



Stanislaus Regional Housing Authority

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

Date: June 25, 2026
To: Board of Commissioners
From: Jim Kruse, CEO/Executive Director
Subject: Action Item #5: Proposed Local Account Budget
Prepared By: Linh Luong, Director of Finance
Resolution No. 25-26-34

RECOMMENDATION

After review and discussion, staff recommends the Board of Commissioners adopt the attached resolution approving the Local Account budget for fiscal year 2026-2027.

SUMMARY

The 2026-2027 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 2.9% for fiscal year 2026-2027.
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 17.4%.
5. Insurance - The rate for liability insurance increased 10.1% for 2026-2027 fiscal year.
6. Employee benefits included employee wellness program.

The total revenue decreased by \$74,930 or 7.62% due to decrease in other receipts and interest income. The total expenditures decreased by \$75,392 or 7.67%. This is due to decreases in administrative expense, general expense and offset by increase in maintenance expense. This budget has \$734 projected to go to reserve.

ATTACHMENTS

1. Proposed Local Account Budget
2. Resolution 25-26-34



**LOCAL
BUDGET COMPARISON
2026 VS. 2027**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2025-2026	2026-2027	BUDGET		
		LOCAL	LOCAL	DIFF.		
OPERATING RECEIPTS						
1	INTEREST	\$510	\$470	-\$40	-7.84%	Decrease in interest rate
2	OTHER RECEIPTS	\$982,200	\$907,310	-\$74,890	-7.62%	The decrease is due to reduced ROSS Coordinator funding, and partially offset by increases in management and bookkeeping fees earned.
3	TOTAL OPERATING REC.	\$982,710	\$907,780	-\$74,930	-7.62%	
4	TOTAL RECEIPTS	\$982,710	\$907,780	-\$74,930	-7.62%	
OPERATING EXPENDITURES						
ADMINISTRATION:						
5	SALARIES	\$486,600	\$434,298	-\$52,302	-10.75%	The decrease is due to the reduction of the ROSS Coordinator position, which resulted from a loss of HUD funding, and partially offset by COLA and merit increases
6	EMPLOYEE BENEFIT	\$266,698	\$238,682	-\$28,016	-10.50%	Decrease due to salary changes, per above, and offset by higher employer medical and retirees medical contribution, and increase in payroll taxes
7	OTHER ADMIN. EXP.	\$42,930	\$44,110	\$1,180	2.75%	Increase in staff training expense
8	TOTAL ADMIN. EXP.	\$796,228	\$717,090	-\$79,138	-9.94%	
UTILITIES:						
9	UTILITIES	\$21,760	\$22,510	\$750	3.45%	Increase in water & sewer expenses
10	TOTAL UTILITIES EXP.	\$21,760	\$22,510	\$750	3.45%	
ORDINARY MAINTENANCE:						
11	LABOR	\$60,871	\$63,950	\$3,079	5.06%	Increase due to COLA & merit increases
12	EMPLOYEE BENEFIT	\$30,281	\$30,850	\$569	1.88%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
13	MATERIALS	\$4,990	\$5,190	\$200	4.01%	Increase in expense over the last 12 months of operations
14	CONTRACT COSTS	\$21,140	\$21,140	\$0	0.00%	
15	TOTAL ORDINARY MAINT.	\$117,282	\$121,130	\$3,848	3.28%	
GENERAL EXPENSE:						
16	INSURANCE	\$19,798	\$18,946	-\$852	-4.30%	Decrease due to decrease in Workers' Compensation, and offset by an increase in liability insurance
17	SPECIAL ASSESSMENT	\$27,270	\$27,270	\$0	0.00%	
18	TOTAL GENERAL EXPENSES	\$47,068	\$46,216	-\$852	-1.81%	
	TOTAL ROUTINE EXPENSES	\$982,438	\$907,046	-\$75,392	-7.67%	
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	\$982,438	\$907,046	-\$75,392	-7.67%	
25	GAIN OR LOSS	\$272	\$734			



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**RESOLUTION NO. 25-26-34
RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY
LOCAL ACCOUNT BUDGET FOR FISCAL YEAR 2026/2027**

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:

TERM	PROGRAM	AMOUNT
10/1/2026 thru 9/30/2027	Local Account	\$907,046

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 25th day of June, 2026. On motion of Commissioner ____, seconded by Commissioner ____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary

