

A G E N D A

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, September 18, 2018
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

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

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. August 21, 2018 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:

- A. Rent Delinquency Report for August 2018
- B. Track Summary Report for August 2018
- C. Financial Reports for August 2018

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

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

A. Information/Discussion Item(s):

1.) Director's Updates:

- i. Auditor Site Visit
- ii. Year End
- iii. Department of Housing & Community Development Site Visit

B. Resolution Item(s):

- 1.) **Resolution No. 2018-23:** Approving the Housing Authority of the County of Merced revised Operating Budget for Fiscal Year 2018 – 2019.

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

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

Regular Meeting Tuesday, August 21, 2018

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

Commissioners Present:

Margaret Pia, Chairperson
Jack Jackson, Vice Chairperson
Evelyne Dorsey
Rick Osorio
Jose Resendez
Rachel Torres
Hub Walsh

Commissioners Absent:

None

Chairperson Pia declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Dave Ritchie, Legal Counsel
Brian Watkins, Finance Officer
Maria F. Alvarado, HR Manager/Clerk of the Board

Others Present:

Bud Levine, Wulff, Hansen & Co.
Mark Pressman, Wulff, Hansen & Co.

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

(M/S/C): Commissioner Jackson/Commissioner Walsh/passed unanimously

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

A. July 17, 2018 Regular Meeting

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

B. July 23, 2018 Regular Meeting

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



IV. UNSCHEDULED ORAL COMMUNICATION:

Mr. Jose Delgadillo was in attendance to welcome Commissioner Walsh to the Board and provide a welcome gift to Commissioner Walsh and Commissioner Jackson.

V. CONSENT CALENDAR:

- A. PHAS Report for July 2018
- B. Aged Receivables Report for July 2018
- C. Financial Reports for July 2018

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

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

A. Information/discussion Item(s):

1.) Directors Updates:

- a. Executive Director Vazquez informed the Board that the Authority received renewal funds for the eight Shelter Plus Care vouchers the Authority oversees.
- b. Executive Director Vazquez notified the Board that the Authority applied for the Resident Opportunity Self-Sufficiency grant and is waiting for approval or denial.
- c. Executive Director Vazquez explained that the Felix Torres Center had a site visit from the Department of Housing & Community Development (HCD). During this visit HCD audited a few files and inspected certain units.
- d. The Board was informed that the Authority is anticipating receiving thirty-five additional VASH vouchers. This is due in great part to the success the Authority has had with the program.

B. Resolutions Item(s):

- 1.) **Resolution No. 2018-20:** Approving a Debt Management and Continuing Disclosure Policy for the Housing Authority of Merced.

Legal Counsel Ritchie provided background on the newly passed regulations which require these particular policies to be in place.

(M/S/C): Commissioner Jackson/Commissioner Resendez/Passed

- 2.) **Resolution No. 2018-21:** Approving and directing actions in connection with the refinancing of outstanding Housing Authority debt obligations and the issuance of pension obligation funds.



Mr. Levine and Mr. Pressman from Wulff, Hansen & Co. presented the Board with a brief snapshot of what the Board can anticipate should the Board approve refinancing current bond and issuing new ones.

(M/S/C): Commissioner Jackson/Commissioner Dorsey/Passed

3.) **Resolution No. 2018-22:** Authorizing awarding the contract for HVAC, window, and roof replacement of twenty-one residential units to STW Contractors Inc.

(M/S/C): Commissioner Jackson/Commissioner Dorsey/Passed

C. Action Item(s):

None

VII. COMMISSIONER’S COMMENTS

A. The Board welcomed Commissioner Walsh to the Board and expressed thanked Wulff, Hanses & Co. for the bond presentation.

VIII. CLOSED SESSION ITEM(S):

None

IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:53 p.m.

Chairperson Signature / Date

Secretary Signature/ Date



Aged Receivables Report as of 8/31/2018

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Prepayments	Balance
AMP 1							
ca023001 PH - Merced	2,680.95	75.00	15.60	(863.01)	1,908.54	(1,823.20)	85.34
ca023010 PH - Merced	1,498.06	335.06	10.00	645.98	2,489.10	(3,221.39)	(732.29)
ca023013 PH - Merced Sr	644.81	-	10.00	940.00	1,594.81	(1,772.25)	(177.44)
ca023021 PH - Acquisition	-	-	-	(14.48)	(14.48)	-	(14.48)
ca023023 PH - Acquisition	(21.89)	-	-	-	(21.89)	-	(21.89)
AMP 1 TOTALS	4,801.93	410.06	35.60	708.49	5,956.08	(6,816.84)	(860.76)
AMP 2							
ca023003 PH - Atwater - Cameo	69.31	-	-	-	69.31	(253.08)	(183.77)
ca023006 PH - Livingston	(69.79)	-	(134.00)	(989.31)	(1,193.10)	(2,453.59)	(3,646.69)
012a PH - Atwater	36.00	-	-	-	36.00	(944.62)	(908.62)
012b PH - Winton	-	-	-	-	-	(484.00)	(484.00)
AMP 2 TOTALS	35.52	-	(134.00)	(989.31)	(1,087.79)	(4,135.29)	(5,223.08)
AMP 3							
ca023002 PH - Los Banos	125.00	-	-	-	125.00	(792.26)	(667.26)
ca023004 PH - Los Banos - Abby, B, C & D	1,783.43	-	-	-	1,783.43	(835.39)	948.04
ca023005 PH - Dos Palos - West Globe	2,054.37	-	-	-	2,054.37	(1,108.71)	945.66
ca023011 PH - Los Banos - J & K St	463.00	-	438.00	-	901.00	(151.84)	749.16
012c PH - Dos Palos - Alleyne	351.87	-	-	-	351.87	(101.50)	250.37
012d PH - Dos Palos - Globe	(664.00)	-	(54.00)	-	(718.00)	(115.93)	(833.93)
AMP 3 TOTALS	4,113.67	-	384.00	-	4,497.67	(3,105.63)	1,392.04
AMP 4							
ca023024 PH - 1st Street	-	-	-	-	-	(144.00)	(144.00)
AMP 4 TOTALS	-	-	-	-	-	(144.00)	(144.00)
VALLEY VIEW							
atw Atwater Elderly	75.00	-	-	-	75.00	(995.00)	(920.00)
dp Dos Palos Elderly	(510.00)	-	-	3.00	(507.00)	(1,604.00)	(2,111.00)
mid Midway	(2,525.33)	-	-	-	(2,525.33)	(635.47)	(3,160.80)
VALLEY VIEW TOTALS	(2,960.33)	-	-	3.00	(2,957.33)	(3,234.47)	(6,191.80)
FELIX TORRES YEAR ROUND							
ft-yr Felix Torres Year Round Center	2,922.85	-	-	-	2,922.85	(747.03)	2,175.82
FELIX TORRES YEAR ROUND TOTALS	2,922.85	-	-	-	2,922.85	(747.03)	2,175.82
HOUSING AUTHORITY TOTALS	8,913.64	410.06	285.60	(277.82)	9,331.48	(18,183.26)	(8,851.78)

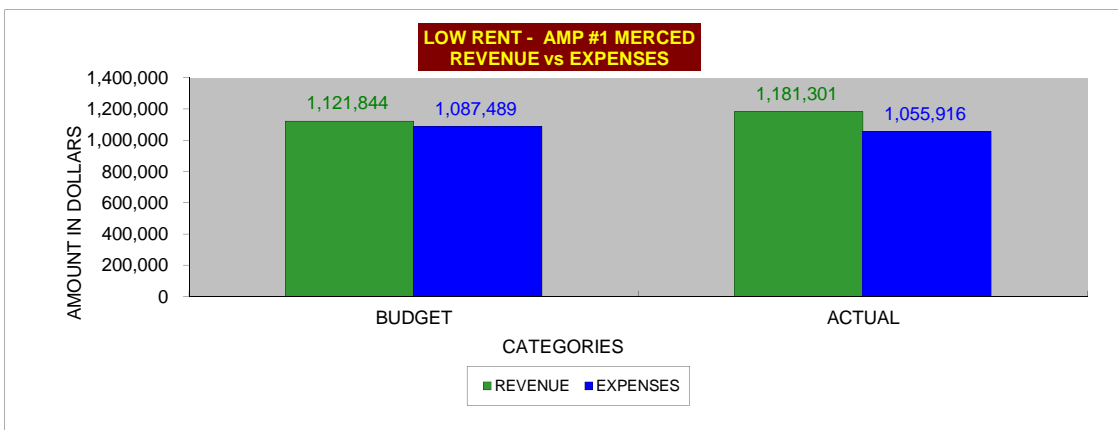
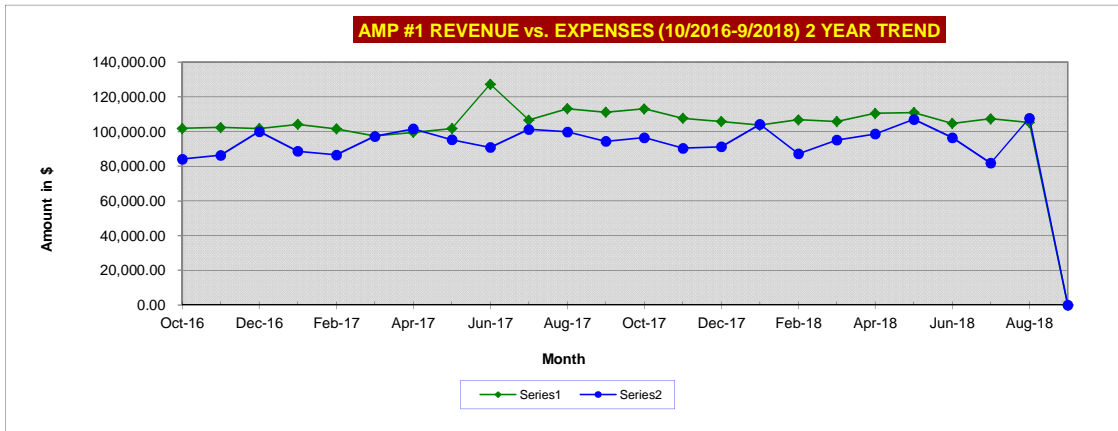
**PHAS Tracking Summary
Fiscal Year Ending 09/30/18**

Indicators	Estimated Status at End of Month												
	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		0	0	0	32	21	21	21	21	21	21	2267	
Average Lease Up Days		0	0	0	5	3	2	2	2	2	1	87	
Make Ready Time		26	26	111	661	784	883	883	1206	1206	2013	2205	
Average Make Ready Days		26	26	56	94	98	98	98	101	93	112	85	
Down Days		0	0	0	31	31	31	31	147	238	417	1493	
Average Down Days		0	0	0	4	4	3	3	12	18	23	57	
Total # Vacant Units Turned		1	1	2	7	8	9	9	12	13	18	26	
Total # Turn Around Days		26	26	111	724	836	935	935	1374	1465	2451	5965	
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	26	26	56	103	105	104	104	115	113	136	229	

% 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%	100%	
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	29	22	21	21	27	25	25	24	24	53	52	

01-Oct-17

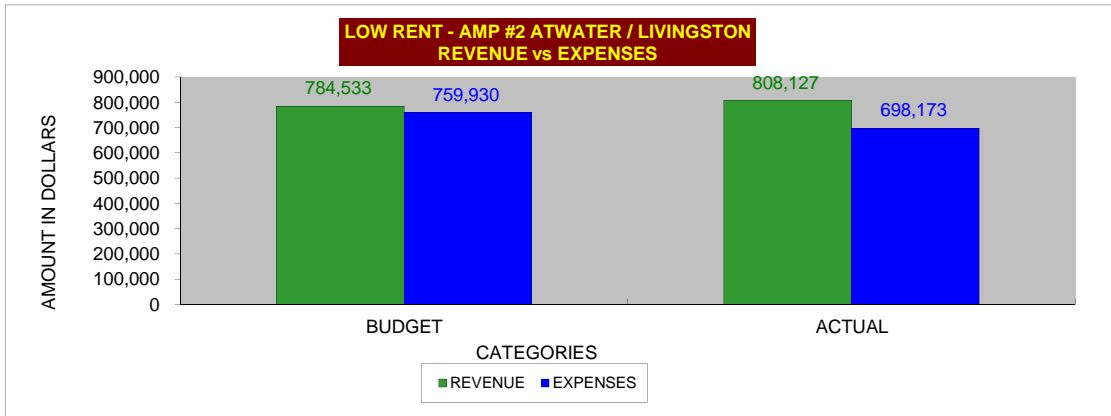
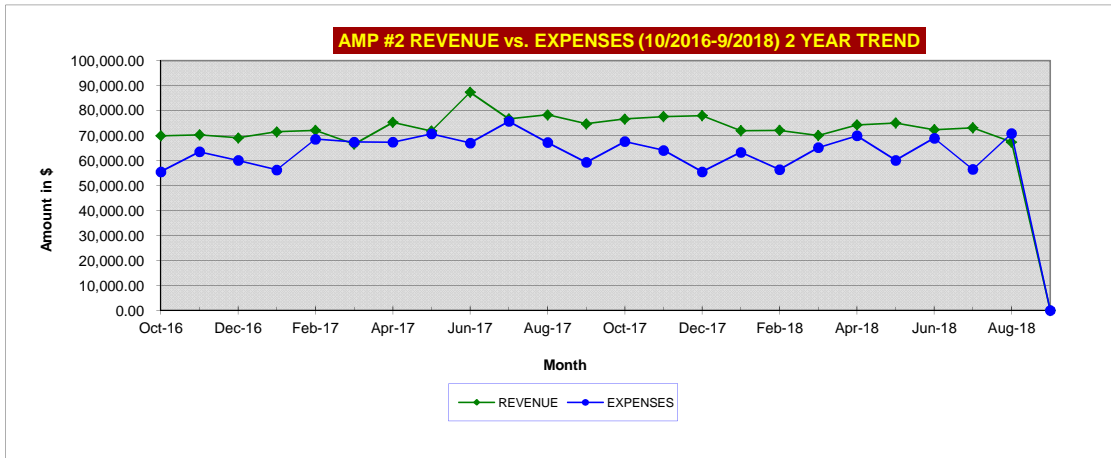
TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	612,585	638,362	316.10	329.40
NON-DWELL. RENTS	0	0	0.00	0.00
OTHER INCOME	18,352	31,438	9.47	16.22
PFS SUBSIDY	490,907	511,501	253.31	263.94
	1,121,844	1,181,301	578.88	609.56
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	356,669	335,301	184.05	173.02
TENANT SERVICES	0	2,641	0.00	1.36
UTILITIES	170,726	171,164	88.10	88.32
MAINT.	329,736	336,532	170.15	173.66
GENERAL	113,642	94,955	58.64	49.00
DEPRECIATION	116,716	115,324	60.23	59.51
EQUITY TRANSFERS	0	0	0.00	0.00
	1,087,489	1,055,916	561.17	544.87
NET SURPLUS	34,355	125,385		
NET FROM OPERATIONS	34,355	125,385		
ENDING EQUITY BALANCE	2,374,482	2,283,452		
NET SURPLUS	34,355	125,385		
ADD BACK DEPRECIATION	116,716	115,324		
CASH FLOW	151,071	240,709		

01-Oct-17

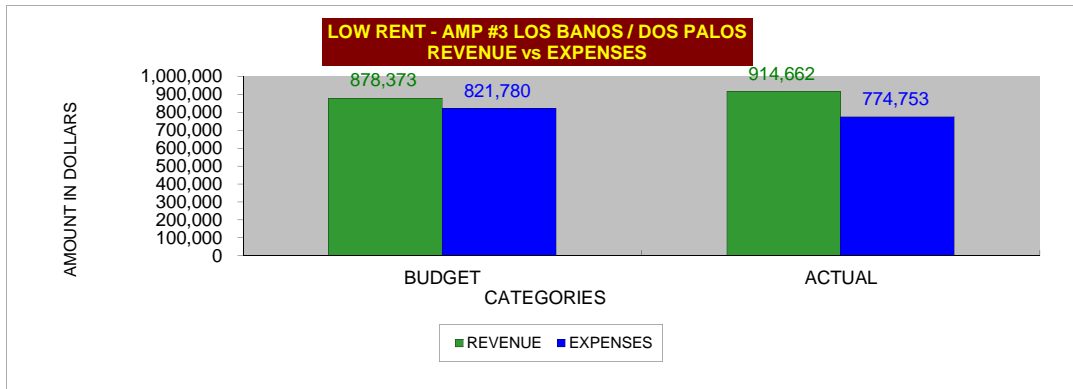
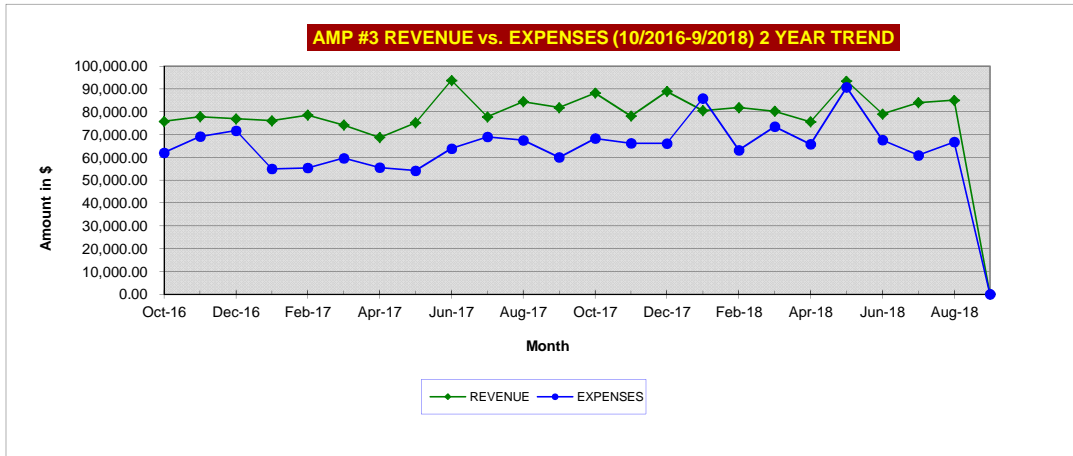
TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	523,022	522,516	405.98	405.59
INTEREST	0	0	0.00	0.00
OTHER INCOME	4,588	9,078	3.56	7.05
PFS SUBSIDY	256,923	276,533	199.43	214.65
	784,533	808,127	608.97	627.29
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	255,470	219,065	198.30	170.04
UTILITIES	157,600	161,029	122.33	124.99
MAINT.	192,667	177,606	149.55	137.86
GENERAL	88,953	74,760	69.05	58.03
DEPRECIATION	65,240	64,460	50.64	50.04
EQUITY TRANSFERS	0	0	0.00	0.00
	759,930	698,173	589.87	541.93
NET SURPLUS	24,603	109,954		
NET FROM OPERATIONS	24,603	109,954		
ENDING EQUITY BALANCE	1,803,485	1,718,135		
NET SURPLUS	24,603	109,954		
ADD BACK DEPRECIATION	65,240	64,460		
CASH FLOW	89,843	174,414		

01-Oct-17

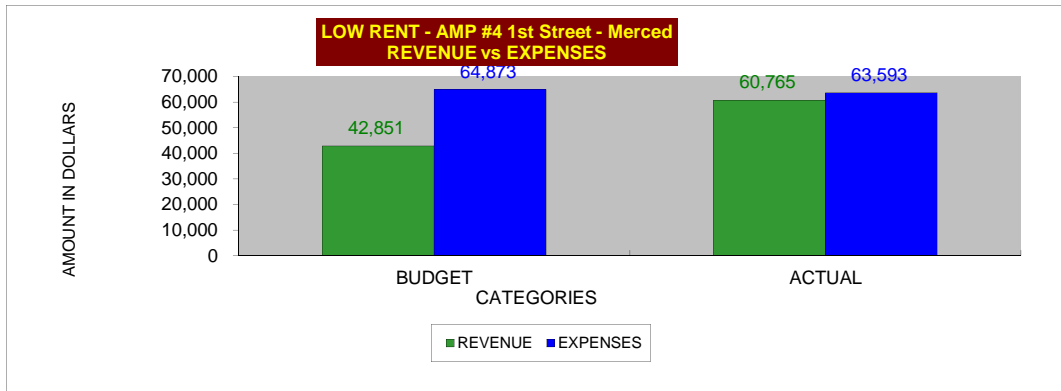
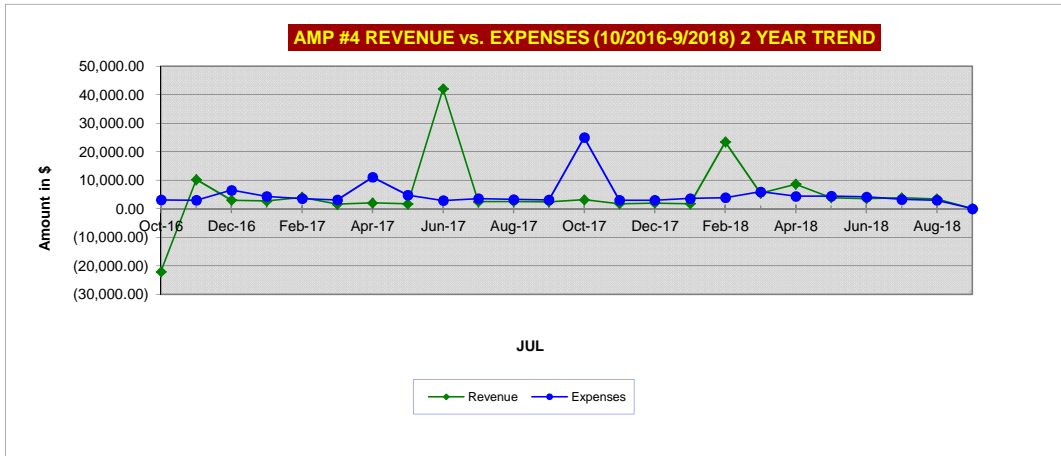
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REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	525,085	531,899	390.88	395.95
INTEREST	0	0	0.00	0.00
OTHER INCOME	18,352	32,642	13.66	24.30
PFS SUBSIDY	334,937	350,121	249.33	260.63
	878,373	914,662	653.87	680.88
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	261,921	221,524	194.98	164.91
UTILITIES	138,210	132,852	102.89	98.90
MAINT.	286,053	296,488	212.94	220.71
GENERAL	81,987	69,284	61.03	51.58
DEPRECIATION	53,609	52,965	39.91	39.43
EQUITY TRANSFERS	0	0	0.00	0.00
	821,780	774,753	611.75	576.75
NET SURPLUS	56,593	139,910		
NET FROM OPERATIONS	56,593	139,910		
ENDING EQUITY BALANCE	1,720,533	1,637,217		
NET SURPLUS	56,593	139,910		
ADD BACK DEPRECIATION	53,609	52,965		
CASH FLOW	110,202	192,875		

01-Oct-17

TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	7,799	7,812	118.06	118.25
OTHER INCOME	3,441	2,484	52.08	37.60
PFS SUBSIDY	11,653	28,719	176.39	434.71
CFP FUNDS	19,957	21,750	302.08	329.22
	42,851	60,765	648.61	919.78

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	12,678	13,938	191.90	210.97
UTILITIES	5,817	5,420	88.05	82.04
MAINT.	29,633	28,357	448.54	429.22
GENERAL	4,082	3,370	61.79	51.01
DEPRECIATION	12,663	12,507	191.67	189.31
EQUITY TRANSFERS	0	0	0.00	0.00
	64,873	63,593	981.95	962.56

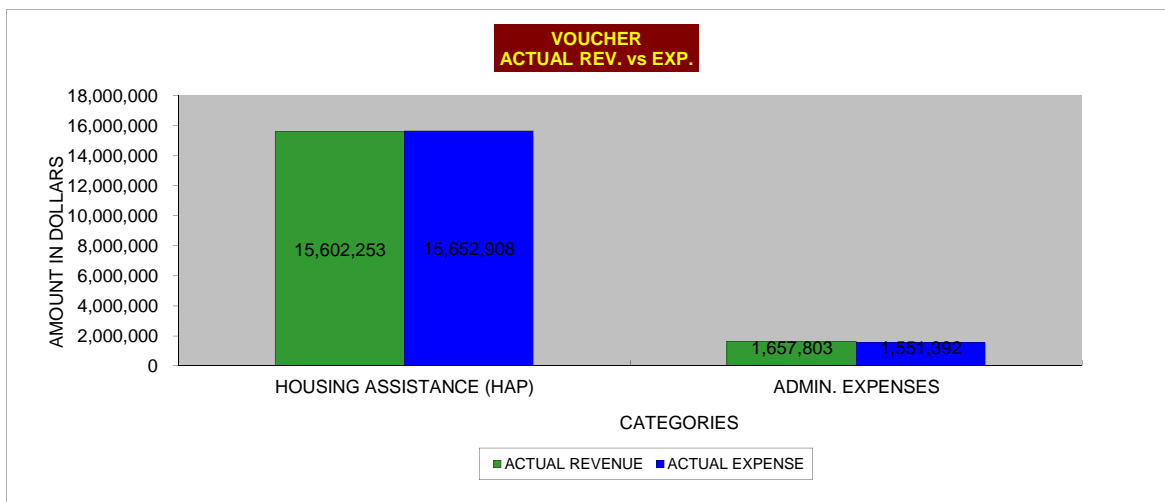
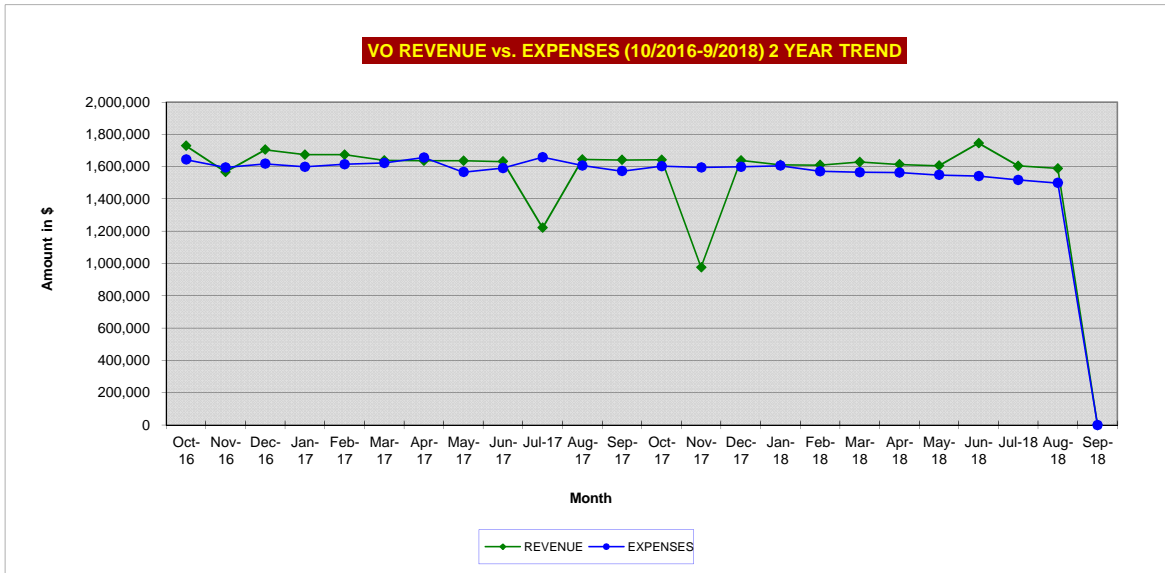
NET SURPLUS	(22,022)	(2,828)		
NET FROM OPERATIONS	(41,979)	(24,578)		

ENDING EQUITY BALANCE	875,400	856,206		
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NET SURPLUS	(22,022)	(2,828)		
ADD BACK DEPRECIATION	12,663	12,507		
CASH FLOW	(9,359)	9,679		

01-Oct-17

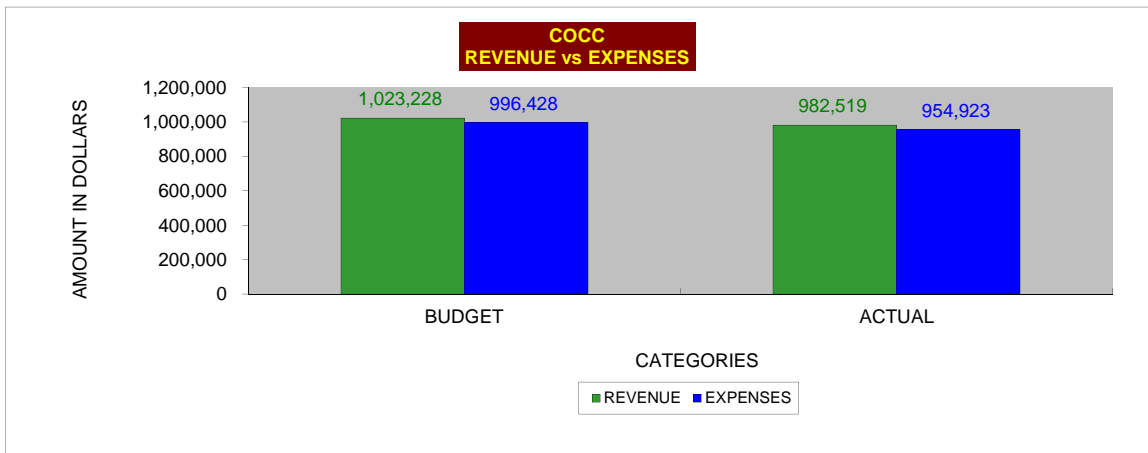
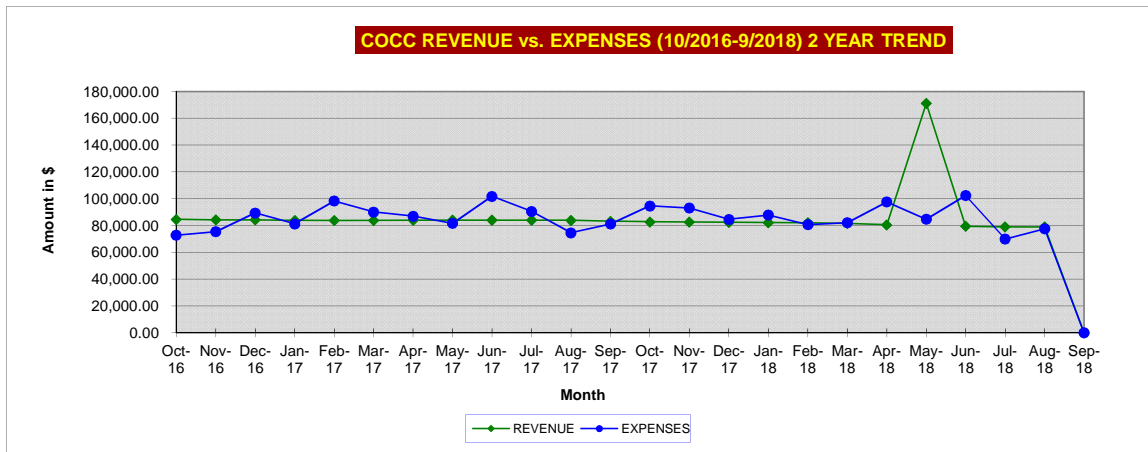
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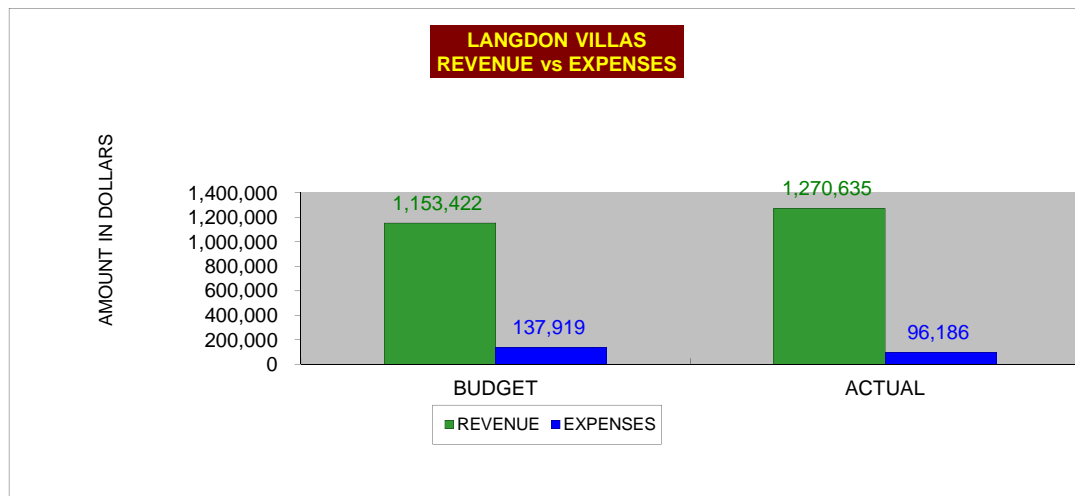
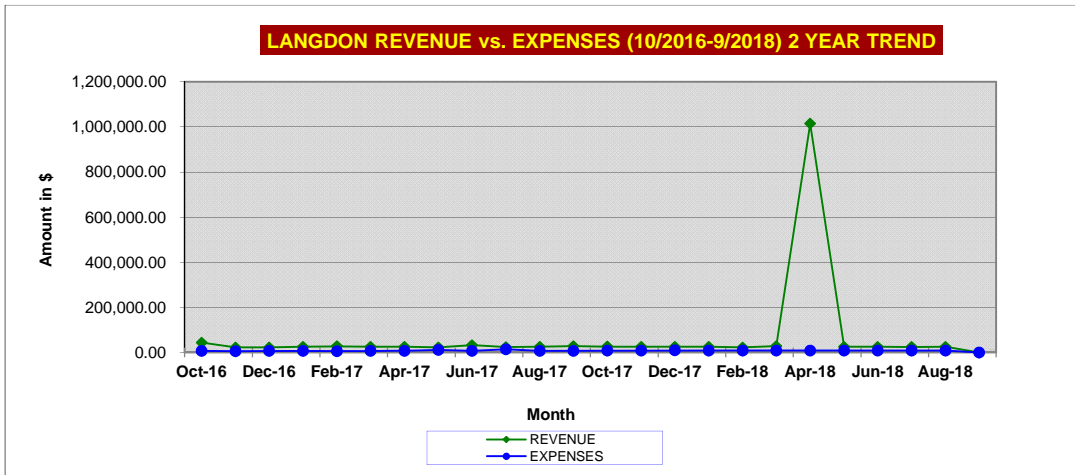
REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	15,554,674	15,602,253	506.14	507.69
ADMIN. FEES	1,630,361	1,657,803	53.05	53.94
	17,185,035	17,260,056	559.19	561.63
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	15,553,022	15,652,908	506.09	509.34
ADMIN. EXPENSES	1,652,184	1,551,392	53.76	50.48
	17,205,206	17,204,300	559.85	559.82
NET SURPLUS	(20,171)	55,756		
HAP SURPLUS YTD Change	1,651	(50,655)		
ADMIN SURPLUS YTD Change	(21,823)	106,411		
HAP SURPLUS BALANCE	150,943	98,638		
ADMIN SURPLUS BALANCE	(37,371)	90,863		

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TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	91,392	0.00	33.88
MANAGEMENT FEES	894,671	891,127	331.64	330.33
ASSET MANAGEMENT FEES	45,975	0	17.04	0.00
CFP ADMIN FEES	82,582	0	30.61	0.00
	1,023,228	982,519	379.29	364.21
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	767,136	770,460	284.37	285.60
UTILITIES	36,795	35,311	13.64	13.09
MAINT.	70,122	61,994	25.99	22.98
GENERAL	122,376	86,550	45.36	32.08
	996,428	954,923	369.36	353.98
NET SURPLUS	26,800	27,596		
NET FROM OPERATIONS	26,800	27,596		
ENDING RESERVE BALANCE		(263,139)		(262,343)
NET SURPLUS	26,800	27,596		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	26,800	27,596		



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	42,392	42,350	3,849.97	3,846.16
INTEREST	0	0	0.00	0.00
MANAGEMENT FEES	202,623	201,449	18,401.89	18,295.27
OTHER INCOME	908,407	1,026,836	82,500.04	93,255.59
	1,153,422	1,270,635	104,751.90	115,397.02
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	53,226	38,840	4,833.90	3,527.36
UTILITIES	1,514	1,352	137.50	122.77
MAINT. & OPER.	3,578	1,748	324.95	158.76
GENERAL	79,601	54,247	7,229.23	4,926.59
	137,919	96,186	12,525.58	8,735.48
NET SURPLUS	1,015,503	1,174,449		
ENDING EQUITY BALANCE	10,832,648	10,991,594		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018

REPORT PERIOD FROM:

01-Oct-17

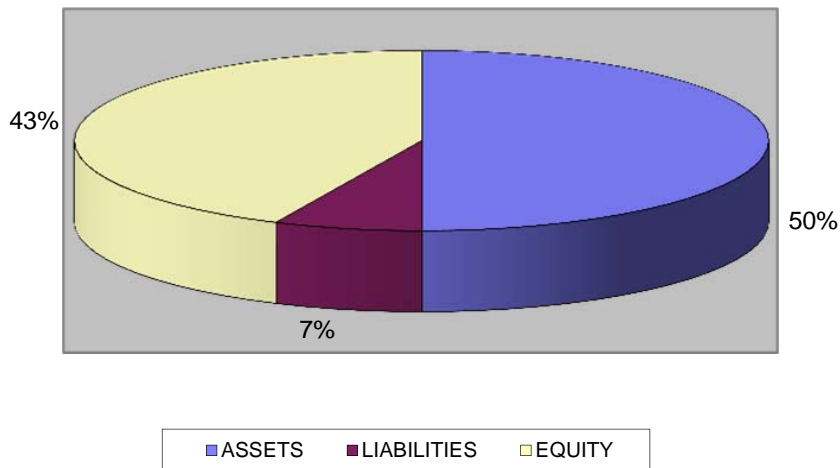
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31-Aug-18

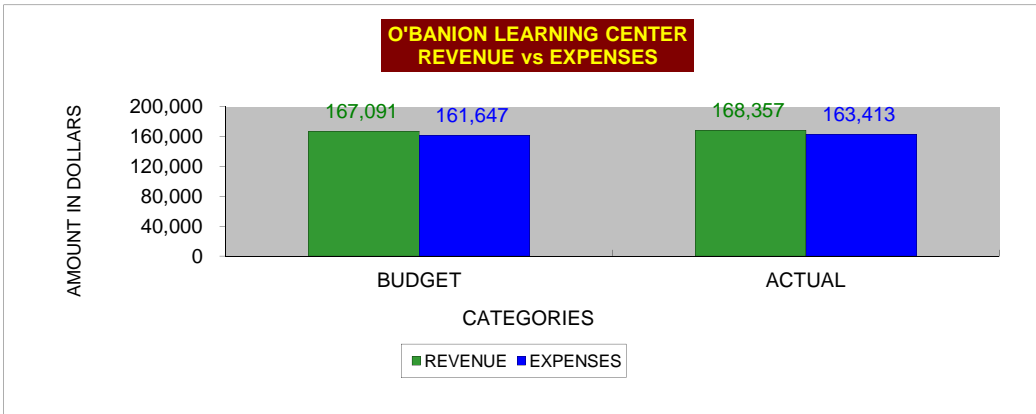
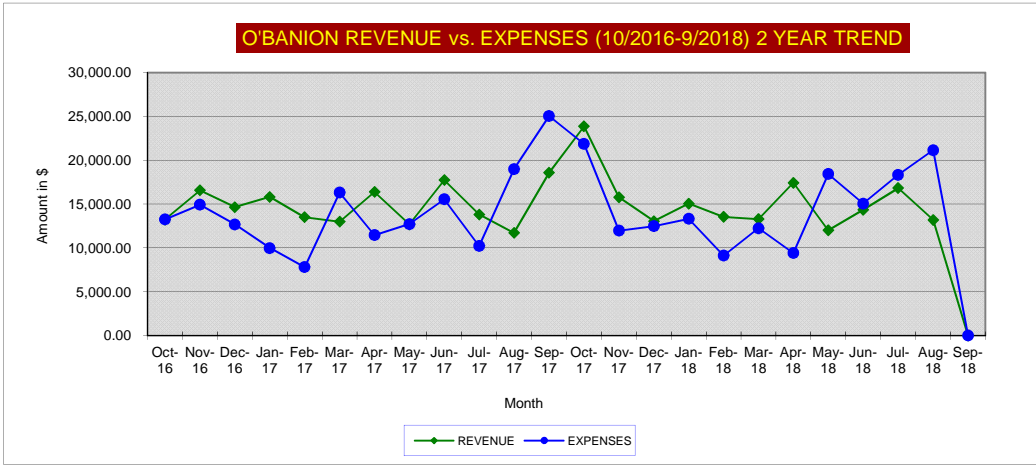
EXPEND. RATE:

UNIT/MONTH:

**LANGDON VILLA
BALANCE SHEET**



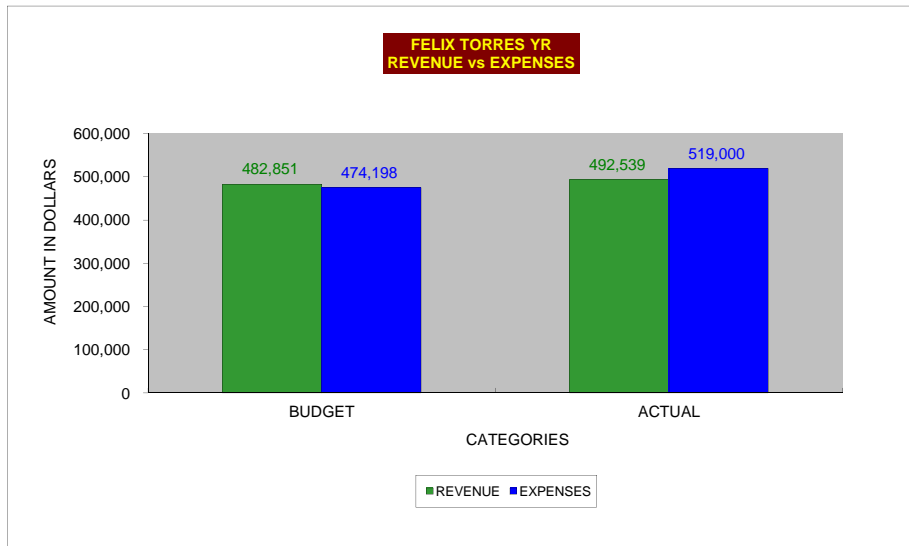
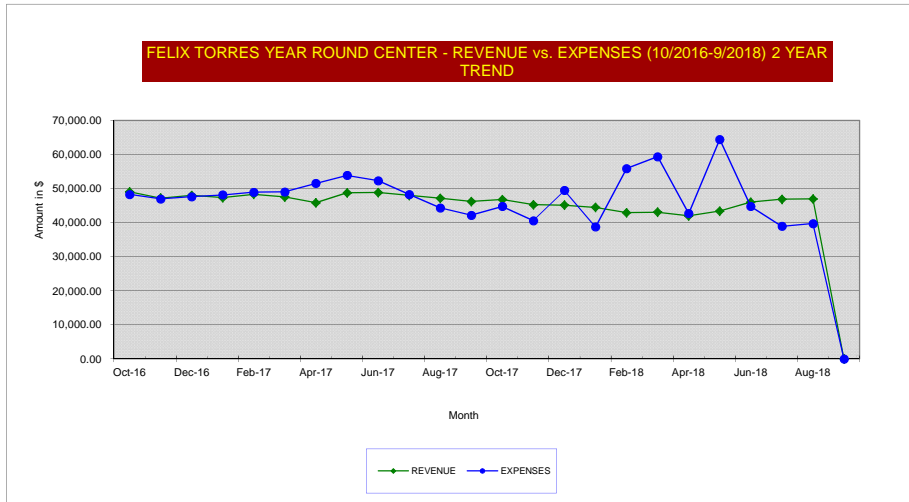
CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	4,995,297			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	123,871			
NOTES RECEIVABLE	901,366			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,744,746			
DEFERRED OUTFLOWS	120,881			
ACCOUNTS PAYABLE		1,758		
Other Current Liabilities		151,703		
NOTES PAYABLE		0		
Other Non Current Liabilities		1,495,835		
DEFERRED INFLOWS		173,421		
PRIOR YEARS			10,232,562	
CURRENT YEAR			1,174,449	
EQUITY TRANSFERS			0	
	\$13,229,728	\$1,822,717	\$11,407,011	\$13,229,728
				LIAB. + EQUITY



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
NON-DWELL. RENTS	167,091	168,357	2,529.16	2,548.31
OTHER INCOME	0	0	0.00	0.00
	167,091	168,357	2,529.16	2,548.31
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	17,802	18,528	269.46	280.44
UTILITIES	59,230	62,419	896.53	944.80
MAINT. & OPER.	34,038	31,995	515.21	484.28
GENERAL	1,211	1,155	18.33	17.48
DEPRECIATION	49,366	49,317	747.22	746.48
	161,647	163,413	2,446.75	2,473.48
NET SURPLUS	5,444	4,943		
ENDING EQUITY BALANCE	2,437,163	2,436,662		
ADD BACK DEPRECIATION	49,366	49,317		
CASH FLOW	54,810	54,260		

01-Oct-17

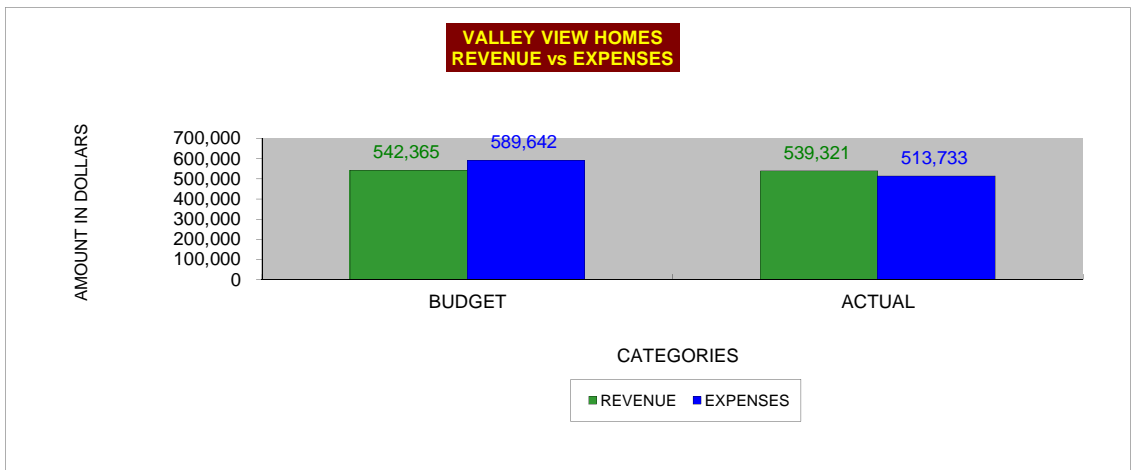
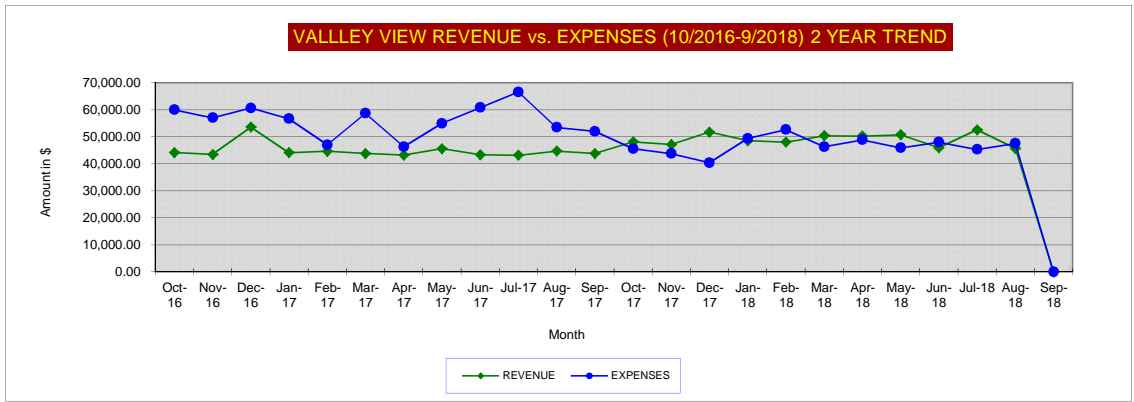
TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	481,934	490,431	951.49	968.26
INTEREST	0	174	0.00	0.34
OTHER INCOME	918	1,933	1.81	3.82
	482,851	492,539	953.30	972.42
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	63,588	61,151	125.54	120.73
UTILITIES	78,388	55,997	154.76	110.56
MAINT.	101,760	97,568	200.91	192.63
GENERAL	47,137	121,142	93.06	239.17
DEPRECIATION	183,325	183,142	361.94	361.58
EQUITY TRANSFERS	0	0	0.00	0.00
	474,198	519,000	936.21	1,024.67
NET SURPLUS	8,653	(26,461)		
NET FROM OPERATIONS	8,653	(26,461)		
ENDING EQUITY BALANCE	(156,174)	(191,288)		
NET SURPLUS	8,653	(26,461)		
ADD BACK DEPRECIATION	183,325	183,142		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	191,978	156,681		

01-Oct-17

TO: 31-Aug-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	540,713	511,940	672.69	636.90
INTEREST	0	0	0.00	0.00
OTHER INCOME	1,652	27,381	2.05	34.06
	542,365	539,321	674.74	670.96
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	121,553	109,681	151.22	136.45
UTILITIES	94,694	88,302	117.81	109.86
MAINT. & OPER.	130,217	99,404	162.00	123.67
GENERAL	31,832	24,077	39.60	29.95
DEPRECIATION	37,180	36,729	46.26	45.69
BOND INTEREST	157,420	155,540	195.84	193.51
BOND REPLACEMENT RESV	16,746	0	20.83	0.00
	589,642	513,733	733.56	639.13
NET SURPLUS	(47,277)	25,589		
BOND PRINCIPAL	68,819	0		
ADJUSTED SURPLUS	(116,096)	25,589		
ADD BACK DEPRECIATION	37,180	36,729		
ADD BACK BOND COST AMORT	0	0		
CASH FLOW	(78,916)	62,318		
ENDING EQUITY BALANCE	(2,569,957)	(2,428,272)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 07/01/2018 TO: 06/30/2019

REPORT PERIOD

FROM:

01-Jul-18

TO:

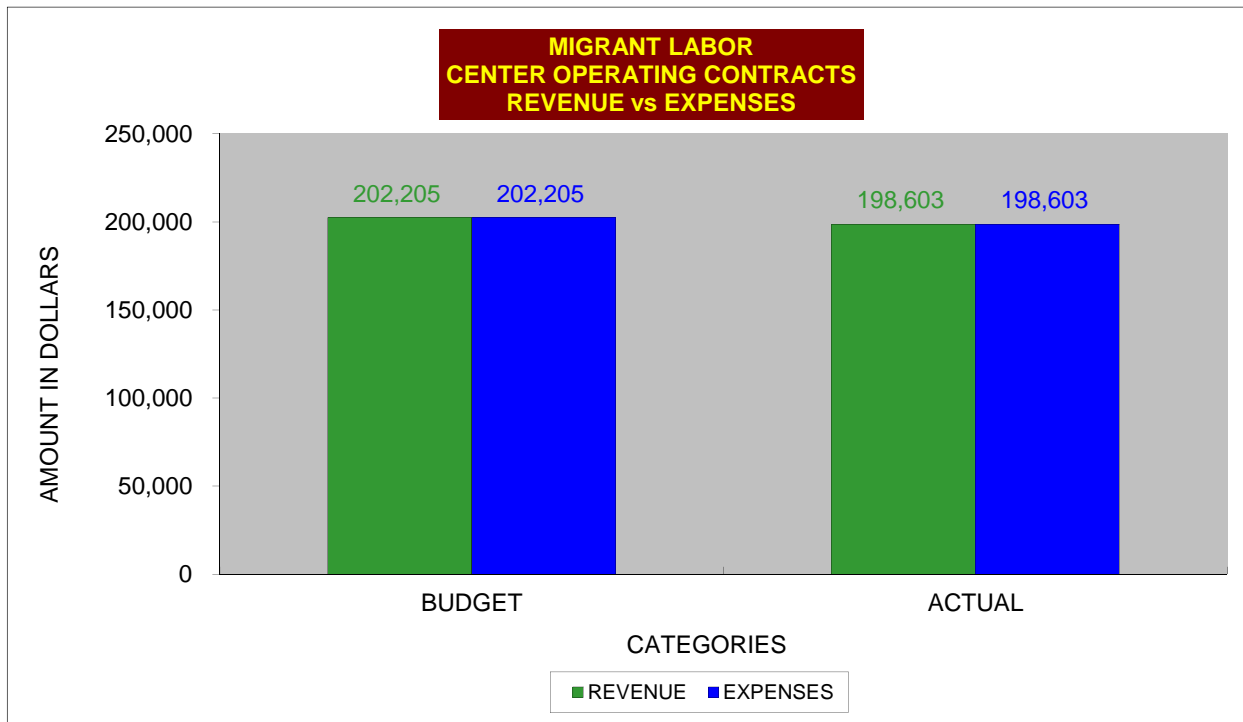
31-Aug-18

EXPEND. RATE:

16.8%

UNIT/MONTH:

1,548



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	202,205	198,603	779.46	765.57
	202,205	198,603	779.46	765.57
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	100,829	74,986	388.67	289.05
OPERATIONS	53,843	63,762	207.55	245.79
MAINTENANCE	3,125	840	12.05	3.24
ADMINISTRATION	19,203	17,572	74.02	67.74
DEBT SERVICE	25,205	41,443	97.16	159.76
	202,205	198,603	779.45	765.58
NET SURPLUS	-	-		

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: September 18, 2018

SUBJECT: Recommendation to adopt **Resolution No. 2018-23**, approving the revised Operating Budgets for Fiscal Year 2018 – 2019.

The Department of Housing and Urban Development (HUD) regulations require the Authority to prepare a yearly operations budget. This budget reflects the projected revenues and expenses for all components of the agency.

The Authority presented the proposed FY 2018-2019 operations budget at the June 19, 2018 meeting. Since then, revisions to personnel portion in the Public Housing Department have been made.

Attached for your review and approval are the revised proposed operations budgets.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2018-23**, approving the Operating Budgets for Fiscal Year 2018 – 2019.

RESOLUTION NO. 2018-23

**HOUSING AUTHORITY OF THE COUNTY OF MERCED BOARD
RESOLUTION APPROVING THE REVISED OPERATING BUDGET FOR
FISCAL YEAR 2018 - 2019**

See preprinted Form HUD – 52575 (04/2013)

The foregoing resolution was introduced at the September 18, 2018 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

Chairperson, Board of Commissioners
Housing Authority of the County of Merced

Dated: September 18, 2018

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:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

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

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

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

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

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

Print Board Chairperson's Name:	Signature:	Date:
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Previously Presented 06/19/2018 Budget

HOUSING AUTHORITY OF THE COUNTY OF MERCED

BUDGET SUMMARY

2017-2018 FISCAL YEAR

REVISED 6/14/18

	PUBLIC HOUSING	HCV	COCC	LANGDON	OBANION	VALLEY VIEW	FELIX TORRES YR	MIGRANT	TOTAL BUDGET
REVENUES									
TENANT INCOME	1,818,356	-	-	46,200	182,100	589,280	525,221	-	3,161,157
GRANT INCOME	1,192,721	18,725,000	-	-	-	-	-	1,151,733	21,069,454
OTHER INCOME	70,500	3,600	1,115,135	1,210,823	-	1,800	1,000	-	2,402,858
TOTAL REVENUES	3,081,577	18,728,600	1,115,135	1,257,023	182,100	591,080	526,221	1,151,733	26,633,469
EXPENSES									
TOTAL ADMINISTRATIVE	970,464	1,569,085	836,040	56,909	19,400	140,748	69,300	683,601	4,345,547
TOTAL UTILITIES	514,780	-	40,100	1,650	64,550	103,200	85,430	249,000	1,058,710
TOTAL MAINTENANCE AND OPS	913,365	111,960	76,420	4,397	37,095	141,913	110,900	49,230	1,445,280
TOTAL GENERAL EXPENSE	314,591	119,540	133,367	83,913	1,320	34,691	26,370	19,500	733,292
TOTAL HOUSING ASSISTANCE	-	16,950,000	-	-	-	-	-	-	16,950,000
TOTAL FINANCING	-	-	-	-	-	171,560	25,000	150,402	346,962
TOTAL NON-OPERATING	270,524	-	-	3,438	53,800	40,519	199,791	-	568,072
TOTAL EXPENSES	2,983,724	18,750,585	1,085,927	150,307	176,165	632,631	516,791	1,151,733	25,447,863
GAIN OR LOSS (CURRENT REVISION)	97,853	(21,985)	29,208	1,106,716	5,935	(41,551)	9,430	-	1,185,606
REVISED BUDGET AS OF APRIL 17, 2018									
BOARD APPROVED BUDGET GAIN/LOSS	91,176	(90,985)	29,573	145,316	5,935	(41,551)	9,430	-	148,894
VARIANCES - GAIN/(LOSS)	6,677	69,000	(365)	961,400	-	-	-	-	1,036,712
ORIGINAL BUDGET									
BOARD APPROVED BUDGET GAIN/LOSS	81,403	155,381	-	133,081	5,235	(60,831)	27,711	-	341,980

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PUBLIC HOUSING
 TOTAL 421 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 PH TOTALS	REVISED BUDGET 2017-2018 PH TOTALS	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	1,818,356.00	1,818,356.00	-	0.00%	
2	GRANT INCOME	1,192,721.00	1,192,721.00	-	0.00%	
3	OTHER INCOME	65,500.00	70,500.00	5,000.00	7.63%	
4	TOTAL REVENUES	3,076,577.00	3,081,577.00	5,000.00	0.16%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	238,740.00	226,740.00	(12,000.00)	-5.03%	Position changes - Asset Mgr --> Housing Pgm Spec.
6	FRINGE BENEFITS	217,873.00	213,073.00	(4,800.00)	-2.20%	Position changes - Asset Mgr --> Housing Pgm Spec.
7	LEGAL EXPENSE	12,547.00	18,347.00	5,800.00	46.23%	Increased Vacancies
8	MANAGEMENT FEES	339,864.00	328,664.00	(11,200.00)	-3.30%	Increased Vacancies
9	BOOKKEEPING FEES	37,466.00	36,766.00	(700.00)	-1.87%	Increased Vacancies
10	ASSET MANAGEMENT FEES	50,105.00	50,105.00	-	0.00%	
11	OTHER ADMIN EXPENSES	96,769.00	96,769.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	993,364.00	970,464.00	(22,900.00)	-2.31%	
	UTILITIES					
13	WATER	130,000.00	125,000.00	(5,000.00)	-3.85%	
14	ELECTRICITY	23,900.00	26,200.00	2,300.00	9.62%	
15	GAS	2,700.00	3,200.00	500.00	18.52%	
16	GARBAGE/TRASH	157,770.00	159,770.00	2,000.00	1.27%	
17	SEWER	199,650.00	199,650.00	-	0.00%	
18	OTHER UTILITIES	960.00	960.00	-	0.00%	
19	TOTAL UTILITIES	514,980.00	514,780.00	(200.00)	-0.04%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	214,848.00	221,848.00	7,000.00	3.26%	
21	FRINGE BENEFITS	57,237.00	57,237.00	-	0.00%	
22	UNIFORMS	3,350.00	2,850.00	(500.00)	100.00%	
23	VEHICLE GAS, OIL	15,860.00	17,160.00	1,300.00	8.20%	
24	MATERIALS	212,345.00	212,345.00	-	0.00%	
25	CONTRACT COSTS	383,925.00	401,925.00	18,000.00	4.69%	Work Order Contract

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PUBLIC HOUSING
 TOTAL 421 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 PH TOTALS	REVISED BUDGET 2017-2018 PH TOTALS	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	887,565.00	913,365.00	25,800.00	2.91%	
	GENERAL EXPENSE					
27	INSURANCE	85,347.00	80,970.00	(4,377.00)	-5.13%	Based on Property decrease and Workers Comp
28	P.I.L.O.T.	113,702.00	113,702.00	-	0.00%	
29	BAD DEBT EXPENSE	8,892.00	8,892.00	-	0.00%	
30	OPEB EXPENSE	103,093.00	103,093.00	-	0.00%	
31	OTHER GENERAL EXPENSE	7,934.00	7,934.00	-	0.00%	
32	TOTAL GENERAL EXPENSE	318,968.00	314,591.00	(4,377.00)	-1.37%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	270,524.00	270,524.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	270,524.00	270,524.00	-	0.00%	
35	TOTAL EXPENSES	2,985,401.00	2,983,724.00	(1,677.00)	-0.06%	
36	GAIN OR LOSS	91,176.00	97,853.00	6,677.00	7.32%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - HOUSING CHOICE VOUCHERS
 (HCV) 2791 VOUCHERS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 HCV	REVISED BUDGET 2017-2018 HCV	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	19,354,000.00	18,725,000.00	(629,000.00)	-3.25%	Reduced HAP and Admin Fees due to underutilization
3	OTHER INCOME	3,600.00	3,600.00	-	0.00%	
4	TOTAL REVENUES	19,357,600.00	18,728,600.00	(629,000.00)	-3.25%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	450,000.00	457,000.00	7,000.00	1.56%	Receptionist --> Eligibility Specialist
6	FRINGE BENEFITS	278,945.00	278,945.00	-	0.00%	
7	LEGAL EXPENSE	23,100.00	15,100.00	(8,000.00)	-34.63%	
8	MANAGEMENT FEES	380,000.00	375,000.00	(5,000.00)	-1.32%	Decrease in total vouchers issued
9	BOOKKEEPING FEES	236,600.00	234,600.00	(2,000.00)	-0.85%	Decrease in total vouchers issued
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	208,440.00	208,440.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	1,577,085.00	1,569,085.00	(8,000.00)	-0.51%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	-	-	-	0.00%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	-	-	-	0.00%	
17	SEWER	-	-	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	-	-	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	
24	MATERIALS	360.00	360.00	-	100.00%	
25	CONTRACT COSTS	111,600.00	111,600.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - HOUSING CHOICE VOUCHERS
 (HCV) 2791 VOUCHERS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 HCV	REVISED BUDGET 2017-2018 HCV	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	111,960.00	111,960.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	22,240.00	22,240.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	86,500.00	86,500.00	-	0.00%	
31	OTHER GENERAL EXPENSE	10,800.00	10,800.00	-	0.00%	
32	TOTAL GENERAL EXPENSE	119,540.00	119,540.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	17,640,000.00	16,950,000.00	(690,000.00)	-3.91%	Fewer Vouchers utilized
34	TOTAL NON-OPERATING ITEMS	17,640,000.00	16,950,000.00	(690,000.00)	-3.91%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	19,448,585.00	18,750,585.00	(698,000.00)	-3.59%	
36	GAIN OR LOSS	(90,985.00)	(21,985.00)	69,000.00	-75.84%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - CENTRAL OFFICE COST CENTER
 (COCC)
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 COCC	REVISED BUDGET 2017-2018 COCC	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	1,106,000.00	1,115,135.00	9,135.00	0.83%	Lower Mgmt Fees, Recognition of Wrkrs Comp Refund
4	TOTAL REVENUES	1,106,000.00	1,115,135.00	9,135.00	0.83%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	406,000.00	416,000.00	10,000.00	2.46%	Temporary Staff
6	FRINGE BENEFITS	233,000.00	233,000.00	-	0.00%	
7	LEGAL EXPENSE	42,000.00	42,000.00	-	0.00%	
8	MANAGEMENT FEES	-	-	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	145,040.00	145,040.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	826,040.00	836,040.00	10,000.00	1.21%	
	UTILITIES					
13	WATER	3,900.00	3,900.00	-	0.00%	
14	ELECTRICITY	31,200.00	28,200.00	(3,000.00)	-9.62%	
15	GAS	3,000.00	5,000.00	2,000.00	66.67%	
16	GARBAGE/TRASH	1,200.00	1,200.00	-	0.00%	
17	SEWER	1,800.00	1,800.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	41,100.00	40,100.00	(1,000.00)	-2.43%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	3,000.00	3,000.00	-	0.00%	
24	MATERIALS	3,600.00	3,600.00	-	0.00%	
25	CONTRACT COSTS	69,820.00	69,820.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - CENTRAL OFFICE COST CENTER
 (COCC)
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 COCC	REVISED BUDGET 2017-2018 COCC	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	76,420.00	76,420.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	16,867.00	17,367.00	500.00	2.96%	Workers Comp
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	116,000.00	116,000.00	-	0.00%	OPEB under budget in 2016-17
31	OTHER GENERAL EXPENSE	-	-	-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	132,867.00	133,367.00	500.00	0.38%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	1,076,427.00	1,085,927.00	9,500.00	0.88%	
36	GAIN OR LOSS	29,573.00	29,208.00	(365.00)	-1.23%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - LANGDON VILLAS
 1 UNIT
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 LANGDON	REVISED BUDGET 2017-2018 LANGDON	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	46,200.00	46,200.00	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	249,423.00	1,210,823.00	961,400.00	385.45%	Decrease in Mgmt Fees, Lawsuit Settlement \$990K
4	TOTAL REVENUES	295,623.00	1,257,023.00	961,400.00	325.21%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	36,109.00	36,109.00	-	0.00%	
6	FRINGE BENEFITS	18,400.00	18,400.00	-	0.00%	
7	LEGAL EXPENSE	600.00	600.00	-	0.00%	
8	MANAGEMENT FEES	-	-	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	1,800.00	1,800.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	56,909.00	56,909.00	-	0.00%	
	UTILITIES					
13	WATER	650.00	650.00	-	0.00%	
14	ELECTRICITY	-	-	-	0.00%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	400.00	400.00	-	0.00%	
17	SEWER	600.00	600.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	1,650.00	1,650.00	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	419.00	419.00	-	0.00%	
21	FRINGE BENEFITS	78.00	78.00	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	
24	MATERIALS	1,500.00	1,500.00	-	0.00%	
25	CONTRACT COSTS	2,400.00	2,400.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - LANGDON VILLAS
 1 UNIT
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018	REVISED BUDGET 2017-2018	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
		LANGDON	LANGDON			
26	TOTAL MAINTENANCE AND OPERATIONS	4,397.00	4,397.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	3,600.00	3,600.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	79,713.00	79,713.00	-	0.00%	
31	OTHER GENERAL EXPENSE	600.00	600.00	-	0.00%	
32	TOTAL GENERAL EXPENSE	83,913.00	83,913.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	3,438.00	3,438.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	3,438.00	3,438.00	-	0.00%	
35	TOTAL EXPENSES	150,307.00	150,307.00	-	0.00%	
36	GAIN OR LOSS	145,316.00	1,106,716.00	961,400.00	661.59%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - OBANION CENTER
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 OBANION	REVISED BUDGET 2017-2018 OBANION	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	182,100.00	182,100.00	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	182,100.00	182,100.00	-	0.00%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	-	-	-	0.00%	
6	FRINGE BENEFITS	-	-	-	0.00%	
7	LEGAL EXPENSE	-	-	-	0.00%	
8	MANAGEMENT FEES	17,900.00	17,900.00	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	1,500.00	1,500.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	19,400.00	19,400.00	-	0.00%	
	UTILITIES					
13	WATER	3,350.00	3,350.00	-	0.00%	
14	ELECTRICITY	43,000.00	43,000.00	-	0.00%	
15	GAS	5,500.00	5,500.00	-	0.00%	
16	GARBAGE/TRASH	2,700.00	2,700.00	-	0.00%	
17	SEWER	10,000.00	10,000.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	64,550.00	64,550.00	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	
24	MATERIALS	4,200.00	4,200.00	-	0.00%	
25	CONTRACT COSTS	32,895.00	32,895.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - OBANION CENTER
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 OBANION	REVISED BUDGET 2017-2018 OBANION	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	37,095.00	37,095.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	1,320.00	1,320.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	1,320.00	1,320.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	53,800.00	53,800.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	53,800.00	53,800.00	-	0.00%	
35	TOTAL EXPENSES	176,165.00	176,165.00	-	0.00%	
36	GAIN OR LOSS	5,935.00	5,935.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - VALLEY VIEW
 73 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 VALLEY VIEW	REVISED BUDGET 2017-2018 VALLEY VIEW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	589,280.00	589,280.00	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	1,800.00	1,800.00	-	0.00%	
4	TOTAL REVENUES	591,080.00	591,080.00	-	0.00%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	29,777.00	29,777.00	-	0.00%	
6	FRINGE BENEFITS	28,751.00	28,751.00	-	0.00%	
7	LEGAL EXPENSE	12,000.00	12,000.00	-	0.00%	
8	MANAGEMENT FEES	56,600.00	56,600.00	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	13,620.00	13,620.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	140,748.00	140,748.00	-	0.00%	
	UTILITIES					
13	WATER	36,240.00	36,240.00	-	0.00%	
14	ELECTRICITY	9,240.00	9,240.00	-	0.00%	
15	GAS	720.00	720.00	-	0.00%	
16	GARBAGE/TRASH	16,800.00	16,800.00	-	0.00%	
17	SEWER	40,200.00	40,200.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	103,200.00	103,200.00	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	46,121.00	46,121.00	-	0.00%	
21	FRINGE BENEFITS	8,842.00	8,842.00	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	
24	MATERIALS	15,400.00	15,400.00	-	0.00%	
25	CONTRACT COSTS	71,550.00	71,550.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - VALLEY VIEW
 73 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 VALLEY VIEW	REVISED BUDGET 2017-2018 VALLEY VIEW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	141,913.00	141,913.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	17,243.00	17,243.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	1,000.00	1,000.00	-	0.00%	
30	OPEB EXPENSE	16,448.00	16,448.00	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	34,691.00	34,691.00	-	0.00%	
	FINANCING EXPENSES					
33	INTEREST EXPENSE - BOND	171,560.00	171,560.00	-	0.00%	
34	TOTAL FINANCING	171,560.00	171,560.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	40,519.00	40,519.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	40,519.00	40,519.00	-	0.00%	
35	TOTAL EXPENSES	632,631.00	632,631.00	-	0.00%	
36	GAIN OR LOSS	(41,551.00)	(41,551.00)	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - FELIX TORRES YEAR ROUND
 50 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 FT-YR	REVISED BUDGET 2017-2018 FT-YR	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	525,221.00	525,221.00	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	1,000.00	1,000.00	-	0.00%	
4	TOTAL REVENUES	526,221.00	526,221.00	-	0.00%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	-	-	-	0.00%	
6	FRINGE BENEFITS	16,500.00	16,500.00	-	0.00%	
7	LEGAL EXPENSE	3,600.00	3,600.00	-	0.00%	
8	MANAGEMENT FEES	34,800.00	34,800.00	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	14,400.00	14,400.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	69,300.00	69,300.00	-	0.00%	
	UTILITIES					
13	WATER	26,000.00	26,000.00	-	0.00%	
14	ELECTRICITY	16,000.00	16,000.00	-	0.00%	
15	GAS	780.00	780.00	-	0.00%	
16	GARBAGE/TRASH	6,000.00	6,000.00	-	0.00%	
17	SEWER	36,000.00	36,000.00	-	0.00%	
18	OTHER UTILITIES	650.00	650.00	-	100.00%	
19	TOTAL UTILITIES	85,430.00	85,430.00	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	64,700.00	64,700.00	-	100.00%	
21	FRINGE BENEFITS	25,000.00	25,000.00	-	0.00%	
22	UNIFORMS	800.00	800.00	-	100.00%	
23	VEHICLE GAS, OIL	1,200.00	1,200.00	-	0.00%	
24	MATERIALS	14,400.00	14,400.00	-	0.00%	
25	CONTRACT COSTS	4,800.00	4,800.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - FELIX TORRES YEAR ROUND
 50 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 FT-YR	REVISED BUDGET 2017-2018 FT-YR	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	110,900.00	110,900.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	10,800.00	10,800.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	1,170.00	1,170.00	-	100.00%	
30	OPEB EXPENSE	14,400.00	14,400.00	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	26,370.00	26,370.00	-	0.00%	
	FINANCING EXPENSE					
33	INTEREST EXPENSES	25,000.00	25,000.00	-	0.00%	
34	TOTAL FINANCING EXPENSE	25,000.00	25,000.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	199,791.00	199,791.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	199,791.00	199,791.00	-	0.00%	
35	TOTAL EXPENSES	516,791.00	516,791.00	-	0.00%	
36	GAIN OR LOSS	9,430.00	9,430.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT TOTAL - 228 UNITS
 2016-2017 VS. 2017-2018

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 MIGRANT	REVISED BUDGET 2017-2018 MIGRANT	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	1,151,733.00	1,151,733.00	-	0.00%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	1,151,733.00	1,151,733.00	-	0.00%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	340,249.00	340,249.00	-	0.00%	
6	FRINGE BENEFITS	189,430.00	189,430.00	-	0.00%	
7	LEGAL EXPENSE	-	-	-	0.00%	
8	MANAGEMENT FEES	111,523.00	111,523.00	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	42,399.00	42,399.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	683,601.00	683,601.00	-	0.00%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	144,000.00	144,000.00	-	0.00%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	29,800.00	29,800.00	-	0.00%	
17	SEWER	75,200.00	75,200.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	249,000.00	249,000.00	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,500.00	2,500.00	-	0.00%	
24	MATERIALS	46,730.00	46,730.00	-	0.00%	
25	CONTRACT COSTS	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT TOTAL - 228 UNITS
 2016-2017 VS. 2017-2018

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 MIGRANT	REVISED BUDGET 2017-2018 MIGRANT	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
26	TOTAL MAINTENANCE AND OPERATIONS	49,230.00	49,230.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	19,500.00	19,500.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	19,500.00	19,500.00	-	0.00%	
	FINANCING EXPENSES					
33	DEBT SERVICE AND REPLACEMENT RES	150,402.00	150,402.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	150,402.00	150,402.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	1,151,733.00	1,151,733.00	-	0.00%	
36	GAIN OR LOSS	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
BUDGET SUMMARY

2018-2019 FISCAL YEAR	PUBLIC HOUSING	HCV	COCC	LANGDON	OBANION	VALLEY VIEW	FELIX TORRES YR	MIGRANT	TOTAL BUDGET
REVENUES									
TENANT INCOME	1,900,040	-	-	46,200	187,400	561,000	528,000	-	3,222,640
GRANT INCOME	1,206,000	19,194,000	-	-	-	-	-	1,154,596	21,554,596
OTHER INCOME	600	4,800	1,143,277	250,676	-	-	600	-	1,399,953
TOTAL REVENUES	3,106,640	19,198,800	1,143,277	296,876	187,400	561,000	528,600	1,154,596	26,177,189
EXPENSES									
TOTAL ADMINISTRATIVE	976,855	1,583,640	950,723	73,731	20,150	148,487	98,979	676,014	4,528,579
TOTAL UTILITIES	523,814	-	38,900	1,600	67,340	102,520	93,892	255,050	1,083,116
TOTAL MAINTENANCE AND OPS	959,788	112,350	76,470	4,400	36,760	147,661	79,556	43,630	1,460,615
TOTAL GENERAL EXPENSE	304,836	72,810	71,750	48,400	1,320	22,744	20,810	29,500	572,170
TOTAL HOUSING ASSISTANCE	-	17,430,000	-	-	-	-	-	-	17,430,000
TOTAL FINANCING	-	-	-	-	-	162,500	33,000	150,402	345,902
TOTAL NON-OPERATING	304,852	-	-	3,439	53,800	40,519	199,791	-	602,401
TOTAL EXPENSES	3,070,145	19,198,800	1,137,843	131,570	179,370	624,431	526,029	1,154,596	26,022,783
GAIN OR LOSS (CURRENT REVISION)	36,495	-	5,434	165,306	8,030	(63,431)	2,571	-	154,405
ORIGINAL BUDGET 2017-2018									
BOARD APPROVED BUDGET GAIN/LOSS	81,393	155,381	-	133,081	5,235	(60,831)	27,711	-	341,970
VARIANCES - GAIN/(LOSS)	(44,898)	(155,381)	5,434	32,225	2,795	(2,600)	(25,140)	-	(187,565)

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 1
 (MERCED AREA) 176 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

BOARD APPROVED BUDGET 2017-2018 AMP 1	PROPOSED BUDGET 2018-2019 AMP 1	BUDGET VS. BUDGET DIFFERENCE
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LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 1	PROPOSED BUDGET 2018-2019 AMP 1	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	667,608.00	726,120.00	58,512.00	8.76%	Rent increases and higher tenant share of costs
2	GRANT INCOME	540,000.00	534,000.00	(6,000.00)	-1.11%	
3	OTHER INCOME	4,800.00	600.00	(4,200.00)	-87.50%	
4	TOTAL REVENUES	1,212,408.00	1,260,720.00	48,312.00	3.98%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	107,105.00	86,185.00	(20,920.00)	-19.53%	
6	FRINGE BENEFITS	87,290.00	73,042.00	(14,248.00)	-16.32%	
7	LEGAL EXPENSE	7,500.00	9,900.00	2,400.00	32.00%	
8	MANAGEMENT FEES	142,800.00	141,000.00	(1,800.00)	-1.26%	
9	BOOKKEEPING FEES	15,600.00	15,600.00	-	0.00%	
10	ASSET MANAGEMENT FEES	21,000.00	21,000.00	-	0.00%	
11	OTHER ADMIN EXPENSES	33,720.00	41,245.00	7,525.00	22.32%	
12	TOTAL ADMINISTRATIVE EXPENSES	415,015.00	387,972.00	(27,043.00)	-6.52%	
	UTILITIES					
13	WATER	35,600.00	38,814.06	3,214.06	9.03%	
14	ELECTRICITY	9,200.00	9,200.00	-	0.00%	
15	GAS	300.00	600.00	300.00	100.00%	
16	GARBAGE/TRASH	64,800.00	66,600.00	1,800.00	2.78%	
17	SEWER	72,000.00	73,200.00	1,200.00	1.67%	
18	OTHER UTILITIES	960.00	960.00	-	100.00%	
19	TOTAL UTILITIES	182,860.00	189,374.06	6,514.06	3.56%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	99,844.00	101,585.00	1,741.00	1.74%	
21	FRINGE BENEFITS	17,743.00	27,113.00	9,370.00	52.81%	
22	UNIFORMS	1,500.00	1,200.00	(300.00)	100.00%	
23	VEHICLE GAS, OIL	5,000.00	5,000.00	-	100.00%	
24	MATERIALS	57,720.00	87,400.00	29,680.00	51.42%	
25	CONTRACT COSTS	126,985.00	146,355.00	19,370.00	15.25%	
26	TOTAL MAINTENANCE AND OPERATIONS	308,792.00	368,653.00	59,861.00	19.39%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 1
 (MERCED AREA) 176 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 1	PROPOSED BUDGET 2018-2019 AMP 1	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	34,837.00	38,160.00	3,323.00	9.54%	
28	P.I.L.O.T.	42,600.00	50,189.00	7,589.00	17.81%	
29	BAD DEBT EXPENSE	3,600.00	3,500.00	(100.00)	-2.78%	
30	OPEB EXPENSE	42,000.00	36,000.00	(6,000.00)	-14.29%	
31	OTHER GENERAL EXPENSE	4,200.00	2,400.00	(1,800.00)	-42.86%	
32	TOTAL GENERAL EXPENSE	127,237.00	130,249.00	3,012.00	2.37%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	127,200.00	127,298.35	98.35	0.08%	
34	TOTAL NON-OPERATING ITEMS	127,200.00	127,298.35	98.35	0.08%	
35	TOTAL EXPENSES	1,161,104.00	1,203,546.41	42,442.41	3.66%	
36	GAIN OR LOSS	51,304.00	57,173.59	5,869.59	11.44%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 2
 (ATWATER/LIVINGSTON AREA) 117 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 2	PROPOSED BUDGET 2018-2019 AMP 2	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	561,540.00	586,820.00	25,280.00	4.50%	Rent increases & higher tenant share of costs
2	GRANT INCOME	276,000.00	280,000.00	4,000.00	1.45%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	837,540.00	866,820.00	29,280.00	3.50%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	84,886.00	56,314.00	(28,572.00)	-33.66%	Asset Manager allocations
6	FRINGE BENEFITS	61,592.00	53,190.00	(8,402.00)	-13.64%	
7	LEGAL EXPENSE	4,438.00	3,360.00	(1,078.00)	-24.29%	
8	MANAGEMENT FEES	95,080.00	94,000.00	(1,080.00)	-1.14%	
9	BOOKKEEPING FEES	10,508.00	10,500.00	(8.00)	-0.08%	
10	ASSET MANAGEMENT FEES	14,040.00	14,000.00	(40.00)	-0.28%	
11	OTHER ADMIN EXPENSES	26,760.00	32,320.00	5,560.00	20.78%	
12	TOTAL ADMINISTRATIVE EXPENSES	297,304.00	263,684.00	(33,620.00)	-11.31%	
	UTILITIES					
13	WATER	38,300.00	42,000.00	3,700.00	9.66%	
14	ELECTRICITY	6,275.00	7,200.00	925.00	14.74%	
15	GAS	400.00	400.00	-	0.00%	
16	GARBAGE/TRASH	46,330.00	48,000.00	1,670.00	3.60%	
17	SEWER	80,000.00	84,000.00	4,000.00	5.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	171,305.00	181,600.00	10,295.00	6.01%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	46,387.00	83,535.00	37,148.00	80.08%	Increased maintenance staff
21	FRINGE BENEFITS	7,873.00	23,575.00	15,702.00	199.44%	
22	UNIFORMS	900.00	720.00	(180.00)	0.00%	
23	VEHICLE GAS, OIL	4,800.00	6,000.00	1,200.00	25.00%	
24	MATERIALS	44,460.00	48,900.00	4,440.00	9.99%	
25	CONTRACT COSTS	101,775.18	105,840.00	4,064.82	3.99%	
26	TOTAL MAINTENANCE AND OPERATIONS	206,195.18	268,570.00	62,374.82	30.25%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 2
 (ATWATER/LIVINGSTON AREA) 117 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 2	PROPOSED BUDGET 2018-2019 AMP 2	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	22,240.00	22,200.00	(40.00)	-0.18%	
28	P.I.L.O.T.	37,609.00	39,819.00	2,210.00	5.88%	
29	BAD DEBT EXPENSE	2,730.00	2,880.00	150.00	5.49%	
30	OPEB EXPENSE	33,840.00	15,600.00	(18,240.00)	-53.90%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	1,524.00	900.00	(624.00)	-40.94%	
32	TOTAL GENERAL EXPENSE	97,943.00	81,399.00	(16,544.00)	-16.89%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	71,100.00	71,372.26	272.26	0.38%	
34	TOTAL NON-OPERATING ITEMS	71,100.00	71,372.26	272.26	0.38%	
35	TOTAL EXPENSES	843,847.18	866,625.26	22,778.08	2.70%	
36	GAIN OR LOSS	(6,307.18)	194.74	6,501.92	-103.09%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 3
 (LOS BANOS & DOS PALOS AREA) 122 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

BOARD APPROVED BUDGET 2017-2018 AMP 3	PROPOSED BUDGET 2018-2019 AMP 3	BUDGET VS. BUDGET DIFFERENCE
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LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 3	PROPOSED BUDGET 2018-2019 AMP 3	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	507,956.00	571,500.00	63,544.00	12.51%	Rent increases and higher tenant share of costs
2	GRANT INCOME	402,842.00	372,000.00	(30,842.00)	-7.66%	Reflects payment trend - 17/18 budget overstated
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	910,798.00	943,500.00	32,702.00	3.59%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	73,386.00	80,149.00	6,763.00	9.22%	Asset Manager allocation changes
6	FRINGE BENEFITS	66,975.00	66,354.00	(621.00)	-0.93%	
7	LEGAL EXPENSE	6,605.00	13,170.00	6,565.00	99.39%	Eviction costs
8	MANAGEMENT FEES	98,184.00	98,000.00	(184.00)	-0.19%	
9	BOOKKEEPING FEES	10,854.00	10,850.00	(4.00)	-0.04%	
10	ASSET MANAGEMENT FEES	14,640.00	14,640.00	-	0.00%	
11	OTHER ADMIN EXPENSES	26,602.78	33,130.00	6,527.22	24.54%	
12	TOTAL ADMINISTRATIVE EXPENSES	297,246.78	316,293.00	19,046.22	6.41%	
	UTILITIES					
13	WATER	55,000.00	56,500.00	1,500.00	2.73%	
14	ELECTRICITY	5,725.00	5,800.00	75.00	1.31%	
15	GAS	650.00	480.00	(170.00)	-26.15%	
16	GARBAGE/TRASH	44,500.00	42,000.00	(2,500.00)	-5.62%	
17	SEWER	45,250.00	42,000.00	(3,250.00)	-7.18%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	151,125.00	146,780.00	(4,345.00)	-2.88%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	89,308.00	86,861.00	(2,447.00)	-2.74%	
21	FRINGE BENEFITS	20,469.00	20,508.93	39.93	0.20%	
22	UNIFORMS	450.00	900.00	450.00	100.00%	
23	VEHICLE GAS, OIL	6,000.00	6,000.00	-	0.00%	
24	MATERIALS	54,420.00	79,460.00	25,040.00	46.01%	
25	CONTRACT COSTS	89,964.00	121,800.00	31,836.00	35.39%	
26	TOTAL MAINTENANCE AND OPERATIONS	260,611.00	315,529.93	54,918.93	21.07%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 3
 (LOS BANOS & DOS PALOS AREA) 122 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 3	PROPOSED BUDGET 2018-2019 AMP 3	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	29,083.04	27,444.00	(1,639.04)	-5.64%	
28	P.I.L.O.T.	31,733.00	37,274.00	5,541.00	17.46%	
29	BAD DEBT EXPENSE	2,472.00	2,790.00	318.00	12.86%	
30	OPEB EXPENSE	26,053.00	21,000.00	(5,053.00)	-19.40%	
31	OTHER GENERAL EXPENSE	2,010.00	1,200.00	(810.00)	-40.30%	
32	TOTAL GENERAL EXPENSE	91,351.04	89,708.00	(1,643.04)	-1.80%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	58,424.00	58,425.00	1.00	0.00%	
34	TOTAL NON-OPERATING ITEMS	58,424.00	58,425.00	1.00	0.00%	
35	TOTAL EXPENSES	858,757.82	926,735.93	67,978.11	7.92%	
36	GAIN OR LOSS	52,040.18	16,764.07	(35,276.11)	-67.79%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 4
 (MERCED 1ST STREET AREA) 6 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

BOARD APPROVED BUDGET 2017-2018 AMP 4	PROPOSED BUDGET 2018-2019 AMP 4	BUDGET VS. BUDGET DIFFERENCE
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LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 4	PROPOSED BUDGET 2018-2019 AMP 4	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	18,500.00	15,600.00	(2,900.00)	-15.68%	
2	GRANT INCOME	14,400.00	20,000.00	5,600.00	38.89%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	32,900.00	35,600.00	2,700.00	8.21%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	3,454.00	1,753.00	(1,701.00)	-49.25%	
6	FRINGE BENEFITS	2,869.00	1,733.00	(1,136.00)	-39.60%	
7	LEGAL EXPENSE	900.00	150.00	(750.00)	-83.33%	
8	MANAGEMENT FEES	4,800.00	4,200.00	(600.00)	-12.50%	
9	BOOKKEEPING FEES	504.00	475.00	(29.00)	-5.75%	
10	ASSET MANAGEMENT FEES	480.00	-	(480.00)	100.00%	
11	OTHER ADMIN EXPENSES	790.00	595.00	(195.00)	-24.68%	
12	TOTAL ADMINISTRATIVE EXPENSES	13,797.00	8,906.00	(4,891.00)	-35.45%	
	UTILITIES					
13	WATER	1,200.00	1,000.00	(200.00)	-16.67%	
14	ELECTRICITY	700.00	400.00	(300.00)	-42.86%	
15	GAS	-	60.00	60.00	0.00%	
16	GARBAGE/TRASH	2,040.00	2,200.00	160.00	7.84%	
17	SEWER	2,400.00	2,400.00	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	6,340.00	6,060.00	(280.00)	-4.42%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	3,409.00	3,507.00	98.00	2.87%	
21	FRINGE BENEFITS	607.00	928.00	321.00	52.88%	
22	UNIFORMS	50.00	30.00	(20.00)	100.00%	
23	VEHICLE GAS, OIL	60.00	30.00	(30.00)	-50.00%	
24	MATERIALS	3,400.00	1,020.00	(2,380.00)	-70.00%	
25	CONTRACT COSTS	2,420.00	1,520.00	(900.00)	-37.19%	
26	TOTAL MAINTENANCE AND OPERATIONS	9,946.00	7,035.00	(2,911.00)	-29.27%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - AMP 4
 (MERCED 1ST STREET AREA) 6 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 AMP 4	PROPOSED BUDGET 2018-2019 AMP 4	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	1,197.00	1,260.00	63.00	5.26%	
28	P.I.L.O.T.	1,760.00	1,200.00	(560.00)	-31.82%	
29	BAD DEBT EXPENSE	90.00	-	(90.00)	-100.00%	
30	OPEB EXPENSE	1,414.00	960.00	(454.00)	-32.11%	
31	OTHER GENERAL EXPENSE	200.00	60.00	(140.00)	100.00%	
32	TOTAL GENERAL EXPENSE	4,661.00	3,480.00	(1,181.00)	-25.34%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	13,800.00	47,756.72	33,956.72	246.06%	Full year depreciation. Prior budget reflected partial year.
34	TOTAL NON-OPERATING ITEMS	13,800.00	47,756.72	33,956.72	246.06%	
35	TOTAL EXPENSES	48,544.00	73,237.72	24,693.72	50.87%	
36	GAIN OR LOSS	(15,644.00)	(37,637.72)	(21,993.72)	140.59%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PUBLIC HOUSING
 TOTAL 421 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 PH TOTALS	PROPOSED BUDGET 2018-2019 PH TOTALS	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	1,755,604.00	1,900,040.00	144,436.00	8.23%	
2	GRANT INCOME	1,233,242.00	1,206,000.00	(27,242.00)	-2.21%	
3	OTHER INCOME	4,800.00	600.00	(4,200.00)	-87.50%	
4	TOTAL REVENUES	2,993,646.00	3,106,640.00	112,994.00	3.77%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	268,831.00	224,401.00	(44,430.00)	-16.53%	
6	FRINGE BENEFITS	218,726.00	194,319.00	(24,407.00)	-11.16%	
7	LEGAL EXPENSE	19,443.00	26,580.00	7,137.00	36.71%	
8	MANAGEMENT FEES	340,864.00	337,200.00	(3,664.00)	-1.07%	
9	BOOKKEEPING FEES	37,466.00	37,425.00	(41.00)	-0.11%	
10	ASSET MANAGEMENT FEES	50,160.00	49,640.00	(520.00)	-1.04%	
11	OTHER ADMIN EXPENSES	87,872.78	107,290.00	19,417.22	22.10%	
12	TOTAL ADMINISTRATIVE EXPENSES	1,023,362.78	976,855.00	(46,507.78)	-4.54%	
	UTILITIES					
13	WATER	130,100.00	138,314.06	8,214.06	6.31%	
14	ELECTRICITY	21,900.00	22,600.00	700.00	3.20%	
15	GAS	1,350.00	1,540.00	190.00	14.07%	
16	GARBAGE/TRASH	157,670.00	158,800.00	1,130.00	0.72%	
17	SEWER	199,650.00	201,600.00	1,950.00	0.98%	
18	OTHER UTILITIES	960.00	960.00	-	0.00%	
19	TOTAL UTILITIES	511,630.00	523,814.06	12,184.06	2.38%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	238,948.00	275,488.00	36,540.00	15.29%	
21	FRINGE BENEFITS	46,692.00	72,124.93	25,432.93	54.47%	
22	UNIFORMS	2,900.00	2,850.00	(50.00)	100.00%	
23	VEHICLE GAS, OIL	15,860.00	17,030.00	1,170.00	7.38%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PUBLIC HOUSING
 TOTAL 421 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 PH TOTALS	PROPOSED BUDGET 2018-2019 PH TOTALS	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	160,000.00	216,780.00	56,780.00	35.49%	
25	CONTRACT COSTS	321,144.18	375,515.00	54,370.82	16.93%	
26	TOTAL MAINTENANCE AND OPERATIONS	785,544.18	959,787.93	174,243.75	22.18%	
	GENERAL EXPENSE					
27	INSURANCE	87,357.04	89,064.00	1,706.96	1.95%	
28	P.I.L.O.T.	113,702.00	128,482.00	14,780.00	13.00%	
29	BAD DEBT EXPENSE	8,892.00	9,170.00	278.00	3.13%	
30	OPEB EXPENSE	103,307.00	73,560.00	(29,747.00)	-28.79%	
31	OTHER GENERAL EXPENSE	7,934.00	4,560.00	(3,374.00)	-42.53%	
32	TOTAL GENERAL EXPENSE	321,192.04	304,836.00	(16,356.04)	-5.09%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	270,524.00	304,852.33	34,328.33	12.69%	
34	TOTAL NON-OPERATING ITEMS	270,524.00	304,852.33	34,328.33	12.69%	
35	TOTAL EXPENSES	2,912,253.00	3,070,145.32	157,892.32	5.42%	
36	GAIN OR LOSS	81,393.00	36,494.68	(44,898.32)	-55.16%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - HOUSING CHOICE VOUCHERS
 (HCV) 2791 VOUCHERS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 HCV	PROPOSED BUDGET 2018-19 HCV	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	19,854,000.00	19,194,000.00	(660,000.00)	-3.32%	Lower utilization levels than prior budget period
3	OTHER INCOME	3,600.00	4,800.00	1,200.00	33.33%	
4	TOTAL REVENUES	19,857,600.00	19,198,800.00	(658,800.00)	-3.32%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	395,805.00	475,770.00	79,965.00	20.20%	Includes 50% of program director salary
6	FRINGE BENEFITS	215,800.00	255,985.00	40,185.00	18.62%	Based on actual benefits costs
7	LEGAL EXPENSE	32,100.00	17,400.00	(14,700.00)	-45.79%	
8	MANAGEMENT FEES	387,600.00	386,250.00	(1,350.00)	-0.35%	
9	BOOKKEEPING FEES	243,600.00	231,750.00	(11,850.00)	-4.86%	Decrease in total vouchers issued
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	199,440.00	216,485.00	17,045.00	8.55%	Nelrod and Appraisal Group contracts
12	TOTAL ADMINISTRATIVE EXPENSES	1,474,345.00	1,583,640.00	109,295.00	7.41%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	-	-	-	0.00%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	-	-	-	0.00%	
17	SEWER	-	-	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	-	-	-	0.00%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	150.00	150.00	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - HOUSING CHOICE VOUCHERS
 (HCV) 2791 VOUCHERS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 HCV	PROPOSED BUDGET 2018-19 HCV	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	360.00	600.00	240.00	100.00%	
25	CONTRACT COSTS	111,600.00	111,600.00	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	111,960.00	112,350.00	390.00	0.35%	
	GENERAL EXPENSE					
27	INSURANCE	18,614.00	21,810.00	3,196.00	17.17%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	86,500.00	42,000.00	(44,500.00)	-51.45%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	10,800.00	9,000.00	(1,800.00)	-16.67%	
32	TOTAL GENERAL EXPENSE	115,914.00	72,810.00	(43,104.00)	-37.19%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	18,000,000.00	17,430,000.00	(570,000.00)	-3.17%	Fewer Vouchers utilized
34	TOTAL NON-OPERATING ITEMS	18,000,000.00	17,430,000.00	(570,000.00)	-3.17%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	19,702,219.00	19,198,800.00	(503,419.00)	-2.56%	
36	GAIN OR LOSS	155,381.00	-	(155,381.00)	-100.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - CENTRAL OFFICE COST CENTER
 (COCC)
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 COCC	PROPOSED BUDGET 2018-19 COCC	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	1,129,690.00	1,143,276.75	13,586.75	1.20%	
4	TOTAL REVENUES	1,129,690.00	1,143,276.75	13,586.75	1.20%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	451,660.00	490,907.00	39,247.00	8.69%	50% of Admin Clerk for Finance
6	FRINGE BENEFITS	240,603.00	262,076.00	21,473.00	8.92%	
7	LEGAL EXPENSE	47,000.00	60,000.00	13,000.00	27.66%	Based on 2017-18 spend projections
8	MANAGEMENT FEES	-	-	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	140,040.00	137,740.00	(2,300.00)	-1.64%	Continued cost efficiencies in "other" category
12	TOTAL ADMINISTRATIVE EXPENSES	879,303.00	950,723.00	71,420.00	8.12%	
	UTILITIES					
13	WATER	3,900.00	3,800.00	(100.00)	-2.56%	
14	ELECTRICITY	31,200.00	30,100.00	(1,100.00)	-3.53%	
15	GAS	3,000.00	2,400.00	(600.00)	-20.00%	
16	GARBAGE/TRASH	1,200.00	1,100.00	(100.00)	-8.33%	
17	SEWER	1,800.00	1,500.00	(300.00)	-16.67%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	41,100.00	38,900.00	(2,200.00)	-5.35%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	3,000.00	720.00	(2,280.00)	-76.00%	
24	MATERIALS	3,600.00	1,150.00	(2,450.00)	-68.06%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - CENTRAL OFFICE COST CENTER
 (COCC)
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 COCC	PROPOSED BUDGET 2018-19 COCC	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
25	CONTRACT COSTS	69,820.00	74,600.00	4,780.00	6.85%	
26	TOTAL MAINTENANCE AND OPERATIONS	76,420.00	76,470.00	50.00	0.07%	
	GENERAL EXPENSE					
27	INSURANCE	16,867.00	17,750.00	883.00	5.24%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	116,000.00	54,000.00	(62,000.00)	-53.45%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	-	-	-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	132,867.00	71,750.00	(61,117.00)	-46.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	1,129,690.00	1,137,843.00	8,153.00	0.72%	
36	GAIN OR LOSS	-	5,433.75	5,433.75	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - LANGDON VILLAS
 1 UNIT
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 LANGDON	PROPOSED BUDGET 2018-19 LANGDON	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	46,200.00	46,200.00	-	0.00%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	249,423.00	250,676.00	1,253.00	0.50%	
4	TOTAL REVENUES	295,623.00	296,876.00	1,253.00	0.42%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	42,860.00	46,461.88	3,601.88	8.40%	
6	FRINGE BENEFITS	22,768.00	23,928.68	1,160.68	5.10%	
7	LEGAL EXPENSE	1,200.00	2,620.00	1,420.00	118.33%	
8	MANAGEMENT FEES	-	-	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	1,200.00	720.00	(480.00)	-40.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	68,028.00	73,730.56	5,702.56	8.38%	
	UTILITIES					
13	WATER	600.00	600.00	-	0.00%	
14	ELECTRICITY	-	-	-	0.00%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	400.00	400.00	-	0.00%	
17	SEWER	500.00	600.00	100.00	20.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	1,500.00	1,600.00	100.00	6.67%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	419.00	-	(419.00)	-100.00%	
21	FRINGE BENEFITS	78.00	-	(78.00)	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - LANGDON VILLAS
 1 UNIT
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 LANGDON	PROPOSED BUDGET 2018-19 LANGDON	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	300.00	800.00	500.00	166.67%	
25	CONTRACT COSTS	4,200.00	3,600.00	(600.00)	-14.29%	
26	TOTAL MAINTENANCE AND OPERATIONS	4,997.00	4,400.00	(597.00)	-11.95%	
	GENERAL EXPENSE					
27	INSURANCE	4,266.00	3,300.00	(966.00)	-22.64%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	79,713.00	45,000.00	(34,713.00)	-43.55%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	600.00	100.00	(500.00)	-83.33%	
32	TOTAL GENERAL EXPENSE	84,579.00	48,400.00	(36,179.00)	-42.78%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	3,438.00	3,439.00	1.00	0.03%	
36	TOTAL NON-OPERATING ITEMS	3,438.00	3,439.00	1.00	0.03%	
35	TOTAL EXPENSES	162,542.00	131,569.56	(30,972.44)	-19.06%	
36	GAIN OR LOSS	133,081.00	165,306.44	32,225.44	24.21%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - OBANION CENTER
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 OBANION	PROPOSED BUDGET 2018-19 OBANION	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	182,100.00	187,400.00	5,300.00	2.91%	
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	182,100.00	187,400.00	5,300.00	2.91%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	-	-	-	0.00%	
6	FRINGE BENEFITS	-	-	-	0.00%	
7	LEGAL EXPENSE	600.00	600.00	-	0.00%	
8	MANAGEMENT FEES	17,900.00	18,650.00	750.00	4.19%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	900.00	900.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	19,400.00	20,150.00	750.00	3.87%	
	UTILITIES					
13	WATER	3,350.00	3,820.00	470.00	14.03%	
14	ELECTRICITY	44,000.00	45,650.00	1,650.00	3.75%	
15	GAS	4,800.00	3,750.00	(1,050.00)	-21.88%	
16	GARBAGE/TRASH	2,700.00	2,580.00	(120.00)	-4.44%	
17	SEWER	11,000.00	11,540.00	540.00	4.91%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	65,850.00	67,340.00	1,490.00	2.26%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - OBANION CENTER
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 OBANION	PROPOSED BUDGET 2018-19 OBANION	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	3,600.00	5,850.00	2,250.00	62.50%	
25	CONTRACT COSTS	32,895.00	30,910.00	(1,985.00)	-6.03%	
26	TOTAL MAINTENANCE AND OPERATIONS	36,495.00	36,760.00	265.00	0.73%	
	GENERAL EXPENSE					
27	INSURANCE	1,320.00	1,320.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	1,320.00	1,320.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	53,800.00	53,800.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	53,800.00	53,800.00	-	0.00%	
35	TOTAL EXPENSES	176,865.00	179,370.00	2,505.00	1.42%	
36	GAIN OR LOSS	5,235.00	8,030.00	2,795.00	53.39%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - VALLEY VIEW
 73 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 VALLEY VIEW	PROPOSED BUDGET 2018-2019 VALLEY VIEW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	589,280.00	561,000.00	(28,280.00)	-4.80%	Vacancies and lower tenant share of costs
2	GRANT INCOME	-	-	-	0.00%	
3	OTHER INCOME	1,800.00	-	(1,800.00)	-100.00%	
4	TOTAL REVENUES	591,080.00	561,000.00	(30,080.00)	-5.09%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	42,777.00	44,541.00	1,764.00	4.12%	
6	FRINGE BENEFITS	38,751.00	37,926.33	(824.67)	-2.13%	
7	LEGAL EXPENSE	1,980.00	6,240.00	4,260.00	215.15%	
8	MANAGEMENT FEES	58,200.00	57,000.00	(1,200.00)	-2.06%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	13,320.00	2,780.00	(10,540.00)	-79.13%	Removal of Bond fee from budget
12	TOTAL ADMINISTRATIVE EXPENSES	155,028.00	148,487.33	(6,540.67)	-4.22%	
	UTILITIES					
13	WATER	36,240.00	35,800.00	(440.00)	-1.21%	
14	ELECTRICITY	9,240.00	7,800.00	(1,440.00)	-15.58%	
15	GAS	720.00	720.00	-	0.00%	
16	GARBAGE/TRASH	16,800.00	16,200.00	(600.00)	-3.57%	
17	SEWER	40,200.00	42,000.00	1,800.00	4.48%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	103,200.00	102,520.00	(680.00)	-0.66%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	49,121.00	46,685.52	(2,435.48)	-4.96%	
21	FRINGE BENEFITS	10,842.00	10,575.03	(266.97)	-2.46%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - VALLEY VIEW
 73 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 VALLEY VIEW	PROPOSED BUDGET 2018-2019 VALLEY VIEW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	15,400.00	16,100.00	700.00	4.55%	
25	CONTRACT COSTS	71,550.00	74,300.00	2,750.00	3.84%	
26	TOTAL MAINTENANCE AND OPERATIONS	146,913.00	147,660.55	747.55	0.51%	
	GENERAL EXPENSE					
27	INSURANCE	17,243.00	14,424.00	(2,819.00)	-16.35%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	1,000.00	1,080.00	80.00	8.00%	
30	OPEB EXPENSE	16,448.00	7,240.00	(9,208.00)	-55.98%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	34,691.00	22,744.00	(11,947.00)	-34.44%	
	FINANCING EXPENSES					
33	INTEREST EXPENSE - BOND	171,560.00	162,500.00	(9,060.00)	-5.28%	Based on bond repayment schedule
34	TOTAL FINANCING	171,560.00	162,500.00	(9,060.00)	-5.28%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	40,519.00	40,519.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	40,519.00	40,519.00	-	0.00%	
35	TOTAL EXPENSES	651,911.00	624,430.88	(27,480.12)	-4.22%	
36	GAIN OR LOSS	(60,831.00)	(63,430.88)	(2,599.88)	4.27%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - FELIX TORRES YEAR ROUND
 50 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 FT-YR	PROPOSED BUDGET 2018-2019 FT-YR	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	567,600.00	528,000.00	(39,600.00)	-6.98%	Decreased tenant rent and Rental Assistance
2	GRANT INCOME	-		-	0.00%	
3	OTHER INCOME	1,000.00	600.00	(400.00)	0.00%	
4	TOTAL REVENUES	568,600.00	528,600.00	(40,000.00)	-7.03%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	32,037.00	22,836.60	(9,200.40)	0.00%	
6	FRINGE BENEFITS	20,903.00	22,402.72	1,499.72	7.17%	
7	LEGAL EXPENSE	8,850.00	5,900.00	(2,950.00)	-33.33%	
8	MANAGEMENT FEES	34,800.00	34,800.00	-	0.00%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	12,920.00	13,040.00	120.00	0.93%	
12	TOTAL ADMINISTRATIVE EXPENSES	109,510.00	98,979.32	(10,530.68)	-9.62%	
	UTILITIES					
13	WATER	28,000.00	29,800.00	1,800.00	6.43%	
14	ELECTRICITY	17,400.00	17,400.00	-	0.00%	
15	GAS	780.00	720.00	(60.00)	-7.69%	
16	GARBAGE/TRASH	5,700.00	6,300.00	600.00	10.53%	
17	SEWER	37,020.00	39,000.00	1,980.00	5.35%	
18	OTHER UTILITIES	650.00	672.00	22.00	100.00%	
19	TOTAL UTILITIES	89,550.00	93,892.00	4,342.00	4.85%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	37,631.00	37,641.97	10.97	100.00%	
21	FRINGE BENEFITS	7,197.00	14,869.40	7,672.40	106.61%	
22	UNIFORMS	800.00	600.00	(200.00)	100.00%	
23	VEHICLE GAS, OIL	1,800.00	1,200.00	(600.00)	-33.33%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - FELIX TORRES YEAR ROUND
 50 UNITS
 BOARD APPROVED BUDGET & BUDGET REVISION

LINE #	ITEM	BOARD APPROVED BUDGET 2017-2018 FT-YR	PROPOSED BUDGET 2018-2019 FT-YR	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	19,170.00	19,150.00	(20.00)	-0.10%	
25	CONTRACT COSTS	7,600.00	6,095.00	(1,505.00)	-19.80%	
26	TOTAL MAINTENANCE AND OPERATIONS	74,198.00	79,556.37	5,358.37	7.22%	
	GENERAL EXPENSE					
27	INSURANCE	11,848.00	10,700.00	(1,148.00)	-9.69%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	1,170.00	1,110.00	(60.00)	100.00%	
30	OPEB EXPENSE	18,886.00	9,000.00	(9,886.00)	-52.35%	Over budgeted in 2017-18
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	31,904.00	20,810.00	(11,094.00)	-34.77%	
	FINANCING EXPENSE					
33	INTEREST EXPENSES	35,936.00	33,000.00	(2,936.00)	-8.17%	
34	TOTAL FINANCING EXPENSE	35,936.00	33,000.00	(2,936.00)	-8.17%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	199,791.00	199,791.00	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	199,791.00	199,791.00	-	0.00%	
35	TOTAL EXPENSES	540,889.00	526,028.69	(14,860.31)	-2.75%	
36	GAIN OR LOSS	27,711.00	2,571.31	(25,139.69)	-90.72%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - ATWATER MIGRANT 59 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - ATW	BUDGET 2018-2019 MIG - ATW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	262,326.00	265,082.00	2,756.00	1.05%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	262,326.00	265,082.00	2,756.00	1.05%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	94,194.00	94,194.00	-	0.00%	
6	FRINGE BENEFITS	48,600.00	50,060.00	1,460.00	3.00%	
7	LEGAL EXPENSE	-	-	-	0.00%	
8	MANAGEMENT FEES	24,302.00	24,098.00	(204.00)	-0.84%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	6,400.00	6,400.00	-	0.00%	
12	TOTAL ADMINISTRATIVE EXPENSES	173,496.00	174,752.00	1,256.00	0.72%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	40,000.00	41,000.00	1,000.00	2.50%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	9,000.00	9,180.00	180.00	2.00%	
17	SEWER	5,200.00	6,120.00	920.00	17.69%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	54,200.00	56,300.00	2,100.00	3.87%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,500.00	2,500.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - ATWATER MIGRANT 59 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - ATW	BUDGET 2018-2019 MIG - ATW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	25,130.00	24,530.00	(600.00)	-2.39%	
25	CONTRACT COSTS	-	-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	27,630.00	27,030.00	(600.00)	-2.17%	
	GENERAL EXPENSE					
27	INSURANCE	7,000.00	7,000.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	7,000.00	7,000.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	262,326.00	265,082.00	2,756.00	1.05%	
36	GAIN OR LOSS	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT LOS BANOS - 48 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - LB	BUDGET 2018-2019 MIG - LB	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	#DIV/0!	
2	GRANT INCOME	246,998.00	243,621.00	(3,377.00)	-1.37%	
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	246,998.00	243,621.00	(3,377.00)	-1.37%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	84,419.00	84,419.00	-	0.00%	
6	FRINGE BENEFITS	45,900.00	47,280.00	1,380.00	3.01%	
7	LEGAL EXPENSE	-	-	-	#DIV/0!	
8	MANAGEMENT FEES	22,454.00	22,147.00	(307.00)	-1.37%	
9	BOOKKEEPING FEES	-	-	-	#DIV/0!	
10	ASSET MANAGEMENT FEES	-	-	-	#DIV/0!	
11	OTHER ADMIN EXPENSES	11,425.00	10,675.00	(750.00)	-6.56%	
12	TOTAL ADMINISTRATIVE EXPENSES	164,198.00	164,521.00	323.00	0.20%	
	UTILITIES					
13	WATER	-	-	-	#DIV/0!	
14	ELECTRICITY	44,000.00	44,900.00	900.00	2.05%	
15	GAS	-	-	-	#DIV/0!	
16	GARBAGE/TRASH	9,000.00	9,200.00	200.00	2.22%	
17	SEWER	11,000.00	11,200.00	200.00	1.82%	
18	OTHER UTILITIES	-	-	-	#DIV/0!	
19	TOTAL UTILITIES	64,000.00	65,300.00	1,300.00	2.03%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	#DIV/0!	
21	FRINGE BENEFITS	-	-	-	#DIV/0!	
22	UNIFORMS	-	-	-	#DIV/0!	
23	VEHICLE GAS, OIL	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT LOS BANOS - 48 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 MIG - LB	2018-2019 MIG - LB	BUDGET DIFFERENCE		
24	MATERIALS	12,800.00	7,800.00	(5,000.00)	-39.06%	
25	CONTRACT COSTS	-	-	-	#DIV/0!	
26	TOTAL MAINTENANCE AND OPERATIONS	12,800.00	7,800.00	(5,000.00)	-39.06%	
	GENERAL EXPENSE					
27	INSURANCE	6,000.00	6,000.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	#DIV/0!	
29	BAD DEBT EXPENSE	-	-	-	#DIV/0!	
30	OPEB EXPENSE	-	-	-	#DIV/0!	
31	OTHER GENERAL EXPENSE	-	-	-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	6,000.00	6,000.00	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	#DIV/0!	
34	TOTAL NON-OPERATING ITEMS	-	-	-	#DIV/0!	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	#DIV/0!	
36	TOTAL NON-OPERATING ITEMS	-	-	-	#DIV/0!	
35	TOTAL EXPENSES	246,998.00	243,621.00	(3,377.00)	-1.37%	
36	GAIN OR LOSS	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PLANADA MIGRANT CENTER - 72 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - PLAN	BUDGET 2018-2019 MIG - PLAN	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	#DIV/0!	
2	GRANT INCOME	353,924.00	351,034.00	(2,890.00)	-0.82%	
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	353,924.00	351,034.00	(2,890.00)	-0.82%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	73,706.00	73,706.00	-	0.00%	
6	FRINGE BENEFITS	39,150.00	39,150.00	-	0.00%	
7	LEGAL EXPENSE	-	-	-	#DIV/0!	
8	MANAGEMENT FEES	35,416.00	32,376.00	(3,040.00)	-8.58%	
9	BOOKKEEPING FEES	-	-	-	#DIV/0!	
10	ASSET MANAGEMENT FEES	-	-	-	#DIV/0!	
11	OTHER ADMIN EXPENSES	10,844.00	9,444.00	(1,400.00)	-12.91%	
12	TOTAL ADMINISTRATIVE EXPENSES	159,116.00	154,676.00	(4,440.00)	-2.79%	
	UTILITIES					
13	WATER	-	-	-	#DIV/0!	
14	ELECTRICITY	20,000.00	20,400.00	400.00	2.00%	
15	GAS	-	-	-	#DIV/0!	
16	GARBAGE/TRASH	6,800.00	6,950.00	150.00	2.21%	
17	SEWER	50,000.00	51,000.00	1,000.00	2.00%	
18	OTHER UTILITIES	-	-	-	#DIV/0!	
19	TOTAL UTILITIES	76,800.00	78,350.00	1,550.00	2.02%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	#DIV/0!	
21	FRINGE BENEFITS	-	-	-	#DIV/0!	
22	UNIFORMS	-	-	-	#DIV/0!	
23	VEHICLE GAS, OIL	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - PLANADA MIGRANT CENTER - 72 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - PLAN	BUDGET 2018-2019 MIG - PLAN	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	3,550.00	3,550.00	-	0.00%	
25	CONTRACT COSTS	-	-	-	#DIV/0!	
26	TOTAL MAINTENANCE AND OPERATIONS	3,550.00	3,550.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	5,500.00	5,500.00	-	0.00%	
28	P.I.L.O.T.	-	-	-	#DIV/0!	
29	BAD DEBT EXPENSE	-	-	-	#DIV/0!	
30	OPEB EXPENSE	-	-	-	#DIV/0!	
31	OTHER GENERAL EXPENSE	-	-	-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	5,500.00	5,500.00	-	0.00%	
	FINANCING EXPENSES					
33	DEBT SERVICE & REPLACEMENT RES	108,958.00	108,958.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	108,958.00	108,958.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	#DIV/0!	
36	TOTAL NON-OPERATING ITEMS	-	-	-	#DIV/0!	
35	TOTAL EXPENSES	353,924.00	351,034.00	(2,890.00)	-0.82%	
36	GAIN OR LOSS	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT MERCED - 49 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIG - MER	BUDGET 2018-2019 MIG - MER	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	#DIV/0!	
2	GRANT INCOME	287,985.00	294,859.00	6,874.00	2.39%	
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	287,985.00	294,859.00	6,874.00	2.39%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	87,930.00	87,930.00	-	0.00%	
6	FRINGE BENEFITS	55,780.00	56,600.00	820.00	1.47%	
7	LEGAL EXPENSE	-	-	-	#DIV/0!	
8	MANAGEMENT FEES	28,851.00	26,805.00	(2,046.00)	-7.09%	
9	BOOKKEEPING FEES	-	-	-	#DIV/0!	
10	ASSET MANAGEMENT FEES	-	-	-	#DIV/0!	
11	OTHER ADMIN EXPENSES	13,730.00	10,730.00	(3,000.00)	-21.85%	
12	TOTAL ADMINISTRATIVE EXPENSES	186,291.00	182,065.00	(4,226.00)	-2.27%	
	UTILITIES					
13	WATER	-	-	-	#DIV/0!	
14	ELECTRICITY	40,000.00	40,800.00	800.00	2.00%	
15	GAS	-	-	-	#DIV/0!	
16	GARBAGE/TRASH	5,000.00	5,100.00	100.00	2.00%	
17	SEWER	9,000.00	9,200.00	200.00	2.22%	
18	OTHER UTILITIES	-	-	-	#DIV/0!	
19	TOTAL UTILITIES	54,000.00	55,100.00	1,100.00	2.04%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	#DIV/0!	
21	FRINGE BENEFITS	-	-	-	#DIV/0!	
22	UNIFORMS	-	-	-	#DIV/0!	
23	VEHICLE GAS, OIL	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - MIGRANT MERCED - 49 UNITS
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 MIG - MER	2018-2019 MIG - MER	BUDGET DIFFERENCE		
24	MATERIALS	5,250.00	5,250.00	-	0.00%	
25	CONTRACT COSTS	-	-	-	#DIV/0!	
26	TOTAL MAINTENANCE AND OPERATIONS	5,250.00	5,250.00	-	0.00%	
	GENERAL EXPENSE					
27	INSURANCE	1,000.00	11,000.00	10,000.00	1000.00%	
28	P.I.L.O.T.	-	-	-	#DIV/0!	
29	BAD DEBT EXPENSE	-	-	-	#DIV/0!	
30	OPEB EXPENSE	-	-	-	#DIV/0!	
31	OTHER GENERAL EXPENSE	-	-	-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	1,000.00	11,000.00	10,000.00	1000.00%	
	FINANCING EXPENSES					
33	DEBT SERVICE AND REPLACEMENT RES	41,444.00	41,444.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	41,444.00	41,444.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	#DIV/0!	
36	TOTAL NON-OPERATING ITEMS	-	-	-	#DIV/0!	
35	TOTAL EXPENSES	287,985.00	294,859.00	6,874.00	2.39%	
36	GAIN OR LOSS	-	-	-	#DIV/0!	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - **MIGRANT TOTAL - 228 UNITS**
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIGRANT	BUDGET 2018-2019 MIGRANT	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	1,151,233.00	1,154,596.00	3,363.00	0.29%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	1,151,233.00	1,154,596.00	3,363.00	0.29%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	340,249.00	340,249.00	-	0.00%	
6	FRINGE BENEFITS	189,430.00	193,090.00	3,660.00	1.93%	
7	LEGAL EXPENSE	-	-	-	0.00%	
8	MANAGEMENT FEES	111,023.00	105,426.00	(5,597.00)	-5.04%	
9	BOOKKEEPING FEES	-	-	-	0.00%	
10	ASSET MANAGEMENT FEES	-	-	-	0.00%	
11	OTHER ADMIN EXPENSES	42,399.00	37,249.00	(5,150.00)	-12.15%	
12	TOTAL ADMINISTRATIVE EXPENSES	683,101.00	676,014.00	(7,087.00)	-1.04%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	144,000.00	147,100.00	3,100.00	2.15%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	29,800.00	30,430.00	630.00	2.11%	
17	SEWER	75,200.00	77,520.00	2,320.00	3.09%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	249,000.00	255,050.00	6,050.00	2.43%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,500.00	2,500.00	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET COMPARISON - **MIGRANT TOTAL - 228 UNITS**
 2017-2018 VS. 2018-2019

LINE #	ITEM	BUDGET 2017-2018 MIGRANT	BUDGET 2018-2019 MIGRANT	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
24	MATERIALS	46,730.00	41,130.00	(5,600.00)	-11.98%	
25	CONTRACT COSTS	-	-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	49,230.00	43,630.00	(5,600.00)	-11.38%	
	GENERAL EXPENSE					
27	INSURANCE	19,500.00	29,500.00	10,000.00	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	19,500.00	29,500.00	10,000.00	0.00%	
	FINANCING EXPENSES					
33	DEBT SERVICE AND REPLACEMENT RES	150,402.00	150,402.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	150,402.00	150,402.00	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	1,151,233.00	1,154,596.00	3,363.00	0.29%	
36	GAIN OR LOSS	-	-	-	0.00%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Position Title	Step	Name	Mgmt/Union	PH	PH	PH	PH	VV	VV	HCV	FT-YR	LANGDON	MIGRANT	COCC	TOTAL
				AMP 1	AMP 2	AMP 3	AMP 4	AMP 2 VV	AMP 3 VV						
1 Executive Director		Vazquez, Rosa	Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.00%	0.00%	93.00%	100.00%
2 Board Clerk & HR Manager		Alvarado, Maria	Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.00%	0.00%	93.00%	100.00%
3 Director of Development		Speer, Sue	Management	35.00%	24.00%	25.00%	1.00%	3.00%	12.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
4 Finance Officer		Watkins, Brian	Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.00%	0.00%	93.00%	100.00%
5 Director Housing Programs		To Be Filled	Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	50.00%	100.00%
6 Maintenance Manager		Boyington, Alan	Management	35.00%	24.00%	25.00%	1.00%	3.00%	12.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
7 Director Housing Programs		Arrate, Blanca	Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.00%	0.00%	93.00%	100.00%
8 Asset Manager		Ruelas, Guillermo	Management	0.00%	0.00%	67.40%	0.00%	0.00%	32.60%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
9 Asset Manager		Martinez, Suzie	Management	57.00%	38.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
10 Accounting Tech II	5 + 15	Gonzales, Lori	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	40.00%	0.00%	0.00%	0.00%	60.00%	100.00%
11 Accounting Tech II	5 + 20	Lemas, Britt	Union	13.40%	8.90%	9.30%	0.50%	6.00%	0.00%	0.00%	4.00%	0.00%	0.00%	57.90%	100.00%
12 Admin Clerk II	1	To Be Filled	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	50.00%	100.00%
13 Administrative Clerk I	3	To Be Filled	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
14 Administrative Clerk II	5	Griffin, Diane	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
15 Eligibility Lead Worker	5 + 15	Cruz, Christina (Tina)	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
16 Eligibility Lead Worker	5 + 10	Keller, Soly	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
17 Eligibility Specialist I	1	Llamas, Sandra	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
18 Eligibility Specialist I	1	Simpson, Taylor	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
19 Eligibility Specialist I	3	Verver, Maria	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
20 Eligibility Specialist II	5 + 15	Mora, Patty	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
21 Eligibility Specialist II	5 + 10	Vargas, Antonia (Samantha)	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
22 Eligibility Specialist I	1	To Be Filled	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
23 Maintenance Worker I	4	Cardenas, Martin	Union	0.00%	89.30%	0.00%	0.00%	10.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
24 Maintenance Worker I	3	Zuniga, Felix	Union	96.20%	0.00%	0.00%	3.30%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	100.00%
25 Maintenance Worker II	3	Perez, Steven	Union	96.20%	0.00%	0.00%	3.30%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	100.00%
26 Maintenance Worker III	5 + 15	Garcia, Celso	Union	0.00%	0.00%	67.40%	0.00%	0.00%	32.60%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
27 Maintenance Worker III	5 + 10	Saechao, Lo	Union	0.00%	0.00%	67.40%	0.00%	0.00%	32.60%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
28 Maintenance Worker I	2	To Be Filled	Union	0.00%	89.30%	0.00%	0.00%	10.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
29 Maintenance Worker I	2	To Be Filled	Union	35.56%	23.64%	24.65%	1.21%	2.83%	11.91%	0.00%	0.00%	0.20%	0.00%	0.00%	100.00%
30 Farmworker Housing Cntr Aide	0	Gonzalez, Porfirio	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%
31 Housing Program Specialist II	1	Marisela Corona Torres	Union	21.20%	14.10%	14.70%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	100.00%
32 Migrant Center Aide II (Atw)	5 + 15	Lopez, Ruben	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
33 Migrant Center Aide I (Plan)	2	Alvarado, Ismael	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
34 Migrant Center Aide I (LB)	1	Moua, Tony	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
35 Migrant Center Aide I (Mer)	1	Murillo, Esteban (Steven)	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
36 Migrant Center Manager (Plan)	4	Arellano, Samuel	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
37 Migrant Center Manager (LB)	5 + 15	Ornelas, Armando	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
38 Migrant Center Manager (Mer)	5 + 20	Pimentel, Ruben	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%
39 Migrant Center Manager (Atwr)	5 + 10	Rios, Gilbert	Union	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	100.00%