## Housing Authority of the City of Riverbank

Burney Villa Homes . Henrietta J. Rossi Apts. . Fred W. Scheala Apts

DATE: October 21, 2019

TO: Board of Commissioners

FROM: Barbara Kauss, Executive Director

SUBJECT: Monthly Financial Statement Period Ending 08/31/2019

PREPARED BY: Linh Luong, Director of Finance

Attached is the monthly financial report for the Conventional Public Housing Program.

The program for the Housing Authority of the City of Riverbank is performing better than budgeted through August 2019. The year to date revenue is slightly lower than budgeted due to lower other income, interest income and offset by higher dwelling income. The year to date total expenditure is lower than budgeted due to lower administrative expense, utility expense, maintenance expense, Capital Fund expense and timing of payments. The program had a Fiscal Year-to-Date surplus of \$183,578 through August 2019.



Interest   S	HOUSING AUTHORITY OF THE CITY OF RIVERBANK																
Month to Date																	
Actual   Actual   Budget   Budget   Prints   Budget   Budget   Prints   Budget   Prints   Budget   Budget   Prints   Budget   Budget   Prints   Budget   B		1		1			August 31	, 2	2019	-							
Part								١	Variance			Comments					
Description   Perfect   Process	:			9 7/1			·				_			tual 7/	1/18-	Budg	get
Development   S   35,513   S   70,070   S   67,077   S   3,963   S   402,100   Interest income per unit tamour per unit tamo						1				,				0/30/1	,	6/30/	19
December (1998) Secretary (1998) Secreta	OPERATING RECEIPTS									-		Higher than anticipated due to lower vacancy and higher					
Ministered   S	Dwelling Rentals	\$	35,513	\$	70,970	\$	67,017	\$	3,953		\$ 402,100	rental income per unit than budgeted.	\$	414,	488 \$	400	0,620
Section   Sect	Interest	\$	-	\$	-	\$	5,078	\$	(5,078)		\$ 30,470		\$	31,	615 \$	13	3,620
ADMINISTRATIVE:  ADMINISTRATIVE:  \$ 11.146   \$ 22.299   \$ 23.302   \$ (1.009)   \$ (3.949)   \$ (2.949)	Other Receipts		20		149					T							
ADMINISTRATIVE:	TOTAL OPERATING RECEIPTS	\$	35,533	\$	71,119	\$	72,708	\$	(1,589)		\$ 436,250		\$	449,	270 \$	419	9,240
ADMINISTRATIVE:										_							
ADMINISTRATIVE:	OPERATING EXPENDITURES																
Other Administrative Fees	ADMINISTRATIVE:																
TOTAL ADMINISTRATIVE \$ 11,364   \$ 23,833   \$ 27,892   \$ (4.059)   \$ 167,350   \$ 152,832   \$ 166,660    UTILITIES:	Contracted Salaries	\$	11,146	\$	22,299	\$	23,302	\$	(1,003)	T			\$	139,	605 \$	139	9,120
UTILITIES   12,768   \$ 14,720   \$ 14,903   \$ (183)   \$ 89,420   Lower due to liming of payments   \$ 79,106   \$ 83,210   \$ (1704 UTILITIES)   \$ 12,768   \$ 14,720   \$ 14,903   \$ (183)   \$ 89,420   Lower due to liming of payments   \$ 79,106   \$ 83,210   \$ (1704 UTILITIES)   \$ 12,768   \$ 14,720   \$ 14,803   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ 79,106   \$ 83,210   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ 79,106   \$ 83,210   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ 89,420   \$ (183)   \$ (	Other Administrative Fees	\$	218	\$	1,534	\$	4,590	\$	(3,056)		\$ 27,540	Lower due to timing of payments	\$				7,540
Utilities \$ 12,768   \$ 14,720   \$ 14,000   \$ (183)   \$ 89,420   Lower due to liming of payments   \$ 79,106   \$ 83,210   \$ 79,106   \$	TOTAL ADMINISTRATIVE	\$	11,364	\$	23,833	\$	27,892	\$	(4,059)	_	\$ 167,350		\$	152,	832 \$	166	6,660
Utilities \$ 12,768   \$ 14,720   \$ 14,000   \$ (183)   \$ 89,420   Lower due to liming of payments   \$ 79,106   \$ 83,210   \$ 79,106   \$	LITHITIES.									4			$\perp$				
CREDINARY MAINTENANCE:		•	10.760	Φ.	14 720	r.	14.002	Φ.	(402)	+	¢ 90.420	Lower due to timing of navments	Φ.	70	106 0	0.0	2 240
Contracted Labor   S. 3,585   S. 7,174   S. 9,175   S. 1943)   S. 54,700   Reference of the property of the												Lower due to timing or payments					
Contracted Labor   \$ 3,585   \$ 7,174   \$ 9,117   \$ (1,943)   \$ 64,700   \$ 620   \$ 30,000   \$ 60,000	TOTAL OTILITIES	φ	12,700	φ	14,720	φ	14,903	φ	(103)	$\dashv$	\$ 69,420		φ	19,	100 ф	0.0	5,210
Materials	ORDINARY MAINTENANCE:									1							
Contract Costs \$ 6,457 \$ 9,742 \$ 12,677 \$ (2,935) \$ 76,060 Lower due to timing of payments \$ 8,5277 \$ 65,540 COTAL ORDINARY MAINTENANCE \$ 14,046 \$ 22,883 \$ 26,798 \$ (3,916) \$ 160,790 \$ 160,080 \$ 177,204 \$ 140,080 \$ 140,080 \$ 1	Contracted Labor	\$	3,585	\$	7,174	\$	9,117	\$	(1,943)		\$ 54,700		\$	50,	042 \$	53	3,850
TOTAL OPDINARY MAINTENANCE \$ 14,046   \$ 22,883   \$ 26,798   \$ (3,916)   \$ 160,790   \$ 177,204   \$ 140,080    PROTECTIVE SERVICE:	Materials	\$	4,005	\$	5,967	\$	5,005	\$	962		\$ 30,030	Higher electrical materials	\$	41,	886 \$	20	0,590
PROTECTIVE SERVICE:  Contract Costs  \$ 77  \$ 155  \$ 203  \$ (49)  \$ 1,220  \$ \$ 1,017  \$ 1,190  \$ 1,190  \$ 1,190  \$ 1,190  \$ 1,200  \$ \$ 1,017  \$ 1,190  \$ 1,19	Contract Costs								,			Lower due to timing of payments	\$				_
Contract Costs \$ 77 \$ \$ 155 \$ 203 \$ (49) \$ 1.220 \$ \$ 1.017 \$ 1.190 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1	TOTAL ORDINARY MAINTENANCE	\$	14,046	\$	22,883	\$	26,798	\$	(3,916)		\$ 160,790		\$	177,	204 \$	140	0,080
Contract Costs \$ 77 \$ \$ 155 \$ 203 \$ (49) \$ 1.220 \$ \$ 1.017 \$ 1.190 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1.017 \$ 1.190 \$ 1.017 \$ 1	DDOTECTIVE CEDVICE:									4							
TOTAL PROTECTIVE SERVICES \$ 77  \$ 155  \$ 203  \$ 49)  \$ 1,220  \$ 1,220  \$ 1,017  \$ 1,190  \$ 1,		•	77	Φ.	155	r.	202	Φ.	(40)	+	¢ 1.220		Φ.	1	017 6		1 100
GENERAL EXPENSE: Insurance \$ 1,618 \$ 3,234 \$ 4,910 \$ (1,676) \$ 29,460 P.I.L.O.T. \$ 2,274 \$ 5,625 \$ 5,212 \$ 413 \$ 31,270 P.I.L.O.T. \$ 2,274 \$ 5,625 \$ 5,212 \$ 413 \$ 31,270 Contracted Employee Benefits Contributions \$ 2,675 \$ 9,544 \$ 7,900 \$ 2,445 \$ 42,240 Collection Losses \$ - \$ - \$ 1,000 \$ (1,000) \$ 6,000 TOTAL GENERAL EXPENSE \$ 6,568 \$ 18,403 \$ 18,212 \$ 191 \$ 109,270  Capital Fund Expense \$ - \$ 8,100 \$ 25,833 \$ (17,733) \$ 155,000 Tree Removal \$ - \$ - \$ 1,250 \$ (1,250) \$ 7,500  TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550  TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550  TOTAL OPERATING EXPENDITURES \$ 183,642 \$ 183,642 \$ 30,959 \$ 152,683 \$ 185,754  Drawdown from Capital Fund Grant Budget Line Item 1406 \$ 124,799 \$ 11,405  NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284  NET GAIN OR LOSS \$ 3,796,92 NOW.																	
Insurance	TO THE FROM LOCATION OF THE SERVICES	<b>-</b>		Ψ.	100	Ψ	200	Ψ	(40)	+	Ψ 1,220		Ψ.	.,	σ., φ		1,100
P.I.L.O.T. \$ 2,274 \$ 5,625 \$ 5,212 \$ 413 \$ 31,270 Higher due to higher rental income \$ 3,35,74 \$ 31,740 Contracted Employee Benefits Contributions \$ 2,675 \$ 9,544 \$ 7,090 \$ 2,454 \$ 42,540 Higher due to CaiPERS annual unfunded liability payment \$ 30,553 \$ 40,140 Collection Losses \$ - \$ - \$ 1,000 \$ (1,000) \$ 6,000 TOTAL GENERAL EXPENSE \$ 6,668 \$ 18,403 \$ 18,212 \$ 191 \$ 109,270 \$ \$ 86,951 \$ 108,390 \$ Capital Fund Expense \$ - \$ 8,100 \$ 25,833 \$ (17,733) \$ 155,000 Tree Removal \$ - \$ 7,500 \$ \$ 497,109 \$ 507,030 \$ TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550 \$ \$ 497,109 \$ 507,030 \$ \$ 497,109 \$ 507,030 \$ \$ 497,109 \$ 507,030 \$ \$ 497,109 \$ 507,030 \$ \$ 497,109 \$ 507,030 \$ 407,000 \$ 407,000 \$ 4	GENERAL EXPENSE:									T							
Contracted Employee Benefits Contributions \$ 2,675 \$ 9,544 \$ 7,000 \$ 2,454 \$ 7,000 \$ 0	Insurance	\$	1,618	\$	3,234	\$	4,910	\$	(1,676)		\$ 29,460		\$	23,	024 \$	30	),510
Collection Losses \$ - \$ 1,000 \$ (1,000) \$ 6,000 \$ 6,000 \$ \$ - \$ 6,000 \$ 107AL GENERAL EXPENSE \$ 6,568 \$ 18,403 \$ 18,212 \$ 191 \$ 109,270 \$ 109,270 \$ \$ 86,951 \$ 108,390 \$ 108,390 \$ 109,270	P.I.L.O.T.		,		,												
TOTAL GENERAL EXPENSE \$ 6,568 \$ 18,403 \$ 18,212 \$ 191 \$ 109,270 \$ \$ 86,951 \$ 108,390 \$ Capital Fund Expense \$ - \$ 8,100 \$ 25,833 \$ (17,733) \$ 155,000 Tree Removal \$ - \$ - \$ 7,500 \$ Contingency \$ - \$ - \$ 1,250 \$ (1,250) \$ 7,500 \$ 7,500 \$ - \$ 7,500 \$ 7,500 \$ - \$ 7,500 \$ 7,500 \$ 10,00		_	,	-			,					Higher due to CalPERS annual unfunded liability payment		30,			_
Capital Fund Expense \$ - \$ 8,100 \$ 25,833 \$ (17,733) \$ 155,000 Tree Removal \$ - \$ - \$ - \$ - \$ Contingency \$ - \$ - \$ 1,250 \$ (1,250) \$ 7,500 \$ 507,030 \$ 100 \$ 507,030 \$ 100 \$ 507,030 \$ 10																	
Contingency \$ - \$ 1,250 \$ (1,250) \$ 7,500 \$ \$ 7,500  TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550 \$ 497,109 \$ 507,030  Gain or Loss \$ (9,291) \$ (16,974) \$ (42,383) \$ 25,409 \$ (254,300) \$ (254,300) \$ \$ (47,840) \$ (87,790)  HUD Operating Grants \$ 8,455 \$ 16,910 \$ 12,972 \$ 3,938 \$ 77,830 \$ 96,710 \$ 78,000  Capital Fund \$ 183,642 \$ 183,642 \$ 30,959 \$ 152,683 \$ 185,754 Drawdown from Capital Fund Grant Budget Line Item 1406 \$ 124,799 \$ 11,405  NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284 \$ \$ 173,669 \$ 1,615  BANK ACCOUNT BALANCES  SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$ \$1,326,045.83	TOTAL GENERAL EXPENSE	\$	6,568	\$	18,403	\$	18,212	\$	191	4	\$ 109,270		\$	86,	951 \$	108	3,390
Contingency \$ - \$ 1,250 \$ (1,250) \$ 7,500 \$ \$ 7,500  TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550 \$ 497,109 \$ 507,030  Gain or Loss \$ (9,291) \$ (16,974) \$ (42,383) \$ 25,409 \$ (254,300) \$ (254,300) \$ \$ (47,840) \$ (87,790)  HUD Operating Grants \$ 8,455 \$ 16,910 \$ 12,972 \$ 3,938 \$ 77,830 \$ 96,710 \$ 78,000  Capital Fund \$ 183,642 \$ 183,642 \$ 30,959 \$ 152,683 \$ 185,754 Drawdown from Capital Fund Grant Budget Line Item 1406 \$ 124,799 \$ 11,405  NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284 \$ \$ 173,669 \$ 1,615  BANK ACCOUNT BALANCES  SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$ \$1,326,045.83	Canital Fund Expense	•		2	8 100	•	25.833	Ф	(17 733)		¢ 155,000	Tree Pemoval	2		•		
TOTAL OPERATING EXPENDITURES \$ 44,824 \$ 88,093 \$ 115,092 \$ (26,998) \$ 690,550 \$ \$ 497,109 \$ 507,030 \$ (47,840) \$ (87,790) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840)	Capital I und Expense	Ψ	-	Ψ	0,100	Ψ	23,033	Ψ	(17,733)		ÿ 133,000	Tree Removal	Ψ		- ψ	'	-
Gain or Loss \$ (9,291) \$ (16,974) \$ (42,383) \$ 25,409 \$ (254,300) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840) \$ (47,840) \$ (87,790) \$ (47,840)	Contingency	\$	-	\$	-	\$	1,250	\$	(1,250)		\$ 7,500		\$		- \$	7	7,500
HUD Operating Grants \$ 8,455 \$ 16,910 \$ 12,972 \$ 3,938 \$ 77,830 \$ 96,710 \$ 78,000 \$ 24,799 \$ 11,405 \$ 24,799 \$	TOTAL OPERATING EXPENDITURES	\$	44,824	\$	88,093	\$	115,092	\$	(26,998)	$\dagger$	\$ 690,550		\$	497,	109 \$	507	7,030
HUD Operating Grants \$ 8,455 \$ 16,910 \$ 12,972 \$ 3,938 \$ 77,830 \$ 96,710 \$ 78,000 \$ 24,799 \$ 11,405 \$ 24,799 \$									Í								
Capital Fund \$ 183,642 \$ 183,642 \$ 30,959 \$ 152,683 \$ 185,754 Drawdown from Capital Fund Grant Budget Line Item 1406 \$ 124,799 \$ 11,405  NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284 \$ 173,669 \$ 1,615  BANK ACCOUNT BALANCES SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$ 1,326,045.83	Gain or Loss	\$	(9,291)	\$	(16,974)	\$	(42,383)	\$	25,409		\$ (254,300)		\$	(47,	840) \$	(87	7,790)
Capital Fund \$ 183,642 \$ 183,642 \$ 30,959 \$ 152,683 \$ 185,754 Drawdown from Capital Fund Grant Budget Line Item 1406 \$ 124,799 \$ 11,405  NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284 \$ 173,669 \$ 1,615  BANK ACCOUNT BALANCES SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$ 1,326,045.83	HLID Operating Grants	\$	8 455	\$	16 910	s	12 972	\$	3 938	-	\$ 77.830		2	96	710 \$	79	3 000
NET GAIN OR LOSS \$ 182,806 \$ 183,578 \$ 1,547 \$ 182,030 \$ 9,284 \$ 173,669 \$ 1,615  BANK ACCOUNT BALANCES SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$ 1,326,045.83	TIOD Operating Grants	Ψ	0,400	Ψ	10,510	Ψ	12,512	Ψ	0,000		Ψ 77,000		Ψ	50,	7 10 W	, ,	5,000
BANK ACCOUNT BALANCES SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$1,326,045.83	Capital Fund	\$	183,642	\$	183,642	\$	30,959	\$	152,683		\$ 185,754	Drawdown from Capital Fund Grant Budget Line Item 140	6 \$	124,	799 \$	11	1,405
BANK ACCOUNT BALANCES SECURITY DEPOSITS \$ 37,996.92 INVESTMENTS \$1,326,045.83	NET GAIN OR LOSS	\$	182,806	\$	183,578	\$	1,547	\$	182,030	$\dagger$	\$ 9,284		\$	173.	669 \$	1	1,615
SECURITY DEPOSITS         \$ 37,996.92           INVESTMENTS         \$1,326,045.83		Ĺ	,		-,-		, - ·	Ė	,	1			H	-,	-		
SECURITY DEPOSITS         \$ 37,996.92           INVESTMENTS         \$1,326,045.83	BANK ACCOUNT BALANCES									$\dagger$							
INVESTMENTS \$1,326,045.83	SECURITY DEPOSITS	\$	37,996.92							Ť							
	INVESTMENTS		,							T							
	GENERAL FUND									Ť			П				