



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 15, 2012
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Mark Stern, Finance Director
SUBJECT: **REVIEW THE DECEMBER PROGRAM OPERATING STATEMENTS AND REVIEW AND APPROVE THE PROPOSED MID-YEAR BUDGET REVISION AND AUTHORIZE THE EXECUTIVE DIRECTOR TO IMPLEMENT THE REVISED BUDGET**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Review the December Program Operating Statements; and
2. Appropriate additional identified revenue and approve the budgeting and expenditure of additional funds as identified in the mid-year budget revision; and
3. Approve the expenditure of funds for line item expenses that were not included in the original budget; and
4. Authorize the Executive Director to implement the revised budget and recommendations.

BACKGROUND / DISCUSSION

The Department of Housing and Urban Development (HUD) requires a board approved budget be in place prior to the beginning of the Yolo County Housing (YCH) fiscal year. When this original budget is prepared, the best information available is used. However there are many unknowns when the budget is prepared in March, April and May prior to the fiscal year's July 1 beginning.

- HUD funding is appropriated on a calendar year basis and the level of funding for the 2nd half of the agency fiscal year is completely unknown.
- Based on projections from HUD and National Association of Housing and Redevelopment Officials (NAHRO), the approved budget had assumed that no additional HUD Operating Subsidy would be available to the Low Income Housing Program (LIPH) after the end of the 2011 calendar year. Having used the most conservative approach for the original budget, this revision includes additional Operating Subsidy for all three Asset Management Programs (AMP). Funds have been allocated for the first three months of 2012 but HUD's final calculation has not been completed.

Working together to provide quality affordable housing and community development services for all

- The approved budget had assumed that the monthly LIPH Operating Subsidy would continue at the same rate for the remainder of the 2011 calendar year. This assumption also turned out to be incorrect. The last few months of 2011 saw increased Operating Fund allocations for the Woodland and Winters AMPs and zero allocation for the West Sacramento AMP.
- The budget assumed that Housing Choice Voucher (HCV) Administration (Program Operations) Fees would be allocated at a 75% proration of the amount for which YCH is eligible. This assumption turned out to be incorrect. HUD prorated Administrative Fees at 83% through December and is now prorating at 75%.
- The budget assumed that YCH would receive Administrative Fees for 1,560 vouchers but our current lease up is about 1,470.

As part of YCH's commitment to prudent financial management, staff does a mid-year review of the annual budget to ensure that revenue and expenditure projections are prepared with the best available information.

As part of the mid-year budget revision 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 the year, staff has line-item authority to transfer funds among various line items within each program without altering the program's budget in total. The mid-year revision presented includes line item amounts after line item transfers have been entered and vary from the original budget approved in June in detail only, not in program total.

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, summarized below and explained in more detail on the following tables and pages.

Current Approved Budget

Cost Center	Revenue	Expenses	Net Fund Balance
AMP 3 - West Sacramento	920,102	920,102	-0-
AMP 1 – Woodland	1,023,561	1,000,494	23,067
AMP 2 – Winters	1,011,890	1,011,890	-0-
Admin Building	377,616	289,924	87,692
HCV Operations	1,122,609	1,093,745	28,864
COCC	1,458,835	1,456,036	2,799
Helen Thomson Homes	37,900	37,900	-0-
Cottonwood Meadows	279,726	271,555	8,171
Esparto Country West	-0-	3,764	(3,764)
Davis Solar Homes	37,318	34,158	3,160
Total	6,269,557	6,119,568	149,989
HCV Vouchers	10,872,000	10,872,000	-0-

Table 2 - Comparison of Approved Budget to Proposed Revision

YOLO COUNTY HOUSING						
Cost Center	Revenue		Expenses		Net Income/Loss	
	Approved Budget	Adjusted*	Approved Budget	Adjusted*	Approved Projected Fund Balance	Adjusted Projected Fund Balance
AMP 3 – W. Sac.	920,102	875,095	920,102	844,943	-0-	30,152
AMP 1 – Woodland	1,023,561	1,386,571	1,000,494	1,068,042	23,067	318,529
AMP 2 – Winters	1,011,890	1,100,470	1,011,890	1,094,182	-0-	6,288
Admin Building	377,616	377,616	289,924	307,246	87,692	70,370
HCV Operating	1,122,609	1,114,369	1,093,745	1,108,308	28,863	6,061
COCC	1,458,835	1,503,028	1,456,036	1,495,896	2,799	7,132
Helen Thomson Homes	37,900	37,900	37,900	37,900	-0-	-0-
Cottonwood	279,726	277,298	271,555	274,680	8,171	2,618
Esparto Country West	-0-	-0-	3,764	4,063	(3,764)	(4,063)
Davis Solar	37,318	37,318	34,158	33,633	3,160	3,685
Total	6,269,557	6,709,665	6,119,568	6,268,893	149,989	440,772
HCV Vouchers	10,872,000	10,804,100	10,872,000	10,804,100	-0-	-0-

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

AMP 3 - West Sacramento

Income earned by this program is restricted for use with the Agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Increase from budgeted HUD Subsidies of \$53,000. Whereas AMPs 1 & 2 received increased funding during October, November and December, AMP 3 received no Operating Subsidy during those months.
 - Projected use of reserves to balance the budget has been eliminated.
- **Expenses**
 - **Increases:**
 - Unit turnover has led to increased cost for Painting and carpet replacement.
 - Maintenance staff vehicle incurred non routine maintenance
 - **Decreased:**
 - Maintenance performed by staff of COCC Maintenance Department or Maintenance Staff of other AMPs has been significantly under budget.

- Property Insurance cost is reduced from 2010-2011 which was the basis for the original budget.

Year to date, the West Sacramento AMP is showing Net Restricted Income from operations which is ahead of budget. Revenue and expenses are both under the currently approved budget.

AMP 1 - Woodland

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**

- Amount of City of Woodland contribution to new playground cost was finalized providing \$65,826 rather than the \$54,400 that was budgeted.
- Completion of the playgrounds translated into additional capital grant funds to pay the cost of the construction (\$281,380 rather than \$121,250)
- Both of the above items are Income without Expense. The playground cost is capitalized and depreciated over time while the income is recognized when earned.
- Because of this treatment of the capitalized expense, its associated revenue and the fungibility of capital grant revenue, we have reallocated the soft cost capital fund revenue included in the original budget to be used in the other two AMPs.
- HUD completed 2011 Operating Subsidy calculation in August and from October through December Woodland received significantly more than the funding that was contained in the original budget.

- **Expenses**

- **Increased:**

- Legal fees are high due to increased tenant evictions.
- Maintenance Salaries & Benefits increased due to projected transfer of a shared maintenance worker to the Woodland AMP
- Dwelling equipment supplies includes replacing a large number of refrigerators that were purchased for inventory with ARRA funds.
- Office Equipment now includes new computers and computer tables for the Woodland computer lab.
- Setup of the new equipment and maintenance and ultimate removal of the old equipment resulted in increased interfund IT Service costs.

- \$9,686 in unanticipated repairs to the Woodland Computer lab building were incurred.
- **Decreased:**
 - There are no significantly decreased cost projections.

The Woodland AMP is currently showing a large Net Restricted Fund balance as the result of the playgrounds that were recently completed. Expenses in total are on track to budget.

AMP 2 - Winters

Income earned by this program is restricted for use with the Agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - HUD Operating Subsidy calculations resulted in large additional allocations during the final quarter of calendar 2011
 - Maintenance billings to other AMPs are reduced from original projection due to more on site needs.
 - Hard Cost Capital Fund revenue is budgeted at \$25,000 for road repairs within the developments. We receive reimbursement from the capital grant only for expenses incurred. We do not anticipate very much progress on this project before fiscal year end of June 30.
 - El Rio Villa 2 rent is running significantly under budget due to vacancies, unit turnover and reduced tenant income on which rent charges are based.
 - Other Income benefited from insurance reimbursement for vehicle repairs but was offset by higher vehicle repair cost..
- **Expenses**
 - **Increased:**
 - Administrative Salaries and associated costs are higher than budgeted due to overlap of staff during transition from the previous Housing Specialist to a new Housing Specialist.
 - Office Machine Lease cost was miscalculated in original budget
 - Water costs (which include well testing) are running higher than budgeted
 - The 2nd year of the City of Winters Sewer Service agreement had a rate increase that was not included in the original budget.
 - Collection Losses are very high
 - An accident resulted in over \$3,500 in repairs.

- **Decreased:**

- Payment in Lieu of Taxes (PILOT) was originally budgeted at \$68,000 but based on approximately 10% of rent however actual PILOT is 10% of net rent which is rent less utilities. This line was previously reduced from \$68,200 to the current with a line item transfer to the \$43,500 shown. The savings on this line item gave staff the flexibility to use their line item budget authority to assure other lines did not exceed their budgets.

For the Winters AMP rents are all behind last year. High unit turnover has increased Painting and Decorating Contract costs and Maintenance Costs from Other AMPs. Nearly all maintenance costs exceed year to date budget.

Admin Building

- Maintenance performed by in house maintenance staff is higher than included in the original budget.

HVC Operations (Administration)

Income earned by this program is restricted for use with the Agency's HCV program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue:**

- Admin Fee Revenue has been decreased to reflect actual received to date and a reduced number of leased up vouchers than used in budget preparation.
- Increased Other Income from providing inspection services to Sacramento Housing and Redevelopment Agency (SHRA).

- **Expenses**

- **Increases:**

- Contract Inspections are anticipated to increase due to medical leave of program staff member.
- Criminal Background checks are anticipated to increase with the issuance of additional vouchers.

- **Decreases:**

- There are no material decreases anticipated.

The HCV Operations (Administration) is on target to budget in revenue and controlling costs on the expense lines which to this point is showing a significant Net Restricted Operating

Income. Recent HUD notification indicates that the Admin Fee Revenue will be reduced and the current projection indicates only a small positive balance by year end.

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. Any excess or shortage of allocation received to vouchers paid becomes part of the Net Restricted Assets and is reported monthly to HUD and reconciled annually during the audit.

COCC

Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Interest income was overestimated in the approved budget.
 - Davis Solar management fee is adjusted to match the approved Davis Solar budget.
 - Pacifico Management Fee has been adjusted to reflect the fee stated in the agreement between YCH and the City of Davis
 - IT and Maintenance Inter-Fund Billing revenue has been adjusted to reflect direct services to cost centers provided by COCC Maintenance and IT staff.
- **Expenses**
 - **Increases:**
 - Gas, oil and maintenance of fleet vehicles is costing more than anticipated.
 - Other Post Employment Benefits (OPEB) is undergoing a new actuarial review. The expense to all programs will undoubtedly change once the review is completed.
 - Contract Services and Professional Services will be higher than budgeted due to the Crosswoods Apartments and the Energy Performance Contract projects

Although currently the COCC is showing an Operating Income of \$48,983, the projection for year end is that the net income will not hold at the current level but will be better than the income included in the original budget.

Helen Thompson Homes

This is basically a cost reimbursement contract between YCH and the Yolo County Alcohol, Drug and Mental Health program for maintenance of two homes (West Sacramento and Woodland). YCH provides maintenance and another entity provides services to the residents. Entering this 3rd year, the agreement continues to include a \$37,900 budget for maintenance of the homes although we have to date not incurred cost of that magnitude. We invoice the County only for costs incurred. YCH receives an \$8,100 administrative fee for maintaining the homes.

Cottonwood Meadows (New Hope CDC)

Cottonwood Meadows is a forty-seven unit senior apartment complex comprised of 14 low rent units and 33 market rate units. Its construction was partially funded by the California Department of Housing and Community Development (HCD).

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Vacancies require a decrease in budgeted rent revenue. Since the on site manager was hired, the vacancy rate is decreasing and revenue should be higher in the 2nd half of the year.
 - Unanticipated repairs to the elevator and tree trimming required by an abatement notice issued by the City of Woodland were approved by HCD for payment from replacement reserve funds.
- **Expenses**
 - **Increases:**
 - Painting and Carpet replacement of vacant units has been higher than budgeted.
 - Charges for in house maintenance staff have been higher than budgeted.
 - Extraordinary maintenance and tree trimming costs. These repairs were approved for use of reserve funds.
 - **Decreases:**
 - Savings in Admin Salaries due to adjustment of payroll allocation and delayed hiring of the on site manager.
 - Grounds Contract expense was overestimated in original budget.
 - Several maintenance categories are projected to be reduced from the original budget

Cottonwood Meadows cash flow is projected to be about \$12,000 short of cash need.

The California Department of Housing and Community Development (HCD) 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 and will be paid for from the program's replacement reserves. Facilities Management is currently preparing a bid request for the required repairs which will clearly define the scope of work.

Esparto Country West (New Hope CDC)

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 significant adjustments to the original approved budget. The projection shows a small net income for the year. Construction of these seven agricultural housing units was funded by the U.S. Department of Agriculture Rural Development.

FISCAL IMPACT

- The original agency budget projected a net fund balance increase of \$149,989. This mid-year revision projects an overall net fund balance increase of \$440,772.
- Any fund balance increase from AMP or HCV Program Operations or HCV Vouchers is restricted for use within the program.
- Final allocations from HUD for LIPH Operating Subsidy and HCV Administrative Fees could have a material impact on the AMP and HCV budgets.

CONCLUSION

The mid-year revision reveals that our original ultra conservative budgets have positioned us to complete the year on a positive note. The additional unexpected costs that have been incurred are more than offset by the projected increased revenue.

Staff recommends acceptance of the December Operating Statements and approval of the 2011-2012 Mid-Year Budget Revision and the associated Recommendations as detailed above and in the detail cost center statements and budgets attached.

Attachment – Detail Budgets for Cost Centers

Central Office Cost Center

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
310.3400.01.000.0	LIPH Bookkeeping Fees	\$19,207.50	\$37,626.00	51.05%	\$37,626.00	\$18,997.50
310.3400.02.000.0	LIPH Management Fees	\$140,470.85	\$272,803.00	51.49%	\$272,803.00	\$137,364.59
310.3400.03.000.0	LIPH Asset Management Fees	\$25,680.00	\$51,720.00	49.65%	\$51,720.00	\$25,440.00
310.3400.05.000.0	Citwd Mgmt Fees & Salary Reimbursement	\$9,750.00	\$19,320.00	50.47%	\$19,320.00	\$9,660.00
310.3400.06.000.0	HCV Program Management Fees	\$111,257.40	\$214,920.00	51.77%	\$214,920.00	\$106,348.80
310.3400.07.000.0	HCV Program Bookkeeping Fees	\$63,525.00	\$134,325.00	47.29%	\$134,325.00	\$57,142.50
310.3400.11.000.0	Davis RD-880 Mgmt Fund	\$20,000.00	\$30,000.00	66.67%	\$30,000.00	\$0.00
310.3400.70.000.0	Helen Thomson Homes Management Fees	\$2,025.00	\$8,100.00	25.00%	\$8,100.00	\$0.00
310.3400.80.000.0	Pacifico Management Fees	\$8,355.00	\$17,778.00	47.00%	\$39,700.00	\$0.00
310.3435.00.000.0	IT Services Billed	\$60,250.00	\$65,000.00	92.69%	\$120,000.00	\$0.00
310.3436.00.000.0	Maintenance Charges to AMPS	\$125,130.00	\$293,500.00	42.63%	\$280,000.00	\$145,355.00
310.3500.01.000.0	Davis Migrant Center Management Fees	\$20,664.00	\$41,332.00	50.00%	\$41,332.00	\$20,664.00
310.3500.02.000.0	Madison Migrant Center Management Fees	\$29,352.00	\$58,702.00	50.00%	\$58,702.00	\$29,352.00
310.3500.03.000.0	Dixon Migrant Center Management Fees	\$23,664.00	\$49,775.00	47.54%	\$47,328.00	\$24,888.00
310.3500.07.000.0	Davis Solar Management Fee	\$1,290.00	\$4,700.00	27.45%	\$1,290.00	\$0.00
310.3610.00.000.0	Interest Income	\$657.30	\$3,000.00	21.91%	\$1,500.00	\$1,863.58
310.3690.00.000.0	Other income	\$1,101.70	\$2,500.00	44.07%	\$2,500.00	\$156,924.01
310.3690.05.000.0	Donation Income	\$2,584.68	\$4,800.00	53.85%	\$4,800.00	\$2,400.00
310.3690.10.000.0	Soccer League Income	\$2,595.00	\$0.00		\$2,600.00	\$2,125.00
310.3690.20.000.0	Discounts Taken	\$26.40	\$0.00		\$50.00	\$0.00
310.9110.00.000.0	Operating Transfers In	\$75,000.00	\$148,933.00	50.36%	\$148,933.00	\$0.00
	Total Revenue	\$742,585.83	\$1,458,834.00	50.90%	\$1,517,549.00	\$738,524.98
	Operating Expenditures					
310.4110.10.000.0	Administrative Salaries	\$346,479.85	\$703,997.00	49.22%	\$703,997.00	\$323,625.86
310.4125.01.000.0	Admin. P/R Taxes- Social Security/Medicare	\$22,379.56	\$53,504.00	41.83%	\$48,500.00	\$21,222.56
310.4125.02.000.0	Admin. P/R Taxes- -SUI	\$28.47	\$3,865.00	0.74%	\$3,865.00	\$434.00
310.4125.04.000.0	Admin. Retirement	\$50,896.46	\$94,667.00	53.76%	\$102,000.00	\$28,831.14
310.4125.05.000.0	Admin. Workers Comp	\$9,154.06	\$10,528.00	86.95%	\$12,000.00	\$2,597.13
310.4130.00.000.0	Legal Fees	\$24,999.96	\$50,000.00	50.00%	\$50,000.00	\$24,999.98
310.4140.00.000.0	Training	\$2,331.00	\$4,000.00	58.28%	\$4,000.00	\$1,987.80
310.4150.00.000.0	Travel	\$3,540.19	\$10,000.00	35.40%	\$10,000.00	\$5,603.30
310.4170.05.000.0	Contract Service	\$1,850.00	\$1,850.00	100.00%	\$7,500.00	\$0.00
310.4170.06.000.0	Contract Service - Clerk of the Board	\$3,750.00	\$10,000.00	37.50%	\$7,500.00	\$4,002.00
310.4170.10.000.0	Professional Services	\$6,592.56	\$7,000.00	94.18%	\$10,000.00	\$3,629.20
310.4171.00.000.0	Auditing	\$0.00	\$8,500.00	0.00%	\$8,500.00	\$0.00
310.4180.00.000.0	147 Rent Allocation	\$24,075.60	\$48,151.00	50.00%	\$48,151.00	\$24,075.60
310.4190.00.000.0	Postage	\$2,385.78	\$2,500.00	95.43%	\$3,700.00	\$936.73
310.4190.01.000.0	Office Supplies	\$4,020.06	\$5,000.00	80.40%	\$6,000.00	\$2,281.48
310.4190.02.000.0	Printing	\$0.00	\$2,500.00	0.00%	\$2,500.00	\$0.00
310.4190.03.000.0	Telephone	\$9,989.05	\$18,000.00	55.49%	\$18,000.00	\$9,931.18
310.4190.04.000.0	Board Stipends	\$900.00	\$3,300.00	27.27%	\$2,900.00	\$1,000.00
310.4190.05.000.0	Dues & Subscriptions	\$2,215.50	\$6,000.00	36.93%	\$6,000.00	\$1,684.00
310.4190.07.000.0	Computer Support-Tenmast	\$4,258.96	\$7,500.00	56.79%	\$8,500.00	\$6,102.40
310.4190.08.000.0	Computer Services	\$2,000.00	\$2,000.00	100.00%	\$2,000.00	\$62.50
310.4190.11.000.0	Office Equipment	\$303.14	\$500.00	60.63%	\$4,000.00	\$72.80
310.4190.12.000.0	Office Machines/Leases	\$8,152.22	\$17,000.00	47.95%	\$17,000.00	\$1,727.17
310.4190.13.000.0	Meeting Expense	\$1,596.75	\$4,000.00	39.92%	\$4,000.00	\$1,244.06
310.4190.14.000.0	Advertising	\$20.26	\$500.00	4.05%	\$750.00	\$530.20
310.4190.16.000.0	P/R Processing Fee	\$1,783.85	\$3,750.00	47.57%	\$3,750.00	\$1,573.60
310.4190.18.000.0	Taxes, Fees and Assessments	\$0.00	\$1,000.00	0.00%	\$250.00	\$4,456.31
310.4190.20.000.0	Soccer League Expenses	\$1,803.78	\$0.00		\$1,850.00	\$2,308.40
310.4410.00.000.0	Maintenance Salaries	\$53,860.52	\$114,594.00	47.00%	\$114,594.00	\$54,718.13
310.4415.01.000.0	Maintenance P/R Taxes- Social	\$3,847.72	\$8,476.00	45.40%	\$8,476.00	\$3,984.82
310.4415.02.000.0	Maintenance P/R Taxes- -SUI	\$4.84	\$1,302.00	0.37%	\$1,302.00	\$0.00
310.4415.04.000.0	Maintenance Retirement	\$8,379.33	\$16,369.00	51.19%	\$16,369.00	\$9,480.99
310.4415.05.000.0	Maintenance Workers Comp	\$5,454.12	\$12,536.00	43.51%	\$12,536.00	\$6,542.28

Central Office Cost Center

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
310.4420.00.000.0	Maintenance Supplies	\$0.00	\$0.00		\$0.00	\$107.77
310.4420.07.000.0	Gas & Oil Vehicles/Repairs Fleet Vehicles	\$9,535.58	\$9,700.00	98.30%	\$14,000.00	\$6,848.98
310.4430.06.000.0	Trash Truck- Insurance/Fuel/Repairs	\$1,793.95	\$1,800.00	99.66%	\$3,000.00	\$5,290.05
310.4430.10.000.0	Uniforms	\$300.72	\$1,800.00	16.71%	\$1,800.00	\$216.71
310.4510.01.000.0	General Liability Insurance	\$126.00	\$250.00	50.40%	\$252.00	\$126.00
310.4510.02.000.0	Auto Insurance	\$2,885.46	\$2,864.00	100.75%	\$5,771.00	\$1,650.00
310.4540.00.000.0	Admin Benefits	\$49,007.72	\$98,759.00	49.62%	\$98,759.00	\$41,686.91
310.4540.01.000.0	Retired Admin Benefits	\$7,552.61	\$15,000.00	50.35%	\$15,000.00	\$4,824.45
310.4540.04.000.0	OPEB Prefunding	\$0.00	\$61,150.00	0.00%	\$82,000.00	\$82,000.00
310.4540.10.000.0	Maintenance Benefits	\$15,347.18	\$31,824.00	48.23%	\$31,824.00	\$14,938.68
310.4700.00.000.0	Manual Payroll Checks	\$0.00	\$0.00			\$3,600.16
	Total Expenses	\$693,602.81	\$1,456,036.00	47.64%	\$1,502,896.00	\$710,955.31
	Net Operating Income (Loss)	\$48,983.02	\$2,798.00		\$14,653.00	\$27,569.67

Administration Building

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
147.3200.00.000.000	Rent Income Commercial	\$15,000.00	\$31,000.00	48.39%	\$31,000.00	\$0.00
147.3400.00.000.000	Space Rental Income	\$64,359.00	\$128,718.00	50.00%	\$128,718.00	\$64,359.00
147.3700.00.000.000	Capital Fund Debt Service Revenue	\$85,905.99	\$217,898.00	39.42%	\$217,898.00	\$41,973.00
	Total Revenue	\$165,264.99	\$377,616.00	43.77%	\$377,616.00	\$106,332.00
	Operating Expenditures					
147.4190.18.000.000	Taxes, Fees & Assessments	\$2,733.50	\$5,500.00	49.70%	\$5,500.00	\$7,111.49
147.4310.00.000.000	Water-West Main	\$1,141.73	\$1,300.00	87.83%	\$2,200.00	\$1,248.75
147.4320.00.000.000	Electricity- West Main	\$11,861.77	\$21,000.00	56.48%	\$24,000.00	\$12,614.85
147.4330.00.000.000	Gas- West Main	\$532.70	\$2,500.00	21.31%	\$1,100.00	\$624.00
147.4390.00.000.000	Sewerage- West Main	\$214.16	\$500.00	42.83%	\$500.00	\$230.13
147.4421.00.000.000	Building Maintenance	\$4,875.07	\$7,500.00	65.00%	\$7,500.00	\$1,328.81
147.4430.00.000.000	Mat Service	\$681.70	\$2,750.00	24.79%	\$2,750.00	\$980.00
147.4430.04.000.000	Trash Pick-Up	\$110.88	\$0.00		\$250.00	\$0.00
147.4431.00.000.000	Landscape Maintenance	\$1,522.96	\$3,000.00	50.77%	\$3,050.00	\$1,417.96
147.4436.00.000.000	Maintenance Charges from AMPS	\$9,475.00	\$13,500.00	70.19%	\$25,000.00	\$0.00
147.4480.00.000.000	Protective Services	\$5,163.00	\$12,300.00	41.98%	\$11,000.00	\$4,607.53
147.4510.03.000.000	Property Insurance	\$1,201.86	\$2,178.00	55.18%	\$2,500.00	\$1,146.00
147.4580.01.000.000	Debt Service-Loan #1 \$2,240,000 Loan**	\$83,948.94	\$167,896.00	50.00%	\$167,896.00	\$41,229.23
147.4580.03.000.000	Debt Service-Loan #3 \$480,000 Loan**	\$1,957.05	\$50,000.00	3.91%	\$54,000.00	\$2,488.86
	Total Expenses	\$125,420.32	\$289,924.00	43.25%	\$307,246.00	\$75,027.61
	Net Operating Income (Loss)	\$39,844.67	\$87,692.00	45.44%	\$70,370.00	\$31,304.39

Woodland AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
120.3110.00.010.0	Dwelling Rent 44-01 Yolano	\$121,819.04	\$210,000.00	58.01%	\$210,000.00	\$101,705.34
120.3110.00.050.0	Dwelling Rent 44-05 Knights Landing	\$18,279.18	\$29,998.00	60.93%	\$29,998.00	\$17,421.00
120.3110.00.060.0	Dwelling Rent 44-06 Yolito	\$17,075.71	\$33,034.00	51.69%	\$33,034.00	\$15,926.00
120.3110.00.070.0	Dwelling Rent 44-07 Donnelly	\$162,727.82	\$288,570.00	56.39%	\$288,570.00	\$139,579.62
120.3111.00.010.0	Retro Rent-44-01 Yolano	\$0.00	\$0.00		\$250.00	(\$101.51)
120.3111.00.060.0	Retro Rent-44-06 Yolito	\$0.00	\$1,800.00	0.00%	\$250.00	\$0.00
120.3111.00.070.0	Retro Rent-44-07 Donnelly	\$400.00	\$0.00		\$250.00	\$100.00
120.3436.00.000.0	Maintenance Charges to AMPS	\$7,250.00	\$16,000.00	45.31%	\$15,000.00	\$6,550.00
120.3610.00.000.0	Interest Income Amp Rental Account	\$807.29	\$500.00	161.46%	\$1,600.00	\$174.43
120.3690.00.000.0	Other Income	\$4,155.00	\$8,010.00	51.87%	\$8,010.00	\$28,270.00
120.3690.00.010.0	Other Income - 44-01 Yolano	\$3,233.85	\$7,296.00	44.32%	\$6,000.00	\$4,856.60
120.3690.00.050.0	Other Income - 44-05 Ridgecut	\$1,164.96	\$1,482.00	78.61%	\$2,000.00	\$99.53
120.3690.00.060.0	Other Income - 44-06 Yolito	\$171.06	\$598.00	28.61%	\$400.00	\$42.30
120.3690.00.070.0	Other Income- 44-07 Donnelly	\$2,521.85	\$5,977.00	42.19%	\$5,000.00	\$2,925.25
120.3690.30.000.0	Other Government Revenue	\$0.00	\$54,400.00	0.00%	\$65,826.00	\$0.00
120.8020.00.000.0	HUD Operating Subsidy	\$316,456.00	\$132,282.00	239.23%	\$439,003.00	\$122,516.00
120.9110.01.000.0	Transfer In-Soft Costs	\$0.00	\$112,364.00	0.00%	\$0.00	\$9,614.57
120.9110.02.000.0	Transfer In- Hard Costs	\$281,379.00	\$121,250.00	232.07%	\$281,380.00	\$0.00
	Total Revenue	\$937,440.76	\$1,023,561.00	91.59%	\$1,386,571.00	\$447,679.13
	Operating Expenditures					
120.4110.10.000.0	Administrative Salaries	\$36,179.38	\$72,579.00	49.85%	\$72,579.00	\$36,598.95
120.4125.01.000.0	Admin. P/R Taxes- Social	\$2,615.07	\$5,424.00	48.21%	\$5,424.00	\$2,670.93
120.4125.02.000.0	Admin P/R Taxes- -SUI	\$100.20	\$812.00	12.34%	\$812.00	\$434.00
120.4125.04.000.0	Admin. Retirement	\$5,348.53	\$9,904.00	54.00%	\$10,700.00	\$4,805.10
120.4125.05.000.0	Admin. Workers Comp	\$535.52	\$1,079.00	49.63%	\$1,079.00	\$354.45
120.4130.00.000.0	Legal Fees	\$4,479.00	\$8,000.00	55.99%	\$11,000.00	\$2,165.00
120.4140.00.000.0	Training	\$441.67	\$1,200.00	36.81%	\$1,200.00	\$860.80
120.4150.00.000.0	Travel	\$71.09	\$1,800.00	3.95%	\$1,800.00	\$1,539.52
120.4170.04.000.0	Contract Services Plan Updates	\$0.00	\$2,850.00	0.00%	\$2,850.00	\$0.00
120.4170.10.000.0	Professional Services	\$40.00	\$2,000.00	2.00%	\$2,000.00	\$649.87
120.4171.00.000.0	Auditing	\$0.00	\$6,750.00	0.00%	\$6,750.00	\$0.00
120.4180.00.000.0	147 Rent Allocation	\$19,422.00	\$38,844.00	50.00%	\$38,844.00	\$19,422.00
120.4190.00.000.0	Postage	\$888.90	\$2,500.00	35.56%	\$1,750.00	\$1,898.80
120.4190.01.000.0	Office Supplies	\$1,443.00	\$1,500.00	96.20%	\$2,000.00	\$1,271.34
120.4190.03.000.0	Telephone	\$832.85	\$1,500.00	55.52%	\$1,600.00	\$754.03
120.4190.04.000.0	Fair Housing Services	\$833.32	\$1,667.00	49.99%	\$1,667.00	\$833.34
120.4190.05.000.0	Dues and Subscriptions	\$0.00	\$500.00	0.00%	\$500.00	\$194.00
120.4190.07.000.0	Computer Services	\$3,544.32	\$6,000.00	59.07%	\$6,200.00	\$4,205.47
120.4190.11.000.0	Office Equipment	\$6,980.00	\$7,000.00	99.71%	\$12,000.00	\$0.00
120.4190.12.000.0	Office Machines/Leases	\$2,004.01	\$7,000.00	28.63%	\$7,000.00	\$3,745.76
120.4190.14.000.0	Criminal Background Checks	\$1,431.55	\$1,500.00	95.44%	\$2,500.00	\$1,266.45
120.4190.20.000.0	Advertising	\$29.72	\$500.00	5.94%	\$100.00	\$0.00
120.4210.00.010.0	Tenant Service Salaries	\$9,245.94	\$19,111.00	48.38%	\$19,111.00	\$8,151.85
120.4215.01.000.0	Tenant Svc P/R Taxes- Social	\$683.44	\$1,442.00	47.40%	\$1,442.00	\$594.57
120.4215.02.000.0	Tenant Svc P/R Taxes-SUI	\$87.80	\$521.00	16.85%	\$521.00	\$322.92
120.4215.04.000.0	Tenant Svc. Retirement	\$616.66	\$1,161.00	53.11%	\$1,250.00	\$325.56
120.4215.05.000.0	Tenant Svc. Workers Comp	\$130.90	\$266.00	49.21%	\$266.00	\$104.55
120.4220.00.000.0	Tenant Services Materials	\$3,562.20	\$4,400.00	80.96%	\$6,000.00	\$2,897.95
120.4221.00.000.0	Tenant Liaison	\$900.00	\$1,800.00	50.00%	\$1,800.00	\$914.75
120.4310.00.010.0	Water - 44-01 Yolano	\$19,709.85	\$34,300.00	57.46%	\$34,300.00	\$18,770.26
120.4310.00.050.0	Water - 44-05 Ridgecut	\$1,215.00	\$5,000.00	24.30%	\$2,500.00	\$1,155.00
120.4310.00.060.0	Water - 44-06 Yolito	\$3,200.00	\$7,500.00	42.67%	\$6,500.00	\$3,000.00
120.4310.07.000.0	WATER-Donnelly	\$15,480.80	\$29,500.00	52.48%	\$31,000.00	\$13,151.04
120.4320.00.010.0	Electricity- 44-01 Yolano	\$6,500.84	\$12,750.00	50.99%	\$13,000.00	\$6,343.69
120.4320.00.050.0	Electricity- 44-05 Ridgecut	\$715.55	\$2,200.00	32.53%	\$1,500.00	\$968.96
120.4320.00.060.0	Electricity- 44-06 Yolito	\$601.04	\$2,140.00	28.09%	\$1,250.00	\$1,051.12
120.4320.00.070.0	Electricity- 44-07 Donnelly	\$5,344.59	\$12,500.00	42.76%	\$12,000.00	\$6,612.54
120.4320.01.000.0	Electricity-Office	\$35.67	\$1,100.00	3.24%	\$100.00	\$0.00
120.4330.01.000.0	Gas at Office	\$73.91	\$500.00	14.78%	\$200.00	\$18.71
120.4330.01.010.0	Gas- 44-01 Yolano	\$5.18	\$250.00	2.07%	\$100.00	\$67.16

Woodland AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
120.4330.07.070.0	Gas- 44-07 Donnelly	\$21.86	\$1,400.00	1.56%	\$100.00	\$168.57
120.4390.01.010.0	Sewerage - 44-01 Yolano	\$8,996.40	\$16,300.00	55.19%	\$18,000.00	\$8,996.40
120.4390.05.050.0	Sewerage - 44-05 Ridgecut	\$1,215.00	\$2,600.00	46.73%	\$2,600.00	\$1,155.00
120.4390.07.000.0	Sewer Donnelly Circle	\$10,928.32	\$25,450.00	42.94%	\$22,000.00	\$10,795.68
120.4400.01.000.0	AMP Management Fee	\$49,748.95	\$95,948.00	51.85%	\$99,000.00	\$48,373.16
120.4400.02.000.0	Bookkeeping Fee	\$6,802.50	\$13,270.00	51.26%	\$13,270.00	\$6,690.00
120.4400.04.000.0	Asset Management Fee	\$9,070.00	\$18,240.00	49.73%	\$18,240.00	\$8,950.00
120.4401.00.000.0	IT Services	\$21,166.67	\$21,625.00	97.88%	\$35,000.00	\$0.00
120.4410.00.000.0	Maintenance Salaries	\$38,685.24	\$79,483.00	48.67%	\$82,000.00	\$33,427.17
120.4415.01.000.0	Maintenance P/R Taxes- Social	\$2,846.94	\$5,945.00	47.89%	\$6,275.00	\$2,500.71
120.4415.02.000.0	Maintenance P/R Taxes--SUI	\$0.00	\$577.00	0.00%	\$577.00	\$0.00
120.4415.04.000.0	Maintenance Retirement	\$4,820.65	\$9,193.00	52.44%	\$9,700.00	\$2,971.74
120.4415.05.000.0	Maintenance Workers Comp	\$4,142.53	\$7,613.00	54.11%	\$8,250.00	\$2,755.29
120.4420.01.000.0	Electrical Supplies	\$1,731.97	\$4,000.00	43.30%	\$4,000.00	\$2,738.57
120.4420.02.000.0	Plumbing Supplies	\$4,945.19	\$7,000.00	70.65%	\$7,000.00	\$3,146.75
120.4420.03.000.0	Painting Supplies	\$233.15	\$800.00	29.14%	\$800.00	\$68.59
120.4420.04.000.0	Chemical Supplies	\$1,103.87	\$2,500.00	44.15%	\$2,500.00	\$1,538.90
120.4420.05.000.0	Lumber and Hardware	\$9,881.26	\$10,000.00	98.81%	\$10,000.00	\$9,335.66
120.4420.07.000.0	Gas / Oil	\$1,863.20	\$3,500.00	53.23%	\$3,800.00	\$1,627.36
120.4420.08.000.0	Dwelling Equipment/Supplies	\$197.36	\$3,000.00	6.58%	\$25,000.00	\$1,939.83
120.4420.09.000.0	Maintenance Equip/Supplies	\$68.59	\$300.00	22.86%	\$300.00	\$145.29
120.4421.08.000.0	Stoves/Parts	\$0.00	\$250.00	0.00%	\$100.00	\$79.82
120.4422.08.000.0	Refrigerators/Parts	\$0.00	\$100.00	0.00%	\$100.00	\$0.00
120.4423.08.000.0	Fire Protection/Testing/Monitor	\$1,193.33	\$1,850.00	64.50%	\$1,350.00	\$1,596.72
120.4430.01.000.0	Electrical Repair/Contract	\$1,698.74	\$2,500.00	67.95%	\$2,500.00	\$940.35
120.4430.02.000.0	Plumbing Repair/Contract	\$623.00	\$1,000.00	62.30%	\$1,000.00	\$1,716.50
120.4430.03.000.0	Painting/Decorating/Contract	\$12,507.13	\$16,000.00	78.17%	\$18,000.00	\$9,444.31
120.4430.04.000.0	Garbage Removal	\$24,862.08	\$49,500.00	50.23%	\$49,500.00	\$24,469.64
120.4430.05.000.0	Chemical Treatment/Contract	\$6,124.19	\$10,500.00	58.33%	\$12,500.00	\$5,149.00
120.4430.06.000.0	Automotive Repairs	\$83.59	\$2,500.00	3.34%	\$1,000.00	\$465.20
120.4430.07.000.0	Minor Equipment Repairs	\$0.00	\$700.00	0.00%	\$700.00	\$662.58
120.4430.10.000.0	Uniform and Mat Service	\$15.00	\$600.00	2.50%	\$600.00	\$23.29
120.4430.11.000.0	Building Repairs	\$9,826.00	\$9,900.00	99.25%	\$12,500.00	\$107.85
120.4431.00.000.0	Landscaping Maintenance Contract	\$18,627.14	\$34,000.00	54.79%	\$35,500.00	\$19,517.89
120.4431.05.000.0	Trash/Yolo County Landfill	\$1,939.15	\$4,000.00	48.48%	\$4,000.00	\$2,545.33
120.4434.00.000.0	Tree Trimming	\$5,740.00	\$11,000.00	52.18%	\$13,000.00	\$5,460.00
120.4480.00.000.0	Protective Services	\$336.00	\$1,000.00	33.60%	\$1,000.00	\$336.00
120.4510.00.000.0	Flood Insurance	\$1,825.02	\$3,550.00	51.41%	\$3,650.00	\$1,776.00
120.4510.01.000.0	General Liability Insurance	\$1,896.60	\$3,870.00	49.01%	\$3,870.00	\$2,050.00
120.4510.02.000.0	Auto Insurance	\$506.34	\$1,914.00	26.45%	\$1,914.00	\$1,075.00
120.4510.03.000.0	Property Insurance	\$13,137.96	\$16,361.00	80.30%	\$26,000.00	\$8,829.34
120.4520.00.000.0	PILOT	\$22,452.00	\$45,000.00	49.89%	\$45,000.00	\$25,350.00
120.4540.00.000.0	Administrative Benefits	\$7,382.33	\$14,501.00	50.91%	\$14,501.00	\$7,092.23
120.4540.01.000.0	Retired Benefits	\$2,411.54	\$5,790.00	41.65%	\$4,900.00	\$1,270.80
120.4540.04.000.0	OPEB Prefund	\$0.00	\$22,250.00	0.00%	\$22,250.00	\$22,250.00
120.4540.10.000.0	Maintenance Benefits	\$3,382.89	\$7,364.00	45.94%	\$7,000.00	\$2,071.99
120.4540.20.000.0	Tenant Service Benefits	\$1,255.63	\$2,500.00	50.23%	\$2,500.00	\$1,313.18
120.4570.00.000.0	Collection Losses	\$0.00	\$7,500.00	0.00%	\$7,500.00	\$0.00
120.4610.00.000.0	Extraordinary Maintenance	\$0.00	\$0.00		\$0.00	\$2,555.50
120.4600.01.000.0	OES Support Agreement	\$0.00	\$1,500.00	0.00%	\$1,500.00	\$0.00
	Total Expenses	\$512,904.81	\$1,000,494.00	51.27%	\$1,068,042.00	\$492,878.63
	Net Restricted Income (Loss)	\$424,535.95	\$23,067.00		\$318,529.00	(\$45,199.50)

Winters AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
Revenue						
130.3110.00.020.0	Rent El Rio Villa 1	\$53,650.33	\$110,400.00	48.60%	\$110,400.00	\$58,662.99
130.3110.00.040.0	Rent Vista Montecito	\$37,649.85	\$73,000.00	51.58%	\$73,000.00	\$38,298.00
130.3110.00.080.0	Rent El Rio Villa 2	\$58,928.29	\$144,000.00	40.92%	\$125,000.00	\$72,112.00
130.3110.00.180.0	Rent El Rio Villa 3	\$112,865.82	\$225,600.00	50.03%	\$225,600.00	\$115,003.13
130.3110.00.250.0	Rent El Rio Villa 4	\$45,035.57	\$92,400.00	48.74%	\$92,400.00	\$47,260.00
130.3111.00.020.0	Retro Rent	\$0.00	\$600.00	0.00%	\$100.00	(\$129.00)
130.3436.00.000.0	Maintenance Charges to AMPS	\$2,400.00	\$12,000.00	20.00%	\$5,000.00	\$7,525.00
130.3610.00.000.0	Interest Income General Fund	\$663.45	\$780.00	85.08%	\$1,200.00	\$297.78
130.3690.00.000.0	Other Income	\$6,612.58	\$5,940.00	111.32%	\$9,540.00	\$65,969.88
130.3690.00.020.0	Other Income - 44-02 Villa #1	\$1,758.86	\$3,100.00	56.74%	\$3,100.00	\$3,408.73
130.3690.00.040.0	Other Income - 44-04 Montecito	\$568.56	\$840.00	67.69%	\$840.00	\$180.00
130.3690.00.080.0	Other Income- 44-08 Villa #2	\$947.51	\$2,400.00	39.48%	\$2,400.00	\$561.77
130.3690.00.180.0	Other Income- 44-18 Villa #3	\$2,351.55	\$2,500.00	94.06%	\$2,500.00	\$1,389.30
130.3690.00.250.0	Other Income- 44-25 Villa #4	\$713.28	\$2,300.00	31.01%	\$2,300.00	\$888.60
130.8020.00.000.0	HUD Operating Subsidy	\$157,720.00	\$93,528.00	168.63%	\$253,540.00	\$113,681.00
130.9110.01.000.0	Transfer In-Soft Costs	\$56,000.00	\$112,367.00	49.84%	\$168,550.00	\$9,844.82
130.9110.02.000.0	Transfer In-Hard Costs	\$0.00	\$100,000.00	0.00%	\$25,000.00	\$0.00
	Required Reserves		\$30,135.00		\$0.00	\$0.00
	Total Revenue	\$537,865.65	\$1,011,890.00	53.15%	\$1,100,470.00	\$534,953.80
Operating Expenditures						
130.4110.10.000.0	Administrative Salaries	\$35,814.24	\$65,935.00	54.32%	\$72,000.00	\$33,686.45
130.4125.01.000.0	Admin. P/R Taxes- Social Security/Medicare	\$2,494.54	\$4,934.00	50.56%	\$5,508.00	\$2,436.89
130.4125.02.000.0	Admin. P/R Taxes- -SUI	\$217.00	\$646.00	33.59%	\$646.00	\$77.04
130.4125.04.000.0	Admin. Retirement	\$5,775.53	\$8,977.00	64.34%	\$11,500.00	\$4,264.47
130.4125.05.000.0	Admin. Workers Comp	\$540.90	\$956.00	56.58%	\$1,200.00	\$359.28
130.4130.00.000.0	Legal Fees	\$2,540.00	\$7,000.00	36.29%	\$5,000.00	\$4,589.00
130.4140.00.000.0	Training	\$381.66	\$450.00	84.81%	\$750.00	\$15.80
130.4150.00.000.0	Travel	\$803.49	\$1,000.00	90.35%	\$1,200.00	\$675.13
130.4170.10.000.0	Professional Services	\$0.00	\$1,750.00	0.00%	\$1,750.00	\$132.34
130.4171.00.000.0	Auditing	\$0.00	\$6,750.00	0.00%	\$6,750.00	\$0.00
130.4180.00.000.0	147 Rent Allocation	\$2,020.80	\$4,042.00	50.00%	\$4,042.00	\$2,020.80
130.4190.00.000.0	Postage	\$210.88	\$1,300.00	16.22%	\$750.00	\$8,502.10
130.4190.01.000.0	Office Supplies	\$1,018.46	\$2,500.00	40.74%	\$2,500.00	\$1,403.61
130.4190.03.000.0	Telephone	\$3,749.78	\$7,500.00	50.00%	\$7,500.00	\$3,399.56
130.4190.04.000.0	Fair Housing Services	\$833.34	\$1,667.00	49.99%	\$1,667.00	\$833.34
130.4190.05.000.0	Dues and Subscriptions	\$55.00	\$500.00	11.00%	\$500.00	\$255.25
130.4190.07.000.0	Computer Services	\$2,802.26	\$6,000.00	46.70%	\$6,000.00	\$3,472.42
130.4190.12.000.0	Office Machines/Leases	\$4,714.67	\$5,500.00	85.72%	\$10,000.00	\$1,289.62
130.4190.14.000.0	Criminal Background Checks	\$1,104.30	\$1,850.00	59.69%	\$2,000.00	\$842.65
130.4190.15.000.0	Personnel Cost (Temps)	\$0.00	\$0.00		\$0.00	\$120.00
130.4190.20.000.0	Advertising	\$29.72	\$500.00	5.94%	\$100.00	\$0.00
130.4210.00.010.0	Tenant Service Salaries	\$9,317.00	\$19,111.00	48.75%	\$19,111.00	\$6,015.45
130.4215.01.000.0	Tenant Svc. P/R Taxes- Social Security/Medicare	\$688.89	\$1,442.00	47.77%	\$1,442.00	\$431.13
130.4215.02.000.0	Tenant Svc. P/R Taxes - - SUI	\$82.30	\$521.00	15.80%	\$521.00	\$190.46
130.4215.04.000.0	Tenant Svc. Retirement	\$616.86	\$1,161.00	53.11%	\$1,161.00	\$325.56
130.4215.05.000.0	Tenant Svc. Workers Comp	\$133.05	\$266.00	50.02%	\$266.00	\$67.38
130.4220.00.000.0	Tenant Services Materials	\$1,250.34	\$1,500.00	83.36%	\$1,500.00	\$298.97
130.4221.00.000.0	Tenant Liaison	\$900.00	\$1,800.00	50.00%	\$1,800.00	\$914.75
130.4310.00.020.0	Water - 44-02 Villa #1	\$9,065.56	\$12,800.00	70.82%	\$17,500.00	\$7,237.27
130.4310.00.040.0	Water - 44-04 Montecito	\$4,364.52	\$7,000.00	62.35%	\$8,000.00	\$3,857.52
130.4310.00.180.0	Water - 44-18 Villa #3	\$8,273.70	\$11,500.00	71.95%	\$15,000.00	\$7,237.28
130.4320.00.020.0	Electricity- 44-02 Villa #1	\$16,243.36	\$18,600.00	87.33%	\$32,500.00	\$15,874.58
130.4320.00.040.0	Electricity- 44-04 Montecito	\$1,996.93	\$3,500.00	57.06%	\$4,000.00	\$1,761.58
130.4320.00.080.0	Electricity- 44-08 Villa #2	\$124.35	\$200.00	62.18%	\$200.00	\$17.25
130.4320.00.180.0	Electricity- 44-18 Villa #3	\$115.12	\$400.00	28.78%	\$250.00	\$60.63
130.4320.00.250.0	Electricity- 44-25 Villa #4	\$0.00	\$100.00	0.00%	\$0.00	\$0.00
130.4330.02.020.0	Gas- 44-02 Villa #1	\$221.47	\$400.00	55.37%	\$400.00	\$108.58
130.4330.04.040.0	Gas- 44-04 Montecito	\$0.00	\$200.00	0.00%	\$0.00	\$0.00
130.4330.08.080.0	Gas- 44-08 Villa #2	\$53.93	\$100.00	53.93%	\$100.00	\$19.75
130.4330.12.180.0	Gas- 44-18 Villa #3	\$60.50	\$200.00	30.25%	\$150.00	\$35.80
130.4330.25.000.0	Gas-Partel Winters	\$0.00	\$100.00	0.00%	\$0.00	\$0.00
130.4390.04.040.0	Sewerage - 44-04 Montecito	\$2,721.60	\$5,500.00	49.48%	\$5,500.00	\$3,947.60

Winters AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
130.4390.15.000.0	City of Winters Sewer Svc and Main. MOU	\$68,817.96	\$130,584.00	52.70%	\$137,636.00	\$65,289.84
130.4400.01.000.0	AMP Management Fee	\$45,066.70	\$88,373.00	51.02%	\$90,000.00	\$44,848.21
130.4400.02.000.0	Bookkeeping Fee	\$6,165.00	\$12,222.00	50.44%	\$12,222.00	\$6,202.50
130.4400.04.000.0	Asset Management Fee	\$8,280.00	\$16,800.00	49.29%	\$16,800.00	\$8,310.00
130.4401.00.000.0	IT Services	\$15,391.66	\$30,250.00	50.88%	\$25,000.00	\$0.00
130.4410.00.000.0	Maintenance Salaries	\$38,910.87	\$79,123.00	49.18%	\$79,123.00	\$34,305.22
130.4415.01.000.0	Maintenance P/R Taxes-Social Security/Medicare	\$2,862.43	\$5,918.00	48.37%	\$5,918.00	\$2,566.02
130.4415.02.000.0	Maintenance P/R Taxes- - SUI	\$0.00	\$577.00	0.00%	\$577.00	\$0.00
130.4415.04.000.0	Maintenance Retirement	\$4,798.47	\$9,139.00	52.51%	\$9,500.00	\$3,114.13
130.4415.05.000.0	Maintenance Workers Comp	\$4,123.82	\$7,574.00	54.45%	\$8,000.00	\$3,619.28
130.4420.01.000.0	Electrical Supplies	\$5,294.08	\$5,500.00	95.26%	\$7,500.00	\$2,192.49
130.4420.02.000.0	Plumbing Supplies	\$6,907.64	\$9,000.00	76.75%	\$9,000.00	\$4,680.43
130.4420.03.000.0	Painting Supplies	\$194.48	\$0.00		\$300.00	\$62.66
130.4420.04.000.0	Chemical Supplies	\$2,082.16	\$2,200.00	94.64%	\$4,000.00	\$418.33
130.4420.05.000.0	Lumber and Hardware	\$6,630.20	\$8,000.00	82.88%	\$13,000.00	\$7,284.18
130.4420.06.000.0	Automotive Supplies	\$0.00	\$300.00	0.00%	\$100.00	\$189.16
130.4420.07.000.0	Gas / Oil	\$4,798.47	\$6,000.00	67.27%	\$8,000.00	\$2,669.46
130.4420.08.000.0	Dwelling Equipment/Supplies	\$2,112.61	\$3,500.00	60.36%	\$3,500.00	\$2,864.17
130.4420.09.000.0	Maintenance Equip/Supplies	\$314.08	\$500.00	62.82%	\$500.00	\$317.90
130.4421.08.000.0	Stoves/Parts	\$453.63	\$500.00	90.73%	\$500.00	\$0.00
130.4423.08.000.0	Fire Protection/Testing/Monitor	\$1,303.74	\$1,500.00	86.92%	\$1,500.00	\$734.99
130.4430.01.000.0	Electrical Repair/Contract	\$6,564.50	\$7,000.00	93.78%	\$7,000.00	\$460.00
130.4430.02.000.0	Plumbing Repair/Contract	\$2,029.75	\$2,500.00	81.19%	\$2,500.00	\$0.00
130.4430.03.000.0	Painting/Decorating/Contract	\$20,095.25	\$20,300.00	98.99%	\$24,000.00	\$7,278.12
130.4430.04.000.0	Garbage Removal	\$11,624.84	\$22,500.00	51.67%	\$22,500.00	\$11,384.66
130.4430.05.000.0	Chemical Treatment/Contract	\$4,975.38	\$9,500.00	52.37%	\$9,500.00	\$4,544.00
130.4430.06.000.0	Automotive Repairs	\$3,822.30	\$3,900.00	98.01%	\$4,000.00	\$403.49
130.4430.07.000.0	Minor Equipment Repairs	\$876.75	\$900.00	97.42%	\$1,000.00	\$175.55
130.4430.08.000.0	Major Equipment Repairs	\$0.00	\$0.00		\$0.00	\$160.00
130.4430.10.000.0	Uniform and Mat Service	\$537.07	\$1,350.00	39.78%	\$1,350.00	\$706.29
130.4430.11.000.0	Building Repairs	\$0.00	\$0.00		\$0.00	\$3,038.00
130.4431.00.000.0	Landscaping Maintenance Contract	\$17,400.19	\$34,200.00	50.88%	\$33,000.00	\$17,790.01
130.4431.05.000.0	Trash/Yolo County Landfill	\$2,009.41	\$3,000.00	66.98%	\$3,500.00	\$2,064.59
130.4434.00.000.0	Tree Trimming	\$6,980.00	\$7,000.00	99.71%	\$9,000.00	\$6,440.00
130.4435.00.000.0	Resident Watering Contracts	\$360.00	\$0.00		\$360.00	\$360.00
130.4435.00.000.0	Maintenance Charges from AMPS	\$56,230.00	\$83,500.00	67.34%	\$95,000.00	\$72,905.00
130.4480.00.000.0	Protective Services	\$336.00	\$2,500.00	13.44%	\$2,500.00	\$336.00
130.4510.01.000.0	General Liability Insurance	\$1,734.36	\$3,550.00	48.86%	\$3,550.00	\$1,888.00
130.4510.02.000.0	Auto Insurance	\$506.34	\$1,914.00	26.45%	\$1,200.00	\$1,104.00
130.4510.03.000.0	Property Insurance	\$7,625.22	\$14,942.00	51.03%	\$15,250.00	\$8,103.33
130.4520.00.000.0	PILOT	\$21,612.00	\$43,500.00	49.68%	\$43,500.00	\$34,200.00
130.4540.00.000.0	Administrative Benefits	\$12,763.43	\$25,032.00	50.99%	\$25,032.00	\$10,722.86
130.4540.01.000.0	Retired Benefits	\$6,301.34	\$15,120.00	41.68%	\$13,000.00	\$3,657.63
130.4540.04.000.0	OPEB Prefund	\$0.00	\$51,000.00	0.00%	\$63,000.00	\$63,000.00
130.4540.10.000.0	Maintenance Benefits	\$5,573.74	\$9,144.00	60.96%	\$11,000.00	\$1,832.79
130.4540.20.000.0	Tenant Services Benefits	\$1,255.63	\$1,320.00	95.12%	\$2,500.00	\$1,313.21
130.4570.00.000.0	Collection Losses	\$12,604.14	\$13,000.00	96.95%	\$16,000.00	(\$366.00)
	OES Support Agreement	\$0.00	\$1,500.00	0.00%	\$1,500.00	\$0.00
	Total Expenses	\$549,019.02	\$1,011,890.00	54.26%	\$1,094,182.00	\$559,947.77
	Net Restricted Income (Loss)	(\$11,153.37)	\$0.00		\$6,288.00	(\$24,993.97)

West Sacramento AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
110.3110.00.150.0	Dwelling Rent	\$56,574.46	\$119,150.00	47.48%	\$112,750.00	\$58,935.96
110.3110.00.170.0	Dwelling Rent	\$32,906.63	\$68,598.00	47.97%	\$65,500.00	\$32,959.41
110.3110.00.280.0	Dwelling Rent 44-28 Las Casitas	\$155,989.31	\$282,686.00	55.18%	\$312,000.00	\$154,087.95
110.3111.00.260.0	Retro Rent	\$751.48	\$2,311.00	32.52%	\$1,000.00	(\$2,040.60)
110.3610.00.000.0	Interest Income General Fund	\$776.61	\$500.00	155.32%	\$1,500.00	\$183.97
110.3690.00.000.0	Other Income	\$1,722.64	\$3,053.00	56.42%	\$3,100.00	\$23,845.60
110.3690.00.150.0	Other Income- 44-15 RSM #1	\$1,294.68	\$915.00	141.50%	\$2,500.00	\$654.46
110.3690.00.170.0	Other Income- 44-17 RSM #2	(\$58.27)	\$606.00	-9.62%	\$250.00	\$136.68
110.3690.00.280.0	Other Income- 44-28 Las Casitas	\$1,368.79	\$2,950.00	46.40%	\$2,600.00	\$1,896.93
110.8020.00.000.0	HUD Operating Subsidy	\$97,319.00	\$135,294.00	71.93%	\$188,849.00	\$200,155.00
110.3436.00.000.0	Maintenance Charges to AMPS	\$8,350.00	\$7,000.00	119.29%	\$16,500.00	\$1,550.00
110.9110.02.000.0	Transfers In-Soft Costs	\$58,000.00	\$112,364.00	49.84%	\$168,546.00	\$19,194.27
110.9200.00.000.0	Equity transfer In/Out	\$0.00	\$0.00		\$0.00	\$296,353.14
	Potential Additional Operating Subsidy		\$134,500.00		\$0.00	
	Reserves Required		\$50,175.00		\$0.00	
	Total Revenue	\$412,995.33	\$920,102.00	44.89%	\$875,095.00	\$787,912.77
	Operating Expenditures					
110.4110.10.000.0	Administrative Salaries	\$32,512.17	\$68,746.00	47.29%	\$68,746.00	\$32,611.82
110.4125.01.000.0	Admin. P/R Taxes- Social Security/Medicare	\$2,265.00	\$5,139.00	44.07%	\$5,139.00	\$2,376.32
110.4125.02.000.0	Admin. P/R Taxes--SUI	\$0.00	\$643.00	0.00%	\$643.00	\$0.00
110.4125.04.000.0	Admin. Retirement	\$4,983.40	\$9,429.00	52.85%	\$10,000.00	\$4,737.54
110.4125.05.000.0	Admin. Workers Comp	\$455.58	\$1,014.00	44.93%	\$910.00	\$371.04
110.4130.00.000.0	Legal Fees	\$0.00	\$1,000.00	0.00%	\$1,000.00	\$0.00
110.4140.00.000.0	Training	\$441.67	\$600.00	73.61%	\$900.00	\$15.80
110.4150.00.000.0	Travel	\$284.16	\$700.00	40.59%	\$700.00	\$816.70
110.4170.04.000.0	Contract Services Plan Updates	\$0.00	\$2,850.00	0.00%	\$2,850.00	\$0.00
110.4170.10.000.0	Professional Services	\$20.00	\$1,700.00	1.18%	\$1,000.00	\$132.34
110.4171.00.000.0	Auditing	\$0.00	\$6,750.00	0.00%	\$6,750.00	\$0.00
110.4180.00.000.0	147 Rent Allocation	\$2,020.80	\$4,042.00	50.00%	\$4,042.00	\$2,020.80
110.4190.00.000.0	Postage	\$150.00	\$2,400.00	6.25%	\$1,200.00	\$2,572.68
110.4190.01.000.0	Office Supplies	\$1,344.17	\$1,500.00	89.61%	\$2,000.00	\$1,103.64
110.4190.03.000.0	Telephone	\$4,841.94	\$8,600.00	56.30%	\$9,600.00	\$4,457.50
110.4190.04.000.0	Fair Housing Services	\$833.32	\$1,500.00	55.55%	\$1,667.00	\$833.32
110.4190.05.000.0	Dues and Subscriptions	\$255.00	\$500.00	51.00%	\$500.00	\$194.00
110.4190.07.000.0	Computer Services	\$3,216.28	\$8,000.00	40.20%	\$8,000.00	\$3,777.51
110.4190.12.000.0	Office Machines/Leases	\$4,609.37	\$8,000.00	57.62%	\$9,250.00	\$5,475.30
110.4190.14.000.0	Criminal Background Checks	\$916.25	\$1,000.00	91.63%	\$1,500.00	\$819.80
110.4190.18.000.0	Taxes, Fees, and Assessments	\$5,762.66	\$5,763.00	99.99%	\$5,783.00	\$5,873.96
110.4190.20.000.0	Advertising	\$29.72	\$287.00	10.36%	\$100.00	\$300.00
110.4210.00.010.0	Tenant Service Salaries	\$9,051.57	\$19,111.00	47.42%	\$19,111.00	\$9,588.20
110.4215.01.000.0	Tenant Svc. P/R Taxes - Social Security/Medicare	\$669.37	\$1,442.00	46.42%	\$1,442.00	\$704.46
110.4215.02.000.0	Tenant Svc. P/R Taxes--SUI	\$81.91	\$521.00	15.72%	\$521.00	\$182.21
110.4215.04.000.0	Tenant Svc. Retirement	\$616.66	\$1,161.00	53.11%	\$1,250.00	\$833.48
110.4215.05.000.0	Tenant Svc. Workers Comp	\$128.88	\$266.00	47.70%	\$266.00	\$91.80
110.4220.00.000.0	Tenant Services Materials	\$732.75	\$1,000.00	73.28%	\$1,500.00	\$562.18
110.4221.00.000.0	Tenant Liaison	\$900.00	\$3,800.00	25.00%	\$2,400.00	\$14.75
110.4310.00.150.0	Water 44-15 RSM #1	\$7,513.08	\$8,000.00	93.91%	\$10,500.00	\$4,576.89
110.4310.00.280.0	Water - 44-28 Las Casitas	\$13,303.56	\$18,000.00	73.91%	\$22,000.00	\$11,221.59
110.4320.00.150.0	Electricity- 44-15 RSM #1	\$6,640.66	\$19,000.00	34.95%	\$15,000.00	\$7,731.38
110.4320.00.170.0	Electricity- 44-17 RSM #2	\$2,101.73	\$6,000.00	35.03%	\$4,500.00	\$3,723.62
110.4320.00.280.0	Electricity- 44-28 Las Casitas	\$6,988.64	\$17,000.00	41.11%	\$15,500.00	\$9,978.53
110.4330.00.280.0	Gas 44-28 Las Casitas	\$119.61	\$1,500.00	7.97%	\$300.00	\$824.00
110.4330.10.150.0	Gas- 44-15 RSM #1	\$2,765.67	\$6,100.00	45.34%	\$3,000.00	\$2,028.77
110.4330.11.170.0	Gas- 44-17 RSM #2	\$183.99	\$1,000.00	16.40%	\$400.00	\$493.78
110.4330.14.280.0	Gas - Vacant Units	\$0.00	\$200.00	0.00%	\$50.00	\$20.68
110.4390.10.150.0	Sewerage-44-15 RSM #1	\$4,499.82	\$9,000.00	50.00%	\$9,000.00	\$4,330.17
110.4390.11.170.0	Sewerage- 44-17 RSM #2	\$2,773.87	\$5,500.00	50.43%	\$5,500.00	\$2,665.99
110.4390.14.280.0	Sewerage-44-28 Las Casitas	\$8,782.56	\$18,000.00	48.79%	\$18,000.00	\$8,438.28
110.4400.01.000.0	AMP Management Fee	\$45,635.20	\$87,742.00	52.01%	\$90,000.00	\$44,143.22
110.4400.02.000.0	AMP Bookkeeping Fee	\$6,240.00	\$12,135.00	51.42%	\$12,500.00	\$6,105.00

West Sacramento AMP

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
110 4400 04.000.0	Assel Management Fee	\$8,330.00	\$16,680.00	49.94%	\$16,680.00	\$8,180.00
110 4401 00 000.0	IT Services	\$9,666.67	\$23,500.00	41.13%	\$20,000.00	\$0.00
110 4410 00.000.0	Maintenance Salaries	\$35,417.23	\$73,438.00	48.23%	\$73,438.00	\$31,527.95
110.4415 01.000.0	Maintenance P/R Taxes- Social Security/Medicare	\$2,579.10	\$5,486.00	47.01%	\$5,483.00	\$2,357.07
110.4415 02.000.0	Maintenance P/R Taxes--SUI	\$0.00	\$582.00	0.00%	\$582.00	\$0.00
110.4415.04 000.0	Maintenance Retirement	\$4,716.58	\$9,059.00	52.07%	\$9,500.00	\$2,458.31
110.4415.05.000.0	Maintenance Workers Comp	\$3,753.33	\$6,919.00	54.25%	\$7,500.00	\$2,756.29
110.4420.01.000.0	Electrical Supplies	\$1,197.64	\$5,000.00	23.95%	\$3,000.00	\$2,182.40
110.4420.02 000.0	Plumbing Supplies	\$1,025.57	\$5,000.00	20.51%	\$2,500.00	\$801.93
110.4420.03.000.0	Painting Supplies	\$141.85	\$1,500.00	9.46%	\$500.00	\$939.96
110 4420.04.000.0	Chemical Supplies	\$465.84	\$1,600.00	29.12%	\$1,600.00	\$778.10
110 4420.05.000.0	Lumber and Hardware	\$3,382.18	\$8,000.00	42.28%	\$7,000.00	\$4,961.03
110.4420.06.000.0	Automotive Supplies	\$0.00	\$300.00	0.00%	\$50.00	\$2.75
110.4420.07.000.0	Gas / Oil	\$2,407.67	\$4,500.00	53.50%	\$5,000.00	\$2,165.86
110.4420.08.000.0	Dwelling Equipment/Supplies	\$1,788.34	\$10,000.00	17.88%	\$10,000.00	\$6,654.23
110.4420.09.000.0	Maintenance Equip/Supplies	\$371.36	\$7,500.00	4.95%	\$5,000.00	\$798.00
110.4421 08.000.0	Stoves/Parts	\$146.85	\$250.00	58.74%	\$250.00	\$56.00
110.4422.08.000.0	Refrgerators/Parts	\$46.85	\$250.00	18.74%	\$100.00	\$33.48
110 4423.08.000.0	Fire Protection/Testing/Monitor	\$2,479.94	\$8,000.00	31.00%	\$5,000.00	\$3,967.22
110 4430 00.000.0	Grounds Maintenance	\$0.00	\$0.00			\$5,764.06
110 4430.01 000.0	Electrical Repair/Contract	\$581.26	\$3,000.00	19.38%	\$2,000.00	\$1,808.25
110 4430.02 000.0	Plumbing Repair/Contract	\$1,710.00	\$2,000.00	85.50%	\$2,000.00	\$242.00
110 4430 03 000.0	Painting/Decorating/Contract	\$15,533.00	\$16,000.00	97.08%	\$20,000.00	\$6,325.26
110.4430 04.000.0	Garbage Removal	\$17,356.91	\$34,000.00	51.05%	\$34,500.00	\$17,484.92
110 4430.05 000.0	Chemical Treatment/Contract	\$5,106.00	\$10,000.00	51.06%	\$10,200.00	\$4,884.00
110.4430.06.000.0	Automotive Repairs	\$3,183.13	\$3,500.00	90.95%	\$4,500.00	\$2,828.37
110.4430.07 000.0	Minor Equipment Repairs	\$147.84	\$500.00	29.57%	\$500.00	\$577.89
110.4430.08.000.0	Major Equip Repair / Maint	\$307.27	\$2,500.00	12.29%	\$1,000.00	\$2,726.00
110.4430.10.000.0	Uniform Service and Mat Service	\$378.66	\$1,350.00	27.90%	\$750.00	\$41.94
110.4430.11.000.0	Building Repairs	\$2,659.09	\$14,000.00	18.99%	\$7,500.00	\$2,371.39
110 4431 00.000 0	Landscape Maintenance Contract	\$14,232.62	\$25,000.00	56.93%	\$27,500.00	\$12,525.46
110 4431 05.000.0	Trash/Yolo County Landfill	\$709.70	\$1,750.00	40.55%	\$1,750.00	\$490.02
110 4432 00 000 0	Las Casitas Groundskeeping	\$120.76	\$250.00	48.30%	\$250.00	\$0.00
110.4434.00.000.0	Tree Trimming	\$70.00	\$4,000.00	1.75%	\$4,000.00	\$2,100.00
110.4436.00.000.0	Maintenance Charges from AMPS	\$5,870.00	\$74,300.00	7.90%	\$25,000.00	\$29,260.00
110.4480.00.000.0	Protective Services	\$579.00	\$2,150.00	26.93%	\$1,500.00	\$579.00
110.4510 00 000.0	Flood Insurance	\$14,499.48	\$27,500.00	52.73%	\$28,900.00	\$13,982.44
110 4510.01.000.0	General Liability Insurance	\$1,690.56	\$3,432.00	49.26%	\$3,400.00	\$1,840.00
110.4510.02.000.0	Auto Insurance	\$506.34	\$1,068.00	47.41%	\$1,050.00	\$618.00
110.4510.03 000.0	Property Insurance	\$2,555.04	\$14,537.00	17.58%	\$5,200.00	\$7,899.33
110 4520.00 000.0	PILOT	\$19,464.00	\$41,500.00	46.90%	\$41,500.00	\$20,400.00
110 4540.00.000.0	Admin Benefits	\$11,934.21	\$24,864.00	48.00%	\$24,864.00	\$8,569.61
110 4540.01.000.0	RetIred Benefits	\$2,411.54	\$5,790.00	41.65%	\$5,790.00	\$1,270.80
110 4540.04.000.0	OPEB Prefund	\$0.00	\$22,250.00	0.00%	\$22,250.00	\$22,250.00
110 4540 10.000.0	Maintenance Benefits	\$6,298.66	\$13,224.00	47.63%	\$13,224.00	\$2,363.09
110.4540.20.000.0	Tenant Service Benefits	\$1,255.63	\$3,132.00	40.09%	\$3,132.00	\$1,313.21
110 4570.00 000 0	Collection Losses	\$0.00	\$3,000.00	0.00%	\$3,000.00	\$0.00
	OES Support Agreement	\$0.00	\$1,500.00	0.00%	\$1,500.00	\$0.00
	Total Expenses	\$391,734.82	\$920,102.00	42.58%	\$844,943.00	\$427,883.67
	Net Restricted Income (Loss)	\$21,260.51	\$0.00		\$30,152.00	\$360,229.10

Housing Choice Voucher - Program Operations

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
200.3025.00.000.	Admin Fees Earned	556,287.00	1,100,859.00	50.53%	1,086,769.00	\$522,839.00
200.3690.01.000.	Port In Admin Fees	3,998.14	2,500.00	159.93%	4,000.00	\$0.00
200.3610.01.000.	Interest Income-Admin Reserve	1,257.41	1,000.00	125.74%	2,000.00	\$644.22
200.3690.00.000.	Fraud Income	800.38	4,000.00	20.01%	1,600.00	\$2,721.75
200.3690.02.000.	Other Income	6,615.64	14,250.00	46.43%	20,000.00	\$45,260.00
	Total Revenue	568,958.57	1,122,609.00	50.68%	1,114,369.00	571,464.97
	Operating Expenditures					
200.4110.00.000.	Administrative Salaries Vouchers	143,497.89	298,129.00	48.13%	298,129.00	\$127,477.51
200.4110.10.000.	FSS Coordinator	7,869.00	16,221.00	48.51%	16,221.00	\$8,686.91
200.4115.01.000.	FSS P/R Taxes - Social	554.35	1,200.00	46.20%	1,200.00	\$606.47
200.4115.02.000.	FSS P/R Taxes - SUI	27.19	174.00	15.63%	174.00	\$173.60
200.4115.04.000.	FSS Retirement	1,233.27	2,322.00	53.11%	2,322.00	\$651.13
200.4115.05.000.	FSS Workers Comp	75.72	161.00	47.03%	161.00	\$85.86
200.4125.01.000.	Admin. P/R Taxes- Social	10,089.53	22,290.00	45.26%	22,290.00	\$9,233.16
200.4125.02.000.	Admin. P/R Taxes- -SUI	98.06	2,975.00	3.30%	2,975.00	\$0.00
200.4125.04.000.	Admin. Retirement	20,695.80	40,686.00	50.87%	40,686.00	\$14,218.01
200.4125.05.000.	Admin. Workers Comp	2,093.72	4,561.00	45.90%	4,561.00	\$1,345.35
200.4140.00.000.	Training	776.04	5,000.00	15.52%	2,000.00	\$4,105.80
200.4150.00.000.	Travel	-	1,000.00	0.00%	1,000.00	\$3,367.56
200.4170.04.000.	Contract Service Plan Updates	1,150.00	2,500.00	46.00%	2,500.00	\$0.00
200.4171.00.000.	Auditing	-	16,817.00	0.00%	16,817.00	\$0.00
200.4180.00.000.	147 Rent Allocation	16,819.80	33,640.00	50.00%	33,640.00	\$16,819.80
200.4190.00.000.	Office Supplies	4,993.36	9,000.00	55.48%	9,000.00	\$4,864.67
200.4190.01.000.	Postage	3,486.15	10,000.00	34.86%	11,000.00	\$9,584.29
200.4190.02.000.	Printing	-	2,500.00	0.00%	2,500.00	\$0.00
200.4190.03.000.	Telephone	528.56	1,200.00	44.05%	1,200.00	\$496.26
200.4190.04.000.	Other Misc. Costs	-	20.00	0.00%	20.00	\$66.12
200.4190.05.000.	Membership Dues and Subscriptions	-	3,000.00	0.00%	3,000.00	\$429.00
200.4190.06.000.	Fair Housing Services	1,250.00	5,000.00	25.00%	5,000.00	\$2,500.00
200.4190.09.000.	Admin Fees Port-Outs	7,092.82	17,200.00	41.24%	12,500.00	\$4,779.11
200.4190.10.000.	Computer Software Chgs. Vouchers	4,374.06	8,995.00	48.63%	8,995.00	\$16,938.80
200.4190.11.000.	Inspections	14,850.00	25,000.00	59.40%	32,000.00	\$17,114.00
200.4190.12.000.	Computer Equipment	9,748.05	10,800.00	90.26%	10,800.00	\$0.00
200.4190.14.000.	Criminal Background Checks	1,515.10	5,500.00	27.55%	8,000.00	\$8,606.90
200.4190.15.000.	Office Equipment Lease/Rental	4,702.32	9,500.00	49.50%	14,000.00	\$4,972.54
200.4190.16.000.	Meeting Supplies/Expense	-	300.00	0.00%	300.00	\$0.00
200.4190.20.000.	Advertising	89.17	2,500.00	3.57%	1,500.00	\$0.00
200.4230.10.000.	Contract Services	7,793.69	8,500.00	91.69%	8,500.00	\$1,200.00
200.4400.06.000.	HCV Management Fee	111,257.40	214,920.00	51.77%	216,257.00	\$106,348.80
200.4400.07.000.	HCV Bookkeeping Fee	63,625.00	134,325.00	47.29%	134,325.00	\$57,142.50
200.4401.00.000.	IT Services	9,875.00	13,125.00	75.24%	20,000.00	\$0.00
200.4420.07.000.	Gas / Oil	428.33	1,000.00	42.83%	1,000.00	\$363.46
200.4430.01.000.	Vehicle Repair & Maintenance	100.66	500.00	20.13%	300.00	\$0.00
200.4430.10.000.	Uniforms	115.92	-	-	250.00	\$0.00
200.4436.00.000.	Maintenance Charges from AMPS	600.00	1,000.00	60.00%	1,000.00	\$50.00
200.4510.01.000.	General Liability Insurance	1,814.34	3,583.00	50.64%	3,583.00	\$1,866.00
200.4510.02.000.	Auto Insurance	353.76	1,016.00	34.82%	1,016.00	\$588.00
200.4540.00.000.	Health Benefits	47,948.09	102,286.00	46.88%	102,286.00	\$43,051.58
200.4540.01.000.	Retired Benefits	4,087.10	9,800.00	41.71%	9,800.00	\$2,152.26
200.4540.02.000.	FSS Coordinator Health Benefits	2,481.80	5,500.00	45.12%	5,500.00	\$2,619.23
200.4540.04.000.	OPEB Prefunding	-	38,500.00	0.00%	38,500.00	\$38,500.00
	OES Support Agreement	-	1,500.00	0.00%	1,500.00	
	Total Expenses	507,991.05	1,093,746.00	46.45%	1,108,308.00	\$516,855.93
	Net Restricted Operating Income	60,967.52	28,863.00		6,061.00	\$54,609.04

Housing Choice Vouchers - Vouchers

201 8025.00.000.	HAP Contributions Received from	5,065,919.50	10,865,500.00	46.62%	10,800,000.00	\$4,798,055.00
201.3610.00.000.	HAP Reserve Interest Income	1,453.84	2,500.00	58.15%	2,500.00	\$1,963.68
201 3690.00.000.	HAP Fraud Income (50%)	800.38	4,000.00	20.01%	1,600.00	\$2,721.75
	Total Revenue	5,068,173.72	10,872,000.00	46.62%	10,804,100.00	\$4,802,740.43
201.4715.00.000.	HAP Payments	5,169,703.79	10,872,000.00	47.55%	10,644,100.00	\$4,410,624.58
201.4715.01.000.	HAP FSS Escrow Payments	4,370.00	-		7,500.00	\$1,301.00
201.4715.02.000.	HAP Payments Outgoing Ports	91,372.23	-		125,000.00	\$74,994.54
201.4715.04.000.	HAP Utilities	13,108.37	-		27,500.00	\$11,239.57
	Total Vouchers Paid	5,278,554.39	10,872,000.00	48.55%	10,804,100.00	\$4,498,159.69
	Increase (Decrease) Net Restricted	(210,380.67)	-		-	304,580.74

New Hope CDC - Cottonwood Meadows

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
400.3110.00.000.0	Dwelling Rent-Market Rate Units	\$104,248.05	\$215,376.00	48.40%	\$215,376.00	\$104,654.74
400.3110.01.000.0	Dwelling Rent-RHCP Units	\$22,376.00	\$59,400.00	37.67%	\$50,000.00	\$19,866.72
400.3610.00.000.0	Interest Income	\$165.53	\$300.00	55.18%	\$300.00	\$335.79
400.3610.01.000.0	Interest on Replacement Reserve	\$313.54	\$600.00	52.26%	\$300.00	\$67.04
400.3690.03.000.0	Other Income Tenant Cottonwood	\$501.88	\$1,000.00	50.19%	\$1,000.00	\$661.48
400.3690.04.000.0	Other Program Charges-RHCP Units	\$0.00	\$550.00	0.00%	\$550.00	\$206.79
400.3690.00.000.0	Other income	\$35.00	\$0.00		\$100.00	\$0.00
400.3690.05.000.0	Vending Income	\$1,342.42	\$2,500.00	53.70%	\$2,500.00	\$1,183.13
	Approved Transfer from Reserves	\$7,172.00			\$7,172.00	
	Total Revenue	\$136,154.42	\$279,726.00	48.67%	\$277,298.00	\$126,975.69
	Operating Expenditures					
400.4110.00.000.0	Administration Salaries	\$6,794.74	\$17,000.00	39.97%	\$17,000.00	\$2,641.69
400.4125.01.000.0	Admin. P/R Taxes- Social	\$498.30	\$1,100.00	45.30%	\$1,054.00	\$193.42
400.4125.02.000.0	Admin. P/R Taxes- SUI	\$217.01	\$690.00	31.45%	\$690.00	\$0.00
400.4125.04.000.0	Admin. Retirement	\$944.76	\$2,200.00	42.94%	\$2,164.00	\$352.11
400.4125.05.000.0	Admin. Workers Comp	\$99.19	\$355.00	27.94%	\$355.00	\$28.50
400.4130.00.000.0	Legal Fees	\$995.00	\$1,300.00	76.54%	\$1,300.00	\$1,330.00
400.4140.00.000.0	Training	\$60.00	\$500.00	12.00%	\$500.00	\$0.00
400.4150.00.000.0	Travel	\$0.00	\$200.00	0.00%	\$200.00	\$0.00
400.4171.00.000.0	Auditing	\$0.00	\$2,900.00	0.00%	\$2,900.00	\$0.00
400.4172.00.000.0	Advertising	\$145.92	\$250.00	58.37%	\$250.00	\$0.00
400.4190.00.000.0	Office Supplies	\$402.23	\$1,000.00	40.22%	\$1,000.00	\$640.64
400.4190.02.000.0	Postage	\$14.10	\$200.00	7.05%	\$100.00	\$107.60
400.4190.03.000.0	Telephone	\$721.95	\$750.00	96.26%	\$750.00	\$456.06
400.4190.05.000.0	Membership Dues and Subscriptions	\$0.00	\$60.00	0.00%	\$60.00	\$0.00
400.4190.07.000.0	Computer Services	\$645.37	\$1,500.00	43.02%	\$1,500.00	\$1,067.55
400.4190.11.000.0	Office Equipment	\$642.81	\$650.00	98.89%	\$650.00	\$0.00
400.4190.15.000.0	Management Fee to YCH	\$9,750.00	\$19,500.00	50.00%	\$19,500.00	\$9,660.00
400.4190.16.000.0	Renting Expense	\$0.00	\$0.00			\$459.05
400.4190.17.000.0	Background Checks	\$233.40	\$400.00	58.35%	\$400.00	\$57.70
400.4190.18.000.0	Taxes, Assessments & Fees	\$8,211.75	\$16,050.00	51.16%	\$16,425.00	\$8,058.40
400.4220.00.000.0	Tenant Services Materials	\$0.00	\$0.00			\$50.00
400.4221.00.000.0	Tenant Liaison	\$900.00	\$1,800.00	50.00%	\$900.00	\$650.00
400.4310.00.000.0	Water Cottonwood	\$6,125.83	\$17,500.00	35.00%	\$15,000.00	\$8,611.92
400.4320.00.000.0	Electricity - Cottonwood	\$3,763.05	\$6,500.00	57.89%	\$7,500.00	\$3,108.21
400.4330.00.000.0	Gas Cottonwood	\$538.56	\$1,500.00	35.90%	\$1,200.00	\$577.57
400.4390.00.000.0	Sewerage - Cottonwood	\$7,047.18	\$14,500.00	48.60%	\$14,500.00	\$7,047.18
400.4420.00.000.0	Maintenance Supplies	\$6,614.80	\$6,650.00	99.47%	\$8,000.00	\$1,231.72
400.4430.00.000.0	Maintenance Contracts	\$4,225.26	\$16,000.00	26.41%	\$12,000.00	\$3,086.83
400.4430.02.000.0	Painting and Decorating Contracts	\$12,229.50	\$12,250.00	99.83%	\$14,000.00	\$7,354.59
400.4430.03.000.0	Garbage and Trash Removal	\$3,579.37	\$7,200.00	49.71%	\$7,200.00	\$5,009.22
400.4430.04.000.0	Grounds Contracts	\$1,274.96	\$4,314.00	29.55%	\$2,750.00	\$2,269.96
400.4436.00.000.0	Maintenance Charges from AMPS	\$15,350.00	\$15,500.00	99.03%	\$17,500.00	\$4,400.00
400.4480.00.000.0	Protective Services	\$312.00	\$2,000.00	15.60%	\$1,000.00	\$787.00
400.4510.00.000.0	Insurance-Flood	\$1,255.50	\$2,250.00	55.80%	\$2,580.00	\$1,134.00
400.4510.01.000.0	General Liability Insurance	\$2,174.50	\$4,207.00	51.69%	\$4,250.00	\$3,014.00
400.4510.03.000.0	Property Insurance	\$2,429.00	\$5,000.00	48.58%	\$5,000.00	\$2,970.00
400.4510.05.000.0	Director's Risk Insurance	\$721.50	\$1,384.00	52.13%	\$1,425.00	\$690.00
400.4540.00.000.0	Benefits	\$610.06	\$2,300.00	26.52%	\$1,810.00	\$613.52
400.4570.00.000.0	Collection Loss	\$0.00	\$400.00	0.00%	\$400.00	\$0.00
400.4610.00.000.0	Extraordinary Maintenance	\$7,171.29	\$0.00		\$7,172.00	\$0.00

New Hope CDC - Cottonwood Meadows

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
400.5615.00.000.0	Principal and Interest on Note Payable	\$41,847.54	\$83,695.00	50.00%	\$83,695.00	\$45,545.79
	Total Expenses	\$148,546.43	\$271,555.00	54.70%	\$274,680.00	\$123,204.23
	Net Operating Income (Loss)	(\$12,392.01)	\$8,171.00		\$2,618.00	\$3,771.46

Helen Thomson Homes

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent Used	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
320.3690.00.000.0	Other government revenues	\$8,669.01	\$37,900.00	22.87%	\$37,900.00	\$6,515.11
	Total Revenue	\$8,669.01	\$37,900.00	22.87%	\$37,900.00	\$6,515.11
	Operating Expenditures					
320.4190.14.000.0	Background Check-Trinity	\$288.50	\$350.00	82.43%	\$350.00	\$0.00
320.4190.14.010.0	Background Check Meadowlark	\$151.20	\$350.00	43.20%	\$350.00	\$0.00
320.4190.15.000	Management Fee	\$1,012.50	\$4,050.00	25.00%	\$4,050.00	\$0.00
320.4190.15.010	Management Fee	\$1,012.50	\$4,050.00	25.00%	\$4,050.00	\$0.00
320.4190.18.010.0	Property Taxes, Assessments and	\$1,138.02	\$1,150.00	98.96%	\$1,150.00	\$2,235.14
320.4310.01.000.0	Water/Sewer expense Trinity	\$365.44	\$800.00	45.68%	\$800.00	\$415.51
320.4310.01.010.0	Water & Sewer Meadowlark	\$444.00	\$800.00	55.50%	\$900.00	\$380.77
320.4320.00.010.0	Electric Service Meadowlark	\$1,209.84	\$2,500.00	48.39%	\$2,400.00	\$1,065.85
320.4320.01.000.0	Electric Expense-Trinity	\$641.57	\$2,500.00	25.66%	\$2,500.00	\$686.61
320.4330.00.010.0	Gas (Heating) Meadowlark	\$288.88	\$1,500.00	19.26%	\$1,500.00	\$221.10
320.4330.01.000.0	Gas Expense Trinity	\$215.72	\$1,500.00	14.38%	\$1,500.00	\$64.29
320.4420.00.000.0	Materials Trinity	\$0.00	\$1,200.00	0.00%	\$1,200.00	\$0.00
320.4420.00.010.0	Materials Meadowlark	\$432.78	\$1,200.00	36.07%	\$1,200.00	\$23.38
320.4430.00.000.0	Grounds Maintenance Trinity	\$732.48	\$1,500.00	48.83%	\$1,500.00	\$732.48
320.4430.00.010.0	Grounds Maintenance Meadowlark	\$0.00	\$250.00	0.00%	\$250.00	\$0.00
320.4430.04.000.0	Garbage and Trash Removal Trinity	\$157.44	\$250.00	62.98%	\$500.00	\$155.52
320.4430.04.010.0	Garbage and Trash Removal	\$113.46	\$500.00	22.69%	\$250.00	\$113.46
320.4430.05.000.0	Chemical Treatment	\$65.00	\$1,500.00	4.33%	\$1,500.00	\$0.00
320.4430.05.010.0	Chemical Treatment Meadowlark	\$0.00	\$450.00	0.00%	\$450.00	\$0.00
320.4436.00.000.0	Maintenance Charges From AMPs -	\$200.00	\$3,000.00	6.67%	\$3,000.00	\$25.00
320.4436.01.000.0	Maintenance Charges from AMPS -	\$0.00	\$3,000.00	0.00%	\$3,000.00	\$0.00
320.4540.03.000.0	Property Insurance Trinity	\$84.78	\$750.00	11.30%	\$750.00	\$198.00
320.4540.03.010.0	Property Insurance Meadowlark	\$114.90	\$750.00	15.32%	\$750.00	\$198.00
320.4610.00.000.0	Extraordinary Maintenance Trinity	\$0.00	\$2,000.00	0.00%	\$2,000.00	\$0.00
320.4610.00.010.0	Extraordinary Maintenance	\$0.00	\$2,000.00	0.00%	\$2,000.00	\$0.00
	Total Expenses	\$8,669.01	\$37,900.00	22.87%	\$37,900.00	\$6,515.11
	Net Operating Income (Loss)	\$0.00	\$0.00		\$0.00	\$0.00

Davis Solar Housing

Account	Line Description	YTD 12/31/2011	Approved Budget	YTD Budget Percent	Mid-Year Budget Revision	YTD 12/31/2010
	Revenue					
600.3110.00.000.0	Dwelling Rent	\$17,930.00	\$36,868.00	48.63%	\$36,868.00	\$18,810.00
600.3610.00.000.0	Interest Income	\$187.28	\$375.00	49.94%	\$375.00	\$151.02
600.3690.01.000.0	Other Income- tenants	\$0.00	\$75.00	0.00%	\$75.00	\$60.77
	Total Revenue	\$18,117.28	\$37,318.00	48.55%	\$37,318.00	\$19,021.79
	Operating Expenditures					
600.4110.00.000.0	Administrative Salaries	\$1,022.42	\$2,135.00	47.89%	\$2,135.00	\$744.37
600.4125.01.000.0	Admin. P/R Taxes- Social	\$69.88	\$158.00	44.23%	\$158.00	\$54.21
600.4125.02.000.0	Admin. P/R Taxes- -SUI	\$0.00	\$23.00	0.00%	\$23.00	\$0.00
600.4125.04.000.0	Admin. Retirement	\$190.60	\$249.00	76.55%	\$400.00	\$58.28
600.4125.05.000.0	Admin. Workers Comp	\$82.51	\$177.00	46.62%	\$177.00	\$3.87
600.4130.00.000.0	Legal Fees	\$0.00	\$250.00	0.00%	\$250.00	\$0.00
600.4140.00.000.0	Training	\$0.00	\$500.00	0.00%	\$0.00	\$0.00
600.4150.00.000.0	Travel	\$0.00	\$0.00		\$0.00	\$24.50
600.4190.00.000.0	Office Supplies	\$101.24	\$150.00		\$150.00	\$0.00
600.4190.01.000.0	Postage	\$3.08	\$10.00		\$10.00	\$8.80
600.4190.02.000.0	Telephone	\$0.00	\$50.00	0.00%	\$50.00	\$4.92
600.4190.04.000.0	Computer Support-Tenmast	\$267.20	\$450.00	59.38%	\$535.00	\$384.60
600.4190.12.000.0	Management Fees	\$1,290.00	\$1,290.00	100.00%	\$1,290.00	\$0.00
600.4190.20.000.0	Advertisement	\$219.00	\$250.00	87.60%	\$250.00	\$0.00
600.4310.00.000.0	Water Davis Solar	\$3,002.77	\$5,000.00	60.06%	\$6,250.00	\$3,012.37
600.4320.00.000.0	Electricity Davis Solar	(\$1.72)	\$25.00	-6.88%	\$0.00	\$0.00
600.4330.00.000.0	Gas Davis Solar	\$8.61	\$25.00	34.44%	\$25.00	\$0.00
600.4390.00.000.0	Sewerage - Davis Solar	\$2,230.97	\$4,500.00	49.58%	\$4,500.00	\$1,931.82
600.4410.00.000.0	Maintenance Repairs and Contracts	\$208.75	\$3,500.00	5.96%	\$3,500.00	\$0.00
600.4420.00.000.0	Maintenance Supplies	\$483.37	\$3,000.00	16.11%	\$2,444.00	\$113.54
600.4420.08.000.0	Dwelling Equipment/Supplies	\$675.64	\$750.00		\$750.00	\$0.00
600.4430.00.000.0	Grounds Maintenance	\$0.00	\$0.00		\$0.00	\$775.00
600.4430.03.000.0	Painting Services	\$0.00	\$2,940.00	0.00%	\$2,940.00	\$0.00
600.4430.04.000.0	Garbage and Trash Removal	\$1,224.72	\$2,600.00	47.10%	\$2,600.00	\$1,212.54
600.4430.11.000.0	Fencing Maintenance	\$0.00	\$0.00		\$0.00	\$275.00
600.4436.00.000.0	Maintenance Charges from AMPS	\$100.00	\$2,100.00	4.76%	\$2,100.00	\$0.00
600.4510.01.000.0	General Liability Insurance	\$3.00	\$150.00	2.00%	\$150.00	\$0.00
600.4510.03.000.0	Property Insurance	\$556.26	\$1,140.00	48.79%	\$1,140.00	\$572.00
600.4540.01.000.0	Benefits	\$149.38	\$822.00	18.17%	\$822.00	\$154.24
600.4550.00.000.0	Stonegate Dues	\$492.00	\$984.00	50.00%	\$984.00	\$492.00
600.5650.00.000.0	FmHA Payment	\$0.00	\$930.00	0.00%	\$0.00	\$0.00
	Total Expenses	\$12,379.68	\$34,158.00	36.24%	\$33,633.00	\$9,822.06
	Net Operating Income (Loss)	\$5,737.60	\$3,160.00	181.57%	\$3,685.00	\$9,199.73