

A G E N D A

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, August 15, 2017
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
Margaret Pia, Vice-Chair
Jose Delgadillo
Evelyn Dorsey
Jack Jackson
Rick Osorio
Jose Resendez

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 18, 2017 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. PHAS Report for July 2017
- B. Aged Receivables Report July 2017
- C. Financial Reports for July 2017

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

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

- A. Information/Discussion Item(s):
 - 1.) Director's Updates
 - i. Public Housing and Housing Choice Voucher Utility Allowance Update
- B. Resolution Item(s):
 - None
- C. Action Item(s):
 - None

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 18, 2017

- I. The meeting was called to order by Chairperson Torres at 5:37 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

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

Commissioners Absent:

Jose Delgadillo

Chairperson Torres declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Brian Watkins, Finance Officer
Gina Thexton, Director of Housing Programs
Blanca Arrate, Director of Housing Programs
Maria F. Alvarado, Executive Assistant
Emily Haden, Legal Counsel

Others Present:

None

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

Executive Director Vazquez noted that the Quarterly Finance Report and the PHAS were not included in the packet in error, however, the Commission was provided said reports at the Board meeting.

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

III. APPROVAL OF THE FOLLOWING MEETING MINUTES:

A. June 20, 2017, Regular Meeting

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

IV. UNSCHEDULED ORAL COMMUNICATION:

None

V. CONSENT CALENDAR:

- A. **PHAS Report for June 2017**
- B. **Aged Receivables June 2017**
- C. **Financial Reports for June 2017**

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

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

Commissioner Resendez arrived at 5:42 p.m.

A. Information/discussion Item(s):

- 1.) Agency/Department Updates – Executive Director Vazquez provided the following updates:
 - a. Executive Director Vazquez informed the Commission that meetings with County Supervisors have been set up. Executive Director Vazquez will meet with them to introduce herself and answer any questions the County Supervisors might have.
 - b. Executive Director Vazquez informed the Commission that the Dos Palos tenant that was ordered to vacate has filed an appeal and an agreement has been reached. The family will be relocated to an undisclosed unit per VAWA.
 - c. Executive Director Vazquez stated that the Agency budgets are in their finishing stages and will be available for review by the Commission in August.
 - d. The Legal Services RFP is currently being reviewed to ensure Bidders meet the qualifications. Once the initial review is complete the Commission will then hold their own review.
 - e. The Property Management RFP will close on July 31, 2017. This second pre-bid meeting had more bidders in attendance. An update will be provided when available.
 - f. The Agency will be holding a mandatory Agency wide training on July 26, 2017. Executive Director Vazquez will inform the Commission if they are required to attend.
 - g. Executive Director Vazquez provided the Board an update on the rehab project that commenced in AMP 2 and is now moving to AMP 1. Photographs of the before and after were provided.
 - h. The Housing Choice Voucher Department opened the waiting list on June 14, 2017 and closed June 15, 2017. Approximately 2,960 applications were received.

B. Resolutions Item(s):

None

C. Action Item(s):

None

VII. COMMISSIONER’S COMMENTS:

Commissioner Osorio mentioned some issues he was having with attempting to reach the Executive Assistant and the Executive Director. Commissioner Osorio also commended Executive director Vazquez on a job well done and her willingness to answer Board questions.

Commissioner Dorsey congratulated staff on a job well done.

Commissioner Resendez apologized for being late and also commended staff on a job well done.

Vice-Chair Pia noted that although it is a lot of work to clean up and modernize processes the Agency seems to be running smoothly.

Chairperson Torres also commended staff on a job well done and stated that something new is always learned.

VIII. CLOSED SESSION ITEM(S):

None

IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:39 p.m.

Chairperson Signature / Date

Secretary Signature/ Date

PHAS Tracking Summary
Fiscal Year Ending 09/30/17

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		31	95	137	137	144	153	170	166	170	170		
Average Lease Up Days		10	19	23	20	13	10	9	8	7	7		
Make Ready Time		83	91	125	133	202	307	379	389	457	457		
Average Make Ready Days		28	18	21	19	18	20	20	19	18	18		
Down Days		0	31	31	31	58	65	65	72	83	83		
Average Down Days		0	6	5	4	5	4	3	3	3	3		
Total # Vacant Units Turned		3	5	6	7	11	15	19	21	25	25		
Total # Turn Around Days		114	217	293	301	404	525	614	627	710	710		
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 E = 41-50 F = more than 50	38	43	49	43	37	35	32	30	28	28		

% Emergency Work Orders Abated W/in 24 hours	A = 99% B = 98% C = 97% D = 96% E = 95% F = less than 95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%		
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	15	14	12	11	11	11	14	14	14	14	14		

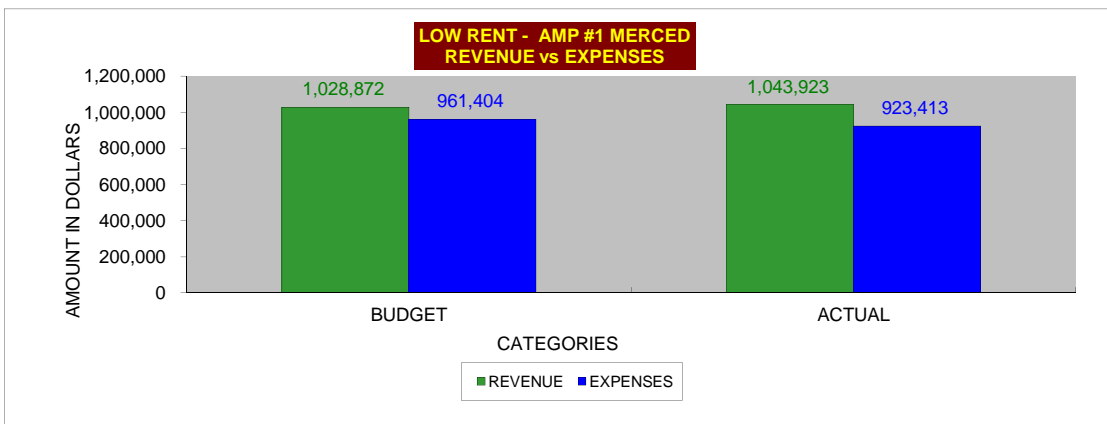
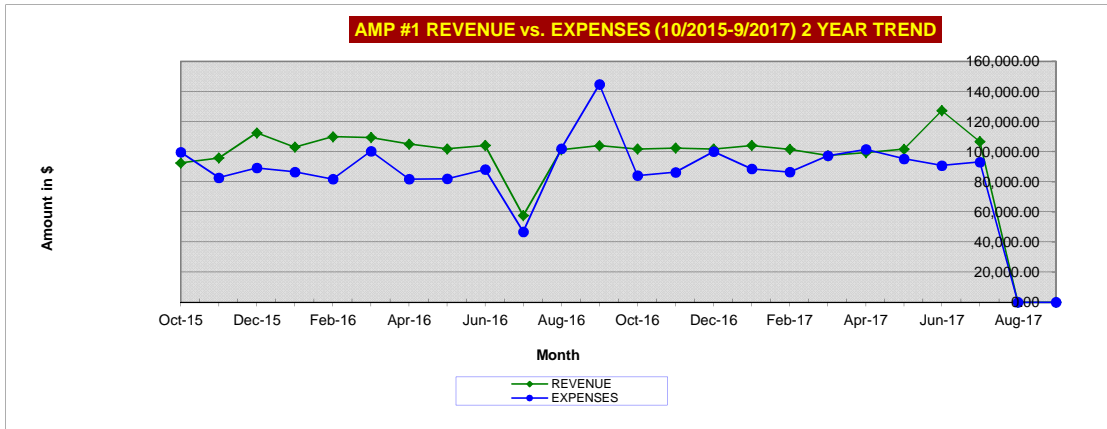
Merced Summarized AR-II

through=07/31/2017

Amp Code	Property Code	Thirty Day	Sixty Day	Ninety Day	OverNinety Day	Total AR	Prepayments	Ending Balance	Total Charges	
									Past Year	Percentage
AMP 1-Merced and Atwater										
PH-AMP1	ca023001	1,324.70	366.97	-	470.00	2,161.67	(1,830.47)	331.20	403,297.00	0.5360%
PH-AMP1	ca023010	783.64	10.00	(30.00)	(586.85)	176.79	(1,917.36)	(1,740.57)	191,404.57	0.0924%
PH-AMP1	ca023013	103.00	(10.00)	-	-	93.00	(385.35)	(292.35)	74,052.88	0.1256%
PH-AMP1	ca023021	-	-	-	-	-	(19.12)	(19.12)	4,626.00	0.0000%
PH-AMP1	ca023023	18.11	-	-	-	18.11	-	18.11	12,404.11	0.1460%
Total AMP 1-Merced and Atwater		2,229.45	366.97	(30.00)	(116.85)	2,449.57	(4,152.30)	(1,702.73)	685,784.56	0.3572%
AMP 2-Atwater, Winton, and Livingston										
PH-AMP2	012a	(529.30)	46.00	24.49	(922.50)	(1,381.31)	(993.79)	(2,375.10)	134,954.63	-1.0235%
PH-AMP2	012b	-	-	-	-	-	(693.17)	(693.17)	34,566.13	0.0000%
PH-AMP2	atw	22.00	-	-	-	22.00	(506.28)	(484.28)	90,668.94	0.0243%
PH-AMP2	ca023003	332.82	70.00	-	568.26	971.08	(20.70)	950.38	67,493.58	1.4388%
PH-AMP2	ca023006	1,480.88	442.55	10.00	35.44	1,968.87	(1,903.03)	65.84	335,322.78	0.5872%
Total AMP 2-Atwater, Winton, and Livingston		1,306.40	558.55	34.49	(318.80)	1,580.64	(4,116.97)	(2,536.33)	663,006.06	0.2384%
AMP 3-Los Banos and Dos Palos										
PH-AMP3	012c	232.71	-	-	-	232.71	(70.87)	161.84	39,400.36	0.5906%
PH-AMP3	012d	(7.35)	6.54	-	-	(0.81)	(841.79)	(842.60)	39,243.98	-0.0021%
PH-AMP3	ca023002	488.05	-	-	(622.00)	(133.95)	(1,233.63)	(1,367.58)	86,369.38	-0.1551%
PH-AMP3	ca023004	1,191.91	372.88	44.25	48.40	1,657.44	(1,148.62)	508.82	205,084.98	0.8082%
PH-AMP3	ca023005	480.76	171.87	-	273.00	925.63	(1,462.58)	(536.95)	98,882.78	0.9361%
PH-AMP3	ca023011	20.60	5.08	-	-	25.68	(206.82)	(181.14)	52,573.95	0.0488%
PH-AMP3	dp	320.00	-	-	36.00	356.00	(207.10)	148.90	160,654.20	0.2216%
PH-AMP3	mid	666.60	919.92	973.00	138.90	2,698.42	(111.96)	2,586.46	279,638.09	0.9650%
Total AMP 3-Los Banos and Dos Palos		3,393.28	1,476.29	1,017.25	(125.70)	5,761.12	(5,283.37)	477.75	961,847.72	0.5990%
AMP 4-Merced										
PH-AMP4	ca023024	443.00	654.00	10.00	-	1,107.00	(72.00)	1,035.00	17,572.18	6.2997%
Total AMP 4-Merced		443.00	654.00	10.00	-	1,107.00	(72.00)	1,035.00	17,572.18	6.2997%
FTYR-Planada										
Farm Labor Housing	ft-yr	886.12	144.00	-	-	1,030.12	(547.00)	483.12	575,948.80	0.1789%
Total FTYR-Planada		886.12	144.00	-	-	1,030.12	(547.00)	483.12	575,948.80	0.1789%
Langdon-Merced										
Langdon	langdon	-	-	-	-	-	(125.00)	(125.00)	10,260.00	0.0000%
Total Langdon-Merced		-	-	-	-	-	(125.00)	(125.00)	10,260.00	0.0000%
vo										
vo	vo	-	-	-	-	-	-	-	6,177.63	0.0000%
Total vo		-	-	-	-	-	-	-	6,177.63	0.0000%
Total		8,258.25	3,199.81	1,031.74	(561.35)	11,928.45	(14,296.64)	(2,368.19)	2,920,596.95	0.4084%

01-Oct-16

TO: 31-Jul-17



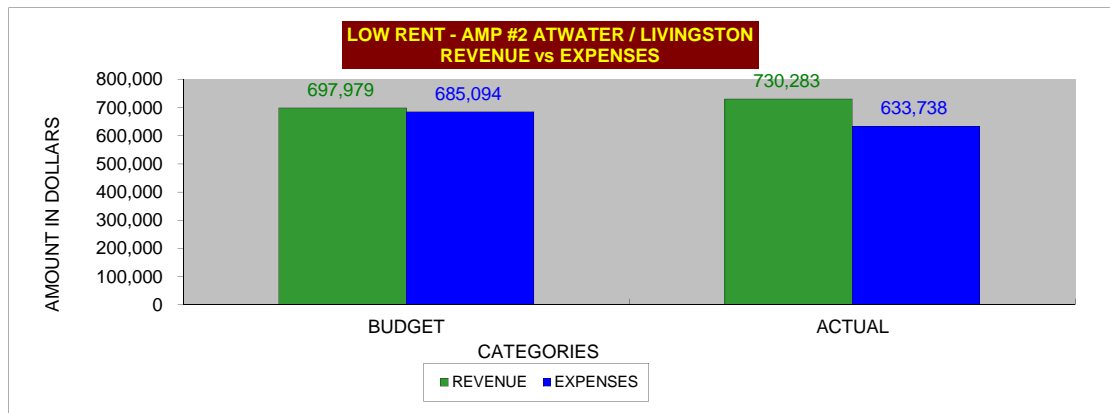
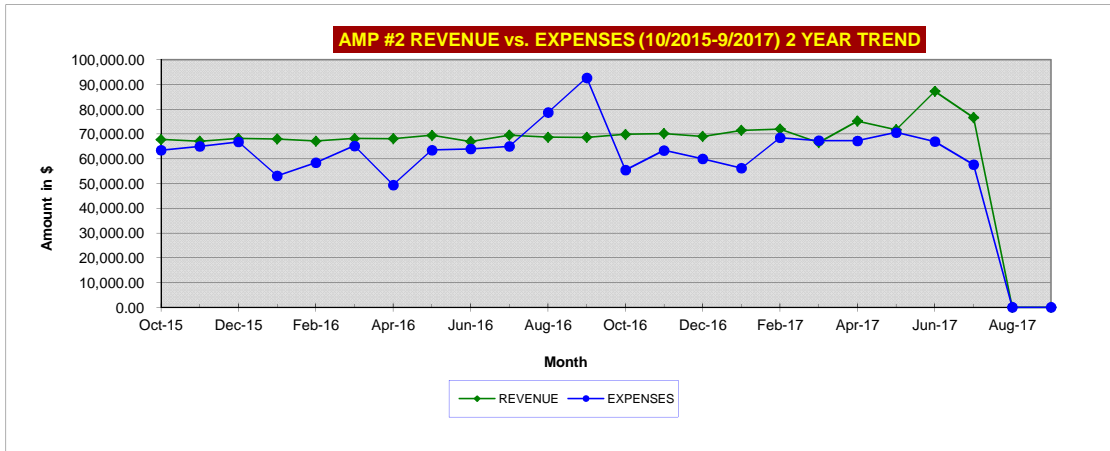
REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	518,005	561,889	295.45	320.48
NON-DWELL. RENTS	45,159	0	25.76	0.00
OTHER INCOME	13,282	16,915	7.58	9.65
PFS SUBSIDY	452,425	465,119	258.05	265.29
	1,028,872	1,043,923	586.84	595.42
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	313,372	278,879	178.74	159.06
TENANT SERVICES	45,159	75	25.76	0.04
UTILITIES	146,603	147,855	83.62	84.33
MAINT.	253,054	315,953	144.33	180.21
GENERAL	97,541	76,021	55.63	43.36
DEPRECIATION	105,675	104,630	60.27	59.68
EQUITY TRANSFERS	0	0	0.00	0.00
	961,404	923,413	548.35	526.68
NET SURPLUS	67,468	120,510		
NET FROM OPERATIONS	67,468	120,510		

ENDING EQUITY BALANCE	2,341,369	2,288,327
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NET SURPLUS	67,468	120,510
ADD BACK DEPRECIATION	105,675	104,630
CASH FLOW	173,143	225,140

01-Oct-16

TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	445,784	470,387	382.48	403.59
INTEREST	0	0	0.00	0.00
OTHER INCOME	9,048	13,414	7.76	11.51
PFS SUBSIDY	243,147	246,482	208.62	211.48
	697,979	730,283	598.86	626.58
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	223,225	203,048	191.53	174.21
UTILITIES	124,354	133,572	106.69	114.60
MAINT.	201,561	177,269	172.94	152.10
GENERAL	76,705	61,114	65.81	52.43
DEPRECIATION	59,249	58,660	50.84	50.33
EQUITY TRANSFERS	0	0	0.00	0.00
	685,094	633,738	587.81	543.73
NET SURPLUS	12,885	96,545		
NET FROM OPERATIONS	12,885	96,545		
ENDING EQUITY BALANCE	1,815,203	1,731,543		
NET SURPLUS	12,885	96,545		
ADD BACK DEPRECIATION	59,249	58,660		
CASH FLOW	72,134	155,205		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 3 (.fs-amp3)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/16 TO: 9/30/2017

REPORT PERIOD FROM:

01-Oct-16

TO:

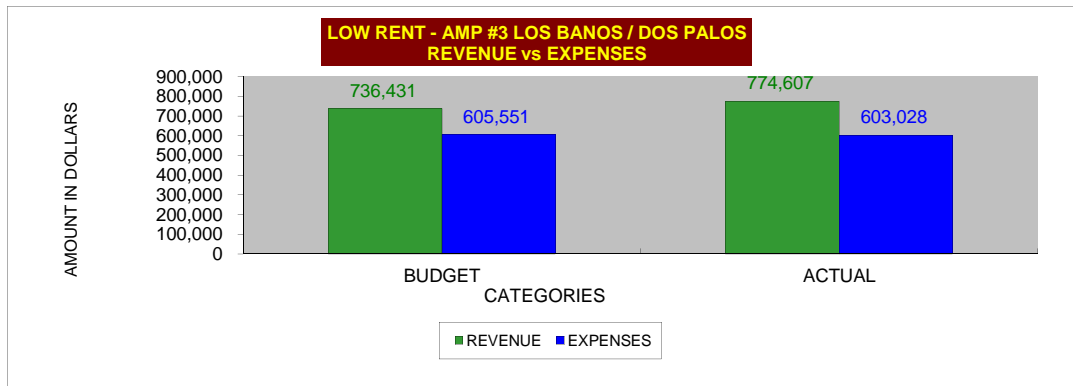
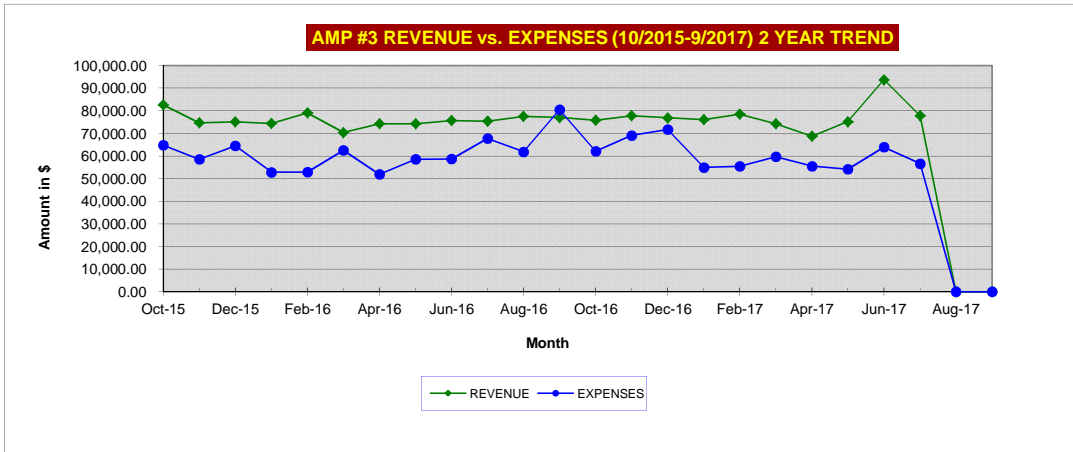
REV. RATE:

83.0%

UNIT/MONTH:

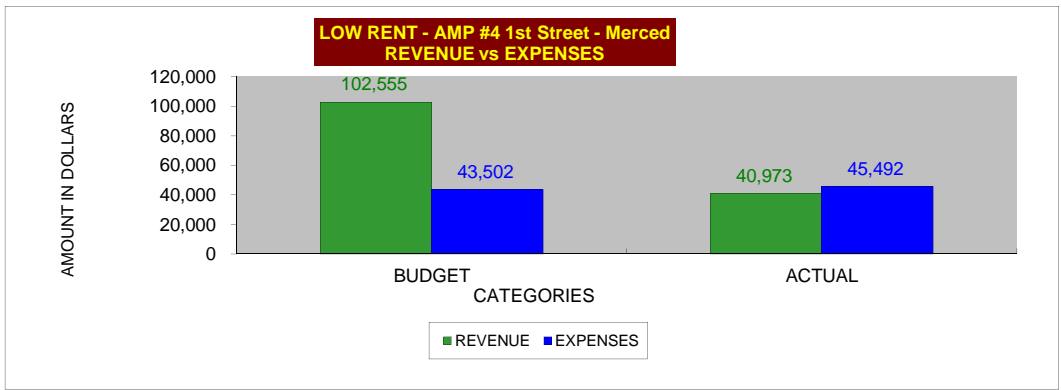
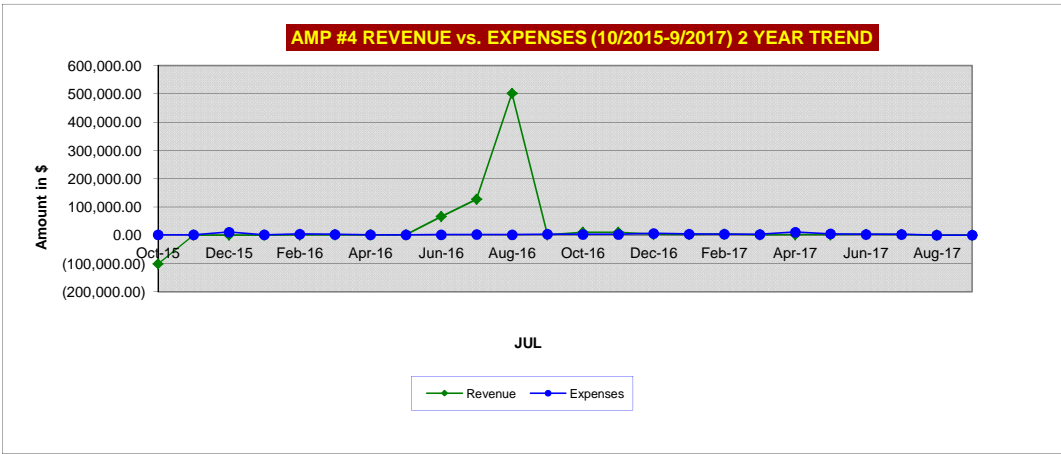
1,464

31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	380,203	423,371	312.84	348.36
INTEREST	0	0	0.00	0.00
OTHER INCOME	13,282	16,596	10.93	13.66
PFS SUBSIDY	342,946	334,640	282.19	275.35
	736,431	774,607	605.96	637.37
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	197,290	197,021	162.34	162.11
UTILITIES	116,718	113,782	96.04	93.62
MAINT.	178,375	183,305	146.77	150.83
GENERAL	64,667	60,875	53.21	50.09
DEPRECIATION	48,501	48,020	39.91	39.51
EQUITY TRANSFERS	0	0	0.00	0.00
	605,551	603,028	498.27	496.18
NET SURPLUS	130,880	171,580		
NET FROM OPERATIONS	130,880	171,580		
ENDING EQUITY BALANCE	1,646,247	1,605,547		
NET SURPLUS	130,880	171,580		
ADD BACK DEPRECIATION	48,501	48,020		
CASH FLOW	179,381	219,600		

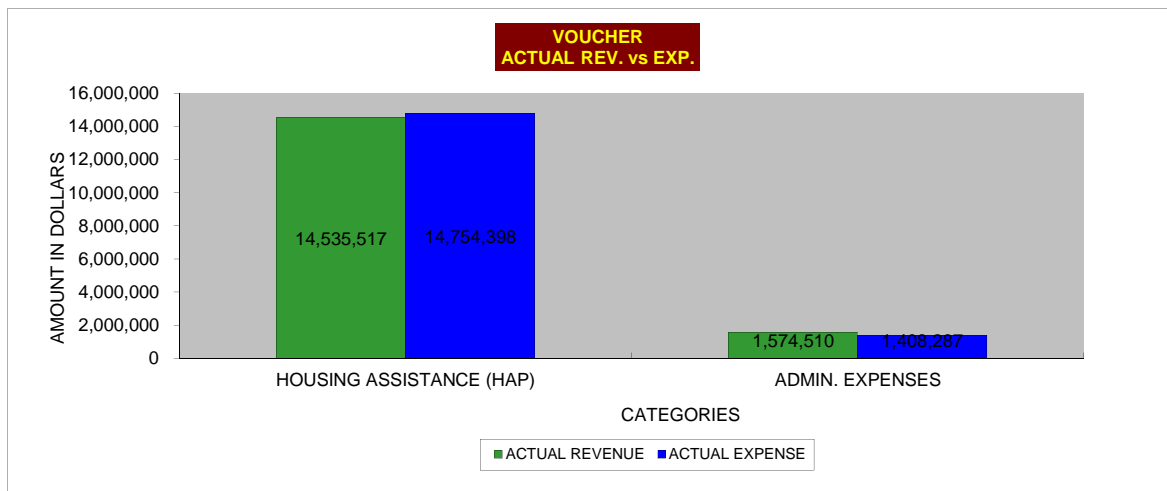
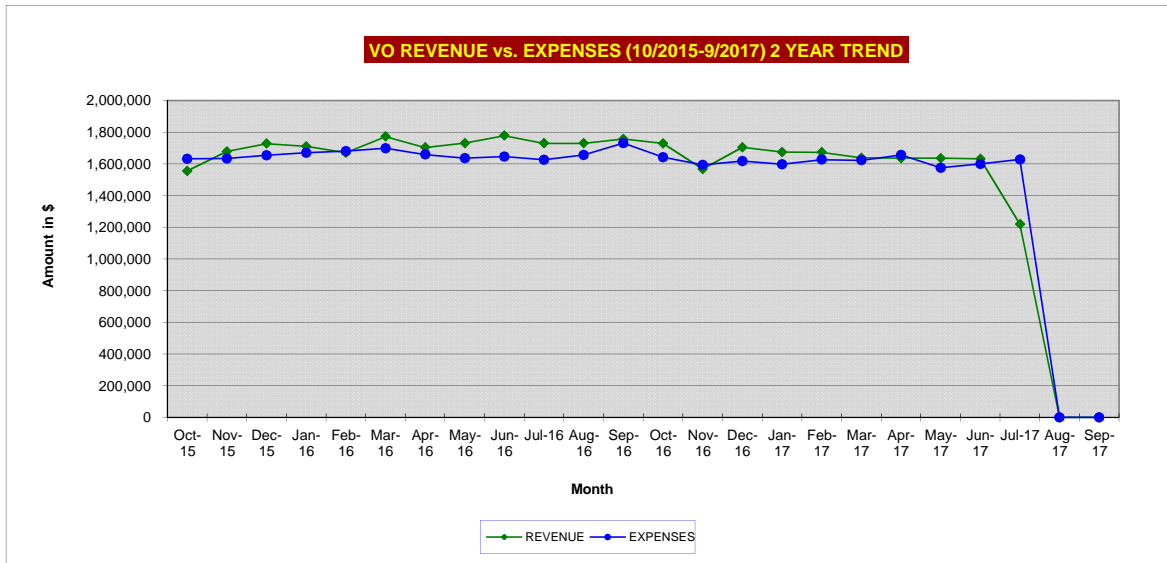
01-Oct-16 TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	12,452	14,788	357.14	424.14
OTHER INCOME	0	482	0.00	13.83
PFS SUBSIDY	90,103	25,703	2,584.29	737.20
CFP FUNDS	0	0	0.00	0.00
	102,555	40,973	2,941.43	1,175.17
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	14,824	6,657	425.17	190.94
UTILITIES	4,864	4,738	139.51	135.89
MAINT.	9,850	20,455	282.51	586.68
GENERAL	2,508	2,302	71.93	66.03
DEPRECIATION	11,456	11,340	328.57	325.25
EQUITY TRANSFERS	0	0	0.00	0.00
	43,502	45,492	1,247.69	1,304.79
NET SURPLUS	59,053	(4,519)		
NET FROM OPERATIONS	59,053	(4,519)		
ENDING EQUITY BALANCE	794,325	857,897		
NET SURPLUS	59,053	(4,519)		
ADD BACK DEPRECIATION	11,456	11,340		
CASH FLOW	70,509	6,821		

01-Oct-16

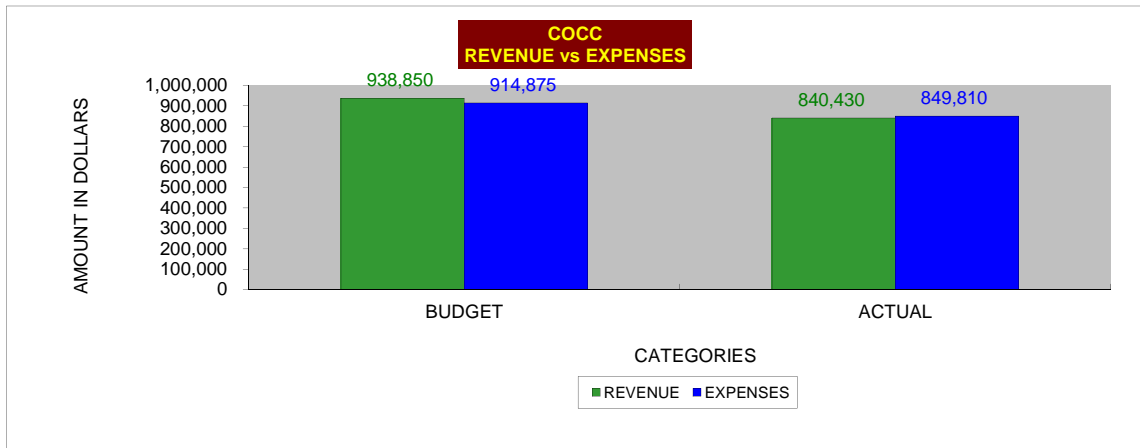
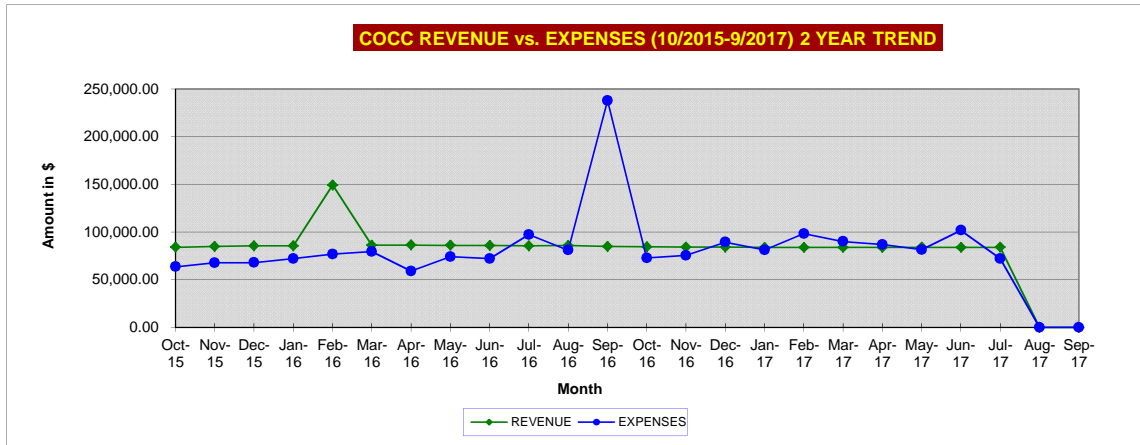
TO: 31-Jul-17



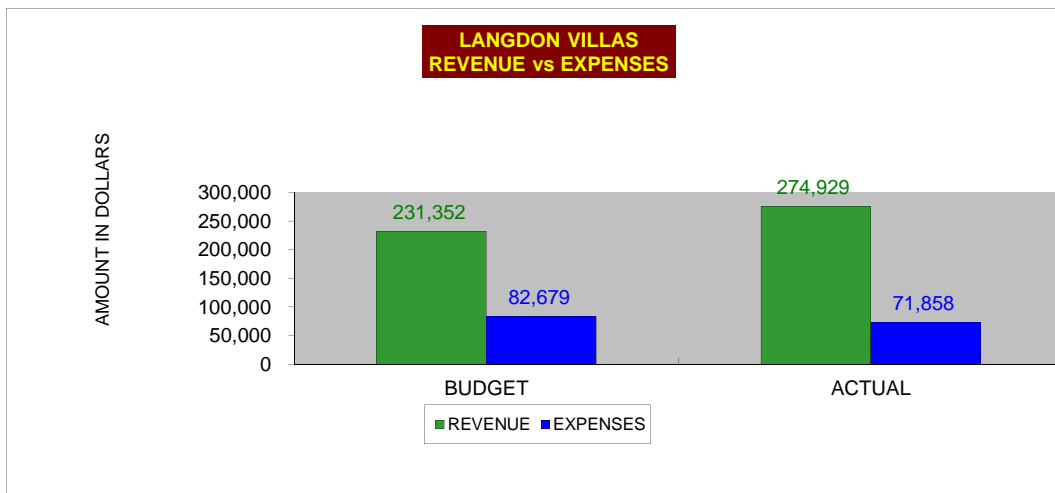
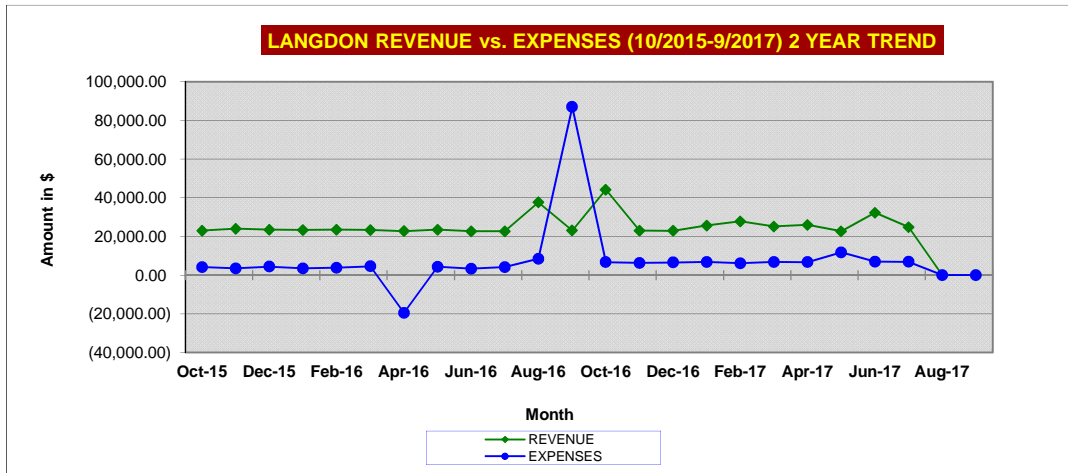
REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	15,399,624	14,535,517	553.88	522.80
ADMIN. FEES	1,522,305	1,574,510	54.75	56.63
	16,921,929	16,110,027	608.63	579.43
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	15,197,567	14,754,398	546.62	530.68
ADMIN. EXPENSES	1,375,491	1,408,287	49.47	50.65
	16,573,058	16,162,685	596.09	581.33
NET SURPLUS	348,871	(52,658)		
HAP SURPLUS YTD Change	202,057	(215,477)		
ADMIN SURPLUS YTD Change	146,814	162,819		
HAP SURPLUS BALANCE	189,528	(228,006)		
ADMIN SURPLUS BALANCE	(371,322)	(355,317)		

01-Oct-16

TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	0	0.00	0.00
MANAGEMENT FEES	844,415	840,430	349.55	347.90
ASSET MANAGEMENT FEES	41,341	0	17.11	0.00
CFP ADMIN FEES	53,094	0	21.98	0.00
	938,850	840,430	388.64	347.90
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	800,648	730,773	331.44	302.51
UTILITIES	26,481	25,979	10.96	10.75
MAINT.	30,051	36,810	12.44	15.24
GENERAL	57,695	56,248	23.88	23.28
	914,875	849,810	378.72	351.78
NET SURPLUS	23,975	(9,380)		
NET FROM OPERATIONS	23,975	(9,380)		
ENDING RESERVE BALANCE	(265,964)	(299,319)		
NET SURPLUS	23,975	(9,380)		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	23,975	(9,380)		



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	38,352	38,500	3,849.97	3,864.82
INTEREST	0	0	0.00	0.00
MANAGEMENT FEES	183,038	183,248	18,374.28	18,395.36
OTHER INCOME	9,962	32,143	1,000.04	3,226.67
	231,352	274,929	23,224.29	27,598.75
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	44,088	33,739	4,425.78	3,386.90
UTILITIES	1,245	1,060	124.98	106.44
MAINT. & OPER.	2,532	9	254.17	0.93
GENERAL	34,814	37,049	3,494.80	3,719.18
	82,679	71,858	8,299.73	7,213.45
NET SURPLUS	148,673	203,071		
ENDING EQUITY BALANCE	9,965,818	10,020,216		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/16 TO: 9/30/2017

REPORT PERIOD FROM:

01-Oct-16

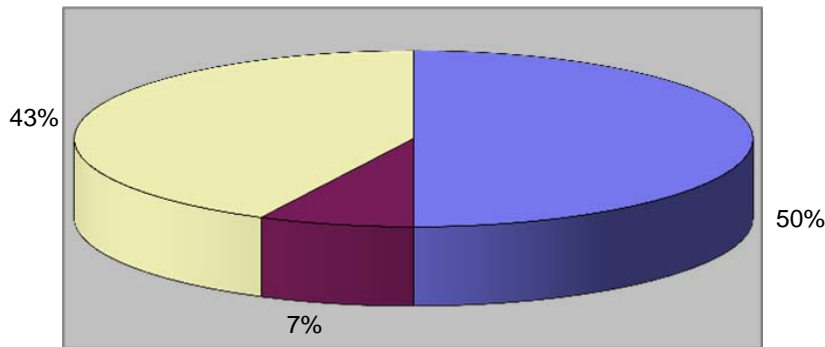
TO:

31-Jul-17

EXPEND. RATE:

UNIT/MONTH:

**LANGDON VILLA
BALANCE SHEET**



■ ASSETS ■ LIABILITIES ■ EQUITY

CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	3,779,266			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	124,480			
NOTES RECEIVABLE	969,904			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,641,937			
DEFERRED OUTFLOWS	120,881			
ACCOUNTS PAYABLE		1,743		
Other Current Liabilities		148,638		
NOTES PAYABLE		0		
Other Non Current Liabilities		1,448,395		
DEFERRED INFLOWS		173,421		
PRIOR YEARS			9,974,407	
CURRENT YEAR			233,431	
EQUITY TRANSFERS			0	
	\$11,980,035	\$1,772,198	\$10,207,838	\$11,980,036
				LIAB. + EQUITY

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/16 TO: 9/30/2017

REPORT PERIOD FROM:

01-Oct-16

TO:

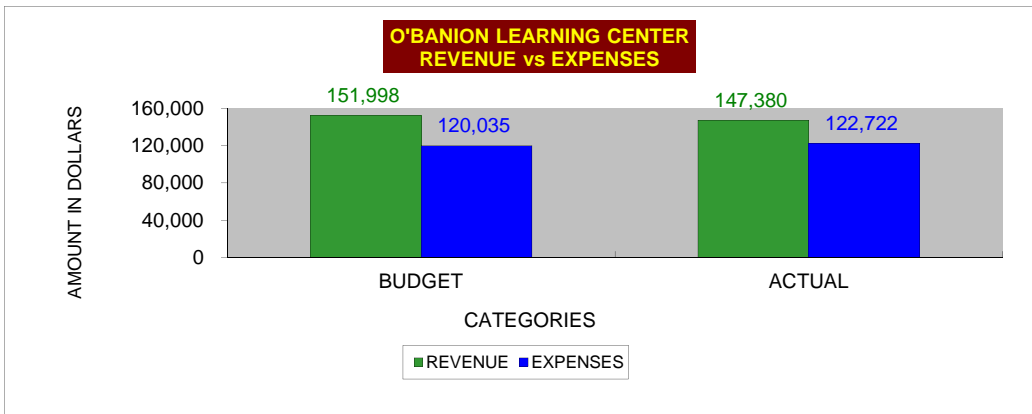
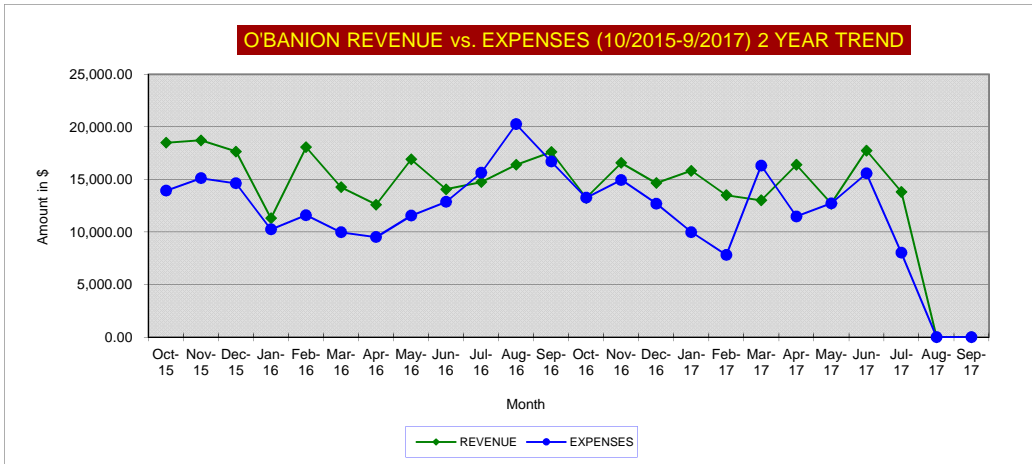
31-Jul-17

REV. RATE:

83.0%

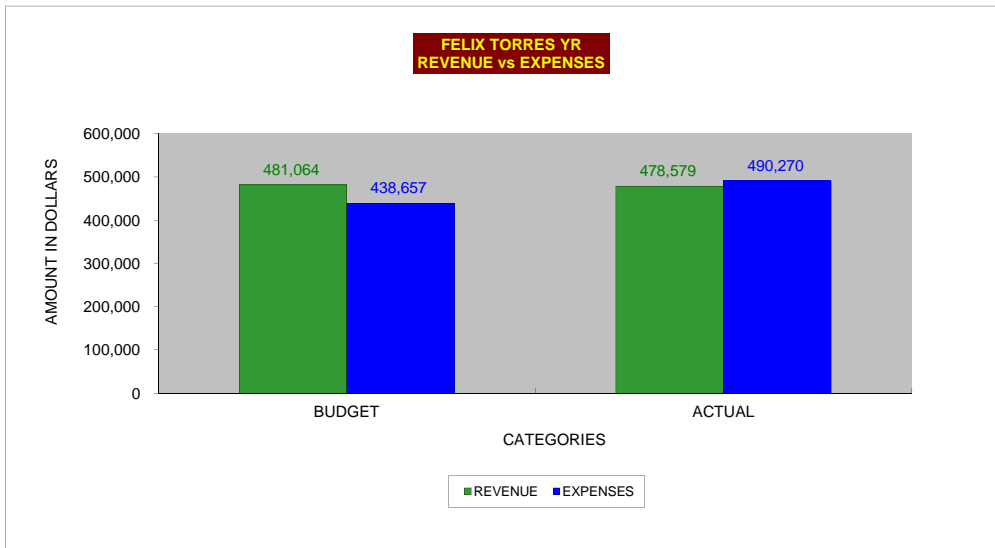
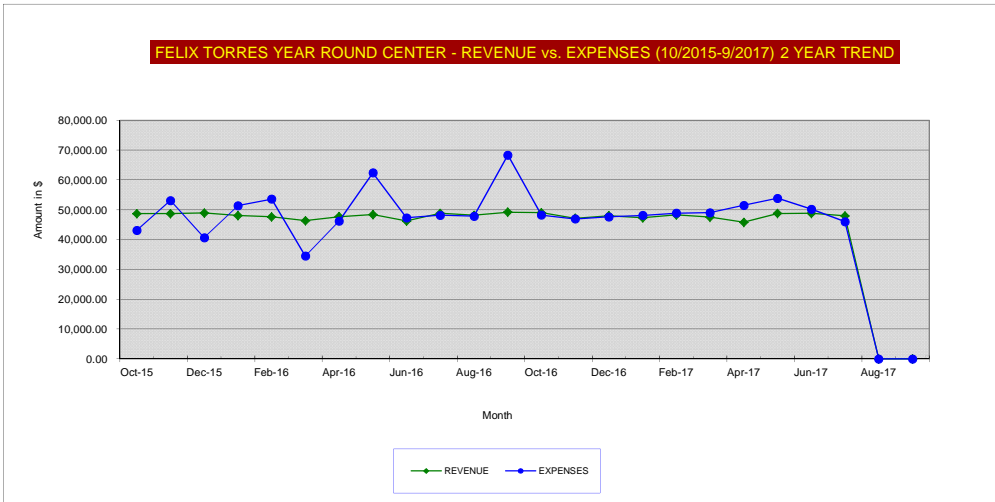
UNIT/MONTH:

72



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
NON-DWELL. RENTS	151,998	147,380	2,543.05	2,465.79
OTHER INCOME	0	0	0.00	0.00
	151,998	147,380	2,543.05	2,465.79
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	16,188	16,103	270.84	269.42
UTILITIES	39,430	41,040	659.70	686.63
MAINT. & OPER.	17,432	20,309	291.65	339.79
GENERAL	2,324	1,050	38.88	17.57
DEPRECIATION	44,661	44,220	747.22	739.84
	120,035	122,722	2,008.29	2,053.25
NET SURPLUS	31,963	24,659		
ENDING EQUITY BALANCE	2,463,682	2,456,378		
ADD BACK DEPRECIATION	44,661	44,220		
CASH FLOW	76,624	68,879		

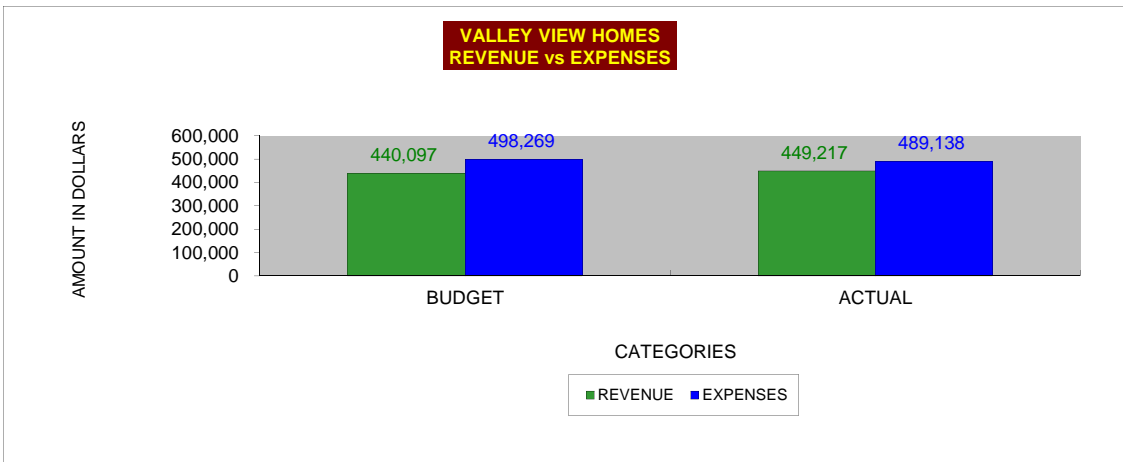
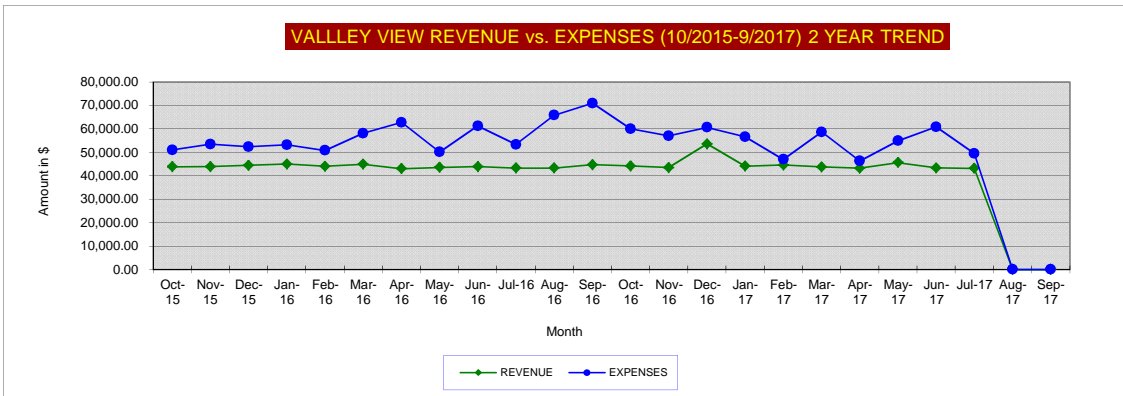
01-Oct-16 TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	478,325	477,562	1,043.84	1,042.18
INTEREST	83	0	0.18	0.00
OTHER INCOME	2,656	1,017	5.80	2.22
	481,064	478,579	1,049.82	1,044.40
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	112,551	53,137	245.62	115.96
UTILITIES	73,052	68,811	159.42	150.16
MAINT.	39,366	90,213	85.91	196.87
GENERAL	45,243	111,329	98.73	242.95
DEPRECIATION	168,445	166,780	367.59	363.96
EQUITY TRANSFERS	0	0	0.00	0.00
	438,657	490,270	957.27	1,069.90
NET SURPLUS	42,407	(11,691)		
NET FROM OPERATIONS	42,407	(11,691)		
ENDING EQUITY BALANCE	(122,420)	(176,518)		
NET SURPLUS	42,407	(11,691)		
ADD BACK DEPRECIATION	168,445	166,780		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	210,852	155,089		

01-Oct-16

TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	431,754	434,099	593.72	596.95
INTEREST	42	0	0.06	0.00
OTHER INCOME	8,301	15,118	11.42	20.79
	440,097	449,217	605.20	617.74
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	106,430	96,027	146.36	132.05
UTILITIES	76,704	73,885	105.48	101.60
MAINT. & OPER.	89,032	107,727	122.43	148.14
GENERAL	38,373	25,418	52.77	34.95
DEPRECIATION	33,636	33,300	46.25	45.79
BOND INTEREST	138,944	137,570	191.07	189.18
BOND REPLACEMENT RESV	15,150	15,210	20.83	20.92
	498,269	489,138	685.19	672.63
NET SURPLUS	(58,172)	(39,921)		
BOND PRINCIPAL	62,260	62,500		
ADJUSTED SURPLUS	(120,432)	(102,421)		
ADD BACK DEPRECIATION	33,636	33,300		
ADD BACK BOND COST AMORT	13,884	13,750		
CASH FLOW	(72,912)	(55,371)		
ENDING EQUITY BALANCE	(2,574,293)	(2,556,282)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

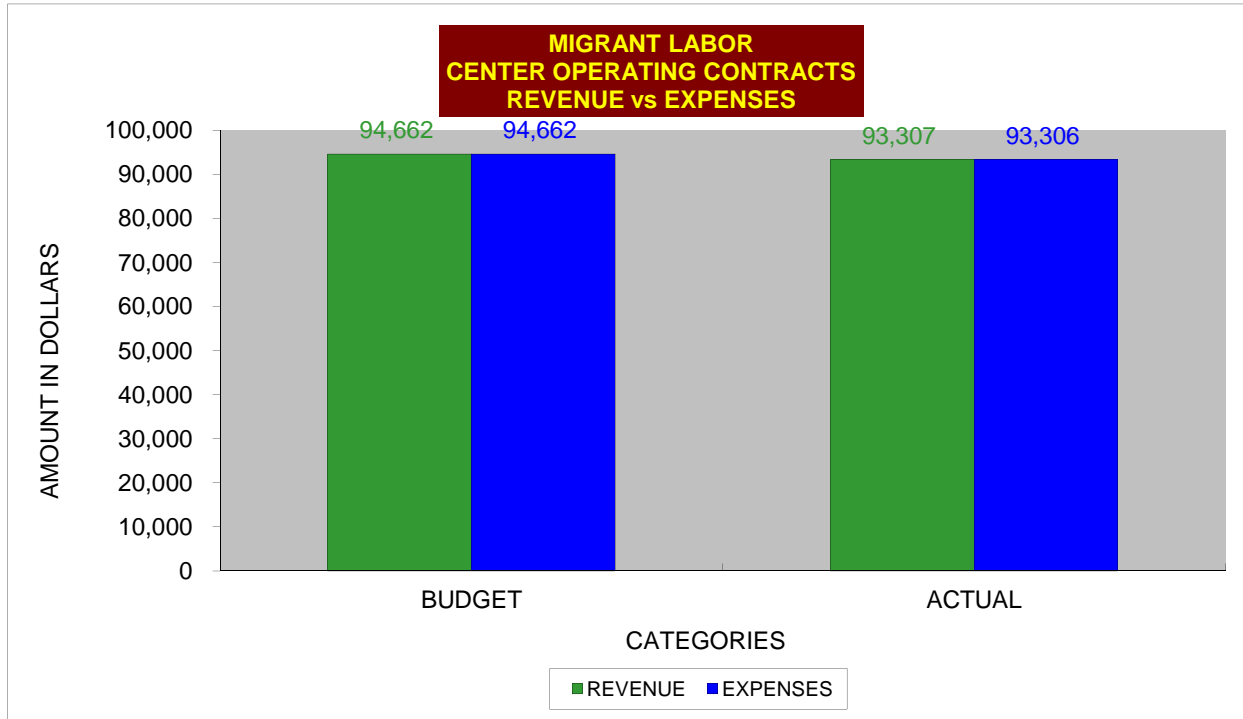
FISCAL YEAR PERIOD FROM: 07/01/2016 TO: 06/30/2017

REPORT PERIOD FROM: 01-Jul-17

EXPEND. RATE: 8.2%

UNIT/MONTH: 1,548

TO: 31-Jul-17



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	94,662	93,307	744.01	733.35
	94,662	93,307	744.01	733.35
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	43,535	36,044	342.17	283.29
OPERATIONS	26,064	7,295	204.85	57.33
MAINTENANCE	3,081	193	24.22	1.52
ADMINISTRATION	9,620	8,332	75.61	65.49
DEBT SERVICE	12,362	41,443	97.16	325.73
	94,662	93,306	744.01	733.36
NET SURPLUS	0	0		