



Boards of Commissioners Special Meeting

February 7, 2017

AGENDA

O (559) 443-8400

F (559) 445-8981

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

www.fresnohousing.org

SPECIAL Joint Meeting of the Boards of Commissioners of the Fresno Housing Authority

5pm February 7, 2017

1331 Fulton Mall, Fresno, CA 93721

Interested parties wishing to address the Boards of Commissioners regarding this meeting's Agenda Items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners, are asked to complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 4:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8475, TTY 800-735-2929.

5pm

PAGE #

1. **Call to Order and Roll Call**
2. **Approval of agenda as posted**

3. **Public Comment**

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the Agenda. At the start of your presentation, please state your name, address and/or the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. **Potential Conflicts of Interest** – Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. **Board Workshop**

An indepth review of the Agency financial structures and policies

4

6. Action

- a. Consideration of the Veterans Housing and Homelessness
Prevention Loan – Renaissance at Parc Grove 5

7. Adjournment

BOARD MEMO

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TO: Boards of Commissioners

DATE: February 6, 2017

Fresno Housing Authority

BOARD MEETING: February 7, 2017

FROM: Preston Prince



AGENDA ITEM: 5

CEO/Executive Director

AUTHOR: Emily De La Guerra

SUBJECT: Budget Workshop

Executive Summary

Staff will be presenting detailed information to the Boards of Commissioners regarding the 2017 Agency budgets.

Recommendation

This item is informational only. No action is necessary.

BOARD MEMO

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TO: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

CEO/Executive Director

DATE: February 6, 2017

BOARD MEETING: February 7, 2017

AGENDA ITEM: 6a

AUTHOR: Quincy Boren, Sr.

Community Development Analyst

SUBJECT: Parc Grove Commons Northeast Veterans- Veterans Housing and Homelessness Prevention loan (VHHP) \$2,600,000 - Renaissance at Parc Grove

Executive Summary

Tentatively scheduled for March 2017, Parc Grove Commons III Limited Partnership, a California limited partnership (the "Partnership") will close on the financing of the acquisition and construction of a forty (40) unit affordable rental housing project to be generally known as Renaissance at Parc Grove (the "Project") at the southwest corner of Clinton Avenue and Angus Street in Fresno, CA. The Housing Authority of the City of Fresno, California (the "FH") is the sole member and manager of Renaissance at Parc Grove AGP, LLC, a California limited liability company, the administrative general partner (the "Administrative General Partner") of the Partnership. Silvercrest, Inc., an instrumentality of the FH, is the managing general partner of the Partnership.

The Project will utilize various sources of financing available to the Partnership during the construction and permanent periods including a permanent loan from the State of California Department of Housing and Community Development (the "Department") under its Veterans Housing and Homelessness Prevention ("VHHP") Program in an amount not to exceed Two Million Six Hundred Thousand (\$2,600,000) (the "VHHP Loan").

Approval to enter into the VHHP Loan requires that the Board of Commissioners of the FH adopt resolutions and the Department requires the Partnership pass resolutions authorizing the Partnership to enter into, execute and deliver a State of California Standard Agreement, as well as any other document required and necessary to evidence the VHHP Loan, including but not limited to a promissory note, deed of trust, regulatory agreement, and development agreement.

The Department requires forty-five business days for their legal counsel to draft the Standard Agreement; which will not commence until the Department is in receipt of the adopted authorizing resolutions. The Board will be presented with resolutions regarding the additional sources of financing for the Project at a subsequent board meeting.

Recommendation

It is recommended that the Boards of Commissioners of the FH adopt the attached resolutions approving the necessary actions needed to move forward with the VHHP loan in connection with Renaissance at Parc Grove, and authorize Preston Prince, CEO/Executive Director, Angelina Nguyen, Chief of Staff; or his designee, to negotiate and execute documents in connection with the approved actions.

1. Authorize the approval of the attached Housing Authority of the City of Fresno resolution to enter into an agreement to access the VHHP loan; and,
2. Authorize the approval of the resolution of Renaissance at Parc Grove AGP, LLC, in which the Housing Authority of the City of Fresno is the sole member, to enter into an agreement to access the VHHP loan.

The required resolutions also authorize certain officers including Preston Prince, CEO/Executive Director, or his designee to execute documents necessary to implement the VHHP Loan on behalf of the FH, as the manager of the Administrative General Partner of the Partnership. After further guidance from the State Housing & Community Development (HCD) department legal counsel, this is the method in which they requested FH process the VHHP resolutions.

Fiscal Impact

None at this time. This request allows for the \$2,600,000 loan process with State HCD to move to the next step in the process. Staff will present the full financing plan for the site as part of the Omnibus closing resolution at a subsequent board meeting.

Background Information

The Parc Grove Commons Northeast Veterans site is currently 1.48 acres of undeveloped vacant land. The site is located at the southwest corner of Clinton Avenue and Angus Street, just north of Parc Grove Commons South and just east of Parc Grove Commons Northwest. The site plan envisions the site with two-story structures around a central community space, and large open green space. The 40 units of veterans housing and community building will increase density and provide for onsite services designed to assist homeless and disabled veterans.

RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

THE EXECUTION OF SUCH DOCUMENTS REQUIRED TO BORROW AND IMPLEMENT STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FINANCING BY THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA IN ITS CAPACITY AS THE SOLE MEMBER AND MANAGER OF RENAISSANCE AT PARC GROVE AGP, LLC, THE ADMINISTRATIVE GENERAL PARTNER OF PARC GROVE COMMONS III LIMITED PARTNERSHIP, IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF RENAISSANCE AT PARC GROVE

Veterans Housing and Homelessness Prevention Program

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority"), along with Silvercrest, Inc. ("Silvercrest"), filed a Certificate of Limited Partnership with the California Secretary of State on May 15, 2008, pursuant to which Parc Grove Commons III Limited Partnership was created as a California limited partnership (the "Partnership"), and further pursuant to which the Authority entered the Partnership as the administrative general partner; and

WHEREAS, the Authority has entered into an operating agreement pursuant to which the Authority is the sole member and manager of Renaissance at Parc Grove AGP, LLC, a California limited liability company (the "Administrative General Partner"), and the Authority filed Articles of Organization with the California Secretary of State on December 1, 2016; and

WHEREAS, the Authority, along with Silvercrest, filed an Amendment to Certificate of Limited Partnership with the California Secretary of State on February 2, 2017, pursuant to which the Authority withdrew as a general partner from the Partnership and the Administrative General Partner was admitted as a general partner of the Partnership; and

WHEREAS, The State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Veterans Housing and Homelessness Prevention ("VHHP") Program dated October 13, 2015; and

WHEREAS, the Partnership has either received, or will be assigned, a conditional commitment of funds under the above-described Notice of Funding Availability; and

WHEREAS, the Partnership is authorized to do business in the State of California.

NOW, THEREFORE, IT IS RESOLVED: That the Partnership is hereby authorized and directed to borrow an amount not to exceed \$2,600,000 (the "VHHP Loan"), in connection with the Department's loan of funds to the Partnership pursuant to the above-described Notice of Funding Availability.

RESOLVED FURTHER: That in connection with the VHHP Loan, the Partnership is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the VHHP Loan, the Partnership's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the VHHP Loan, and all amendments thereto (collectively, the "VHHP Loan Documents").

RESOLVED FURTHER: That **Preston Prince, CEO/Executive Director or his respective designee, or Angie Nguyen Chief of Staff;** is hereby authorized to execute the VHHP Loan Documents, and any amendment or modifications thereto, on behalf of the Authority as the sole member and manager of the Administrative General Partner, the administrative general partner of the Partnership.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of February 7, 2017. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

___AYES

___NAYS

___ABSTAIN

___ABSENT

Adrian Jones, Chair of the Board
of Commissioners

CERTIFICATE

I, the undersigned, the duly appointed CEO/Executive Director of the Housing Authority of the City of Fresno, California (the “**Authority**”), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution _____ (the “**Resolution**”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 7th day of February, 2017, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

**HOUSING AUTHORITY OF THE CITY
OF FRESNO, CALIFORNIA**

Preston Prince, CEO/Executive Director

**RESOLUTION OF THE SOLE MEMBER OF
Renaissance at Parc Grove AGP, LLC**

The sole member and manager of Renaissance at Parc Grove AGP, LLC, a California Limited Liability Company (the "Limited Liability Company"), hereby consents to, adopts and ratifies the following resolutions:

Veterans Housing and Homelessness Prevention Program

WHEREAS, The State of California Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability under its Veterans Housing and Homelessness Prevention ("VHHP") Program dated October 13, 2015; and

WHEREAS, the Limited Liability Company is authorized to do business in the State of California, and it is in the best interests of the Limited Liability Company and the Housing Authority of the City of Fresno, California, the Limited Liability Company's sole member and manager, for the Limited Liability Company to act as the Administrative General Partner of Parc Grove Commons III Limited Partnership, a California limited partnership (the "Borrower"); and

WHEREAS, the Borrower has either received, or will be assigned, a conditional commitment of funds under the above-described Notice of Funding Availability.

NOW, THEREFORE, IT IS RESOLVED: That the Limited Liability Company is hereby authorized to act as the Administrative General Partner of the Borrower in connection with the Department's loan of funds to the Borrower pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$2,600,000 (the "VHHP Loan");

RESOLVED FURTHER: That in connection with the Borrower's VHHP Loan, the Limited Liability Company is authorized and directed to enter into, execute, and deliver, as the Administrative General Partner of the Borrower, a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the MHP Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the VHHP Loan, and all amendments thereto (collectively, the "VHHP Loan Documents").

RESOLVED FURTHER: That Preston Prince CEO/Executive Director, Angie Nguyen Chief of Staff of the sole member and manager of the Limited Liability Company or his respective designee is hereby authorized to execute the VHHP Loan Documents, and any amendment or modifications thereto, on behalf of the Limited Liability Company as the Administrative General Partner of the Borrower.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of February 7, 2017 by the consent of the Sole Member and Manager of the Limited Liability Company by the following vote:

___AYES

___NAYS

___ABSTAIN

___ABSENT

Preston Prince, CEO/Executive Director of the Housing Authority of the City of Fresno, California, the sole member and manager of the Limited Liability Company

CERTIFICATE OF SOLE MEMBER AND MANAGER

The undersigned, CEO/Executive Director of the Housing Authority of the City of Fresno, California, the sole member and manager of the Limited Liability Company, does hereby attest and certify that the **foregoing** Resolution is a true, full and correct copy of a resolution duly adopted by the Limited Liability Company, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Preston Prince, CEO/Executive Director of the Housing Authority of the City of Fresno, California, the sole member and manager of the Limited Liability Company



Budget Workshop

*Fresno Housing Authority
Boards of Commissioners Meeting
February 7, 2017*



Overview

- Financial Reporting
- Budget Structure & Process
- 2017 Budget Overview
- FH Organizational Structure
- Detailed Budget Discussion

Financial Reporting

- Fresno Housing (FH) issues a number of different financial reports
 - Financial Statements
 - Used to present actual financial information at a certain point in time
 - Includes the balance sheet, income statement, and statement of cash flows
 - Must follow certain rules (GAAP, GASB, Yellowbook, CFRs, etc.)
 - Audit
 - Includes the financial statements and other supplementary information
 - Reviewed and opined on by a Certified Public Accounting firm
 - Budgets
 - A tool used to manage and control revenues and expenses
 - Uses estimated amounts and projections
 - Reports on operational & capital activities that mainly effect cash flows

Financial Policies & Reports

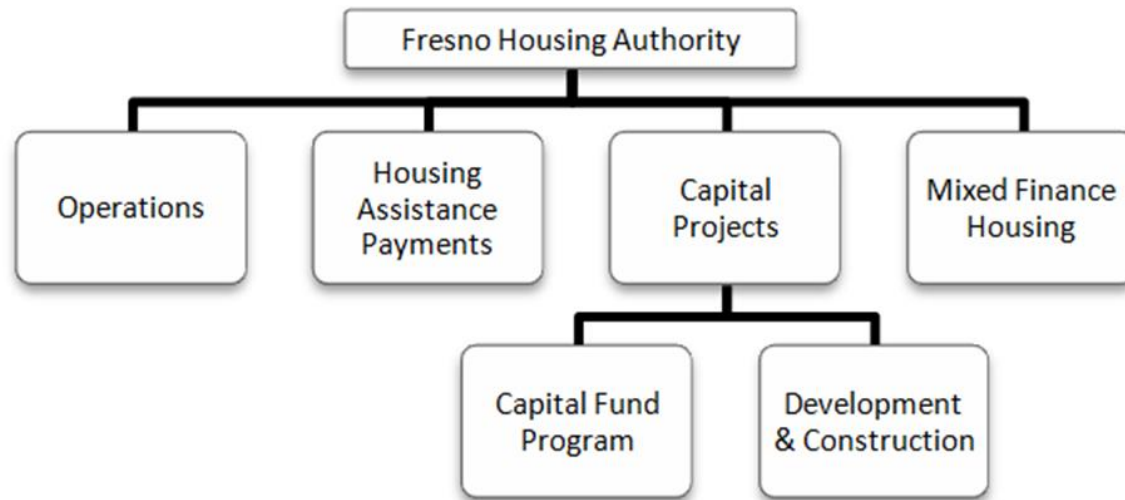
Financial Policies

- Audit Policy
- Investment Policy
- Conflict of Interest Policy
- Internal Controls Policy
- Capitalization Policy
- Procurement Policy
- Cost Allocation Plan
- Delegation of Purchasing Authority
- Check Writing Authorization

Financial Reports

- Quarterly Budget Reports
 - Agency Operations
 - HAP
 - Mixed Finance
- Annual Expenditure Reports
- HCV Leasing Reports
- HRFC Reserves
- Annual Audit Report
- Quarterly Write-Offs

Budget Types



- FH uses multiple budgets that cover different activities
- All are approved by the Boards at various times during the year

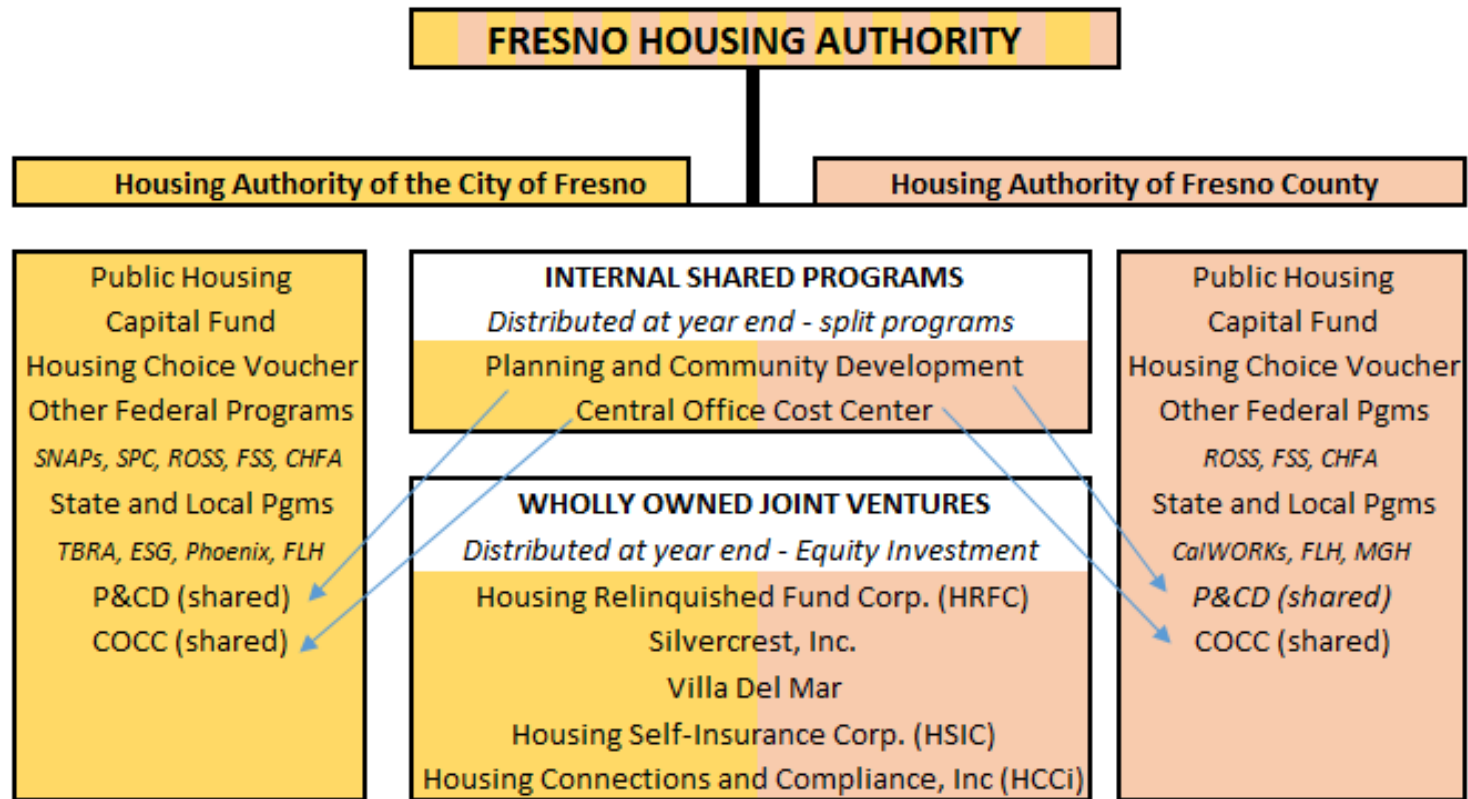
Budget Types

- Operations
 - Annual budget for the operational activities of the FH (January 1-December 31)
 - Includes all programs under the City & County HA's. Does not include SPE's or Affiliates
- Housing Assistance Payments
 - Annual Budget for the payments made to landlords on behalf of the HCV and SPC programs (January 1-December 31)
 - Separate from the Operations budget due to the highly restricted nature of the funds
- Mixed Finance Housing
 - Annual Budget for the Single Purpose Entities associated with limited partnership developments (January 1-December 31)
 - Informational for the FH Boards of Commissioners. Approved by the Silvercrest Board

Budget Types

- Capital Budgets
 - Annual Capital Expenditure Budget
 - Annual budget for capital improvements that utilize Capital Funds or project reserves (April 1-March 31)
 - Development & Construction Budget
 - Multi-year budgets for the financing and construction of our affordable housing developments
 - Presented and approved by the Boards during the Omnibus Financial Closing

FH Structure



FH Affiliated Entities

- **Instrumentalities:** Board solely comprised of FH representatives, has strong financial relationship, included in FH budget, audit and financial statements
 - HRFC, HSIC, Silvercrest, HCCi, Villa Del Mar
 - Included in FH budget, audit and financial statements, which are approved and adopted by the FH Boards
- **Single Purpose Entities and Corporations:** Most SP entities have been created by the Boards to facilitate the development of affordable housing across Fresno County
 - LLCs and LPs
 - Own separate budgets, audits and financial statements, which are approved by the Silvercrest Board
- **Affiliates:** An independent organization with some FH representatives on board, FH may or may not be financial supporter
 - BOB, Fresno Housing Ed Corps
 - Separate budgets, audits and financial statements, which are approved by their respective Board

Budget Process

	July	August	September	October	November	December	January
Phase	Planning		Preparation			Approval	
Operations		Programs & Staffing	Revenues & Expenditure Budgeting				
Finance	Budget Prep & Training		Compile Funds & Roll-Up Budget			Final Adjustments	
Executive		Strategic Planning	Review	Review	Review	Review	
Board			Federal & Agency Budget Update	1st Draft of Budget	2nd Draft of Budget	Approval of Operations & HAP	Approval of Mixed Finance

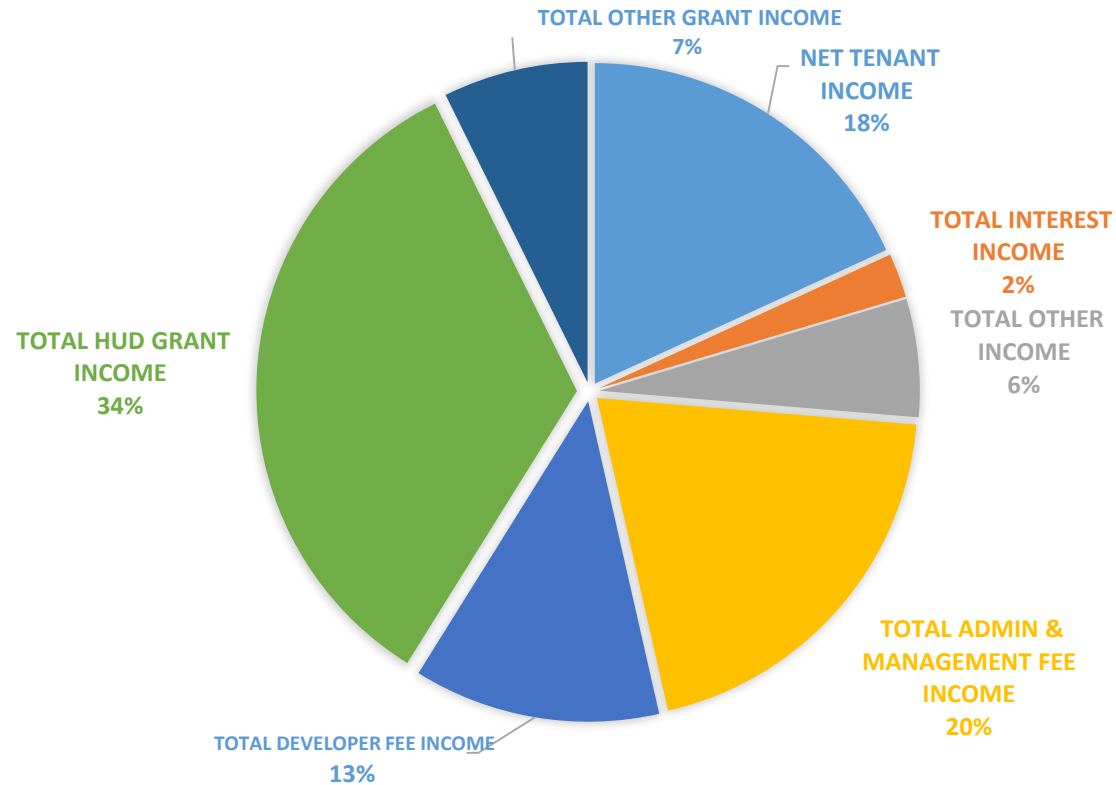
Budget Approval

- Budgets are adopted/approved on a basis consistent with GAAP
- FH is not legally required to adopt budget
 - FH is contractually obligated to adopt budgets for LIPH prior to the new FY
 - Other budgets have no deadline requirement
- All annual budgets lapse at end of the year
- Multiyear budgets for capital or development projects are adopted for the length of the project

Budget Reporting & Monitoring

- Internal Reporting & Monitoring
 - Finance & Operations reviews financial reports monthly
 - Boards review Budget to Actual Reports quarterly
- External Reporting & Monitoring
 - Investors and stakeholders request & review budgets regularly
 - Auditors review budgets and Budget to Actual Reports

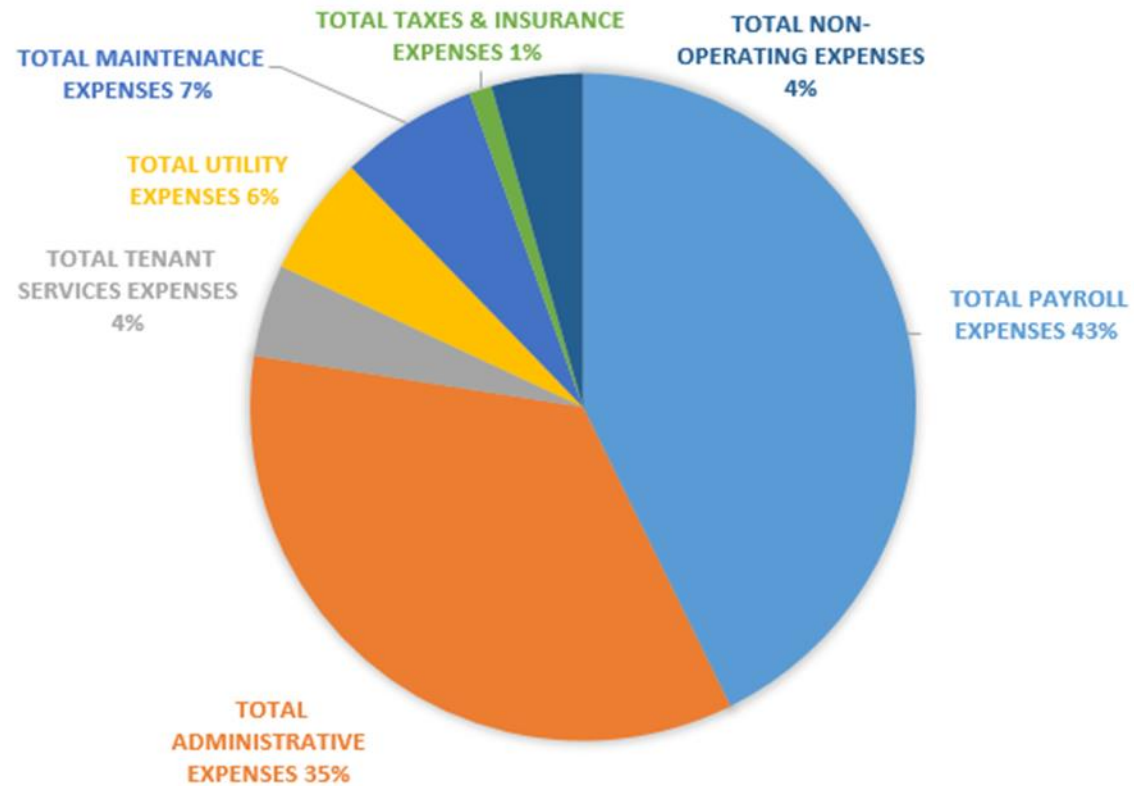
Funding Sources



Revenue Assumptions/Highlights

- HUD Grant Revenue (34% of Operating Budget)
 - HCV Admin Fees: 75% proration at a 98% lease-up rate
 - LIPH Operating Subsidy: 90% proration at a 97% occupancy rate
- Net Tenant Income (18% of Operating Budget)
 - Increased 9% in 2017 due to better economy and higher wages
- Developer Fee Revenue (13% of Operating Budget)
 - Developer Fees earned for 7 projects

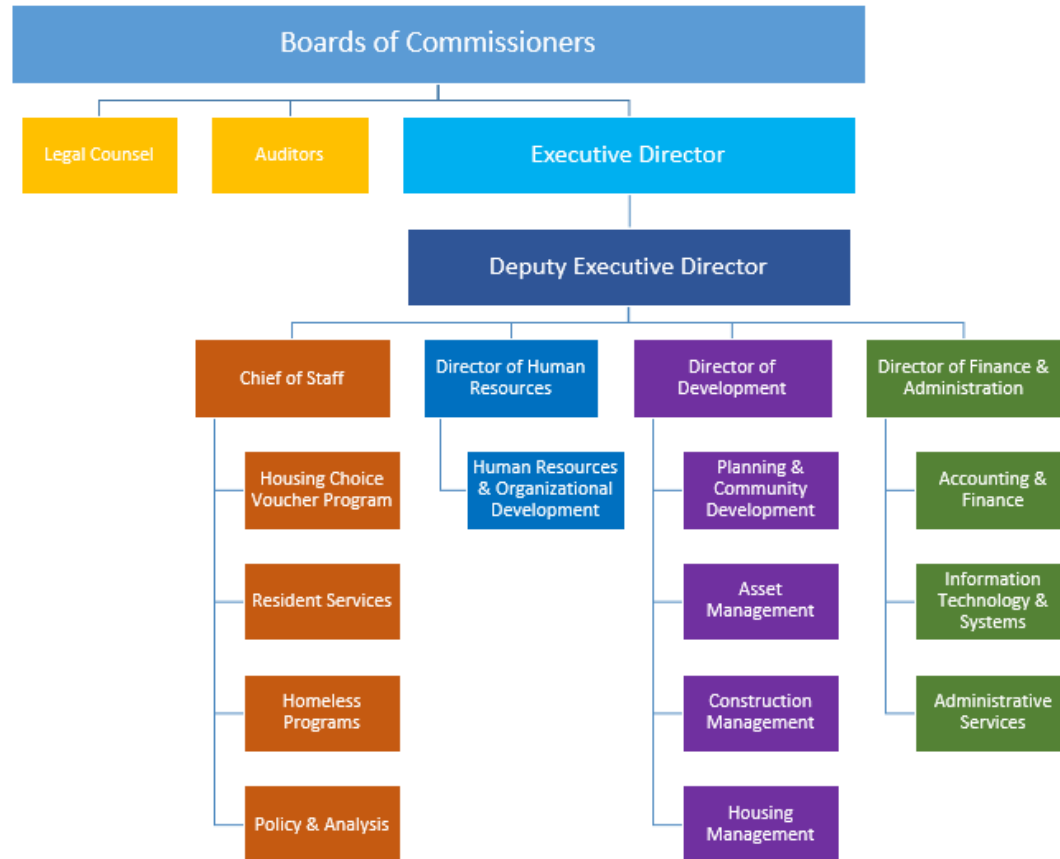
Uses of Funds



Expense Assumptions/Highlights

- Payroll Expenses (43% of Operating Budget)
 - 231 full-time employees
 - 2% COLA, 2% CalPERS swap, changes to medical benefit rates
- Administrative Expenses (35% of Operating Budget)
 - Developer Fee expenses paid to Co-Development partners increasing as Developer Fee revenues increase
 - Admin & Management expenses increasing due to additional IT costs. Program expenses get paid to Core

FH Organizational Structure



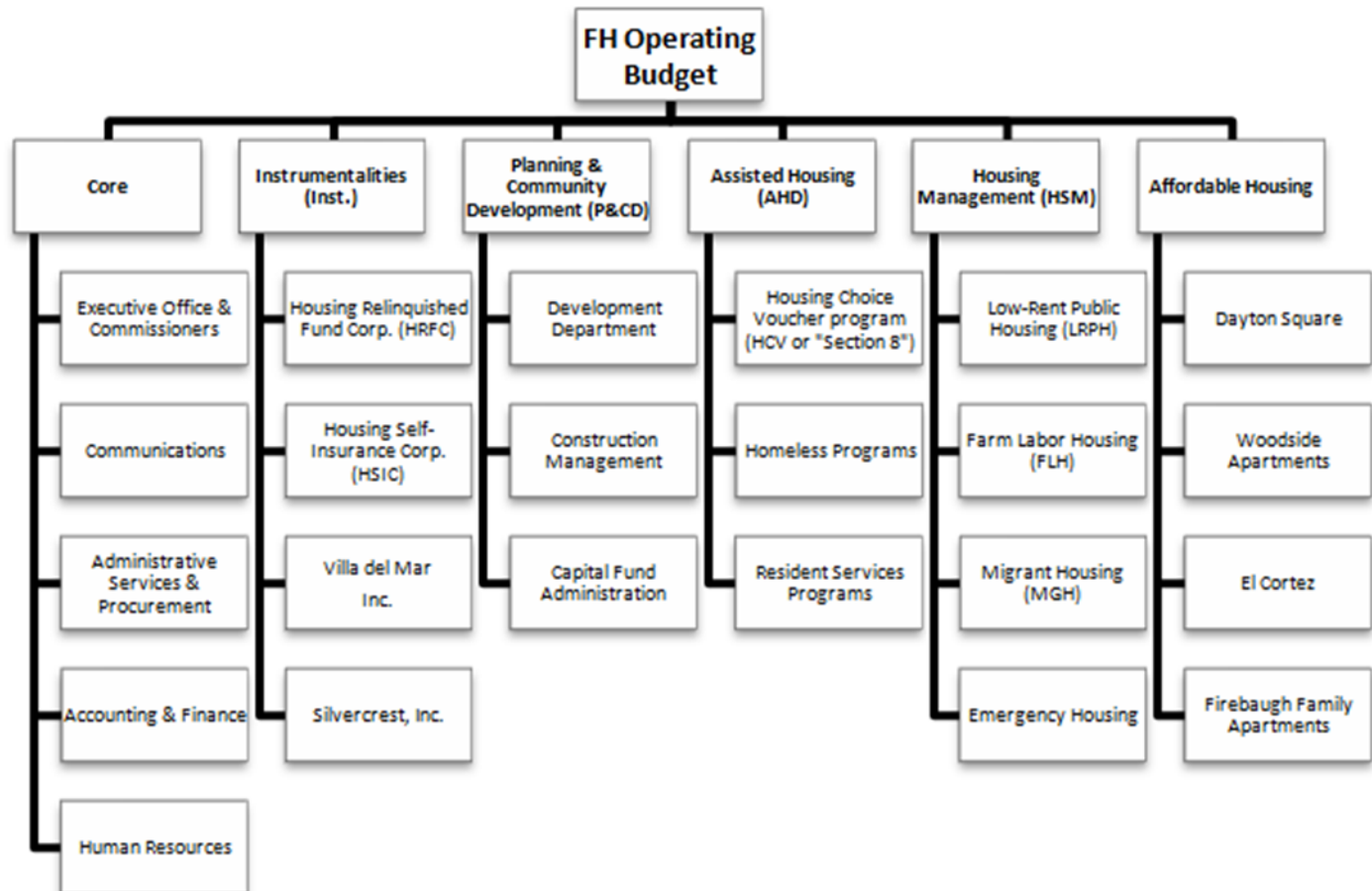
Salary Schedule

Fresno Housing Authority 2017 Salary Schedule		
Classification / Position Title	Annual Minimum	Annual Maximum
Chief Executive Officer	Competitive and negotiable	
Chief	\$102,000	\$215,000
Director	\$85,000	\$137,000
Assistant Director	\$73,000	\$126,000
Senior Manager	\$76,500	\$114,000
Manager II	\$66,300	\$110,000
Manager I	\$56,100	\$90,000
Senior Analyst	\$52,000	\$84,000
Analyst	\$45,000	\$79,000
Coordinator	\$44,037.41	\$59,447.97
Senior Specialist	\$43,900.48	\$53,361.31
Specialist	\$37,487.49	\$50,820.41
Clerical/Asst	\$33,977.84	\$45,566.28

Detailed Discussion by Budget Type

- Agency Operations
 - Core
 - Instrumentalities
 - Planning & Community Development
 - Assisted Housing
 - Housing Management
 - Affordable Housing
- Housing Assistance Payments (HAP)
- Capital Budgets
 - Annual Capital Expenditures
 - Construction Budgets
- Mixed Finance Budgets

Agency Operating Budget



Core

- Assist and support all FH departments, maintain effective internal and external partnerships, and develop and manage resources
- Sometime called the “COCC” or the “Central Office Cost Center”
- The Core division contains all the administrative functions of the Agency including: Human Resources, Executive Office, Commissioners, Communications, Housing Services & Specialized Maintenance, Accounting & Finance, Central Office Building & Warehouse, Procurement, Fleet & Facilities, and IT Services

Core

- Revenues are earned by fees charged to other FH programs.
 - Examples: management fees, bookkeeping fees, central office rent charges, IT fees, etc...
 - This revenue is deemed “unrestricted”
- Major expenses include salaries & benefits (57% of total budget), administrative costs (33%) including legal, professional & consulting fees, administrative contracts, and software & equipment
 - 62 full-time employees

Instrumentalities

- An “Instrumentality” is a legal entity, wholly-owned and operated by the Fresno Housing Authority
- Instrumentalities are used to accomplish specific goals
 - Housing Relinquished Fund Corporation: To further the supply of affordable housing
 - Housing Self-Insurance Corporation: To insure the Agency against losses and deductibles not covered by third party insurance companies
 - Silvercrest, Inc: To act as the general partner in mixed finance developments
 - Housing Connections & Compliance, Inc: Entity created to submit NOFA application for HUD Contract Administrator
 - Villa Del Mar, Inc.: Original LLC for Villa del Mar , LP

Instrumentalities

- Revenues generated within each entity is restricted to that specific entity
- No staffing expenses
 - All are managed by FH staff
 - Entity pays a Management Fee to Core to cover administrative and accounting costs
- Net Income and Cash Flow can be used at the Board of Directors discretion

Planning & Community Development

- Develop and maintain quality, affordable housing and create vibrant neighborhoods across Fresno County
- P&CD includes the Real Estate Development department and the Construction Management department

Planning & Community Development

- Revenues generated by this department are earned through Developer Fees
 - Developer Fees are earned at various points of the projects and can be paid out over several years
- Major expenses include salary & benefits (40%) and consulting fees (51%)
 - 15 full-time employees
 - Consulting Fees are paid to our development partners when Developer Fees are received by FH
- Any net income in this division is considered unrestricted

Assisted Housing

- The Assisted Housing division contains all of the grant-funded housing services programs, including:
 - Housing Choice Voucher (HCV) program
 - Homeless programs
 - Resident Services
- All programs are funded by various grants awarded to the Agency by either federal and state/local partners including HUD, State of CA, City of Fresno, County of Fresno, WestCare, etc...

Housing Choice Voucher

- Provides rental subsidies to over 13, 000 eligible families so they have access to quality, affordable housing across Fresno County
- Major revenues to HCV program are Administrative Fees paid by HUD
- Major expenses include salaries & benefits, and management and bookkeeping fees paid to Core
 - 72 full-time employees

Resident Services

- Promote positive resident relations and provide educational, employment and wellness opportunities for residents
- Includes the programs Resident Opportunities & Self-Sufficiency (ROSS), Family Self-Sufficiency (FSS), and Resident Services
- Major revenues are grant funds from HUD and fees paid by the properties where services are provided
- Major expenses include salaries & benefits, and resident services programming expenses
 - 10 full-time employees

Homeless Programs

- Support programs that provide shelter and assistance to homeless individuals across Fresno County
- Includes Continuum of Care, Shelter Plus Care, Special Needs Assistance grants, Homeless Management Information Systems (HMIS), Emergency Solutions Grant (ESG), Project Phoenix, etc...
- Major revenue sources are grant funds from federal, state and local partners
- Major expenses are payroll costs, supportive services, and dwelling rental payments made to landlords on behalf of the tenant
 - 10 full-time employees

Housing Management

- Represents the property management arm of the Agency, and ensures our leased units are safe and well-maintained on behalf of our residents
- Oversees 30 multi-family properties totaling over 2,700 units, including Public Housing, Mixed Finance/LIHTC, Farm Labor, Migrant, market-rate, and state-funded housing

Housing Management

- Major revenues include tenant rents and operating subsidy from HUD for public housing, contract payments from other agencies like USDA and the Office of Migrant Services (OMS).
 - All funds are restricted to the program in which they are earned. (i.e. public housing money must stay in public housing).
- Major expenses include salaries & benefits, maintenance and repairs, and management and bookkeeping fees to Core.
 - 62 full-time employees

Affordable Housing

- Includes six properties that owned by FH and are un-subsidized, and therefore, unrestricted
 - Three properties are managed internally by FH staff
 - Three properties are managed externally by third party
- Major revenues are tenant rents
- Major expenses are maintenance and payroll costs
- These properties normally generate about \$500 thousand in unrestricted net income each year

Housing Assistance Payments

- Housing Assistance Payments are the funds we receive from HUD and then pay to the landlords who participate in the HCV, Mainstream 5 and Shelter Plus Care programs
- Tenants pay an average of 30% of their income to the landlord, and then the HAP payment is made to supplement the remainder.
- Budget is approved in December

Program	Total HAP Revenue	Total HAP Expense	Total HAP Reserve Usage
HCV	73,136,853	(75,330,959)	(2,194,106)
MS 5	186,396	(186,396)	0
SPC 1-4	752,694	(752,694)	0
Total	74,075,943	(76,270,048)	(2,194,106)

2016 HAP Reserves	7,900,000
2017 Budgeted Reserve Usage	(2,194,106)
Remaining HAP Reserves	5,705,894

Capital Budgets

- Annual Capital Expenditure Budget
 - Approved by the Boards in March when Capital Fund grant amounts are received
 - Spells out the project we intend to complete with our Capital Fund allocations and project reserves
 - Capital funds can only be used on low-rent public housing
 - Other properties have their own restricted reserve balances
 - Includes Farm Labor, Migrant, Affordable Housing properties and Central Office Building & Warehouse

Capital Budgets

- Development & Construction
 - These budgets are approved as part of the omnibus financial resolutions that are approved by the Boards for each development project
 - The Boards are asked to approve the construction financing sources and the uses of those funds
 - These expenditures will eventually be capitalized as a project cost on the balance sheet of the LP

Mixed Finance Budgets

- The budgets for our mixed finance properties are presented to the Fresno Housing Authority Board and approved each January by the Silvercrest, Inc. board.
 - Includes all the limited partnership properties including Parc Grove Commons, Yosemite Village, Granada Commons, the Renaissance properties, the RAD projects, etc...
 - Some properties are managed internally by FH staff, and others are managed externally by third party property management companies
- Silvercrest, Inc. is asked to approved these budgets because they are the Managing General Partner of the properties

Questions or Comments?

Fresno Housing Authority
Operating Budget

	2016 Budget						
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget
NET TENANT INCOME	-	-	-	-	4,965,913	1,962,833	6,928,746
TOTAL INTEREST INCOME	4,307	1,113,000	-	450	1,429	-	1,119,186
TOTAL OTHER INCOME	433,266	134,750	261,000	529,459	33,198	38,575	1,430,248
TOTAL ADMIN & MANAGEMENT FEE INCOME	6,893,237	60,000	-	-	739,509	-	7,692,747
TOTAL DEVELOPER FEE INCOME	-	-	5,071,917	-	-	-	5,071,917
TOTAL HUD GRANT INCOME	-	-	-	7,954,260	4,790,208	-	12,744,469
TOTAL OTHER GRANT INCOME	-	-	-	613,952	819,516	-	1,433,468
TOTAL INCOME	7,330,810	1,307,750	5,332,917	9,098,121	11,349,774	2,001,408	36,420,780
TOTAL PAYROLL EXPENSES	4,680,861	-	1,440,376	6,173,913	3,716,638	232,964	16,244,751
TOTAL ADMINISTRATIVE EXPENSES	2,708,010	827,635	1,349,296	4,615,479	2,723,567	157,584	12,381,571
TOTAL TENANT SERVICES EXPENSES	53,000	-	-	-	10,596	-	63,596
TOTAL UTILITY EXPENSES	126,050	-	-	-	1,708,967	189,888	2,024,905
TOTAL MAINTENANCE EXPENSES	391,748	50,000	8,500	42,500	1,480,550	500,880	2,474,179
TOTAL TAXES & INSURANCE EXPENSES	28,040	250	2,600	2,722	379,466	22,702	435,780
TOTAL EXPENSES	7,987,709	877,885	2,800,772	10,834,614	10,019,784	1,104,018	33,624,782
NET OPERATING INCOME	(656,899)	429,865	2,532,145	(1,736,493)	1,329,990	897,390	2,795,998
TOTAL NON-OPERATING EXPENSES	316,000	-	-	-	710,382	360,184	1,386,566
NET INCOME	(972,899)	429,865	2,532,145	(1,736,493)	619,608	537,206	1,409,432
UNRESTRICTED NET INCOME	(972,899)	-	2,532,145	(1,736,493)	-	537,206	359,959

	2017 Budget							\$ Variance	%Variance
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget		
	-	-	-	-	5,537,820	2,031,872	7,569,692	640,946	9%
	-	850,800	-	(141)	77,017	-	927,676	(191,510)	-17%
	940,298	430,400	25,752	919,954	133,866	27,555	2,477,825	1,047,577	73%
	8,225,798	150,000	-	10,961	78	-	8,386,837	694,090	9%
	-	-	5,185,792	-	-	-	5,185,792	113,875	2%
	-	-	-	9,132,822	4,969,291	-	14,102,113	1,357,644	11%
	-	-	-	2,185,668	827,645	30,420	3,043,733	1,610,265	112%
	9,166,096	1,431,200	5,211,544	12,249,264	11,545,717	2,089,847	41,693,668	5,272,888	14%
	5,941,548	-	1,194,986	6,668,740	2,847,970	273,951	16,927,195	682,444	4%
	3,414,896	609,800	1,804,394	5,408,146	2,387,791	156,774	13,781,801	1,400,230	11%
	53,000	-	-	1,697,019	16,880	4,835	1,771,734	1,708,138	2686%
	176,850	-	-	62,000	1,870,791	196,355	2,305,996	281,091	14%
	532,456	35,000	6,690	46,783	1,495,430	544,350	2,660,709	186,530	8%
	29,890	18,300	2,583	3,493	353,356	27,554	435,176	(604)	0%
	10,148,640	663,100	3,008,653	13,886,181	8,972,218	1,203,819	37,882,611	4,257,829	13%
	(982,544)	768,100	2,202,891	(1,636,917)	2,573,499	886,028	3,811,057	1,015,059	36%
	195,000	-	-	222,737	969,849	373,484	1,761,070	374,504	27%
	(1,177,544)	768,100	2,202,891	(1,859,654)	1,603,650	512,544	2,049,987	640,555	45%
	(1,177,544)	-	2,202,891	(1,859,654)	-	512,544	(321,763)	(681,722)	-189%

Fresno Housing Authority Operating Budget																		
	2016 Budget								2017 Budget									
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget		Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget		\$ Variance	%Variance
TENANT INCOME																		
Rental Income																		
Dwelling Rental Income	-	-	-	-	4,210,260	1,962,833	6,173,093		-	-	-	-	4,817,472	2,111,652	6,929,124		756,031	12%
Vacancy Loss	-	-	-	-	912	-	912		-	-	-	-	(76,212)	(82,696)	(158,908)		(159,820)	-17524%
Tenant Charges - Late Fee	-	-	-	-	-	-	-		-	-	-	-	12	-	12		12	#DIV/0!
Rental Assistance	-	-	-	-	750,241	-	750,241		-	-	-	-	782,748	-	782,748		32,507	4%
Total Rental Income	-	-	-	-	4,961,413	1,962,833	6,924,246		-	-	-	-	5,524,020	2,028,956	7,552,976		628,730	9%
Other Tenant Income	-	-	-	-	-	-	-										-	#DIV/0!
Non-Dwelling Rental	-	-	-	-	4,500	-	4,500		-	-	-	-	10,500	-	10,500		6,000	133%
Fee Revenue - Tenant Charges	-	-	-	-	-	-	-		-	-	-	-	3,300	2,916	6,216		6,216	#DIV/0!
Total Other Tenant Income	-	-	-	-	4,500	-	4,500		-	-	-	-	13,800	2,916	16,716		12,216	271%
NET TENANT INCOME	-	-	-	-	4,965,913	1,962,833	6,928,746		-	-	-	-	5,537,820	2,031,872	7,569,692		640,946	9%
INTEREST INCOME																		
Interest Income - Investments	4,307	3,000	-	450	1,429	-	9,186		-	800	-	(141)	973	-	1,632		(7,554)	-82%
Interest Income - Related Party	-	1,110,000	-	-	-	-	1,110,000		-	850,000	-	-	76,044	-	926,044		(183,956)	-17%
TOTAL INTEREST INCOME	4,307	1,113,000	-	450	1,429	-	1,119,186		-	850,800	-	(141)	77,017	-	927,676		(191,510)	-17%
OTHER INCOME																		
Other income - Fees	-	-	-	-	-	-	-		785,395	-	-	1,343	-	-	786,738		786,738	#DIV/0!
Other Income	433,268	4,500	261,000	529,459	31,518	38,575	1,298,320		154,903	360,000	25,752	918,611	133,446	27,555	1,620,267		321,947	25%
Origination Fees	-	50,000	-	-	-	-	50,000		-	-	-	-	-	-	-		(50,000)	-100%
Other Income - Homebuyers Contracts	-	-	-	-	1,680	-	1,680		-	-	-	-	420	-	420		(1,260)	-75%
Other Income - Related Party	-	80,250	-	-	-	-	80,250		-	-	-	-	-	-	-		(80,250)	-100%
TOTAL OTHER INCOME	433,266	134,750	261,000	529,459	33,198	38,575	1,430,248		940,298	430,400	25,752	919,954	133,866	27,555	2,477,825		1,047,577	73%
ADMIN & MANAGEMENT FEE INCOME																		
Allocation Revenue - Pooled Vehicle Related	51,000	-	-	-	-	-	51,000		2,815	-	-	-	-	-	2,815		(48,185)	-94%
Allocation Revenue - Pooled Vehicle Interfund	14,000	-	-	-	-	-	14,000		4,110	-	-	-	-	-	4,110		(9,890)	-71%
Allocation Revenue - Central Office Interfund	981,671	-	-	-	-	-	981,671		981,671	-	-	-	-	-	981,671		(0)	0%
Allocation Revenue - ITS Related	-	-	-	-	-	-	-		50,000	-	-	-	-	-	50,000		50,000	#DIV/0!
Allocation Revenue - ITS Interfund	690,149	-	-	-	-	-	690,149		1,761,288	-	-	-	-	-	1,761,288		1,071,139	155%
Allocation Revenue - Staff Development Interfund	40,063	-	-	-	-	-	40,063		102,000	-	-	-	-	-	102,000		61,937	155%
Allocation Revenue - ESU Related	-	-	-	-	277,836	-	277,836		-	-	-	10,900	-	-	10,900		(266,936)	-96%
Allocation Revenue - ESU Interfund	-	-	-	-	461,360	-	461,360		-	-	-	-	-	-	-		(461,360)	-100%
Equipment Lease Interfund	-	-	-	-	313	-	313		31,400	-	-	-	78	-	31,478		31,165	9954%
Fee Revenue - Bookkeeping Fee Related	52,264	-	-	-	-	-	52,264		50,772	-	-	-	-	-	50,772		(1,492)	-3%
Fee Revenue - Management Fee Related	374,100	-	-	-	-	-	374,100		848,447	-	-	-	-	-	848,447		474,347	127%
Fee Revenue - Mixed Finance Mgmt Fee Related	237,852	-	-	-	-	-	237,852		146,039	-	-	-	-	-	146,039		(91,813)	-39%
TOTAL ADMIN & MANAGEMENT FEE INCOME	6,893,237	60,000	-	-	739,509	-	7,692,747		8,225,798	150,000	-	10,961	78	-	8,386,837		694,090	9%
DEVELOPER FEE INCOME																		
Developer Fees	-	-	5,071,917	-	-	-	5,071,917		-	-	5,185,792	-	-	-	5,185,792		113,875	2%
TOTAL DEVELOPER FEE INCOME	-	-	5,071,917	-	-	-	5,071,917		-	-	5,185,792	-	-	-	5,185,792		113,875	2%

Fresno Housing Authority Operating Budget																		
	2016 Budget								2017 Budget									
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget		Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget	\$ Variance	%Variance	
HUD GRANT INCOME																		
HUD Operating Grants	-	-	-	335,144	4,790,583	-	5,125,727		-	-	-	685,894	4,969,291	-	5,655,185	529,458	10%	
Administrative Fees Earned	-	-	-	7,676,022	-	-	7,676,022		-	-	-	8,381,044	-	-	8,381,044	705,022	9%	
TOTAL HUD GRANT INCOME	-	-	-	7,954,260	4,790,208	-	12,744,469		-	-	-	9,132,822	4,969,291	-	14,102,113	1,357,644	11%	
OTHER GRANT INCOME																		
Other Income - Portability Vouchers Admin	-	-	-	-	-	-	-		-	-	-	68	-	-	68	68	#DIV/0!	
Fraud Recovery	-	-	-	-	-	-	-		-	-	-	14,363	-	-	14,363	14,363	#DIV/0!	
Contract Income	-	-	-	92,344	575,596	-	667,940		-	-	-	-	777,833	18,420	796,253	128,313	19%	
Other Governmental Grants	-	-	-	521,608	243,920	-	765,528		-	-	-	2,093,421	49,812	12,000	2,155,233	1,389,705	182%	
TOTAL OTHER GRANT INCOME	-	-	-	613,952	819,516	-	1,433,468		-	-	-	2,185,668	827,645	30,420	3,043,733	1,610,265	112%	
TOTAL INCOME	7,330,810	1,307,750	5,332,917	9,098,121	11,349,774	2,001,408	36,420,780		9,166,096	1,431,200	5,211,544	12,249,264	11,545,717	2,089,847	41,693,668	5,272,888	14%	
EXPENSES																		
PAYROLL EXPENSES																		
Administrative Salaries																		
Administrative Salaries	3,285,028	-	1,051,908	4,204,921	1,361,285	5,077	9,908,219		3,875,243	-	880,671	4,684,780	1,198,026	200,578	10,839,298	931,079	9%	
Administrative Salaries - Non Technical	-	-	-	-	540	-	540		-	-	-	-	-	-	-	(540)	-100%	
Administrative Salaries - OT	24,800	-	6,500	50,000	16,373	400	98,073		14,210	-	-	56,405	1,600	-	72,215	(25,858)	-26%	
Administrative Salaries - Auto Allowance	10,800	-	1,350	5,400	-	-	17,550		10,800	-	-	-	-	-	10,800	(6,750)	-38%	
Administrative Salaries - Temporary Agency	22,704	-	-	-	30,943	-	53,647		15,000	-	-	50	-	-	15,050	(38,597)	-72%	
Administrative Salaries - On Site Managers	-	-	-	-	-	165,571	165,571		-	-	-	-	-	-	-	(165,571)	-100%	
Total Administrative Salaries	3,343,332	-	1,059,758	4,260,321	1,409,140	171,048	10,243,600		3,915,253	-	880,671	4,746,639	1,199,626	200,578	10,942,767	699,167	7%	
Maintenance Salaries																		
Maintenance Salaries	-	-	-	-	911,114	32,462	943,576		277,100	-	2,918	-	649,458	27,154	956,630	13,053	1%	
Maintenance Salaries -Temp	-	-	-	-	23,654	-	23,654		18,720	-	-	-	3,996	-	22,716	(938)	-4%	
Maintenance Salaries - OT	-	-	-	-	27,346	100	27,446		-	-	-	-	12,712	-	12,712	(14,734)	-54%	
Maintenance Salaries - Callbacks	-	-	-	-	44,300	500	44,800		-	-	-	-	12,841	-	12,841	(31,959)	-71%	
Total Maintenance Salaries	-	-	-	-	1,006,414	33,062	1,039,476		295,820	-	2,918	-	679,007	27,154	1,004,899	(34,577)	-3%	
Benefits, Taxes & Fringe Expenses																		
Compensated Absences	-	-	-	55,000	14,304	-	69,304		-	-	-	-	-	-	-	(69,304)	-100%	
Tuition Reimbursement - Post Tax	75,000	-	-	-	-	-	75,000		75,000	-	-	-	-	-	75,000	-	0%	
Insurance - Workers Comp	107,397	-	20,637	123,793	251,897	210	503,934		177,921	-	15,259	164,299	187,730	8,992	554,201	50,267	10%	
Insurance - E&O	8,684	-	2,813	15,464	9,486	25	36,471		14,675	-	4,380	23,522	3,840	-	46,417	9,946	27%	
Employee Benefits	840,231	-	267,146	1,347,231	810,093	26,940	3,291,640		1,066,795	-	216,450	1,371,444	603,911	27,992	3,286,592	(5,049)	0%	
Payroll Taxes	265,217	-	90,022	372,103	215,304	1,680	944,326		347,570	-	75,308	423,725	173,856	9,235	1,029,694	85,368	9%	
Health Benefits - Retiree	41,000	-	-	-	-	-	41,000		48,516	-	-	-	-	-	48,516	7,516	18%	
Total Benefits, Taxes & Fringe Expenses	1,337,529	-	380,618	1,913,591	1,301,083	28,854	4,961,675		1,730,476	-	311,397	1,985,602	969,337	46,219	5,043,031	81,355	2%	
TOTAL PAYROLL EXPENSES	4,680,861	-	1,440,376	6,173,913	3,716,638	232,964	16,244,751		5,941,548	-	1,194,986	6,668,740	2,847,970	273,951	16,927,195	682,444	4%	
ADMINISTRATIVE EXPENSES																		
Travel, Training & Staff Development																		
Training	56,000	-	15,000	63,800	28,764	350	163,914		74,200	-	15,000	54,853	26,264	507	170,824	6,910	4%	
Travel	138,500	-	20,000	48,400	12,262	100	219,262		158,000	-	25,000	40,662	12,049	625	236,336	17,074	8%	
Wellness Program	2,000	-	-	-	-	-	2,000		2,000	-	-	-	-	-	2,000	(0)	0%	
Events	60,000	-	-	-	-	-	60,000		100,000	-	-	-	-	-	100,000	40,000	67%	
Commissioner Per Diem	12,000	-	-	-	-	-	12,000		12,000	-	-	-	-	-	12,000	-	0%	
Total Travel, Training & Staff Development	268,500	-	35,000	112,200	41,026	450	457,176		346,200	-	40,000	94,794	38,313	1,132	520,439	63,263	14%	
Professional & Consulting Expenses																		
Accounting/Auditing Fees	-	9,500	-	87,245	35,044	4,300	136,089		30,000	44,250	-	41,122	9,856	7,804	133,032	(3,057)	-2%	
Professional/Consulting Fees	372,000	-	1,122,149	88,840	10,834	1,500	1,595,323		445,500	-	1,537,704	254,000	8,736	375	2,246,315	650,992	41%	
ITS Expenses Non-Allocated	483,600	-	-	-	-	-	483,600		-	-	-	-	-	-	-	(483,600)	-100%	

Fresno Housing Authority Operating Budget																	
	2016 Budget								2017 Budget								
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget		Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget	\$ Variance	%Variance
Inspection Costs	-	-	-	44,000	-	-	44,000		-	-	-	50,000	-	-	50,000	6,000	14%
Public Relations	-	-	-	-	-	-	-		-	-	-	-	648	-	648	648	#DIV/0!
Administrative Contracts	11,000	15,000	-	60,000	396,496	-	482,496		13,500	15,000	-	153,091	511,626	2,355	695,572	213,076	44%
Legal	198,000	17,500	5,000	639	37,148	500	258,787		163,500	30,000	5,000	10,000	34,788	1,739	245,027	(13,760)	-5%
Total Professional & Consulting Expenses	1,064,600	42,000	1,127,149	280,724	479,522	6,300	3,000,295		652,500	89,250	1,542,704	508,213	565,654	12,273	3,370,594	370,299	12%
Administrative Expenses	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
Auto Lease Expense	-	-	-	7,150	-	-	7,150		7,184	-	-	-	552	-	7,736	586	8%
Auto Lease Expense - Interfund	10,578	-	4,400	36,495	29,336	1,500	82,309		19,716	-	1,100	20,061	17,301	658	58,836	(23,473)	-29%
Fleet Fuel and Maintenance	-	-	-	-	2,350	100	2,450		-	-	-	-	648	25	673	(1,777)	-73%
Mileage Reimbursement	9,000	-	3,000	970	1,823	50	14,843		10,604	-	1,882	1,615	8,976	12	23,089	8,246	56%
Auto Fuel	6,000	-	5,000	7,150	49,609	400	68,159		10,000	-	3,072	4,293	50,838	1,082	69,285	1,126	2%
Auto Maintenance	17,000	-	5,000	10,000	32,900	550	65,450		19,000	-	6,077	7,600	35,090	438	68,205	2,755	4%
Cell Phones	21,380	-	8,300	17,680	13,040	100	60,500		31,756	-	8,778	17,555	16,486	2,878	77,453	16,953	28%
Software & Software Maintenance	231,500	-	-	301,000	36,337	1,000	569,837		578,712	-	-	172,245	13,191	250	764,398	194,561	34%
Bank Charges	84,000	-	-	27,500	22,283	-	133,783		53,977	1,800	-	36,315	19,565	2,981	114,638	(19,145)	-14%
Departmental Expense	43,999	-	5,000	9,900	21,153	3,950	84,002		52,495	-	5,208	19,912	18,644	1,832	98,091	14,089	17%
Office Supplies	21,900	-	3,500	32,670	23,450	40,265	121,785		37,110	-	7,488	33,846	24,979	28,915	132,338	10,553	9%
Postage	13,900	-	2,000	107,000	24,256	350	147,506		32,831	-	2,384	78,161	16,819	655	130,850	(16,656)	-11%
Telephone	150,000	-	-	-	-	10,800	160,800		200,000	-	77	-	8,736	13,500	222,313	61,513	38%
Memberships, Dues & Licenses	111,000	-	1,000	-	1,164	-	113,164		127,846	-	813	-	1,275	185	130,119	16,955	15%
Advertising	7,600	-	2,000	-	9,736	8,141	27,477		7,125	-	909	1,078	5,809	7,808	22,729	(4,748)	-17%
Leased Parking	42,000	-	-	-	-	-	42,000		25,000	-	-	-	-	-	25,000	(17,000)	-40%
Administrative Equipment Rental	-	-	-	-	900	-	900		-	-	-	-	225	-	225	(675)	-75%
Contributions/Grants	150,000	374,635	-	-	-	-	524,635		350,000	5,000	-	-	-	-	355,000	(169,635)	-32%
Total Administrative Expense	919,857	374,635	39,200	557,515	268,337	67,206	2,226,751		1,563,356	6,800	37,788	391,610	239,134	61,219	2,299,907	73,156	3%
Admin & Management Expenses																	
Bookkeeping Fee Interfund	-	-	-	1,117,226	126,122	4,760	1,248,108		-	-	-	1,104,654	106,071	1,190	1,211,915	(36,194)	-3%
Management Fee Interfund	-	-	-	787,706	1,031,064	-	1,818,771		-	-	-	1,759,364	960,683	-	2,720,047	901,276	50%
Management Fee	4,200	-	-	-	-	78,490	82,690		4,200	-	-	-	-	80,280	84,480	1,790	2%
Asset Management Fee - Interfund	-	-	-	-	142,704	-	142,704		-	-	-	-	124,453	-	124,453	(18,251)	-13%
Management Fee - Related Party	-	411,000	-	-	-	-	411,000		-	513,750	-	-	-	-	513,750	102,750	25%
Allocation Expense - Pool Vehicle Interfund	2,780	-	1,500	3,279	852	-	8,411		3,393	-	1,088	4,796	216	-	9,493	1,082	13%
Allocation Expense - Pool Vehicle Related	-	-	-	-	-	-	-		-	-	-	994	-	-	994	994	#DIV/0!
Allocation Expense - Central Office Interfund	307,747	-	103,969	1,497,946	17,822	-	1,927,484		357,307	-	60,710	778,810	6,395	314	1,203,536	(723,948)	-38%
Allocation Expense - ESU Interfund	-	-	-	-	470,918	-	470,918		-	-	-	-	-	-	-	(470,918)	-100%
Allocation Expense - ITS Interfund	111,122	-	38,364	210,893	129,360	341	490,080		460,708	-	100,269	623,925	314,730	7,873	1,507,505	1,017,425	208%
Allocation Expense - Recruitment Interfund	16,500	-	-	279	1,982	-	18,761		1,457	-	1,485	507	936	-	4,385	(14,376)	-77%
Allocation Expense - Staff Development Interfund	12,701	-	4,114	22,616	13,857	37	53,325		25,775	-	5,686	36,363	17,846	446	86,116	32,791	61%
Mixed Finance Mgmt Fee Related	-	-	-	-	-	-	-		-	-	-	-	13,360	-	13,360	13,360	#DIV/0!
Allocation Expense - Central Office Related	-	-	-	-	-	-	-		-	-	14,664	3,105	-	-	17,769	17,769	#DIV/0!
Allocation Expense - Management Fee Pass Thru I	-	-	-	50,000	-	-	50,000		-	-	-	-	-	-	-	(50,000)	-100%
Allocation Expense - Staff Development Related	-	-	-	-	-	-	-		-	-	-	218	-	-	218	218	#DIV/0!
Allocation Expense - ITS Related	-	-	-	-	-	-	-		-	-	-	2,194	-	-	2,194	2,194	#DIV/0!
Admin Fee Expense - Portability	-	-	-	32,000	-	-	32,000		-	-	-	31,586	-	-	31,586	(414)	-1%
Total Admin & Management Expenses	455,050	411,000	147,947	3,721,944	1,934,682	83,628	6,754,251		852,840	513,750	183,902	4,346,187	1,544,690	82,150	7,523,519	769,267	11%
TOTAL ADMINISTRATIVE EXPENSES	2,708,010	827,635	1,349,296	4,615,479	2,723,567	157,584	12,381,571		3,414,896	609,800	1,804,394	5,408,146	2,387,791	156,774	13,781,801	1,400,230	11%

Fresno Housing Authority																		
Operating Budget																		
	2016 Budget								2017 Budget									
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget		Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget		\$ Variance	%Variance
TENANT SERVICES																		
Supportive Services	-	-	-	-	-	-	-		-	-	-	91,060	-	-	91,060		91,060	#DIV/0!
Resident Services Expense	-	-	-	-	10,596	-	10,596		-	-	-	-	16,880	4,835	21,715		11,119	105%
Dwelling Rental Expense	-	-	-	-	-	-	-		-	-	-	1,605,959	-	-	1,605,959		1,605,959	#DIV/0!
Student Scholarship	53,000	-	-	-	-	-	53,000		53,000	-	-	-	-	-	53,000		(0)	0%
TOTAL TENANT SERVICES EXPENSES	53,000	-	-	-	10,596	-	63,596		53,000	-	-	1,697,019	16,880	4,835	1,771,734		1,708,138	2686%
UTILITIES																		
Utility Reimbursement	-	-	-	-	3,904	-	3,904		-	-	-	-	5,820	600	6,420		2,516	64%
Water	4,600	-	-	-	489,410	73,880	567,890		5,800	-	-	-	481,012	51,353	538,165		(29,725)	-5%
Electricity	103,200	-	-	-	261,242	42,000	406,442		158,200	-	-	62,000	292,623	46,889	559,712		153,270	38%
Electricity - CARE Discount	-	-	-	-	(5,292)	-	(5,292)		(2,000)	-	-	-	(24)	-	(2,024)		3,268	-62%
Gas	8,150	-	-	-	80,696	6,640	95,486		10,650	-	-	-	72,972	7,242	90,864		(4,622)	-5%
Gas - CARE Discount	-	-	-	-	(10,628)	-	(10,628)		(8,000)	-	-	-	(1,488)	-	(9,488)		1,140	-11%
Garbage	6,300	-	-	-	444,100	33,548	483,948		8,000	-	-	-	519,055	28,768	555,823		71,875	15%
Sewer	3,800	-	-	-	445,535	33,820	483,155		4,200	-	-	-	500,821	61,503	566,524		83,369	17%
TOTAL UTILITY EXPENSES	126,050	-	-	-	1,708,967	189,888	2,024,905		176,850	-	-	62,000	1,870,791	196,355	2,305,996		281,091	14%
MAINTENANCE AND OPERATIONS																		
Materials & Supplies																		
Other General Expenses	-	50,000	-	-	-	-	50,000		116	35,000	-	-	23,713	-	58,829		8,829	18%
Maintenance Supplies	136,600	-	-	-	396,086	2,000	534,686		479,992	-	-	-	783,560	12,497	1,276,049		741,363	139%
Office Furniture & Equipment	2,000	-	-	17,500	3,516	-	23,016		12,709	-	-	4,335	11,401	1,033	29,478		6,462	28%
Property Furniture & Equipment	20,000	-	-	-	18,504	-	38,504		-	-	-	-	21,399	-	21,399		(17,105)	-44%
Total Materials & Supplies	158,600	50,000	-	17,500	418,106	2,000	646,206		259,113	35,000	-	4,335	448,293	13,530	760,271		114,065	18%
Maintenance Contracts - Routine	8,000	-	-	-	130,866	50,500	189,366		33,000	-	-	-	77,915	1,777	112,692		(76,674)	-40%
Maintenance Contracts - Painting	-	-	-	-	29,447	500	29,947		-	-	-	-	20,638	943	21,581		(8,366)	-28%
Maintenance Contracts - Heating and Cooling	-	-	-	-	11,496	5,000	16,496		16,500	-	-	-	22,044	11,490	50,034		33,538	203%
Maintenance Contracts - Electrical	-	-	-	-	-	-	-		500	-	-	-	6,720	-	7,220		7,220	#DIV/0!
Maintenance Contracts - Plumbing	-	-	-	-	996	-	996		2,000	-	-	-	6,531	7,331	15,862		14,866	1493%
Maintenance Contracts - Miscellaneous	-	-	-	-	104,129	17,000	121,129		5,254	-	-	-	71,039	356,620	432,913		311,784	257%
Security	42,000	-	-	-	81,589	1,800	125,389		37,276	-	-	-	81,869	7,997	127,142		1,753	1%
Janitorial - Office	55,000	-	-	-	36,384	-	91,384		53,000	-	-	-	34,640	2,621	90,261		(1,123)	-1%

Fresno Housing Authority Operating Budget																		
	2016 Budget								2017 Budget									
	Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2016 Budget		Core	Instrumentalities	Planning & Development	Assisted Housing	Housing Management	Affordable Housing	Total 2017 Budget		\$ Variance	%Variance
Contract Costs - Nonroutine	-	-	-	-	13,496	-	13,496		-	-	-	-	3,376	4,704	8,080		(5,416)	-40%
Contract Costs - Routine	-	-	-	-	204	308,300	308,504		-	-	-	-	14,256	-	14,256		(294,248)	-95%
Construction Management	-	-	-	-	-	-	-		-	-	-	-	324	-	324		324	#DIV/0!
Unit Turnaround - Cleaning	-	-	-	-	84,384	1,000	85,384		-	-	-	-	76,396	810	77,206		(8,178)	-10%
Unit Turnaround - Painting	-	-	-	-	71,708	1,000	72,708		-	-	-	-	67,933	600	68,533		(4,175)	-6%
Unit Turnaround - Pest Control	-	-	-	-	19,140	1,000	20,140		-	-	-	-	15,395	250	15,645		(4,495)	-22%
Unit Turnaround - Other	-	-	-	-	7,716	-	7,716		-	-	-	-	11,799	19,596	31,395		23,679	307%
Maintenance Contracts - Equipment	106,448	-	8,500	25,000	25,276	350	165,574		112,805	-	6,690	42,448	23,263	525	185,731		20,157	12%
Landscaping and Grounds	19,000	-	-	-	341,817	111,680	472,497		17,500	-	-	-	413,693	109,943	541,136		68,639	15%
Pest Control	2,700	-	-	-	103,796	750	107,246		1,800	-	-	-	99,306	5,557	106,663		(583)	-1%
Total Maintenance Costs	233,148	-	8,500	25,000	1,062,444	498,880	1,827,973		273,343	-	6,690	42,448	1,047,137	530,820	1,900,438		72,465	4%
TOTAL MAINTENANCE EXPENSES	391,748	50,000	8,500	42,500	1,480,550	500,880	2,474,179		532,456	35,000	6,690	46,783	1,495,430	544,350	2,660,709		186,530	8%
TAXES & INSURANCE EXPENSES																		
Insurance - Property	5,600	-	-	-	93,928	22,367	121,895		7,595	9,600	-	-	155,891	26,590	199,676		77,781	64%
Insurance - Other	6,400	-	2,600	2,100	15,376	-	26,476		6,176	6,000	2,583	3,337	19,736	345	38,177		11,701	44%
Insurance - Liability	1,040	-	-	622	14,478	-	16,140		1,119	-	-	156	19,811	619	21,705		5,565	34%
Taxes and Assessments	15,000	250	-	-	-	335	15,585		15,000	2,700	-	-	70	-	17,770		2,185	14%
Payment in Lieu of Taxes	-	-	-	-	255,684	-	255,684		-	-	-	-	157,848	-	157,848		(97,836)	-38%
TOTAL TAXES & INSURANCE EXPENSES	28,040	250	2,600	2,722	379,466	22,702	435,780		29,890	18,300	2,583	3,493	353,356	27,554	435,176		(604)	0%
TOTAL EXPENSES	7,987,709	877,885	2,800,772	10,834,614	10,019,784	1,104,018	33,624,782		10,148,640	663,100	3,008,653	13,886,181	8,972,218	1,203,819	37,882,611		4,257,829	13%
NET OPERATING INCOME	(656,899)	429,865	2,532,145	(1,736,493)	1,329,990	897,390	2,795,998		(982,544)	768,100	2,202,891	(1,636,917)	2,573,499	886,028	3,811,057		1,015,059	36%
NON-OPERATING EXPENSES																		
FINANCING EXPENSES																		
Debt Service - Principal	316,000	-	-	-	160,008	110,922	586,930		175,000	-	-	-	110,001	119,712	404,713		(182,217)	-31%
Interest Expense-BANK	-	-	-	-	85,500	218,862	304,362		-	-	-	-	145,927	210,072	355,999		51,637	17%
TOTAL FINANCING EXPENSES	316,000	-	-	-	245,508	329,784	891,292		175,000	-	-	-	255,928	329,784	760,712		(130,580)	-15%
NON-OPERATING EXPENSES																		
Collection Losses	-	-	-	-	75,200	400	75,600		-	-	-	-	52,558	4,100	56,658		(18,942)	-25%
Contributions to Reserves	-	-	-	-	50,362	-	50,362		-	-	-	-	116,088	9,600	125,688		75,326	150%
Subsidy Pass Through	-	-	-	-	334,308	-	334,308		-	-	-	-	534,252	-	534,252		199,944	60%
Maintenance Contracts - Reserves	-	-	-	-	5,004	30,000	35,004		-	-	-	-	10,908	30,000	40,908		5,904	17%
Security Deposit Expense	-	-	-	-	-	-	-		-	-	-	222,737	115	-	222,852		222,852	#DIV/0!
TOTAL NON-OPERATING EXPENSES	-	-	-	-	464,874	30,400	495,274		-	-	-	222,737	713,921	43,700	980,358		485,084	98%
ADJUSTMENTS & OPERATING TRANSFERS																		
Operating Transfers Out	-	-	-	-	-	-	-		20,000	-	-	-	-	-	20,000		20,000	#DIV/0!
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-		20,000	-	-	-	-	-	20,000		20,000	0%
TOTAL NON-OPERATING EXPENSES	316,000	-	-	-	710,382	360,184	1,386,566		195,000	-	-	222,737	969,849	373,484	1,761,070		374,504	27%
NET INCOME	(972,899)	429,865	2,532,145	(1,736,493)	619,608	537,206	1,409,432		(1,177,544)	768,100	2,202,891	(1,859,654)	1,603,650	512,544	2,049,987		640,555	45%
UNRESTRICTED NET INCOME	(972,899)	-	2,532,145	(1,736,493)	-	537,206	359,959		(1,177,544)	-	2,202,891	(1,859,654)	-	512,544	(321,763)		(681,722)	-189%

Fresno Housing Authority											
2017 Operating Budget											
Core Division											
	Community Enrichment Center (CEC)(114006)	City Central Office Building(340001)	City Central Office Cost Center(340002)	City Housing Management Division(340004)	City Housing QA(340005)	City Commissioners(3400 06)	City Administrative Services(340007)	City Human Resources(340008)	City Executive Office(340009)	City Communications Budget(340010)	City ITS(340011)
OTHER INCOME											
Other income - Fees	-	-	-	-	-	-	-	-	-	-	-
Other Income	20,000	-	119,007	896	-	-	-	-	-	-	-
TOTAL OTHER INCOME	20,000	-	119,007	896	-	-	-	-	-	-	-
ADMIN & MANAGEMENT FEE INCOME											
Allocation Revenue - Pooled Vehicle Related	-	-	-	-	-	-	-	-	-	-	-
Allocation Revenue - Pooled Vehicle Interfund	-	-	-	-	-	-	-	-	-	-	-
Allocation Revenue - Central Office Interfund	-	981,671	-	-	-	-	-	-	-	-	-
Allocation Revenue - ITS Related	-	-	-	-	-	-	-	-	-	-	50,000
Allocation Revenue - ITS Interfund	-	-	-	-	-	-	-	-	-	-	1,761,288
Allocation Revenue - Staff Development Interfund	-	-	102,000	-	-	-	-	-	-	-	-
Equipment Lease Interfund	-	-	-	-	-	-	-	-	-	-	-
Fee Revenue - Bookkeeping Fee Related	-	-	50,772	-	-	-	-	-	-	-	-
Fee Revenue - Bookkeeping Fee Interund	-	-	1,198,491	-	-	-	-	-	-	-	-
Fee Revenue - Management Fee Related	-	-	848,447	-	-	-	-	-	-	-	-
Fee Revenue - Management Fee Interund	-	-	2,944,905	-	-	-	-	-	-	-	-
Fee Revenue - Mixed Finance Mgmt Fee Related	-	-	146,039	-	-	-	-	-	-	-	-
Fee Revenue - Mixed Finance Mgmt Fee Interfund	-	-	103,860	-	-	-	-	-	-	-	-
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	981,671	5,394,514	-	-	-	-	-	-	-	1,811,288
TOTAL INCOME	20,000	981,671	5,513,521	896	-	-	-	-	-	-	1,811,288
PAYROLL EXPENSES											
Administrative Salaries	-	-	-	591,661	262,051	-	365,172	411,936	303,409	140,568	522,569
Administrative Salaries - OT	-	-	-	-	-	-	1,500	210	-	1,000	1,500
Administrative Salaries - Auto Allowance	-	-	-	-	-	-	5,400	-	5,400	-	-
Administrative Salaries - Temporary Agency	-	-	-	-	-	-	-	-	-	-	-
Total Administrative Salaries	-	-	-	591,661	262,051	-	372,072	412,146	308,809	141,568	524,069
Maintenance Salaries	-	-	-	-	-	-	-	-	-	-	-
Maintenance Salaries -Temp	-	18,720	-	-	-	-	-	-	-	-	-
Total Maintenance Salaries	-	18,720	-	-	-	-	-	-	-	-	-
Tuition Reimbursement - Post Tax	-	-	75,000	-	-	-	-	-	-	-	-
Insurance - Workers Comp	-	-	-	13,349	8,686	-	7,660	14,820	6,969	2,480	15,638
Insurance - E&O	-	-	-	2,388	1,942	-	1,333	1,353	994	479	1,014
Employee Benefits	-	-	-	162,079	80,554	-	94,284	79,116	54,787	19,128	157,150
Payroll Taxes	-	-	-	47,267	23,820	-	29,328	33,396	15,402	12,276	46,517
Health Benefits - Retiree	-	-	-	-	-	-	-	-	48,516	-	-
Total Benefits, Taxes & Fringe Expenses	-	-	75,000	225,083	115,002	-	132,605	128,685	126,668	34,363	220,319
TOTAL PAYROLL EXPENSES	-	18,720	75,000	816,744	377,053	-	504,677	540,831	435,477	175,931	744,388
ADMINISTRATIVE EXPENSES											
Travel, Training & Staff Development											
Training	-	-	-	5,000	2,500	4,000	5,000	15,000	6,000	2,700	5,000
Travel	-	-	-	5,000	2,500	20,000	25,000	10,000	40,000	5,000	5,500
Wellness Program	-	-	-	-	-	-	-	2,000	-	-	-
Events	-	-	-	-	-	-	-	-	-	100,000	-
Commissioner Per Diem	-	-	-	-	-	6,000	-	-	-	-	-
Total Travel, Training & Staff Development	-	-	-	10,000	5,000	30,000	30,000	27,000	46,000	107,700	10,500
Professional & Consulting Expenses											
Accounting/Auditing Fees	-	-	-	-	-	-	-	-	-	-	-
Professional/Consulting Fees	-	50,000	-	500	-	-	30,000	80,000	30,000	25,000	-
Administrative Contracts	-	-	-	1,500	1,000	-	-	11,000	-	-	-
Legal	-	-	-	2,500	1,000	-	20,000	40,000	100,000	-	-
Total Professional & Consulting Expenses	-	50,000	-	4,500	2,000	-	50,000	131,000	130,000	25,000	-
Administrative Expenses											
Auto Lease Expense	-	-	-	-	-	-	-	-	-	-	-

	Community Enrichment Center (CEC)(114006)	City Central Office Building(340001)	City Central Office Cost Center(340002)	City Housing Management Division(340004)	City Housing QA(340005)	City Commissioners(3400 06)	City Administrative Services(340007)	City Human Resources(340008)	City Executive Office(340009)	City Communications Budget(340010)	City ITS(340011)
Auto Lease Expense - Interfund	-	-	-	9,720	-	-	-	-	-	-	-
Mileage Reimbursement	-	-	-	3,644	1,500	1,000	-	960	-	300	-
Auto Fuel	-	-	-	1,000	-	-	-	-	-	-	-
Auto Maintenance	-	-	-	1,000	-	-	-	-	-	-	-
Cell Phones	-	-	-	3,500	1,400	4,200	3,156	1,000	1,500	800	4,400
Software & Software Maintenance	-	-	-	-	-	-	-	53,508	-	-	525,204
Bank Charges	-	1,000	-	860	318	-	675	842	-	250	-
Departmental Expense	-	-	-	3,000	1,000	2,000	5,000	3,495	18,000	5,000	1,000
Office Supplies	-	-	-	3,000	2,000	-	15,000	4,110	1,500	5,000	-
Postage	-	-	-	10,000	5,000	-	15,000	158	1,000	1,000	-
Telephone	-	-	-	-	-	-	-	-	-	-	200,000
Memberships, Dues & Licenses	-	-	-	500	200	-	25,000	1,628	100,000	-	-
Advertising	-	-	-	500	500	-	500	125	-	5,000	-
Leased Parking	-	25,000	-	-	-	-	-	-	-	-	-
Contributions/Grants	-	-	-	-	-	-	-	-	350,000	-	-
Total Administrative Expense	-	26,000	-	36,724	11,918	7,200	64,331	65,826	472,000	17,350	730,604
Admin & Management Expenses											
Management Fee	4,200	-	-	-	-	-	-	-	-	-	-
Allocation Expense - Pool Vehicle Interfund	-	-	-	1,000	500	-	93	-	-	300	-
Allocation Expense - Central Office Interfund	-	-	-	52,016	19,238	-	29,916	32,040	22,416	11,242	24,588
Allocation Expense - ITS Interfund	-	-	-	64,375	39,015	-	15,024	46,818	15,606	15,606	62,500
Allocation Expense - Recruitment Interfund	-	-	-	522	-	-	-	-	-	-	935
Allocation Expense - Staff Development Interfund	-	-	-	3,651	2,213	-	1,190	2,655	885	885	3,540
Total Admin & Management Expenses	4,200	-	-	121,564	60,966	-	46,223	81,513	38,907	28,033	91,563
TOTAL ADMINISTRATIVE EXPENSES	4,200	76,000	-	172,788	79,884	37,200	190,554	305,339	686,907	178,083	832,667
TENANT SERVICES											
Student Scholarship	-	-	53,000	-	-	-	-	-	-	-	-
TOTAL TENANT SERVICES EXPENSES	-	-	53,000	-	-	-	-	-	-	-	-
UTILITIES											
Water	1,800	4,000	-	-	-	-	-	-	-	-	-
Electricity	3,200	155,000	-	-	-	-	-	-	-	-	-
Electricity - CARE Discount	-	(2,000)	-	-	-	-	-	-	-	-	-
Gas	650	10,000	-	-	-	-	-	-	-	-	-
Gas - CARE Discount	-	(8,000)	-	-	-	-	-	-	-	-	-
Garbage	-	8,000	-	-	-	-	-	-	-	-	-
Sewer	1,800	2,400	-	-	-	-	-	-	-	-	-
TOTAL UTILITY EXPENSES	7,450	169,400	-	-	-	-	-	-	-	-	-
MAINTENANCE AND OPERATIONS											
Materials & Supplies											
Other General Expenses	-	-	-	-	-	-	-	-	-	68	48
Maintenance Supplies	-	40,000	-	-	-	-	-	-	-	-	154,288
Office Furniture & Equipment	-	5,000	-	-	-	-	-	-	-	-	7,589
Total Materials & Supplies	-	45,000	-	-	-	-	-	-	-	1,109	155,633
Maintenance Costs											
Maintenance Contracts - Routine	8,000	25,000	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Heating and Cooling	-	15,000	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Electrical	-	500	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Plumbing	-	2,000	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Miscellaneous	-	5,000	-	-	-	-	-	-	254	-	-
Security	-	36,776	-	-	-	-	-	-	-	-	-
Janitorial - Office	-	50,000	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Equipment	-	3,000	-	4,295	2,603	-	5,000	3,124	1,041	1,041	72,308
Landscaping and Grounds	5,000	10,000	-	-	-	-	-	-	-	-	-
Pest Control	-	1,000	-	-	-	-	-	-	-	-	-
Total Maintenance Costs	13,000	148,276	-	4,295	2,603	-	5,000	3,124	1,295	-	78,600
TOTAL MAINTENANCE EXPENSES	13,000	193,276	-	4,295	2,603	-	5,000	3,124	1,295	1,109	234,233
TAXES & INSURANCE EXPENSES											
Insurance - Property	245	7,000	-	-	-	-	-	-	-	-	-
Insurance - Other	-	-	-	500	-	-	-	-	-	-	-

	Community Enrichment Center (CEC)(114006)	City Central Office Building(340001)	City Central Office Cost Center(340002)	City Housing Management Division(340004)	City Housing QA(340005)	City Commissioners(3400 06)	City Administrative Services(340007)	City Human Resources(340008)	City Executive Office(340009)	City Communications Budget(340010)	City ITS(340011)
Insurance - Liability	44	1,000	-	-	-	-	-	-	-	-	-
Taxes and Assessments	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAXES & INSURANCE EXPENSES	289	8,000	-	500	-	-	-	-	-	-	-
TOTAL EXPENSES	24,939	465,396	128,000	994,327	459,540	37,200	700,231	849,294	1,123,679	355,123	1,811,288
NET OPERATING INCOME	(4,939)	516,275	5,385,521	(993,431)	(459,540)	(37,200)	(700,231)	(849,294)	(1,123,679)	(355,123)	-
NON-OPERATING EXPENSES											
Debt Service - Principal	-	-	175,000	-	-	-	-	-	-	-	-
TOTAL FINANCING EXPENSES	-	-	175,000	-	-	-	-	-	-	-	-
NON-OPERATING EXPENSES											
Operating Transfers Out	-	-	20,000	-	-	-	-	-	-	-	-
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	20,000	-	-	-	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	195,000	-	-	-	-	-	-	-	-
CASH FLOW	(4,939)	516,275	5,190,521	(993,431)	(459,540)	(37,200)	(700,231)	(849,294)	(1,123,679)	(355,123)	-

Fresno Housing Authority								
2017 Operating Budget								
Core Division								
	City Equipment Lease(340012)	City Accounting(340014)	ITS - Yardi Conversion(340017)	Pine Street Warehouse(340018)	Asset Management(340019)	City Housing Maintenance Division (340020)	County Commissioners(3500 06)	Total
OTHER INCOME								
Other income - Fees	-	-	80,000	-	-	705,395	-	785,395
Other Income	-	15,000	-	-	-	-	-	154,903
TOTAL OTHER INCOME	-	15,000	80,000	-	-	705,395	-	940,298
ADMIN & MANAGEMENT FEE INCOME								
Allocation Revenue - Pooled Vehicle Related	2,815	-	-	-	-	-	-	2,815
Allocation Revenue - Pooled Vehicle Interfund	4,110	-	-	-	-	-	-	4,110
Allocation Revenue - Central Office Interfund	-	-	-	-	-	-	-	981,671
Allocation Revenue - ITS Related	-	-	-	-	-	-	-	50,000
Allocation Revenue - ITS Interfund	-	-	-	-	-	-	-	1,761,288
Allocation Revenue - Staff Development Interfund	-	-	-	-	-	-	-	102,000
Equipment Lease Interfund	31,400	-	-	-	-	-	-	31,400
Fee Revenue - Bookkeeping Fee Related	-	-	-	-	-	-	-	50,772
Fee Revenue - Bookkeeping Fee Interund	-	-	-	-	-	-	-	1,198,491
Fee Revenue - Management Fee Related	-	-	-	-	-	-	-	848,447
Fee Revenue - Management Fee Interund	-	-	-	-	-	-	-	2,944,905
Fee Revenue - Mixed Finance Mgmt Fee Related	-	-	-	-	-	-	-	146,039
Fee Revenue - Mixed Finance Mgmt Fee Interfund	-	-	-	-	-	-	-	103,860
TOTAL ADMIN & MANAGEMENT FEE INCOME	38,325	-	-	-	-	-	-	8,225,798
TOTAL INCOME	38,325	15,000	80,000	-	-	705,395	-	9,166,096
PAYROLL EXPENSES								
Administrative Salaries	-	1,022,316	-	-	156,679	98,882	-	3,875,243
Administrative Salaries - OT	-	10,000	-	-	-	-	-	14,210
Administrative Salaries - Auto Allowance	-	-	-	-	-	-	-	10,800
Administrative Salaries - Temporary Agency	-	15,000	-	-	-	-	-	15,000
Total Administrative Salaries	-	1,047,316	-	-	156,679	98,882	-	3,915,253
Maintenance Salaries	-	-	-	-	-	277,100	-	277,100
Maintenance Salaries -Temp	-	-	-	-	-	-	-	18,720
Total Maintenance Salaries	-	-	-	-	-	277,100	-	295,820
Tuition Reimbursement - Post Tax	-	-	-	-	-	-	-	75,000
Insurance - Workers Comp	-	39,696	-	-	4,294	64,329	-	177,921
Insurance - E&O	-	5,040	-	-	132	-	-	14,675
Employee Benefits	-	262,284	-	-	40,928	116,485	-	1,066,795
Payroll Taxes	-	90,720	-	-	13,904	34,940	-	347,570
Health Benefits - Retiree	-	-	-	-	-	-	-	48,516
Total Benefits, Taxes & Fringe Expenses	-	397,740	-	-	59,257	215,754	-	1,730,476
TOTAL PAYROLL EXPENSES	-	1,445,056	-	-	215,936	591,735	-	5,941,548
ADMINISTRATIVE EXPENSES								
Travel, Training & Staff Development								
Training	-	10,000	-	-	5,000	10,000	4,000	74,200
Travel	-	15,000	-	-	5,000	5,000	20,000	158,000
Wellness Program	-	-	-	-	-	-	-	2,000
Events	-	-	-	-	-	-	-	100,000
Commissioner Per Diem	-	-	-	-	-	-	6,000	12,000
Total Travel, Training & Staff Development	-	25,000	-	-	10,000	15,000	30,000	346,200
Professional & Consulting Expenses								
Accounting/Auditing Fees	-	30,000	-	-	-	-	-	30,000
Professional/Consulting Fees	-	150,000	80,000	-	-	-	-	445,500
Administrative Contracts	-	-	-	-	-	-	-	13,500
Legal	-	-	-	-	-	-	-	163,500
Total Professional & Consulting Expenses	-	180,000	80,000	-	-	-	-	652,500
Administrative Expenses								
Auto Lease Expense	7,184	-	-	-	-	-	-	7,184

	City Equipment Lease(340012)	City Accounting(340014)	ITS - Yardi Conversion(340017)	Pine Street Warehouse(340018)	Asset Management(340019)	City Housing Maintenance Division (340020)	County Commissioners(3500 06)	Total
Auto Lease Expense - Interfund	-	-	-	-	-	9,996	-	19,716
Mileage Reimbursement	-	1,000	-	-	-	-	2,200	10,604
Auto Fuel	4,000	-	-	-	-	5,000	-	10,000
Auto Maintenance	15,000	-	-	-	-	3,000	-	19,000
Cell Phones	-	2,400	-	-	700	4,500	4,200	31,756
Software & Software Maintenance	-	-	-	-	-	-	-	578,712
Bank Charges	32	50,000	-	-	-	-	-	53,977
Departmental Expense	-	10,000	-	-	-	2,000	2,000	52,495
Office Supplies	-	3,500	-	-	-	3,000	-	37,110
Postage	-	373	-	-	300	-	-	32,831
Telephone	-	-	-	-	-	-	-	200,000
Memberships, Dues & Licenses	18	-	-	-	-	500	-	127,846
Advertising	-	-	-	-	-	500	-	7,125
Leased Parking	-	-	-	-	-	-	-	25,000
Contributions/Grants	-	-	-	-	-	-	-	350,000
Total Administrative Expense	26,234	67,273	-	-	1,000	28,496	8,400	1,563,356
Admin & Management Expenses								
Management Fee	-	-	-	-	-	-	-	4,200
Allocation Expense - Pool Vehicle Interfund	-	500	-	-	-	1,000	-	3,393
Allocation Expense - Central Office Interfund	-	117,996	-	-	4,680	43,175	-	357,307
Allocation Expense - ITS Interfund	-	132,651	-	-	20,678	48,435	-	460,708
Allocation Expense - Recruitment Interfund	-	-	-	-	-	-	-	1,457
Allocation Expense - Staff Development Interfund	-	7,523	-	-	1,173	2,060	-	25,775
Total Admin & Management Expenses	-	258,670	-	-	26,531	94,670	-	852,840
TOTAL ADMINISTRATIVE EXPENSES	26,234	530,943	80,000	-	37,531	138,166	38,400	3,414,896
TENANT SERVICES								
Student Scholarship	-	-	-	-	-	-	-	53,000
TOTAL TENANT SERVICES EXPENSES	-	-	-	-	-	-	-	53,000
UTILITIES								
Water	-	-	-	-	-	-	-	5,800
Electricity	-	-	-	-	-	-	-	158,200
Electricity - CARE Discount	-	-	-	-	-	-	-	(2,000)
Gas	-	-	-	-	-	-	-	10,650
Gas - CARE Discount	-	-	-	-	-	-	-	(8,000)
Garbage	-	-	-	-	-	-	-	8,000
Sewer	-	-	-	-	-	-	-	4,200
TOTAL UTILITY EXPENSES	-	-	-	-	-	-	-	176,850
MAINTENANCE AND OPERATIONS								
Materials & Supplies								
Other General Expenses	-	-	-	-	-	-	-	116
Maintenance Supplies	-	-	-	2,000	-	50,000	-	246,288
Office Furniture & Equipment	-	-	-	-	120	-	-	12,709
Total Materials & Supplies	-	-	-	2,000	1,500	53,871	-	259,113
Maintenance Costs								
Maintenance Contracts - Routine	-	-	-	-	-	-	-	33,000
Maintenance Contracts - Heating and Cooling	-	-	-	1,500	-	-	-	16,500
Maintenance Contracts - Electrical	-	-	-	-	-	-	-	500
Maintenance Contracts - Plumbing	-	-	-	-	-	-	-	2,000
Maintenance Contracts - Miscellaneous	-	-	-	-	-	-	-	5,254
Security	-	-	-	500	-	-	-	37,276
Janitorial - Office	-	-	-	3,000	-	-	-	53,000
Maintenance Contracts - Equipment	-	8,850	-	-	1,380	3,871	-	106,513
Landscaping and Grounds	-	-	-	2,500	-	-	-	17,500
Pest Control	-	-	-	800	-	-	-	1,800
Total Maintenance Costs	-	8,850	-	8,300	-	-	-	273,343
TOTAL MAINTENANCE EXPENSES	-	8,850	-	10,300	1,500	53,871	-	532,456
TAXES & INSURANCE EXPENSES								
Insurance - Property	-	-	-	350	-	-	-	7,595
Insurance - Other	5,676	-	-	-	-	-	-	6,176

	City Equipment Lease(340012)	City Accounting(340014)	ITS - Yardi Conversion(340017)	Pine Street Warehouse(340018)	Asset Management(340019)	City Housing Maintenance Division (340020)	County Commissioners(3500 06)	Total
Insurance - Liability	-	-	-	75	-	-	-	1,119
Taxes and Assessments	-	15,000	-	-	-	-	-	15,000
TOTAL TAXES & INSURANCE EXPENSES	5,676	15,000	-	425	-	-	-	29,890
TOTAL EXPENSES	31,910	1,999,849	80,000	10,725	254,967	783,772	38,400	10,148,640
NET OPERATING INCOME	6,415	(1,984,849)	-	(10,725)	(254,967)	(78,377)	(38,400)	(982,544)
NON-OPERATING EXPENSES								
Debt Service - Principal	-	-	-	-	-	-	-	175,000
TOTAL FINANCING EXPENSES	-	-	-	-	-	-	-	175,000
NON-OPERATING EXPENSES								
Operating Transfers Out	-	-	-	-	-	-	-	20,000
TOTAL ADJUSTMENTS & OPERATING TRANSFERS	-	-	-	-	-	-	-	20,000
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	195,000
CASH FLOW	6,415	(1,984,849)	-	(10,725)	(254,967)	(78,377)	(38,400)	(1,177,544)

Fresno Housing Authority						
2017 Operating Budget						
Instrumentalities						
	Silvercrest	HRFC	HSIC	HCCI	Villa Del Mar, Inc.	Total
INTEREST INCOME						
Interest Income - Investments	-	800	-	-	-	800
Interest Income - Related Party	-	850,000	-	-	-	850,000
TOTAL INTEREST INCOME	-	850,800	-	-	-	850,800
OTHER INCOME						
Other Income	-	360,000	70,400	-	-	430,400
TOTAL OTHER INCOME	-	360,000	70,400	-	-	430,400
ADMIN & MANAGEMENT FEE INCOME						
Fee Revenue - Management/Bookeeping Fees	150,000	-	-	-	-	150,000
TOTAL ADMIN & MANAGEMENT FEE INCOME	150,000	-	-	-	-	150,000
TOTAL INCOME	150,000	1,210,800	70,400	-	-	1,431,200
ADMINISTRATIVE EXPENSES						
Professional & Consulting Expenses						
Accounting/Auditing Fees	14,750	14,750	14,750	-	-	44,250
Administrative Contracts	-	15,000	-	-	-	15,000
Legal	-	20,000	10,000	-	-	30,000
Total Professional & Consulting Expenses	14,750	49,750	24,750	-	-	89,250
Administrative Expenses						
Bank Charges	1,000	-	800	-	-	1,800
Contributions/Grants	5,000	-	-	-	-	5,000
Total Administrative Expense	6,000	-	800	-	-	6,800
Admin & Management Expenses						
Management Fee - Related Party	250,000	250,000	13,750	-	-	513,750
Total Admin & Management Expenses	250,000	250,000	13,750	-	-	513,750
TOTAL ADMINISTRATIVE EXPENSES	270,750	299,750	39,300	-	-	609,800
MAINTENANCE AND OPERATIONS						
Materials & Supplies						
Other General Expenses	-	5,000	30,000	-	-	35,000
Total Materials & Supplies	-	5,000	30,000	-	-	35,000
TOTAL MAINTENANCE EXPENSES	-	5,000	30,000	-	-	35,000
TAXES & INSURANCE EXPENSES						
Insurance - Property	-	9,600	-	-	-	9,600
Insurance - Other	6,000	-	-	-	-	6,000
Taxes and Assessments	800	800	1,100	-	-	2,700
TOTAL TAXES & INSURANCE EXPENSES	6,800	10,400	1,100	-	-	18,300
TOTAL EXPENSES	277,550	315,150	70,400	-	-	663,100
NET OPERATING INCOME	(127,550)	895,650	-	-	-	768,100
CASH FLOW	(127,550)	895,650	-	-	-	768,100

Fresno Housing Authority			
2017 Operating Budget			
Planning & Community Development (P&CD)			
	P&CD-Operations(440001)	Construction Management(440002)	Total
OTHER INCOME			
Other Income	25,752	-	25,752
TOTAL OTHER INCOME	25,752	-	25,752
DEVELOPER FEE INCOME			
Developer Fees	5,185,792	-	5,185,792
TOTAL DEVELOPER FEE INCOME	5,185,792	-	5,185,792
TOTAL INCOME	5,211,544	-	5,211,544
PAYROLL EXPENSES			
Administrative Salaries			
Administrative Salaries	715,271	165,400	880,671
Total Administrative Salaries	715,271	165,400	880,671
Maintenance Salaries			
Maintenance Salaries	-	2,918	2,918
Total Maintenance Salaries	-	2,918	2,918
Benefits, Taxes & Fringe Expenses			
Insurance - Workers Comp	15,259	-	15,259
Insurance - E&O	4,380	-	4,380
Employee Benefits	168,603	47,847	216,450
Payroll Taxes	60,188	15,120	75,308
Total Benefits, Taxes & Fringe Expenses	248,430	62,967	311,397
TOTAL PAYROLL EXPENSES	963,701	231,285	1,194,986
ADMINISTRATIVE EXPENSES			
Travel, Training & Staff Development			
Training	15,000	-	15,000
Travel	25,000	-	25,000
Total Travel, Training & Staff Development	40,000	-	40,000
Professional & Consulting Expenses			
Professional/Consulting Fees	1,537,704	-	1,537,704
Legal	5,000	-	5,000
Total Professional & Consulting Expenses	1,542,704	-	1,542,704
Administrative Expenses			
Auto Lease Expense - Interfund	1,100	-	1,100
Mileage Reimbursement	1,882	-	1,882
Auto Fuel	3,072	-	3,072
Auto Maintenance	6,077	-	6,077
Cell Phones	8,778	-	8,778
Departmental Expense	5,208	-	5,208
Office Supplies	7,488	-	7,488
Postage	2,384	-	2,384
Telephone	77	-	77
Memberships, Dues & Licenses	813	-	813
Advertising	909	-	909
Total Administrative Expense	37,788	-	37,788
Admin & Management Expenses			
Allocation Expense - Pool Vehicle Interfund	1,088	-	1,088
Allocation Expense - Central Office Interfund	60,710	-	60,710
Allocation Expense - ITS Interfund	80,761	19,508	100,269
Allocation Expense - Recruitment Interfund	1,485	-	1,485
Allocation Expense - Staff Development Interfund	4,580	1,106	5,686
Allocation Expense - Central Office Related	-	14,664	14,664
Total Admin & Management Expenses	148,624	35,278	183,902
TOTAL ADMINISTRATIVE EXPENSES	1,769,116	35,278	1,804,394
MAINTENANCE AND OPERATIONS			
Maintenance Costs			
Maintenance Contracts - Equipment	5,388	1,302	6,690
Total Maintenance Costs	5,388	1,302	6,690
TOTAL MAINTENANCE EXPENSES	5,388	1,302	6,690
TAXES & INSURANCE EXPENSES			
Insurance - Other	2,583	-	2,583
TOTAL TAXES & INSURANCE EXPENSES	2,583	-	2,583
TOTAL EXPENSES	2,740,788	267,865	3,008,653
NET OPERATING INCOME	2,470,756	(267,865)	2,202,891
CASH FLOW	2,470,756	(267,865)	2,202,891

Fresno Housing Authority					
2017 Operating Budget					
Assisted Housing Division (AHD)					
	HCV Total	Resident Services & Training(130003)	ROSS Grant-City LIPH(130006)	ROSS Grant-County LIPH(230001)	County FSS(220011)
INTEREST INCOME					
Interest Income - Investments	(141)	-	-	-	-
TOTAL INTEREST INCOME	(141)	-	-	-	-
OTHER INCOME					
Other income - Fees	58	-	-	-	-
Other Income	171,956	537,846	-	-	-
TOTAL OTHER INCOME	172,014	537,846	-	-	-
ADMIN & MANAGEMENT FEE INCOME					
Allocation Revenue - ESU Related	-	-	-	-	-
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	-	-	-	-
HUD GRANT INCOME					
HUD Operating Grants	-	-	81,021	95,251	46,641
Administrative Fees Earned	8,373,368	-	-	-	-
TOTAL HUD GRANT INCOME	8,373,368	-	81,021	95,251	46,641
OTHER GRANT INCOME					
Other Income - Portability Vouchers Admin	68	-	-	-	-
Fraud Recovery	14,363	-	-	-	-
Other Governmental Grants	-	-	-	-	-
TOTAL OTHER GRANT INCOME	14,431	-	-	-	-
TOTAL INCOME	8,559,672	537,846	81,021	95,251	46,641
EXPENSES					
PAYROLL EXPENSES					
Administrative Salaries					
Administrative Salaries	3,513,894	464,220	53,516	54,961	31,304
Administrative Salaries - OT	50,000	-	500	245	1,548
Administrative Salaries - Temporary Agency	-	-	-	-	-
Total Administrative Salaries	3,563,894	464,220	54,016	55,206	32,852
Maintenance Salaries					
Benefits, Taxes & Fringe Expenses					
Insurance - Workers Comp	134,988	12,559	944	2,268	552
Insurance - E&O	20,087	1,719	87	306	-
Employee Benefits	1,044,179	138,865	13,499	16,329	10,281
Payroll Taxes	322,298	41,630	4,975	5,098	2,956
Total Benefits, Taxes & Fringe Expenses	1,521,552	194,773	19,505	24,001	13,789
TOTAL PAYROLL EXPENSES	5,085,446	658,993	73,521	79,207	46,641

Fresno Housing Authority					
2017 Operating Budget					
Assisted Housing Division (AHD)					
	HCV Total	Resident Services & Training(130003)	ROSS Grant-City LIPH(130006)	ROSS Grant-County LIPH(230001)	County FSS(220011)
ADMINISTRATIVE EXPENSES					
Travel, Training & Staff Development					
Training	50,000	1,226	200	-	-
Travel	25,000	2,831	2,433	2,133	-
Total Travel, Training & Staff Development	75,000	4,057	2,633	2,133	-
Professional & Consulting Expenses					
Accounting/Auditing Fees	41,000	-	-	-	-
Professional/Consulting Fees	75,000	115,000	-	-	-
Inspection Costs	50,000	-	-	-	-
Administrative Contracts	125,000	-	-	-	-
Legal	10,000	-	-	-	-
Total Professional & Consulting Expenses	301,000	115,000	-	-	-
Administrative Expenses					
Auto Lease Expense - Interfund	20,000	-	-	-	-
Mileage Reimbursement	364	771	110	96	-
Auto Fuel	4,293	-	-	-	-
Auto Maintenance	7,600	-	-	-	-
Cell Phones	12,032	2,927	437	356	-
Software & Software Maintenance	115,219	-	-	-	-
Bank Charges	32,949	267	1	60	-
Departmental Expense	9,731	1,492	-	-	-
Office Supplies	24,124	9,554	84	84	-
Postage	78,161	-	-	-	-
Advertising	1,078	-	-	-	-
Total Administrative Expense	305,551	15,011	632	596	-
Admin & Management Expenses					
Bookkeeping Fee Interfund	1,104,654	-	-	-	-
Management Fee Interfund	1,767,446	-	-	-	-
Allocation Expense - Pool Vehicle Interfund	1,140	490	294	2,561	-
Allocation Expense - Pool Vehicle Related	-	-	-	-	-
Allocation Expense - Central Office Interfund	690,841	40,653	2,658	5,643	-
Allocation Expense - ITS Interfund	549,333	52,670	1,098	3,048	-
Allocation Expense - Recruitment Interfund	437	-	-	-	-
Allocation Expense - Staff Development Interfund	31,153	2,987	185	285	-
Allocation Expense - Central Office Related	-	-	-	-	-
Allocation Expense - Staff Development Related	-	-	-	-	-
Allocation Expense - ITS Related	-	-	-	-	-
Admin Fee Expense - Portability	23,504	-	-	-	-
Total Admin & Management Expenses	4,170,288	96,800	4,235	11,537	-
TOTAL ADMINISTRATIVE EXPENSES	4,851,839	230,868	7,500	14,266	-

Fresno Housing Authority					
2017 Operating Budget					
Assisted Housing Division (AHD)					
	HCV Total	Resident Services & Training(130003)	ROSS Grant-City LIPH(130006)	ROSS Grant-County LIPH(230001)	County FSS(220011)
TENANT SERVICES					
Supportive Services	-	-	-	-	-
Dwelling Rental Expense	-	-	-	-	-
TOTAL TENANT SERVICES EXPENSES	-	-	-	-	-
UTILITIES					
Electricity	-	-	-	-	-
TOTAL UTILITY EXPENSES	-	-	-	-	-
MAINTENANCE AND OPERATIONS					
Materials & Supplies					
Office Furniture & Equipment	4,335	-	-	-	-
Total Materials & Supplies	4,335	-	-	-	-
Maintenance Costs					
Maintenance Contracts - Equipment	36,651	3,514	-	512	-
Total Maintenance Costs	36,651	3,514	-	512	-
TOTAL MAINTENANCE EXPENSES	40,986	3,514	-	512	-
TAXES & INSURANCE EXPENSES					
Insurance - Other	2,071	-	-	1,266	-
Insurance - Liability	-	-	-	-	-
TOTAL TAXES & INSURANCE EXPENSES	2,071	-	-	1,266	-
TOTAL EXPENSES	9,980,342	893,375	81,021	95,251	46,641
NET OPERATING INCOME	(1,420,670)	(355,529)	-	-	-
NON-OPERATING EXPENSES					
FINANCING EXPENSES					
NON-OPERATING EXPENSES					
Security Deposit Expense	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-
ADJUSTMENTS & OPERATING TRANSFERS					
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-
CASH FLOW	(1,420,670)	(355,529)	-	-	-

Fresno Housing Authority												
2017 Operating Budget												
Assisted Housing Division (AHD)												
	Special Needs Assistance - Trinity(130010)	Special Needs Assistance - Alta Monte(130011)	Special Needs Assistance - Santa Clara(130012)	HMIS(130015)	HMIS Expansion(130016)	FMCoC(160007)	City Emergency Solution Grant(130027)	County Emergency Solution Grant	RRH	Coordinated Entry	Shelter Plus Care 1, 2 & 3(130020)	Shelter Plus Care 4(130028)
INTEREST INCOME								-		-		
Interest Income - Investments	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL INTEREST INCOME	-	-	-	-	-	-	-	-	-	-	-	-
OTHER INCOME								-		-		
Other income - Fees	-	-	-	1,205	80	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER INCOME	-	-	-	1,205	80	-	-	-	-	-	-	-
ADMIN & MANAGEMENT FEE INCOME								-		-		
Allocation Revenue - ESU Related	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-	-	-
HUD GRANT INCOME								-		-		
HUD Operating Grants	28,966	24,000	57,646	147,128	79,708	102,484	-	-	-	-	64,279	24,654
Administrative Fees Earned	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HUD GRANT INCOME	28,966	24,000	57,646	147,128	79,708	102,484	-	-	-	-	64,279	24,654
OTHER GRANT INCOME								-		-		
Other Income - Portability Vouchers Admin	-	-	-	-	-	-	-	-	-	-	-	-
Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-
Other Governmental Grants	7,140	8,578	42,622	-	-	-	8,173	8,222	320,304	104,434	-	-
TOTAL OTHER GRANT INCOME	7,140	8,578	42,622	-	-	-	8,173	8,222	320,304	104,434	-	-
TOTAL INCOME	36,106	32,578	100,268	148,333	79,788	102,484	8,173	8,222	320,304	104,434	64,279	24,654
EXPENSES												
PAYROLL EXPENSES												
Administrative Salaries												
Administrative Salaries	3,766	2,746	56,041	53,135	57,032	29,919	5,911	5,911	65,637	65,637	40,072	16,435
Administrative Salaries - OT	56	-	-	-	-	-	-	-	-	-	600	-
Administrative Salaries - Temporary Agency	50	-	-	-	-	-	-	-	-	-	-	-
Total Administrative Salaries	3,872	2,746	56,041	53,135	57,032	29,919	5,911	5,911	65,637	65,637	40,672	16,435
Maintenance Salaries												
Benefits, Taxes & Fringe Expenses												
Insurance - Workers Comp	66	48	2,070	937	2,264	921	174	174	1,132	1,132	1,565	589
Insurance - E&O	152	-	154	581	60	94	1	1	-	-	128	15
Employee Benefits	680	683	17,556	15,305	12,831	8,637	1,525	1,525	19,872	19,872	12,941	4,935
Payroll Taxes	333	255	5,232	4,902	5,246	2,546	545	545	5,967	5,967	3,748	1,524
Total Benefits, Taxes & Fringe Expenses	3,621	1,159	25,012	21,725	20,401	12,198	2,245	2,294	26,971	26,971	18,382	7,063
TOTAL PAYROLL EXPENSES	7,493	3,905	81,053	74,860	77,433	42,117	8,156	8,205	92,608	92,608	59,054	23,498

Fresno Housing Authority												
2017 Operating Budget												
Assisted Housing Division (AHD)												
	Special Needs Assistance - Trinity(130010)	Special Needs Assistance - Alta Monte(130011)	Special Needs Assistance - Santa Clara(130012)	HMIS(130015)	HMIS Expansion(130016)	FMCoC(160007)	City Emergency Solution Grant(130027)	County Emergency Solution Grant	RRH	Coordinated Entry	Shelter Plus Care 1, 2 & 3(130020)	Shelter Plus Care 4(130028)
								-		-		
ADMINISTRATIVE EXPENSES												
Travel, Training & Staff Development								-		-		
Training	-	-	-	500	500	-	-	-	-	-	-	-
Travel	-	-	-	1,500	1,500	-	-	-	-	-	-	-
Total Travel, Training & Staff Development	-	-	-	2,000	2,000	-	-	-	-	-	-	-
Professional & Consulting Expenses								-		-		
Accounting/Auditing Fees	-	-	-	-	-	-	-	-	-	-	-	-
Professional/Consulting Fees	-	-	-	-	-	64,000	-	-	-	-	-	-
Inspection Costs	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Contracts	-	-	-	28,000	-	-	-	-	-	-	-	-
Legal	-	-	-	-	-	-	-	-	-	-	-	-
Total Professional & Consulting Expenses	-	-	-	28,000	-	64,000	-	-	-	-	-	-
Administrative Expenses								-		-		
Auto Lease Expense - Interfund	-	-	-	-	-	-	-	-	-	-	-	-
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-
Auto Fuel	-	-	-	-	-	-	-	-	-	-	-	-
Auto Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
Cell Phones	-	-	-	953	196	23	-	-	-	-	47	-
Software & Software Maintenance	-	-	-	22,026	-	-	-	-	-	-	-	-
Bank Charges	60	60	78	228	7	172	1	1	200	200	315	371
Departmental Expense	-	-	-	470	-	38	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-
Postage	-	-	-	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-	-	-	-	-	-
Total Administrative Expense	60	-	78	23,677	203	233	1	1	200	200	362	371
Admin & Management Expenses								-		-		
Bookkeeping Fee Interfund	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee Interfund	-	-	-	-	-	-	-	-	-	-	-	-
Allocation Expense - Pool Vehicle Interfund	-	-	-	241	-	-	-	-	-	-	-	-
Allocation Expense - Pool Vehicle Related	-	-	-	-	-	-	-	-	-	-	-	-
Allocation Expense - Central Office Interfund	2,450	2,450	3,976	12,439	83	2,769	-	-	1,000	500	3,386	557
Allocation Expense - ITS Interfund	1,691	1,691	1,844	6,206	30	1,152	14	14	500	250	1,206	206
Allocation Expense - Recruitment Interfund	-	-	-	-	-	-	-	-	-	-	-	-
Allocation Expense - Staff Development Interfund	174	174	117	474	39	120	2	2	100	50	146	22
Allocation Expense - Central Office Related	-	-	-	-	-	-	-	-	-	-	-	-
Allocation Expense - Staff Development Related	-	-	-	-	-	-	-	-	-	-	-	-
Allocation Expense - ITS Related	-	-	-	-	-	-	-	-	-	-	-	-
Admin Fee Expense - Portability	-	-	-	-	-	-	-	-	-	-	-	-
Total Admin & Management Expenses	4,315	4,315	5,937	19,360	152	4,041	16	16	1,600	800	4,738	785
TOTAL ADMINISTRATIVE EXPENSES	4,315	4,375	6,015	73,037	2,355	68,274	17	17	1,800	1,000	5,100	1,156

Fresno Housing Authority												
2017 Operating Budget												
Assisted Housing Division (AHD)												
	Special Needs Assistance - Trinity(130010)	Special Needs Assistance - Alta Monte(130011)	Special Needs Assistance - Santa Clara(130012)	HMIS(130015)	HMIS Expansion(130016)	FMCoC(160007)	City Emergency Solution Grant(130027)	County Emergency Solution Grant	RRH	Coordinated Entry	Shelter Plus Care 1, 2 & 3(130020)	Shelter Plus Care 4(130028)
TENANT SERVICES								-		-		
Supportive Services	24,000	24,000	-	-	-	-	-	-		-	-	-
Dwelling Rental Expense	-	-	13,200	-	-	-	-	-	225,896	10,826	-	-
TOTAL TENANT SERVICES EXPENSES	24,000	24,000	13,200	-	-	-	-	-	225,896	10,826	-	-
UTILITIES								-		-		
Electricity	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL UTILITY EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-
MAINTENANCE AND OPERATIONS								-		-		
Materials & Supplies								-		-		
Office Furniture & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Total Materials & Supplies	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Costs								-		-		
Maintenance Contracts - Equipment	298	298	-	436	-	175	-	-	-	-	125	-
Total Maintenance Costs	298	298	-	436	-	175	-	-	-	-	125	-
TOTAL MAINTENANCE EXPENSES	298	298	-	436	-	175	-	-	-	-	125	-
TAXES & INSURANCE EXPENSES								-		-		
Insurance - Other	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Liability	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAXES & INSURANCE EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	36,106	32,578	100,268	148,333	79,788	110,566	8,173	8,222	320,304	104,434	64,279	24,654
NET OPERATING INCOME	-	-	-	-	-	(8,082)	-	-	-	-	-	-
NON-OPERATING EXPENSES												
FINANCING EXPENSES								-		-		
NON-OPERATING EXPENSES								-		-		
Security Deposit Expense	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTMENTS & OPERATING TRANSFERS								-		-		
TOTAL NON-OPERATING EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-
CASH FLOW	-	-	-	-	-	(8,082)	-	-	-	-	-	-

Fresno Housing Authority										
2017 Operating Budget										
Assisted Housing Division (AHD)										
	HOME TBRA(130014)	Welcome Home(130026)	Project Phoenix(160003)	Project Liftoff(160004)	HOPWA(160005)	CalWORKS HSP w/County of Fresno DSS HAP(230007)	Drought Housing Relocation Assistance(2300 06)	City HOME(130025)	Homeless Admin.- Allocations(9700 09)	Total AHD Budget
INTEREST INCOME										
Interest Income - Investments	-	-	-	-	-	-	-	-	-	(141)
TOTAL INTEREST INCOME	-	-	-	-	-	-	-	-	-	(141)
OTHER INCOME										
Other income - Fees	-	-	-	-	-	-	-	-	-	1,343
Other Income	-	-	-	208,809	-	-	-	-	-	918,611
TOTAL OTHER INCOME	-	-	-	208,809	-	-	-	-	-	919,954
ADMIN & MANAGEMENT FEE INCOME										
Allocation Revenue - ESU Related	-	-	10,900	-	-	-	-	61	-	10,961
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	-	10,900	-	-	-	-	61	-	10,961
HUD GRANT INCOME										
HUD Operating Grants	-	-	-	-	-	-	-	-	-	751,778
Administrative Fees Earned	-	-	-	-	7,676	-	-	-	-	8,381,044
TOTAL HUD GRANT INCOME	-	-	-	-	7,676	-	-	-	-	9,132,822
OTHER GRANT INCOME										
Other Income - Portability Vouchers Admin	-	-	-	-	-	-	-	-	-	68
Fraud Recovery	-	-	-	-	-	-	-	-	-	14,363
Other Governmental Grants	741,305	7,878	3,622	17,542	78,608	814,707	2,659	5,443	-	2,171,237
TOTAL OTHER GRANT INCOME	741,305	7,878	3,622	17,542	78,608	814,707	2,659	5,443	-	2,185,668
TOTAL INCOME	741,305	7,878	14,522	226,351	86,284	814,707	2,659	5,504	-	12,249,264
EXPENSES										
PAYROLL EXPENSES										
Administrative Salaries										
Administrative Salaries	5,492	5,492	9,318	12,065	5,492	64,165	1,755	3,474	57,390	4,684,780
Administrative Salaries - OT	1,136	169	232	-	144	1,068	-	-	707	56,405
Administrative Salaries - Temporary Agency	-	-	-	-	-	-	-	-	-	50
Total Administrative Salaries	6,628	5,661	9,550	12,065	5,636	65,233	1,755	3,474	63,501	4,746,639
Maintenance Salaries										
Benefits, Taxes & Fringe Expenses										
Insurance - Workers Comp	97	97	164	213	97	1,132	55	61	-	164,299
Insurance - E&O	11	9	21	41	39	-	5	11	-	23,522
Employee Benefits	1,365	1,365	3,031	3,714	1,365	19,872	284	933	-	1,371,444
Payroll Taxes	510	510	876	1,131	510	5,967	132	322	-	423,725
Total Benefits, Taxes & Fringe Expenses	1,983	1,981	4,092	5,099	2,011	26,971	476	1,327	-	1,985,602
TOTAL PAYROLL EXPENSES	8,611	7,642	13,642	17,164	7,647	92,204	2,231	4,801	-	6,668,740

Fresno Housing Authority										
2017 Operating Budget										
Assisted Housing Division (AHD)										
	HOME TBRA(130014)	Welcome Home(130026)	Project Phoenix(160003)	Project Liftoff(160004)	HOPWA(160005)	CalWORKS HSP w/County of Fresno DSS HAP(230007)	Drought Housing Relocation Assistance(2300 06)	City HOME(130025)	Homeless Admin.- Allocations(9700 09)	Total AHD Budget
ADMINISTRATIVE EXPENSES										
Travel, Training & Staff Development										
Training	-	-	-	-	-	2,200	-	-	227	54,853
Travel	-	-	-	-	-	4,771	-	-	494	40,662
Total Travel, Training & Staff Development	-	-	-	-	-	6,971	-	-	-	94,794
Professional & Consulting Expenses										
Accounting/Auditing Fees	61	-	-	-	-	-	-	61	-	41,122
Professional/Consulting Fees	-	-	-	-	-	-	-	-	-	254,000
Inspection Costs	-	-	-	-	-	-	-	-	-	50,000
Administrative Contracts	91	-	-	-	-	-	-	-	-	153,091
Legal	-	-	-	-	-	-	-	-	-	10,000
Total Professional & Consulting Expenses	152	-	-	-	-	-	-	61	-	508,213
Administrative Expenses										
Auto Lease Expense - Interfund	61	-	-	-	-	-	-	-	-	20,061
Mileage Reimbursement	-	-	-	23	-	79	139	-	33	1,615
Auto Fuel	-	-	-	-	-	-	-	-	-	4,293
Auto Maintenance	-	-	-	-	-	-	-	-	-	7,600
Cell Phones	-	-	17	34	14	-	-	-	519	17,555
Software & Software Maintenance	-	-	-	-	-	35,000	-	-	-	172,245
Bank Charges	498	5	5	15	432	124	108	-	158	36,315
Departmental Expense	402	148	19	7,311	-	-	-	-	301	19,912
Office Supplies	-	-	-	-	-	-	-	-	-	33,846
Postage	-	-	-	-	-	-	-	-	-	78,161
Advertising	-	-	-	-	-	-	-	-	-	1,078
Total Administrative Expense	961	153	41	7,383	446	35,203	247	-	1,011	391,610
Admin & Management Expenses										
Bookkeeping Fee Interfund	-	-	-	-	-	-	-	-	-	1,104,654
Management Fee Interfund	-	-	-	-	-	-	-	-	-	1,767,446
Allocation Expense - Pool Vehicle Interfund	-	-	-	70	-	-	-	-	-	4,796
Allocation Expense - Pool Vehicle Related	-	-	-	-	-	-	-	-	994	994
Allocation Expense - Central Office Interfund	413	-	593	1,087	921	3,000	107	413	2,871	778,810
Allocation Expense - ITS Interfund	152	77	225	419	357	800	59	152	731	623,925
Allocation Expense - Recruitment Interfund	-	-	-	70	-	-	-	-	-	507
Allocation Expense - Staff Development Interfund	16	6	21	38	43	100	15	16	78	36,363
Allocation Expense - Central Office Related	-	-	-	-	-	-	-	-	3,105	3,105
Allocation Expense - Staff Development Related	-	-	-	-	-	-	-	-	218	218
Allocation Expense - ITS Related	-	-	-	-	-	-	-	-	2,194	2,194
Admin Fee Expense - Portability	-	-	-	-	-	-	-	-	-	23,504
Total Admin & Management Expenses	581	83	839	1,684	1,321	3,900	181	581	10,191	4,337,377
TOTAL ADMINISTRATIVE EXPENSES	1,694	236	880	9,067	1,767	46,074	428	642	75,424	5,408,146

Fresno Housing Authority										
2017 Operating Budget										
Assisted Housing Division (AHD)										
	HOME TBRA(130014)	Welcome Home(130026)	Project Phoenix(160003)	Project Liftoff(160004)	HOPWA(160005)	CalWORKS HSP w/County of Fresno DSS HAP(230007)	Drought Housing Relocation Assistance(2300 06)	City HOME(130025)	Homeless Admin.- Allocations(9700 09)	Total AHD Budget
TENANT SERVICES										
Supportive Services	-	-	-	-	43,060	-	-	-	-	91,060
Dwelling Rental Expense	622,000	-	-	189,000	30,037	515,000	-	-	-	1,605,959
TOTAL TENANT SERVICES EXPENSES	622,000	-	-	189,000	73,097	515,000	-	-	-	1,697,019
UTILITIES										
Electricity	36,000	-	-	-	-	26,000	-	-	-	62,000
TOTAL UTILITY EXPENSES	36,000	-	-	-	-	26,000	-	-	-	62,000
MAINTENANCE AND OPERATIONS										
Materials & Supplies										
Office Furniture & Equipment	-	-	-	-	-	-	-	-	-	4,335
Total Materials & Supplies	-	-	-	-	-	-	-	-	-	4,335
Maintenance Costs										
Maintenance Contracts - Equipment	-	-	-	10	-	429	-	-	-	42,448
Total Maintenance Costs	-	-	-	10	-	429	-	-	-	42,448
TOTAL MAINTENANCE EXPENSES	-	-	-	10	-	429	-	-	-	46,783
TAXES & INSURANCE EXPENSES										
Insurance - Other	-	-	-	-	-	-	-	-	-	3,337
Insurance - Liability	-	-	-	70	86	-	-	-	-	156
TOTAL TAXES & INSURANCE EXPENSES	-	-	-	70	86	-	-	-	-	3,493
TOTAL EXPENSES	668,305	7,878	14,522	215,311	82,597	679,707	2,659	5,443	75,424	13,886,181
NET OPERATING INCOME	73,000	-	-	11,040	3,687	135,000	-	61	(75,424)	(1,636,917)
NON-OPERATING EXPENSES										
FINANCING EXPENSES										
NON-OPERATING EXPENSES										
Security Deposit Expense	73,000	-	-	11,050	3,687	135,000	-	-	-	222,737
TOTAL NON-OPERATING EXPENSES	73,000	-	-	11,050	3,687	135,000	-	-	-	222,737
ADJUSTMENTS & OPERATING TRANSFERS										
TOTAL NON-OPERATING EXPENSES	73,000	-	-	11,050	3,687	135,000	-	-	-	222,737
CASH FLOW	-	-	-	(10)	-	-	-	61	(75,424)	(1,859,654)

Fresno Housing Authority											
2017 Operating Budget											
Housing Management Division (HSM)											
	City AMP 1 - Operations(11100 1)	City AMP 2 - Operations(11100 2)	City LIPH AMP 5 - Yosemite Village(111636)	City LIPH Parc Grove Commons II(111647)	City LIPH Pacific Gardens(111648)	Mariposa Meadows(112001)	Garland Gardens(114001)	Emergency Housing(130001)	County AMP 1 - Operations(21100 1)	County AMP 2 - Operations(21100 2)	County AMP 3 - Operations(21100 3)
TENANT INCOME											
Dwelling Rental Income	339,348	618,000	-	-	-	187,788	136,728	-	481,860	475,908	268,740
Vacancy Loss	-	1,488	-	-	-	(13,472)	(32,280)	-	-	-	-
Tenant Charges - Late Fee	48	(36)	-	-	-	-	-	-	-	-	-
Rental Assistance	-	-	-	-	-	81,672	342,768	-	-	-	-
Total Rental Income	339,396	619,452	-	-	-	255,988	447,216	-	481,860	475,908	268,740
Non-Dwelling Rental	-	-	-	-	-	-	-	-	-	-	-
Fee Revenue - Tenant Charges	768	372	-	-	-	-	-	-	312	1,848	-
Total Other Tenant Income	768	372	-	-	-	-	-	-	312	1,848	-
NET TENANT INCOME	340,164	619,824	-	-	-	255,988	447,216	-	482,172	477,756	268,740
INTEREST INCOME											
Interest Income - Investments	-	-	-	-	-	96	-	-	-	-	-
Interest Income - Related Party	-	-	-	-	-	-	-	-	-	46,572	29,472
TOTAL INTEREST INCOME	-	-	-	-	-	96	-	-	-	46,572	29,472
OTHER INCOME											
Other Income	31,056	12,060	-	-	-	6,540	156	-	60,258	4,416	3,084
Other Income - Homebuyers Contracts	-	420	-	-	-	-	-	-	-	-	-
TOTAL OTHER INCOME	31,056	12,480	-	-	-	6,540	156	-	60,258	4,416	3,084
ADMIN & MANAGEMENT FEE INCOME											
Equipment Lease Interfund	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	-	-
HUD GRANT INCOME											
HUD Operating Grants	772,773	1,089,925	278,257	110,266	44,979	-	-	-	589,435	672,521	331,639
TOTAL HUD GRANT INCOME	772,773	1,089,925	278,257	110,266	44,979	-	-	-	589,435	672,521	331,639
OTHER GRANT INCOME											
Contract Income	-	-	-	-	-	-	-	277,833	-	-	-
Other Governmental Grants	-	15,120	-	-	-	-	-	-	-	11,844	4,836
TOTAL OTHER GRANT INCOME	-	15,120	-	-	-	-	-	277,833	-	11,844	4,836
TOTAL INCOME	1,143,993	1,737,349	278,257	110,266	44,979	262,624	447,372	277,833	1,131,865	1,213,109	637,771
EXPENSES											
PAYROLL EXPENSES											
Administrative Salaries											
Administrative Salaries	118,491	142,681	-	-	-	32,676	26,787	50,523	88,519	112,167	122,175
Administrative Salaries - OT	-	-	-	-	-	96	-	-	-	-	-
Total Administrative Salaries	118,491	142,681	-	-	-	32,772	26,787	50,523	88,519	112,167	122,175
Maintenance Salaries	56,949	75,924	-	-	-	16,356	15,470	15,171	60,761	72,000	40,960
Maintenance Salaries -Temp	-	-	-	-	-	-	-	-	-	-	-
Maintenance Salaries - OT	-	-	-	-	-	996	-	200	-	-	-
Maintenance Salaries - Callbacks	-	-	-	-	-	900	-	500	-	-	-
Total Maintenance Salaries	56,949	75,924	-	-	-	18,252	15,470	15,871	60,761	72,000	40,960
Insurance - Workers Comp	17,541	21,402	-	-	-	5,040	4,542	5,203	16,984	20,496	12,555
Insurance - E&O	-	-	-	-	-	204	-	-	-	-	-
Employee Benefits	54,806	74,483	-	-	-	15,996	15,500	21,963	47,844	70,086	42,294
Payroll Taxes	16,607	20,504	-	-	-	4,632	4,015	6,247	14,011	17,381	15,226
Total Benefits, Taxes & Fringe Expenses	88,954	116,389	-	-	-	25,872	24,057	33,413	78,839	107,963	70,075
TOTAL PAYROLL EXPENSES	264,394	334,994	-	-	-	76,896	66,314	99,807	228,119	292,130	233,210

	City AMP 1 - Operations(11100 1)	City AMP 2 - Operations(11100 2)	City LIPH AMP 5 - Yosemite Village(111636)	City LIPH Parc Grove Commons II(111647)	City LIPH Pacific Gardens(111648)	Mariposa Meadows(112001)	Garland Gardens(114001)	Emergency Housing(130001)	County AMP 1 - Operations(21100 1)	County AMP 2 - Operations(21100 2)	County AMP 3 - Operations(21100 3)
ADMINISTRATIVE EXPENSES											
Travel, Training & Staff Development											
Training	3,996	960	-	-	-	996	2,004	1,000	1,644	3,000	-
Travel	2,004	252	-	-	-	504	1,500	-	252	-	-
Total Travel, Training & Staff Development	6,000	1,212	-	-	-	1,500	3,504	1,000	1,896	3,000	-
Professional & Consulting Expenses											
Accounting/Auditing Fees	3,000	996	-	-	-	-	-	-	828	-	756
Professional/Consulting Fees	-	396	-	-	-	156	6,000	-	12	12	12
Public Relations	-	-	-	-	-	-	-	-	-	-	-
Administrative Contracts	99,000	134,184	-	-	-	2,184	3,000	100	56,880	27,024	65,088
Legal	3,996	2,100	-	-	18	504	5,004	-	3,348	4,800	1,500
Total Professional & Consulting Expenses	105,996	137,676	-	-	18	2,844	14,004	100	61,068	31,836	67,356
Administrative Expenses											
Auto Lease Expense	-	-	-	-	-	-	-	-	-	-	-
Auto Lease Expense - Interfund	-	-	-	-	-	-	-	-	-	4,452	1,332
Fleet Fuel and Maintenance	-	-	-	-	-	36	-	-	-	84	-
Mileage Reimbursement	-	132	-	-	-	-	996	-	48	-	504
Auto Fuel	-	4,632	-	-	-	1,164	-	881	4,884	8,832	4,104
Auto Maintenance	-	5,220	-	-	-	624	-	408	3,972	5,196	3,000
Cell Phones	504	2,016	-	-	-	480	504	491	1,728	2,064	1,944
Software & Software Maintenance	60	2,256	-	-	-	-	1,944	-	1,284	-	-
Bank Charges	1,416	3,216	-	64	106	744	504	-	2,064	2,340	1,308
Departmental Expense	456	864	-	-	-	504	504	6,000	780	468	2,664
Office Supplies	1,572	1,296	-	-	-	300	2,004	2,004	1,080	1,608	1,068
Postage	1,284	2,028	-	-	-	240	504	-	1,356	1,500	1,500
Telephone	-	456	-	-	-	-	3,000	171	84	1,500	-
Memberships, Dues & Licenses	-	36	-	-	-	48	-	-	60	-	-
Advertising	96	348	-	-	-	504	-	-	192	240	168
Administrative Equipment Rental	-	-	-	-	-	-	-	75	-	-	-
Total Administrative Expense	5,388	22,500	-	64	106	4,644	9,960	10,030	17,532	28,284	17,592
Admin & Management Expenses											
Bookkeeping Fee Interfund	12,108	21,840	-	677	458	1,200	-	-	12,732	15,552	6,804
Management Fee Interfund	109,536	197,292	-	2,500	1,693	7,500	18,000	-	115,176	140,640	61,500
Asset Management Fee - Interfund	16,296	29,676	-	902	611	-	-	-	17,148	23,052	9,324
Allocation Expense - Pool Vehicle Interfund	-	156	-	-	-	-	-	-	-	-	-
Allocation Expense - Central Office Interfund	-	-	-	-	-	-	-	-	-	1,656	-
Allocation Expense - ITS Interfund	31,419	35,453	-	-	-	8,964	7,869	12,329	24,388	31,959	24,990
Allocation Expense - Recruitment Interfund	-	96	-	-	-	-	576	-	-	132	-
Allocation Expense - Staff Development Interfund	1,782	2,011	-	-	-	508	446	699	1,383	1,812	1,417
Mixed Finance Mgmt Fee Related	-	-	-	7,756	5,604	-	-	-	-	-	-
Total Admin & Management Expenses	171,141	286,524	-	11,835	8,366	18,172	26,891	13,028	170,827	214,803	104,035
TOTAL ADMINISTRATIVE EXPENSES	288,525	447,912	-	11,899	8,490	27,160	54,359	24,158	251,323	277,923	188,983
TENANT SERVICES											
Resident Services Expense	660	-	-	-	-	2,400	-	-	828	1,500	2,196
TOTAL TENANT SERVICES EXPENSES	660	-	-	-	-	2,400	-	-	828	1,500	2,196
UTILITIES											
Utility Reimbursement	408	-	-	-	-	-	2,388	-	-	-	-
Water	31,428	55,344	-	-	-	8,544	19,548	5,478	39,864	39,972	2,964
Electricity	10,500	46,116	-	-	-	1,404	7,200	27,547	7,920	35,952	14,556
Electricity - CARE Discount	-	-	-	-	-	-	-	-	-	-	-
Gas	2,124	8,172	-	-	-	432	1,296	9,488	1,140	2,688	3,240
Gas - CARE Discount	-	-	-	-	-	-	-	-	-	-	-
Garbage	46,548	92,988	-	-	-	15,312	11,004	6,657	54,288	64,236	20,664
Sewer	23,436	54,180	-	-	-	8,568	11,004	6,830	42,648	70,176	8,412
TOTAL UTILITY EXPENSES	114,444	256,800	-	-	-	34,260	52,440	56,000	145,860	213,024	49,836

	City AMP 1 - Operations(11100 1)	City AMP 2 - Operations(11100 2)	City LIPH AMP 5 - Yosemite Village(111636)	City LIPH Parc Grove Commons II(111647)	City LIPH Pacific Gardens(111648)	Mariposa Meadows(112001)	Garland Gardens(114001)	Emergency Housing(130001)	County AMP 1 - Operations(21100 1)	County AMP 2 - Operations(21100 2)	County AMP 3 - Operations(21100 3)
MAINTENANCE AND OPERATIONS											
Materials & Supplies											
Other General Expenses	-	-	-	-	-	-	-	-	-	60	-
Maintenance Supplies	36,900	45,360	-	-	-	13,248	15,540	10,000	26,280	27,996	15,000
Office Furniture & Equipment	-	-	-	-	-	-	-	-	-	-	-
Property Furniture & Equipment	-	-	-	-	-	-	-	15,000	-	-	-
Total Materials & Supplies	36,900	45,360	-	-	-	13,248	15,540	25,000	26,280	28,056	15,000
Maintenance Costs											
Maintenance Contracts - Routine	2,096	23,400	-	-	-	252	804	1,125	2,508	9,888	3,372
Maintenance Contracts - Painting	648	996	-	-	-	1,500	1,248	390	4,620	2,040	828
Maintenance Contracts - Heating and Cooling	-	2,832	-	-	-	-	912	-	-	-	108
Maintenance Contracts - Electrical	-	-	-	-	-	-	-	-	-	-	-
Maintenance Contracts - Plumbing	-	324	-	-	-	-	228	-	-	-	-
Maintenance Contracts - Miscellaneous	996	2,976	-	-	-	1,692	600	6,155	6,924	912	1,272
Security	5,856	5,496	-	-	-	1,500	-	49,627	2,532	1,476	-
Janitorial - Office	2,844	4,980	-	-	-	1,500	-	3,300	3,480	4,656	4,800
Contract Costs - Nonroutine	-	-	-	-	-	-	-	-	-	-	-
Contract Costs - Routine	-	-	-	-	-	-	-	-	-	14,016	96
Construction Management	-	-	-	-	-	-	-	-	-	324	-
Unit Turnaround - Cleaning	8,124	15,348	-	-	-	3,864	3,996	-	7,092	2,976	3,648
Unit Turnaround - Painting	8,436	12,168	-	-	-	3,444	2,652	-	6,204	2,988	1,932
Unit Turnaround - Pest Control	696	3,468	-	-	-	840	-	-	252	144	144
Unit Turnaround - Other	-	3,516	-	-	-	204	-	-	300	-	-
Maintenance Contracts - Equipment	3,780	2,365	-	-	-	598	525	823	1,627	2,132	2,249
Landscaping and Grounds	24,816	48,000	-	-	510	11,400	8,712	3,996	52,728	34,668	25,776
Pest Control	13,920	19,836	-	-	-	1,092	3,696	5,451	7,500	5,700	636
Total Maintenance Costs	72,212	145,705	-	-	510	27,886	23,373	70,867	95,767	81,920	44,861
TOTAL MAINTENANCE EXPENSES	109,112	191,065	-	-	510	41,134	38,913	95,867	122,047	109,976	59,861
TAXES & INSURANCE EXPENSES											
Insurance - Property	10,176	17,760	-	-	-	2,640	20,004	1,991	12,000	13,140	8,592
Insurance - Other	1,128	2,388	-	-	-	288	372	292	1,752	2,076	1,944
Insurance - Liability	1,788	2,976	-	-	-	468	768	339	2,316	2,232	1,416
Taxes and Assessments	-	-	-	-	-	12	-	-	-	-	-
Payment in Lieu of Taxes	9,240	37,860	-	-	-	-	-	-	36,000	18,408	12,996
TOTAL TAXES & INSURANCE EXPENSES	22,332	60,984	-	-	-	3,408	21,144	2,622	52,068	35,856	24,948
TOTAL EXPENSES	799,467	1,291,755	-	11,899	9,000	185,258	233,170	278,454	800,245	930,409	559,034
NET OPERATING INCOME	344,526	445,594	278,257	98,367	35,979	77,366	214,202	(621)	331,620	282,700	78,737
NON-OPERATING EXPENSES											
FINANCING EXPENSES											
Debt Service - Principal	-	-	-	-	-	-	-	-	-	-	-
Interest Expense-BANK	-	-	-	-	-	3,564	81,108	-	-	-	-
TOTAL FINANCING EXPENSES	-	-	-	-	-	3,564	81,108	-	-	-	-
NON-OPERATING EXPENSES											
Collection Losses	16,128	12,336	-	-	-	252	1,776	-	6,816	2,556	-
Contributions to Reserves	-	-	-	-	-	27,540	21,000	-	-	-	-
Subsidy Pass Through	-	-	278,257	100,000	32,743	-	-	-	-	-	50,004
Maintenance Contracts - Reserves	-	5,004	-	-	-	2,904	-	-	-	-	-
Security Deposit Expense	-	-	-	-	-	600	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	16,128	17,340	278,257	100,000	32,743	31,296	22,776	-	6,816	2,556	50,004
ADJUSTMENTS & OPERATING TRANSFERS											
TOTAL NON-OPERATING EXPENSES	16,128	17,340	278,257	100,000	32,743	34,860	103,884	-	6,816	2,556	50,004
CASH FLOW	328,398	428,254	-	(1,633)	3,236	42,506	110,318	(621)	324,804	280,144	28,733

Fresno Housing Authority												
2017 Operating Budget												
Housing Management Division (HSM)												
	County AMP 4 - Operations(21100 4)	County AMP 5 - Operations(21100 5)	County AMP 6 - Operations(21100 6)	County AMP 7 - Operations(21183 7)	County Citrus Gardens(212001)	County Mendota FLH(212002)	County Orchard Apartments FLH(212003)	County Parkside(214002)	County Maldonado Plaza(214003)	County Parlier Migrant Center(214004)	Sunset Terrace II(211814)	Total
TENANT INCOME												
Dwelling Rental Income	565,308	175,428	380,028	-	79,656	379,008	209,484	208,704	282,780	20,104	8,600	4,817,472
Vacancy Loss	-	3,504	2,580	-	-	(11,370)	(16,126)	(10,536)	-	-	-	(76,212)
Tenant Charges - Late Fee	-	-	-	-	-	-	-	-	-	-	-	12
Rental Assistance	-	-	252	-	-	-	113,052	245,004	-	-	-	782,748
Total Rental Income	565,308	178,932	382,860	-	79,656	367,638	306,410	443,172	282,780	20,104	8,600	5,524,020
Non-Dwelling Rental	-	-	-	-	-	4,500	-	-	6,000	-	-	10,500
Fee Revenue - Tenant Charges	-	-	-	-	-	-	-	-	-	-	-	3,300
Total Other Tenant Income	-	-	-	-	-	4,500	-	-	6,000	-	-	13,800
NET TENANT INCOME	565,308	178,932	382,860	-	79,656	372,138	306,410	443,172	288,780	20,104	8,600	5,537,820
INTEREST INCOME												
Interest Income - Investments	-	-	-	-	-	709	168	-	-	-	-	973
Interest Income - Related Party	-	-	-	-	-	-	-	-	-	-	-	76,044
TOTAL INTEREST INCOME	-	-	-	-	-	709	168	-	-	-	-	77,017
OTHER INCOME												
Other Income	2,616	1,764	4,116	-	276	-	480	1,200	5,424	-	-	133,446
Other Income - Homebuyers Contracts	-	-	-	-	-	-	-	-	-	-	-	420
TOTAL OTHER INCOME	2,616	1,764	4,116	-	276	-	480	1,200	5,424	-	-	133,866
ADMIN & MANAGEMENT FEE INCOME												
Equipment Lease Interfund	-	-	-	-	-	-	-	-	-	78	-	78
TOTAL ADMIN & MANAGEMENT FEE INCOME	-	-	-	-	-	-	-	-	-	78	-	78
HUD GRANT INCOME												
HUD Operating Grants	452,460	201,780	402,012	23,244	-	-	-	-	-	-	-	4,969,291
TOTAL HUD GRANT INCOME	452,460	201,780	402,012	23,244	-	-	-	-	-	-	-	4,969,291
OTHER GRANT INCOME												
Contract Income	-	-	-	-	-	-	-	-	-	500,000	-	777,833
Other Governmental Grants	11,652	2,388	3,972	-	-	-	-	-	-	-	-	49,812
TOTAL OTHER GRANT INCOME	11,652	2,388	3,972	-	-	-	-	-	-	500,000	-	827,645
TOTAL INCOME	1,032,036	384,864	792,960	23,244	79,932	372,847	307,058	444,372	294,204	520,182	8,600	11,545,717
EXPENSES												
PAYROLL EXPENSES												
Administrative Salaries												
Administrative Salaries	147,888	31,090	67,049	-	34,265	30,532	23,201	29,239	33,816	106,927	-	1,198,026
Administrative Salaries - OT	-	-	-	-	-	1,000	-	-	504	-	-	1,600
Total Administrative Salaries	147,888	31,090	67,049	-	34,265	31,532	23,201	29,239	34,320	106,927	-	1,199,626
Maintenance Salaries	55,050	30,055	40,212	-	12,288	31,534	19,752	21,564	31,392	54,020	-	649,458
Maintenance Salaries -Temp	-	-	-	-	-	-	-	-	3,996	-	-	3,996
Maintenance Salaries - OT	-	-	-	-	12	6,000	-	2,000	3,504	-	-	12,712
Maintenance Salaries - Callbacks	-	-	-	-	-	6,441	-	2,000	3,000	-	-	12,841
Total Maintenance Salaries	55,050	30,055	40,212	-	12,300	43,975	19,752	25,564	41,892	54,020	-	679,007
Insurance - Workers Comp	17,224	7,937	10,919	-	3,894	8,382	5,338	5,445	8,484	16,344	-	187,730
Insurance - E&O	696	-	-	-	-	2,940	-	-	-	-	-	3,840
Employee Benefits	74,731	13,460	32,295	-	14,547	20,632	15,081	16,961	23,964	49,268	-	603,911
Payroll Taxes	19,027	5,712	10,022	-	4,429	5,897	4,055	4,756	6,180	15,155	-	173,856
Total Benefits, Taxes & Fringe Expenses	111,678	27,109	53,236	-	22,870	37,851	24,474	27,162	38,628	80,767	-	969,337
TOTAL PAYROLL EXPENSES	314,616	88,254	160,497	-	69,435	113,358	67,427	81,965	114,840	241,714	-	2,847,970

	County AMP 4 - Operations(21100 4)	County AMP 5 - Operations(21100 5)	County AMP 6 - Operations(21100 6)	County AMP 7 - Operations(21183 7)	County Citrus Gardens(212001)	County Mendota FLH(212002)	County Orchard Apartments FLH(212003)	County Parkside(214002)	County Maldonado Plaza(214003)	County Parlier Migrant Center(214004)	Sunset Terrace II(211814)	Total
ADMINISTRATIVE EXPENSES												
Travel, Training & Staff Development												
Training	2,496	996	1,416	-	1,008	1,000	996	4,500	252	-	-	26,264
Travel	1,500	1,500	3,000	-	-	250	504	504	216	63	-	12,049
Total Travel, Training & Staff Development	3,996	2,496	4,416	-	1,008	1,250	1,500	5,004	468	63	-	38,313
Professional & Consulting Expenses												
Accounting/Auditing Fees	648	732	372	-	144	500	180	1,200	-	500	-	9,856
Professional/Consulting Fees	264	264	252	-	-	-	996	372	-	-	-	8,736
Public Relations	-	-	-	-	-	-	-	-	648	-	-	648
Administrative Contracts	71,256	4,716	34,380	-	2,604	1,375	3,132	5,040	1,512	151	-	511,626
Legal	3,000	1,596	1,500	18	504	1,200	504	4,104	504	588	-	34,788
Total Professional & Consulting Expenses	75,168	7,308	36,504	18	3,252	3,075	4,812	10,716	2,664	1,239	-	565,654
Administrative Expenses												
Auto Lease Expense	-	-	-	-	552	-	-	-	-	-	-	552
Auto Lease Expense - Interfund	3,996	1,548	2,076	-	552	1,000	660	1,008	336	341	-	17,301
Fleet Fuel and Maintenance	120	60	-	-	-	-	-	252	96	-	-	648
Mileage Reimbursement	3,000	1,500	2,496	-	300	-	-	-	-	-	-	8,976
Auto Fuel	2,712	2,724	9,408	-	504	4,500	948	2,208	672	2,665	-	50,838
Auto Maintenance	4,224	960	5,880	-	156	1,150	576	2,064	228	1,432	-	35,090
Cell Phones	2,100	552	552	-	660	715	336	540	540	760	-	16,486
Software & Software Maintenance	876	1,248	3,504	-	-	750	360	468	-	441	-	13,191
Bank Charges	2,052	1,092	1,296	64	108	839	624	84	444	1,200	-	19,565
Departmental Expense	600	456	504	-	216	1,746	420	504	300	1,658	-	18,644
Office Supplies	5,004	1,500	2,652	-	336	2,500	504	588	300	663	-	24,979
Postage	1,572	1,872	1,920	-	300	1,207	312	300	300	624	-	16,819
Telephone	-	3,504	-	-	-	21	-	-	-	-	-	8,736
Memberships, Dues & Licenses	-	504	504	-	-	63	-	60	-	-	-	1,275
Advertising	504	504	504	-	552	600	528	996	-	73	-	5,809
Administrative Equipment Rental	-	-	-	-	-	-	-	-	-	150	-	225
Total Administrative Expense	26,760	18,024	31,296	64	4,236	15,091	5,268	9,072	3,216	10,007	-	239,134
Admin & Management Expenses												
Bookkeeping Fee Interfund	13,260	4,572	9,732	-	1,188	4,760	1,188	-	-	-	-	106,071
Management Fee Interfund	119,880	41,280	88,044	-	7,500	7,500	5,628	25,596	-	11,418	-	960,683
Asset Management Fee - Interfund	18,000	6,240	3,204	-	-	-	-	-	-	-	-	124,453
Allocation Expense - Pool Vehicle Interfund	-	12	48	-	-	-	-	-	-	-	-	216
Allocation Expense - Central Office Interfund	948	948	948	-	-	314	336	-	420	825	-	6,395
Allocation Expense - ITS Interfund	33,701	9,792	17,333	-	8,772	12,223	7,482	8,365	12,424	27,267	-	314,730
Allocation Expense - Recruitment Interfund	-	-	-	-	-	-	-	132	-	-	-	936
Allocation Expense - Staff Development Interfund	1,911	555	983	-	497	693	424	474	705	1,546	-	17,846
Mixed Finance Mgmt Fee Related	-	-	-	-	-	-	-	-	-	-	-	13,360
Total Admin & Management Expenses	187,700	63,399	120,292	-	17,957	25,490	15,058	34,567	13,549	41,056	-	1,544,690
TOTAL ADMINISTRATIVE EXPENSES	293,624	91,227	192,508	82	26,453	44,906	26,638	59,359	19,897	52,365	-	2,387,791
TENANT SERVICES												
Resident Services Expense	1,500	-	1,500	-	-	2,000	1,800	2,496	-	-	-	16,880
TOTAL TENANT SERVICES EXPENSES	1,500	-	1,500	-	-	2,000	1,800	2,496	-	-	-	16,880
UTILITIES												
Utility Reimbursement	-	-	2,496	-	-	-	-	528	-	-	-	5,820
Water	61,812	17,088	68,160	-	21,900	27,720	14,640	29,040	16,668	20,042	800	481,012
Electricity	16,128	8,136	8,004	-	2,424	2,160	2,508	3,204	35,508	63,106	250	292,623
Electricity - CARE Discount	-	-	-	-	-	-	(24)	-	-	-	-	(24)
Gas	5,472	2,136	1,056	-	972	150	216	1,236	18,252	14,702	200	72,972
Gas - CARE Discount	-	-	-	-	-	-	(24)	-	(1,464)	-	-	(1,488)
Garbage	54,000	21,708	50,928	-	13,764	200	8,220	9,348	32,352	16,838	-	519,055
Sewer	77,724	13,140	39,480	-	14,520	24,306	13,536	16,068	40,560	34,233	2,000	500,821
TOTAL UTILITY EXPENSES	215,136	62,208	170,124	-	53,580	54,536	39,072	59,424	141,876	148,921	3,250	1,870,791

	County AMP 4 - Operations(21100 4)	County AMP 5 - Operations(21100 5)	County AMP 6 - Operations(21100 6)	County AMP 7 - Operations(21183 7)	County Citrus Gardens(212001)	County Mendota FLH(212002)	County Orchard Apartments FLH(212003)	County Parkside(214002)	County Maldonado Plaza(214003)	County Parlier Migrant Center(214004)	Sunset Terrace II(211814)	Total
MAINTENANCE AND OPERATIONS												
Materials & Supplies												
Other General Expenses	-	-	-	-	-	23,653	-	-	-	-	-	23,713
Maintenance Supplies	36,156	30,672	35,940	-	4,524	20,500	20,004	19,872	19,152	14,636	-	391,780
Office Furniture & Equipment	5,004	3,000	2,496	-	-	126	576	-	-	199	-	11,401
Property Furniture & Equipment	-	-	-	-	-	-	375	-	504	5,520	-	21,399
Total Materials & Supplies	41,160	33,672	38,436	-	4,524	44,279	20,955	19,872	19,656	20,355	-	448,293
Maintenance Costs												
Maintenance Contracts - Routine	1,452	5,496	2,556	-	1,344	6,100	2,124	3,336	1,788	5,274	5,000	77,915
Maintenance Contracts - Painting	504	600	504	-	2,544	800	3,039	252	-	125	-	20,638
Maintenance Contracts - Heating and Cooling	504	1,200	1,500	-	-	4,500	-	9,000	1,488	-	-	22,044
Maintenance Contracts - Electrical	-	-	-	-	-	-	-	-	6,720	-	-	6,720
Maintenance Contracts - Plumbing	1,800	1,500	504	-	-	-	166	144	1,452	413	-	6,531
Maintenance Contracts - Miscellaneous	12,876	3,300	11,124	-	552	816	1,351	17,496	1,452	545	-	71,039
Security	4,008	6,000	2,496	-	-	2,626	-	252	-	-	-	81,869
Janitorial - Office	2,520	924	1,800	-	564	971	249	1,020	1,032	-	-	34,640
Contract Costs - Nonroutine	-	-	624	-	-	2,500	-	252	-	-	-	3,376
Contract Costs - Routine	-	-	-	-	96	-	-	-	48	-	-	14,256
Construction Management	-	-	-	-	-	-	-	-	-	-	-	324
Unit Turnaround - Cleaning	4,956	2,292	5,640	-	4,428	3,270	3,118	1,680	5,916	48	-	76,396
Unit Turnaround - Painting	5,856	1,560	5,796	-	3,756	2,500	3,273	2,364	5,004	-	-	67,933
Unit Turnaround - Pest Control	996	696	1,500	-	300	375	764	948	4,272	-	-	15,395
Unit Turnaround - Other	132	504	6,336	-	-	126	249	432	-	-	-	11,799
Maintenance Contracts - Equipment	2,249	653	1,156	-	585	816	499	558	829	1,819	-	23,263
Landscaping and Grounds	44,556	15,972	58,068	-	9,000	15,540	16,024	14,208	12,000	17,719	-	413,693
Pest Control	12,324	3,996	8,256	-	840	7,322	2,415	1,740	4,272	310	-	99,306
Total Maintenance Costs	94,733	44,693	107,860	-	24,009	48,262	33,271	53,682	46,273	26,253	5,000	1,047,137
TOTAL MAINTENANCE EXPENSES	135,893	78,365	146,296	-	28,533	92,541	54,226	73,554	65,929	46,608	5,000	1,495,430
TAXES & INSURANCE EXPENSES												
Insurance - Property	11,244	5,520	6,996	-	2,424	3,400	3,327	22,900	4,596	9,181	-	155,891
Insurance - Other	2,328	2,388	2,244	-	468	200	228	-	540	1,100	-	19,736
Insurance - Liability	1,908	852	1,428	-	420	-	566	-	792	1,542	-	19,811
Taxes and Assessments	-	36	-	-	-	-	10	-	12	-	-	70
Payment in Lieu of Taxes	20,688	7,992	14,664	-	-	-	-	-	-	-	-	157,848
TOTAL TAXES & INSURANCE EXPENSES	36,168	16,788	25,332	-	3,312	3,600	4,131	22,900	5,940	11,823	-	353,356
TOTAL EXPENSES	996,937	336,842	696,257	82	181,313	310,941	193,294	299,698	348,482	501,431	8,250	8,972,218
NET OPERATING INCOME	35,099	48,022	96,703	23,162	(101,381)	61,906	113,764	144,674	(54,278)	18,751	350	2,573,499
NON-OPERATING EXPENSES												
FINANCING EXPENSES												
Debt Service - Principal	-	-	-	-	-	90,000	20,001	-	-	-	-	110,001
Interest Expense-BANK	-	-	-	-	-	9,595	1,812	49,848	-	-	-	145,927
TOTAL FINANCING EXPENSES	-	-	-	-	-	99,595	21,813	49,848	-	-	-	255,928
NON-OPERATING EXPENSES												
Collection Losses	1,248	2,496	6,036	-	-	-	878	1,104	300	632	-	52,558
Contributions to Reserves	-	-	-	-	-	30,000	20,760	16,788	-	-	-	116,088
Subsidy Pass Through	-	50,004	-	23,244	-	-	-	-	-	-	-	534,252
Maintenance Contracts - Reserves	-	-	-	-	-	-	-	-	-	3,000	-	10,908
Security Deposit Expense	-	-	-	-	-	-	-	-	-	(485)	-	115
TOTAL NON-OPERATING EXPENSES	1,248	52,500	6,036	23,244	-	30,000	21,638	17,892	300	3,147	-	713,921
ADJUSTMENTS & OPERATING TRANSFERS												
TOTAL NON-OPERATING EXPENSES	1,248	52,500	6,036	23,244	-	129,595	43,451	67,740	300	3,147	-	969,849
CASH FLOW	33,851	(4,478)	90,667	(82)	(101,381)	(67,689)	70,313	76,934	(54,578)	15,604	350	1,603,650

Fresno Housing Authority							
2017 Operating Budget							
Affordable Housing Division (Aff Hsg)							
	El Cortez Apartments(114002)	Woodside Apartments(114003)	Dayton Square(114004)	Helm Home(114007)	San Ramon Apartments(114008)	County Firebaugh Family Apartments(214001)	Total
TENANT INCOME							
Dwelling Rental Income	417,740	706,800	551,540	-	249,240	186,332	2,111,652
Vacancy Loss	(16,680)	(14,000)	(27,500)	-	(24,516)	-	(82,696)
Total Rental Income	401,060	692,800	524,040	-	224,724	186,332	2,028,956
Other Tenant Income							
Fee Revenue - Tenant Charges	-	-	-	-	2,916	-	2,916
Total Other Tenant Income	-	-	-	-	2,916	-	2,916
NET TENANT INCOME	401,060	692,800	524,040	-	227,640	186,332	2,031,872
OTHER INCOME							
Other Income	3,000	10,500	6,600	-	7,380	75	27,555
TOTAL OTHER INCOME	3,000	10,500	6,600	-	7,380	75	27,555
OTHER GRANT INCOME							
Contract Income	-	-	-	18,420	-	-	18,420
Other Governmental Grants	-	-	-	12,000	-	-	12,000
TOTAL OTHER GRANT INCOME	-	-	-	30,420	-	-	30,420
TOTAL INCOME	404,060	703,300	530,640	30,420	235,020	186,407	2,089,847
EXPENSES							
PAYROLL EXPENSES							
Administrative Salaries							
Administrative Salaries	41,400	46,800	42,000	12,013	22,056	36,309	200,578
Total Administrative Salaries	41,400	46,800	42,000	12,013	22,056	36,309	200,578
Maintenance Salaries							
Maintenance Salaries	-	3,300	-	-	12,444	11,410	27,154
Total Maintenance Salaries	-	3,300	-	-	12,444	11,410	27,154
Benefits, Taxes & Fringe Expenses							
Insurance - Workers Comp	-	-	-	212	5,052	3,728	8,992
Employee Benefits	-	-	-	4,004	6,312	17,676	27,992
Payroll Taxes	-	-	-	1,127	3,636	4,472	9,235
Total Benefits, Taxes & Fringe Expenses	-	-	-	5,343	15,000	25,876	46,219
TOTAL PAYROLL EXPENSES	41,400	50,100	42,000	17,356	49,500	73,595	273,951
ADMINISTRATIVE EXPENSES							
Travel, Training & Staff Development							
Training	-	-	-	-	420	87	507

	El Cortez Apartments(114002)	Woodside Apartments(114003)	Dayton Square(114004)	Helm Home(114007)	San Ramon Apartments(114008)	County Firebaugh Family Apartments(214001)	Total
Travel	-	-	-	-	600	25	625
Total Travel, Training & Staff Development	-	-	-	-	1,020	112	1,132
Professional & Consulting Expenses							
Accounting/Auditing Fees	1,100	1,350	3,350	-	2,004	-	7,804
Professional/Consulting Fees	-	-	-	-	-	375	375
Administrative Contracts	-	-	-	-	72	2,283	2,355
Legal	-	-	-	-	1,596	143	1,739
Total Professional & Consulting Expenses	1,100	1,350	3,350	-	3,672	2,801	12,273
Administrative Expenses							
Auto Lease Expense - Interfund	-	-	-	-	-	658	658
Fleet Fuel and Maintenance	-	-	-	-	-	25	25
Mileage Reimbursement	-	-	-	-	-	12	12
Auto Fuel	-	-	-	-	-	1,082	1,082
Auto Maintenance	-	-	-	-	-	438	438
Cell Phones	-	-	-	-	2,820	58	2,878
Software & Software Maintenance	-	-	-	-	-	250	250
Bank Charges	-	-	-	4	2,832	145	2,981
Departmental Expense	-	-	-	1,001	600	231	1,832
Office Supplies	7,500	9,200	7,800	-	4,200	215	28,915
Postage	-	-	-	-	300	355	655
Telephone	4,200	5,100	4,200	-	-	-	13,500
Memberships, Dues & Licenses	85	-	100	-	-	-	185
Advertising	500	600	1,500	-	5,208	-	7,808
Total Administrative Expense	12,285	14,900	13,600	1,005	15,960	3,469	61,219
Admin & Management Expenses							
Bookkeeping Fee Interfund	-	-	-	-	-	1,190	1,190
Management Fee	16,162	28,132	21,226	-	14,760	-	80,280
Allocation Expense - Central Office Interfund	-	-	-	-	-	314	314
Allocation Expense - ITS Interfund	-	-	-	-	-	(34)	(34)
Allocation Expense - Staff Development Interfund	-	-	-	-	-	446	446
Total Admin & Management Expenses	16,162	28,132	21,226	-	14,760	1,916	82,196
TOTAL ADMINISTRATIVE EXPENSES	29,547	44,382	38,176	1,005	35,412	8,298	156,820
TENANT SERVICES							
Resident Services Expense	550	3,600	500	185	-	-	4,835
TOTAL TENANT SERVICES EXPENSES	550	3,600	500	185	-	-	4,835
UTILITIES							
Utility Reimbursement	-	-	-	-	600	-	600
Water	5,800	10,000	9,050	1,224	11,100	14,179	51,353
Electricity	8,450	13,600	8,800	3,979	6,912	5,148	46,889
Gas	2,000	2,100	1,800	580	180	582	7,242
Garbage	5,400	6,000	9,600	985	4,200	2,583	28,768
Sewer	10,800	16,080	13,920	1,792	-	18,911	61,503

	El Cortez Apartments(114002)	Woodside Apartments(114003)	Dayton Square(114004)	Helm Home(114007)	San Ramon Apartments(114008)	County Firebaugh Family Apartments(214001)	Total
TOTAL UTILITY EXPENSES	32,450	47,780	43,170	8,560	22,992	41,403	196,355
MAINTENANCE AND OPERATIONS							
Materials & Supplies							
Materials - Nonroutine	-	-	-	-	-	-	
Maintenance Supplies	-	-	-	743	7,200	4,554	12,497
Office Furniture & Equipment	-	-	-	1,033	-	-	1,033
Total Materials & Supplies	-	-	-	1,776	7,200	4,554	13,530
Maintenance Costs							
Maintenance Contracts - Routine	-	-	-	-	1,152	625	1,777
Maintenance Contracts - Painting	-	-	-	818	-	125	943
Maintenance Contracts - Heating and Cooling	-	-	-	1,327	8,520	1,643	11,490
Maintenance Contracts - Plumbing	-	-	-	-	1,800	5,531	7,331
Maintenance Contracts - Miscellaneous	100,400	102,000	149,600	-	-	4,620	356,620
Security	-	-	-	-	7,872	125	7,997
Janitorial - Office	-	-	-	1,669	300	652	2,621
Contract Costs - Nonroutine	-	-	-	-	4,704	-	4,704
Unit Turnaround - Cleaning	-	-	-	-	-	810	810
Unit Turnaround - Painting	-	-	-	-	-	600	600
Unit Turnaround - Pest Control	-	-	-	-	-	250	250
Unit Turnaround - Other	4,800	4,200	9,600	-	996	-	19,596
Maintenance Contracts - Equipment	-	-	-	-	-	525	525
Landscaping and Grounds	21,400	44,000	19,900	4,297	5,016	15,330	109,943
Pest Control	-	-	-	278	4,740	539	5,557
Total Maintenance Costs	126,600	150,200	179,100	8,389	35,100	31,375	530,764
TOTAL MAINTENANCE EXPENSES	126,600	150,200	179,100	10,165	42,300	35,929	544,294
TAXES & INSURANCE EXPENSES							
Insurance - Property	5,600	7,500	7,200	650	2,748	2,892	26,590
Insurance - Other	-	-	-	-	-	345	345
Insurance - Liability	-	-	-	111	-	508	619
TOTAL TAXES & INSURANCE EXPENSES	5,600	7,500	7,200	761	2,748	3,745	27,554
TOTAL EXPENSES	236,147	303,562	310,146	38,032	152,952	162,970	1,203,809
NET OPERATING INCOME	167,913	399,738	220,494	(7,612)	82,068	23,437	886,038
NON-OPERATING EXPENSES							
FINANCING EXPENSES							
Debt Service - Principal	32,820	48,000	38,892	-	-	-	119,712
Interest Expense-BANK	56,820	79,596	73,656	-	-	-	210,072
TOTAL FINANCING EXPENSES	89,640	127,596	112,548	-	-	-	329,784
NON-OPERATING EXPENSES							
Collection Losses	-	-	-	-	4,000	100	4,100

	El Cortez Apartments(114002)	Woodside Apartments(114003)	Dayton Square(114004)	Helm Home(114007)	San Ramon Apartments(114008)	County Firebaugh Family Apartments(214001)	Total
Contributions to Reserves	-	-	-	-	9,600	-	9,600
Maintenance Contracts - Reserves	-	-	-	-	-	30,000	30,000
TOTAL NON-OPERATING EXPENSES	-	-	-	-	13,600	30,100	43,700
ADJUSTMENTS & OPERATING TRANSFERS							
TOTAL NON-OPERATING EXPENSES	89,640	127,596	112,548	-	13,600	30,100	373,484
TOTAL ADJUSTMENTS							
CASH FLOW	78,273	272,142	107,946	(7,612)	68,468	(6,663)	512,554

BOARD MEMO

To: Boards of Commissioners

Fresno Housing Authority

FROM: Preston Prince

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CEO/Executive Director

1331 Fulton Mall

Fresno, California 93721

TTY (800) 735-2929

SUBJECT: 2016 Capital Budget Adoption

DATE: April 20, 2016

BOARD MEETING: April 26, 2016

AGENDA ITEM:

AUTHOR: Gary Grinstead

www.fresnohousing.org

Executive Summary

Capital Expenditures fall into two main categories – Operating Reserves (Public Housing and Core) and Capital Funds. These separate funding sources can be utilized to make capital improvements to our assets which substantially add to the value of the property, and/or prolongs the useful life of the asset. Prior year Capital Expenditures included tree trimming and removal, sidewalk repairs, energy and water conservation upgrades, and security upgrades.

Operating Reserve funds are generated by yearly program savings in Public Housing and in Core, and can be used for capital projects. Additionally, the Public Housing Operating Reserves can be used to supplement financial shortfalls, when Public Housing AMP (Asset Management Project) budgets have a deficit in annual cash flow. Capital Funds are yearly formula grants from HUD, used for Public Housing Capital Improvements and Management Improvements. Capital Funds have a two-year encumbrance deadline and a four-year expenditure deadline.

LIPH and Specialty Housing Properties

On an annual basis, the Housing Management Division prepares a comprehensive list of the improvements needed for the properties. From this list, the needs are prioritized based on staff resources available, current year priorities, and the following principals:

- Resident safety
- Compliance with relevant codes
- REAC Inspection Preparation
- Maintainability and long-term sustainability
- Property marketability
- Energy and Water Conservation

Listed below are the proposed Capital Fund expenditures for 2016:

- Asphalt Parking Lot Sealing and Striping
- Roof Replacement
- Siding and Trim Replacement
- Exterior Painting
- Mailbox Replacement
- Landscape and Irrigation Improvements
- Site Lighting Improvements
- Continued Water Conservation Improvements

Central Office Building

Central Office Reserves stem from positive annual net operating income from the operations of our office building on Fulton Mall. These funds are deemed “de-federalized” by HUD and can be used for various purposes, including funding operating deficits, infrastructure upgrades, capital improvements, or can continue to be held as reserves. Staff is requesting to use \$207,400 from these reserves to make some key improvements to the Central Office, including:

- New Paint & Carpet
- Office Furniture
- Parking Lot Slurry & Lighting
- Remodel of the Lobby & First Floor Lounge Area

Proposed Expenditures

	Current Operating Reserve Balance	Proposed 2016 Operating Reserve Expenditures	Current Capital Fund Balance	Proposed 2016 Capital Fund Expenditures
City AMP's	2,365,748	-	2,086,899	347,916
County AMP's	774,934	-	2,200,005	637,688
Total LIPH	3,140,682	-	4,286,905	985,604
Firebaugh Family	617,635	272,000	-	-
Farm Labor	1,862,531	512,000	-	-
Citrus Gardens	399,053	111,500	-	-
Maldonado Plaza	142,159	16,200	-	-
Total Specialty Housing	3,021,377	911,700	-	-
Central Office Reserves	1,871,102	207,400	-	-
Total Central Office Reserves	1,871,102	207,400	-	-
Grand Total	8,033,161	1,119,100	4,286,905	985,604

Recommendation

It is recommended that the Board of Commissioners of the Fresno Housing Authority adopt the proposed FY 2016 Capital Budget.

Fiscal Impact

There are sufficient operating reserves within the respective programs and properties to move forward with identified projects. Capital Fund dollars may only be spent on improvements to our public housing portfolio and therefore have a net zero impact on the Agency's reserve levels.

EXHIBIT B

Pro Forma Sources and Uses		
Sources of Funds	<i>Amount 6/23/15</i>	<i>Amount 3/10/16</i>
Low Income Housing Tax Credit Equity	\$5,930,224	\$5,407,582
City of Fresno HOME Funds	\$1,300,000	\$1,200,000
HRFC Loan <i>(Incl. \$125k from Wells Fargo Grant)</i>	\$800,000	\$1,457,536
Accrued/Deferred Interest	\$40,300	\$97,445
General Partner Contribution	\$0	\$100
Deferred Developer Fee	\$0	\$200,000
Total Sources of Funds	\$8,070,524	\$8,362,663
Uses of Funds	<i>Amount 6/23/15</i>	<i>Amount 3/10/16</i>
Acquisition Costs	\$1,038,000	\$1,038,000
Construction Costs	\$4,150,000	\$4,570,404
Hard Cost Contingency	\$350,000	\$457,040
Relocation	\$150,000	\$138,468
Professional Fees	\$357,500	\$470,900
Loan Fees and other Soft Costs	\$1,093,017	\$891,107
Reserves	\$75,200	\$75,200
Developer Fees	\$856,807	\$721,544
Total Uses of Funds	\$8,070,524	\$8,362,663



BOARD MEMO

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TO:	Board of Commissioners Fresno Housing Authority	DATE:	3/7/2016
FROM:	Preston Prince CEO/Executive Director	BOARD MEETING:	3/9/2016
AUTHOR	Scott Berry Community Development Analyst	AGENDA ITEM:	
RE:	Lowell Neighborhood Project- Omnibus Development & Financing Resolution		

On or about March 15, 2016, Lowell Neighborhood Project, LP, a California limited partnership (the “Partnership”) will close on the financing of a 30-unit low-income multifamily residential project (the “Project”), located at 240-250 N. Calaveras Street and 146 N. Glenn Avenue, both in the City of Fresno, California.

The Housing Authority of the City of Fresno, CA (the “Authority”), is the managing member of Lowell Neighborhood Project AGP, LLC, a California limited liability company, the administrative general partner (the “Administrative General Partner”) of the Partnership. Silvercrest, Inc., an instrumentality of the Authority, is the managing general partner of the Partnership (see Exhibit A).

Approval to develop the project requires that the Board of Commissioners of the Housing Authority adopt a resolution authorizing the following actions:

1. Authorization of Preston Prince, CEO/Executive Director or Tracewell Hanrahan, Deputy Executive Director or their designee to execute documents on behalf of the Housing Authority of the City of Fresno, CA in the name of the Administrative General Partner (AGP) or the Partnership.
2. Authorize a request for a Housing Relinquished Fund Corporation (HRFC) loan to the project in the amount of \$1,457,536.
3. Authorize actions for the financing, development and operation of the Project, and
4. Provide for other matters related thereto.

Staff is recommending that the Board adopt the attached resolutions, drafted by our affordable housing finance counsel, Ballard Spahr LLP, and as required by our equity and lending partners, in order to finalize the closing of the Project on or about March 15, 2016:

A resolution authorizing the execution and delivery of documents, the admission of certain partners to Lowell Neighborhood Project, LP (“Partnership”), and the execution of such documents to implement project financing by the Housing Authority of the City of Fresno, CA, on its own behalf and in the capacity as managing member of the Lowell Neighborhood Project AGP, LLC, the Administrative General Partner of the partnership, in connection with the financing, development and operation of the Lowell Neighborhood Project development, and providing for other matters related thereto.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, CA adopt the attached resolution, authorizing the execution and delivery of documents by the Housing Authority of the City of Fresno, CA on its own behalf, in the name of the Administrative General Partner and in the name of the Partnership, in connection with the financing, development and operation of the Project, authorizing the lending and the borrowing of money, and providing for other matters related thereto.

Fiscal Impact

Project financing includes a set of construction and permanent loans. The following financing is consistent with the financial model that was awarded by the California Tax Credit Allocation Committee (See attached Sources of Funds Chart).

Total construction financing will be \$8,362,663 from the sources listed in Table 1.

Table 1: Construction Sources of Finance

Source	Amount	Description
Conventional Construction Loan	\$4,530,852	US Bank is providing a Conventional Construction Loan at 3% interest
HOME Funds	\$1,200,000	HOME funds from City of Fresno, provided at 3% interest
HOME – Accrued/Deferred Interest	\$37,200	Accrued/deferred interest on HOME loan
HRFC Funds	\$1,457,536	HRFC is providing a loan at 4% interest
HRFC – Accrued/Deferred	\$60,245	Accrued/deferred interest on HRFC loan
Costs deferred until permanent loan closing	\$335,972	Costs deferred until permanent loan closing
Deferred Developer Fee	\$200,000	Developer fee deferred.
GP Contribution	\$100	The General Partner will contribute \$100.
Limited Partners	\$540,758	Limited Partners will contribute \$525,000

Total permanent financing will be \$8,362,663, from the sources listed in Table 2.

Table 2: Permanent Sources of Finance

Source	Amount	Description
Investor Equity	\$5,407,582	US Bank has committed to providing equity to the project at a rate of \$1.06 per federal tax credit.
City of Fresno HOME Funds	\$1,200,000	HOME funds from City of Fresno, provided at 3% interest
HOME – Accrued/Deferred Interest	\$37,200	Accrued/deferred interest.
HRFC Loan	\$1,457,536	HRFC is providing a loan at 4% interest
HRFC – Accrued/Deferred Interest	\$60,245	Accrued/deferred interest
Deferred Developer Fee	\$200,000	Deferred developer fee

GP Contribution	\$100	The General Partner will contribute \$100.
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Background Information

The Project consists of two different sites in the “Lowell District” of Fresno. One site is located at 240-250 N. Calaveras Street and the other is at 146 N. Glenn Avenue. The Calaveras site is an existing multifamily housing complex and consists of 22 total units, all of which will be rehabbed. The Glenn site consists of two vacant parcels that will be utilized for a total of 8 units of new workforce multifamily housing containing all three bedroom units. Both sites will share a community building on the Calaveras site. The Housing Authority of the City of Fresno purchased the Calaveras site on September 30, 2015, and entered into an Option to Purchase the Glenn site with BOB on January 15, 2015. The Project received an award of \$1.2 million in HOME funds from the City of Fresno and \$5,205,101 in low income housing tax credits in September, 2015.

Attachments: Exhibit A - Organizational Chart

Exhibit B – Financials

Exhibit C - Site Plans

2017 City Mixed Finance Budget Summary															
	Yosemite Village	Parc Grove Northwest	Parc Grove Commons II	Renaissance at Trinity	Renaissance at Santa Clara	Renaissance at Alta Monte	Bridges at Florence	City View at Van Ness	Southeast Fresno RAD	Viking Village	Pacific Gardens	Fultonia West/Cedar Heights	Villa Del Mar	Legacy Commons	Total
# of Units	69	148	215	21	70	30	34	45	193	40	56	45	48	64	1014
NET TENANT INCOME	479,496	1,380,056	1,879,956	162,600	527,016	227,067	199,395	309,635	1,507,092	328,028	320,637	298,472	338,400	215,781	8,173,631
TOTAL OTHER INCOME	17,496	-	7,200	30,000	82,000	33,000	3,100	5,400	-	-	-	3,620	-	-	181,816
TOTAL INCOME	496,992	1,380,056	1,887,156	192,600	609,016	260,067	202,495	315,035	1,507,092	328,028	320,637	302,092	338,400	215,781	8,355,447
EXPENSES															-
TOTAL PAYROLL EXPENSES	132,312	229,550	342,970	50,760	184,698	64,832	44,000	49,200	275,243	48,282	69,888	72,859	116,400	60,876	1,741,870
TOTAL ADMINISTRATIVE EXPENSES	102,552	140,950	190,950	35,820	93,278	46,784	44,610	66,370	344,524	87,240	52,272	42,304	55,160	54,599	1,357,413
TOTAL TENANT SERVICES EXPENSES	15,000	54,000	106,800	6,300	16,425	9,900	14,400	1,600	66,200	16,000	18,933	17,954	18,000	17,067	378,579
TOTAL UTILITY EXPENSES	80,400	146,450	153,958	29,172	69,171	42,748	31,310	41,520	196,956	26,436	47,280	24,930	51,200	32,029	973,560
TOTAL MAINTENANCE EXPENSES	101,184	190,840	348,600	33,276	172,099	59,376	33,000	22,250	159,048	28,926	52,776	27,300	61,350	24,669	1,314,694
TOTAL TAXES & INSURANCE EXPENSES	24,000	28,105	35,268	12,312	15,340	8,916	7,400	9,906	43,420	9,816	12,960	10,122	13,631	11,003	242,199
															-
TOTAL EXPENSES	455,448	789,895	1,178,546	167,640	551,011	232,556	174,720	190,846	1,085,391	216,700	254,109	195,469	315,741	200,243	6,008,315
															-
NET OPERATING INCOME	41,544	590,161	708,610	24,960	58,005	27,511	27,775	124,189	421,701	111,328	66,528	106,623	22,659	15,538	2,347,132
															-
NON-OPERATING EXPENSES															-
TOTAL FINANCING EXPENSES	13,680	470,244	268,224	10,704	21,863	11,300	15,450	95,220	63,756	13,792	39,019	-	9,400	-	1,032,652
TOTAL NON-OPERATING EXPENSES	20,700	35,732	66,432	10,500	35,000	15,000	11,328	11,256	61,896	12,360	16,800	15,500	4,200	12,800	329,504
															-
TOTAL NON-OPERATING EXPENSES	34,380	505,976	334,656	21,204	56,863	26,300	26,778	106,476	125,652	26,152	55,819	15,500	13,600	12,800	1,362,156
															-
CASH FLOW	7,164	84,185	373,954	3,756	1,142	1,211	997	17,713	296,049	85,176	10,709	91,123	9,059	2,738	984,976

2017 County Mixed Finance Budget Summary

	Granada Commons	Mendota RAD	Orange Cove RAD	Kingsburg Marion Villas	Elderberry (Sanger Seniors)	Reedley Kings River Commons	Rio Villas	Paseo 55	Shockley Terrace RAD	Total
# of Units	16	124	90	46	75	60	30	55	48	544
NET TENANT INCOME	113,701	1,092,000	757,000	284,738	425,490	409,253	160,031	162,384	138,181	3,542,778
TOTAL OTHER INCOME	1,511	-	-	7,790	-	2,220	-	-	-	11,521
TOTAL INCOME	115,212	1,092,000	757,000	292,528	425,490	411,473	160,031	162,384	138,181	3,554,299
EXPENSES										
TOTAL PAYROLL EXPENSES	25,291	228,387	220,195	56,961	51,600	71,430	43,201	36,538	36,514	770,117
TOTAL ADMINISTRATIVE EXPENSES	22,184	182,096	158,366	55,537	53,100	56,970	28,913	35,471	27,890	620,527
TOTAL TENANT SERVICES EXPENSES	5,000	74,162	36,924	19,733	2,400	23,437	10,417	15,250	15,000	202,323
TOTAL UTILITY EXPENSES	11,779	163,783	113,404	53,113	68,400	61,561	32,641	27,000	16,280	547,961
TOTAL MAINTENANCE EXPENSES	21,782	137,068	80,549	29,642	84,700	45,135	24,831	30,681	25,750	480,138
TOTAL TAXES & INSURANCE EXPENSES	4,423	28,417	33,695	11,100	18,159	11,575	9,166	7,627	6,382	130,544
TOTAL EXPENSES	90,459	813,913	643,133	226,086	278,359	270,108	149,169	152,567	127,815	2,751,609
NET OPERATING INCOME	24,753	278,087	113,867	66,442	147,131	141,365	10,862	9,818	10,366	802,690
NON-OPERATING EXPENSES										
TOTAL FINANCING EXPENSES	8,928	236,389	86,867	-	87,148	100,551	-	-	2,500	522,383
TOTAL NON-OPERATING EXPENSES	4,000	40,000	27,000	11,728	18,504	19,000	7,500	8,250	7,200	143,182
TOTAL NON-OPERATING EXPENSES	12,928	276,389	113,867	11,728	105,652	119,551	7,500	8,250	9,700	665,565
CASH FLOW	11,825	1,698	-	54,714	41,479	21,814	3,362	1,568	666	137,125