



Meeting Date: June/15/2010

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Carrie Sabatini *Sabatini*Agenda Item No. I-15Reviewed By: City Manager *MH*City Attorney *MH*Finance *JF*

Other

DATE: June 4, 2010**TO:** Housing Authority Commission**FROM:** William E. Wilkins, Housing Director
Housing Department**SUBJECT:** Low Rent Public Housing Budget for Fiscal Year 2011

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt a resolution approving and adopting the recommended \$6,825,179 operating budget for the Low Rent Public Housing program ("LRPH") for fiscal year 2011, as presented for each project area.

DISCUSSION

This recommended budget pertains exclusively to the 780 units of LRPH owned and operated by the City of Oxnard Housing Authority ("OHA"). The recommended operating budget for all projects and the Central Office Cost Center ("COCC") is \$6,825,179. The operating budgets, if adopted as recommended, would result in a collective \$231,915 residual receipt.

The public housing program continues to be subject to asset management regulations in fiscal year 2011 and therefore each public housing project, as have been determined in previous years (i.e. 31-1 Colonia Village, 31-4 Pleasant Valley Village, etc.), is funded and budgeted for independently, as is the Central Office Cost Center ("COCC").

For fiscal year 2011, staff projected that overall rental income will increase by \$49,587 over last year's rent projection. Staff continues to work extremely hard to maximize tenant rent through rent ranging and placing tenants in properly sized units. Operating subsidy for each year is appropriated on a calendar year basis. HUD subsidy for 2010 is expected to decrease due to a change in the calculation methodology, but official notification has not been made as of the date of this report.

Although a decrease is anticipated, HUD has stated that they expect to fund eligible requests at 100%, compared to 88% of eligibility in the prior year. The calendar year 2011 portion of the funding is not known, but has been projected at the same funding level as 2010 for budget purposes. The decrease in operating subsidy is anticipated to be approximately \$463,719. The projects have been closely monitoring expenses to adjust to the lower HUD funding levels.

The COCC operates on HUD determined fee revenue generated from the projects including a management fee, a bookkeeping fee, and an asset management fee. Also included in the fee revenue to the COCC is a concept termed "fee-for-service" which is guided by HUD regulation. Under this

arrangement, for certain specialized services where providing dedicated staff to each project is not practical, a centralized service is available to the projects, charged only as they are used (i.e. higher level carpentry, electrical, plumbing, etc.). Since these fees are classified as expenses to the projects and income to the COCC, on audited financial statements the income and expense for these items would be zeroed out so as not to be double counted. On this budget document, however, they are shown both places to clearly present the entire budget for each project and the COCC.

On the expense side, the majority of line items have remained approximate to prior year's budget, adjusted to bring the budget closer to anticipated actual expenses and to fully incorporate the fee-for-service arrangement into the project budgets.

Under maintenance material and contract expenses, the noteworthy items include a decrease in appliance expense in 31-1 Colonia Village. In the prior year 31-1 replaced stoves and refrigerators in its units for approximately \$185,000, therefore there is a significant decrease compared to the prior year. Additionally, there is a proposed increase in vacant turnaround expense to cover increasing costs in preparing vacant units for leasing as a result of the age of the units and the number of units being vacated based upon prior year experience. In the prior year the 31-2 project (Felicia Court) proposed to paint many of the unit interiors for approximately \$75,000 in materials and contract costs, however, there is no such project planned for this budget year, therefore there is a corresponding decrease in this line item.

Lastly, under asset purchases, it is proposed to replace a lawnmower that services the 31-4 (Pleasant Valley) and 31-7 (Scattered Sites) and \$5,000 was budgeted in each project area for that replacement. Additionally, 2 COCC maintenance vehicles that are more than 10 years old and in poor working condition are budgeted to be replaced. The vehicles would be utilized by the staff that prepare the vacant units for leasing.

Staff will continue to monitor the budgets of all project areas and the COCC. As asset management regulations continue to evolve, staff will also be monitoring the changes to these regulations for impact on the OHA public housing program and general operations.

Though some of the project areas are expected to have operational deficits, other projects areas that have had operational residual receipts are permitted to fund the projects with deficits. This funding will occur once excess cash is determined at June 30, 2010 across all projects. The resulting transfers will make up the funds needed for the fiscal year budget presented here.

FINANCIAL IMPACT

It is anticipated that the proposed operating budget will result in an overall residual receipt for the year ending June 30, 2011.

Attachment #1 - Housing Authority Resolution
#2 – HUD Form 52574 Operating Budget Resolution
#3 - Budget document

**HOUSING AUTHORITY OF THE CITY OF OXNARD
RESOLUTION NO.**

**RESOLUTION APPROVING AND ADOPTING THE LOW RENT PUBLIC HOUSING
PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2011**

WHEREAS, the Housing Authority of the City of Oxnard (Authority) has prepared Low Rent Public Housing Program Operating Budgets totaling \$6,825,179 for the fiscal year 2011; and

WHEREAS, the budgeted expenditures are necessary for the efficient and economical operation of the Authority for the purpose of serving low-income families; and

WHEREAS, the budget for the fiscal year 2011 indicates a source of funding adequate to cover all proposed expenditures; and

WHEREAS, the budgeted rental charges and expenditures will be consistent with the provisions of law and the Annual Contribution Contract; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the Authority to certify that no Authority employee is serving in a variety of positions which will exceed a 100% allocation of his/her time.

NOW THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard hereby resolves:

1. That the Low Rent Public Housing Program Operating Budgets (Operating Budgets) for the fiscal year 2011 totaling \$6,825,179 available on file at the Housing Department and incorporated in full herein by this reference is approved and adopted.
2. That no Authority employee reflected in the Operating Budgets are serving in a variety of positions which will exceed 100% allocation of his/her time.

APPROVED AND ADOPTED this 15th day of June 2010, by the following vote:

AYES:

NOES:

ABSENT:

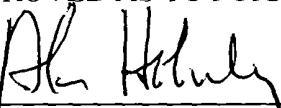
Dr. Thomas E. Holden, Chairman

Fiscal Year 2011 LRPH Budget
Resolution
Page Two

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp.12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of the City of Oxnard

PHA Code: CA031

PHA Fiscal Year Beginning: 07/01/2010

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- | | |
|---|------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | 06/15/2010 |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Dr. Thomas E. Holden	Signature:	Date:
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**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2011 PROPOSED BUDGET**

	311 Colonia Vig	312 Felicia Ct.	313 Colonia Rd.	314 Pleasant Valley	315 Plaza Vista Sr.	317 Scattered Sites	318 Palm Vista Sr.	Central Office	Total
								LRPH Admin	Budget
TENANT INCOME									
Rental Income									
Tenant Rent	1,325,623.00	603,196.00	506,568.00	596,034.00	162,408.00	688,408.00	367,388.00	0.00	4,249,625.00
Total Rental Income	1,325,623.00	603,196.00	506,568.00	596,034.00	162,408.00	688,408.00	367,388.00	0.00	4,249,625.00
Other Tenant Income	0.00	0.00	0.00	0.00	2,732.00	0.00	5,185.00	0.00	7,917.00
Laundry and Vending	0.00	2,192.00	5,515.00	2,968.00	1,942.00	10,659.00	7,126.00	0.00	33,722.00
Maintenance Charge	3,320.00	8,172.00	5,708.00	7,953.00	4,060.00	8,121.00	8,158.00	0.00	63,377.00
Cable Charges	21,205.00	10,364.00	11,223.00	10,921.00	8,734.00	18,780.00	20,469.00	0.00	105,016.00
Total Other Tenant Income	24,525.00	10,364.00	11,223.00	10,921.00	8,734.00	18,780.00	20,469.00	0.00	105,016.00
NET TENANT INCOME	1,350,148.00	613,560.00	517,791.00	606,955.00	171,142.00	707,188.00	387,857.00	0.00	4,354,641.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	419,664.00	128,592.00	38,076.00	81,804.00	109,428.00	10,800.00	160,896.00	0.00	949,260.00
TOTAL GRANT INCOME	419,664.00	128,592.00	38,076.00	81,804.00	109,428.00	10,800.00	160,896.00	0.00	949,260.00
OTHER INCOME									
Investment Income - Unrestricted	1,465.00	727.00	868.00	714.00	127.00	724.00	508.00	3,377.00	8,510.00
Management Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	756,139.00
Asset Mgmt Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,600.00
Bookkeeping Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,796.00
Fee for Service Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	707,230.00
IT Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,333.00
Fraud Recovery Adm Fee	14,815.00	1,700.00	0.00	0.00	0.00	1,000.00	0.00	0.00	17,515.00
Non-Dwelling Rental Income	0.00	0.00	0.00	45,575.00	0.00	0.00	0.00	0.00	22,495.00
TOTAL OTHER INCOME	16,280.00	2,427.00	868.00	46,289.00	127.00	1,724.00	508.00	1,684,970.00	1,753,193.00
TOTAL INCOME	1,786,092.00	744,579.00	556,735.00	735,048.00	280,697.00	719,712.00	549,261.00	1,684,970.00	7,057,094.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries	210,796.00	104,691.00	69,712.00	110,606.00	30,651.00	81,142.00	78,026.00	628,768.00	1,314,392.00
Administrative Temp Help	127.00	17,130.00	11,990.00	630.00	0.00	229.00	0.00	2,500.00	32,606.00
Add'l Compensation - OT	553.00	0.00	0.00	245.00	0.00	151.00	151.00	2,512.00	3,612.00
Employee Benefit Contribution Admin	82,650.00	46,388.00	30,875.00	32,210.00	14,871.00	53,233.00	37,774.00	255,439.00	553,440.00
Total Administrative Salaries	294,126.00	168,209.00	112,577.00	143,691.00	45,522.00	134,755.00	115,951.00	889,219.00	1,904,050.00
Legal Expense	5,433.00	2,090.00	1,465.00	2,090.00	1,045.00	2,347.00	1,962.00	0.00	16,432.00
Tenant Screening	5,433.00	2,090.00	1,465.00	2,090.00	1,045.00	2,347.00	1,962.00	0.00	16,432.00
Total Legal Expense	5,433.00	2,090.00	1,465.00	2,090.00	1,045.00	2,347.00	1,962.00	0.00	16,432.00
Other Admin Expenses									

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2011 PROPOSED BUDGET**

	311 Colonia Vtg	312 Felicia Ct.	313 Colonia Rd.	314 Pleasant Valley	315 Plaza Vista Sr.	317 Scattered Sites	318 Palm Vista Sr.	Central Office LRPH Admin	Total Budget
Staff Training	100.00	75.00	50.00	50.00	55.00	15.00	43.00	25.00	306.00
Travel	1,181.00	566.00	400.00	594.00	55.00	598.00	105.00	5,227.00	8,726.00
Auditing Fees	4,857.00	1,869.00	1,311.00	1,870.00	936.00	1,873.00	1,869.00	1,551.00	16,135.00
Management Fee	202,046.00	77,710.00	54,397.00	77,710.00	38,855.00	77,710.00	77,710.00	0.00	606,138.00
Asset Management Fees	31,200.00	12,000.00	8,400.00	12,000.00	6,000.00	12,000.00	12,000.00	0.00	93,600.00
Bookkeeping Fees	22,932.00	8,820.00	6,174.00	8,820.00	4,410.00	8,822.00	8,820.00	0.00	68,798.00
Total Other Admin Expenses	262,316.00	101,040.00	70,731.00	101,044.00	50,271.00	101,046.00	100,529.00	7,084.00	794,061.00
Miscellaneous Admin Expenses									
Membership and Fees	395.00	188.00	131.00	172.00	45.00	175.00	85.00	1,161.00	2,352.00
Publications	192.00	31.00	22.00	31.00	16.00	34.00	31.00	75.00	432.00
Advertising	95.00	37.00	26.00	37.00	20.00	40.00	37.00	0.00	292.00
Office Supplies	1,690.00	860.00	557.00	380.00	91.00	414.00	150.00	2,569.00	6,711.00
Fuel-Administrative	306.00	83.00	67.00	332.00	120.00	342.00	407.00	1,820.00	3,477.00
City Overhead	9,041.00	4,657.00	3,530.00	4,530.00	1,800.00	5,268.00	2,685.00	36,614.00	68,165.00
Telephone	6,590.00	2,407.00	1,664.00	4,171.00	3,900.00	2,724.00	6,060.00	16,997.00	44,513.00
Postage	4,152.00	1,832.00	1,340.00	1,836.00	458.00	1,767.00	639.00	3,379.00	15,403.00
Paper	713.00	282.00	200.00	194.00	102.00	198.00	204.00	555.00	2,448.00
Copiers	2,968.00	1,508.00	220.00	2,896.00	180.00	1,633.00	263.00	3,719.00	13,447.00
Printer Supplies/Services	2,017.00	742.00	520.00	381.00	385.00	387.00	753.00	3,183.00	8,368.00
Internet	844.00	325.00	230.00	1,670.00	0.00	1,668.00	0.00	1,164.00	5,901.00
Software Fees	139.00	45.00	31.00	55.00	22.00	56.00	25.00	640.00	1,013.00
Cell Phones/Pagers	2,166.00	1,240.00	732.00	800.00	354.00	1,149.00	873.00	5,810.00	13,124.00
Small Office Equipment	735.00	2,101.00	1,440.00	110.00	76.00	285.00	152.00	2,618.00	7,517.00
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,574.00	2,574.00
Cable Charges	22,914.00	8,814.00	6,175.00	8,793.00	4,396.00	8,793.00	8,792.00	0.00	68,677.00
Other Misc Admin Expenses	1,285.00	595.00	210.00	150.00	44.00	81.00	81.00	2,154.00	4,817.00
Storage	340.00	130.00	93.00	202.00	61.00	205.00	64.00	355.00	1,450.00
Total Miscellaneous Admin Expenses	5,6582.00	25,917.00	17,188.00	26,740.00	12,070.00	25,496.00	21,301.00	85,387.00	270,681.00
TOTAL ADMINISTRATIVE EXPENSES	618,457.00	297,256.00	201,961.00	273,565.00	108,908.00	263,644.00	239,743.00	981,690.00	2,985,224.00
TENANT SERVICES									
Resident Council	6,475.00	2,500.00	1,750.00	2,450.00	1,225.00	2,475.00	2,500.00	0.00	19,375.00
Tenant Services Contract Costs	3,422.00	1,316.00	922.00	3,600.00	1,770.00	3,600.00	2,400.00	0.00	17,030.00
TOTAL TENANT SERVICES EXPENSES	9,897.00	3,816.00	2,672.00	6,050.00	2,995.00	6,075.00	4,900.00	0.00	36,405.00
UTILITIES									
Water	130,837.00	42,628.00	33,065.00	43,771.00	6,831.00	45,647.00	19,940.00	1,065.00	323,784.00
Electricity	16,554.00	5,128.00	5,363.00	13,533.00	29,878.00	19,273.00	48,034.00	17,358.00	155,121.00
Electricity-Vacant Units	61.00	15.00	25.00	81.00	0.00	124.00	0.00	0.00	306.00
Gas	796.00	175.00	122.00	1,712.00	13,851.00	817.00	19,424.00	526.00	37,423.00
Gas-Vacant Units	100.00	15.00	80.00	64.00	0.00	122.00	0.00	0.00	381.00
Garbage/Trash Removal	89,046.00	29,066.00	37,603.00	40,970.00	4,862.00	44,078.00	10,115.00	2,078.00	257,818.00
Dump Expense	2,594.00	800.00	681.00	170.00	0.00	298.00	242.00	100.00	4,885.00
Sewer	70,176.00	23,880.00	16,790.00	23,322.00	8,552.00	23,124.00	17,853.00	536.00	184,243.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2011 PROPOSED BUDGET**

	311 Colonia Vtg	312 Felicia Ct.	313 Colonia Rd.	314 Pleasant Valley	315 Plaza Vista Sr.	317 Scattered Sites	318 Palm Vista Sr.	Central Office	Total Budget
TOTAL UTILITY EXPENSES	310,164.00	101,707.00	93,729.00	123,623.00	63,974.00	133,433.00	115,618.00	21,663.00	963,961.00
Maintenance and Operations									
General Maint Expense									
Maintenance Salaries	65,091.00	39,400.00	9,190.00	24,415.00	16,103.00	27,754.00	28,667.00	302,238.00	512,858.00
Maintenance Labor-Grounds	42,809.00	24,430.00	23,730.00	50,590.00	3,067.00	27,559.00	13,676.00	9,157.00	195,018.00
Maint-On Call Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,504.00	6,504.00
Maintenance - Temporary Labor	8,980.00	9,800.00	6,810.00	0.00	0.00	8,638.00	0.00	25,230.00	59,458.00
Maintenance OT	4,330.00	862.00	0.00	1,393.00	0.00	150.00	657.00	48,396.00	55,788.00
Grounds - OT	9,297.00	2,154.00	900.00	615.00	0.00	956.00	720.00	1,339.00	15,981.00
Employee Benefits Contribution-Maint.	28,869.00	25,784.00	14,936.00	33,169.00	7,741.00	16,300.00	14,764.00	80,100.00	221,663.00
Maintenance Uniforms	1,472.00	336.00	270.00	372.00	143.00	505.00	296.00	2,601.00	5,998.00
Vehicle Gas, Oil, Grease	4,040.00	2,350.00	1,300.00	1,803.00	664.00	3,049.00	1,180.00	7,761.00	22,147.00
Total General Maint Expense	164,888.00	105,116.00	57,136.00	112,357.00	27,718.00	84,914.00	59,960.00	483,326.00	1,095,415.00
Materials									
Supplies-Paint	7,210.00	1,350.00	1,700.00	2,160.00	708.00	4,774.00	1,433.00	2,919.00	22,254.00
Supplies-Grounds	5,977.00	3,040.00	2,282.00	703.00	163.00	895.00	661.00	1,250.00	14,971.00
Supplies-Appliance	10,000.00	1,900.00	1,490.00	905.00	2,516.00	2,273.00	3,208.00	0.00	22,292.00
Supplies-Plumbing	17,984.00	7,590.00	5,982.00	10,402.00	1,425.00	8,043.00	4,110.00	0.00	55,536.00
Supplies-Electrical	3,906.00	2,440.00	1,516.00	1,766.00	390.00	3,048.00	1,495.00	1,120.00	15,681.00
Supplies-Building Repairs	9,975.00	3,050.00	5,000.00	3,290.00	188.00	9,356.00	2,488.00	3,081.00	36,428.00
Supplies-Windows	467.00	940.00	212.00	1,695.00	856.00	899.00	153.00	0.00	5,222.00
Supplies-Locks	1,366.00	1,460.00	683.00	555.00	337.00	862.00	1,577.00	500.00	7,340.00
Supplies-Janitorial/Cleaning	2,185.00	585.00	720.00	1,017.00	639.00	1,078.00	1,152.00	1,994.00	9,370.00
Supplies-Safety	7,720.00	3,830.00	2,000.00	3,715.00	407.00	3,018.00	1,600.00	2,422.00	24,782.00
Tools and Equipment	2,582.00	1,100.00	435.00	874.00	154.00	699.00	239.00	3,551.00	9,634.00
Grounds Tools and Equipment	3,724.00	605.00	840.00	127.00	20.00	392.00	65.00	1,000.00	6,773.00
Total Materials	73,096.00	27,890.00	22,930.00	27,209.00	7,803.00	35,337.00	18,181.00	17,837.00	230,283.00
Contract Costs									
Contract-Fire Alarm/Extinguisher	366.00	100.00	0.00	1,212.00	5,196.00	373.00	5,251.00	462.00	12,960.00
Contract-Appliance Repair	6,929.00	150.00	654.00	732.00	714.00	1,507.00	1,991.00	180.00	12,857.00
Contract-Building Repairs-Misc FFS	10,250.00	1,981.00	1,360.00	2,777.00	1,371.00	5,527.00	7,907.00	8,025.00	39,198.00
Contract-Unit Turnaround	58,259.00	23,152.00	51,390.00	48,547.00	16,120.00	84,709.00	45,393.00	0.00	327,570.00
Contract-Painting	37,450.00	4,544.00	4,445.00	2,080.00	300.00	6,557.00	2,079.00	4,763.00	62,218.00
Contract-Electrical	7,385.00	615.00	881.00	1,739.00	2,121.00	2,763.00	5,426.00	1,748.00	22,678.00
Contract-Pest Control	0.00	0.00	0.00	1,786.00	1,966.00	36.00	15,172.00	0.00	18,960.00
Contract-Floor Covering	0.00	155.00	110.00	1,030.00	628.00	0.00	9,437.00	0.00	11,360.00
Contract-Janitorial/Cleaning	19,314.00	2,795.00	4,102.00	7,844.00	14,503.00	2,954.00	29,199.00	30,947.00	111,658.00
Contract-Plumbing	72,003.00	16,190.00	6,785.00	26,637.00	8,696.00	38,824.00	25,478.00	576.00	195,189.00
Contract-Window Covering	0.00	0.00	0.00	0.00	0.00	0.00	1,055.00	312.00	1,367.00
Contract-HVAC	1,484.00	400.00	280.00	510.00	5,378.00	0.00	3,616.00	5,413.00	17,081.00
Contract-Vehicle Maintenance	1,749.00	660.00	610.00	257.00	392.00	1,036.00	839.00	6,162.00	11,705.00
Contract-Equipment Rental	310.00	386.00	236.00	0.00	285.00	212.00	213.00	400.00	2,042.00
Contract-Equipment Repair	465.00	61.00	45.00	1,373.00	0.00	1,158.00	312.00	0.00	3,414.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2011 PROPOSED BUDGET**

	311	312	313	314	315	317	318	Central Office LRPH Admin	Total Budget
	Colonia Vig	Felicia Ct.	Colonia Rd.	Pleasant Valley	Plaza Vista St.	Scattered Sites	Palm Vista Sr.		
Contract-Elevator Maintenance	0.00	0.00	0.00	0.00	8,340.00	156.00	6,732.00	2,046.00	17,274.00
Contract-Alarm Monitoring	2,140.00	529.00	316.00	2,130.00	1,282.00	875.00	1,389.00	8,596.00	17,257.00
Contract-Tree Trimming	3,300.00	360.00	1,170.00	300.00	0.00	0.00	0.00	0.00	5,130.00
Contract-IT Contracts	10,393.00	5,020.00	3,208.00	4,732.00	2,071.00	4,568.00	4,429.00	1,994.00	36,415.00
Contract-Lock Outs	420.00	120.00	0.00	102.00	102.00	425.00	3,242.00	0.00	4,411.00
Contract-Inspections	3,900.00	1,500.00	1,050.00	1,500.00	750.00	1,500.00	1,500.00	0.00	11,700.00
Contract Costs-Other	15,620.00	375.00	26.00	351.00	100.00	188.00	500.00	1,872.00	19,266.00
Total Contract Costs	251,737.00	59,093.00	76,902.00	105,639.00	70,315.00	153,358.00	171,160.00	73,496.00	961,710.00
TOTAL MAINTENANCE EXPENSE	489,721.00	192,029.00	156,968.00	245,205.00	105,836.00	273,619.00	249,301.00	574,659.00	2,287,408.00
GENERAL EXPENSES									
W/C Insurance	13,208.00	7,235.00	3,680.00	8,220.00	2,144.00	6,121.00	4,836.00	42,356.00	87,802.00
Auto Insurance	5,291.00	3,166.00	1,455.00	2,451.00	1,035.00	3,013.00	2,418.00	10,099.00	28,928.00
Property Insurance	37,143.00	10,646.00	19,214.00	19,475.00	6,076.00	21,880.00	7,699.00	2,655.00	124,788.00
General Liability Insurance	13,131.00	5,051.00	3,536.00	5,051.00	2,133.00	5,051.00	4,266.00	0.00	38,219.00
Fidelity	661.00	255.00	180.00	255.00	127.00	256.00	254.00	110.00	2,098.00
City-Umbrella Policy	21,513.00	7,688.00	5,382.00	8,658.00	3,026.00	7,954.00	6,055.00	3,946.00	64,222.00
Broker Fees	5,550.00	1,837.00	2,436.00	2,705.00	942.00	2,941.00	1,514.00	1,118.00	19,043.00
Payments in Lieu of Taxes	22,654.00	9,390.00	7,090.00	11,235.00	2,033.00	7,108.00	25,510.00	0.00	85,020.00
Bad Debt-Tenant Rents	2,102.00	0.00	0.00	236.00	4,493.00	3,331.00	1,219.00	0.00	11,381.00
TOTAL GENERAL EXPENSES	121,253.00	45,268.00	42,973.00	58,286.00	22,009.00	57,655.00	53,771.00	60,286.00	461,501.00
Asset Purchases	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	30,000.00	40,000.00
NON OPERATING EXPENSE	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	30,000.00	40,000.00
HOUSING ASSISTANCE PAYMENTS									
FSS Escrow Payments	9,612.00	7,453.00	18,280.00	5,944.00	0.00	7,776.00	0.00	0.00	49,065.00
PH Tenant URP	55.00	171.00	0.00	788.00	0.00	601.00	0.00	0.00	1,615.00
TOTAL HOUSING ASSISTANCE PAYMENTS	9,667.00	7,624.00	18,280.00	6,732.00	0.00	8,377.00	0.00	0.00	50,680.00
TOTAL EXPENSES	1,559,159.00	647,770.00	516,583.00	718,461.00	303,722.00	747,853.00	663,333.00	1,668,298.00	6,825,179.00
NET INCOME	226,933.00	96,809.00	40,152.00	16,587.00	-23,025.00	-28,141.00	-114,072.00	16,672.00	231,915.00