

Housing Authority of the



City of Riverbank

Burney Villa Homes ▪ Henrietta F. Rossi Apts. ▪ Fred W. Scheala Apts

DATE: December 16, 2019
TO: Board of Commissioners
FROM: Barbara Kauss, Executive Director
SUBJECT: Monthly Financial Statement Period Ending 10/31/2019
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 October 2019. The year to date revenue is higher than budgeted due to higher dwelling income, offset by lower interest income and other revenue. 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 \$198,046 through October 2019.



HOUSING AUTHORITY OF THE CITY OF RIVERBANK								
MONTHLY REPORT								
October 31, 2019								
	Month to Date Actual	Year to Date Actual	Year to Date Budget	Variance	Annual Budget	Comments	FOR INFO ONLY	
	10/1/2019-10/31/2019	7/1/19-10/31/19	7/1/19-10/31/19		7/1/19-6/30/20		Year to Date Actual 7/1/18- 6/30/19	Year to Date Budget 7/1/18- 6/30/19
OPERATING RECEIPTS								
Dwelling Rentals	\$ 36,715	\$ 143,655	\$ 134,033	\$ 9,622	\$ 402,100	Higher than anticipated due to lower vacancy and higher rental income per unit than budgeted.	\$ 414,488	\$ 400,620
Interest	\$ 8,168	\$ 8,207	\$ 10,157	\$ (1,950)	\$ 30,470	Interest for the month of October has not been posted. LAIF pays the interest quarterly.	\$ 31,615	\$ 13,620
Other Receipts	\$ 134	\$ 350	\$ 1,227	\$ (876)	\$ 3,680	Lower than budgeted due to lower tenant charges	\$ 3,167	\$ 5,000
TOTAL OPERATING RECEIPTS	\$ 45,017	\$ 152,212	\$ 145,417	\$ 6,795	\$ 436,250		\$ 449,270	\$ 419,240
OPERATING EXPENDITURES								
ADMINISTRATIVE:								
Contracted Salaries	\$ 11,167	\$ 44,605	\$ 46,603	\$ (1,998)	\$ 139,810		\$ 139,605	\$ 139,120
Other Administrative Fees	\$ 279	\$ 2,869	\$ 9,180	\$ (6,311)	\$ 27,540	Lower due to timing of payments	\$ 13,226	\$ 27,540
TOTAL ADMINISTRATIVE	\$ 11,445	\$ 47,474	\$ 55,783	\$ (8,310)	\$ 167,350		\$ 152,832	\$ 166,660
UTILITIES:								
Utilities	\$ 12,254	\$ 28,446	\$ 29,807	\$ (1,361)	\$ 89,420	Lower due to timing of payments	\$ 79,106	\$ 83,210
TOTAL UTILITIES	\$ 12,254	\$ 28,446	\$ 29,807	\$ (1,361)	\$ 89,420		\$ 79,106	\$ 83,210
ORDINARY MAINTENANCE:								
Contracted Labor	\$ 3,598	\$ 14,371	\$ 18,233	\$ (3,863)	\$ 54,700		\$ 50,042	\$ 53,850
Materials	\$ 2,980	\$ 10,880	\$ 10,010	\$ 870	\$ 30,030	Higher due to higher electrical materials	\$ 41,886	\$ 20,590
Contract Costs	\$ 8,491	\$ 23,319	\$ 25,353	\$ (2,034)	\$ 76,060	Lower due to timing of payments	\$ 85,277	\$ 65,640
TOTAL ORDINARY MAINTENANCE	\$ 15,069	\$ 48,570	\$ 53,597	\$ (5,027)	\$ 160,790		\$ 177,204	\$ 140,080
PROTECTIVE SERVICE:								
Contract Costs	\$ 77	\$ 309	\$ 407	\$ (98)	\$ 1,220		\$ 1,017	\$ 1,190
TOTAL PROTECTIVE SERVICES	\$ 77	\$ 309	\$ 407	\$ (98)	\$ 1,220		\$ 1,017	\$ 1,190
GENERAL EXPENSE:								
Insurance	\$ 1,617	\$ 6,467	\$ 9,820	\$ (3,353)	\$ 29,460		\$ 23,024	\$ 30,510
P.I.L.O.T.	\$ 2,446	\$ 11,521	\$ 10,423	\$ 1,098	\$ 31,270	Higher due to higher rental income	\$ 33,574	\$ 31,740
Contracted Employee Benefits Contributions	\$ 2,677	\$ 14,896	\$ 14,180	\$ 716	\$ 42,540	Higher due to CalPERS annual unfunded liability payment	\$ 30,353	\$ 40,140
Collection Losses	\$ -	\$ -	\$ 2,000	\$ (2,000)	\$ 6,000		\$ -	\$ 6,000
TOTAL GENERAL EXPENSE	\$ 6,740	\$ 32,885	\$ 36,423	\$ (3,538)	\$ 109,270		\$ 86,951	\$ 108,390
Capital Fund Expense	\$ -	\$ 13,859	\$ 51,667	\$ (37,808)	\$ 155,000	Tree Removal and Abatement Services	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 2,500	\$ (2,500)	\$ 7,500		\$ -	\$ 7,500
TOTAL OPERATING EXPENDITURES	\$ 45,586	\$ 171,542	\$ 230,183	\$ (58,641)	\$ 690,550		\$ 497,109	\$ 507,030
Gain or Loss	\$ (569)	\$ (19,330)	\$ (84,767)	\$ 65,437	\$ (254,300)		\$ (47,840)	\$ (87,790)
HUD Operating Grants	\$ 8,173	\$ 33,734	\$ 25,943	\$ 7,790	\$ 77,830		\$ 96,710	\$ 78,000
Capital Fund	\$ -	\$ 183,642	\$ 61,918	\$ 121,724	\$ 185,754	Drawdown from Capital Fund Grant Budget Line Item 1406	\$ 124,799	\$ 11,405
NET GAIN OR LOSS	\$ 7,603	\$ 198,046	\$ 3,095	\$ 194,951	\$ 9,284		\$ 173,669	\$ 1,615
BANK ACCOUNT BALANCES								
SECURITY DEPOSITS	\$ 38,081.09							
INVESTMENTS	\$ 1,334,213.88							
GENERAL FUND	\$ 481,779.92							

Housing Authority of the



City of Riverbank

Burney Villa Homes • Henrietta F. Rossi Apts. • Fred W. Scheala Apts

DATE: April 27, 2020
TO: Board of Commissioners
FROM: Barbara Kauss, Executive Director
SUBJECT: Monthly Financial Statement Period Ending 12/31/2019
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 December 2019. The year to date revenue is higher than budgeted due to higher dwelling income, offset by lower interest income and other revenue. 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 \$203,163 through December 2019.

Housing Authority of the



City of Riverbank

Burney Villa Homes • Henrietta F. Rossi Apts. • Fred W. Scheala Apts

DATE: April 27, 2020
TO: Board of Commissioners
FROM: Barbara Kauss, Executive Director
SUBJECT: Monthly Financial Statement Period Ending 2/29/2020
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 February 2020. The year to date revenue is higher than budgeted due to higher dwelling income, offset by lower interest income and other revenue. The year to date total expenditure is lower than budgeted due to lower administrative expense, utility expense, maintenance expense, general expense, Capital Fund expense and timing of payments. The program had a Fiscal Year-to-Date surplus of \$235,824 through February 2020.

