June 15, 2010

MARIN HOUSING
Making Housing More Affordable

4020 Civic Center Drive
San Rafael, CA 94903-4173

Executive Director
Dan Nackerman

Board of Commissioners
Housing Authority of the County of Marin
3501 Civic Center Drive, Room 315
San Rafael, CA 94903

SUBJECT: Quarterly Budget Update 2010 – unaudited.

RECOMMENDATION: Review and accept information.

SUMMARY: The Marin Housing Authority operates under a total budget of about $36,000,000. Recent years have been a financial struggle for almost all housing authorities in the U.S..

For the 1st quarter of the 2010 fiscal year, the following results are provided:

2010 Revenues =	$ 3,311,915	
2010 Operating Expenses =	3,129,604	(excluding depreciation)
2010 Non-Operating Expenses =	82,948	
2010 Net Revenues less Expenses =	$ 99,363	(primarily restricted)
2010 HAP Revenues =	$ 6,592,719	
2010 HAP Expenses =	6,667,293	
2010 HAP increase(decrease) Net Restricted Assets =	($ 104,574)	

Note: On February 1, 2010 the Marin Housing Authority entered into a property management agreement with EAH for the Bradley House, Sundance, Isabel Cook and Fairfax properties.

Conclusion: The 1st quarter budget update for 2010 demonstrates a solid short term fiscal condition. Longer term, the Authority faces deferred capital needs, low tenant incomes, high program costs, and rising payroll costs. Audited 2009 financial statements will be completed during the summer and submitted to the Board in the fall.

Please see attached spreadsheet for detail. A short presentation will accompany this report.

FISCAL IMPACT: None, on budget.

Sincerely,

Daniel Nackerman
Executive Director

Housing Authority of
the County of Marin

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2010 Consolidated Financials - Budget versus Actuals - By Program
All Operating & Capital Funds - 1st Quarter ACTUALS
Unaudited

	HUD Regulated Public Housing & Voucher Funds					State Funds		Private Properties			Supportive Housing	Home Ownership	Local	2010 ACTUALS	2010 BUDGET	Variance
	Central Office	Capital	Voucher	Marin City	Elderly	Isabel Cook	Fairfax	Bradley	Sundance	RAP						
REVENUES	$436,331	$448,721	$625,907	$754,630	$383,328	$19,154	$21,883	$47,119	$91,968	$48,582	$147,168	$167,483	$119,641	$3,311,915	$2,999,310	($312,606)
EXPENSES																
Salaries	$239,953	$0	$262,934	$67,749	$66,207	$467	$788	$596	$870	$0	$82,635	$69,235	$0	$791,434	$865,374	$73,940
Legal & Professional	7,070	71,726	188	26,759	3,512	4,540	3,866	2,351	5,102	332	0	1,865	0	127,311	68,377	(58,934)
Central Office Costs	0	0	153,413	121,121	80,748	2,423	940	2,018	3,768	1,681	37,956	24,297	0	428,365	446,664	18,299
Travel	1,751	0	296	45	798	1	58	28	3	0	2,358	381	0	5,719	11,894	6,175
Accounting & Audit Fees	0	0	1,448	802	437	6,526	6,057	34	57	0	530	203	0	16,094	14,750	(1,344)
Office & Tenant Service Costs	102,888	0	54,276	37,395	18,251	1,003	1,295	2,596	1,204	30	52,022	4,050	0	275,010	137,081	(137,929)
Utilities	5,035	0	0	212,730	32,438	1,750	2,035	652	2,109	924	0	13	0	257,686	243,965	(13,721)
Maintenance Labor	0	0	0	90,609	87,133	411	303	393	471	0	0	0	0	179,320	189,312	9,992
Maintenance Materials	207	0	1,054	26,362	17,634	38	(446)	263	255	194	0	0	0	45,561	48,539	2,978
Maintenance Contracts	12,575	0	867	69,527	53,310	2,753	873	2,236	61,761	553	0	6	0	204,461	212,153	7,692
General & Depreciation Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	737	0	11,548	33,481	13,665	495	409	339	644	0	1,510	0	0	62,828	31,439	(31,389)
PILOT/Property Tax	0	0	0	0	14,184	0	0	0	0	0	0	0	0	14,184	11,393	(2,791)
Employee Benefits	93,974	0	106,966	68,252	54,954	242	381	297	394	0	32,624	21,599	0	379,683	418,203	38,520
Collection Losses	0	0	0	0	0	0	0	0	0	0	0	68	0	68	5,625	5,557
Other General Expense	0	292,097	9,260	2,104	0	0	0	0	0	2,339	132	1,425	3,300	310,657	8,300	(302,357)
Interest	18,918	0	0	0	0	0	0	0	12,305	0	0	0	0	31,223	42,387	11,164
Casualty Losses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	$483,108	$363,823	$602,250	$756,936	$443,271	$20,649	$16,559	$11,803	$88,943	$6,053	$209,767	$123,142	$3,300	$3,129,604	$2,755,455	($374,149)
NET OF OPERATIONS	($46,777)	$84,898	$23,657	($2,306)	($59,943)	($1,495)	$5,324	$35,316	$3,025	$42,529	($62,599)	$44,341	$116,341	$182,311	$243,855	$61,544
Transfers In	$0	$0	$10,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,282	$67,574	$57,292
Transfers Out	0	0	0	0	0	0	0	0	0	0	(10,282)	0	0	(10,282)	(67,574)	(57,292)
Net Transfers	$0	$0	$10,282	$0	$0	$0	$0	$0	$0	$0	($10,282)	$0	$0	$0	$0	$0
NET OPERATING INCOME	($46,777)	$84,898	$33,939	($2,306)	($59,943)	($1,495)	$5,324	$35,316	$3,025	$42,529	($72,881)	$44,341	$116,341	$182,311	$243,855	$61,544
Other Non-Operating Expenses	$0	($84,898)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($84,898)	($194,193)	($109,295)
Use of Reserves	0	0	0	0	0	0	0	0	0	0	0	0	1,950	1,950	41,537	39,587
Excluding: Depreciation Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES LESS EXPENSES	($46,777)	$0	$33,939	($2,306)	($59,943)	($1,495)	$5,324	$35,316	$3,025	$42,529	($72,881)	$44,341	$118,291	$99,363	$91,199	($8,164)
HAP Revenues	$0	$0	$6,520,705	$0	$0	$0	$0	$0	$0	$0	$72,014	$0	$0	$6,592,719	$6,565,008	($27,711)
HAP Expenses (Payments)	0	0	6,404,758	0	0	0	0	0	0	0	292,535	0	0	6,697,293	6,439,548	(257,745)
HAP NET RESTRICTED INCOME	$0	$0	$115,947	$0	$0	$0	$0	$0	$0	$0	($220,521)	$0	$0	($104,574)	$125,460	$230,034
Total MHA Revenues	$436,331	$448,721	$7,146,612	$754,630	$383,328	$19,154	$21,883	$47,119	$91,968	$48,582	$219,182	$167,483	$119,641	$9,904,634	9,564,317	($340,317)
Total MHA Expenses (Excluding Depreciation)	483,108	448,721	6,996,726	756,936	443,271	20,649	16,559	11,803	88,943	6,053	512,584	123,142	1,350	9,909,845	9,347,659	(562,186)
TOTAL MHA RESOURCES LESS EXPENSES	($46,777)	$0	$149,886	($2,306)	($59,943)	($1,495)	$5,324	$35,316	$3,025	$42,529	($293,402)	$44,341	$118,291	($5,211)	$216,658	$221,869

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