



Yolo County Housing

Lisa A. Baker, Executive Director

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BOARD OF COMMISSIONERS

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DATE: February 17, 2011
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Mark Stern, Finance Director
SUBJECT: **REVIEW AND APPROVE PROPOSED MID-YEAR BUDGET REALLOCATION**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Appropriate additional identified revenue and approve the budgeting and expenditure of the additional funds as identified in the mid-year budget reallocation; and
2. Approve the expenditure of funds for line item expenses that were not included in the original budget; and
3. Authorize the use of approximately \$30,000 of HCV Unrestricted Net Assets to purchase a new vehicle for the HCV Inspector's use; and
4. Authorize the transfer of approximately \$12,000 of unrestricted COCC funds to New Hope to cover their projected deficit cash flow; and
5. Authorize an increase in hours for the Information Technology Manager from 20 hours per week to 30 hours per week; and
6. Authorize modification of the organization chart to include a Office Assistant II position in the Housing Choice Voucher program; and
7. Authorize creation of an Intern position to assist the Executive Director on a part time basis; and
8. Authorize the Executive Director to implement the revised budget and recommendations.

BACKGROUND / DISCUSSION

As part of YCH's commitment to prudent financial management, staff do a mid-year review of the annual budget to ensure that estimated revenue and expenditure assumptions remain valid through the program year.

Staff is also looking back at the findings from 2006 to ensure that recommended corrective measures have been implemented. Results of this review will be presented in a future staff report.

As part of the mid-year budget reallocation process, Real Estate Services, Housing Assistance and Central Office management and staff have met with Finance staff members to discuss and review mid-year actual expenditures and revenues compared to budgeted revenues and expenditures.

During the course of this review, staff identified additional revenues that were unbudgeted in the original budget, in addition to adjusting some of the projected revenue that the first six months have proven to be flawed or where the economic situation has affected rent and other revenues. These revenue changes are offset by unforeseen increases and decreases in some line items or additional unbudgeted items that must be included in the budget. A summary of revenue changes include:

1. Reduced operating subsidies for Woodland and Winters AMPs;
2. Increased Operating Subsidy for West Sacramento AMP;
3. Reduced rent income at the Winters AMP and at Cottonwood Meadows;
4. Changes in projected Capital Fund revenue for both capital improvements and operational components of capital funding;
5. Reduced HCV Admin Fee Revenue and HCV Voucher Funding;
6. Additional distributions from CHARMA dissolution;
7. ADMH was omitted from the original budget submitted;
8. Esparto Country West was omitted from the original budget submitted;
9. COCC Information Technology Income from inter-fund IT maintenance;
10. Interest Income had been omitted from all of the Approved Budget;
11. Fraud and Port-In Admin Fee revenue had been omitted from HCV Operations.

After review of the approved budgets and considering six months of actual expenditures and current needs, staff has reallocated expenses as detailed in the attached worksheets and summarized below and explained in more detail on the following tables and pages.

Cost Center	Revenue	Expenses*	Cash Operating Income*	Cash Flow**
AMP 3 - West Sacramento	1,525,657	886,112	639,545	46,545
AMP 1 – Woodland	1,302,803	937,118	365,685	26,685
AMP 2 – Winters	1,237,596	1,062,972	174,624	55,792
AMP 4 – Admin Building	377,617	150,961	226,656	89,668
HCV Operations	1,102,816	1,023,136	79,680	44,680
COCC	1,472,359	1,427,223	45,136	10,136
Cottonwood	282,660	259,812	22,848	6,156
Davis Solar	38,320	38,310	10	10
Total	7,339,828	5,785,644	1,554,184	279,762
HCV Vouchers	9,478,080	9,478,080	-0-	-0-

*Adjusted to exclude Capitalized Fixed Asset cost and Loan Principal Reduction Payments

** Includes Capitalized Fixed Assets and Loan Principal Reduction Payments.

YOLO COUNTY HOUSING						
Cost Center	Revenue		Expenses		Net Income/Loss	
	Approved Budget	Adjusted*	Approved Budget	Adjusted*	Approved Projected Cash Operating Income	Adjusted Projected Cash Operating Income
AMP 3 – W. Sac.	1,525,657	1,598,900	820,804	914,308	639,545	684,592
AMP 1 – Woodland	1,302,803	1,298,905	880,837	986,477	365,685	312,428
AMP 2 – Winters	1,237,596	1,409,461	895,576	1,091,434	174,624	318,027
AMP 4 – Admin Building	377,617	377,617	150,961	150,961	176,656	226,656
HCV Operating	1,102,816	1,052,375	1,023,136	1,047,489	79,680	4,886
COCC	1,472,359	1,641,718	1,427,223	1,469,436	45,136	172,282
ADMH		37,900		37,900		-0-
Cottonwood	282,660	255,914	259,812	251,264	22,848	4,650
Esparto Country West				3,764		(3,764)
Davis Solar	38,320	38,320	38,310	38,310	10	10
Total	7,339,828	7,711,110	5,785,644	5,991,343	1,504,184	1,719,767
HCV Vouchers	9,478,080	9,225,000	9,478,080	9,113,000	-0-	-0-

* Details of changes are included on the attached Budget Adjustment Worksheets. Highlights are shown below but are not all inclusive.

AMP 3 - West Sacramento

Significant changes between the original budget and the mid-year adjustment include:

- **Revenue**
 - Increase from budgeted HUD Subsidies of \$28,000 despite the last four months of 2010-2011 being budgeted at 82% proration.
 - Increase in both Hard Cost and Soft Cost Capital Fund Revenue
 - Small total change in other revenue categories.
- **Expenses**
 - **Increases:**
 - Utility rates have increased since the budget was prepared primarily for Las Casitas.
 - Salary and Benefit reductions due to vacant AMP Manager position for a couple months and less than full year of Police Liaison position.
 - Maintenance Salaries and Benefits increased due to overtime and addition of one shared Maintenance Worker II for five months.
 - Tree trimming and lumber & hardware cost incurred exceed amount originally budgeted.
 - Agreement reached with office machine vendor for reduced payment of lease that had not been billed for over two years.
 - Postage costs have increased due to purging the wait list.
 - Computer Software costs has increased from TenMast upgrades and additions that have been purchased.
 - Addition of inter-fund charges for IT Maintenance costs
 - **Decreased:**
 - Building Repairs that were originally included in the expense at \$593,000 are now estimated to be \$668,000 but have been removed from the expenses. Projected cash income of \$684,592 is adequate to pay for the Capitalized Building Improvements,

AMP 1 - Woodland

Significant changes between the original budget and the mid-year adjustment include:

- **Revenue**
 - Decrease in Capital Fund Hard Cost Revenue due to delays in playground construction.

- Decrease in HUD Operating Subsidy and reduction to 82% proration for four months.
- Slight increase in projected rent income.
- Projected Maintenance Charges Revenue and Other Income are somewhat higher than the original budget.
- **Expenses**
 - **Increased:**
 - Water, Sewer and other utilities cost continues to increase
 - Maintenance Salaries & Benefits increased due to additional overtime cost and addition of one shared Maintenance Worker II for five months
 - Various Maintenance Supplies and Contracts actual costs are projected to exceed original budget
 - Computer Software costs has increased from TenMast upgrades and additions that have been purchased.
 - Auto insurance increase results from unbudgeted insurance expense for new maintenance vehicle
 - Addition of inter-fund charges for IT Maintenance costs
 - **Decreased:**
 - Painting and Electrical contract costs are projected to be lower than the original budget
 - Vehicle maintenance is reduced due to purchase of new maintenance vehicle.
 - Salary and Benefit reductions due less than full year of Police Liaison position.
 - Building Improvements and Playground Construction that were originally included in the expense at \$339,000 are now estimated to be \$303,500 but have been removed from the expenses. Projected cash income of \$312,428 is adequate to pay for these capitalized costs,

AMP 2 - Winters

Significant changes between the original budget and the mid-year adjustment include:

- **Revenue**
 - Increase in Capital Fund Grant Revenue primarily resulting delays in completion of the ARRA projects

- Projected decrease in rental receipts of \$75,000 resulting from lower resident income and loss of prorated rent families who were replaced by lower income families.
- Increase in Maintenance Charges to Other Amps
- Decrease in HUD Operating Subsidy due to projected 82% proration for the last four months of the year
- **Expenses**
 - **Increased:**
 - Increased Maintenance Salaries & Benefits increased due to additional overtime cost and addition of one shared Maintenance Worker II for five months
 - Computer Software costs has increased from TenMast upgrades and additions that have been purchased.
 - Allocation of rent for Admin Building space was understated in original budget
 - Addition of inter-fund charges for IT Maintenance costs
 - Water and Utility costs continue to increase.
 - A new copier rental agreement was executed.
 - **Decreased:**
 - Salary and Benefit reductions due less than full year of Police Liaison position
 - Client Services Position filled for less than full year.
 - Building Improvements that were originally included in the expense at \$118,832 are now estimated to be \$312,000 but have been removed from the expenses. Projected cash income of \$318,027 is adequate to pay for these capitalized costs,
- Other line items also have changes. Please review the attached detail Budget Line Item Transfer Requests for each AMP.

AMP 4 – Admin Building

- Principal reduction payments have been removed from expense. This item does not affect operations, but does affect cash flow.

HVC Administration

The original budget anticipated excess Admin Fee income of \$44,680 for operations during the year. The revised projected cash income of \$4,886 is not adequate to support the purchase vehicle for the Housing Inspector to use. The current vehicle, a 1990-something Ford Taurus, has been deemed unsafe by Yolo County's vehicle maintenance department. **Staff requests authorization to use approximately \$30,000 of HCV Unrestricted Net Assets to purchase a replacement (hybrid) vehicle.**

Other changes from the original budget include:

▪ **Revenue:**

- Admin Fee Revenue has been decreased to reflect actual received to date and an 82% proration for the balance of the year
- Fraud Income and Interest Income were omitted from the original budget.
- Increased income from providing inspection services to SHRA.

• **Expenses**

○ **Increases:**

- Computer Software costs has increased from TenMast upgrades and additions that have been purchased.
- Addition of inter-fund charges for IT Maintenance costs
- Temporary Services costs to assist in purging the wait list
- Criminal background check cost has increased because of the emphasis on issuing new vouchers.
- The need to train new staff resulted in Travel and Training costs that are exceeding original budget
- Postage costs have increased due to purging the wait list.
- Admin Fees for Port Outs have increased because other agencies have stopped absorbing new Port In clients.

○ **Decreases:**

- Salary and Benefit reduction are due less than full year of Police Liaison position which more than offset the newly hired Housing Specialist I and an additional Office Assistant II proposed for the final three months of the budget year.
- The Capitalized cost of the new vehicle has been removed from expenses. **Since projected cash flow from operations is not sufficient to support purchase of a new vehicle, staff requests authorization to use HCV Unrestricted Net Assets to make the purchase. There are sufficient reserves to support the purchase.**

- Other budgeted line items have lesser increases or decreases. Please review HCV Line Item Transfer for details.

HCV Vouchers

Housing Assistance Payments (HAP), made on behalf of Housing Choice Voucher holders, are a direct pass through from HUD to individual landlords on behalf of eligible tenants. HAP is separate from funds earned by the YCH HCV program for program administration.

COCC

Significant changes between the original budget and the mid-year adjustment include:

- **Revenue**
 - LIPH Management Fee revenue is higher due to a higher HUD approved rate than what was used in the original budget
 - IT inter-fund Billing revenue has been added to reflect direct services to cost centers
 - CHARMA dissolution payments have been received that were not budgeted.
 - Interest, Soccer League and Donation Income has were not included in the original budget
- **Expenses**
 - **Increases:**
 - Salary and Benefit costs have increased due to inclusion of thirty hours per week rather than 20 hours per week for the IT Manager – which is reflective of YCH's increasing reliance on IT systems to improve service delivery and manage costs
 - Computer Software costs have increased from TenMast upgrades and additions that have been purchased
 - Trash Truck repairs and fuel were not itemized in the original budget
 - Vehicle maintenance costs have increased significantly now that YCH has an agreement for maintenance with Yolo County's Vehicle Maintenance Department.
 - Soccer League expenses were not included in the original budget.
 - Taxes and Fees were incurred to bring Nueva Esperanza back to active status.
 - **Decreases:**
 - Office Supplies expense is projected to be less than originally budgeted.

- A new vehicle for the Facilities Manager has been removed from expense as a capital expenditure (funded by Capital Grant Funds). Projected cash flow will be more than adequate to support the purchase.
- Other budgeted line items have lesser increases or decreases. Please review COCC Line Item Transfer for details.

ADMH

The original budget did not include the ADMH houses. The attached budget adds this component to YCH's 2010-2011 Budget and includes line items as agreed to with the County of Yolo.

Cottonwood Meadows

The California Department of Housing and Community Development has authorized a major repair to the walking bridge connecting Cottonwood's two buildings using Cottonwood's Reserve funds. The cost estimate ranges from \$90,000 to \$130,000. Facilities Management is currently preparing a bid request for the required architectural services which will clearly define the scope of work for the repair.

Significant changes between the original budget and the mid-year adjustment include:

- **Revenue**
 - Cottonwood again does not qualify for a State Subsidy for 2010-2011
 - Vacancies in both subsidized and unsubsidized units require a decrease in budgeted rent revenue
- **Expenses**
 - **Increases:**
 - Water and Utilities continue to increase as is trash service cost.
 - Property taxes were under estimated in the original budget.
 - Office Supplies includes costs associated with purging the wait list.
 - Grounds Contract expense increase is needed to support a one-time service that was outside of the grounds maintenance agreement.
 - **Decreases:**
 - Savings in Admin Salaries due to adjustment of payroll allocation
 - Grounds Contract expense was overestimated in original budget.
 - Several maintenance categories are projected to be reduced from the original budget

- Debt Service Principal has been separated from the Debt Service Principal and Interest that was approved in the original budget. The principal reduction payments do not affect operation income but do affect cash flow. Cottonwood Meadows cash flow is projected to be about \$12,000 short of cash need.

Esparto Country West

This component was not included in the original budget submitted. New Hope is required to make \$815 quarterly payments to Yolo County Planning for debt service. Annual weed abatement is also conducted on the Esparto lots.

Davis Solar Homes

The Davis Solar program has no adjustments to the original approved budget. The projection shows a small net income for the year.

FISCAL IMPACT

- The original agency budget¹ projected an operating cash flow of \$1,504,184. This mid-year reallocation projects an overall agency cash flow from operations of \$1,719,767.
- Upon including the cost for Capitalized Fixed assets of an estimated \$1,343,500 and debt principal reduction payments of \$152,680, YCH estimated cash flow from operations will be \$223,587 compared to an original budgeted amount of \$279,792.
- Any positive cash flow from AMP or HCV program operations or HCV Vouchers is restricted for use within the program.

CONCLUSION

The mid-year adjustment reveals that our capital fund revenue will be significantly more than originally anticipated while our Operating Subsidy and HCV Admin Fee income will be somewhat reduced. The combination of those changes along with the receipt of an additional CHARMA distribution results in a nice increase in cash flow.

Staff recommends approval of the 2010-2011 Mid-Year Budget Adjustment and the associated Recommendations as detailed above and in the detail cost center budgets attached.

Attachment – Detail Budgets for Cost Centers

¹ Adjusted as shown in Table 1 for Capital Expenditures and loan principal reduction payments
Working together to provide quality affordable housing and community development services for all

YOLO COUNTY HOUSING
AMP # 3 West Sacramento
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Capital Fund Hard Costs	53,775	614,225		668,000
Capital Fund Soft Cost	53,392	3,608		57,000
Capital Fund	593,000		593,000	
CHARMA - OPEB	22,250			22,250
Dwelling Rent - Riverbend 1	125,000		8,000	117,000
Dwelling Rent - Riverbend 2	62,000	3,000		65,000
Dwelling Rent 44-28 Las Casitas	275,000	25,000		300,000
Maintenance Charges to AMPS	5,400		1,900	3,500
Interest Income General Fund	750		350	400
Other Income	1,200	6,300		7,500
Other Income- 44-15 RSM #1	3,345		2,045	1,300
Other Income- 44-17 RSM #2	345		95	250
Other Income- 44-28 Las Casitas	5,200		1,500	3,700
HUD Operating Subsidy	325,000	28,000		353,000
TOTAL REVENUE	1,525,657	680,133	606,890	1,598,900
Administrative Salaries	70,120		12,258	57,862
Admin. P/R Taxes- Social	5,199		968	4,231
Admin. P/R Taxes--SUI	636		131	505
Admin. Retirement	8,498		2,022	6,476
Admin. Workers Comp	1,313		500	813
Admin Health	22,358		4,607	17,751
Legal Fees	2,000			2,000
Training	1,200			1,200
Travel	500	800		1,300
Contract Services Plan Updates	2,850			2,850
Professional Services	2,000			2,000
Audit Fees	6,763			6,763
Postage	1,500	1,623		3,123
Office Supplies	1,500	500		2,000
Telephone	8,600			8,600
Fair Housing Services	1,666			1,666
Dues and Subscriptions	400			400
Computer Services	3,778			3,778
Office Machines/Leases	2,200	5,191		7,391
Criminal Background Checks	1,000	800		1,800
Advertising	2,000			2,000
Subtotal	146,081	8,914	20,486	134,509
Expenses continued on next page				

YOLO COUNTY HOUSING
AMP # 3 West Sacramento Pg 2
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	146,081	8,914	20,486	134,509
Client services Salaries	21,353			21,353
Client Svc P/R Taxes - Social	1,609			1,609
Client Svc P/R Taxes--SUI	521			521
Client Svc Retirement	1,229			1,229
Client Svc Workers Comp	240			240
Client Svc Health	3,132			3,132
Client Services Materials	2,800			2,800
Tenant Liaison	3,600			3,600
Water 44-15 RSM #1	12,500			12,500
Water - 44-28 Las Casitas	21,000	2,000		23,000
Electricity- 44-15 RSM #1	21,000			21,000
Electricity- 44-17 RSM #2	3,600	3,750		7,350
Electricity- 44-28 Las Casitas	21,000			21,000
Gas 44-28 Las Casitas	4,500		2,000	2,500
Gas- 44-15 RSM #1	6,500			6,500
Gas- 44-17 RSM #2	450	550		1,000
Gas - vacant units	200			200
Sewerage-44-15 RSM #1	8,800			8,800
Sewerage- 44-17 RSM #2	5,200			5,200
Sewerage-44-28 Las Casitas	18,000			18,000
Maintenance Salaries	58,963	8,131		67,094
Maintenance P/R Taxes- Social	4,385	603		4,988
Maintenance P/R Taxes--SUI	434	73		507
Maintenance Retirement	6,492	913		7,405
Maintenance Workers Comp	5,507	760		6,267
Maint Helath	3,600	3,983		7,583
Electrical Supplies	5,000			5,000
Plumbing Supplies	5,000			5,000
Painting Supplies	2,000			2,000
Chemical Supplies	1,600			1,600
Lumber and Hardware	6,000	7,000		13,000
Automotive Supplies	300			300
Gas / Oil	4,500			4,500
Dwelling Equipmen/Supplies	10,000	2,500		12,500
Maintenance Equip/Supplies	7,500			7,500
Stoves/Parts	2,500			2,500
Refrigerators/Parts	1,000			1,000
Fire Protection/Testing/Monitor	8,000			8,000
Electrical Repair/Contract	4,000			4,000
Plumbing Repair/Contract	3,000			3,000
Painting/Decorating/Contract	14,000			14,000
Garbage Removal	36,000			36,000
Chemical Treatment/Contract	10,000			10,000
Subtotal	503,096	39,177	22,486	519,787
Expenses continued on next page				

YOLO COUNTY HOUSING
AMP # 3 West Sacramento-Pg 3
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	503,096	39,177	22,486	519,787
Automotive Repairs	3,000			3,000
Minor Equipment Repairs	2,000			2,000
Major Equip Repair / Maint	4,000			4,000
Uniform Service	700			700
Grounds Maintenance	24,000			24,000
Trash/Yolo County Landfill	1,750			1,750
Las Casitas Groundskeeping	11,700		11,000	700
Tree Trimming	2,500	7,000		9,500
Maintenance Charges from AMPS	75,893	4,107		80,000
Protective Services	2,250			2,250
Flood Insurance	25,500			25,500
General Liability Insurance	3,142			3,142
Auto Insurance	1,230			1,230
Property Insurance	13,999			13,999
ERMA Insurance	291			291
PILOT	40,000			40,000
Flood Control Assessment	5,550			5,550
TenMast HIB and TenDocs/IVP	3,225	8,275		11,500
Retired Benefits	5,100			5,100
OPEB	22,250			22,250
Collection Losses	3,000			3,000
OES JPA	833			833
Computer Hard and Soft costs	1,455			1,455
147 W Main Space	2,640			2,640
Tenant Liaison	1,800		1,000	800
Liaison Vehicle	5,000		4,900	100
Screen Doors	6,000			6,000
Transfers Out-Management Fees	85,018	2,982		88,000
Transfers Out- Bookkeeping Fees	12,510			12,510
Transfer Out - Asset Management Fee	16,680			16,680
IT Service		6,041		6,041
TOTAL EXPENSE	886,112	67,582	39,386	914,308
NET INCOME	639,545	612,551	567,504	684,592
MEMO				
Other income not included in Net Income				
Building Repairs	593,000	75,000		668,000
Total other expenses not included in	593,000	75,000	0	668,000
NET CASH FLOW	46,545	537,551	567,504	16,592

Requested By: *[Signature]* Date: 2/10/2011
 Supervisor Approval: *[Signature]* Date: 2/10/11
 Executive Director Approval: *[Signature]* Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
AMP #1 Woodland
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Capital Fund Hard Costs	31,381	227,119		258,500
Capital Fund Soft Costs	49,294	101,406		150,700
Capital Funds - Playground	100,000		100,000	
Other Capital Fund - balance of ARRA	150,000		150,000	
CDBG Playground	89,000		44,000	45,000
Dwelling Rent - 44-01 Yolano	208,000		4,590	203,410
Dwelling Rent - 44-05 Knights Landing	33,000			33,000
Dwelling Rent - 44-06 Yolito	33,000		1,148	31,852
Dwelling Rent - 44-07 Donnelly	265,000	14,159		279,159
CHARMA - OPEB	22,250			22,250
Retro Rent	500		500	
HUD Operating Subsidy	285,000		48,000	237,000
Maintenance Charges to AMPS	7,200	6,500		13,700
Interest Income General Fund	700			700
Other Income	13,349		5,349	8,000
Other Income - 44-01 Yolano	6,368	3,132		9,500
Other Income - 44-05 Ridgecut	2,200		2,001	199
Other Income - 44-06 Yolito	361		276	85
Other Income- 44-07 Donnelly	6,200		350	5,850
TOTAL REVENUE	1,302,803	352,316	356,214	1,298,905
Administrative Salaries	71,603		4,211	67,392
Admin. P/R Taxes- FICA	5,309		362	4,947
Admin. P/R Taxes- -SUI	636	97		733
Admin. Retirement	8,687		1,036	7,651
Admin. Workers Comp	1,333		413	920
Admin Health	22,358		8,584	13,774
Legal Fees	8,000		1,000	7,000
Training	1,000			1,000
Travel	1,800	700		2,500
Contract Services Plan Updates	2,850			2,850
Professional Services	2,000			2,000
Audit Fees	6,763			6,763
Postage	1,500	1,000		2,500
Office Supplies	1,400	1,000		2,400
Telephone	1,500			1,500
Fair Housing Services	1,667			1,667
Dues and Subscriptions	400			400
Computer Services	4,205			4,205
Office Equipment	500			500
Office Machines/Leases	6,500			6,500
Criminal Background Checks	1,300	404		1,704
Advertising	1,000			1,000
Subtotal	152,311	3,201	15,606	139,906
Expenses continued on next page				

YOLO COUNTY HOUSING
AMP #1 Woodland-Pg 2
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	152,311	3,201	15,606	139,906
OES JPA	833			833
Client services Salaries	21,353	1,316		22,669
Client Svc P/R Taxes- Social	1,609	101		1,710
Client Svc P/R Taxes--SUI	521		143	378
Client Svc Retirement	1,229			1,229
Client Svc Workers Comp	240	17		257
Client Svc Health	3,132	115		3,247
Client Services Materials	4,000			4,000
Tenant Liaison	1,800			1,800
Water - W Main				
Water - 44-01 Yolano	40,000			40,000
Water - 44-05 Ridgecut	2,500	1,300		3,800
Water - 44-06 Yolito	6,240			6,240
Water - Donnelly	16,000	11,000		27,000
Electricity- 44-01 Yolano	11,500	1,250		12,750
Electricity- 44-05 Ridgecut	2,200			2,200
Electricity- 44-06-Yolito	1,040	1,100		2,140
Electricity- 44-07 Donnelly	12,600	800		13,400
Electricity-Office	1,100		500	600
Gas at Office	500			500
Gas- 44-01 Yolano	250			250
Gas- 44-07 Donnelly	1,400		700	700
gas - yolito		25		25
Sewerage - 44-01 Yolano	16,300	1,200		17,500
Sewerage - 44-05 Ridgecut	2,600			2,600
Sewerage - 44-07 Donnelly	15,200	6,500		21,700
Maintenance Salaries	57,911	9,909		67,820
Maintenance P/R Taxes- Social	4,307	735		5,042
Maintenance P/R Taxes--SUI	434	73		507
Maintenance Retirement	6,347	1,157		7,504
Maintenance Workers Comp	5,409	925		6,334
Maint Health	7,080		1,338	5,742
Electrical Supplies	2,000	2,500		4,500
Plumbing Supplies	7,000			7,000
Painting Supplies	800		400	400
Chemical Supplies	1,700	1,300		3,000
Lumber and Hardware	12,000	6,500		18,500
Gas / Oil	3,250			3,250
Dwelling Equipment/Supplies	4,500	878		5,378
Maintenance Equip/Supplies	300			300
Stoves/Parts	5,000		4,000	1,000
Refrigerators/Parts	100			100
Fire Protection/Testing/Monitor	1,500	200		1,700
Subtotal	436,096	52,102	22,687	465,511
Expenses continued on next page				

YOLO COUNTY HOUSING
AMP #1 Woodland-Pg 3
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	436,096	52,102	22,687	465,511
Grounds Maintenance	6,000			6,000
Electrical Repair/Contract	4,000		2,000	2,000
Plumbing Repair/Contract	6,000		1,000	5,000
Painting/Decorating/Contract	16,000		1,500	14,500
Garbage Removal	47,000			47,000
Chemical Treatment/Contract	10,500			10,500
Automotive Repairs	2,500		1,000	1,500
Minor Equipment Repairs	500	600		1,100
Uniform Service	400			400
Building Repairs	1,000		100	900
Liaison Vehicle	5,000		4,900	100
landscaping Maintenance Contract	32,000		500	31,500
Trash/Yolo County Landfill	4,000			4,000
Tree Trimming	3,000	8,500		11,500
Maintenance Charges from AMPS	75,493	3,507		79,000
Protective Services	1,000		200	800
General Liability Insurance	3,543			3,543
Auto Insurance	1,230	1,103		2,333
Property Insurance	15,755			15,755
ERMA Insurance	291			291
Flood Insurance	3,550			3,550
PILOT	51,000			51,000
TenMast HIP and tendocs/ivp	3,550	6,450		10,000
OPEB	22,250			22,250
Retired Benefits	5,100			5,100
Collection Losses	7,500			7,500
147 Rent	45,483			45,483
Transfer Out-Management Fees	92,969	4,031		97,000
Transfer Out-Bookkeeping Fees	13,680			13,680
Transfer Out-Asset Management Fees	18,240			18,240
Computer Costs Hard & Soft	1,655		1,655	
Residential Watering		400		400
OES JPA	833		833	
Extraordinary Maintenance		3,000		3,000
IT Service		6,041		6,041
TOTAL EXPENSE	937,118	85,734	36,375	986,477
NET INCOME	365,685	266,582	319,839	312,428
MEMO				
Other income not included in Net Income	0	0	0	0
Capital Funds Hard Costs	250,000	8,500		258,500
CDBG Playground	89,000		44,000	45,000
Total other expenses not included in Net I	339,000	8,500	44,000	303,500
NET CASH FLOW	26,685	258,082	275,839	8,928

Requested By: *Ronul But* Date: 2/10/2011
 Supervisor Approval: *Milwain K* Date: 2/10/11
 Executive Director Approval: *[Signature]* Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
AMP # 2 Winters
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Capital fund hard	14,844	297,166		312,000
Capital fund soft	50,165	89,835		140,000
Capital Fund - ARRA	118,832		118,832	0
Rent El Rio Villa 1	141,151		21,151	120,000
Dwelling Rent 44-04 Montecito	84,172		7,172	77,000
Dwelling Rent 44-08 El Rio	163,226		18,226	145,000
Dwelling Rent 44-18 El Rio	255,840		25,840	230,000
Dwelling Rent 44-25 El Rio	100,517		5,517	95,000
Retro Rent	621			621
Maintenance Charges to Other AMPS	4,800	102,000		15,000
Interest Income General Fund	383	217		600
Other Income	5,940			5,940
Other Income - 44-02 Villa #1	2,897	1,103		4,000
Other Income - 44-04 Montecito	1,896		1,596	300
Other Income- 44-08 Villa #2	2,592		1,392	1,200
Other Income- 44-18 Villa #3	3,432		432	3,000
Other Income- 44-25 Villa #4	3,288		1,488	1,800
Operating Subsidy	220,000		25,000	195,000
CHARMA - OPEB	63,000			63,000
TOTAL REVENUE	1,237,596	490,311	226,646	1,409,461
Admin Sal	76,208		5,826	70,382
Admin FICA	5,650		481	5,169
Admin SUJ	636	31		667
Admin Retirement	9,274		1,265	8,009
Admin W/C	1,394		441	953
Admin Health	22,358	1,644		24,002
Legal Fees	6,500			6,500
Training	1,000			1,000
Travel	3,000		1,000	2,000
Professional Services	2,000			2,000
Auditing	6,763			6,763
Postage	1,275	225		1,500
Stationery & Office Supplies	1,750	1,700		3,450
Telephone	7,100			7,100
Fair Housing Services	1,667			1,667
Dues and Subscriptions	500			500
Computer Services	4,000		500	3,500
Office Machines/Leases	415	2,500		2,915
Subtotal	151,490	6,100	9,513	148,077
Expenses continued on next page				

YOLO COUNTY HOUSING
AMP # 2 Winters Pg 2
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	151,490	6,100	9,513	148,077
Criminal Background Checks	1,800			1,800
Advertising	1,500		500	1,000
Tenant Service Salaries -	21,353		5,097	16,256
Tenant Service FICA	1,609		390	1,219
Tenant Service SUI	521		291	230
Tenant Service Retirement	1,229			1,229
Tenant Service W/C	240		69	171
Tenant Service Health	3,132	115		3,247
Client Services Materials	2,000		700	1,300
Water - El Rio Villa 1/ Winters	12,800	2,200		15,000
Water - Vista Montecito/	2,400	5,400		7,800
Water El Rio Villa 3/ Winters	11,500	2,000		13,500
Electricity- El Rio Villa 1/	25,000	3,500		28,500
Electricity- Vista Montecito/	3,500			3,500
Electricity- El Rio Villa 2/	100			100
Electricity- El Rio Villa 3/	400			400
Electricity- El Rio Villa 4/	100			100
Gas- El Rio Villa 1/ Winters	400			400
Gas-Vista Montecito/ Esparto	200			200
Gas- El Rio Villa 2/ Winters	50			50
Gas- El Rio Villa 3/ Winters	200			200
Gas-Purtel Winters	100			100
Sewerage - Vista Montecito/	5,500			5,500
Sewerage-44-08 Villa # 2		735		735
Sewerage-44-18 Villa # 3		735		735
Sewerage-44-25 Villa # 4		735		735
City of Winters Sewer Svc. and Main. MOU	130,584			130,584
Maintenance Salaries	59,159	8,826		67,985
Maintenance FICA	4,399	655		5,054
Maintenance SUI	434	73		507
Maintenance Retirement	6,519	1,008		7,527
Maintenance W/C	5,525	824		6,349
Maintenance Health	3,600	1,218		4,818
Electrical Supplies	3,800			3,800
Plumbing supplies	7,000			7,000
Painting Supplies		100		100
Maintenance Equip/Supplies		500		500
Chemical Supplies	1,800			1,800
Lumber and Hardware	14,000			14,000
Automotive Supplies	300			300
Gas and Oil	6,000			6,000
Dwelling Equipment/Supplies	7,500			7,500
Other Equip & Supplies	3,000			3,000
Sloves/Parts	4,500		3,000	1,500
Subtotal	505,244	34,724	19,560	520,408
Expenses continued on next page				

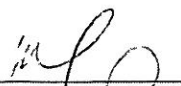

YOLO COUNTY HOUSING
AMP # 2 Winters Pg 3
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	505,244	34,724	19,560	520,408
Fire Protection/Testing/Monitor	2,500			2,500
Grounds Maintenance	500	2,000		2,500
Electrical Repair/Contract	500	800		1,300
Plumbing Repair/Contract	4,000		1,000	3,000
Painting/Decorating/Contract	23,000		4,000	19,000
Garbage Removal	25,000			25,000
Chemical Treatment/Contract	9,500	1,000		10,500
Automotive Repairs	2,000			2,000
Minor Equipment Repairs	750			750
Uniform Service	1,150			1,150
Mat Service	1,800			1,800
Landscaping Maintenance Contract	35,000			35,000
Trash/Yolo County Landfill	5,000			5,000
Liaison vehicle	5,000		4,900	100
Tree Trimming	15,000			15,000
Tenant Liaison	1,800			1,800
Protective Services	900			900
General Liability Insurance	3,250			3,250
Auto Insurance	1,230	1,000		2,230
Property Insurance	14,389	2,000		16,389
ERMA Insurance	243			243
PILOT	63,000			63,000
Computer hard and soft	1,456		1,256	200
Collection Losses	1,000			1,000
OES JPA	833			833
Transfer Out-Management Fees	85,629	3,371		89,000
Transfer Out-Bookkeeping Fees	12,600			12,600
NFC Contract	2,850			2,850
TenMast HIP/TenDocs/HIP	3,275	6,725		10,000
Maintenance Charges from AMPS	136,893	107		137,000
Asset Management Fee to COCC	16,800			16,800
147 Rent Allocation	2,640	1,410		4,050
Retired Insurance	14,700			14,700
OPEB	63,000			63,000
Resident Watering Contract	540			540
IT Service		6,041		6,041
TOTAL EXPENSE	1,062,972	59,178	30,716	1,091,434
NET INCOME	174,624	339,333	195,930	318,027
MEMO				
Other Income not included in Net Income				
Building Repairs	118,832	193,168		312,000
Total other expenses not included in:	118,832	193,168	0	312,000
NET CASH FLOW	55,792	146,165	195,930	6,027

Requested By: *Amel Ben* Date: 2/10/2011
 Supervisor Approval: *[Signature]* Date: 2-10-11
 Executive Director Approval: *[Signature]* Date: 2/10/11
 Finance Dept Rec'd Date: _____ Date entered in Tenmast _____

YOLO COUNTY HOUSING
 147 Administration Building
 Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Rent Income - West Sacramento	4,042			4,042
Rent Income - Woodland	38,844			38,844
Rent Income - Winters	4,042			4,042
Rent Income - HCV	33,640			33,640
Rent Income - COCC	48,151			48,151
Caplial Fund Debt Service Revenue	217,898			217,898
Rent Income - Chiropractor's Office	31,000			31,000
TOTAL REVENUE	377,617	0	0	377,617
Debt Service (Principal & Interest)	217,898		136,988	81,000
Electricity	21,000			21,000
Water	1,200			1,200
Sewer	500			500
Maintenance Charges (From AMPS)	13,500			13,500
Property Tax	3,500			3,500
Gas	3,500			3,500
Property Insurance	2,096			2,096
Yard Maintenance	3,000			3,000
Security	1,000			1,000
Building Maintenance	7,500			7,500
Fire System	9,200			9,200
Mat Service	3,965			3,965
TOTAL EXPENSE	287,859	0	136,988	150,961
NET INCOME	89,758	0	(136,988)	226,656
MEMO				
Other income not included in Net Income	0	0	0	0
Debt Service (Principal & Interest)		136,988		136,988
Total other expenses not included in Net I	0	136,988	0	136,988
NET CASH FLOW	89,758	(136,988)	(136,988)	89,668

Requested By:  Date: 2/10/11
 Supervisor Approval:  Date: _____
 Executive Director Approval: _____ Date: 2/12/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
200 HCV Admin
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Admin Fees Income	1,056,816		61,816	995,000
CHARMA - OPEB Reven	38,500			38,500
Fraud		5,000		5,000
Interest		1,200		1,200
Port in admin fees		175		175
Inspection Income	7,500	5,000		12,500
TOTAL REVENUE	1,102,816	11,375	61,816	1,052,375
Admin Salaries	291,593		15,122	276,471
Admin FICA	21,621		1,234	20,387
Admin SUI	2,431	45		2,476
Admin Retirement	35,311		3,150	32,161
Admin W/C	5,007		1,338	3,669
Admin Health	84,402	4,270		88,672
FSS Salaries	20,062			20,062
FSS FICA	1,487			1,487
FSS SUI	174			174
FSS Retirement	2,457			2,457
FSS W/C	177			177
FSS Health	6,264			6,264
Retired Benefits	8,700			8,700
OPEB	38,500			38,500
Training	7,000	2,000		9,000
Travel	4,000	2,500		6,500
Contract Service Plan U	4,650			4,650
Auditing	16,817			16,817
Office Rent	33,640			33,640
Office Supplies	9,000			9,000
Postage	15,000	1,500		16,500
Telephone	1,200			1,200
Other Misc. Costs	20			20
Membership Dues and S	3,000			3,000
Fair Housing Services	3,750	1,250		5,000
Admin Fees Port Outs	1,000	6,500		7,500
Computer Software	8,995	10,705		19,700
Inspections	20,000	5,000		25,000
Subtotal	646,258	33,770	20,844	659,184
Expenses continued on next page				

YOLO COUNTY HOUSING
200 HCV Admin Pg2
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continue	646,258	33,770	20,844	659,184
Criminal Background Ch	4,000	7,000		11,000
Office Equipment Lease/	9,896			9,896
Meeting Supplies/Expens	300			300
Consulting Services	1,000	500		1,500
Kelly Services		6,500	6,500	6,500
Gas/Oil	1,000			1,000
Printing	2,000			2,000
OES JPA	2,500			2,500
Liaison Vehicle	15,000		14,900	100
TenMast HIP	7,425		1,525	5,900
Vehicle Repair and Main	500			500
Maintenance Charges frd	4,243		3,743	500
General Liability Insuran	3,280			3,280
Auto Insurance	1,170			1,170
D & O Insurance	534			534
Transfer Out-COCC Mar	206,363	5,637		212,000
Transfer Out-COCC Boo	117,000		1,500	115,500
Computer Equipment	3,167		2,167	1,000
IT Services	0	10,625		10,625
Advertising	2,500			2,500
TOTAL EXPENSE	1,028,136	64,032	51,179	1,047,489
NET INCOME	74,680	(52,657)	10,637	4,886
MEMO				
Other income not	0	0	0	0
New Vehicle	30,000			30,000
Total other expen	30,000	0	0	30,000
NET CASH FLOW	44,680	(52,657)	10,637	(25,114)

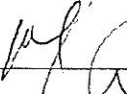
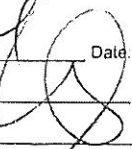
Requested By: [Signature] Date: 2-10-11
 Supervisor Approval: [Signature] Date: 2-10-11
 Executive Director Approval: [Signature] Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
310 Central Office Cost Center
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
LIPH Bookkeeping Fees	38,790			38,790
LIPH Management Fees	263,616	10,384		274,000
LIPH Asset Management Fees	51,720			51,720
Citwd Mgmt Fees & Salary Reimbursement	19,320			19,320
HCV Program Management Fees	206,363	5,637		212,000
HCV Program Bookkeeping Fees	117,000		1,500	115,500
Capital Fund Soft Costs	114,265	7,463		121,728
Capital Fund Hard Costs	35,000		5,000	30,000
ARRA Admin Fees	30,000	9,000		39,000
Maintenance Charges to AMPS	302,600		7,600	295,000
Davis Migrant Center Management Fees	45,008			45,008
Madison Migrant Center Management Fees	64,028			64,028
Dixon Migrant Center Management Fees	57,155			57,155
Davis Solar Management Fee	4,494			4,494
Interest Income		3,600		3,600
Soccer League		2,325		2,325
Donation Income		4,800		4,800
Rochdale Grange Labor Compliance Monitoring Fee	15,000			15,000
Davis RD-880 Mgmt Fee	15,000			15,000
OPEB Revenue	82,000			82,000
CHARMA Rev		129,000		129,000
Other Income	11,000		10,000	1,000
IT Billed		21,250		21,250
TOTAL REVENUE	1,472,359	193,459	24,100	1,641,718
Admin Salaries	687,246	20,910		708,156
Admin FICA	51,051	962		52,013
Admin SUI	3,735	53		3,788
Admin PERS	78,466		1,581	76,885
Admin W/C	15,712	1,686		17,398
Admin Health	101,981		5,294	96,687
Maint Salaries	110,666			110,666
Maint FICA	8,206			8,206
Maint SUI	1,302			1,302
Maint PERS	13,389			13,389
Maint W/C	10,336			10,336
Maint Health	29,820	1,008		30,828
Contract Service - County Counsel	50,000			50,000
Training	8,500			8,500
Travel	12,000			12,000
Auditing	7,325			7,325
Contract Service - Clerk of the Board	10,000			10,000
Professional Services	2,100			2,100
Postage	2,500			2,500
Office Supplies	10,000		2,500	7,500
Printing	1,500			1,500
Telephone	16,500	2,500		19,000
Board Stipends	3,850			3,850
Dues & Subscriptions	5,545			5,545
Computer Support-Tenmast	6,039	2,961		9,000
Computer network & PC Support	4,123			4,123
Office Machines/Leases	6,599			6,599
Advertising	500			500
P/R Processing Fee	3,750			3,750
Subtotal	1,262,741	30,080	9,375	1,283,446
Expenses continued on next page				

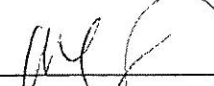
YOLO COUNTY HOUSING
 310 Central Office Pg 2
 Budget Line Item Transfer Request


ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	1,262,741	30,080	9,375	1,263,446
Gas & Oil Vehicles/Repairs Fleet Vehicles	7,000	7,000		14,000
Trash Truck Gas/Oil Repairs		7,500		7,500
Taxes/Fees/Assessments		4,500		4,500
D & O Insurance	1,231			1,231
Retired Admin Benefits	26,100			26,100
OPEB Expense	82,000			82,000
Soccer League		2,308		2,308
Rent	48,151			48,151
Maintenance Charges from AMPS		200		200
TOTAL EXPENSE	1,427,223	51,588	9,375	1,469,436
NET INCOME	45,136	141,871	14,725	172,282
MEMO				
Other income not included in Net Inc	0	0	0	0
New Vehicle	35,000		5,000	30,000
Total other expenses not included in	35,000	0	5,000	30,000
NET CASH FLOW	10,136	141,871	9,725	142,282

Requested By:  Date: 2/10/11
 Supervisor Approval:  Date: _____
 Executive Director Approval: _____ Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
320 ADMH
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Other government revenues	37,900			37,900
TOTAL REVENUE	37,900	0	0	37,900
Administrative Salaries	4,050			4,050
Administrative Salaries Meadowlark	4,050			4,050
Background Check-Trinity	350			350
Background Check Meadowlark	350			350
Property Taxes, Assessments and Fees Meadowlark	1,100			1,100
Water/Sewer expense Trinity	800			800
Water & Sewer Meadowlark	800			800
Electric Service Meadowlark	2,500			2,500
Electric Expense-Trinity	2,500			2,500
Gas (Heating) Meadowlark	1,500			1,500
Gas Expense Trinity	1,500			1,500
Materials Trinity	1,200			1,200
Materials Meadowlark	1,200			1,200
Grounds Maintenance Trinity	1,500			1,500
Grounds Maintenance Meadowlark	1,500			1,500
Garbage and Trash Removal Trinity	500			500
Garbage and Trash Removal Meadowlark	500			500
Chemical Treatment	250			250
Chemical Treatment Meadowlark	250			250
Maintenance Charges From AMPs - Meadowlark	3,000			3,000
Maintenance Charges from AMPS - Trinity	3,000			3,000
Property Insurance Trinity	750			750
Property Insurance Meadowlark	750			750
Extraordinary Maintenance Trinity	2,000			2,000
Extraordinary Maintenance Meadowlark	2,000			2,000
TOTAL EXPENSE	37,900	0	0	37,900
NET INCOME	0	0	0	0
MEMO				
Other income not included in Net Income				
Total other expenses not included in Net Income				
NET CASH FLOW	0	0	0	0

Requested By:  Date: 2/10/11

Supervisor Approval:  Date: _____

Executive Director Approval: _____ Date: 2/10/11

Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
400 Cottonwood Meadows
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
State Annuity				
Dwelling Rent	232,260		22,306	209,954
Dwelling Rent	45,000		3,840	41,160
Interest Income	900		100	800
Other Income Tenant Cottonwood	1,000	200		1,200
Other program Charges-RHCP -units	1,500		1,100	400
Vending Income	2,000	400		2,400
TOTAL REVENUE	282,660	600	27,346	255,914
Administration Salaries	9,404		3,545	5,859
Admin. P/R Taxes Social	699		264	435
Admin. P/R Taxes-SUI	54		21	33
Admin.Retirement	1,079		414	665
Admin.Workers Comp	83		32	51
Admin Health	1,958		740	1,218
Legal Fees	1,000	1,000		2,000
Training	500		450	50
Travel	100		50	50
Audit Fee	2,713			2,713
Advertising	600		500	100
Office Supplies	400	800		1,200
Postage	200			200
Telephone	900	100		1,000
Membership Dues and Subscriptions	100		100	0
Computer Services	1,368			1,368
Office Equipment	50			50
Management Fee To YCH	19,320			19,320
Background Expense	100			100
Taxes Assesments & Fees	13,050	2,650		15,700
Tenant Liaison	1,800			1,800
Water Cottonwood	14,500	2,720		17,220
Electricity-Cottonwood	5,000	1,000		6,000
Gas Cottonwood	1,000			1,000
Sewerage- Cottonwood	16,000		1,900	14,100
Maintenance Supplies	5,000		1,000	4,000
Maintenance Contracts	16,000		8,000	8,000
Painting and Decoraling Contracts	13,000		3,000	10,000
Garbage and Trash Removal	7,300	2,700		10,000
Grounds Contracts	3,000	650		3,650
Maintenance Charges from AMPS	8,152		152	8,000
Subtotal	144,430	11,620	20,168	135,882
Expenses continued on next page				

YOLO COUNTY HOUSING
 400 Cottonwood Meadows Pg 2
 Budget Line Item Transfer Request

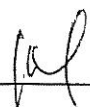
ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Expenses, continued from previous page	144,330	11,620	20,068	135,882
Protective Services	1,100			1,100
Insurance Flood	2,250			2,250
General Liability Insurance	5,925			5,925
Property Insurance	5,994			5,994
D & O Insurance	13			13
Debt Service (Principal and Interest)	115,092		16,692	98,400
Director's Risk Insurance	1,300			1,300
Collection Loss	400			400
TOTAL EXPENSE	276,404	11,620	36,760	251,264
NET INCOME	6,256	(11,020)	(9,414)	4,650
MEMO				
Other income not included in Net Income				
Debt Service (Principal and Interest)		16,692		16,692
Total capital costs not included in Net Income	0	16,692	0	16,692
NET CASH FLOW	6,256	(27,712)	(9,414)	(12,042)

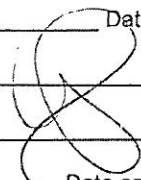
Requested By: *Anna Rade* Date: 2/10/2011
 Supervisor Approval: *Mawson* Date: 2/10/11
 Executive Director Approval: _____ Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
 410 Esparto
 Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
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TOTAL REVENUE	0	0	0	0
Note Payable - Yolo County Planning	2,466			2,466
Interest Expense	797			797
Maintenace Contracts	501			501
TOTAL EXPENSE	3,764	0	0	3,764
NET INCOME	(3,764)	0	0	(3,764)
MEMO				
Other income not included in Net Income				
Total capital costs not included in Net Income				
NET CASH FLOW	(3,764)	0	0	(3,764)

Requested By:  Date: 2/10/11

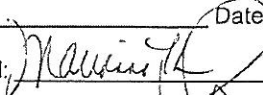

Supervisor Approval:  Date: _____

Executive Director Approval: _____ Date: 2/10/11

Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
600 Davis Solar
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
Dwelling Rent	37,620			37,620
Interest Income	500			500
Other Income- tenants	100			100
TOTAL REVENUE	38,220	0	0	38,220
Administrative Salaries	2,135			2,135
Admin. P/R Taxes- Social Security/Medicare	158			158
Admin. P/R Taxes- -SUI	23			23
Admin. Retirement	249			249
Admin. Wokers Comp	27			27
Training	250			250
Telephone	36			36
Computer Software	360			360
Management Fees	1,143			1,143
Water Davis Solar	5,500			5,500
Electricity Davis Solar	100			100
Gas Davis Solar	100			100
Sewerage - Davis Solar	4,500			4,500
Maintenance Repairs and Contracts	1,200			1,200
Maintenance Supplies	3,000			3,000
Dwelling Equipment/Supplies	1,500			1,500
Grounds Maintenance	250			250
Furnishing Replacement	400			400
Painting Services	4,000			4,000
Garbage and Trash Removal	2,500			2,500
Fencing Maintenance	2,500			2,500
Maintenance Charges from AMPS	600			600
FmHA Payment	895			895
General Liability Insurance	115			115
Property Insurance	1,001			1,001
ERMA Insurance	50			50
Benefits	822			822
Special Assessment	1,368			1,368
Interest Expense	35			35
TOTAL EXPENSE	34,817	0	0	34,817
NET INCOME	3,403	0	0	3,403
Other income not included in Net Inc	0	0	0	0
Total capital costs not included in Ne	0	0	0	0
NET CASH FLOW	3,403	0	0	3,403

Requested By: _____ Date: _____
Supervisor Approval:  Date: 2-10-11
Executive Director Approval:  Date: 2/12/11
Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____

YOLO COUNTY HOUSING
201 Housing Choice Vouchers
Budget Line Item Transfer Request

ACCOUNT DESCRIPTION	APPROVED BUDGET	INCREASE	DECREASE	PROPOSED BUDGET
HUD Vouchers Revenue	9,478,080		253,080	9,225,000
Interest Income		3,900		3,900
Fraud Income		5,000		5,000
TOTAL REVENUE	9,478,080	8,900	253,080	9,233,900
Vouchers Issued	9,478,080		365,080	9,113,000
TOTAL EXPENSE	9,478,080	0	365,080	9,113,000
NET INCOME	0	8,900	(112,000)	120,900
MEMO				
Other income not included in Net Inc	0	0	0	0
Total other expenses not included in	0	0	0	0
NET CASH FLOW	0	8,900	(112,000)	120,900

Requested By: *JCF* Date: 2/10/11
 Supervisor Approval: *Marvin 74* Date: 2/10/11
 Executive Director Approval: *[Signature]* Date: 2/10/11
 Finance Dept. Rec'd Date: _____ Date entered in Tenmast: _____