

**CONVENTIONAL PUBLIC HOUSING
2020-2021 BUDGET SUMMARY**

AMPS	AMP#1	AMP#2	AMP#3	AMP#4	AMP#5	TOTAL
TOTAL OPERATING RECEIPTS	424,670	829,698	1,053,920	660,360	924,370	3,893,018
TOTAL EXPENDITURES	601,566	1,154,252	1,425,818	834,049	1,151,095	5,166,780
GAIN OR LOSS	-176,896	-324,554	-371,898	-173,689	-226,725	-1,273,762
OPERATING FUNDING SUBSIDY	151,430	355,193	397,230	194,690	255,260	1,353,803
ASSET MANAGEMENT FEE EXPENSE	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
RESERVE FROM PUBLIC HOUSING	33,386	0	0	0	0	33,386
NET GAIN OR LOSS	0	12,759	3,732	7,681	11,615	35,787

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH AMP 1	2020-2021 PH AMP 1	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	357450	404950	47500	13.29%	Calculated based on the current actual rental income
2	INTEREST	10780	4820	-5960	-55.29%	Due to decrease in interest rate
3	OTHER RECEIPTS	14900	14900	0	0.00%	
4	TOTAL OPERATING RECEIPTS	383130	424670	41540	10.84%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	43440	45240	1800	4.14%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	29400	31730	2330	7.93%	Increase due to increase in employer PERS contribution and increase in payroll expense
7	OTHER ADMIN. EXP.	23400	23400	0	0.00%	
8	ADMIN FEE	64143	65004	861	1.34%	Increase in management fee per HUD 2020 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	160383	165374	4991	3.11%	
	UTILITIES:					
10	UTILITIES	115090	137820	22730	19.75%	Increase in cost for water, sewer, electricity & gas
11	TOTAL UTILITIES EXP.	115090	137820	22730	19.75%	
	ORDINARY MAINTENANCE:					
12	LABOR	83070	87120	4050	4.88%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	36400	38520	2120	5.82%	Increase due to increase in employer PERS contribution and payroll expense
14	MATERIALS	43700	48800	5100	11.67%	Increase due to increase in appliances and plumbing materials expense over the past 12 months
15	CONTRACT COSTS	65500	65500	0	0.00%	
16	TOTAL ORDINARY MAINT.	228670	239940	11270	4.93%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	27680	26540	-1140	-4.12%	Decrease due to decrease in Workers Compensation and liability insurance
20	P.I.L.O.T.	24240	26720	2480	10.23%	Increase due to increase in rental income
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	56992	58332	1340	2.35%	
23	TOTAL ROUTINE EXPENSES	561235	601566	40331	7.19%	
	NONROUTINE MAINTENANCE:					

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
 BUDGET COMPARISON
 2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH AMP 1	2020-2021 PH AMP 1	BUDGET DIFF.		
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	561235	601566	40331	7.19%	
29	GAIN OR LOSS	-178105	-176896	1209		
30	OPERATING FUNDING SUBSIDY	147210	151430	4220	2.87%	Projected at 83% funding level
31	CFP ADMIN. FEE	0	0	0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-7920	-7920	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING	38815	33386			
34	NET GAIN OR LOSS	0	0			

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	762890	782708	19818	2.60%	Calculated based on the current actual rental income
2	INTEREST	61830	27720	-34110	-55.17%	Due to decrease in interest rate
3	OTHER RECEIPTS	19270	19270	0	0.00%	
4	TOTAL OPERATING RECEIPTS	843990	829698	-14292	-1.69%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	164140	171900	7760	4.73%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	87640	93860	6220	7.10%	Increase due to increase in employer PERS contribution and increase in payroll expense
7	OTHER ADMIN. EXP.	25560	25560	0	0.00%	
8	ADMIN FEE	145325	147274	1949	1.34%	Increase in management fee per HUD 2020 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	422665	438594	15929	3.77%	
	UTILITIES:					
	LABOR					
10	UTILITIES	281640	290000	8360	2.97%	Increase in water and sewer costs
11	TOTAL UTILITIES EXP.	281640	290000	8360	2.97%	
	ORDINARY MAINTENANCE:					
12	LABOR	64850	66930	2080	3.21%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	26100	27480	1380	5.29%	Increase due to increase in employer PERS contribution
14	MATERIALS	76220	76220	0	0.00%	
15	CONTRACT COSTS	154010	160250	6240	4.05%	Increase for tree removal
16	TOTAL ORDINARY MAINT.	321180	330880	9700	3.02%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	37900	36240	-1660	-4.38%	Decrease due to decrease in Workers Compensation
20	P.I.L.O.T.	48130	49270	1140	2.37%	Increase due to increase in rental income
29	RETIREEES MEDICAL ACCRUAL	0	0	0	0.00%	
21	COLLECTION LOSSES	9168	9168	0	0.00%	
22	TOTAL GENERAL EXPENSES	95198	94678	-520	-0.55%	
23	TOTAL ROUTINE EXPENSES	1120783	1154252	33469	2.99%	

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0		
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1120783	1154252	33469	2.99%	
29	GAIN OR LOSS	-276793	-324554	-47761		
30	OPERATING FUNDING SUBSIDY	320340	355193	34853	10.88%	Projected at 83% funding level
31	CFP ADMIN. FEE	0	0	0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-17880	-17880	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	NET GAIN OR LOSS	25667	12759	-12908		

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH AMP 3	2020-2021 PH AMP 3	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	923290	982440	59150	6.41%	Calculated based on the current actual rental income
2	INTEREST	66880	31440	-35440	-52.99%	Due to decrease in interest rate
3	OTHER RECEIPTS	40040	40040	0	0.00%	
4	TOTAL RECEIPTS	1030210	1053920	23710	2.30%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	190480	199830	9350	4.91%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	103340	110960	7620	7.37%	Increase due to increase in employer PERS contribution and increase in payroll expense
7	OTHER ADMIN. EXP.	36720	36720	0	0.00%	
8	ADMIN FEE	175392	177744	2352	1.34%	Increase in management fee per HUD 2020 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	505932	525254	19322	3.82%	
	UTILITIES:					
10	UTILITIES	319800	330000	10200	3.19%	Increase in cost for water and sewer
11	TOTAL UTILITIES EXP.	319800	330000	10200	3.19%	
	ORDINARY MAINTENANCE:					
12	LABOR	66130	68130	2000	3.02%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	27910	29100	1190	4.26%	Increase due to increase in employer PERS contribution and increase in payroll expense
14	MATERIALS	107540	108500	960	0.89%	Increase in actual costs of maintenance materials over the past 12 months
15	CONTRACT COSTS	236830	236830	0	0.00%	
16	TOTAL ORDINARY MAINT.	438410	442560	4150	0.95%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	12110	12110	0	0.00%	
18	TOTAL SERVICES	12110	12110	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	45300	43440	-1860	-4.11%	Decrease due to decrease in Workers Compensation
20	P.I.L.O.T.	60350	65250	4900	8.12%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	TOTAL GENERAL EXPENSES	112854	115894	3040	2.69%	

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.		
23	TOTAL ROUTINE EXPENSES	1389106	1425818	36712	2.64%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1389106	1425818	36712	2.64%	
29	GAIN OR LOSS	-358896	-371898	-13002		
30	OPERATING FUNDING SUBSIDY	397930	397230	-700	-0.18%	Projected at 83% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-21600	-21600	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	NET GAIN OR LOSS	17434	3732	-13702		

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH AMP 4	2020-2021 PH AMP 4	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	570240	633280	63040	11.05%	Calculated based on the current actual rental income
2	INTEREST	35400	16080	-19320	-54.58%	Due to decrease in interest rate
3	OTHER RECEIPTS	13380	11000	-2380	-17.79%	Due to decrease in tenant charges
4	TOTAL RECEIPTS	619020	660360	41340	6.68%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	112730	116740	4010	3.56%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	61587	65920	4333	7.04%	Increase due to increase in employer PERS contribution and increase in payroll expense
7	OTHER ADMIN. EXP.	15590	16600	1010	6.48%	Due to increase in legal expense over the past 12 months
8	ADMIN FEE	108242	109693	1451	1.34%	Increase in management fee per HUD 2020 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	298149	308953	10804	3.62%	
	UTILITIES:					
10	UTILITIES	172570	177000	4430	2.57%	Increase in water and sewer costs
11	TOTAL UTILITIES EXP.	172570	177000	4430	2.57%	
	ORDINARY MAINTENANCE:					
12	LABOR	55280	57100	1820	3.29%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	22180	23370	1190	5.37%	Increase due to increase in employer PERS contribution
14	MATERIALS	67130	67130	0	0.00%	
15	CONTRACT COSTS	100800	119800	19000	18.85%	Increase due to tree removal & exterior lighting replacement
16	TOTAL ORDINARY MAINT.	245390	267400	22010	8.97%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	960	960	0	0.00%	
18	TOTAL SERVICES	960	960	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	30400	29090	-1310	-4.31%	Decrease due to decrease in Workers Compensation
20	P.I.L.O.T.	39773	45630	5857	14.73%	Increase due to increase in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	TOTAL GENERAL EXPENSES	75189	79736	4547	6.05%	
23	TOTAL ROUTINE EXPENSES	792258	834049	41791	5.27%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
 BUDGET COMPARISON
 2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0		0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	792258	834049	41791	5.27%	
29	GAIN OR LOSS	-173238	-173689	-451		
30	OPERATING FUNDING SUBSIDY	198630	194690	-3940	-1.98%	Projected at 83% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-13320	-13320	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	NET GAIN OR LOSS	12072	7681	-4391		

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 5	PH AMP 5	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	800180	883350	83170	10.39%	Calculated based on the current actual rental income
2	INTEREST	34950	15870	-19080	-54.59%	Due to decrease in interest rate
3	OTHER RECEIPTS	25150	25150	0	0.00%	
	TOTAL OPERATING REC.	860280	924370	64090	7.45%	
4	TOTAL RECEIPTS	860280	924370	64090	7.45%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	149770	157760	7990	5.33%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	83270	90430	7160	8.60%	Increase due to increase in employer PERS contribution and increase in payroll expense
7	OTHER ADMIN. EXP.	27140	27140	0	0.00%	
8	ADMIN FEE	137307	139148	1841	1.34%	Increase in management fee per HUD 2020 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	397487	414478	16991	4.27%	
	UTILITIES:					
	LABOR					
10	UTILITIES	234410	242232	7822	3.34%	Increase in water and sewer costs
11	TOTAL UTILITIES EXP.	234410	242232	7822	3.34%	
	ORDINARY MAINTENANCE:					
12	LABOR	87580	90374	2794	3.19%	
13	FRINGE BENEFITS	36470	38335	1865	5.11%	Increase due to increase in employer PERS contribution
14	MATERIALS	75510	80000	4490	5.95%	Increase in actual expenses for appliances and flooring materials
15	CONTRACT COSTS	142530	163800	21270	14.92%	Increases in actual contract costs in painting, HVAC and flooring contracts and tree removal at various sites
16	TOTAL ORDINARY MAINT.	342090	372509	30419	8.89%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1826	1826	0	0.00%	
18	TOTAL SERVICES	1826	1826	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	44820	42400	-2420	-5.40%	Decrease due to decrease in Workers Compensation
20	P.I.L.O.T.	56580	64110	7530	13.31%	Increase due to increase in rental income
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	TOTAL GENERAL EXPENSES	114940	120050	5110	4.45%	

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020	2020-2021	BUDGET		
		PH AMP 5	PH AMP 5	DIFF.		
23	TOTAL ROUTINE EXPENSES	1090753	1151095	60342	5.53%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1090753	1151095	60342	5.53%	
29	GAIN OR LOSS	-230473	-226725	3748		
30	OPERATING FUNDING SUBSIDY	248140	255260	7120	2.87%	Projected at 83% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-16920	-16920	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	NET GAIN OR LOSS	747	11615	10868		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH COCC	2020-2021 PH COCC	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	INTEREST	15087	7200	-7887	-52.28%	Decrease in interest rate
2	OTHER RECEIPTS	293620	287120	-6500	-2.21%	
3	TOTAL OPERATING REC.	308707	294320	-14387	-4.66%	
4	ADMIN. FEE	630409	638863	8454	1.34%	Increase in management fee earned from Public Housing AMPs
5	TOTAL RECEIPTS	939116	933183	-5933	-0.63%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	383970	402660	18690	4.87%	Increase due to COLA & merit increases
7	FRINGE BENEFITS	166440	179720	13280	7.98%	Increase due to increase in employer PERS contribution, retirees medical expense and increase in payroll expense
8	OTHER ADMIN. EXP.	45300	51800	6500	14.35%	Due to increase in legal fees over the past 12 months
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	595710	634180	38470	6.46%	
	UTILITIES:					
11	UTILITIES	3200	3350	150	4.69%	Increase in cost for water and sewer
12	TOTAL UTILITIES EXP.	3200	3350	150	4.69%	
	ORDINARY MAINTENANCE:					
13	LABOR	296290	303820	7530	2.54%	Increase due to COLA & merit increases
14	FRINGE BENEFITS	112640	116500	3860	3.43%	Increase due to increase in employer PERS contribution and increase in payroll expense
15	MATERIALS	21500	21500	0	0.00%	
16	CONTRACT COSTS	14640	14640	0	0.00%	
17	TOTAL ORDINARY MAINT.	445070	456460	11390	2.56%	
	GENERAL EXPENSE:					
18	INSURANCE	73040	70160	-2880	-3.94%	Decrease due to decrease in Workers' Compensation
19	TOTAL GENERAL EXPENSES	73040	70160	-2880	-3.94%	
20	TOTAL ROUTINE EXPENSES	1117020	1164150	47130	4.22%	
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES:					
22	REPLACEMENT EQUIPMENT	10380	0	-10380	-100.00%	Budgeted for copier replacement last year
23	PROPERTY BETTERMENTS			0	0.00%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2019-2020 PH COCC	2020-2021 PH COCC	BUDGET DIFF.		
24	TOTAL CAPITAL EXPEND.	10380	0	-10380	100.00%	
25	TOTAL EXPENDITURES	1127400	1164150	36750	3.26%	
26	GAIN OR LOSS	-188284	-230967	-42683		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	116735	171902	55167	47.26%	The administrative fee is based on the CFP Grant funding.
29	ASSET MANAGEMENT FEE INCOME	77640	77640	0	0.00%	
30	NET GAIN OR LOSS	6091	18575	12484		

HOUSING CHOICE VOUCHER
BUDGET COMPARISON
2020 VS. 2021

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2019-2020	2020-2021	BUDGET		
		HCV	HCV	DIFF.		
	OPERATING RECEIPTS					
1	OTHER RECEIPTS	\$42,170	\$42,170	\$0	0.00%	
2	TOTAL OPERATING REC.	\$42,170	\$42,170	\$0	0.00%	
3	HAP CONTRIBUTION	\$33,776,710	\$33,114,390	-\$662,320	-1.96%	HAP projected based on 99% funding level.
4	ADMIN. FEE HUD	\$3,711,543	\$3,866,580	\$155,037	4.18%	Increase due to projected higher lease-up rate and higher admin fee from HUD
5	TOTAL RECEIPTS	\$37,530,423	\$37,023,140	-\$507,283	-1.35%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	\$1,543,510	\$1,579,580	\$36,070	2.34%	Increase is due to merit increases for 2020-2021 fiscal year and 2% COLA
7	FRINGE BENEFITS	\$758,760	\$798,380	\$39,620	5.22%	Increase in employer PERS contribution, retirees medical expense and an increase in payroll taxes
8	OTHER ADMIN. EXP.	\$245,160	\$252,830	\$7,670	3.13%	Increase in legal fee expense
9	MANAGEMENT FEE EXP.	\$1,083,450	\$1,083,710	\$260	0.02%	
10	TOTAL ADMIN. EXP.	\$3,630,880	\$3,714,500	\$83,620	2.30%	
	ORDINARY MAINTENANCE:					
11	MATERIALS	\$9,100	\$9,100	\$0	0.00%	
12	CONTRACT COSTS	\$194,020	\$194,020	\$0	0.00%	
13	TOTAL ORDINARY MAINT.	\$203,120	\$203,120	\$0	0.00%	
	GENERAL EXPENSE:					
14	INSURANCE	\$66,990	\$64,530	-\$2,460	-3.67%	The decrease is due to decreases in Workers' Compensation
15	OTHER GENERAL EXPENSES	\$28,070	\$28,070	\$0	0.00%	
16	TOTAL GENERAL EXPENSES	\$95,060	\$92,600	-\$2,460	-2.59%	
17	TOTAL ROUTINE EXPENSES	\$3,929,060	\$4,010,220	\$81,160	2.07%	
18	HOUSING ASSISTANCE PAYMENTS	\$33,776,710	\$33,114,390	-\$662,320	-1.96%	Based on current average per unit month HAP expense and 96% voucher utilization
19	TOTAL EXPENSES	\$37,705,770	\$37,124,610	-\$581,160	-1.54%	
	NONROUTINE MAINTENANCE:					
20	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	CAPITAL EXPENDITURES					
21	REPLACEMENT EQUIPMENT	\$13,530	\$0	-\$13,530	0.00%	Budgeted copier replacement for fiscal year 2019-2020
22	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
23	TOTAL CAPITAL EXPEND.	\$13,530	\$0	-\$13,530	0.00%	
24	TOTAL EXPENDITURES	\$37,719,300	\$37,124,610	-\$594,690	-1.58%	

**HOUSING CHOICE VOUCHER
BUDGET COMPARISON
2020 VS. 2021**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2019-2020	2020-2021	BUDGET		
		HCV	HCV	DIFF.		
25	RESERVE TRANSFER FROM HCV ADMIN FEE	\$188,877	\$101,470			
26	GAIN OR LOSS	\$0	\$0			

Increase was due to increase in actual administrative fee paid for outgoing portable vouchers that are administered by other Housing Authorities

**HOUSING CHOICE VOUCHER COCC
BUDGET COMPARISON
2020 VS. 2021**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2019-2020	2020-2021	BUDGET		
		HCV	HCV	DIFF.	DIFF. &	
	COCC	COCC				
	OPERATING RECEIPTS					
1	MANAGEMENT FEE	\$1,083,450	\$1,083,710	\$260	0.02%	
2	TOTAL RECEIPTS	\$1,083,450	\$1,083,710	\$260	0.02%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
3	SALARIES	\$686,870	\$688,900	\$2,030	0.30%	Increase is due to COLA and merit increases and changes in staff allocation
4	FRINGE BENEFITS	\$258,380	\$260,800	\$2,420	0.94%	Increase is due to salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
5	OTHER ADMIN. EXP.	\$97,900	\$96,800	-\$1,100	-1.12%	
6	TOTAL ADMIN. EXP.	\$1,043,150	\$1,046,500	\$3,350	0.32%	
	ORDINARY MAINTENANCE:					
7	MATERIALS	\$2,900	\$2,900	\$0	0.00%	
8	CONTRACT COSTS	\$11,000	\$9,500	-\$1,500	-13.64%	Decrease in expense over the prior 12 of month of operations
9	TOTAL ORDINARY MAINT.	\$13,900	\$12,400	-\$1,500	-10.79%	
	GENERAL EXPENSE:					
10	INSURANCE	\$26,250	\$24,560	-\$1,690	-6.44%	The decrease is due to decreases in Workers' Compensation
11	TOTAL GENERAL EXPENSES	\$26,250	\$24,560	-\$1,690	-6.44%	
12	TOTAL ROUTINE EXPENSES	\$1,083,300	\$1,083,460	\$160	0.01%	
	NONROUTINE MAINTENANCE:					
13	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	CAPITAL EXPENDITURES					
14	REPLACEMENT EQUIPMENT	\$0	\$0	\$0	0.00%	
15	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
16	TOTAL CAPITAL EXPEND.	\$0	\$0	\$0	0.00%	
17	TOTAL EXPENDITURES	\$1,083,300	\$1,083,460	\$160	0.01%	
18	GAIN OR LOSS	\$150	\$250	\$100		

**SHELTER PLUS CARE PROGRAM
BUDGET 2020 - 2021**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2019-2020	2020-2021	BUDGET		
		HCV	HCV	DIFF.		
	OPERATING RECEIPTS					
1	HUD CONTRIBUTION	\$846,760	\$846,760	\$0	0.00%	
2	TOTAL RECEIPTS	\$846,760	\$846,760	\$0	0.00%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
3	OTHER ADMIN. EXP.	\$26,130	\$26,130	\$0	0.00%	
4	TOTAL ADMIN. EXP.	\$26,130	\$26,130	\$0	0.00%	
5	TOTAL ROUTINE EXPENSES	\$26,130	\$26,130	\$0		
6	HOUSING ASSISTANCE PAYMENTS	\$820,630	\$820,630	\$0	0.00%	
7	TOTAL EXPENDITURES	\$846,760	\$846,760	\$0	0.00%	
8	GAIN OR LOSS	\$0	\$0			

REQUESTED TRAINING BUDGET
FISCAL YEAR 2020-2021 Projected Training Budget Approval*

TYPE OF TRAINING	# OF STAFF	UNIT COST	TOTAL COST
California Rural Water Association Annual Conference	6	\$350.00	\$2,100
Water/Wastewater Operator Continuing Education Training	6	\$250.00	\$1,500
USDA Farm Labor Certification	4	\$1,350.00	\$5,400
Eligibility Specialist Certification	6	\$900.00	\$5,400
Public Housing Eligibility Specialist Certification	1	\$1,000.00	\$1,000
Project Based Section 8 Training	3	\$1,000.00	\$3,000
Housing Quality Standards Training	2	\$1,500.00	\$3,000
Financial Training	2	\$1,200.00	\$2,400
Brown Act Training	1	\$1,600.00	\$1,600
Tax Credit Training (Legal Council)	1	\$500.00	\$500
Development Training	2	\$1,600.00	\$3,200
Resident Opportunities and Self-Sufficiency (ROSS) Training	2	\$750.00	\$1,500
Family Self Sufficiency (FSS) Training	2	\$750.00	\$1,500
Miscellaneous HUD Training			\$5,000
NAHRO-U Training			\$5,500
TOTAL			\$42,600

* Additional training needs for staff to stay up-to-date.

REQUESTED TRAVEL BUDGET

*FY '20-21 Projected Travel Budget and Travel Approval**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC	STAFF
National NAHRO Conference - Orlando, FL	6	2,400	14,400	1	3	2
January Chapter Conference	2	800	1,600	0	1	1
January CAHA Annual Conference	1	1,200	1,200	1		
NAHRO Annual Legislative Conference - Washington, DC	5	2,900	14,500	1	2	2
Regional Annual Spring Conference - TBA	6	1,200	7,200	1	2	3
Summer National NAHRO Conference - TBA	5	1,900	9,500	1	3	1
CAHA Executive Director Meeting - TBA	1	850	850	1		
Other Counties Travel	2	500	1,000	1		
Finance Officers Meeting - Spring	1	980	980	0		1
Finance Officers Meeting - Fall	1	980	980	0		1
CalPERS Educational Forum	2	1,500	3,000	0		2
CalPELRA Training Conference / Leibert Cassidy	1	1,800	1,800	0		1
CHWCA Meeting	1	360	360	0		1
YARDI Conference	1	2,300	2,300	0		1
TOTAL			59,670			

*Approval of Projected Travel and Training Budget as included in the annual budget will allow for early planning and discounts in registration, travel and accomodation arrangements. Please note that the Executive does travel to participate in other regional Boards, but this is not at the expense of the Agency Budget.

CLERICAL SALARY RANGES		
FISCAL YEAR 2018-2019		
	1.01	1.01
EFFECTIVE 10/1/2018		
RANGE	MINIMUM	MAXIMUM
31	2029	2469
A31	2084	2532
32	2131	2598
A32	2188	2660
33	2240	2727
A33	2295	2793
34	2353	2864
A34	2410	2935
35	2469	3011
A35	2532	3090
36	2598	3162
A36	2660	3238
37	2727	3324
A37	2793	3405
38	2864	3491
A38	2935	3577
39	3011	3663
A39	3090	3762
40	3162	3852
A40	3239	3951
41	3324	4046
A41	3405	4150
42	3491	4253
A42	3577	4360
43	3665	4468
A43	3762	4583
44	3852	4693
A44	3951	4813
45	4046	4933
A45	4150	5052
46	4253	5180
A46	4360	5315
47	4468	5441

Hourly	\$11.00	\$28.07
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ADMINISTRATION SALARY RANGES		
FISCAL YEAR 2018-2019		
	1.01	1.01
EFFECTIVE 10/1/2018		
RANGE	MINIMUM	MAXIMUM
39	3069	3731
A39	3149	3828
40	3221	3919
A40	3303	4024
41	3386	4125
A41	3469	4225
42	3554	4330
A42	3641	4437
43	3731	4548
A43	3828	4664
44	3919	4778
A44	4024	4901
45	4125	5020
A45	4225	5146
46	4330	5272
A46	4437	5408
47	4548	5544
A47	4664	5679
48	4778	5824
A48	4901	5967
49	5020	6118
A49	5146	6268
50	5272	6428
A50	5408	6589
51	5544	6756
A51	5679	6922
52	5824	7100
A52	5967	7274
53	6118	7456
A53	6268	7641
54	6428	7831
A54	6589	8031
55	6756	8230
A55	6922	8435
56	7100	8648
A56	7274	8862
57	7456	9080
A57	7641	9312
58	7831	9543
A58	8031	9783
59	8230	10026
A59	8435	10278
60	8648	10532

Contract	\$165,000	\$186,638
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Plus up to 9% Education Incentive

Position	Salary Range	Salary Scale
Account Clerk/Senior Account Clerk	34A/36A	Clerical
Accountant	46	Admin
Accounting Assist. Payroll/Account Receivable	43	Clerical
Accounting Supervisor	51	Admin
Accounts Payable Clerk	36A	Clerical
Administrative Analyst	46	Admin
Administrative Analyst (75% FTE)	46	Admin
Area Maintenance Worker	43	Clerical
Asset Manager I/II/III	45/48/51	Admin
Assistant Resident Manager	Hourly	
Deputy Director	60	Admin
Director of Finance	60	Admin
Human Resources Division Manager	55	Admin
Director of Information Technology	56	Admin
Director of Regional Housing Choice Voucher Program	60	Admin
Eligibility Specialist I/II	37A/42A	Clerical
Executive Director	Contract	Contract
Family Self Sufficiency Specialist Coordinator	42	Clerical
Housing Inspection HMIS Supervisor I/II	48/50	Admin
Housing Quality Standard Inspector	41A	Clerical
Landscape Area Maintenance Worker	43	Clerical
Maintenance Worker I/II	38/41	Clerical
Maintenance Worker Part-time	Hourly	
Occupancy Clerk	36	Clerical
Occupancy Specialist I/II	37A/42A	Clerical
Office Assistant/Senior Office Assistant	34A/36	Admin
On-Site Maintenance Supervisor	43	Admin
On-Site Manager	44	Admin
On-Site Resident Manager	Hourly	
Property Management Division Manager	56	Admin
Purchasing Specialist	42	Clerical
Resident Services Coordinator	44	Admin
Senior General Ledger Clerk	40	Clerical
Operations Supervisor	46	Admin
Worker Order Clerk/Senior Work Order Clerk	35/36A	Clerical