

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, August 16, 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

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. July 19, 2016 Regular 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. PHAS Report for July 2016
- B. Financial Reports for July 2016

(M/S/C): ____/____/____

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

- A. Information/Discussion Item(s):
 - 1.) Sub-Committee Updates – Executive Director Recruitment
 - 2.) Director's Updates
 - i. Ethics Training
- B. Resolution Item(s):

None
- C. Action Item(s):
 - 1.) **Action Item No. 2016-A-04:** Approving the disposal of personal property.

(M/S/C): ____/____/____

VII. COMMISSIONER'S COMMENTS

VIII. CLOSED SESSION ITEM(S)

None

IX. ADJOURNMENT

MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Quarterly Meeting Tuesday, July 19, 2016

- I. The meeting was called to order by Chairperson Torres at 5:32 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Rachel Torres, Chairperson
Jose Resendez, Vice Chairperson
Lyle Davis
Jose Delgadillo
Evelyne Dorsey
Margaret Pia

Commissioners Absent:

Rick Osorio

Chairperson Torres declared there was a quorum present.

Staff Present:

Rennise Ferrario, Executive Director/Board Secretary
John Daugherty, Finance Officer
Gina Thexton, Programs Director
Blanca Arrate, Programs Director
Emily J. Haden, Legal Counsel
Maria F. Alvarado, Executive Assistant

Others Present:

Charlene Cardenas, FSS Coordinator
Christina Alley, Central Valley Coalition
David Ritchie, Legal Counsel
Jack Jackson, Member of the Public
Nancy Nakpouminh, FSS Graduate

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

The following corrections to the Agenda were noted:

- Closed Session Item A was moved to Section VI. Business – C. Action Item(s).
- Pursuant Government Code §54954.2.B2 – Resolution No. 2016-15 was added to Section VI. Business – B. Resolution Item(s).

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

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

III. APPROVAL OF THE FOLLOWING MEETING MINUTES:

A. June 21, 2016, Regular Meeting

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

IV. UNSCHEDULED ORAL COMMUNICATION

None

V. CONSENT CALENDAR:

A. **Rent Delinquency Report for June 2016** – Postponed until next month

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

B. **Financial Reports for June 2016**

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

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

A. Information/discussion Item(s):

- 1.) FSS Graduate Presentation – Charlene Cardenas presented Nancy Nakpouminh with her certificate of completion and an escrow check in the amount of \$14,515.00
- 2.) Emily Haden provided a brief update on the RD Property Transfer.
- 3.) John Daugherty addressed questions regarding Financial Audit submitted to HUD.
- 4.) Agency/Department Reviews – Executive Director Ferrario provided the following updates:
 - a. Department reviews were provided in the Board packet.
 - b. Capital Fund Projects:
 - i. Roof replacement is currently being conducted in Merced.
 - ii. RFP for roof replacement in Los Banos will be going out soon.
 - c. Recruitment for the position of Finance Officer is now closed, a candidate has been selected and an offer was made. The successful candidate is Brian Watkins and he will start August 1, 2016.
 - d. Executive Director Ferrario requested to make her retirement official. Recruitment for the position of Executive Director will commence and an Interim Executive Director will not be appointed at this time. A sub-committee will be formed and the following Commissioners will be part of it Margaret Pia, Jose Delgadillo, and Rachel Torres. The sub-committee will be in charge of reviewing applicants, keeping the Board updated, and make a recommendation to the Board.

B. Resolutions Item(s):

- 1.) **Resolution No. 2016-13:** Approving repayment of loan balance of the Housing Enable by Local Partnerships (HELP) Program Loan #080101-05.

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

- 2.) **Resolution No. 2016-14:** Approving entering into agreement with Merced The Grove, L.P. for repayment of loan of the Housing Enable by Local Partnerships (HELP) Program Loan.

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

- 3.) **Resolution No. 2016-15:** Approving the award of construction contract for driveway and walkway replacement in Dos Palos and authorizing the Executive Director to sign the agreement.

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

C. Action Item(s):

- 1.) **Action Item No. 2016-A-02:** Recommendation to deny application for leave to file a late claim.

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

- 2.) **Action Item No. 2016-A-03:** Recommendation to deny tort claim.

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

VII. COMMISSIONER'S COMMENTS:

Commissioner Davis stated he will miss everyone.

Commissioner Dorsey commended the FSS Graduate on her accomplishment.

Commissioner Pia commended the FSS Graduate on her accomplishment as well as Christina Alley for all of the work she has done.

Vice-Chair Resendez stated he will miss Rennise Ferrario and John Daugherty.

Commissioner Delgadillo stated he was sad to see our Executive Director and Finance Officer leave.

VIII. CLOSED SESSION ITEM(S):

None

IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.

Chairperson Signature / Date

Secretary Signature/ Date

Aged Receivables Report

Detail by Property
For Selected Properties
Trans through: 7/2016
Age As of: 7/31/2016

Page 1

Property	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
012a PH - Atwater	7,629.01	1,173.95	243.42	-10.00	6,221.64	-308.34	7,320.67
012b PH - Winton	0.00	0.00	0.00	0.00	0.00	-398.35	-398.35
012c PH - Dos Palos - Alleyne	747.60	155.60	0.00	0.00	592.00	-54.40	693.20
012d PH - Dos Palos - Globe	1,895.44	806.17	931.27	0.00	158.00	-462.54	1,432.90
atw Atwater Elderly	5.50	5.50	0.00	0.00	0.00	-564.00	-558.50
ca023001 PH - Merced	13,390.20	1,907.32	460.72	0.00	11,022.16	-1,834.14	11,556.06
ca023002 PH - Los Banos	898.74	324.74	66.00	0.00	508.00	-530.23	368.51
ca023003 PH - Atwater - Cameo	794.99	550.77	150.00	0.00	94.22	-25.70	769.29
ca023004 PH - Los Banos - Abby, B, C & D	958.38	357.95	-267.27	0.00	867.70	-1,531.93	-573.55
ca023005 PH - Dos Palos - West Globe	2,220.30	327.17	368.00	549.29	975.84	-896.88	1,323.42
ca023006 PH - Livingston	3,673.57	1,797.36	10.00	0.00	1,866.21	-1,087.26	2,586.31
ca023010 PH - Merced	3,105.35	1,094.54	38.21	0.00	1,972.60	-1,574.26	1,531.09
ca023011 PH - Los Banos - J & K St	642.39	642.39	0.00	0.00	0.00	-337.74	304.65
ca023013 PH - Merced Sr	1,693.90	414.90	20.00	0.00	1,259.00	-1,252.85	441.05
ca023021 PH - Acquisition	0.00	0.00	0.00	0.00	0.00	-2.12	-2.12
ca023023 PH - Acquisition	1.00	1.00	0.00	0.00	0.00	0.00	1.00
ca023024 PH - 1st Street	-41.79	0.00	-67.00	0.00	25.21	-72.00	-113.79
dp Dos Palos Elderly	3,496.66	-13.10	1,395.64	10.00	2,104.12	-256.00	3,240.66
ft-yr Felix Torres Year Round Center	16,627.21	1,817.21	39.00	0.00	14,771.00	-4,285.97	12,341.24
langdon Langdon Villas	131.38	0.00	0.00	0.00	131.38	-35.00	96.38
mid Midway	44,284.30	1,728.66	394.26	0.00	42,161.38	-1,574.71	42,709.59
Total	102,154.13	13,092.13	3,782.25	549.29	84,730.46	-17,084.42	85,069.71

Aged Receivables Report

Detail by Property

Property List: All Public Housing (.phall)

Trans through: 7/2016

Age As of: 7/31/2016

Page 1

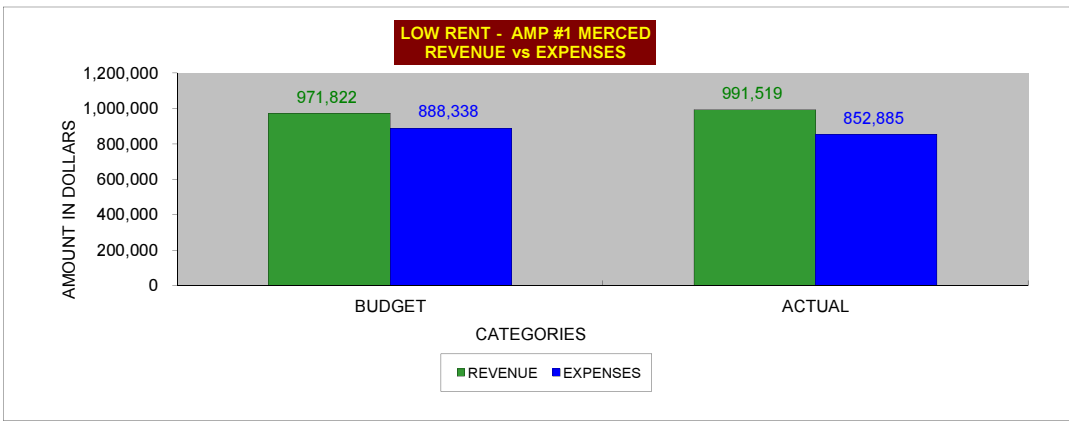
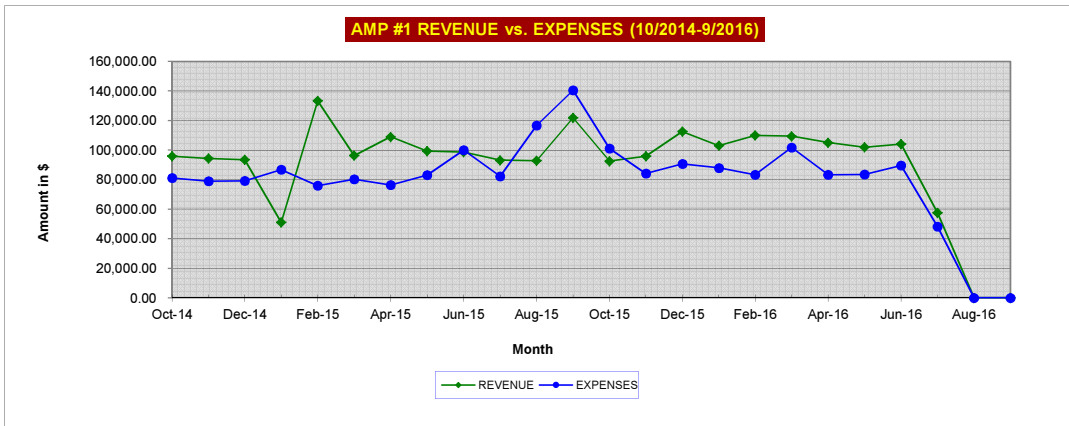
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012c PH - Dos Palos - Alleyne	747.60	155.60	0.00	0.00	592.00	-54.40	693.20
012d PH - Dos Palos - Globe	1,895.44	806.17	931.27	0.00	158.00	-462.54	1,432.90
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ca023021 PH - Acquisition	0.00	0.00	0.00	0.00	0.00	-2.12	-2.12
ca023023 PH - Acquisition	1.00	1.00	0.00	0.00	0.00	0.00	1.00
ca023024 PH - 1st Street	-41.79	0.00	-67.00	0.00	25.21	-72.00	-113.79
Total	37,609.08	9,553.86	1,953.35	539.29	25,562.58	-10,368.74	27,240.34

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	53	98	109		
Average Lease Up Days		0	0	0	0	0	0	0	1	2	2		
Make Ready Time		45	74	111	128	136	203	257	269	274	333		
Average Make Ready Days		6	7	7	8	6	7	8	7	7	8		
Down Days		4	7	8	8	8	13	16	31	31	24		
Average Down Days		1	1	1	1	0	0	1	1	1	1		
Total # Vacant Units Turned		7	11	16	17	24	31	34	39	41	42		
Total # Turn Around Days		51	84	122	139	152	219	275	339	403	466		
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	9	10	11		

% 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%	0%	73%	58%	60%		
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-360 C=31-40 D=41-50 E=51-60 F= greater than 60	9	9	8	8	7	7	7	7	12	12			

01-Oct-15 TO: 31-Jul-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	501,370	507,091	284.09	287.33
INTEREST	836	0	0.47	0.00
OTHER INCOME	14,205	20,666	8.05	11.71
PFS SUBSIDY	455,411	463,762	258.05	262.78
	971,822	991,519	550.66	561.82
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	297,451	274,425	168.54	155.50
TENANT SERVICES	0	113	0.00	0.06
UTILITIES	145,314	145,874	82.34	82.66
MAINT.	248,287	241,238	140.69	136.69
GENERAL	90,914	85,153	51.51	48.25
DEPRECIATION	106,372	106,080	60.27	60.11
EQUITY TRANSFERS	0	0	0.00	0.00
	888,338	852,885	503.35	483.27
NET SURPLUS	83,484	138,635		
NET FROM OPERATIONS	83,484	138,635		
ENDING EQUITY BALANCE	2,325,353	2,270,202		
NET SURPLUS	83,484	138,635		
ADD BACK DEPRECIATION	106,372	106,080		
CASH FLOW	189,856	244,715		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 2 (.fs-amp2)

REVENUE & EXPENDITURE STATUS REPORT

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

REPORT PERIOD FROM:

01-Oct-15

TO:

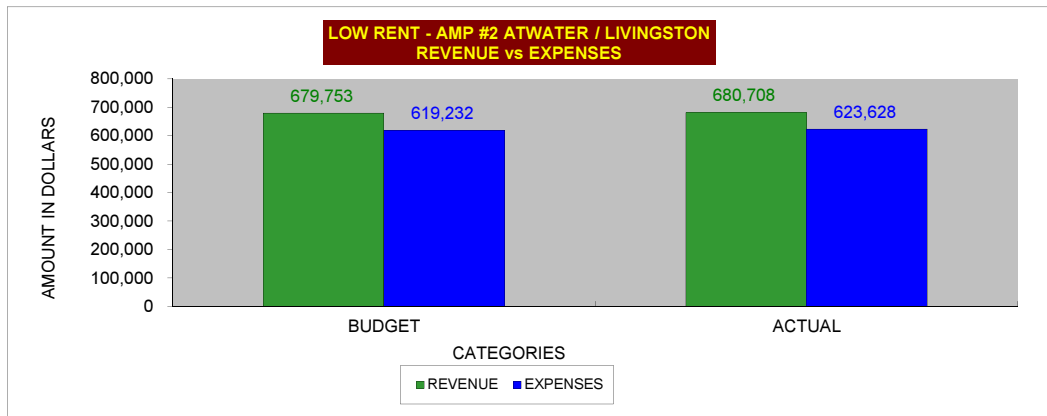
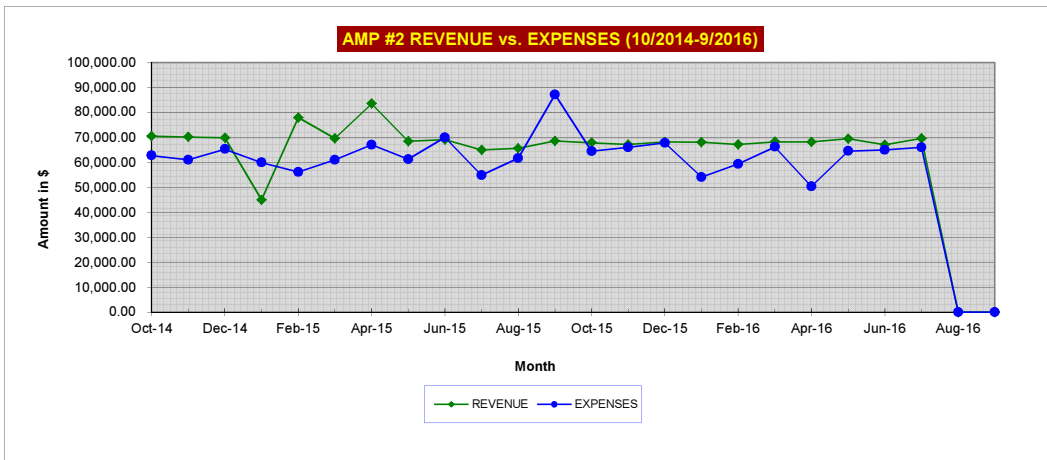
REV. RATE:

83.6%

UNIT/MONTH:

1,404

31-Jul-16



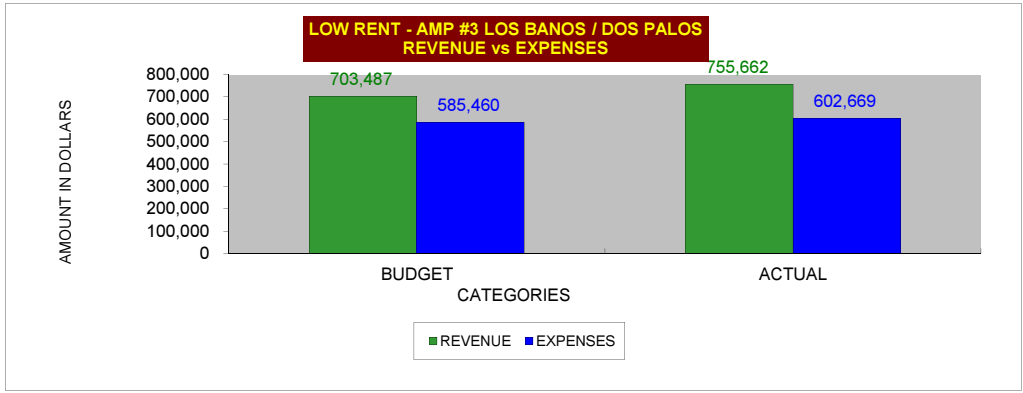
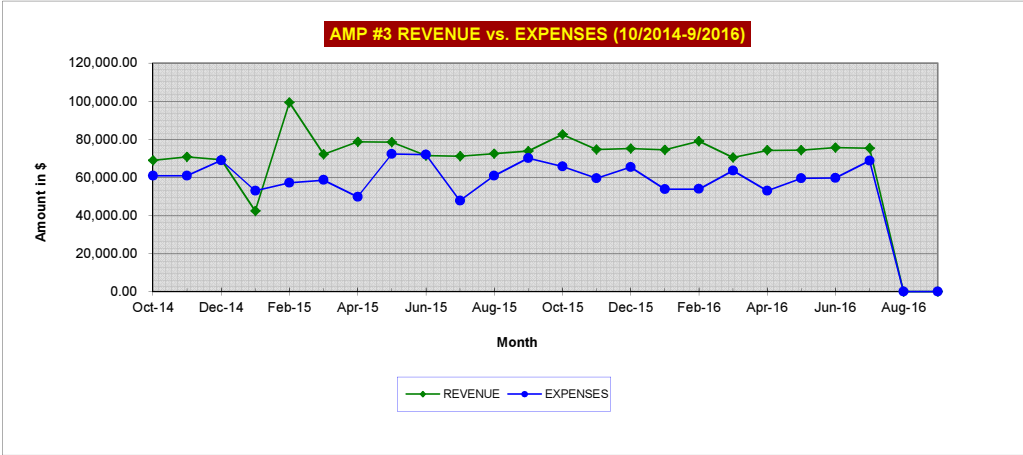
REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	434,521	428,583	370.37	365.31
INTEREST	1,337	0	1.14	0.00
OTHER INCOME	7,019	10,771	5.98	9.18
PFS SUBSIDY	236,876	241,354	201.91	205.72
	679,753	680,708	579.40	580.21
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	220,478	208,842	187.93	178.01
UTILITIES	120,161	126,849	102.42	108.12
MAINT.	153,944	165,813	131.22	141.33
GENERAL	65,009	62,644	55.41	53.40
DEPRECIATION	59,640	59,480	50.84	50.70
EQUITY TRANSFERS	0	0	0.00	0.00
	619,232	623,628	527.82	531.56
NET SURPLUS	60,521	57,080		
NET FROM OPERATIONS	60,521	57,080		

ENDING EQUITY BALANCE	1,767,567	1,771,008
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NET SURPLUS	60,521	57,080
ADD BACK DEPRECIATION	59,640	59,480
CASH FLOW	120,161	116,560

01-Oct-15

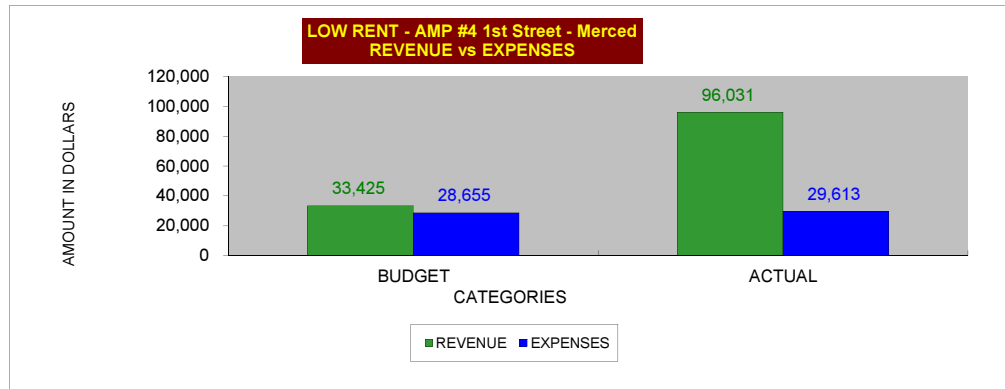
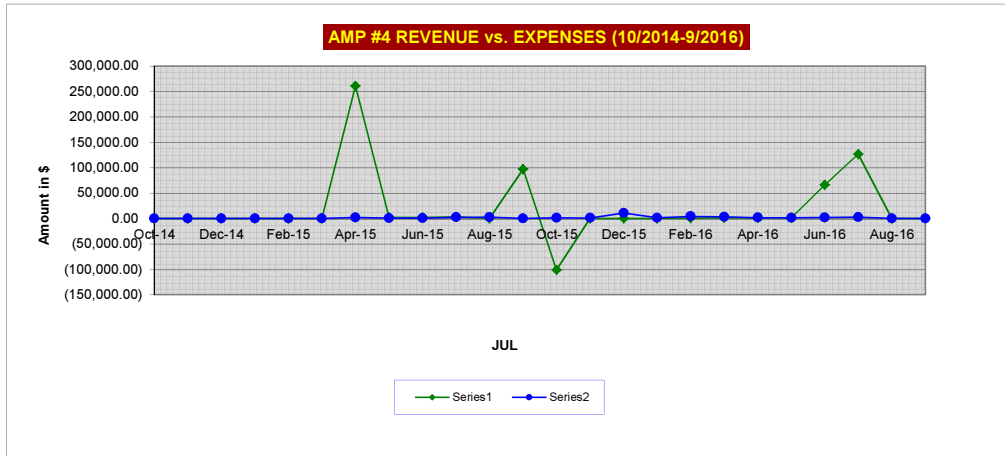
TO: 31-Jul-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	361,822	393,786	295.77	321.89
INTEREST	501	0	0.41	0.00
OTHER INCOME	13,370	20,128	10.93	16.45
PFS SUBSIDY	327,794	341,749	267.95	279.36
	703,487	755,662	575.06	617.70
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	189,995	186,339	155.31	152.32
UTILITIES	117,990	121,472	96.45	99.30
MAINT.	167,571	190,261	136.98	155.53
GENERAL	61,083	55,906	49.93	45.70
DEPRECIATION	48,821	48,690	39.91	39.80
EQUITY TRANSFERS	0	0	0.00	0.00
	585,460	602,669	478.58	492.65
NET SURPLUS	118,027	152,993		
NET FROM OPERATIONS	118,027	152,993		
ENDING EQUITY BALANCE	1,659,100	1,624,133		
NET SURPLUS	118,027	152,993		
ADD BACK DEPRECIATION	48,821	48,690		
CASH FLOW	166,848	201,683		

01-Oct-15

TO: 31-Jul-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	33,425	6,424	952.38	183.04
OTHER INCOME	0	64,994	0.00	1,851.89
PFS SUBSIDY	0	24,614	0.00	701.33
CFP FUNDS	0	0	0.00	0.00
	33,425	96,031	952.38	2,736.26

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	12,841	4,889	365.88	139.31
UTILITIES	4,847	4,795	138.11	136.62
MAINT.	9,674	18,853	275.64	537.19
GENERAL	1,293	1,076	36.84	30.65
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	0	0	0.00	0.00
	28,655	29,613	816.47	843.77

NET SURPLUS	4,770	66,419		
NET FROM OPERATIONS	4,770	66,419		

ENDING EQUITY BALANCE	848,609	786,960		
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NET SURPLUS	4,770	66,419		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	4,770	66,419		

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:

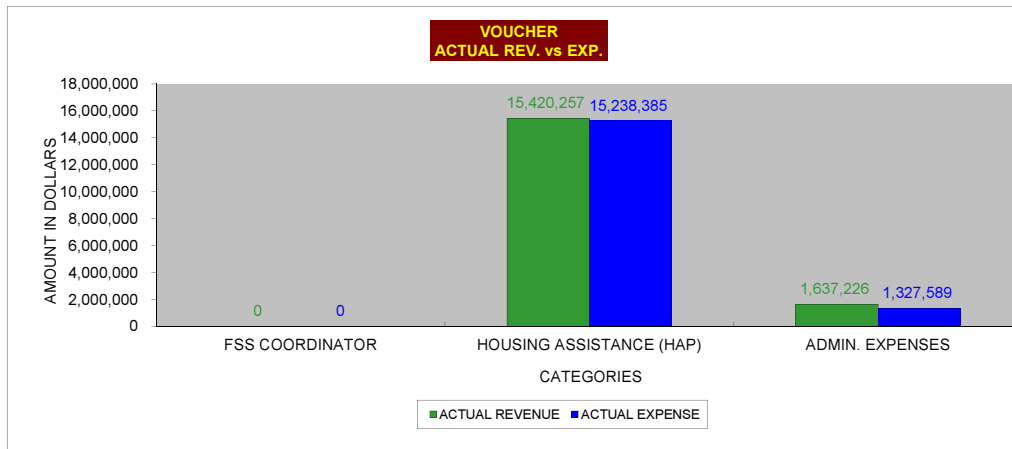
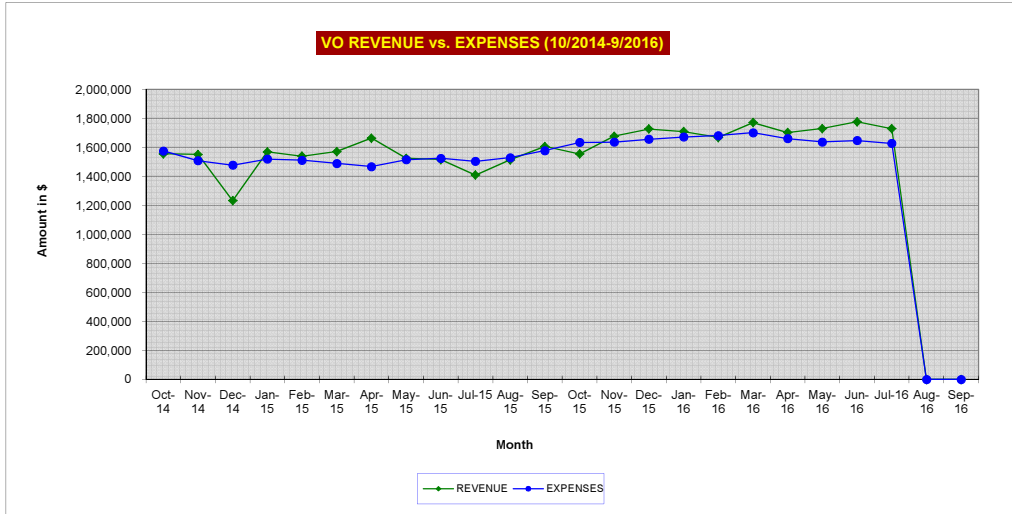
EXPEND. RATE: 83.6%
 BUDGET # VOUCHER MONTHS: 33,360

01-Oct-15

TO: 31-Jul-16

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)	14,053,778	15,420,257	504.15	553.17
ADMIN. FEES	1,407,630	1,637,226	50.50	58.73
	15,461,408	17,057,483	554.65	611.90
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	401	0	0.01	0.00
HOUSING ASSISTANCE (HAP)	14,207,409	15,238,385	509.66	546.65
ADMIN. EXPENSES	1,407,103	1,327,589	50.48	47.62
	15,614,913	16,565,974	560.15	594.27
NET SURPLUS	(153,505)	491,508		
HAP SURPLUS YTD Change	(153,631)	182,836		
ADMIN SURPLUS YTD Change	126	308,672		
HAP SURPLUS BALANCE	(166,160)	170,307		
ADMIN SURPLUS BALANCE	(518,010)	(209,463)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Central Office Cost Center (cocc)

REVENUE & EXPENDITURE STATUS REPORT

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

REPORT PERIOD FROM:

01-Oct-15

TO:

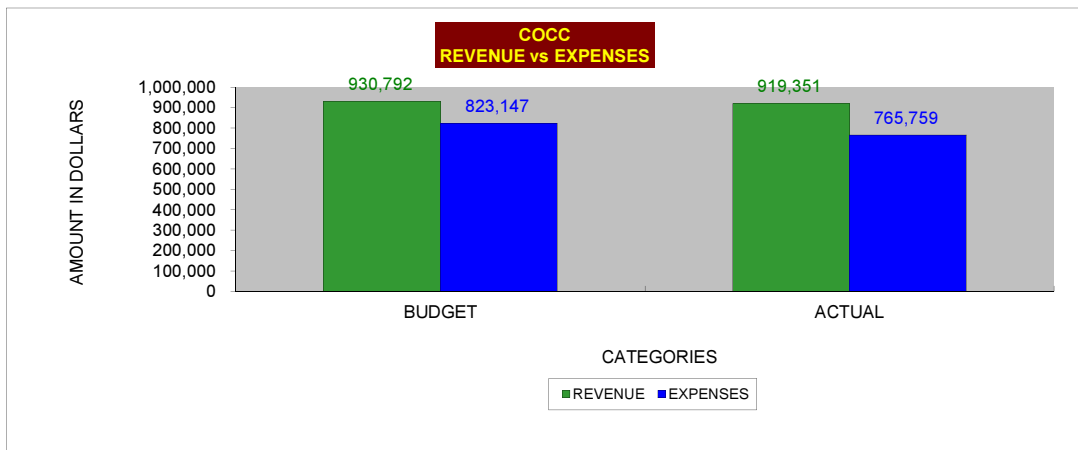
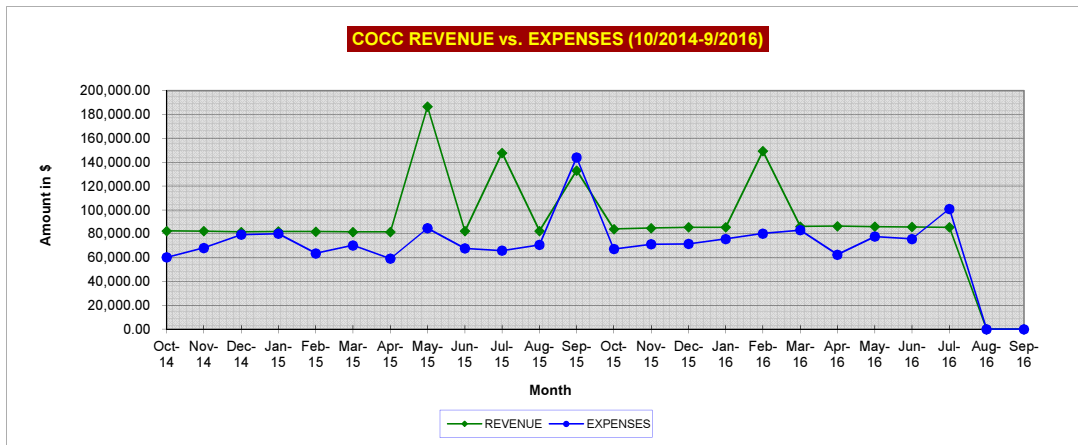
REV. RATE:

83.6%

UNIT/MONTH:

2,910

31-Jul-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	44	0.00	0.02
MANAGEMENT FEES	836,285	856,009	343.92	352.03
ASSET MANAGEMENT FEES	41,614	0	17.11	0.00
CFP ADMIN FEES	52,893	63,298	21.75	26.03
	930,792	919,351	382.78	378.08
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	717,108	664,385	294.91	273.22
UTILITIES	23,899	28,005	9.83	11.52
MAINT.	33,090	25,072	13.61	10.31
GENERAL	49,050	48,298	20.17	19.86
	823,147	765,759	338.52	314.91
NET SURPLUS	107,645	153,592		
NET FROM OPERATIONS	107,645	153,592		
ENDING RESERVE BALANCE		(182,294)		(136,347)
NET SURPLUS	107,645	153,592		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	107,645	153,592		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

REVENUE & EXPENDITURE STATUS REPORT

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

REPORT PERIOD FROM:

01-Oct-15

TO:

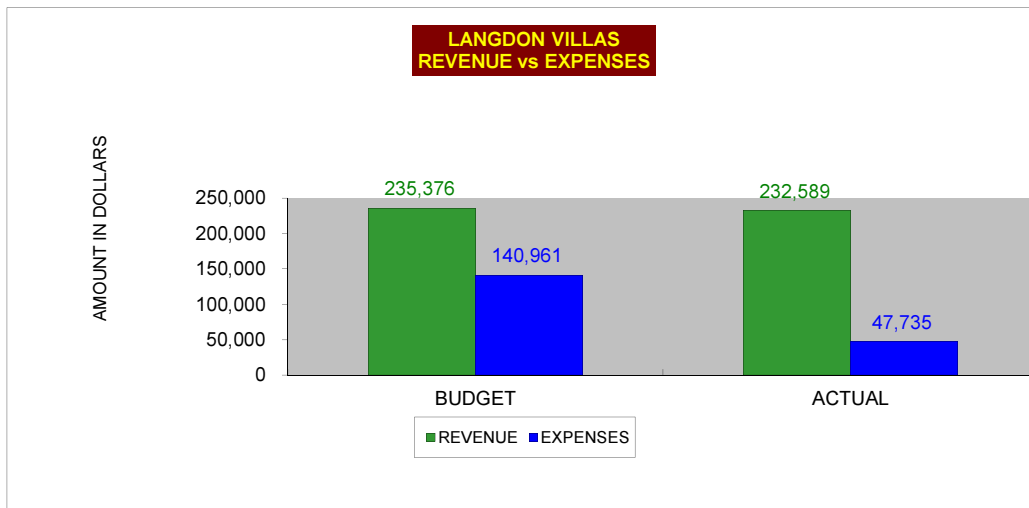
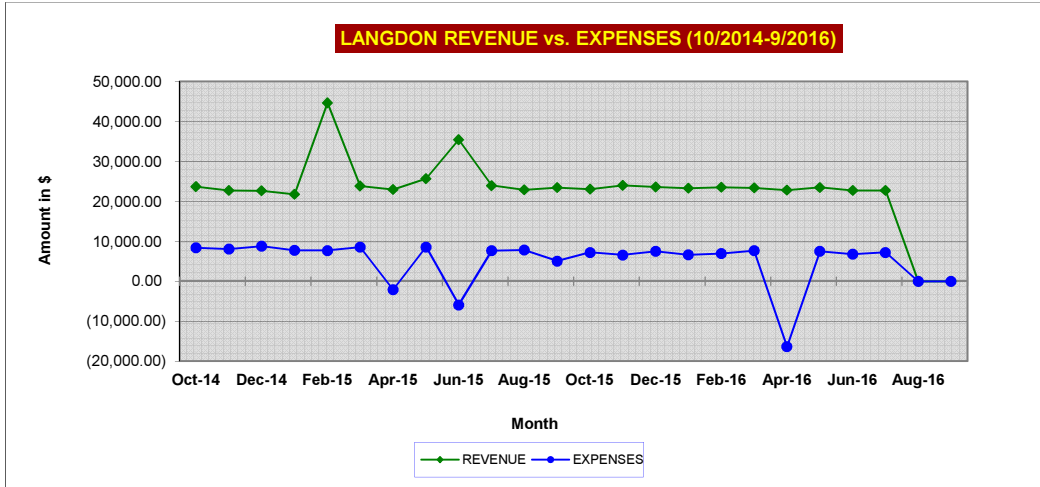
31-Jul-16

REV. RATE:

83.6%

UNIT/MONTH:

12



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	38,605	38,500	3,849.95	3,839.48
INTEREST	501	1	49.96	0.08
MANAGEMENT FEES	186,243	185,271	18,573.41	18,476.48
OTHER INCOME	10,027	8,817	999.96	879.27
	235,376	232,589	23,473.28	23,195.31
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	99,817	31,492	9,954.43	3,140.63
UTILITIES	1,421	1,102	141.71	109.93
MAINT. & OPER.	2,005	1,401	199.95	139.71
GENERAL	37,718	13,740	3,761.49	1,370.21
	140,961	47,735	14,057.58	4,760.48
NET SURPLUS	94,415	184,853		
ENDING EQUITY BALANCE	9,911,560	10,001,998		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

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

REPORT PERIOD FROM:

01-Oct-15

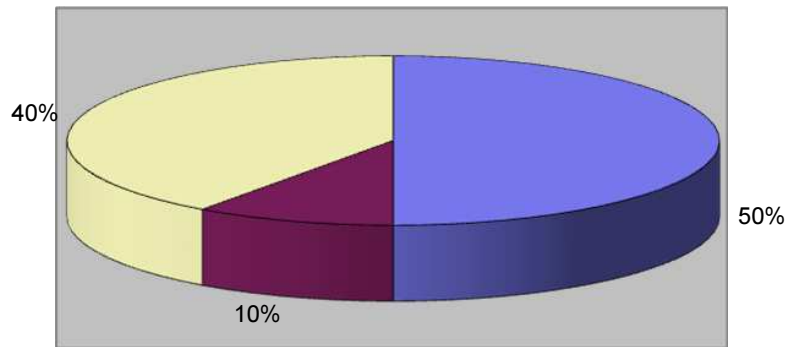
TO:

31-Jul-16

EXPEND. RATE:

UNIT/MONTH:

**LANGDON VILLA
BALANCE SHEET**



■ ASSETS ■ LIABILITIES ■ EQUITY

CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	4,312,695			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	130,748			
NOTES RECEIVABLE	988,492			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,625,299			
DEFERRED OUTFLOWS	120,881			
ACCOUNTS PAYABLE		19,458		
Other Current Liabilities		127,231		
NOTES PAYABLE		808,492		
Other Non Current Liabilities		1,357,463		
DEFERRED INFLOWS		173,421		
PRIOR YEARS			9,817,145	
CURRENT YEAR			218,474	
EQUITY TRANSFERS			0	
	\$12,521,683	\$2,486,065	\$10,035,619	\$12,521,683
				LIAB. + EQUITY

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:

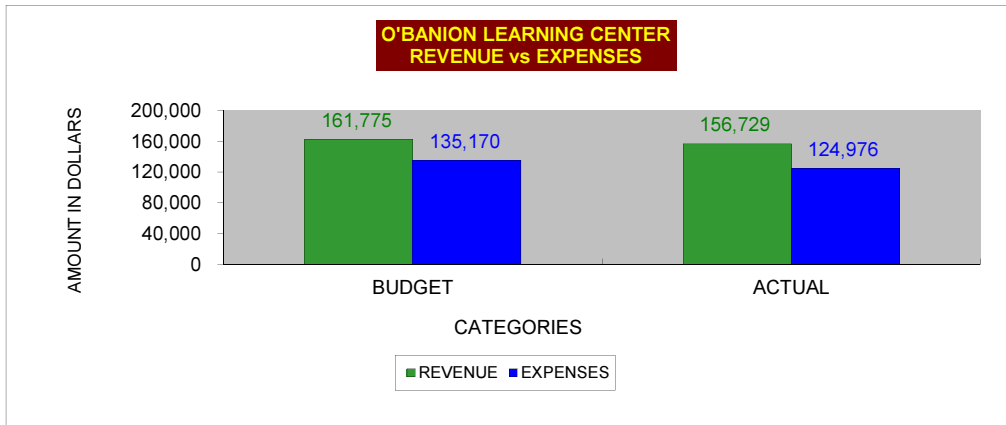
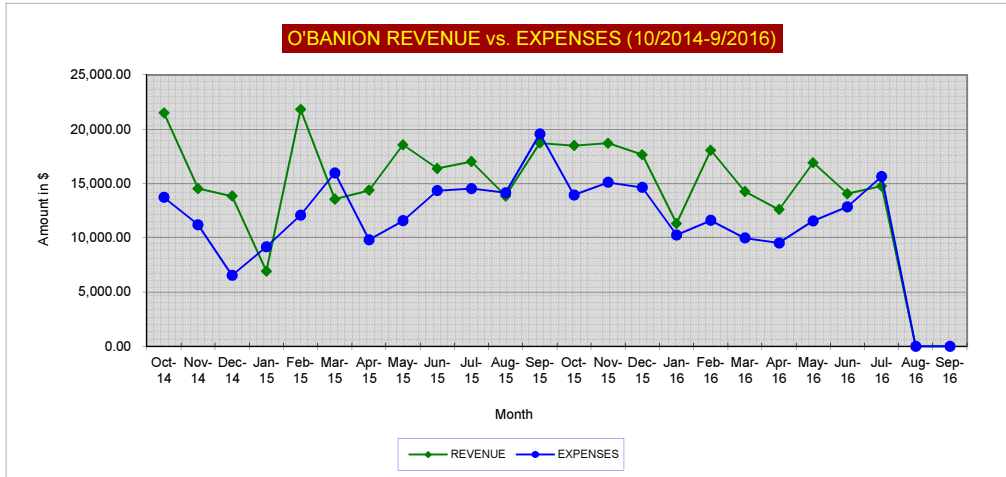
01-Oct-15

TO:

31-Jul-16

REV. RATE: 83.6%

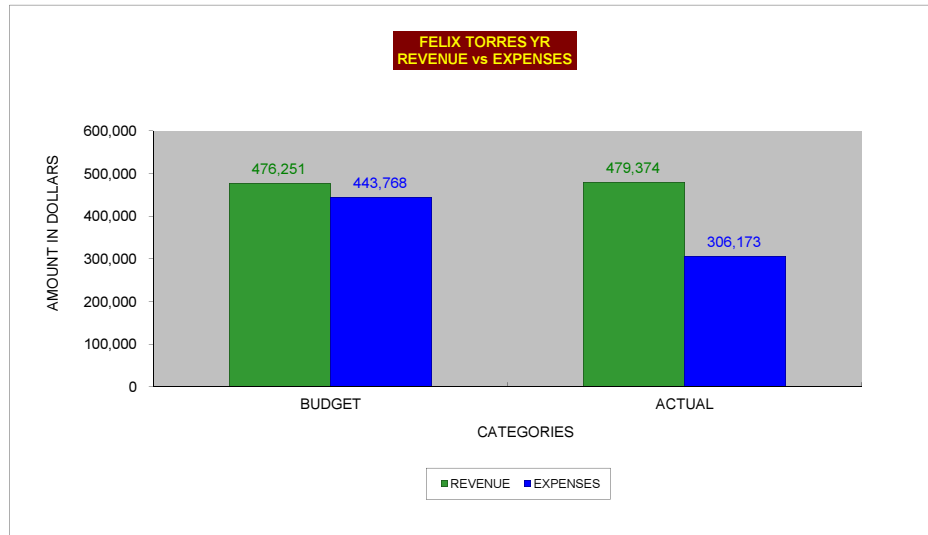
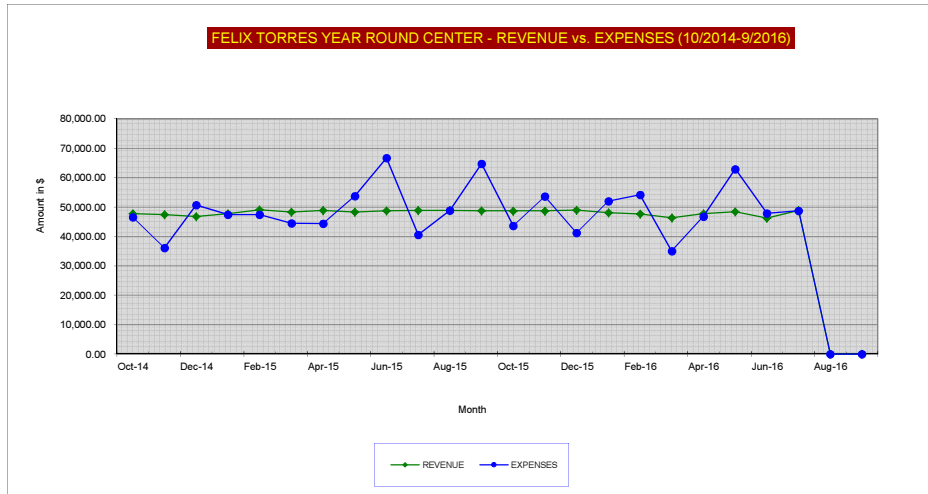
UNIT/MONTH: 72



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
NON-DWELL. RENTS	161,775	156,729	2,688.88	2,605.01
OTHER INCOME	0	0	0.00	0.00
	161,775	156,729	2,688.88	2,605.01
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	17,682	15,968	293.89	265.41
UTILITIES	51,475	44,754	855.57	743.87
MAINT. & OPER.	18,550	18,148	308.32	301.65
GENERAL	2,507	1,275	41.67	21.19
DEPRECIATION	44,956	44,830	747.22	745.13
	135,170	124,976	2,246.67	2,077.25
NET SURPLUS	26,605	31,753		
ENDING EQUITY BALANCE	2,458,324	2,463,472		
ADD BACK DEPRECIATION	44,956	44,830		
CASH FLOW	71,561	76,583		

01-Oct-15

TO: 31-Jul-16



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	473,402	478,208	1,026.32	1,036.74
INTEREST	175	52	0.38	0.11
OTHER INCOME	2,674	1,114	5.80	2.42
	476,251	479,374	1,032.50	1,039.27
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	41,947	63,915	90.94	138.57
UTILITIES	79,551	65,630	172.46	142.28
MAINT.	111,679	73,227	242.12	158.75
GENERAL	41,034	113,941	88.96	247.02
DEPRECIATION	169,557	169,090	367.60	366.58
EQUITY TRANSFERS	0	(179,630)	0.00	(389.43)
	443,768	306,173	962.08	663.77
NET SURPLUS	32,483	173,201		
NET FROM OPERATIONS	32,483	(6,429)		
ENDING EQUITY BALANCE	(132,344)	8,374		
NET SURPLUS	32,483	173,201		
ADD BACK DEPRECIATION	169,557	169,090		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	202,040	342,291		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Valley View (.fs-vv)

REVENUE & EXPENDITURE STATUS REPORT

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

REPORT PERIOD FROM:

01-Oct-15

TO:

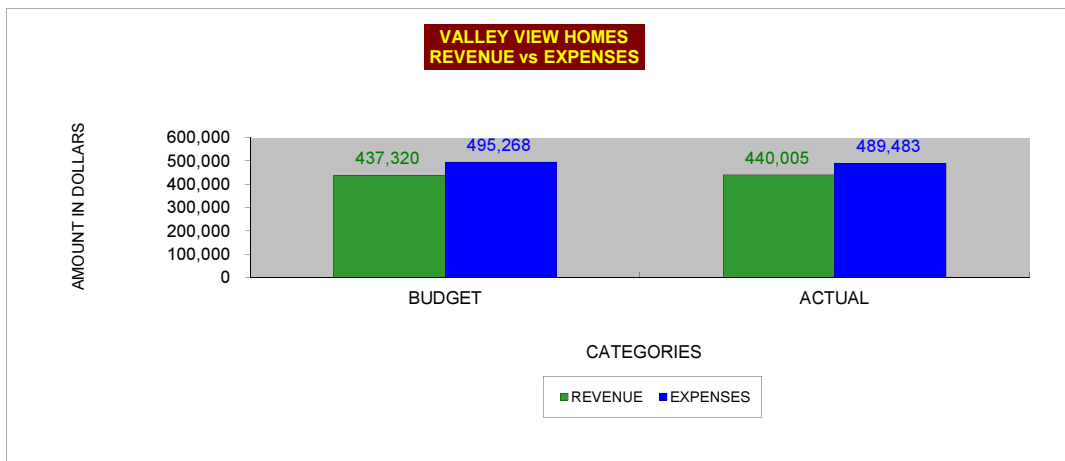
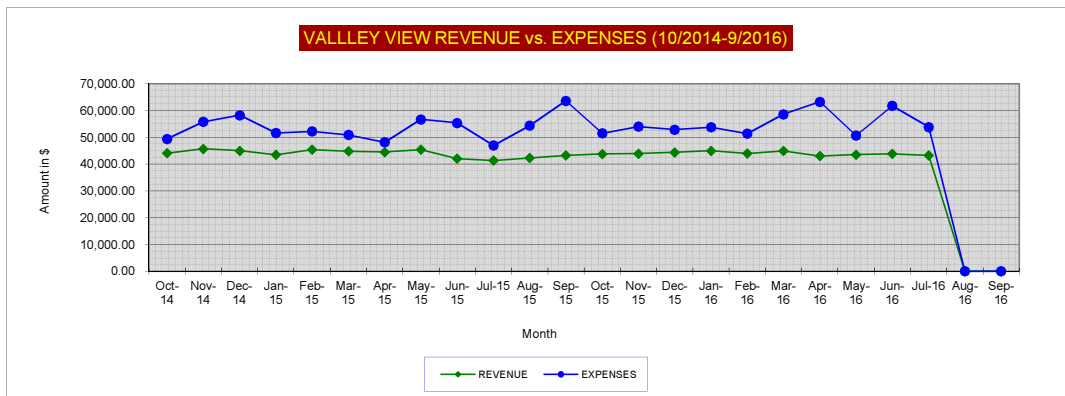
31-Jul-16

REV. RATE:

83.6%

UNIT/MONTH:

876



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	427,167	430,465	583.56	588.07
INTEREST	125	0	0.17	0.00
OTHER INCOME	10,027	9,540	13.70	13.03
	437,320	440,005	597.43	601.10
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	103,074	94,681	140.81	129.35
UTILITIES	77,210	83,984	105.48	114.73
MAINT. & OPER.	82,583	85,732	112.82	117.12
GENERAL	38,794	32,006	53.00	43.72
DEPRECIATION	33,858	33,770	46.25	46.13
BOND INTEREST	144,499	144,100	197.40	196.86
BOND REPLACEMENT RESV	15,250	15,210	20.83	20.78
	495,268	489,483	676.59	668.69
NET SURPLUS	(57,948)	(49,478)		
BOND PRINCIPAL	62,671	62,500		
ADJUSTED SURPLUS	(120,619)	(111,978)		
ADD BACK DEPRECIATION	33,858	33,770		
ADD BACK BOND COST AMORT	13,976	13,940		
CASH FLOW	(72,785)	(64,268)		
ENDING EQUITY BALANCE	(2,574,480)	(2,565,839)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

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

REPORT PERIOD FROM:

01-Jul-16

TO:

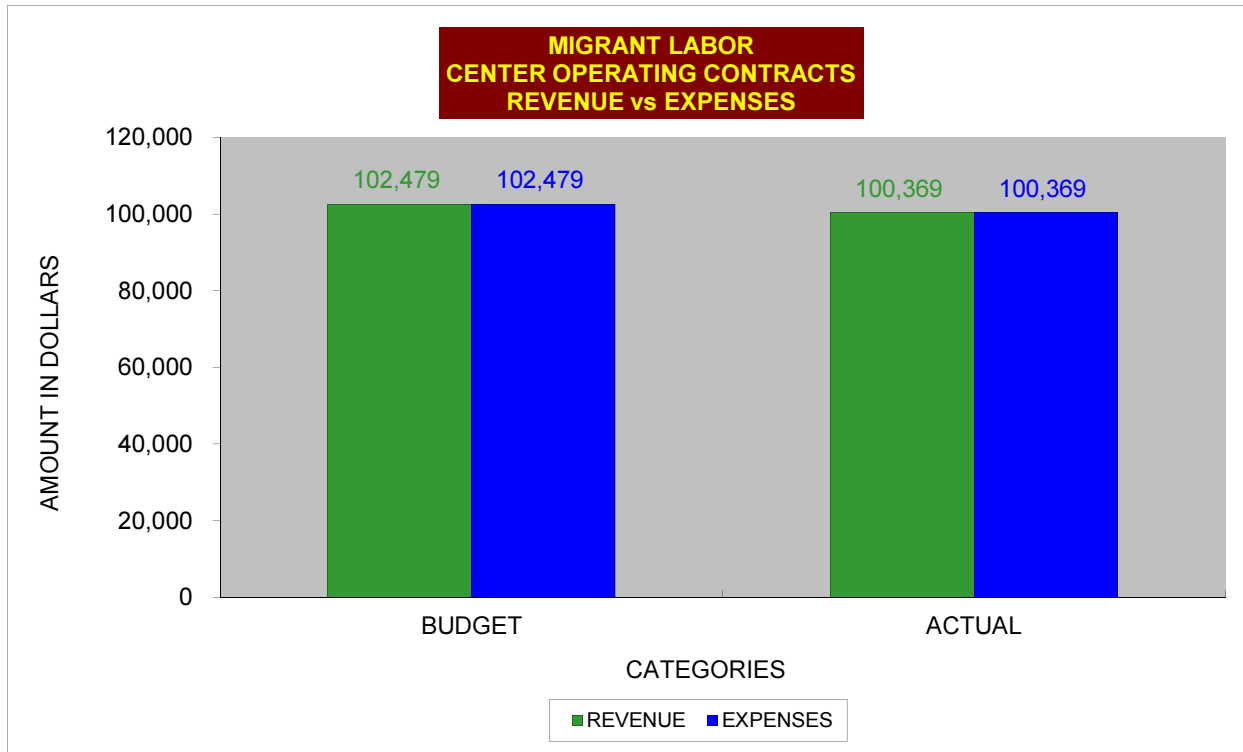
31-Jul-16

EXPEND. RATE:

8.5%

UNIT/MONTH:

1,548



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	102,479	100,369	779.46	763.41
	102,479	100,369	779.46	763.41
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	51,101	42,326	388.68	321.94
OPERATIONS	27,288	7,225	207.55	54.96
MAINTENANCE	1,584	232	12.05	1.77
ADMINISTRATION	9,732	9,142	74.02	69.53
DEBT SERVICE	12,774	41,443	97.16	315.22
	102,479	100,369	779.46	763.42
NET SURPLUS	0	0		

MEMORANDUM

TO: Board of Commissioners,
Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: August 16, 2016

SUBJECT: **Action Item 2016-A-04:** Approving the disposal of excess personal property.

A recent evaluation of the agency vehicles was conducted, and it was determined that it would be appropriate at this time to dispose of the following:

- One (1) 2000 Chevy C1500 Pickup
- One (1) 1998 Chevy C2500 Pickup
- One (1) 1999 Ford Taurus

In accordance with the agency disposition policy and upon approval by the Board of Commissioners the vehicles shall be sold at auction. A copy of the Board's approval, together with the complete documentation shall be retained as part of the permanent record.

RECOMMENDATION

It is hereby recommended that the Board of Commissioners of the Housing Authority of the County of Merced approve **Action Item No. 2016-A-04**, approving the disposal of the above-mentioned items.

Chairperson Signature/Date

Secretary Signature/Date