



## Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

Date: June 26, 2025

To: Board of Commissioners

From: Jim Kruse, Executive Director

Subject: Action Item #5: Proposed Local Account Budget

Prepared By: Linh Luong, Director of Finance

Resolution No. 24-25-12

### RECOMMENDATION

After review and discussion, staff recommends the Board of Commissioners adopt the attached resolution approving the Local Account budget for fiscal year 2025-2026.

### SUMMARY

The 2025-2026 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 3.2% for fiscal year 2025-2026.
2. The administrative salary is to pay for staff time in housing management, finance, and administration. The management fee earned from Small Programs and Riverbank Housing Authority are paying for this expense.
3. Other Administrative Expense, Maintenance Materials and Contract Costs are estimated using the actual cost for last 12 months, and the inflation factor used in estimating the budget proposal is 4%.
4. Fringe Benefits- PERS Retirement expense estimate is 18.6%.
5. Insurance - The rate for liability insurance increased 9.1% for 2025-2026 fiscal year.
6. Employee benefits included employee wellness program.

The total revenue increased by \$55,900 or 6.03% due to increases in other receipts and offset by a decrease in interest income. The total expenditures increased by \$56,634 or 6.12%. This is due to increases in administrative expense, maintenance expense and general expense. This budget has \$272 projected to go to reserve.

### ATTACHMENTS

1. Proposed Local Account Budget
2. Resolution 24-25-12



LOCAL BUDGET COMPARISON 2025 VS. 2026						
LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		LOCAL	LOCAL	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	INTEREST	\$2,810	\$510	-\$2,300	-81.85%	Decrease due to a decrease in the reserve amount
2	OTHER RECEIPTS	\$924,000	\$982,200	\$58,200	6.30%	Increase in management fee earned and fee collected for Riverbank HA staffing
3	TOTAL OPERATING REC.	\$926,810	\$982,710	\$55,900	6.03%	
4	<b>TOTAL RECEIPTS</b>	<b>\$926,810</b>	<b>\$982,710</b>	<b>\$55,900</b>	<b>6.03%</b>	
	<b>OPERATING EXPENDITURES</b>					
	ADMINISTRATION:					
5	SALARIES	\$463,228	\$486,600	\$23,372	5.05%	Increase due to COLA and merit increases
6	EMPLOYEE BENEFIT	\$247,276	\$266,698	\$19,422	7.85%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	\$39,210	\$42,930	\$3,720	9.49%	Increase in legal expense
8	TOTAL ADMIN. EXP.	\$749,714	\$796,228	\$46,514	6.20%	
	UTILITIES:					
9	UTILITIES	\$21,760	\$21,760	\$0	0.00%	
10	TOTAL UTILITIES EXP.	\$21,760	\$21,760	\$0	0.00%	
	ORDINARY MAINTENANCE:					
11	LABOR	\$57,860	\$60,871	\$3,011	5.20%	Increase due to COLA & merit increases
12	EMPLOYEE BENEFIT	\$28,400	\$30,281	\$1,881	6.62%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
13	MATERIALS	\$4,490	\$4,490	\$0	0.00%	
14	CONTRACT COSTS	\$20,730	\$21,640	\$910	4.39%	Increase in expense over the last 12 months of operations
15	TOTAL ORDINARY MAINT.	\$111,480	\$117,282	\$5,802	5.20%	
	GENERAL EXPENSE:					
16	INSURANCE	\$17,980	\$19,798	\$1,818	10.11%	Increase in liability insurance and Workers' Compensation
17	SPECIAL ASSESSMENT	\$24,770	\$27,270	\$2,500	10.09%	
18	TOTAL GENERAL EXPENSES	\$42,750	\$47,068	\$4,318	10.10%	
	<b>TOTAL ROUTINE EXPENSES</b>	<b>\$925,804</b>	<b>\$982,438</b>	<b>\$56,634</b>	<b>6.12%</b>	
	NONROUTINE MAINTENANCE:					
19	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	CAPITAL EXPENDITURES					
20	REPLACEMENT EQUIPMENT	\$0	\$0	\$0	0.00%	
21	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
22	TOTAL CAPITAL EXPEND.	\$0	\$0	\$0	0.00%	
23	CONTINGENCY	\$0	\$0	\$0	100.00%	
24	TOTAL EXPENDITURES	\$925,804	\$982,438	\$56,634	6.12%	
25	<b>GAIN OR LOSS</b>	<b>\$1,006</b>	<b>\$272</b>			



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## RESOLUTION NO. 24-25-12

### RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY LOCAL ACCOUNT BUDGET FOR FISCAL YEAR 2025/2026

**WHEREAS**, Stanislaus Regional Housing Authority is administering and will continue to administer Local Account (also referred to as Management Account); and

**WHEREAS**, it is necessary in the operation of said program that Local Account Budget, therefore, be approved and adopted; and

**WHEREAS**, the budget has been prepared for said project.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of Stanislaus Regional Housing Authority, that

1. That proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low-income families.
2. That the financial plan is reasonable in that:
  - a. It indicates a source of funding adequate to cover all proposed expenditures.
  - b. It does not provide for funding in excess of income.
3. That all proposed charges and expenditures will be consistent with provisions of State and Local law.
4. That the Local Account Budget as herein designated be, and the same is hereby ratified, confirmed and approved.
5. That said Local Account Budget is filed in the office of the Stanislaus Regional Housing Authority and is more particularly identified as follows:

<u>TERM</u>	<u>PROGRAM</u>	<u>AMOUNT</u>
10/1/2025 thru 9/30/2026	Local Account	\$982,438

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of Stanislaus Regional Housing Authority this 26<sup>th</sup> day of June, 2025. On motion of Commissioner \_\_\_\_, seconded by Commissioner \_\_\_\_, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Secretary

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