HOUSING AUTHORITY OF THE COUNTY OF MERCED  
TENANTS' DELINQUENT BALANCES**

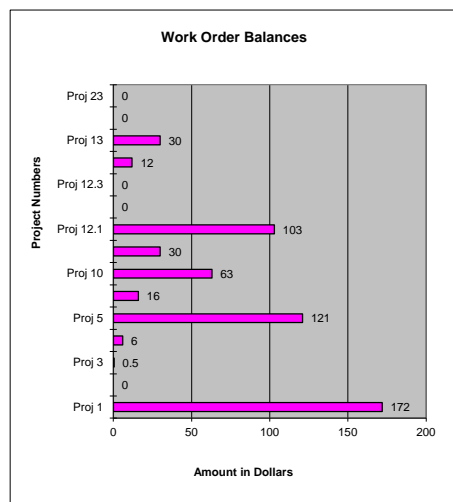
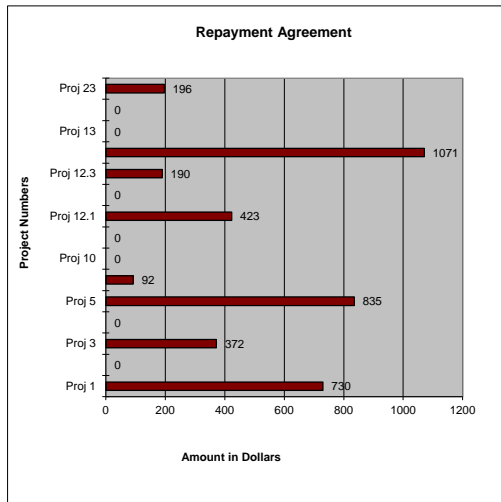
Apr-16

Project Name	Project #	Total Units	Total # delinquent	Delinquent	Work Orders	Retro Charges	Repay. Agreements	Total Rent	% of Delinq.
Gateway Homes	Proj 1	101	18	198	338	-	933	29,126	0.68%
Linda Vista Homes	Proj 2	20	2	145	-	-	-	5,850	2.48%
Cameo Court Homes	Proj 3	15	2	30	-	-	251	5,345	0.56%
Abby Circle Homes	Proj 4	40	4	-	-	-	315	14,999	0.00%
Globe Ave. Homes	Proj 5	30	4	19	852	-	277	7,358	0.26%
Livingston Homes	Proj 6	60	12	91	264	1,569	109	24,003	0.38%
Merced Turnkey Homes	Proj 10	44	5	71	152	-	280	15,391	0.46%
Los Banos Homes	Proj 11	10	2	6	-	-	-	4,676	0.13%
Atwater Homes	Proj 12.A	36	6	113	46	-	-	10,400	1.09%
Winton Homes	Proj 12.B	6	-	-	-	-	-	3,076	0.00%
Dos Palos Homes	Proj 12.C	12	3	7	-	-	-	2,463	0.28%
So. Dos Palos Homes	Proj 12.D	10	1	1	-	-	-	3,514	0.03%
Merced Elderly Complex	Proj 13	28	3	25	15	-	-	6,227	0.47%
Merced 1st Acquisition	Proj. 21	1	-	-	-	-	-	292	0.00%
Atwater Acquisition	Proj. 23	2	-	-	-	-	-	731	0.00%
Amp 4	Proj. 24	6	-	-	-	-	-	1,239	0.00%
		421	62	706	1,666	1,569	2,165	134,690	0.52%

Project #	Work Orders
Proj 1	338
Proj 2	-
Proj 3	-
Proj 4	-
Proj 5	852
Proj 6	264
Proj 10	152
Proj 11	-
Proj 12.1	46
Proj 12.2	-
Proj 12.3	-
Proj 12.4	-
Proj 13	15
Proj 21	-
Proj 23	-
	1,666



Project #	Repay. Agree.
Proj 1	933
Proj 2	-
Proj 3	251
Proj 4	315
Proj 5	277
Proj 6	109
Proj 10	280
Proj 11	-
Proj 12.1	-
Proj 12.2	-
Proj 12.3	-
Proj 12.4	-
Proj 13	-
Proj 21	-
Proj 23	-
	2,165



Project #	% of Delinq.
Proj 1	0.68%
Proj 2	2.48%
Proj 3	0.56%
Proj 4	0.00%
Proj 5	0.26%
Proj 6	0.38%
Proj 10	0.46%
Proj 11	0.13%
Proj 12.1	1.09%
Proj 12.2	0.00%
Proj 12.3	0.28%
Proj 12.4	0.03%
Proj 13	0.47%
Proj 21	0.00%
Proj 23	0.00%
	0.5%

	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
Percent Delinquent <b>2016</b>	2.59%	2.57%	1.86%	0.52%			
Percent Delinquent		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16

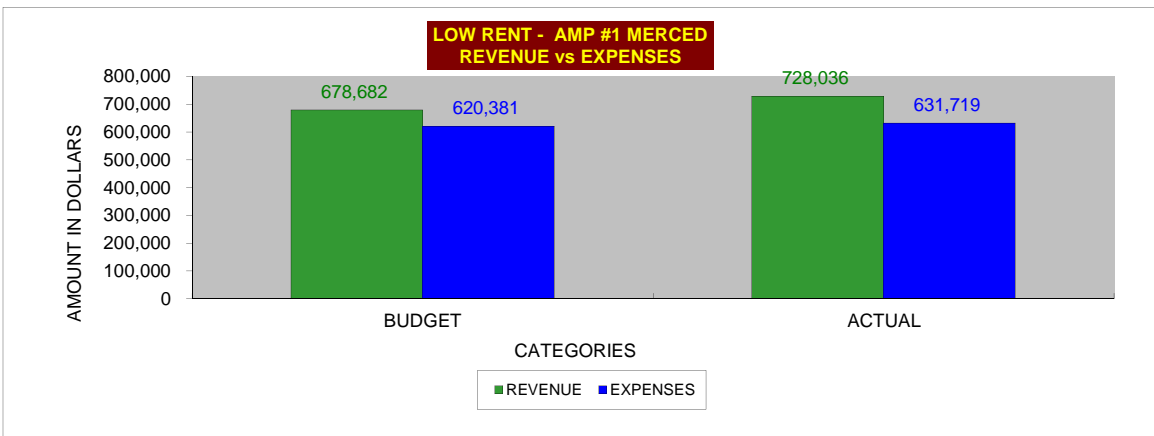
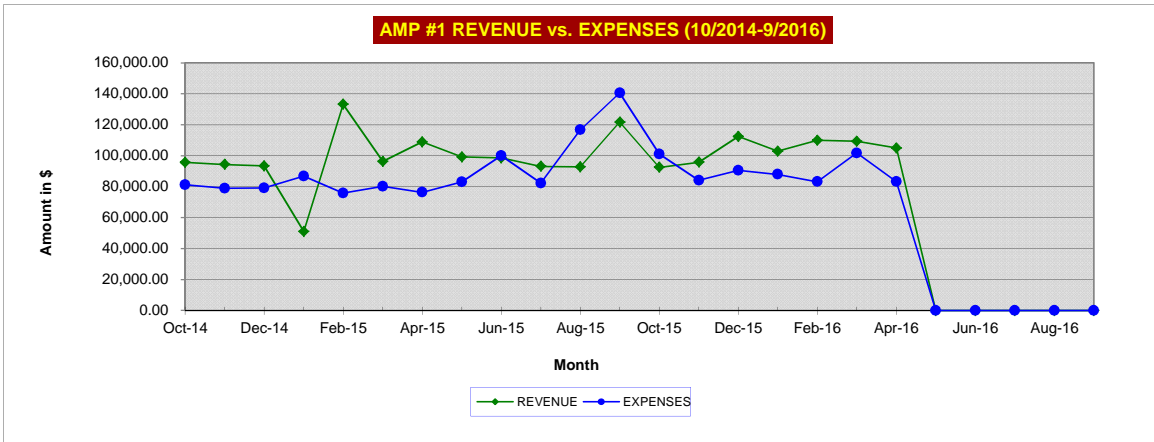
Average  
Delinquency **1.89%**

	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	
Percent Delinquent <b>2015</b>	3.15%	3.12%	3.36%	3.34%	2.03%	1.72%	
Percent Delinquent		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15

Average  
Delinquency **3.36%**

01-Oct-15

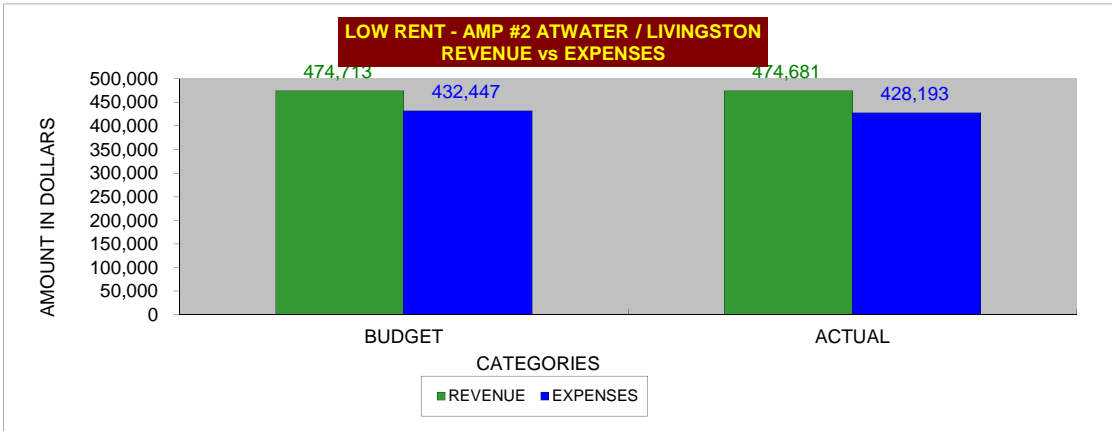
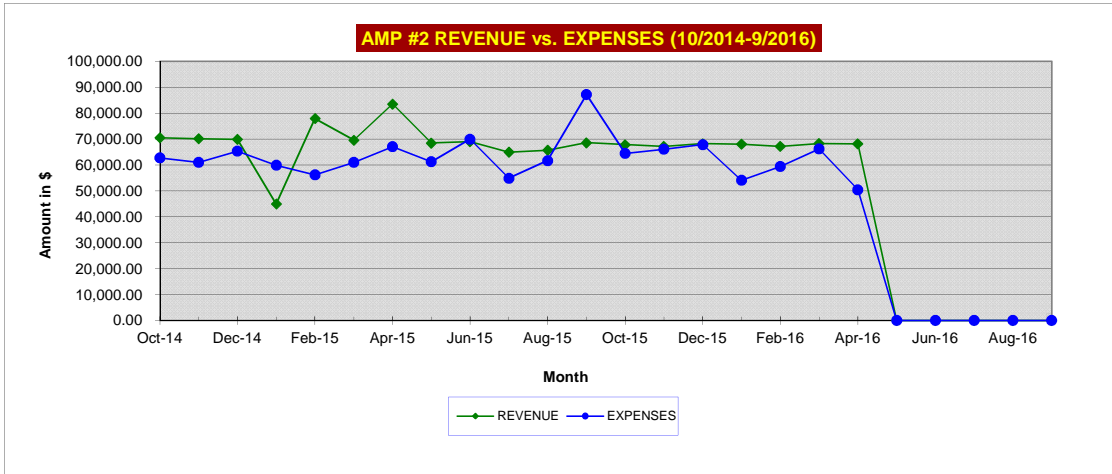
TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	350,137	347,847	284.09	282.23
INTEREST	584	0	0.47	0.00
OTHER INCOME	9,921	14,270	8.05	11.58
PFS SUBSIDY	318,041	328,939	258.05	266.89
	<b>678,682</b>	<b>728,036</b>	550.66	590.70
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	207,730	196,501	168.55	159.43
TENANT SERVICES	0	31,733	0.00	25.75
UTILITIES	101,481	102,035	82.34	82.79
MAINT.	173,392	170,491	140.69	138.33
GENERAL	63,492	56,702	51.52	46.01
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	74,286	74,256	60.27	60.25
EQUITY TRANSFERS	0	0	0.00	0.00
	<b>620,381</b>	<b>631,719</b>	503.37	512.56
NET SURPLUS	58,301	96,317		
NET FROM OPERATIONS	<b>58,301</b>	<b>96,317</b>		
NET SURPLUS	58,301	96,317		
ADD BACK DEPRECIATION	74,286	74,256		
<b>CASH FLOW</b>	<b>132,587</b>	<b>170,573</b>		



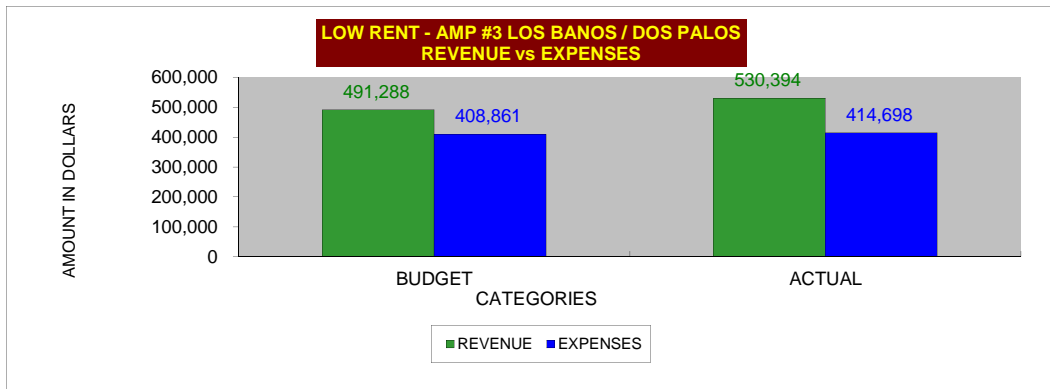
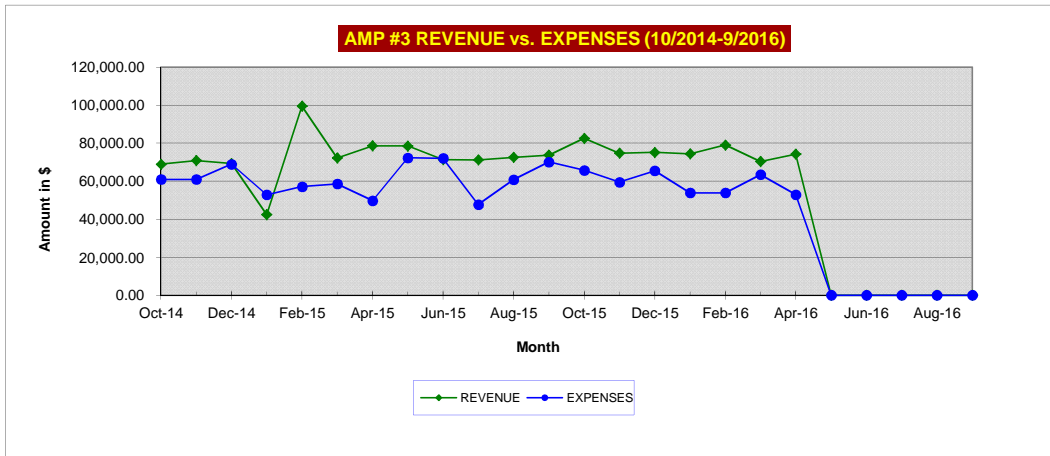
01-Oct-15 TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	303,452	299,470	370.37	365.51
INTEREST	934	0	1.14	0.00
OTHER INCOME	4,902	6,799	5.98	8.30
PFS SUBSIDY	165,425	168,412	201.91	205.55
	<b>474,713</b>	<b>474,681</b>	<b>579.40</b>	<b>579.36</b>
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	153,973	149,391	187.93	182.34
UTILITIES	83,916	78,710	102.42	96.07
MAINT.	107,508	115,983	131.22	141.56
GENERAL	45,400	42,473	55.41	51.84
DEPRECIATION	41,650	41,636	50.83	50.82
EQUITY TRANSFERS	0	0	0.00	0.00
	<b>432,447</b>	<b>428,193</b>	<b>527.81</b>	<b>522.63</b>
NET SURPLUS	42,266	46,489		
NET FROM OPERATIONS	<b>42,266</b>	<b>46,489</b>		
NET SURPLUS	42,266	46,489		
ADD BACK DEPRECIATION	41,650	41,636		
<b>CASH FLOW</b>	<b>83,916</b>	<b>88,125</b>		

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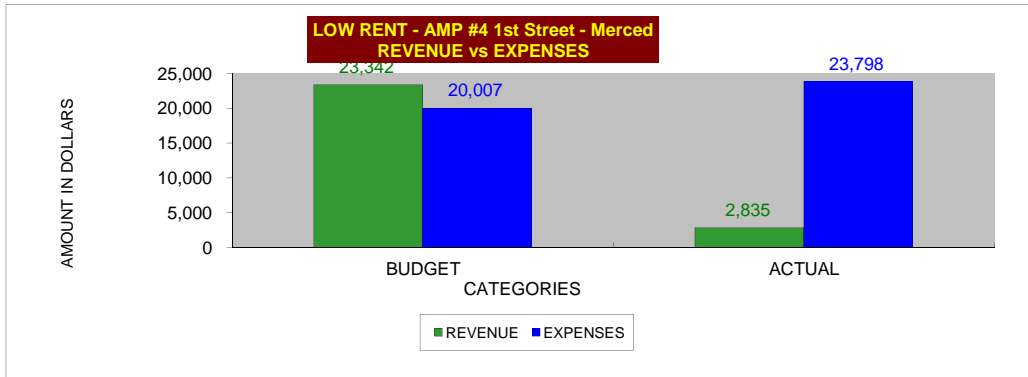
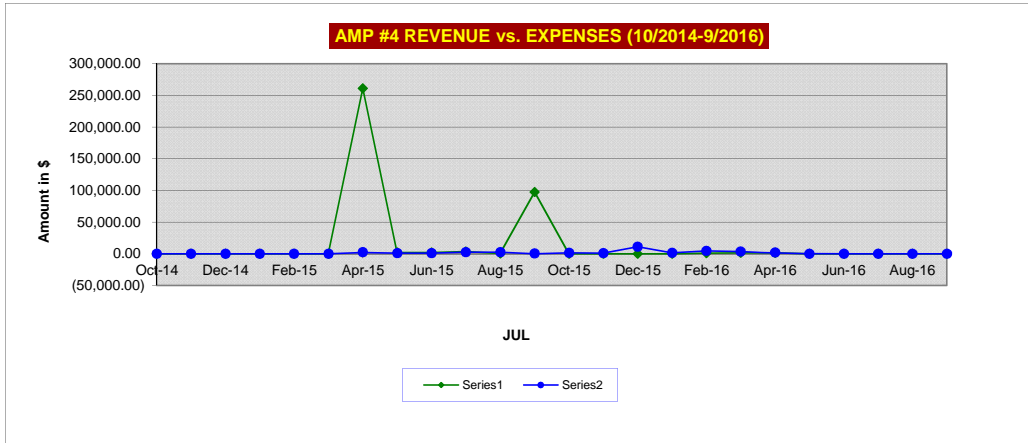


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	252,682	277,576	295.77	324.90
INTEREST	350	0	0.41	0.00
OTHER INCOME	9,337	16,321	10.93	19.10
PFS SUBSIDY	228,918	236,498	267.95	276.82
	<b>491,288</b>	<b>530,394</b>	575.06	620.82
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	132,686	132,978	155.31	155.65
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	82,398	79,580	96.45	93.15
MAINT.	117,024	130,648	136.98	152.92
GENERAL	42,658	37,410	49.93	43.79
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	34,095	34,083	39.91	39.89
EQUITY TRANSFERS	0	0	0.00	0.00
	<b>408,861</b>	<b>414,698</b>	478.58	485.40
NET SURPLUS	82,427	115,696		
NET FROM OPERATIONS	<b>82,427</b>	<b>115,696</b>		
NET SURPLUS	82,427	115,696		
ADD BACK DEPRECIATION	34,095	34,083		
CASH FLOW	<b>116,522</b>	<b>149,779</b>		

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TO: 30-Apr-16

(20,962.95)



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	23,342	2,841	952.38	115.91
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	(6)	0.00	(0.26)
PFS SUBSIDY	0	0	0.00	0.00
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	<b>23,342</b>	<b>2,835</b>	952.38	115.65
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	8,967	2,665	365.86	108.73
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	3,384	3,098	138.07	126.38
MAINT.	6,754	17,377	275.57	709.00
GENERAL	902	658	36.80	26.85
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	0	0	0.00	0.00
	<b>20,007</b>	<b>23,798</b>	816.30	970.96
NET SURPLUS	3,335	(20,963)		
NET FROM OPERATIONS	3,335	(20,963)		
NET SURPLUS	3,335	(20,963)		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	3,335	(20,963)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED  
VOUCHER  
REVENUE & EXPENDITURE STATUS REPORT  
FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016  
REPORT PERIOD FROM:

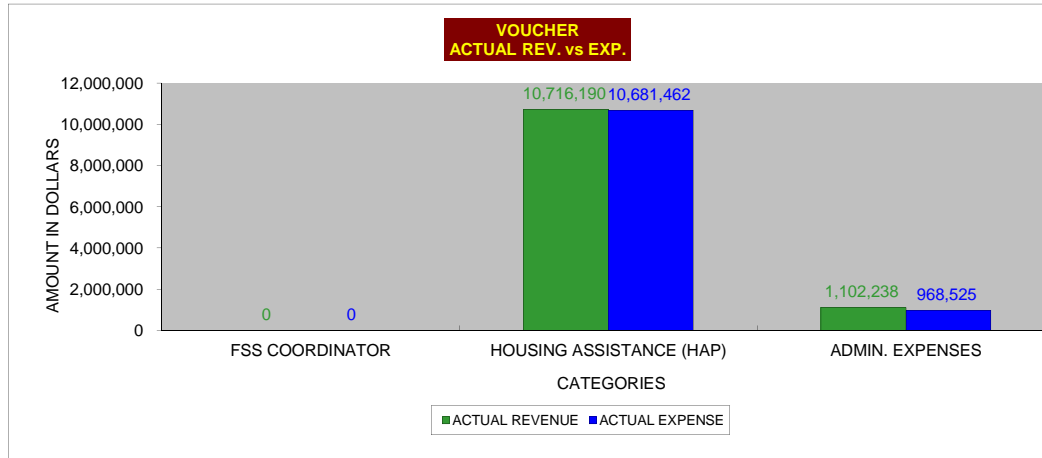
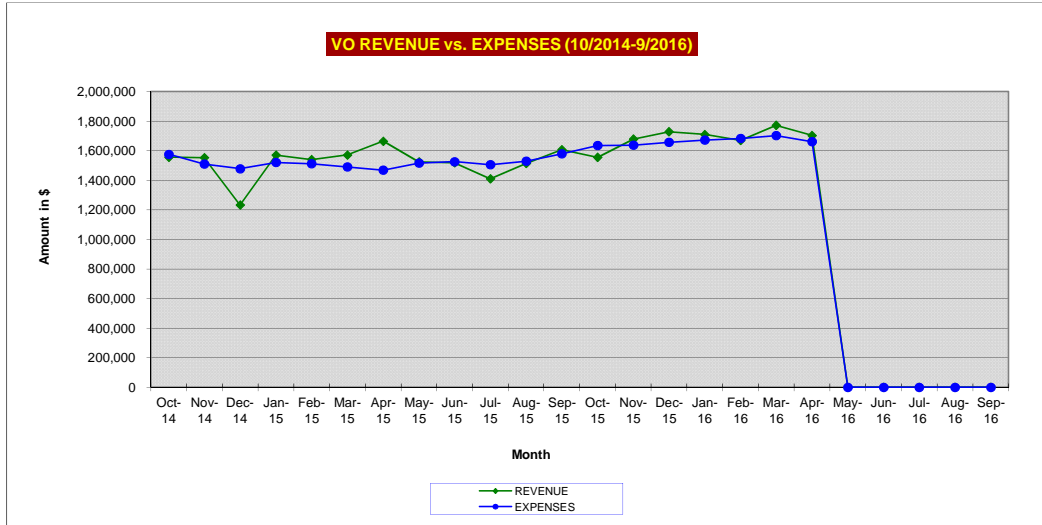
EXPEND. RATE: 58.4%  
BUDGET # VOUCHER MONTHS: 33,360

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YTD VOUCHERS 16,684  
YTD % 50.0%

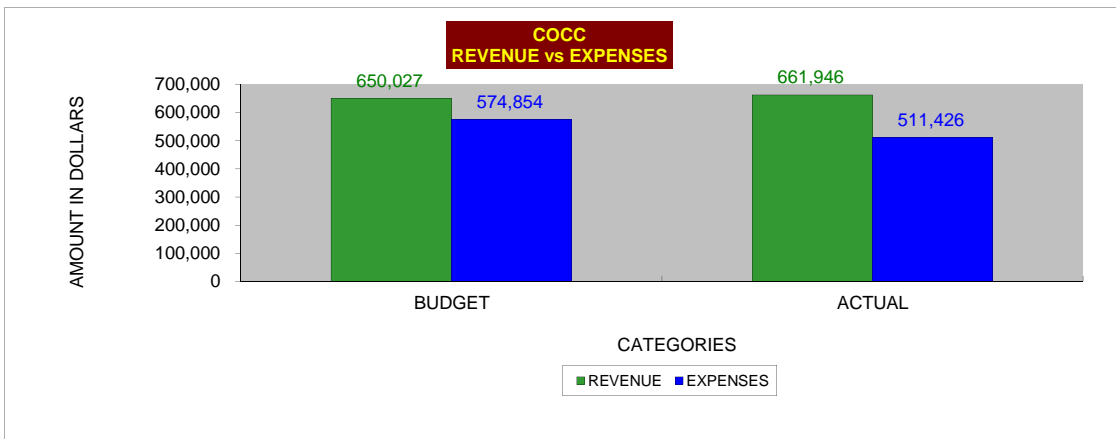
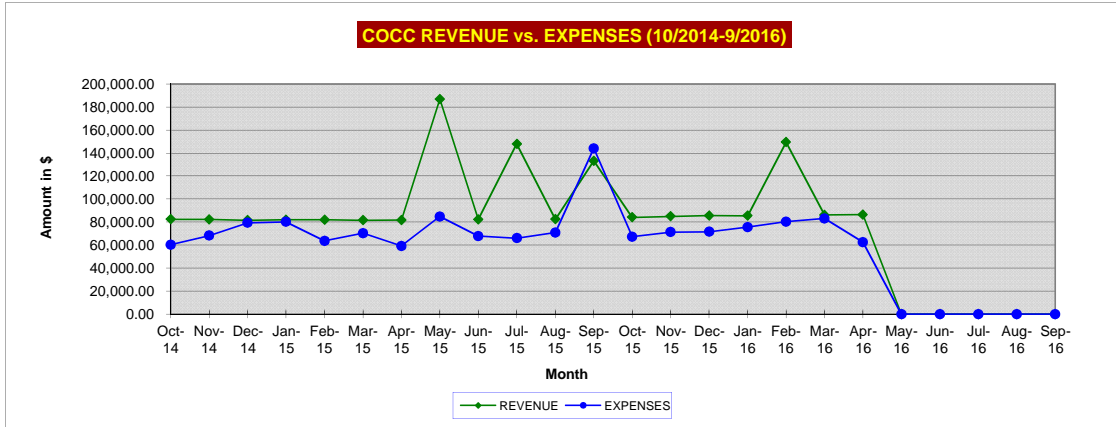
ACCOUNT CODE      DETAIL      YTD BUDGET      BUDGET      JAN      YTD      BUDGET BALANCE (OVER)/UNDER      % OF REV



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	0	0	0.00	0.00
HOUSING ASSISTANCE (HAP)	9,884,117	10,716,190	507.72	550.46
ADMIN. FEES	983,033	1,102,238	50.50	56.62
	10,867,150	11,818,428	558.22	607.08
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	280	0	0.01	0.00
HOUSING ASSISTANCE (HAP)	9,921,895	10,681,462	509.66	548.68
ADMIN. EXPENSES	982,663	968,525	50.48	49.75
	10,904,838	11,649,987	560.15	598.43
<b>NET SURPLUS</b>	<b>(37,688)</b>	<b>168,441</b>		
HAP SURPLUS YTD Change	(37,777)	35,692		
ADMIN SURPLUS YTD Change	90	132,749		
<b>HAP SURPLUS BALANCE</b>	<b>(50,306)</b>	<b>23,163</b>		
<b>ADMIN SURPLUS BALANCE</b>	<b>665,446</b>	<b>798,105</b>		

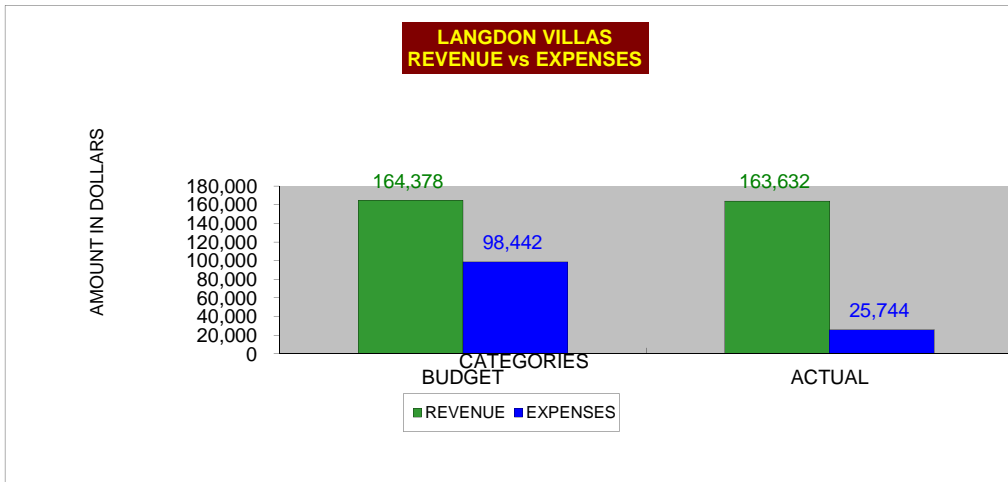
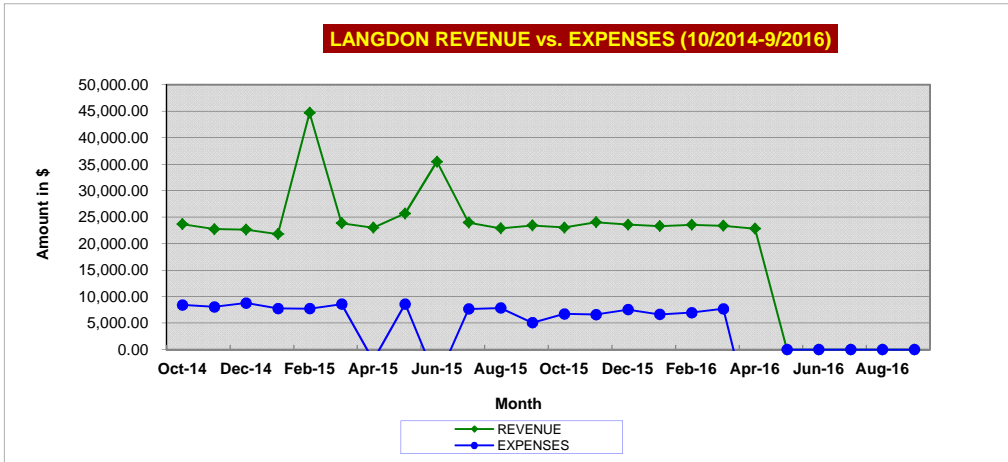
01-Oct-15

TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	0	0	0.00	0.00
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	44	0.00	0.03
MANAGEMENT FEES	584,028	598,604	343.92	352.50
ASSET MANAGEMENT FEES	29,061	0	17.11	0.00
CFP ADMIN FEES	36,938	63,298	21.75	37.27
	<b>650,027</b>	<b>661,946</b>	<b>382.78</b>	<b>389.80</b>
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	500,800	444,602	294.91	261.81
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	16,690	18,105	9.83	10.66
MAINT.	23,109	15,668	13.61	9.23
GENERAL	34,255	33,052	20.17	19.46
DEPRECIATION	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
	<b>574,854</b>	<b>511,426</b>	<b>338.52</b>	<b>301.16</b>
NET SURPLUS	75,173	150,520		
NET FROM OPERATIONS	75,173	150,520		
NET SURPLUS	75,173	150,520		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	75,173	150,520		

01-Oct-15 TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	26,960	26,950	3,849.92	3,848.49
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	350	1	49.98	0.11
MANAGEMENT FEES	130,065	130,066	18,573.44	18,573.59
OTHER INCOME	7,003	6,616	1,000.04	944.70
GRANT/PASS THRU	0	0	0.00	0.00
	<b>164,378</b>	<b>163,632</b>	23,473.38	23,366.89
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	69,711	21,706	9,954.82	3,099.65
UTILITIES	991	771	141.52	110.06
MAINT. & OPER.	1,400	551	199.92	78.68
GENERAL	26,340	2,716	3,761.38	387.89
BOND INTEREST	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
	<b>98,442</b>	<b>25,744</b>	14,057.64	3,676.28
<b>NET SURPLUS</b>	<b>65,936</b>	<b>137,888</b>		

**HOUSING AUTHORITY OF THE COUNTY OF MERCED**

Langdon

**ASSETS, LIABILITIES & FUND EQUITY**

FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

EXPEND. RATE:

# UNIT/MONTH:

REPORT PERIOD

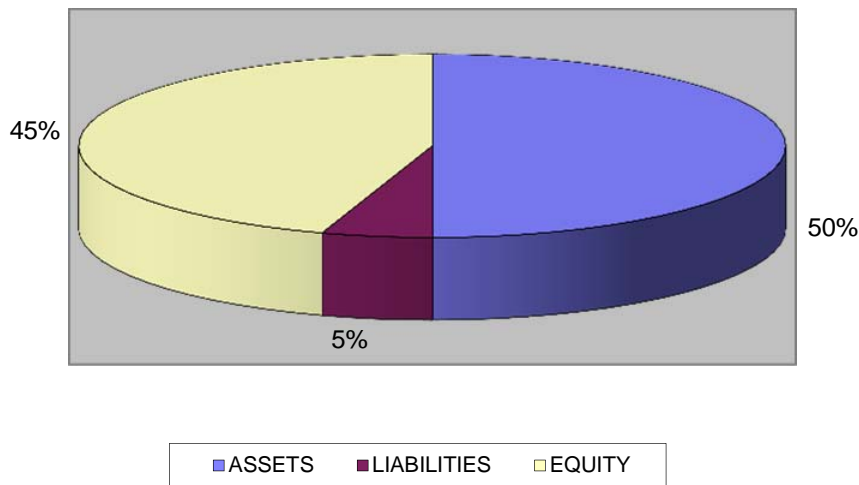
FROM:

01-Oct-15

TO:

30-Apr-16

**LANGDON VILLA  
BALANCE SHEET**



CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	4,296,058			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	128,739			
NOTES RECEIVABLE	988,492			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,585,299			
ACCOUNTS PAYABLE		20,094		
Other Current Liabilities		127,009		
NOTES PAYABLE		808,492		
Other Non Current Liabilities		290,015		
PRIOR YEARS			10,958,658	
CURRENT YEAR			137,888	
EQUITY TRANSFERS			0	
	<b>\$12,342,156</b>	<b>\$1,245,610</b>	<b>\$11,096,546</b>	<b>\$12,342,156</b>
				<b>LIAB. + EQUITY</b>

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

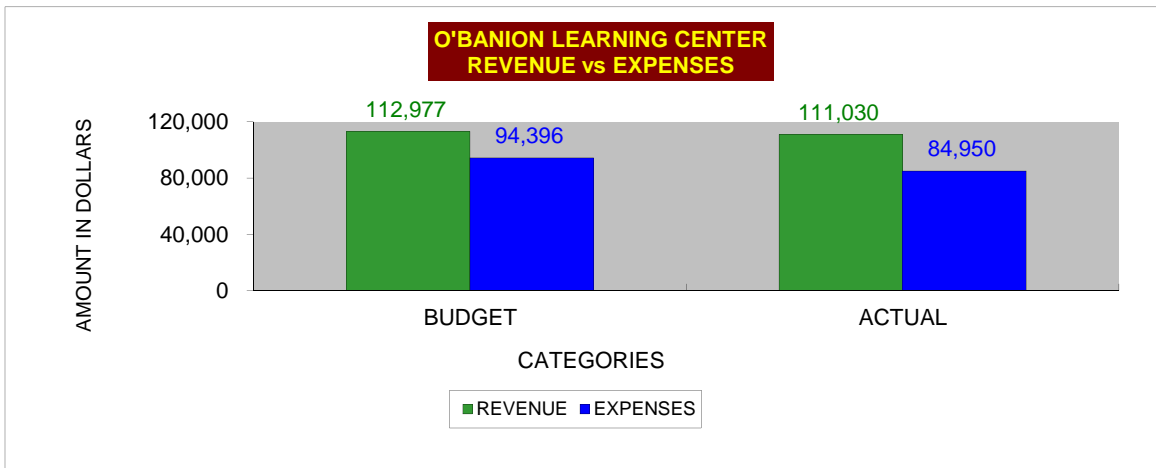
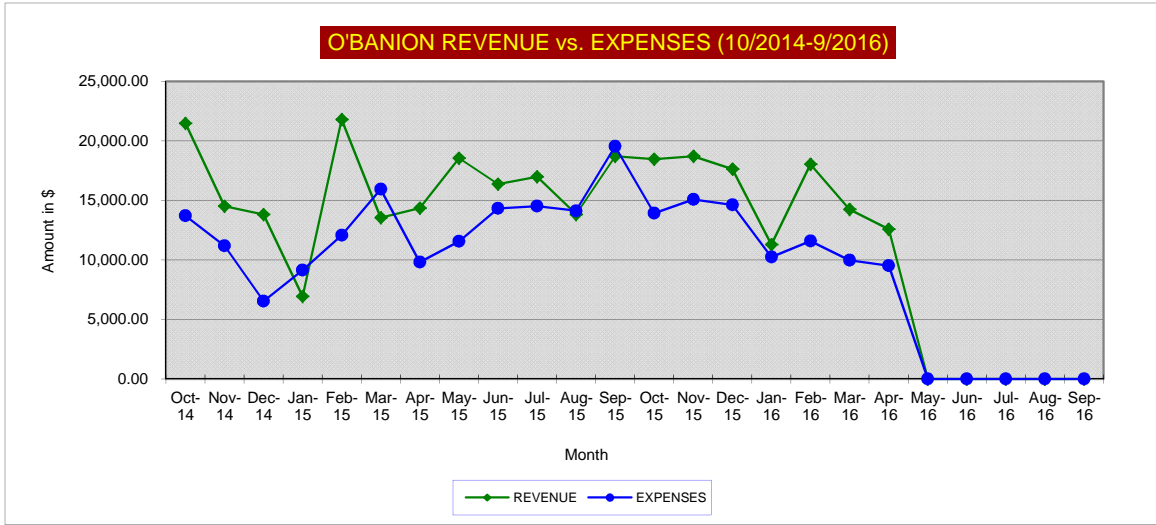
REPORT PERIOD FROM:

01-Oct-15

TO: 30-Apr-16

REV. RATE: 58.4%

# UNIT/MONTH: 72

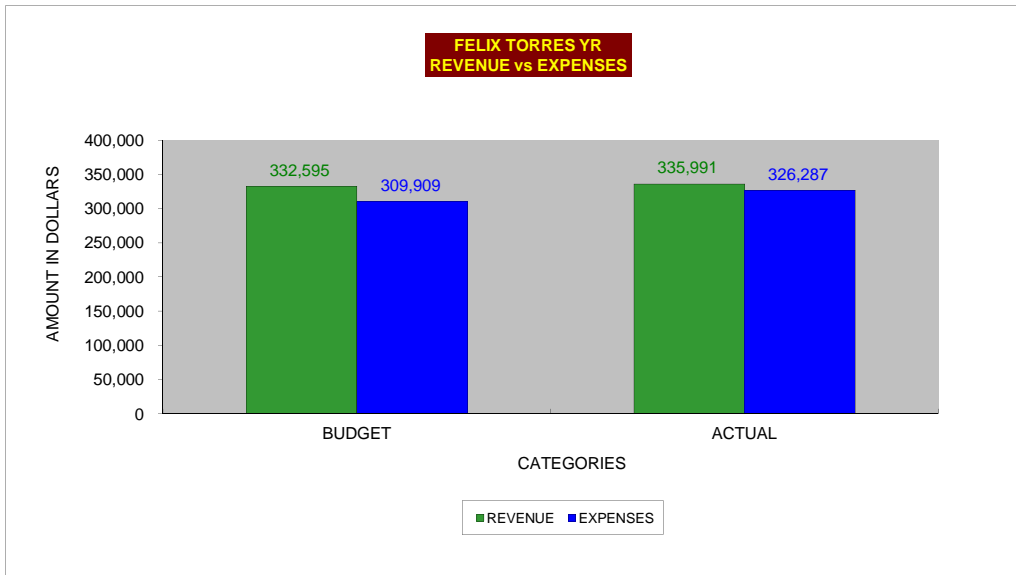
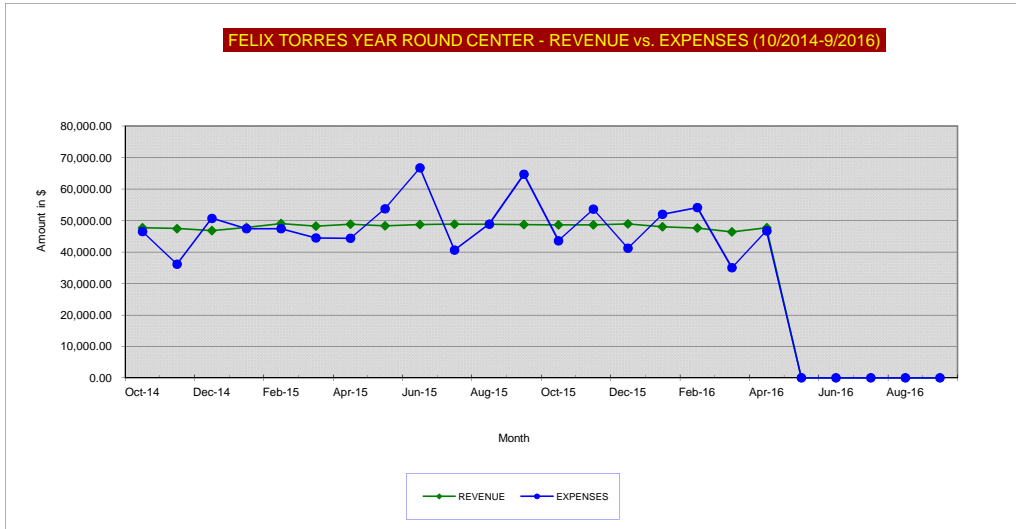


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
NON-DWELL. RENTS	112,977	111,030	2,688.88	2,642.53
OTHER INCOME	0	0	0.00	0.00
	<b>112,977</b>	<b>111,030</b>	2,688.88	2,642.53
	<b>YTD</b>	<b>YTD</b>	<b>PUM</b>	<b>PUM</b>
MAINT. & OPER.	12,955	12,741	308.33	303.24
GENERAL	1,750	894	41.65	21.28
DEPRECIATION	31,396	31,381	747.23	746.87
	<b>94,396</b>	<b>84,950</b>	2,246.64	2,021.83
NET SURPLUS	18,581	26,080		
ADD BACK DEPRECIATION	31,396	31,381		
CASH FLOW	49,977	57,461		



01-Oct-15

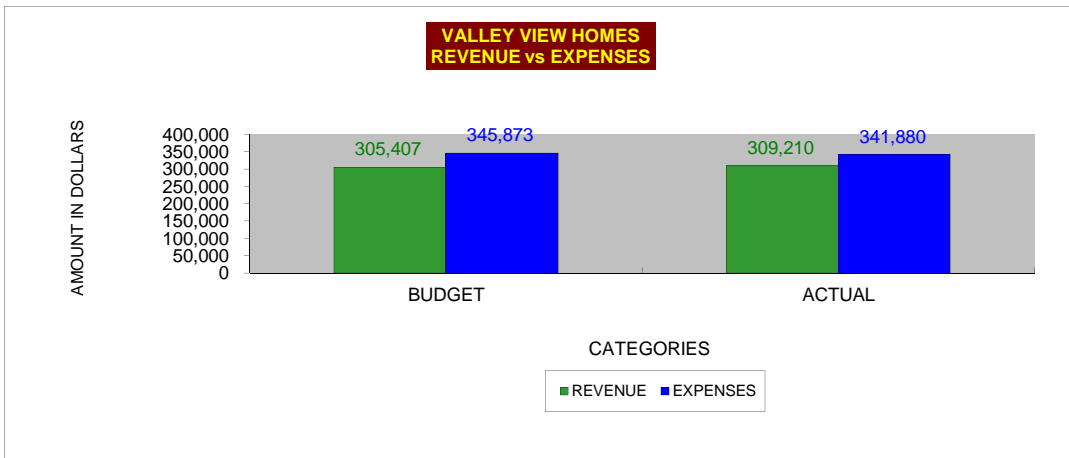
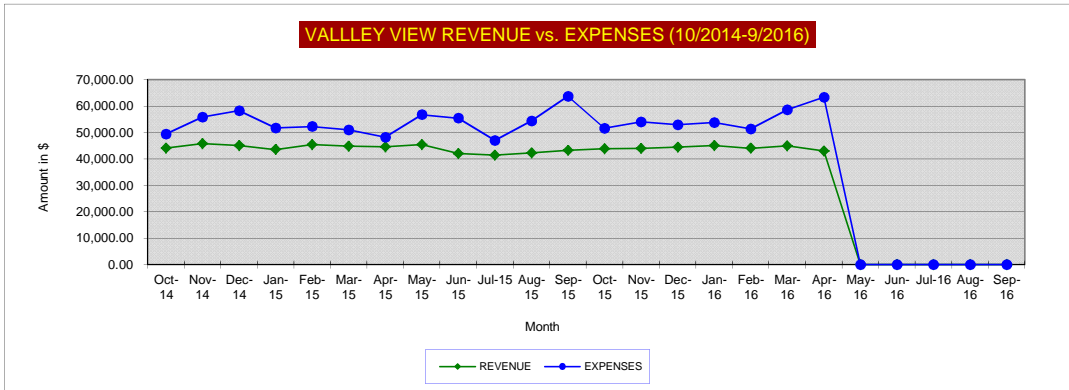
TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	330,605	335,233	1,026.32	1,040.69
	<u>332,595</u>	<u>335,991</u>	1,032.50	1,043.04
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	29,295	41,488	90.94	128.79
UTILITIES	55,554	44,018	172.46	136.65
MAINT.	77,993	52,213	242.12	162.09
GENERAL	28,655	70,205	88.96	217.94
DEPRECIATION	118,412	118,363	367.60	367.44
	<u>309,909</u>	<u>326,287</u>	962.08	1,012.91
NET SURPLUS	22,686	9,704		
NET FROM OPERATIONS	22,686	9,704		
NET SURPLUS	22,686	9,704		
ADD BACK DEPRECIATION	118,412	118,363		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	141,098	128,067		

01-Oct-15

TO: 30-Apr-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	298,317	302,391	583.56	591.53
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	88	0	0.17	0.00
OTHER INCOME	7,003	6,819	13.70	13.34
	<b>305,407</b>	<b>309,210</b>	597.43	604.87
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	71,980	65,337	140.81	127.81
UTILITIES	53,921	61,037	105.48	119.40
MAINT. & OPER.	57,673	58,905	112.82	115.23
GENERAL	27,092	21,444	53.00	41.95
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	23,645	23,639	46.25	46.24
BOND INTEREST	100,912	100,870	197.40	197.32
BOND REPLACEMENT RESV	10,650	10,647	20.83	20.83
	<b>345,873</b>	<b>341,880</b>	676.59	668.78
<b>NET SURPLUS</b>	<b>(40,466)</b>	<b>(32,669)</b>		
BOND PRINCIPAL	43,767	43,750		
<b>ADJUSTED SURPLUS</b>	<b>(84,233)</b>	<b>(76,419)</b>		
ADD BACK DEPRECIATION	23,645	23,639		
ADD BACK BOND COST AMORT	9,760	9,758		
<b>CASH FLOW</b>	<b>(50,828)</b>	<b>(43,022)</b>		

**HOUSING AUTHORITY OF THE COUNTY OF MERCED**

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 07/01/2015 TO: 06/30/2016

REPORT PERIOD

FROM:

01-Jul-15

TO:

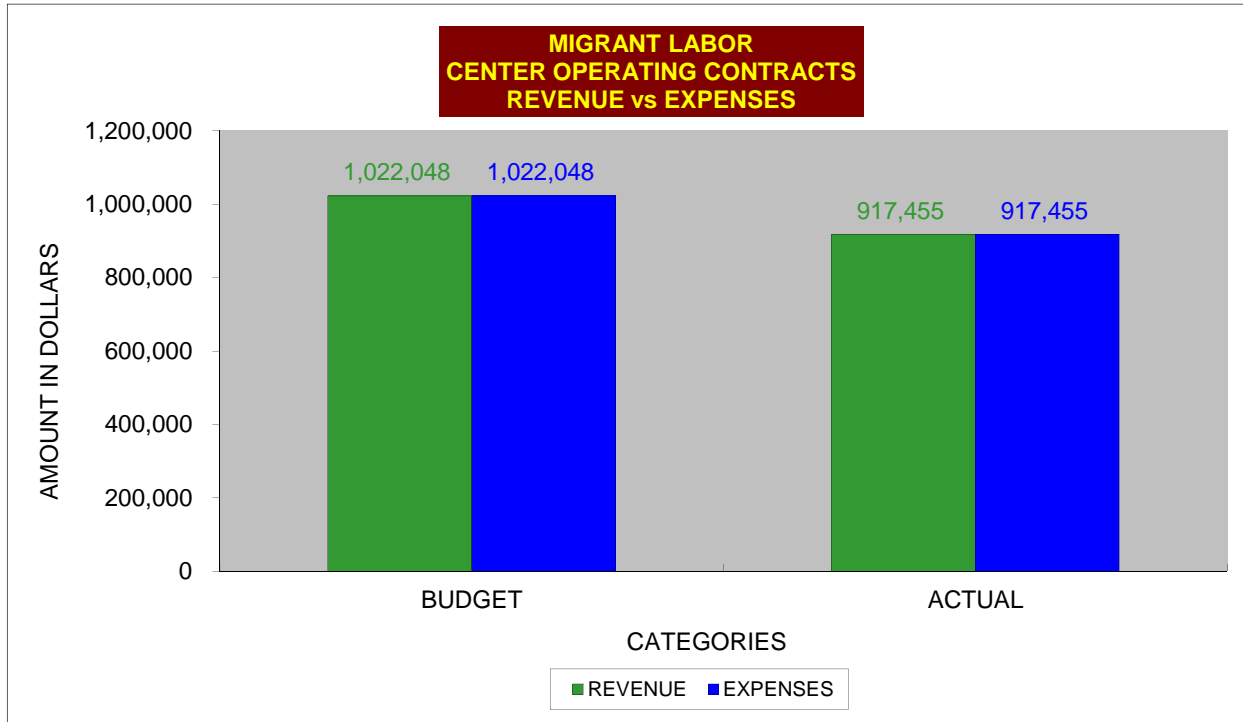
30-Apr-16

EXPEND. RATE:

83.6%

# UNIT/MONTH:

1,548



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	1,022,048	917,455	790.12	709.26
	<b>1,022,048</b>	<b>917,455</b>	790.12	709.26
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	502,766	500,137	388.68	386.64
OPERATIONS	269,227	223,759	208.13	172.98
MAINTENANCE	20,598	17,118	15.92	13.23
ADMINISTRATION	97,008	94,660	74.99	73.18
DEBT SERVICE	132,449	81,781	102.39	63.22
	<b>1,022,048</b>	<b>917,455</b>	790.11	709.25
<b>NET SURPLUS</b>	<b>0</b>	<b>0</b>		