

A G E N D A

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

**Regular Meeting
Tuesday, October 15, 2019
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

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

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 Clerk of the Board 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. 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.

III. COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA

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



IV. APPROVAL OF THE FOLLOWING MEETING MINUTES:

1. August 20, 2019, Regular Meeting (M/S/C): ____/____/____

V. CONSENT CALENDAR:

1. Rent Delinquency Report for August & September 2019
2. Track Summary Report for August & September 2019
3. Financial Reports for August & September 2019

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

VI. INFORMATION/DISCUSSION ITEM(S)

None

VII. EXUCUTIVE DIRECTOR REPORT

1. Rental Assistance Demonstration (RAD)
2. City of Atwater Development Meeting
3. Mainstream Voucher Application
4. Family Self Sufficiency Grant Renewal
5. Fiscal Year End

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTION ITEM(S)

None

X. ACTION ITEM(S)

None

XI. COMMISSIONER'S COMMENTS

XII. CLOSED SESSION ITEM(S)

1. Pursuant to Government Code §54957.6
Union Negotiations
Elizabeth M. Fratacangeli, Legal Counsel
Rosa Vazquez, Executive Director
Maria F. Alvarado, Human Resources Manager

XIII. ADJOURNMENT



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

**Regular Meeting
Tuesday, August 20, 2019**

- I. The meeting was called to order by Vice-Chair Walsh at 5:47 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

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

Commissioners Absent:

Rick Osorio

Vice-Chair Walsh declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Elizabeth M. Fratacangeli, Legal Counsel
Cliff Hatanaka, Interim Finance Officer
Maria F. Alvarado, Clerk of the Board
Blanca Arrate, Director of Housing Programs
Sue Speer, Director of Development
Tracy Jackson, Director of Housing Programs

Others Present:

None

II. UNSCHEDULED ORAL COMMUNICATION

None

III. COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA

None

(M/S/C): Commissioner Pia/Commissioner Resendez/Motion Passed

IV. APPROVAL OF THE FOLLOWING MEETING MINUTES

A. July 16, 2019, Regular Meeting

(M/S/C): Commissioner Pia/Commissioner Resendez/Motion Passed



B. August 6 2019, Special Meeting

(M/S/C): Commissioner Pia/Commissioner Resendez/Motion Passed

Commissioner Rachel Torres entered meeting at 6:05 p.m.

V. CONSENT CALENDAR

A. PHAS Report for July 2019

B. Aged Receivables Report for July 2019

C. Financial Reports for June 2019

(M/S/C): Commissioner Pia/Commissioner Dorsey/Motion Passed

Commissioner Jose Resendez entered meeting at 6:15 p.m.

VI. INFORMATION AND DISCUSSION ITEM(S)

A. Staff Report: Request for Proposals – Coin Operated Laundry Services. Executive Director Vazquez informed the Board that the Authority solicited for Coin Operated Laundry Services, however, due to the lack of responses, the Authority would resolicit for these services. Proper approval from HUD was received.

B. Staff Report: Request for Proposals – Midway Unit Modification Project. Executive Director Vazquez informed the Board that due to unforeseen circumstances the resolution for this solicitation will not be brought before the Board in the September meeting as stated on the staff report. Solicitations are still pending and will be brought before the Board once a recommendation has been reached.

VII. EXECUTIVE DIRECTOR REPORT

None

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTION ITEM(S)

1.) **Resolution No. 2019-17:** Approving the Operating Budgets for Fiscal Year 2019 – 2020.

(M/S/C): Commissioner Jackson/Commissioner Walsh/Motion Passed

2.) **Resolution No. 2019-18:** Awarding Janitorial Services for the Authority Administration Offices and John O'Banion Community Learning Center common areas contract to Clear Choice Custodial Service and further



authorize Executive Director, Rosa Vazquez, to sign or take any other action necessary to carry out the completion of the contract.

(M/S/C): Commissioner Pia/Commissioner Walsh/Motion Passed

X. ACTION ITEM(S)

None

XI. COMMISSIONER'S COMMENTS

None

XII. CLOSED SESSION ITEM(S):

None

XIII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:46 p.m.

Chairperson Signature

Date: October 15, 2019

Secretary Signature

Date: October 15, 2019



Aged Receivables Report as of 8/31/2019

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Prepayments	Balance
AMP 1							
ca023001 PH - Merced	7,955.70	1,038.00	131.18	227.83	9,352.71	(7,851.50)	1,501.21
ca023010 PH - Merced	3,661.18	1,287.44	-	778.21	5,726.83	(2,562.35)	3,164.48
ca023013 PH - Merced Sr	1,749.51	539.00	55.00	1,341.00	3,684.51	(2,246.51)	1,438.00
ca023021 PH - Acquisition	-	-	-	-	-	(126.48)	(126.48)
ca023023 PH - Acquisition					-		-
AMP 1 TOTALS	13,366.39	2,864.44	186.18	2,347.04	18,764.05	(12,786.84)	5,977.21
AMP 2							
ca023003 PH - Atwater - Cameo	1,900.00	828.37	25.00	691.78	3,445.15	(2,465.45)	979.70
ca023006 PH - Livingston	2,839.91	630.72	41.44	1,454.00	4,966.07	(5,220.97)	(254.90)
012a PH - Atwater	4,197.21	739.58	50.00	271.99	5,258.78	(2,623.95)	2,634.83
012b PH - Winton	46.00	-	139.00	(301.00)	(116.00)	(1,180.75)	(1,296.75)
AMP 2 TOTALS	8,983.12	2,198.67	255.44	2,116.77	13,554.00	(11,491.12)	2,062.88
AMP 3							
ca023002 PH - Los Banos	2,130.29	746.00	325.00	320.00	3,521.29	(3,180.09)	341.20
ca023004 PH - Los Banos - Abby, B, C & D	5,105.08	726.90	75.00	1,103.36	7,010.34	(5,615.98)	1,394.36
ca023005 PH - Dos Palos - West Globe	2,544.41	608.98	711.00	741.89	4,606.28	(1,737.96)	2,868.32
ca023011 PH - Los Banos - J & K St	1,297.00	428.00	25.00	-	1,750.00	(757.16)	992.84
012c PH - Dos Palos - Alleyne	1,618.50	316.99	-	-	1,935.49	(1,772.76)	162.73
012d PH - Dos Palos - Globe	1,098.33	412.00	50.00	(7.75)	1,552.58	(894.05)	658.53
AMP 3 TOTALS	13,793.61	3,238.87	1,186.00	2,157.50	20,375.98	(13,958.00)	6,417.98
AMP 4							
ca023024 PH - 1st Street	811.00	142.00	-	(52.00)	901.00	(4.00)	897.00
AMP 4 TOTALS	811.00	142.00	-	(52.00)	901.00	(4.00)	897.00
VALLEY VIEW							
atw Atwater Elderly	331.00	177.00	(30.00)	158.00	636.00	(1,995.00)	(1,359.00)
dp Dos Palos Elderly	1,614.00	629.00	10.00	275.00	2,528.00	(2,475.00)	53.00
mid Midway	3,147.38	2,925.31	(81.00)	(1,974.59)	4,017.10	(4,337.44)	(320.34)
VALLEY VIEW TOTALS	5,092.38	3,731.31	(101.00)	(1,541.59)	7,181.10	(8,807.44)	(1,626.34)
FELIX TORRES YEAR ROUND							
ft-yr Felix Torres Year Round Center	1,838.00	68.00	(26.00)	3,827.00	5,707.00	(3,719.02)	1,987.98
FELIX TORRES YEAR ROUND TOTALS	1,838.00	68.00	(26.00)	3,827.00	5,707.00	(3,719.02)	1,987.98
HOUSING AUTHORITY TOTALS	43,884.50	12,243.29	1,500.62	8,854.72	66,483.13	(50,766.42)	15,716.71

Aged Receivables Report as of 9/30/2019

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Prepayments	Balance
AMP 1							
ca023001 PH - Merced	5,114.20	83.18	1,633.00	(93.17)	6,737.21	(7,250.50)	(513.29)
ca023010 PH - Merced	2,729.64	125.00	996.00	1,125.26	4,975.90	(2,433.42)	2,542.48
ca023013 PH - Merced Sr	1,676.51	55.00	152.00	1,189.00	3,072.51	(2,232.51)	840.00
ca023021 PH - Acquisition	-	-	-	-	-	(126.48)	(126.48)
ca023023 PH - Acquisition					-		-
AMP 1 TOTALS	9,520.35	263.18	2,781.00	2,221.09	14,785.62	(12,042.91)	2,742.71
AMP 2							
ca023003 PH - Atwater - Cameo	1,664.00	25.00	1,061.37	639.78	3,390.15	(2,440.45)	949.70
ca023006 PH - Livingston	1,727.69	41.44	916.72	1,189.00	3,874.85	(4,557.22)	(682.37)
012a PH - Atwater	2,688.43	90.00	704.99	295.00	3,778.42	(2,470.70)	1,307.72
012b PH - Winton	(5.00)	166.00	-	(301.00)	(140.00)	(1,180.75)	(1,320.75)
AMP 2 TOTALS	6,075.12	322.44	2,683.08	1,822.78	10,903.42	(10,649.12)	254.30
AMP 3							
ca023002 PH - Los Banos	1,419.29	375.00	1,005.00	-	2,799.29	(2,556.09)	243.20
ca023004 PH - Los Banos - Abby, B, C & D	5,216.60	150.00	855.33	615.92	6,837.85	(5,549.53)	1,288.32
ca023005 PH - Dos Palos - West Globe	2,678.86	914.00	610.53	892.89	5,096.28	(2,000.96)	3,095.32
ca023011 PH - Los Banos - J & K St	1,212.00	25.00	544.00	9.00	1,790.00	(755.16)	1,034.84
012c PH - Dos Palos - Alleyne	1,428.50	25.99	39.00	-	1,493.49	(1,534.76)	(41.27)
012d PH - Dos Palos - Globe	1,025.33	100.00	(184.00)	(102.75)	838.58	(543.05)	295.53
AMP 3 TOTALS	12,980.58	1,589.99	2,869.86	1,415.06	18,855.49	(12,939.55)	5,915.94
AMP 4							
ca023024 PH - 1st Street	361.00	-	127.00	(57.00)	431.00	(2.00)	429.00
AMP 4 TOTALS	361.00	-	127.00	(57.00)	431.00	(2.00)	429.00
VALLEY VIEW							
atw Atwater Elderly	326.00	(10.00)	137.00	158.00	611.00	(1,940.00)	(1,329.00)
dp Dos Palos Elderly	2,008.00	20.00	418.00	(20.00)	2,426.00	(2,467.00)	(41.00)
mid Midway	4,496.38	214.00	1,428.31	(2,332.59)	3,806.10	(4,018.44)	(212.34)
VALLEY VIEW TOTALS	6,830.38	224.00	1,983.31	(2,194.59)	6,843.10	(8,425.44)	(1,582.34)
FELIX TORRES YEAR ROUND							
ft-yr Felix Torres Year Round Center	425.00	(26.00)	103.00	3,827.00	4,329.00	(3,733.02)	595.98
FELIX TORRES YEAR ROUND TOTALS	425.00	(26.00)	103.00	3,827.00	4,329.00	(3,733.02)	595.98
HOUSING AUTHORITY TOTALS	36,192.43	2,373.61	10,547.25	7,034.34	56,147.63	(47,792.04)	8,355.59

PHAS Tracking Summary

Fiscal Year Ending 09/30/19

Indicators		Estimated Status at End of Month											
Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		3	15	23	33	47	60	60	69	71	78	61	
Average Lease Up Days		1.5	2	2	3	3	3	3	3	3	2	1	
Make Ready Time		339	477	580	662	785	872	872	922	1362	1541	2235	
Average Make Ready Days		169.5	68	58	55	49	44	44	40	50	45	55	
Down Days		2	77	94	119	218	354	354	460	277	375	203	
Average Down Days		1	11	9	10	14	18	18	20	10	11	5	
Total # Vacant Units Turned		2	7	10	12	16	20	20	23	27	34	41	
Total # Turn Around Days		344	569	697	814	1050	1286	1286	1451	1710	1994	2499	
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	172	81	70	68	66	64	64	63	63	59	61	

% 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 less3 B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	12	12	12	9	9	11	16	16	16	16	16	

PHAS Tracking Summary
Fiscal Year Ending 09/30/19

Indicators		Estimated Status at End of Month											
Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		3	15	23	33	47	60	60	69	71	78	61	61
Average Lease Up Days		1.5	2	2	3	3	3	3	3	3	2	1	1
Make Ready Time		339	477	580	662	785	872	872	922	1362	1541	2235	2235
Average Make Ready Days		169.5	68	58	55	49	44	44	40	50	45	55	45
Down Days		2	77	94	119	218	354	354	460	277	375	203	481
Average Down Days		1	11	9	10	14	18	18	20	10	11	5	7
Total # Vacant Units Turned		2	7	10	12	16	20	20	23	27	34	41	50
Total # Turn Around Days		344	569	697	814	1050	1286	1286	1451	1710	1994	2499	2777
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	172	81	70	68	66	64	64	63	63	59	61	56

% 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%	100%
Average # days to complete Non-Emergency Work Orders	A = 25 days or less3 B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	12	12	12	9	9	11	16	16	16	16	16	16

Housing Authority of the County of Merced
Financial Statement - AMP 1 (.fs-amp1)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	685,628	665,610	20,018	3	726,120
TOTAL GRANT INCOME (1)	526,455	489,500	36,955	8	534,000
TOTAL OTHER INCOME	397	550	-153	-28	600
TOTAL INCOME	1,212,480	1,155,660	56,820	5	1,260,720
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	365,079	355,022	-10,057	-3	387,297
TOTAL TENANT SERVICES EXPENSES	7,206	619	-6,587	-1,065	675
TOTAL UTILITY EXPENSES	159,597	173,593	13,996	8	189,374
TOTAL MAINTENANCE EXPENSES	343,440	337,932	-5,508	-2	368,653
TOTAL GENERAL EXPENSES	107,053	117,195	10,142	9	127,849
TOTAL HOUSING ASSISTANCE PAYMENTS	1,158	2,200	1,042	47	2,400
TOTAL NON-OPERATING ITEMS	116,690	116,690	0	0	127,298
TOTAL EXPENSES	1,100,223	1,103,251	3,028	6	1,203,546
NET INCOME	112,257	52,409	59,848	114	57,174

(1) Higher Operating Subsidy from HUD

Housing Authority of the County of Merced
Financial Statement - AMP 2 (.fs-amp2)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	525,551	537,918	-12,367	-2	586,820
TOTAL GRANT INCOME (1)	309,565	256,667	52,898	21	280,000
TOTAL OTHER INCOME (2)	102,758	0	102,758	N/A	0
TOTAL INCOME	937,874	794,585	143,289	18	866,820
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	197,694	241,710	44,016	18	263,684
TOTAL TENANT SERVICES EXPENSES	5,671	0	-5,671	N/A	0
TOTAL UTILITY EXPENSES	152,770	166,467	13,696	8	181,600
TOTAL MAINTENANCE EXPENSES (3)	373,299	246,189	-127,109	-52	268,570
TOTAL GENERAL EXPENSES	73,652	73,791	139	0	80,499
TOTAL HOUSING ASSISTANCE PAYMENTS	293	825	532	64	900
TOTAL NON-OPERATING ITEMS	65,425	65,425	0	0	71,372
TOTAL EXPENSES	868,804	794,407	-74,397	-9	866,625
NET INCOME	69,070	178	68,892	38,703	195

- (1) Higher Operating Subsidy from HUD
(2) Insurance recovery for fire damage to unit
(3) Costs to repair fire damaged units

Housing Authority of the County of Merced
All HCV Properties (.fs-hcv)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1)	16,453,292	17,594,500	-1,141,208	-6	19,194,000
TOTAL OTHER INCOME	931	4,400	-3,469	-79	4,800
TOTAL INCOME	16,454,223	17,598,900	-1,144,677	-7	19,198,800
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2) (3) (4)	1,353,536	1,451,670	98,134	7	1,583,640
TOTAL TENANT SERVICES EXPENSES	6,098	0	-6,098	N/A	0
TOTAL MAINTENANCE EXPENSES (5)	27,761	102,988	75,226	73	112,350
TOTAL GENERAL EXPENSES	64,988	66,742	1,754	3	72,810
TOTAL HOUSING ASSISTANCE PAYMENTS (6)	15,109,010	15,977,500	868,490	5	17,430,000
TOTAL EXPENSES	16,561,393	17,598,900	1,037,506	6	19,198,800
NET INCOME	-107,170	0	-92,474	-42,033,800	0

- (1) Lower HAP From HUD \$1,232M
(2) Lower Management Fees \$51M
(3) Lower software license fees \$60M
(4) Higher Contract Inspections booked under Admin \$55M, budgeted under Contract work as under Maintenance Expenses
(5) Lower Contract Inspections budgeted under Maintenance \$99M, booked under Admin Expenses
(6) Lower HAP issued \$868M

Housing Authority of the County of Merced
AMP4 - 1st Street, Merced (.fs-amp4)
Budget Comparison
Period = Oct 2018-Aug 2019

Revenue & Expenses	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	17,833	14,300	3,533	25	15,600
TOTAL GRANT INCOME	21,426	18,333	3,092	17	20,000
TOTAL INCOME	39,259	32,633	6,625	20	35,600
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	13,618	8,164	-5,454	-67	8,906
TOTAL TENANT SERVICES EXPENSES	0	0	0	N/A	0
TOTAL UTILITY EXPENSES	5,182	5,555	373	7	6,060
TOTAL MAINTENANCE EXPENSES	8,168	6,449	-1,719	-27	7,035
TOTAL GENERAL EXPENSES	2,979	3,135	156	5	3,420
TOTAL HOUSING ASSISTANCE PAYMENTS	0	55	55	100	60
TOTAL NON-OPERATING ITEMS	43,777	43,777	0	0	47,757
TOTAL EXPENSES	73,724	67,135	-6,589	-10	73,238
NET INCOME	-34,465	-34,502	36	0	-37,638

Housing Authority of the County of Merced
Financial Statement - AMP 3 (.fs-amp3)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	517,643	523,875	-6,232	-1	571,500
TOTAL GRANT INCOME (1)	367,552	341,000	26,552	8	372,000
TOTAL INCOME	885,195	864,875	20,320	2	943,500
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	228,248	289,935	61,687	21	316,293
TOTAL TENANT SERVICES EXPENSES	21,223	0	-21,223	N/A	0
TOTAL UTILITY EXPENSES	145,247	134,548	-10,699	-8	146,780
-3	348,724	289,236	-59,489	-21	315,530
TOTAL GENERAL EXPENSES	77,886	81,133	3,247	4	88,508
TOTAL HOUSING ASSISTANCE PAYMENTS	1,006	1,100	94	9	1,200
TOTAL NON-OPERATING ITEMS	53,556	53,556	0	0	58,425
TOTAL EXPENSES	875,890	849,508	-26,383	-3	926,736
NET INCOME	9,305	15,367	-6,063	-39	16,764

- (1) Higher Operating Subsidy from HUD
(2) Lower than budgeted Admin personnel costs
(3) Higher Maintenance supplies including flooring

Housing Authority of the County of Merced
Central Office Cost Center (cocc)
Budget Comparison
Period = Oct 2018-Aug 2019

Revenue & Expenses	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL OTHER INCOME (1) (2)	907,615	1,048,004	-140,389	-13	1,143,277
TOTAL INCOME	907,615	1,048,004	-140,389	-13	1,143,277
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	882,327	871,496	-10,831	-1	950,723
TOTAL TENANT SERVICES EXPENSES	2,161	0	-2,161	N/A	0
TOTAL UTILITY EXPENSES	34,459	35,658	1,200	3	38,900
TOTAL MAINTENANCE EXPENSES	59,682	70,098	10,416	15	76,470
TOTAL GENERAL EXPENSES	61,787	65,771	3,984	6	71,750
TOTAL EXPENSES	1,040,416	1,043,023	2,608	0	1,137,843
NET INCOME	-132,801	4,981	-137,781	-2,766	5,434

- (1) Asset Mgmt Fee contingent on cash availability at end of year. This fee is assessed at end of year, if available.
(2) Admin Fee Income is tied to Capital Funds. It is drawn as Capital Funds are expended.

Housing Authority of the County of Merced
Langdon Villas (Langdon)
Budget Comparison
Period = Oct 2018-Aug 2019

Revenue & Expenses	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	44,100	42,350	1,750	4	46,200
TOTAL OTHER INCOME (1)	282,952	229,786	53,165	23	250,676
TOTAL INCOME	327,052	272,136	54,915	20	296,876
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2) (3)	132,002	67,586	-64,415	-95	73,731
TOTAL UTILITY EXPENSES	1,263	1,467	203	14	1,600
TOTAL MAINTENANCE EXPENSES	15,573	4,033	-11,540	-286	4,400
TOTAL GENERAL EXPENSES	41,756	44,367	2,610	6	48,400
TOTAL NON-OPERATING ITEMS	3,152	3,152	1	0	3,439
TOTAL EXPENSES	193,746	120,605	-73,141	-61	131,570
NET INCOME	133,306	151,531	-18,226	-12	165,306

- (1) Refund of construction costs from PG&E, Plainburg Rd and Hwy 140 \$28M
(2) Consultants for Accounting Year End Closing \$50M
(3) Bond Fees \$31M
(4) Contract work including Landscaping and Vehicle Maintenance

Housing Authority of the County of Merced
Obanion Learning Center (obanion)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	174,901	171,783	3,118	2	187,400
TOTAL INCOME	174,901	171,783	3,118	2	187,400
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	18,345	18,471	126	1	20,150
TOTAL UTILITY EXPENSES	59,192	61,728	2,537	4	67,340
TOTAL MAINTENANCE EXPENSES	28,366	33,697	5,331	16	36,760
TOTAL GENERAL EXPENSES	1,529	1,210	-319	-26	1,320
TOTAL NON-OPERATING ITEMS	49,317	49,317	0	0	53,800
TOTAL EXPENSES	156,749	164,423	7,674	5	179,370
NET INCOME	18,152	7,361	10,792	147	8,030

Housing Authority of the County of Merced
Felix Torres Year Round (.fs-ftyf)
Budget Comparison
Period = Oct 2018-Aug 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	521,550	484,550	37,000	8	528,600
TOTAL OTHER INCOME	33	0	33	N/A	0
TOTAL INCOME	521,583	484,550	37,033	8	528,600
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	51,743	90,731	38,988	43	98,979
TOTAL UTILITY EXPENSES	64,680	86,068	21,388	25	93,892
TOTAL MAINTENANCE EXPENSES	90,784	72,927	-17,857	-24	79,556
TOTAL GENERAL EXPENSES	9,742	19,076	9,334	49	20,810
TOTAL FINANCING EXPENSES (1)	103,608	30,250	-73,358	-243	33,000
TOTAL NON-OPERATING ITEMS	179,182	183,142	3,960	2	199,791
TOTAL EXPENSES	499,739	482,193	-17,546	-4	526,029
NET INCOME	21,843	2,357	19,486	827	2,571

(1) Interest Expense budget too low

Housing Authority of the County of Merced
Financial Stmt - Valley View (.fs-vv)
Budget Comparison
Period = Oct 2018-Aug 2019

Revenue & Expenses	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	526,378	514,250	12,128	2	561,000
TOTAL OTHER INCOME (1)	96,331	0	96,331	N/A	0
TOTAL INCOME	622,708	514,250	108,458	21	561,000
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	132,033	136,113	4,081	3	148,487
TOTAL UTILITY EXPENSES	85,395	93,977	8,582	9	102,520
TOTAL MAINTENANCE EXPENSES (2) (3) (4)	237,815	135,355	-102,460	-76	147,661
TOTAL GENERAL EXPENSES	20,331	20,849	518	2	22,744
TOTAL FINANCING EXPENSES	148,958	148,958	0	0	162,500
TOTAL NON-OPERATING ITEMS	37,142	37,142	0	0	40,519
TOTAL EXPENSES	661,674	572,394	-89,279	-16	624,431
NET INCOME	-38,966	-58,144	19,179	-33	-63,431

- (1) Residual from old bond funds
(2) Alarm system at Atwater and Dos Palos facilities \$43M
(3) HVAC for Midway \$12M
(4) Flooring \$25M

Housing Authority of the County of Merced
Financial Stmt - Migrant (.fs-mig)
Budget Comparison
Period = Jul 2018-Jun 2019

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL INCOME	1,207,869	1,126,046	(81,823)	-7	1,126,046
EXPENSES					
Total - Center Personnel	621,591	533,339	-88,252	-17	533,339
Total - Operating Expenses	340,123	303,239	-36,884	-12	303,239
Total - Maintenance Expenses	58,142	28,940	-29,202	-101	28,940
Total - Contractor Administration	106,232	110,126	3,894	4	110,126
Total - Debt Service and Replacement	81,781	81,782	1	0	81,782
TOTAL EXPENSES	1,207,869	1,057,426	-150,443	-14	1,057,426
Total Reserves	0	68,620	68,620	100	68,620
	1,207,869	1,126,046	-81,823	-7	1,126,046