



# Yolo County Housing

**Lisa A. Baker, Executive Director**

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WOODLAND, CA 95695

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## BOARD OF COMMISSIONERS

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DATE: September 16, 2010

TO: YCH Board of Commissioners

FROM: Lisa A. Baker, Executive Director

PREPARED BY: Mark Stern, Finance Director

SUBJECT: **Receive and File Unaudited Financial Report for the Year Ending June 30, 2010**

### RECOMMENDED ACTION:

1. Receive and file the unaudited financial report for year ending June 30, 2010.

### BACKGROUND/DISCUSSION:

YCH's Unaudited Financial Data Schedule (FDS) has been submitted to HUD as required. The printed FDS and a summary of the results are attached. Here is a program by program review:

- **Low Income Public Housing**
  - All three AMPs include Capital Fund Equity Subsidy which is income received during the fiscal year that was reimbursement for purchase of depreciable capital assets. The expenses associated with this income will be recognized over time as depreciation expense of the assets purchased. Capital Fund Equity Income has been recorded for the roofing and backup generator projects at Winters as well as ARRA construction in progress at all three AMPs.
  - All Three AMPs include an Operating Subsidy received from HUD.
  - All three AMPs include a Capital Fund subsidy to program operations. A portion of annual Capital Fund Grants is used to help pay for normal operating expenses (line 1406), staff training and tenant services (line 1408), Fees and Costs (line 1430) such as architectural fees and Plan Updates and Dwelling Equipment (line 1465.1) and Non-Dwelling Equipment (line 1475) that are durable but do not meet agency capitalization criteria (stoves, refrigerators, water heaters, etc).
  - **Woodland** – Net income is \$94,263 including depreciation and OPEB expenses and Capital Fund Equity Subsidy. Operationally the net income was \$128,725.
  - **Winters** – Net income is \$256,095 all inclusive. Operational net income is \$74,013.
  - **West Sacramento** – Net income is \$62,128. Operational net income is \$136,793.

- **Housing Choice Vouchers** – Net income for the year is \$403,611 including OPEB expense. Program operations had income of \$154,148 and Voucher funding exceeded voucher expenses by \$278,039.
- **COCC** – All inclusive net income is \$445,826. This includes Depreciation, OPEB and Capital Fund Operating Subsidy. With the approval of our CFFP, the Capital Fund Operating Subsidy included reimbursement to YCH for \$550,862 of debt principal reduction payments. It is income to the agency but the debt reduction is a balance sheet improvement and not an expense. Operating Income for COCC is \$177,030 which includes the portion of Capital Fund Operating Subsidy that was reimbursement of operating costs.
- **State & Local** – This includes all three **migrant centers**, the **ADMH homes** and the **City of Davis rehab grant** for Davis Solar Homes. Income in these projects is primarily from capitalization of the Davis Solar rehab. The associated expenses will be recognized as the assets rehab work is depreciated.
- **Rural Rental – Davis Solar Homes** had a small net income after depreciation.
- **Component Unit – New Hope CDC** has a small loss for the year. Excluding depreciation, a gain of \$30,670 was recorded. The gain provided adequate cash flow to pay the debt service principal of \$23,375.

**FISCAL IMPACT:**

YCH had a good year. In addition to having positive net income (restricted in most programs), YCH did over \$750,000 in capital improvements to the AMPs, over \$100,000 capital improvements to Davis Solar and reduced long term debt by over \$550,000. Although this is an “unaudited” report, staff believes that there should not be a significant change when the audit has been completed.

**Attachments:**

- A. Income Statement Summary
- B. Agency Wide FDS Balance Sheet (includes all three AMPs in “Project Total” column).
- C. Agency Wide Income Statement (includes all three AMPs in “Project Total” column).
- D. Project Balance Sheet (with a column for each AMP)
- E. Project Income Statement (with a column for each AMP)

<b>Attachment A</b>	<b>Woodland</b>	<b>Winters</b>	<b>West Sac</b>	<b>HCV</b>	<b>COCC</b>	<b>Davis Grant /Migrant /ADMH</b>	<b>Davis Solar</b>	<b>New Hope</b>	<b>Total</b>
Operating Income	559,052	737,275	482,392		1,218,612		37,659	286,906	3,321,896
Other Income	17,002	67,743	7,659	37,690		2,700	388	5,845	139,027
Operating Subsidy/Admin Subsidy	305,645	187,737	380,554	1,102,473		1,840,095			3,816,504
Voucher Subsidy				9,206,926					9,206,926
Capital Fund Operating Subsidy	169,901	168,435	217,125		825,149				1,380,610
Capital Fund Equity Subsidy	119,306	515,833	119,306						754,445
<b>Total Income</b>	<b>1,170,906</b>	<b>1,677,023</b>	<b>1,207,036</b>	<b>10,347,089</b>	<b>2,043,761</b>	<b>1,842,795</b>	<b>38,047</b>	<b>292,751</b>	<b>18,619,408</b>
Operating Expenses	922,875	1,087,177	950,937	986,015	1,315,869	1,625,830	27,613	262,081	7,178,397
Vouchers				8,999,018					8,999,018
Port In Receipts				(70,131)					(70,131)
Depreciation	133,210	275,450	173,413		193,348	10,686	9,150	34,313	829,570
OPEB	20,558	58,301	20,558	28,576	88,718	75,395			292,106
<b>Total Expenses</b>	<b>1,076,643</b>	<b>1,420,928</b>	<b>1,144,908</b>	<b>9,943,478</b>	<b>1,597,935</b>	<b>1,711,911</b>	<b>36,763</b>	<b>296,394</b>	<b>17,228,960</b>
<b>Net Income (a)</b>	<b>94,263</b>	<b>256,095</b>	<b>62,128</b>	<b>403,611</b>	<b>445,826</b>	<b>130,884</b>	<b>1,284</b>	<b>(3,643)</b>	<b>1,390,448</b>
<b>Total Operating Income(b)</b>	<b>1,051,600</b>	<b>1,161,190</b>	<b>1,087,730</b>	<b>1,140,163</b>	<b>*1,492,899</b>	<b>1,842,795</b>	<b>38,047</b>	<b>292,751</b>	<b>8,107,175</b>
<b>Total Operating Expense(c)</b>	<b>922,875</b>	<b>1,087,177</b>	<b>950,937</b>	<b>986,015</b>	<b>1,315,869</b>	<b>1,625,830</b>	<b>27,613</b>	<b>262,081</b>	<b>7,178,397</b>
<b>Operating Income</b>	<b>128,725</b>	<b>74,013</b>	<b>136,793</b>	<b>154,148</b>	<b>177,030</b>	<b>216,965</b>	<b>10,434</b>	<b>30,670</b>	<b>928,778</b>

(a) All inclusive. Capital Fund Equity Income, Depreciation and OPEB Expenses

(b) Excludes Capital Fund Equity Income

(c) Excludes Depreciation and OPEB Expenses

\*COCC Operating Income excludes Capital Fund Operating Subsidy that was received for Debt Service.

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA

Entity Wide Balance Sheet Summary

Unaudited Balance Sheet @ 6/30/2010

*Attachment B*

	Project Total	14 871 Housing Choice Vouchers	6 Component Units	2 State/Local	10 427 Rural Rental Assistance Payments	CCCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$29,311	\$170,109	\$16,285	\$399,485	\$12,507	\$1,049,345	\$1,677,042		\$1,677,042
112 Cash - Restricted - Modernization and Development	\$0			\$667,326	\$54,908	\$76,180	\$722,234		\$722,234
113 Cash - Other Restricted	\$0	\$665,345	\$160,397			\$901,922	\$901,922		\$901,922
114 Cash - Tenant Security Deposits	\$147,611		\$18,257	\$31,331	\$1,486	\$198,685	\$198,685		\$198,685
115 Cash - Restricted for Payment of Current Liabilities	\$0					\$0	\$0		\$0
100 Total Cash	\$176,922	\$835,454	\$194,939	\$1,098,142	\$68,901	\$1,125,825	\$3,499,883	\$0	\$3,499,883
121 Accounts Receivable - PHA Projects	\$0	\$7,628					\$7,628		\$7,628
122 Accounts Receivable - HUD Other Projects	\$46,231					\$395,586	\$441,817		\$441,817
124 Accounts Receivable - Other Government	\$0			464608			464608		464608
125 Accounts Receivable - Miscellaneous	\$2,001			\$1,212			\$3,213		\$3,213
126 Accounts Receivable - Tenants	\$41,623		\$1,653	\$97	\$4,823	\$1	\$48,197		\$48,197
126.1 Allowance for Doubtful Accounts - Tenants	\$-15,000		\$0	\$0	\$0	\$0	\$-15,000		\$-15,000
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0					\$0		\$0
128 Fraud Recovery	\$0						\$0		\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0						\$0		\$0
129 Accrued Interest Receivable	\$0						\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$74,855	\$7,628	\$1,653	465917	\$4,823	\$395,587	950463	\$0	950463
131 Investments - Unrestricted	\$0						\$0		\$0
132 Investments - Restricted	\$0						\$0		\$0
135 Investments - Restricted for Payment of Current Liability	\$0						\$0		\$0
142 Prepaid Expenses and Other Assets	\$11,859		\$12,694	\$14,496		\$63,651	\$102,710		\$102,710
143 Inventories	\$69,495						\$69,495		\$69,495
143.1 Allowance for Obsolete Inventories	\$-9,141						\$-9,141		\$-9,141
144 Inter Program Due From	\$4,793,868	\$751,332	\$649,610	\$78,580	\$5,370	\$8,551,535	\$15,030,515		\$15,030,515
145 Assets Held for Sale	\$0						\$0		\$0

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA

Entity Wide Balance Sheet Summary

Unaudited Balance Sheet @ 6/30/2010

	Project Total	14.871 Housing Choice Vouchers	6 Component Units	2 State/Local	10.427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
150 Total Current Assets	\$5,117,888	\$1,594,414	\$1,059,096	1657135	\$79,094	\$10,136,298	19643925	\$0	19643925
161 Land									
162 Buildings	\$3,185,656		\$239,463	\$177,220	\$40,839	\$278,120	\$3,921,298		\$3,921,298
163 Furniture, Equipment & Machinery - Dwellings	\$23,600,982		\$1,372,522	\$703,500	\$369,175	\$5,211,997	\$31,258,176		\$31,258,176
164 Furniture, Equipment & Machinery - Administration	\$0		\$77,110			\$0	\$77,110		\$77,110
165 Leasehold Improvements	\$226,237	\$21,094				\$323,327	\$570,658		\$570,658
166 Accumulated Depreciation	\$0					\$0	\$0		\$0
167 Construction in Progress	-\$16,346,719	-\$21,094	-\$368,771	-\$10,666	-\$234,206	-\$1,841,201	-\$18,822,677		-\$18,822,677
168 Infrastructure	\$490,869			\$142,699			\$633,568		\$633,568
160 Total Capital Assets, Net of Accumulated Depreciation	\$11,157,025	\$0	\$1,320,324	\$1,012,733	\$175,808	\$3,972,243	\$17,638,133	\$0	\$17,638,133
171 Notes, Loans and Mortgages Receivable - Non-Current									
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current	\$0						\$0		\$0
174 Other Assets			\$25,247			\$24,409	\$49,656		\$49,656
176 Investments in Joint Ventures									
180 Total Non-Current Assets	\$11,157,025	\$0	\$1,345,571	\$1,012,733	\$175,808	\$3,996,652	\$17,687,789	\$0	\$17,687,789
180 Total Assets	\$16,274,913	\$1,594,414	\$2,404,667	2669868	\$254,902	\$14,132,950	38331714	\$0	38331714
311 Bank Overdraft	\$0						\$0		\$0
312 Accounts Payable <= 90 Days	\$0	\$436				\$409,060	\$409,496		\$409,496
313 Accounts Payable >90 Days Past Due	\$0					\$15,790	\$15,790		\$15,790
321 Accrued Wage/Payroll Taxes Payable	\$0					\$3,925	\$3,925		\$3,925
322 Accrued Compensated Absences - Current Portion	\$12,259	\$11,459	\$224	\$10,430	\$56	\$12,788	\$47,216		\$47,216
324 Accrued Contingency Liability	\$0						\$0		\$0
325 Accrued Interest Payable	\$0		\$4,027			\$814	\$4,841		\$4,841

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA

Entity Wide Balance Sheet Summary

Unaudited Balance Sheet @ 6/30/2010

	Project Total	14 871 Housing Choice Vouchers	6 Component Units	2 State/Local	10.427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
331 Accounts Payable - HUD PHA Programs									
332 Account Payable - PHA Projects	\$0						\$0		\$0
333 Accounts Payable - Other Government	\$160,376		\$567,618				\$727,994		\$727,994
341 Tenant Security Deposits	\$138,672		\$16,564	\$29,717	\$1,458	\$2,520	\$188,871		\$188,871
342 Deferred Revenues		\$216,525	\$422			\$31,421	\$248,368		\$248,368
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			\$23,003	\$2,393	\$896	\$136,407	\$162,699		\$162,699
344 Current Portion of Long-term Debt - Operating Borrowings	\$0						\$0		\$0
345 Other Current Liabilities	\$0								\$0
346 Accrued Liabilities - Other	\$20,558		\$13,653	\$35,548		\$2,768	\$38,316		\$38,316
347 Inler Program - Due To	\$3,227,405	\$251,127	\$1,004,167	\$143,776	\$3,750	\$10,404,040	\$37,961		\$37,961
348 Loan Liability - Current							\$15,030,515		\$15,030,515
310 Total Current Liabilities	\$3,559,210	\$479,547	\$1,061,638	\$789,904	\$6,160	\$11,019,533	\$16,915,992	\$0	\$16,915,992
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue									
352 Long-term Debt, Net of Current - Operating Borrowings	\$0		\$1,715,062	\$353,904	\$589	\$1,500,299	\$3,569,854		\$3,569,854
353 Non-current Liabilities - Other			\$368,800				\$368,800		\$368,800
354 Accrued Compensated Absences - Non Current	\$0	\$22,565		\$3,000		\$11,540	\$137,105		\$137,105
355 Loan Liability - Non Current	\$36,779	\$34,378	\$671	\$31,287	\$168	\$38,365	\$141,648		\$141,648
356 FASB 5 Liabilities	\$0								
357 Accrued Pension and OPEB Liabilities	\$185,701	\$66,817					\$0		\$0
350 Total Non-Current Liabilities	\$222,480	\$123,760	\$2,084,533	\$540,051	\$757	\$1,820,870	\$4,792,451	\$0	\$4,792,451
300 Total Liabilities	\$3,781,690	\$603,307	\$3,146,171	\$1,329,955	\$6,917	\$12,840,403	\$21,708,443	\$0	\$21,708,443
508.1 Invested in Capital Assets, Net of Related Debt									
509.2 Fund Balance Reserved	\$31,715		\$267,093			\$12,901	\$311,709		\$311,709
511.2 Unreserved, Designated Fund Balance									
511.1 Restricted Net Assets	\$0	\$597,763	\$792	\$926,275			\$1524830		\$1524830

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA

Entity Wide Balance Sheet Summary

Unaudited Balance Sheet @ 6/30/2010

	Project Total	14,871 Housing Choice Vouchers	6 Component Units	2 State/Local	10,427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
512.1 Unrestricted Net Assets	\$12,461,508	\$393,344	-\$1,009,389	\$413,638	\$247,985	\$1,279,646	\$13,786,732		\$13,786,732
512.2 Unreserved, Undesignated Fund Balance									
513 Total Equity/Net Assets	\$12,493,223	\$891,107	-\$741,504	\$983,381	\$247,985	\$1,292,547	\$15,266,739	\$0	\$15,266,739
600 Total Liabilities and Equity/Net Assets	\$16,274,913	\$1,594,414	\$2,404,667	2669866	\$254,902	\$14,132,950	37331714	\$0	37331714

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA

Entity Wide Revenue and Expense Summary

Unaudited Income Statement @ 6/30/2010

*Attachment C*

	Project Total	14 671 Housing Choice Vouchers	6 Component Units	2 State/Local	10 427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,740,839		285,379		\$37,620		\$2,063,538		\$2,063,538
70400 Tenant Revenue - Other	\$38,180		\$1,527	\$80	\$39		\$39,806		\$39,805
70500 Total Tenant Revenue	\$1,778,719	\$0	\$286,906	\$80	\$37,659	\$0	\$2,103,344	\$0	\$2,103,344
70600 HUD PHA Operating Grants	\$873,995	\$10,309,399					\$11,183,335		\$11,183,335
70610 Capital Grants	\$1,309,906					\$925,149	\$2,135,055		\$2,135,055
70710 Management Fee					\$180,077	\$180,077	\$662,096		\$842,173
70720 Asset Management Fee					\$51,720	\$51,720	\$103,440		\$103,440
70730 Book Keeping Fee					\$153,525	\$153,525	\$153,525		\$307,050
70740 Front Line Service Fee					\$494,355	\$494,355	\$494,355		\$494,355
70750 Other Fees					\$270,565	\$270,565	\$276,640		\$547,205
70700 Total Fee Revenue					\$1,150,242	\$1,150,242	\$1,143,981		\$2,294,223
70800 Other Government Grants	\$0								
71100 Investment Income - Unrestricted	\$1,391	\$943	\$1,235	1840095			1840095		1840095
71200 Mortgage Interest Income	\$0				\$388	\$4,998	\$8,855		\$8,855
71300 Proceeds from Disposition of Assets Held for Sale	\$0						\$0		\$0
71310 Cost of Sale of Assets	\$0						\$0		\$0
71400 Fraud Recovery	\$0						\$0		\$0
71500 Other Revenue	\$89,012	\$1,808	\$4,610				\$1,808		\$1,808
71600 Gain or Loss on Sale of Capital Assets	\$2,001	\$30,859	\$4,610			\$63,472	\$187,953	\$6,944	\$194,897
72000 Investment Income - Restricted	\$0	\$400					\$2,401		\$2,401
70000 Total Revenue	\$4,054,965	\$10,347,090	\$292,751	\$2,640	\$38,047	\$2,043,761	\$6,321	\$1,150,925	\$197,0334
91100 Administrative Salaries	\$159,672	\$235,422	\$1,735	\$88,125	\$1,920	\$532,192	\$1,025,066		\$1,025,066
91200 Auditing Fees	\$28,401	\$23,544	\$3,789	\$4,000		\$10,256	\$69,989		\$69,989
91300 Management Fee	\$266,197	\$223,932	\$18,920	\$167,129	\$872	\$677,140	\$669,040		\$1,346,180
91400 Advertising and Marketing	\$114,488	\$115,140				\$229,608	\$153,525		\$383,133
91500 Employee Benefit Contributions - Administrative	\$213,619	\$149,912	\$3,239	\$151,402	\$1,171	\$276,638	\$795,981		\$795,981
91600 Office Expenses	\$179,033	\$187,974	\$3,611	\$38,806	\$1,024	\$119,377	\$529,825	\$80,000	\$609,825
91600 Legal Expense	\$14,475					\$41,216	\$55,691		\$55,691
91810 Allocated Overhead									
91900 Other									
91000 Total Operating - Administrative	\$975,855	\$935,924	\$37,703	\$466,939	\$6,868	\$979,679	\$3,402,987	\$882,565	\$4,285,532
91000 Total Operating - Administrative	\$975,855	\$935,924	\$37,703	\$466,939	\$6,868	\$979,679	\$3,402,987	\$882,565	\$4,285,532



Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Entity Wide Revenue and Expense Summary

Account	Project Total	14,871 Housing Choice Vouchers	6 Component Units	2 State/Local	10,427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
92000 Asset Management Fee	\$61,720						\$61,720	\$51,720	\$103,440
92100 Tenant Services - Salaries	\$46,408	\$17,929					\$64,337		\$64,337
92200 Relocation Costs	\$16,904	\$9,560	\$1,800				\$26,484		\$26,484
92300 Employee Benefit Contributions - Tenant Services	\$9,578	\$5,000	\$1,800				\$15,378		\$15,378
92400 Tenant Services - Other	\$71,890	\$32,519	\$1,800	\$0	\$0	\$0	\$106,209	\$0	\$106,209
92500 Total Tenant Services	\$126,685	\$122,682	\$4,580			\$1,338	\$267,419		\$267,419
93100 Water	\$103,865	\$4,211	\$122,227			\$21,146	\$251,449		\$251,449
93200 Electricity	\$11,134	\$882	\$40,273			\$2,098	\$54,307		\$54,307
93300 Gas									
93400 Fuel									
93500 Labor									
93600 Sewer									
93700 Employee Benefit Contributions - Utilities	\$215,187		\$14,094	\$31,580	\$4,040	\$417	\$265,318		\$265,318
93800 Other Utilities Expense									
93900 Total Utilities	\$456,671	\$0	\$31,331	\$316,627	\$8,620	\$24,909	\$638,558	\$0	\$638,558
94100 Ordinary Maintenance and Operations - Labor	\$219,609			\$237,066		\$68,040	\$518,715		\$518,715
94200 Ordinary Maintenance and Operations - Materials and Other	\$280,904	\$1,136	\$6,627	\$17,888	\$834	\$2,020	\$309,409		\$309,409
94300 Ordinary Maintenance and Operations Contracts	\$611,890	\$3,583	\$55,570	\$93,975	\$5,381	\$28,387	\$778,786	\$216,640	\$995,426
94500 Employee Benefit Contributions - Ordinary Maintenance	\$60,458			\$121,326		\$49,045	\$231,428		\$231,428
94000 Total Maintenance	\$1,166,861	\$4,719	\$42,197	\$470,255	\$6,215	\$148,092	\$1,638,339	\$216,640	\$2,054,979
95100 Protective Services - Labor									
95200 Protective Services - Other Contract Costs	\$2,334		\$875	\$756		\$1,315	\$5,280		\$5,280
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services	\$0	\$0	\$875	\$756	\$0	\$1,315	\$5,280	\$0	\$5,280
95600 Total Protective Services	\$2,334	\$0	\$875	\$756	\$0	\$1,315	\$5,280	\$0	\$5,280
96110 Property Insurance	\$68,436		\$9,426	\$67,881	\$1,007	\$3,385	\$150,137		\$150,137
96120 Liability Insurance	\$13,430	\$6,903	\$8,481	\$13,938	\$144	\$5,499	\$48,405		\$48,405
96130 Workmen's Compensation	\$23,174	\$2,403	\$57	\$37,537	\$17	\$16,002	\$79,190		\$79,190
96140 All Other Insurance	\$5,088	\$1,882	\$6,148			\$2,651	\$16,569		\$16,569
96100 Total Insurance Premiums	\$111,128	\$10,988	\$17,976	\$125,504	\$1,168	\$27,537	\$284,301	\$0	\$284,301

Unaudited Income Statement @ 6/30/2010

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Entity Wide Revenue and Expense Summary

	Project Total	14,871 Housing Choice Vouchers	6 Component Units	2 State/Local	10-427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
96200 Other General Expenses	\$1,518		\$1,377	\$11,147	\$4,545	\$28,687	\$47,254		\$47,254
96210 Compensated Absences	\$45,840	\$30,441	\$1,055	\$57,893	\$172	\$70,891	\$208,092		\$208,092
96300 Payments in Lieu of Taxes	\$159,633		\$15,023				\$175,458		\$175,458
96400 Bad debt - Tenant Rents	\$11,852						\$11,852		\$11,852
96500 Bad debt - Mortgages									
96600 Bad debt - Other									
96650 Severance Expense									
96600 Total Other General Expenses	\$218,653	\$30,441	\$18,257	\$69,040	\$4,717	\$99,559	\$440,666	\$0	\$440,666
96710 Interest of Mortgage (or Bonds) Payable			\$110,766	\$148,712	\$25	\$123,497	\$383,030		\$383,030
96720 Interest on Notes Payable (Short and Long Term)									
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$110,766	\$148,712	\$25	\$123,497	\$383,030	\$0	\$383,030
96900 Total Operating Expenses	\$3,055,312	\$1,014,591	\$260,935	\$1,596,032	\$27,613	\$1,404,587	\$7,361,070	\$1,150,925	\$8,511,995
97000 Excess of Operating Revenue over Operating Expenses	\$698,653	\$9,332,499	\$31,816	24,4703	\$10,434	\$639,174	11258309	\$0	11258339
97100 Extraordinary Maintenance	\$5,094		\$1,142	\$103,193			\$109,429		\$109,429
97200 Casualty Losses - Non-capitalized									
97300 Housing Assistance Payments		\$8,959,018					\$6,999,018		\$6,999,018
97350 HAP Portability-In		\$70,131					\$70,131		\$70,131
97400 Depreciation Expense	\$582,073		\$34,313	\$10,686	\$9,150	\$193,346	\$829,570		\$829,570
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense									
90000 Total Expenses	\$3,642,479	\$9,943,478	\$295,390	\$1,711,911	\$36,763	\$1,597,935	\$17,228,956	\$1,150,925	\$18,379,881
10010 Operating Transfer In	\$555,461								\$555,461
10020 Operating Transfer Out	-\$555,461								-\$555,461
10030 Operating Transfers from/to Primary Government						\$825,149	\$1,380,610		\$1,380,610
10040 Operating Transfers from/to Component Unit	\$0					-\$825,149	-\$1,380,610		-\$1,380,610
10050 Proceeds from Notes, Loans and Bonds							\$0		\$0
10060 Proceeds from Property Sales									
10070 Extraordinary Items Net Gains/Loss	\$0						\$0		\$0

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Entity Wide Revenue and Expense Summary

Unaudited Income Statement @ 6/30/2010	Project Total	14,871 Housing Choice Vouchers	6 Component Units	2 State/Local	10 427 Rural Rental Assistance Payments	COCC	Subtotal	ELIM	Total
10080 Special Items (Net Gain/Loss)	\$0						\$0		\$0
10091 Inter Project Excess Cash Transfer In	\$0						\$0		\$0
10092 Inter Project Excess Cash Transfer Out	\$0						\$0		\$0
10093 Transfers between Program and Project - In	\$0						\$0		\$0
10094 Transfers between Project and Program - Out	\$0						\$0		\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$412,486	\$403,612	-\$3,639	130624	\$1,284	\$445,826	1390453	\$0	1390453
11020 Required Annual Debt Principal Payments									
11030 Beginning Equity	\$0	\$0	\$23,375	\$1	\$905	\$52,405	\$76,686		\$76,686
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$12,080,737	\$387,495	-\$737,865	\$1,314,119	\$175,578	\$846,721	\$14,266,785		\$14,266,785
11050 Changes in Compensated Absence Balance	\$0	0	0	-\$105,090	\$71,123	\$0	-\$33,967		-\$33,967
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term-Savings Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity		\$393,344					\$393,344		\$393,344
11180 Housing Assistance Payments Equity		\$597,763					\$597,763		\$597,763
11190 Unit Months Available	5172	15558	564	1545	1629	12	24480		24480
11210 Number of Unit Months Leased	5118	15173	527	1539	1623	12	23992		23992
11270 Excess Cash	\$1,231,847						\$1,231,847		\$1,231,847
11610 Land Purchases	\$0					\$0	\$0		\$0
11620 Building Purchases	\$0					\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0					\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0					\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$263,575					\$0	\$263,575		\$263,575
11660 Infrastructure Purchases	\$0					\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0					\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0					\$0	\$0		\$0

Attachment D

Housing Authority of the County of Yolo (CA044)  
 WOODLAND, CA  
 Project Balance Sheet Summary

AMP Balance Sheet	CA044000001 Woodland	CA044000002 Winters	CA044000003 W Sac	Total
111 Cash - Unrestricted	\$4,008	\$16,099	\$9,204	\$29,311
112 Cash - Restricted - Modernization and Development				\$0
113 Cash - Other Restricted				\$0
114 Cash - Tenant Security Deposits	\$44,535	\$57,022	\$46,054	\$147,611
115 Cash - Restricted for Payment of Current Liabilities				\$0
100 Total Cash	\$48,543	\$73,121	\$55,258	\$176,922
121 Accounts Receivable - PHA Projects				\$0
122 Accounts Receivable - HUD Other Projects	\$14,507	\$6,861	\$24,863	\$46,231
124 Accounts Receivable - Other Government				\$0
125 Accounts Receivable - Miscellaneous	\$596	\$590	\$815	\$2,001
126 Accounts Receivable - Tenants	\$24,062	\$12,208	\$5,353	\$41,623
126.1 Allowance for Doubtful Accounts - Tenants	-\$5,000	-\$5,000	-\$5,000	-\$15,000
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current				\$0
128 Fraud Recovery				\$0
128.1 Allowance for Doubtful Accounts - Fraud				\$0
129 Accrued Interest Receivable				\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$34,165	\$14,659	\$26,031	\$74,855
131 Investments - Unrestricted				\$0
132 Investments - Restricted				\$0
135 Investments - Restricted for Payment of Current Liability				\$0
142 Prepaid Expenses and Other Assets	\$3,402		\$8,467	\$11,869
143 Inventories	\$43,333	\$13,411	\$12,751	\$69,495
143.1 Allowance for Obsolete Inventories	\$0	\$0	-\$9,141	-\$9,141
144 Inter Program Due From	\$600,124	\$4,130,699	\$63,065	\$4,793,888
145 Assets Held for Sale				\$0
150 Total Current Assets	\$729,567	\$4,231,890	\$166,431	\$5,117,888
161 Land	\$63,308	\$1,202,816	\$1,919,532	\$3,185,656
162 Buildings	6,902,639	9,244,975	7,453,368	23,600,982
163 Furniture, Equipment & Machinery - Dwellings				\$0
164 Furniture, Equipment & Machinery - Administration	\$34,525	\$31,715	\$159,997	\$226,237
165 Leasehold Improvements				\$0
166 Accumulated Depreciation	-\$6,257,526	-\$6,672,935	-\$3,416,258	-\$16,346,719
167 Construction in Progress	\$119,306	\$252,257	\$119,306	\$490,869
168 Infrastructure				\$0
160 Total Capital Assets, Net of Accumulated Depreciation	862252	4058828	6235945	11157025
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				\$0
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assels	862252	4058828	6235945	\$11,084,989
190 Total Assets	1591819	8290718	6392376	16274913

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Project Balance Sheet Summary

AMP Balance Sheet	CA044000001 Woodland	CA044000002 Winters	CA044000003 W Sac	Total
311 Bank Overdraft				\$0
312 Accounts Payable <= 90 Days				\$0
313 Accounts Payable >90 Days Past Due				\$0
321 Accrued Wage/Payroll Taxes Payable				\$0
322 Accrued Compensated Absences - Current Portion	\$2,621	\$5,732	\$3,906	\$12,259
324 Accrued Contingency Liability				\$0
325 Accrued Interest Payable				\$0
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				\$0
333 Accounts Payable - Other Government	\$50,702	\$68,219	\$41,455	\$160,376
341 Tenant Security Deposits	\$43,772	\$50,299	\$44,541	\$138,612
342 Deferred Revenues				
343 Current Portion of Long-term Debt - Capital Projects/Mortgage				
344 Current Portion of Long-term Debt - Operating Borrowings				\$0
345 Other Current Liabilities				\$0
346 Accrued Liabilities - Other			\$20,558	\$20,558
347 Inter Program - Due To	\$6775	\$4398	\$316232	\$327405
348 Loan Liability - Current				
310 Total Current Liabilities	\$153870	\$178648	\$3226692	\$3559210
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				\$0
353 Non-current Liabilities - Other				\$0
354 Accrued Compensated Absences - Non Current	\$7,864	\$17,196	\$11,719	\$36,779
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				\$0
357 Accrued Pension and OPEB Liabilities	\$42,826	\$121,007	\$22,068	\$185,701
350 Total Non-Current Liabilities	\$50,490	\$138,203	\$33,787	\$222,480
300 Total Liabilities	\$204360	\$316851	\$3260479	\$3781690
508.1 Invested in Capital Assets, Net of Related Debt		\$31,715		\$31,715
509.2 Fund Balance Reserved				
511.2 Unreserved, Designated Fund Balance				
511.1 Restricted Net Assets		\$0		\$0
512.1 Unrestricted Net Assets	\$1,387,459	\$7,942,152	\$3,131,897	\$12,461,508
512.2 Unreserved, Undesignated Fund Balance				
513 Total Equity/Net Assets	\$1,387,459	\$7,973,867	\$3,131,897	\$12,493,223
600 Total Liabilities and Equity/Net Assets	\$1591819	\$8290718	\$6392376	\$16274913

Attachment E

Housing Authority of the County of Yolo (CA044)  
 WOODLAND, CA  
 Project Revenue and Expense Summary

AMP Unaudited Income Statements @ 6/30/2010	CA044000001 Woodland	CA044000002 Winters	CA044000003 W Sac	Total
70300 Net Tenant Rental Revenue	\$544,074	\$723,097	\$473,368	\$1,740,539
70400 Tenant Revenue - Other	\$14,978	\$14,178	\$9,024	\$38,180
70500 Total Tenant Revenue	\$559,052	\$737,275	\$482,392	\$1,778,719
70600 HUD PHA Operating Grants	\$305,645	\$187,737	\$380,554	\$873,936
70610 Capital Grants	\$169,901	\$188,435	\$217,125	\$555,461
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants				\$0
71100 Investment Income - Unrestricted	\$210	\$394	\$787	\$1,391
71200 Mortgage Interest Income				\$0
71300 Proceeds from Disposition of Assets Held for Sale				\$0
71310 Cost of Sale of Assets				\$0
71400 Fraud Recovery				\$0
71500 Other Revenue	\$16,125	\$66,682	\$6,205	\$89,012
71600 Gain or Loss on Sale of Capital Assels	\$667	\$667	\$667	\$2,001
72000 Investment Income - Restricted				\$0
70000 Total Revenue	\$1,051,600	\$1,161,190	\$1,087,730	\$3,300,520
91100 Administrative Salaries	\$49,910	\$55,813	\$53,949	\$159,672
91200 Auditing Fees	\$9,467	\$9,467	\$9,467	\$28,401
91300 Management Fee	\$93,826	\$86,649	\$85,712	\$266,187
91310 Book-keeping Fee	\$13,530	\$12,495	\$88,443	\$114,468
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$57,617	\$103,787	\$52,215	\$213,619
91600 Office Expenses	\$62,751	\$83,868	\$32,414	\$179,033
91700 Legal Expense	\$6,272	\$7,526	\$677	\$14,475
91800 Travel				
91810 Allocated Overhead				
91900 Other				
91000 Total Operating - Administrative	\$293,373	\$359,605	\$322,877	\$975,855
92000 Asset Management Fee	\$18,240	\$16,800	\$16,680	\$51,720
92100 Tenant Services - Salaries	\$18,765	\$8,885	\$18,758	\$46,408
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services	\$6,039	\$4,802	\$6,063	\$16,904
92400 Tenant Services - Other	\$5,166	\$399	\$3,013	\$8,578
92500 Total Tenant Services	\$29,970	\$14,086	\$27,834	\$71,890
93100 Water	\$62,945	\$31,865	\$31,875	\$126,685
93200 Electricity	\$28,349	\$29,614	\$45,902	\$103,865
93300 Gas	\$1,261	\$693	\$9,180	\$11,134

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Project Revenue and Expense Summary

AMP Unaudited Income Statements @ 6/30/2010	CA044000001 Woodland	CA044000002 Winters	CA044000003 W Sac	Total
93400 Fuel				
93500 Labor				
93600 Sewer	\$35,057	\$150,166	\$29,964	\$215,187
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$127,612	\$212,338	\$116,921	\$456,871
94100 Ordinary Maintenance and Operations - Labor	\$55,361	\$97,100	\$61,148	\$213,609
94200 Ordinary Maintenance and Operations - Materials and Other	\$80,627	\$79,454	\$120,823	\$280,904
94300 Ordinary Maintenance and Operations Contracts	\$216,207	\$218,389	\$177,294	\$611,890
94500 Employee Benefit Contributions - Ordinary Maintenance	\$17,475	\$30,723	\$12,260	\$60,458
94000 Total Maintenance	\$369,670	\$425,666	\$371,525	\$1,166,861
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs	\$504	\$672	\$1,158	\$2,334
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				\$0
95000 Total Protective Services	\$504	\$672	\$1,158	\$2,334
96110 Property Insurance	\$15,398	\$14,064	\$38,974	\$68,436
96120 Liability Insurance	\$4,649	\$4,087	\$4,694	\$13,430
96130 Workmen's Compensation	\$6,288	\$10,657	\$6,229	\$23,174
96140 All Other Insurance	\$2,101	\$2,034	\$1,953	\$6,088
96100 Total Insurance Premiums	\$28,436	\$30,842	\$51,850	\$111,128
96200 Other General Expenses	\$375	\$1,143		\$1,518
96210 Compensated Absences	\$14,256	\$16,850	\$14,534	\$45,640
96300 Payments in Lieu of Taxes	\$50,702	\$67,476	\$41,455	\$159,633
96400 Bad debt - Tenant Rents	\$7,597		\$4,265	\$11,862
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense				
96000 Total Other General Expenses	\$72,930	\$85,469	\$60,254	\$218,653
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$940,735	\$1,145,478	\$969,099	\$3,055,312
97000 Excess of Operating Revenue over Operating Expenses	\$110,865	\$15,712	\$118,631	\$245,208
97100 Extraordinary Maintenance	\$2,698		\$2,396	\$5,094
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				
97350 HAP Portability-In				

Housing Authority of the County of Yolo (CA044)  
WOODLAND, CA  
Project Revenue and Expense Summary

AMP Unaudited Income Statements @ 6/30/2010	CA044000001 Woodland	CA044000002 Winters	CA044000003 W Sac	Total
97400 Depreciation Expense	\$133,210	\$275,450	\$173,413	\$582,073
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$1,076,643	\$1,420,928	\$1,144,908	\$3,642,479
10010 Operating Transfer In	\$169,901	\$168,435	\$217,125	\$555,461
10020 Operating transfer Out	-\$169,901	-\$168,435	-\$217,125	-\$555,461
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				\$0
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				\$0
10080 Special Items (Net Gain/Loss)				\$0
10091 Inter Project Excess Cash Transfer In				\$0
10092 Inter Project Excess Cash Transfer Out				\$0
10093 Transfers between Program and Project - In				\$0
10094 Transfers between Project and Program - Out				\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$25,043	-\$259,738	-\$57,178	-\$341,959
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$1,293,196	\$7,717,772	\$3,069,769	\$12,080,737
11040 Prior Period Adjustments, Equity Transfers and Correction of	\$119,306	\$615,833	\$119,306	\$754,445
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available	1824	1680	1668	5172
11210 Number of Unit Months Leased	1804	1666	1648	5118
11270 Excess Cash	\$474,580	\$3,965,304	-\$3,139,084	\$1,300,800
11610 Land Purchases	\$0	\$0	\$0	\$0
11620 Building Purchases	\$0	\$263,575	\$0	\$263,575
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0