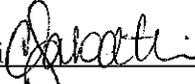


ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s) _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s) _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/>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

Prepared By: Carrie Sabatini  Agenda Item No. I-8Reviewed By: City Manager  City Attorney  Finance  Other (Specify) _____**DATE:** June 7, 2012**TO:** Housing Authority Board of Commissioners**FROM:** William E. Wilkins, Housing Director
Housing Authority **SUBJECT:** Low Rent Public Housing Budget for Fiscal Year 2013**RECOMMENDATION**

That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt a resolution approving and adopting the recommended \$7,188,940 operating budget for the Low Rent Public Housing Program ("LRPH") for fiscal year 2013, 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 \$7,188,940. The operating budgets, if adopted as recommended, would result in a collective \$373,543 residual receipt.

The public housing program continues to be subject to asset management regulations in fiscal year 2013 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").

The LRPH is funded primarily with two sources of income: tenant rental income and operating subsidy from the U.S. Department of Housing and Urban Development ("HUD"). The amount of operating subsidy received is based upon a HUD determined formula which considers the estimated costs to run each Public Housing development and reduces that by the amount of tenant rental income received by each development. So, as tenant rental income goes up, operating subsidy decreases and vice versa. An additional consideration in estimating the amount of operating subsidy each development may receive is based on the level of funding appropriated by Congress each year for the overall program. Operating subsidy for each year is appropriated on a calendar year basis. HUD subsidy for 2012 is expected to be prorated at 90% of eligibility, but official notification has not been made as of the date of this report. The 2013 subsidy is unknown as no federal budget has been adopted; so for purposes of the budget, funding is estimated to remain the same throughout the fiscal year.

Subject/LRPH Budget

June 7, 2012

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For fiscal year 2013, staff projects that overall rental income will increase by \$197,902 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.

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 based upon actual experience over the past three years. Included in the budgets are provisions for the purchase of 3 maintenance vehicles, flooring for the Central Office administrative building, and the upgrade of security systems.

In project areas that are expected to result in a deficit position, residual receipts from other project area can be transferred to cover those losses at year-end. Staff will continue to closely 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.

FINANCIAL IMPACT

It is anticipated that the proposed operating budget will result in an overall residual receipt for the year ending June 30, 2013.

CS

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 2013**

WHEREAS, the Housing Authority of the City of Oxnard (Authority) has prepared the Low Rent Public Housing Program Operating Budgets now totaling \$7,188,940 for the fiscal year 2013; 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 2013 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 2013 totaling \$7,188,940 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 is serving in a variety of positions which will exceed 100% allocation of his/her time.

APPROVED AND ADOPTED this 19th day of June 2012, by the following vote:

AYES:

NOES:

ABSENT:

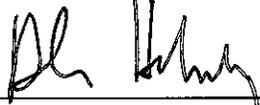
Dr. Thomas E. Holden, Chairman

Fiscal Year 2013 LRPH Budget
Resolution
Page Two

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

Board Resolution Approving the AMP Budgets
 PHA Board Resolution
 Approving Operating Budget

OMB No. 2577-0026 Approving
 (exp. 10/31/2009)

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

Previous editions are obsolete form HUD-52574 (08/2005) 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: OXNARD HOUSING AUTHORITY

PHA Code: CA031

PHA Fiscal Year Beginning: 07/01/2012

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

Operating Budgets (*for COCC and all Projects*) approved by Board resolution on:

06/19/2012

Operating Budget submitted to HUD, if applicable, on:

Operating Budget revision approved by Board resolution on:

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 expenditures 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(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

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 Chairman's Name: Chairman Dr. Thomas E. Holden	Signature:	Date: June 19, 2012
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**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2013 PROPOSED BUDGET**

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	COCC Budget	Total Budget
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	1,366,896.00	658,116.00	545,340.00	651,024.00	151,944.00	784,692.00	353,508.00	0.00	4,511,520.00
Total Rental Income	1,366,896.00	658,116.00	545,340.00	651,024.00	151,944.00	784,692.00	353,508.00	0.00	4,511,520.00
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	0.00	2,190.00	0.00	6,163.00	0.00	8,353.00
Maintenance Charge	6,200.00	4,367.00	4,303.00	5,454.00	2,153.00	5,941.00	3,736.00	0.00	32,154.00
Late Charges	670.00	135.00	0.00	600.00	135.00	202.00	135.00	0.00	1,877.00
NSF Charges	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Cable Charges	26,700.00	10,269.00	7,190.00	10,269.00	5,135.00	10,278.00	10,269.00	0.00	80,110.00
Total Other Tenant Income	33,695.00	14,771.00	11,493.00	16,323.00	9,613.00	16,421.00	20,303.00	0.00	122,619.00
NET TENANT INCOME	1,400,591.00	672,887.00	556,833.00	667,347.00	161,557.00	801,113.00	373,811.00	0.00	4,634,139.00
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	489,640.00	157,888.00	57,939.00	106,730.00	109,847.00	68,382.00	162,476.00	0.00	1,152,902.00
TOTAL GRANT INCOME	489,640.00	157,888.00	57,939.00	106,730.00	109,847.00	68,382.00	162,476.00	0.00	1,152,902.00
OTHER INCOME									
Investment Income - Unrestricted	2,270.00	1,015.00	1,119.00	1,215.00	325.00	1,158.00	684.00	3,880.00	11,666.00
Management Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	782,498.00	782,498.00
Asset Mgmt Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,600.00	93,600.00
Bookkeeping Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,795.00	68,795.00
Fee for Service Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	655,750.00	655,750.00
IT Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,261.00	32,261.00
Fraud Recovery-Adm Fee	5,500.00	1,325.00	0.00	1,100.00	0.00	800.00	0.00	0.00	8,725.00
Non-Dwelling Rental Income	0.00	0.00	0.00	47,806.00	0.00	0.00	0.00	46,910.00	94,716.00
Misc Other Income	6,000.00	3,162.00	3,680.00	5,342.00	1,240.00	5,600.00	1,951.00	456.00	27,431.00
TOTAL OTHER INCOME	13,770.00	5,502.00	4,799.00	55,463.00	1,565.00	7,558.00	2,635.00	1,684,150.00	1,775,442.00
TOTAL INCOME	1,904,001.00	836,277.00	619,571.00	829,540.00	272,969.00	877,053.00	538,922.00	1,684,150.00	7,562,483.00
EXPENSES									
ADMINISTRATIVE									
Administrative Salaries									
Administrative Salaries	243,433.00	110,664.00	81,176.00	149,345.00	42,630.00	57,093.00	87,710.00	554,171.00	1,326,222.00
Employee Benefit Contribution-Admin	99,190.00	42,269.00	31,023.00	64,373.00	17,258.00	22,286.00	38,001.00	253,249.00	567,649.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2013 PROPOSED BUDGET**

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	COCC Budget	Total Budget
Total Administrative Salaries	342,623.00	152,933.00	112,199.00	213,718.00	59,888.00	79,379.00	125,711.00	807,420.00	1,893,871.00
Legal Expense						0.00			
Tenant Screening	6,700.00	2,572.00	1,801.00	2,572.00	1,286.00	2,599.00	2,545.00		20,075.00
Total Legal Expense	6,700.00	2,572.00	1,801.00	2,572.00	1,286.00	2,599.00	2,545.00	0.00	20,075.00
Other Admin Expenses									
Staff Training	350.00	190.00	105.00	85.00	41.00	92.00	89.00	4,399.00	5,351.00
Travel	1,475.00	720.00	480.00	470.00	77.00	590.00	129.00	6,672.00	10,613.00
Auditing Fees	4,400.00	1,695.00	1,187.00	1,695.00	848.00	1,697.00	1,695.00	1,687.00	14,904.00
Management Fee	215,989.00	83,073.00	58,151.00	83,073.00	41,536.00	83,074.00	83,073.00	0.00	647,969.00
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	8,819.00	8,820.00	0.00	68,795.00
Office Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Other Admin Expenses	276,346.00	106,498.00	74,497.00	106,143.00	52,912.00	106,272.00	105,806.00	12,858.00	841,332.00
Miscellaneous Admin Expenses						0.00			
Membership and Fees	200.00	76.00	53.00	81.00	22.00	82.00	43.00	1,077.00	1,634.00
Publications	350.00	55.00	39.00	40.00	18.00	41.00	37.00	284.00	864.00
Advertising	125.00	46.00	32.00	46.00	23.00	47.00	46.00	414.00	779.00
Office Supplies	1,900.00	927.00	640.00	575.00	139.00	575.00	261.00	2,295.00	7,312.00
Fuel-Administrative	450.00	148.00	98.00	348.00	178.00	344.00	369.00	1,793.00	3,728.00
City Overhead	12,630.00	7,756.00	5,540.00	8,590.00	2,580.00	5,280.00	5,877.00	52,175.00	100,428.00
Telephone	5,000.00	2,000.00	1,360.00	4,600.00	5,010.00	3,773.00	7,901.00	12,915.00	42,559.00
Postage	4,200.00	2,049.00	1,458.00	2,290.00	423.00	2,320.00	740.00	2,422.00	15,902.00
Paper	950.00	321.00	388.00	258.00	122.00	259.00	235.00	713.00	3,246.00
Copiers	2,285.00	1,374.00	0.00	2,429.00	235.00	1,240.00	319.00	3,318.00	11,200.00
Printer Supplies/Services	2,500.00	1,230.00	868.00	1,234.00	533.00	1,230.00	1,022.00	2,145.00	10,762.00
Misc Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
Internet	875.00	337.00	236.00	1,358.00	668.00	1,359.00	0.00	1,609.00	6,442.00
Software Fees	170.00	60.00	42.00	54.00	29.00	56.00	39.00	3,798.00	4,248.00
Cell Phones/Pagers	970.00	575.00	682.00	240.00	150.00	229.00	245.00	2,560.00	5,651.00
Small Office Equipment	1,505.00	1,209.00	789.00	379.00	266.00	414.00	565.00	2,316.00	7,443.00
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,863.00	2,863.00
Cable Charges	26,700.00	10,269.00	7,190.00	10,269.00	5,135.00	10,278.00	10,269.00	0.00	80,110.00
Other Misc Admin Expenses	1,250.00	477.00	295.00	317.00	157.00	339.00	241.00	3,686.00	6,762.00
Storage	275.00	98.00	70.00	190.00	31.00	183.00	37.00	531.00	1,415.00
Special Events Exp	950.00	350.00	245.00	350.00	1,000.00	350.00	2,000.00	0.00	5,245.00
Total Miscellaneous Admin Expenses	63,285.00	29,357.00	20,025.00	33,648.00	16,719.00	28,399.00	30,246.00	97,514.00	319,193.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2013 PROPOSED BUDGET**

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	COCC Budget	Total Budget
TOTAL ADMINISTRATIVE EXPENSES	688,954.00	291,360.00	208,522.00	356,081.00	130,805.00	216,649.00	264,308.00	917,792.00	3,074,471.00
TENANT SERVICES									
Resident Council	3,516.00	1,352.00	950.00	1,353.00	675.00	1,355.00	1,352.00	0.00	10,553.00
Other Tenant Svcs.-OHA	2,344.00	901.00	631.00	901.00	451.00	900.00	902.00	0.00	7,030.00
Tenant Services Contract Costs	4,440.00	1,708.00	1,200.00	3,600.00	2,400.00	3,600.00	2,400.00	0.00	19,348.00
TOTAL TENANT SERVICES EXPENSES	10,300.00	3,961.00	2,781.00	5,854.00	3,526.00	5,855.00	4,654.00	0.00	36,931.00
UTILITIES									
Water	152,677.00	48,865.00	35,750.00	46,628.00	8,450.00	45,270.00	19,891.00	1,989.00	359,520.00
Electricity	16,715.00	6,129.00	4,230.00	16,206.00	27,720.00	20,635.00	47,500.00	16,682.00	155,817.00
Electricity-Vacant Units	100.00	35.00	29.00	71.00	0.00	93.00	0.00	0.00	328.00
Gas	760.00	158.00	110.00	1,820.00	13,510.00	846.00	20,600.00	561.00	38,365.00
Gas-Vacant Units	175.00	34.00	69.00	85.00	0.00	79.00	0.00	0.00	442.00
Garbage/Trash Removal	95,589.00	32,090.00	40,871.00	44,680.00	5,180.00	49,310.00	10,483.00	2,220.00	280,423.00
Dump Expense	2,000.00	587.00	435.00	502.00	21.00	201.00	156.00	113.00	4,015.00
Sewer	92,356.00	30,310.00	21,330.00	27,110.00	6,583.00	25,803.00	14,300.00	650.00	218,442.00
TOTAL UTILITY EXPENSES	360,372.00	118,208.00	102,824.00	137,102.00	61,464.00	142,237.00	112,930.00	22,215.00	1,057,352.00
MAINTENANCE AND OPERATIONS									
General Maint Expense									
Maintenance Salaries	56,784.00	28,698.00	16,672.00	49,203.00	16,533.00	38,650.00	35,103.00	366,470.00	608,113.00
Maintenance Labor-Grounds	45,397.00	24,428.00	17,665.00	29,184.00	3,208.00	27,600.00	14,375.00	6,309.00	168,166.00
Maint-On Call Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,787.00	6,787.00
Maintenance OT	1,300.00	504.00	55.00	1,235.00	225.00	995.00	517.00	43,518.00	48,349.00
Grounds - OT	50,000.00	1,385.00	464.00	890.00	0.00	745.00	557.00	418.00	54,459.00
Employee Benefits Contribution-Maint.	14,950.00	17,155.00	10,482.00	24,108.00	7,800.00	11,847.00	17,618.00	93,827.00	197,787.00
Maintenance Uniforms	1,275.00	589.00	354.00	499.00	164.00	602.00	343.00	3,060.00	6,886.00
Vehicle Gas, Oil, Grease	3,725.00	2,359.00	1,391.00	2,338.00	736.00	3,245.00	1,609.00	8,156.00	23,559.00
Total General Maint Expense	173,431.00	75,118.00	47,083.00	107,457.00	28,666.00	83,684.00	70,122.00	528,545.00	1,114,106.00
Materials									
Supplies-Paint	7,114.00	2,027.00	2,208.00	3,469.00	914.00	2,745.00	979.00	2,435.00	21,891.00
Supplies-Grounds	90,000.00	1,363.00	2,000.00	1,358.00	46.00	981.00	393.00	1,014.00	97,155.00
Supplies-Appliance	7,650.00	2,944.00	4,837.00	2,647.00	2,298.00	1,959.00	2,260.00	175.00	24,770.00
Supplies-Plumbing	22,121.00	9,238.00	6,021.00	11,648.00	1,955.00	7,902.00	4,974.00	1,346.00	65,205.00
Supplies-Electrical	3,775.00	2,052.00	1,351.00	3,046.00	347.00	2,738.00	1,028.00	677.00	15,014.00
Supplies-Building Repairs	11,458.00	3,479.00	2,100.00	4,455.00	947.00	5,184.00	1,376.00	794.00	29,793.00
Supplies-Windows	1,021.00	908.00	435.00	997.00	183.00	358.00	85.00	0.00	3,987.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2013 PROPOSED BUDGET**

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	COCC Budget	Total Budget
Supplies-Locks	1,515.00	826.00	1,064.00	427.00	216.00	589.00	1,357.00	69.00	6,063.00
Supplies-Janitorial/Cleaning	3,087.00	718.00	687.00	1,823.00	999.00	1,315.00	1,304.00	2,722.00	12,655.00
Supplies-Safety	2,958.00	1,474.00	744.00	1,489.00	203.00	1,065.00	617.00	2,095.00	10,645.00
Tools and Equipment	2,884.00	876.00	1,500.00	1,150.00	186.00	577.00	572.00	6,098.00	13,843.00
Grounds Tools and Equipment	3,262.00	964.00	1,069.00	522.00	35.00	453.00	164.00	72.00	6,541.00
Total Materials	156,845.00	26,869.00	24,016.00	33,031.00	8,329.00	25,866.00	15,109.00	17,497.00	307,562.00
Contract Costs									
Contract-Fire Alarm/Extinguisher	907.00	310.00	258.00	2,022.00	4,378.00	1,062.00	3,545.00	361.00	12,843.00
Contract-Appliance Repair	5,243.00	1,339.00	1,256.00	982.00	763.00	1,199.00	1,422.00	0.00	12,204.00
Contract-Building Repairs-Misc FFS	20,000.00	3,679.00	2,416.00	4,370.00	3,481.00	6,441.00	6,128.00	3,010.00	49,525.00
Contract-Unit Turnaround	80,912.00	32,104.00	30,766.00	53,039.00	19,708.00	40,799.00	25,618.00	0.00	282,946.00
Contract-Painting	30,905.00	8,410.00	4,500.00	4,029.00	1,196.00	6,208.00	3,420.00	511.00	59,179.00
Contract-Electrical	7,514.00	2,065.00	1,886.00	1,722.00	2,038.00	2,883.00	3,487.00	1,561.00	23,156.00
Contract-Pest Control	1,700.00	359.00	189.00	948.00	3,043.00	907.00	15,995.00	91.00	23,232.00
Contract-Floor Covering	1,000.00	474.00	20,000.00	814.00	2,184.00	237.00	6,745.00	20,385.00	51,839.00
Contract-Grounds	285.00	149.00	0.00	1,171.00	124.00	179.00	56.00	0.00	1,964.00
Contract-Janitorial/Cleaning	16,705.00	2,848.00	2,350.00	7,594.00	13,192.00	3,774.00	18,979.00	12,482.00	77,924.00
Contract-Plumbing	68,515.00	21,177.00	8,540.00	24,344.00	8,469.00	38,585.00	22,216.00	617.00	192,463.00
Contract-Window Covering	800.00	0.00	45.00	0.00	433.00	24.00	995.00	150.00	2,447.00
Contract-HVAC	2,122.00	681.00	239.00	481.00	3,572.00	22.00	1,504.00	2,987.00	11,608.00
Contract-Vehicle Maintenance	1,500.00	834.00	552.00	851.00	456.00	1,535.00	871.00	6,253.00	12,852.00
Contract-Equipment Rental	190.00	115.00	51.00	107.00	128.00	25.00	248.00	100.00	964.00
Contract-Equipment Repair	950.00	356.00	204.00	825.00	180.00	804.00	295.00	289.00	3,903.00
Contract-Elevator Maintenance	0.00	0.00	0.00	0.00	6,230.00	0.00	5,335.00	2,222.00	13,787.00
Contract-Alarm Monitoring	2,500.00	621.00	424.00	2,207.00	2,759.00	1,074.00	2,244.00	2,991.00	14,820.00
Contract-Tree Trimming	3,000.00	591.00	431.00	2,076.00	0.00	725.00	0.00	500.00	7,323.00
Contract-IT Contracts	10,550.00	4,767.00	3,328.00	4,412.00	1,926.00	3,771.00	3,507.00	0.00	32,261.00
Contract-Lock Outs	315.00	138.00	52.00	67.00	174.00	179.00	2,086.00	0.00	3,011.00
Contract-Inspections	8,000.00	2,896.00	2,500.00	3,204.00	1,558.00	4,304.00	2,808.00	0.00	25,270.00
Contract Costs-Other	6,275.00	290.00	203.00	2,946.00	33.00	164.00	215.00	430.00	10,556.00
Total Contract Costs	269,888.00	84,203.00	80,190.00	118,211.00	76,025.00	114,901.00	127,719.00	54,940.00	926,077.00
TOTAL MAINTENANCE EXPENSE	600,164.00	186,190.00	151,289.00	258,699.00	113,020.00	224,451.00	212,950.00	600,982.00	2,347,745.00
GENERAL EXPENSES									
WC Insurance	15,844.00	7,638.00	5,037.00	10,462.00	2,853.00	8,426.00	6,918.00	60,165.00	117,343.00
Auto Insurance	3,511.00	1,940.00	1,376.00	2,390.00	695.00	2,188.00	1,607.00	8,418.00	22,125.00

**OXNARD HOUSING AUTHORITY
LRPH PROGRAM - PROJECT BASED
FY 2013 PROPOSED BUDGET**

	311	312	313	314	315	317	318	COCC	Total
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Property Insurance	40,908.00	11,962.00	21,118.00	20,832.00	3,156.00	22,916.00	5,845.00	2,280.00	129,017.00
General Liability Insurance	10,741.00	4,131.00	2,892.00	4,131.00	1,765.00	4,131.00	3,531.00	0.00	31,322.00
Fidelity	625.00	241.00	170.00	250.00	125.00	241.00	271.00	110.00	2,033.00
City-Umbrella Policy	22,453.00	8,636.00	6,050.00	8,636.00	3,675.00	8,627.00	7,360.00	0.00	65,437.00
Broker Fees	5,257.00	1,725.00	2,408.00	2,601.00	541.00	2,783.00	1,060.00	1,027.00	17,402.00
Payments in Lieu of Taxes	23,018.00	9,083.00	7,772.00	11,380.00	2,332.00	7,267.00	25,938.00	0.00	86,790.00
Bad Debt-Tenant Rents	3,150.00	2,000.00	4,000.00	3,700.00	0.00	6,667.00	1,000.00	0.00	20,517.00
Bad Debt-Other	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00	2,000.00
TOTAL GENERAL EXPENSES	125,507.00	47,356.00	50,823.00	64,382.00	16,142.00	64,246.00	53,530.00	72,000.00	493,986.00
Asset Purchases	0.00	0.00	0.00	5,645.00	0.00	29,355.00	0.00	71,161.00	106,161.00
Casualty Loss	0.00	0.00	0.00	0.00	2,358.00	0.00	0.00	0.00	2,358.00
NON OPERATING EXPENSE	0.00	0.00	0.00	5,645.00	2,358.00	29,355.00	0.00	71,161.00	108,519.00
HOUSING ASSISTANCE PAYMENTS									
PH Tenant URP	648.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	708.00
PH FSS Escrow Payments	21,696.00	5,724.00	20,964.00	13,740.00	0.00	7,104.00	0.00	0.00	69,228.00
TOTAL HOUSING ASSISTANCE PAYMENTS	22,344.00	5,784.00	20,964.00	13,740.00	0.00	7,104.00	0.00	0.00	69,936.00
TOTAL EXPENSES	1,807,641.00	652,859.00	537,203.00	841,503.00	327,315.00	689,897.00	648,372.00	1,684,150.00	7,188,940.00
NET INCOME	96,360.00	183,418.00	82,368.00	-11,963.00	-54,346.00	187,156.00	-109,450.00	0.00	373,543.00