

Richard Valle, Chairman  
Doug Verboon, Vice-Chairman

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Joe Neves  
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**SPECIAL BOARD OF COMMISSIONERS' MEETING**

JANUARY 24, 2024

AGENDA

LOCATION: 680 N. DOUTY STREET  
HANFORD, CALIFORNIA  
10:00 A.M.

THIS MEETING IS CONDUCTED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE GOVERNOR'S EXECUTIVE ORDER N-33-20  
NO PUBLIC MEMEBERS WILL BE ALLOWED IN THE MEETING  
THE MEETING WILL BE HELD BY TELECONFERENCE AT THE ABOVE LOCATION.  
MEMBERS OF THE PUBLIC MAY DIAL IN.

United States:1-872-240-3212

**Access Code:** 263-886-933

1) Roll Call

2) Unscheduled Appearances

Any person may address this Board at this time on any item on the agenda, or on any other item of interest to the public, that is within the subject matter jurisdiction of the Board. Three (3) minutes are allowed for each item.

3) Appointment of Officers for 2024 Calendar Year (Chairman and Vice Chairman)

4) Review and Approval of October 24, 2023 Regular Board Meeting Minutes

Pages 1-2

5) Review and Approval of Receipts and Expenditures for November 2023 and  
December 2023

Pages 3-16

6) Unfinished Business:

A. NONE

7) New Business:

A. Appointment of Officers for the Kings County Management & Development Corporation Board  
for 2024 Calendar Year (Chairman and Vice Chairman)

B. Review and Approval of write-offs for 53-1 Sunnyside Village, 53-2 Valley View,  
53-4 Sycamore Ct., and AD1 Admin Farm Labor for quarter ending  
December 31, 2023.

Pages 17-20

8) Correspondence:

A. NONE

9) Management

A. Current Status of Program Operations

Page 21

10) Close Session

A. Regarding Litigation (NONE)

B. Regarding Employee Relations (NONE)

11) Open Session

12) Commissioners' Items

13) Adjournment

Any Late Documents relating to an agenda item that are distributed to the Commissioners less than 72 hours prior to the scheduled meeting are available for public inspection, at the time they are distributed to the Commissioners, at the Administrative Office as addressed below.

THE 743TH MEETING OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE COUNTY OF KINGS CALIFORNIA

The Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kings was called  
to order November 9, 2023, at 10:01 a.m. Chairman Valle

The Meeting was conducted via Teleconference.

1) ROLL CALL

Secretary Sandra Jackson-Bobo called the roll:

PRESENT: Richard Valle  
Doug Verboon - arrived at 10:03 a.m.  
Joe Neves  
Rusty Robinson

ABSENT: Richard Fagundes

Also present were the following:

Sandra Jackson-Bobo	-	HAKC Executive Director
Michele Rodrigues	-	HAKC Finance Manager
Jennifer Molina	-	HAKC Administrative Assistant
Bob Gin	-	HAKC Attorney

2) UNSCHEDULED APPEARANCES

NONE

3) REVIEW AND APPROVAL OF OCTOBER 24, 2023, REGULAR BOARD MEETING MINUTES

A motion was presented by Commissioner Neves to approve the minutes for the Regular Board Meeting for October 24, 2023. Commissioner Robinson seconded the motion, and the Board approved the minutes by the following votes: AYES- Robinson, Neves, and Valle. NOES-None. ABSTAIN-None. ABSENT-Fagundes and Verboon.

4) UNFINISHED BUSINESS

A. NONE

5) NEW BUSINESS:

A. Review and Approval of write-offs for 53-1 Sunnyside Village.

A motion to approve was presented by Commissioner Neves for the approval of write-offs for 53-1 Sunnyside Village. Commissioner Robinson seconded the motion and the write-offs were approved by the following votes: Ayes- Neves, Robinson, Valle and Verboon. Noes-None. Absent-Fagundes Abstentions - None.

B. Review and Approval by Resolution section Eight Management Assessment Program (SEMP) for fiscal year ending September 30, 2023. **Resolution #23-11**

A motion to approve was presented by Commissioner Neves for the approval of the Section Eight Management Assessment Program (SEMAP) for fiscal year ending September 30, 2023. Commissioner Robinson seconded the motion and it was approved by the following votes: Ayes- Neves, Robinson, Valle and Verboon. Noes-None. Absent-Fagundes. Abstentions - None.

7) CORRESPONDENCE

A. NONE

8) MANAGEMENT

A. Current Status of Program Operations

9) CLOSED SESSION

A. Regarding Litigation (NONE)

B. Regarding Employee Relations (NONE)

10) OPEN SESSION

A. NONE

11) COMMISSIONER'S ITEMS

NONE

12) ADJOURNMENT

There being no further business, the meeting was adjourned at 10:06 a.m.

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Secretary

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
NOVEMBER 30, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FIC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4110	PAYROLL											
	KINGS COUNTY HA - ADMIN.PAYROLL		8,597.87	3,453.66	1,373.34	1,226.12	681.23	26,297.34	19,045.37	401.70	214.39	61,311.02
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		8,597.87	3,453.66	1,373.34	1,226.12	681.23	26,297.34	19,045.37	401.70	214.39	61,311.02
	YEAR-TO-DATE TOTAL		17,195.53	6,907.24	2,733.64	2,452.24	1,352.21	52,186.00	37,825.75	3,093.52	421.31	124,167.44
4130	LEGAL											
	GRISWOLD LASALLE COBB DOWD & GINLAW OFFICES			1.55	49.55	317.04	7.74	1,645.13	532.61	68.12	3.10	2,624.84
	CURRENT TOTAL			1.55	49.55	317.04	7.74	1,645.13	532.61	68.12	3.10	2,624.84
	PREVIOUS MONTH TOTAL			2.73	330.24	1,572.52	13.66	5,007.84	939.78	120.20	5.46	7,992.43
	YEAR-TO-DATE TOTAL			4.28	379.79	1,889.56	21.40	6,652.97	1,472.39	188.32	8.56	10,617.27
4140	STAFF TRAINING											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
4150	TRAVEL											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
4160	AUTOMOBILE EXPENSE											
	ELITE SUSPENSION & AUTO		43.49	5.21					133.86			182.56
	GARY V. BURROWS, INC		85.18	12.78			0.93		97.05			195.94
	H A S AUTO REPAIR & TIRE		169.86	26.81			2.42		75.09			274.18
	CURRENT TOTAL		298.53	44.80			3.35		306.00			652.68
	PREVIOUS MONTH TOTAL		13.37	1.61		13.10		98.98	42.46	2.20		171.72
	YEAR-TO-DATE TOTAL		311.90	46.41		13.10	3.35	98.98	348.46	2.20		824.40
4171	AUDIT EXPENSE											
	SMITHMARION			1,181.61	1,519.90	1,762.50	942.75	3,683.62	3,754.62			12,845.00
	CURRENT TOTAL			1,181.61	1,519.90	1,762.50	942.75	3,683.62	3,754.62			12,845.00
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL			1,181.61	1,519.90	1,762.50	942.75	3,683.62	3,754.62			12,845.00

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
NOVEMBER 30, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FIC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4190	SUNDRY											
	AT&T							4.41				4.41
	AT&T/CALNET		47.63	24.56		23.14	2.66	203.35	257.97	82.13		641.44
	AUTOMATED OFFICE SYSTEMS			32.66	12.24	15.30	2.10	158.69	182.71	51.46	0.83	455.99
	FIRST BANKCARD		9.00	2.44	1.76		1.56	55.26	68.77	96.93	1.00	236.72
	HANFORD ALARM PROGRAM - ALARM UNIT			15.00				15.00				30.00
	HANFORD BREAKFAST LIONS CLUB							250.00				250.00
	KINGS COUNTY HA - ADMIN			18.00	14.92	19.45	1.84	104.48	53.78	15.19	1.18	210.84
	LORRENDA HATFIELD - PETTY CASH			5.52	176.70	220.88	27.61	1,479.89		242.97	11.06	2,164.63
	MCCLAICHY COMPANY LLC								2,822.40			2,822.40
	NAN MC KAY AND ASSOCIATES INC							44.80	451.82			645.90
	ODP BUSINESS SOLUTIONS, LLC		107.78	29.62	8.54		3.34	72.00		36.00		114.00
	ONLINE INFORMATION SERVICES			0.16	5.19	6.49	0.81	68.76	228.22	34.23	0.32	344.18
	QUADIENT FINANCE USA, INC.			2.56	38.73	76.46	10.35	643.14	896.90	56.41		1,724.55
	QUADIENT LEASING USA, INC.			1.01	15.18	26.66	2.81	181.24	95.05	16.80		338.75
	TCM INVESTMENTS, L.P.			1.05	33.46	41.83	5.23	280.22		46.01	2.08	409.88
	THE SENTINEL							5,914.09				5,914.09
	US Bank			187.50								187.50
	VOYA			45.37				94.81				140.18
	WAL-MART, CAPITAL ONE							316.00				316.00
	ZEFFERT & ASSOCIATES					406.00						406.00
	CURRENT TOTAL		164.41	365.45	312.72	836.21	58.31	9,922.14	5,057.62	678.13	16.47	17,411.46
	PREVIOUS MONTH TOTAL		385.47	296.38	239.95	333.23	54.45	7,979.54	7,885.30	571.72	19.18	17,765.22
	YEAR-TO-DATE TOTAL		549.88	661.83	552.67	1,169.44	112.76	17,901.68	12,942.92	1,249.85	35.65	35,176.68
4191	REPLACEMENT RESERVE									800.00		800.00
	CORCORAN STATION				606.00							606.00
	KINGS COUNTY HA - CAMERON					645.00						645.00
	KINGS COUNTY HA - KETTLEMAN											
	CURRENT TOTAL				606.00	645.00				800.00		2,051.00
	PREVIOUS MONTH TOTAL				606.00	645.00				800.00		2,051.00
	YEAR-TO-DATE TOTAL				1,212.00	1,290.00				1,600.00		4,102.00
4193	BOND FEE COSTS											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
4195	COMPUTER COSTS											
	COMCAST CABLE			4.40		25.76	1.47	132.10	204.99	28.33		397.05
	FIRST BANKCARD			0.25	7.74	9.69	1.20	64.87	41.62	10.64	0.50	136.51
	CURRENT TOTAL			0.25	12.14	35.45	2.67	196.97	246.61	38.97	0.50	533.56
	PREVIOUS MONTH TOTAL			0.44	18.37	89.81	3.65	365.52	1,181.52	198.75	0.50	1,858.56
	YEAR-TO-DATE TOTAL			0.69	30.51	125.26	6.32	562.49	1,428.13	237.72	1.00	2,392.12

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
NOVEMBER 30, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FIC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4220	TENANT SERVICES											
	ESTER MAGNIA							25.00				25.00
	MICAELA AVALOS							25.00				25.00
	RACHEL GORDON							25.00				25.00
	CURRENT TOTAL							75.00				75.00
	PREVIOUS MONTH TOTAL							75.00				75.00
	YEAR-TO-DATE TOTAL							150.00				150.00
4310	WATER											
	ARMONA COMMUNITY SERVICE DISTRICT						219.25	1,076.65				1,295.90
	CORCORAN CITY OF							3,677.02	535.98			4,213.00
	HANFORD UTILITY CITY OF							3,856.44			32.83	4,389.30
	KETTLEMAN CITY COMM. SERVICE DISTRICT		167.27	332.76	2,643.80							2,643.80
	LEMOORE CITY OF - UTILITIES									61.00		61.00
	CURRENT TOTAL		167.27	332.76	2,643.80	219.25		8,610.11	535.98	93.83		12,603.00
	PREVIOUS MONTH TOTAL							10,181.48	772.82	97.23		14,862.69
	YEAR-TO-DATE TOTAL		270.22	859.82	5,525.20	519.00		18,791.59	1,308.80	191.06		27,465.69
4320	ELECTRIC											
	ARMONA COMMUNITY SERVICE DISTRICT						5.00	17.00				22.00
	PACIFIC GAS AND ELECTRIC					151.48		516.83		2,929.70	268.92	3,866.93
	SOUTHERN CALIFORNIA EDISON CO.		396.76	141.07				493.20				1,031.03
	CURRENT TOTAL		396.76	141.07		151.48	5.00	1,027.03		2,929.70	268.92	4,919.96
	PREVIOUS MONTH TOTAL							4,678.02		3,803.71	299.16	9,758.50
	YEAR-TO-DATE TOTAL		835.80	189.25	636.87	10.00		5,705.05		6,733.41	568.08	14,678.46
4330	GAS											
	PACIFIC GAS AND ELECTRIC					24.64		172.25		440.45	82.19	24.64
	THE GAS COMPANY											700.15
	CURRENT TOTAL					24.64		172.25		440.45	82.19	724.79
	PREVIOUS MONTH TOTAL							204.52		419.61	19.41	670.58
	YEAR-TO-DATE TOTAL					46.75		376.77		860.06	101.60	1,395.37
4390	OTHER UTILITIES											
	ARMONA COMMUNITY SERVICE DISTRICT						186.25	633.25				819.50
	CORCORAN CITY OF							2,532.89		1,040.53		3,573.42
	HANFORD UTILITY CITY OF							3,332.56			22.90	4,092.69
	KETTLEMAN CITY COMM. SERVICE DISTRICT		42.83	694.40	1,440.00							1,440.00
	LEMOORE CITY OF - UTILITIES										27.70	27.70
	CURRENT TOTAL		42.83	694.40	1,440.00	186.25		6,498.70		1,040.53	50.60	9,953.31
	PREVIOUS MONTH TOTAL							6,500.67		1,040.53	50.60	9,955.28
	YEAR-TO-DATE TOTAL		85.66	1,388.80	2,880.00	372.50		12,999.37		2,081.06	101.20	19,908.59

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4410	PAYROLL - MAINTENANCE											
	KINGS COUNTY HA - ADMIN.PAYROLL				2,310.68	4,275.90	71.74	17,354.84		175.62	46.76	24,235.54
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL				2,310.68	4,275.90	71.74	17,354.84		175.62	46.76	24,235.54
	YEAR-TO-DATE TOTAL				4,621.36	8,551.80	143.48	33,691.86		351.24	93.52	47,453.26
4420	MAINTENANCE MATERIALS											
	C.B.S DOORS							1,202.28				1,202.28
	CORCORAN HARDWARE COMPANY							133.69				133.69
	DRISKELL'S APPLIANCE									341.06		341.06
	EMPIRE SUPPLY CO. INC.					1,845.90		2,184.06		7.75		4,037.71
	ERVINS					70.81						70.81
	FIRST BANKCARD					225.10		561.05				786.15
	GARY V. BURROWS, INC				158.63	67.69	16.05	1,093.84	35.08	31.49	21.29	1,669.35
	HD SUPPLY FACILITIES MAINTENANCE							728.35				728.35
	HOME DEPOT CREDIT SERVICES					333.42	430.24	1,307.98		33.63	13.84	2,260.60
	KINGS COUNTY GLASS							616.69				616.69
	LOWE'S BUSINESS ACCOUNT					118.28	92.64	1,702.73		27.99		2,042.51
	PDG SUPPLY INC.							431.23				431.23
	REFRIGERATION SUPPLIES DISTRIBUTOR				363.39							363.39
	ROBINSON'S INTERIORS INC.							42.89				42.89
	ULTRA-CHEM INC.							326.32				326.32
	VALLEY OAK CABINET MFG.							1,073.00				1,073.00
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL				158.63	279.78	538.93	11,404.11	35.08	441.92	35.13	16,126.03
	YEAR-TO-DATE TOTAL				81.21	23.56	310.89	6,034.26	27.74	333.91	149.05	9,736.54
	PREVIOUS MONTH TOTAL				239.84	303.34	849.82	17,438.37	62.82	775.83	184.18	25,862.57
4430	CONTRACT COSTS											
	ARMONA COMMUNITY SERVICE DISTRICT							310.25				401.50
	AT&CALNET					47.95						47.95
	BADASCI TIRE COMPANY				5.66		1.96	264.27				271.89
	CORCORAN CITY OF							3,825.00		596.60		4,421.60
	EAGLESHIELD PEST CONTROL				14.97	209.58	24.95	1,792.32		664.52	9.98	2,976.00
	G & B JANITORIAL LLC				236.77	64.52	4.40		151.92			457.61
	H A S AUTO REPAIR & TIRE				9.30		0.15	12.51	0.32			23.84
	HANFORD UTILITY CITY OF							1,551.46				1,551.46
	JORGENSEN COMPANY							203.22				203.22
	KETTLEMAN CITY COMM. SERVICE DISTRICT					1,073.62						1,073.62
	KINGS WASTE & RECYCLING AUTHORITY							295.40				295.40
	LEMOORE CITY OF - UTILITIES				21.50							21.50
	MATSON ALARM CO. INC.							194.74	117.37	32.00		471.63
	OIL CHANGER				14.25	104.67	0.85	180.48		10.07	0.47	207.52
	PRIMOW LANDSCAPING				93.22	8.49	0.40	4,273.00	59.83			5,098.89
	RANDSTAD US L.P.				25.40	645.70	1.74	5,367.15				5,367.15
	SHRED-IT USA - FRESNO							551.15	1,414.88	90.49	4.12	2,221.05
	VERIZON WIRELESS				89.63	82.26	10.28	26.22	23.00	26.94	0.05	185.40
	WAL-MART, CAPITAL ONE					5.34	1.30	30.97				30.97
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL				443.17	1,531.91	137.28	18,878.14	1,767.32	1,420.62	76.13	25,951.45
	YEAR-TO-DATE TOTAL				432.33	1,453.77	124.47	21,362.37	352.77	3,960.29	74.55	29,663.63
	PREVIOUS MONTH TOTAL				875.50	2,985.68	261.75	40,240.51	2,120.09	5,380.91	150.68	55,615.08

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
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NOVEMBER 30, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FIC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4431	BOND ADMIN FEE COSTS											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4510	INSURANCE EXPENSE											
	HA COUNTY OF KINGS - ADMIN		135.54	55.84	227.91	464.34	18.59	2,090.12	335.12	16.64	5.54	3,349.64
	CURRENT TOTAL		135.54	55.84	227.91	464.34	18.59	2,090.12	335.12	16.64	5.54	3,349.64
	PREVIOUS MONTH TOTAL		135.54	55.84	227.64	464.34	18.38	1,969.75	328.88	268.55	5.38	3,474.30
	YEAR-TO-DATE TOTAL		271.08	111.68	455.55	928.68	36.97	4,059.87	664.00	285.19	10.92	6,823.94
4520	TAXES											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4540	EMPLOYEE BENEFITS											
	BLUE SHIELD OF CALIFORNIA		1,932.92	772.26	846.89	1,045.86	139.60	9,295.13	3,607.07	156.20	58.32	17,854.25
	CALIFORNIA VISION SERVICE		20.67	8.73	16.40	23.15	2.45	139.20	48.34	2.33	0.93	262.20
	JENNIFER MOLINA			5.92	16.00	15.34	3.54	113.10	18.58	16.86	1.74	191.08
	KINGS COUNTY HA - ADMIN.PAYROLL		684.41	274.86	276.51	456.15	59.80	3,503.42	1,574.48	44.24	20.64	6,894.51
	PRINCIPAL LIFE GROUP GRAND ISLAND		159.64	66.52	88.64	77.28	14.56	779.16	273.30	12.95	5.41	1,477.46
	TRANSAMERICA OCCIDENTAL LIFE		87.64	18.75	74.64	74.64	2.08	232.82	133.46	1.84		551.23
	UBS FINANCIAL SERVICES		1,802.93	725.03	726.24	1,131.02	149.03	7,968.36	2,456.90	110.25	47.85	15,117.61
	CURRENT TOTAL		4,688.21	1,872.07	1,970.68	2,823.44	371.06	22,031.19	8,112.13	344.67	134.89	42,348.34
	PREVIOUS MONTH TOTAL		4,978.76	2,004.84	1,953.40	2,808.11	387.60	22,069.61	8,402.95	513.75	135.50	43,254.52
	YEAR-TO-DATE TOTAL		9,666.97	3,876.91	3,924.08	5,631.55	758.66	44,100.80	16,515.08	858.42	270.39	85,602.86
4560	SAFETY FEES											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4570	COLLECTION LOSS											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											



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4580	MORTGAGE PAYMENT (INTEREST)											
	BALTIERRA ASCENSION & ANTONIA									106.46		106.46
	CURRENT TOTAL									106.46		106.46
	PREVIOUS MONTH TOTAL									111.22		111.22
	YEAR-TO-DATE TOTAL									217.68		217.68
4590	MANAGEMENT FEES											
	HOUSING AUTHORITY OF THE COUNTY OF KINGSMANAGEMENT							25,773.38				25,773.38
	KINGS COUNTY HA - ADMIN				2,137.50	2,204.00						4,341.50
	KINGS COUNTY MANAGEMENT & DEVELOPMENT CORP.MANAGEMENT									1,858.33	157.72	2,016.05
	CURRENT TOTAL				2,137.50	2,204.00		25,773.38		1,858.33	157.72	32,130.93
	PREVIOUS MONTH TOTAL				2,137.50	2,204.00		19,103.34		1,858.33	131.46	25,434.63
	YEAR-TO-DATE TOTAL				4,275.00	4,408.00		44,876.72		3,716.66	289.18	57,565.56
	CURRENT GRAND TOTAL				13,729.92	23,043.03	3,244.15	155,660.07	39,212.48	11,297.84	1,186.17	269,954.01
	PREVIOUS MONTH GRAND TOTAL				13,459.28	21,281.25	2,146.82	147,856.58	37,921.78	17,643.03	1,241.16	262,909.96
	YEAR-TO-DATE GRAND TOTAL				27,189.20	44,324.28	5,390.97	303,516.65	77,134.26	28,940.87	2,427.33	532,863.97

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
LOW RENT PROGRAM - AMP 1/AMP 2  
OCTOBER 1, 2023 THROUGH NOVEMBER 30, 2023

	AMP 1	168	AMP 1	168	AMP 2	100	AMP 2	100
	BUDGET	PUM	ACTUAL	PUM	BUDGET	PUM	ACTUAL	PUM
<b>REVENUE</b>								
Dwelling Rent	\$119,308	\$355.08	\$134,968.00	\$401.69	\$77,113	\$385.57	\$88,295.30	\$441.48
Interest	285	0.85	938.08	2.79	92	0.46	341.04	1.71
Other Income-Tenant Charges	8,235	24.51	1,159.64	3.45	3,907	19.53	1,455.33	7.28
Other Income	0	0.00	2,085.03	6.21	0	0.00	765.00	3.83
Capital Fund Subsidy	28,767	85.62	0.00	0.00	19,031	95.15	0.00	0.00
HUD Subsidy	65,989	196.40	91,854.00	273.38	43,693	218.47	60,215.00	301.08
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Total Income	\$222,585	\$662.45	\$231,004.75	\$687.51	\$143,836	\$624.02	\$151,071.67	\$755.36
<b>EXPENSES:</b>								
<b>OPERATING EXPENSES:</b>								
Administrative Salaries	\$18,717	\$55.70	\$29,240.08	\$87.02	\$14,782	\$73.91	22,945.92	\$114.73
Legal	4,308	12.82	1,573.88	4.68	2,000	10.00	5,079.09	25.40
Travel	0	0.00	0.00	0.00	0	0.00	98.98	0.49
Sundry Costs	3,605	10.73	15,421.60	45.90	20,070	100.35	6,163.70	30.82
Management Fees	22,751	67.71	26,353.84	78.43	13,542	67.71	14,712.88	73.56
Bookkeeping Fees	2,520	7.50	2,445.00	7.28	1,500	7.50	1,365.00	6.83
Asset Management Fees	3,360	10.00	0.00	0.00	2,000	10.00	0.00	0.00
Computer Costs	2,215	6.59	1,003.63	2.99	1,413	7.07	765.46	3.83
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Operating Expenses	\$57,476	\$171.06	\$76,038.03	\$226.30	\$55,307	276.54	\$51,131.03	\$255.66
TENANT SERVICES:	\$1,544	\$4.59	\$150.00	\$0.45	\$591	\$2.96	0.00	\$0.00
<b>UTILITIES:</b>								
Water	\$10,000	\$29.76	\$9,861.65	\$29.35	\$8,667	\$43.33	\$8,929.94	\$44.65
Electric	4,005	11.92	3,626.24	10.79	2,167	10.83	2,078.81	10.39
Gas	363	1.08	146.05	0.43	467	2.33	230.72	1.15
Other	8,038	23.92	7,933.59	23.61	5,000	25.00	5,065.78	25.33
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Utilities	\$22,405	\$66.68	\$21,567.53	\$64.19	\$16,300	\$81.50	\$16,305.25	\$81.53
<b>MAINTENANCE AND OPERATIONS</b>								
Labor	\$23,793	\$70.81	\$23,230.34	\$69.14	\$10,112	\$50.56	\$10,461.52	\$52.31
Materials	21,421	63.75	17,649.88	52.53	8,008	40.04	5,103.82	25.52
Contract Costs	21,891	65.15	21,031.78	62.59	21,695	108.48	19,208.73	96.04
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Maint. & Operations	\$67,105	\$199.72	\$61,912.00	\$184.26	\$39,815	\$199.08	\$34,774.07	\$173.87
<b>GENERAL EXPENSES:</b>								
Insurance	\$7,698	\$22.91	\$11,043.13	\$32.87	\$4,227	\$21.13	\$6,496.28	\$32.48
P.I.L.O.T.	9,690	28.84	11,365.24	33.83	6,082	30.41	7,199.01	36.00
Employee Benefits	29,855	88.85	26,154.79	77.84	16,043	80.22	17,946.01	89.73
Collection Losses	1,595	4.75	0.00	0.00	972	4.86	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total General Expenses	\$48,838	\$145.35	\$48,563.16	\$144.53	\$27,323	\$136.62	\$31,641.30	\$158.21
<b>TOTAL EXPENSES</b>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$197,368	\$587.40	\$208,230.72	\$619.73	\$139,337	\$696.68	\$133,851.65	\$669.26
 <b>RESIDUAL RECEIPTS (DEFICIT)</b>								
Receipts from Nonexpendable Equipment			0.00				0.00	
Property Betterment and Equipment			0.00				0.00	
Prior Period Adjustment			0.00				0.00	
			<hr/>				<hr/>	
RESIDUAL RECEIPTS(or DEFICIT)			\$22,774.03				\$17,220.02	
			=====				=====	
 <b>OPERATING RESERVE AS OF JUNE 30, 2016</b>								
RESIDUAL RECEIPTS(or DEFICIT)			\$243,569.11				\$97,581.81	
			<hr/>				<hr/>	
RESIDUAL RECEIPTS(or DEFICIT)			22,774.03				17,220.02	
			<hr/>				<hr/>	
CURRENT OPERATING RESERVE			266,343.14				114,801.83	
ACCOUNTS RECEIVABLE BALANCE			50,822.47				94,321.92	
			<hr/>				<hr/>	
ADJUSTED OPERATING RESERVE			215,520.67				20,479.91	
			=====				=====	
MAXIMUM OPERATING RESERVE APPROVED			592,102.50				367,977.50	
 <b>PERCENT OF MAXIMUM OPERATING RESERVE</b>								
			36.40%				5.57%	

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4110	PAYROLL	KINGS COUNTY HA - ADMIN.PAYROLL	8,597.64	3,453.58	1,384.74	1,226.12	690.17	26,653.98	19,824.57	2,530.96	220.92	64,582.68
		CURRENT TOTAL	8,597.64	3,453.58	1,384.74	1,226.12	690.17	26,653.98	19,824.57	2,530.96	220.92	64,582.68
		PREVIOUS MONTH TOTAL	8,597.87	3,453.66	1,373.34	1,226.12	681.23	26,297.34	19,065.37	401.70	214.39	61,311.02
		YEAR-TO-DATE TOTAL	25,793.17	10,360.82	4,118.38	3,678.36	2,042.38	78,839.98	57,650.32	5,624.48	642.23	188,790.12
4130	LEGAL	GRISWOLD LASALLE COBB DOWD & GINLAW OFFICES		1.38	44.01	61.57	6.88	963.95	473.07	60.51	2.76	1,614.13
		CURRENT TOTAL		1.38	44.01	61.57	6.88	963.95	473.07	60.51	2.76	1,614.13
		PREVIOUS MONTH TOTAL		1.55	49.55	317.04	7.74	1,645.13	532.61	68.12	3.10	2,624.84
		YEAR-TO-DATE TOTAL		5.66	423.80	1,951.13	28.28	7,616.92	1,945.46	248.83	11.32	12,231.40
4140	STAFF TRAINING											
		CURRENT TOTAL										
		PREVIOUS MONTH TOTAL										
		YEAR-TO-DATE TOTAL										
4150	TRAVEL											
		CURRENT TOTAL										
		PREVIOUS MONTH TOTAL										
		YEAR-TO-DATE TOTAL										
4160	AUTOMOBILE EXPENSE	GARY V. BURROWS, INC	13.82	1.65		3.72		28.10	42.88	0.62		90.79
		CURRENT TOTAL	13.82	1.65		3.72		28.10	42.88	0.62		90.79
		PREVIOUS MONTH TOTAL	298.53	44.80			3.35		306.00			652.68
		YEAR-TO-DATE TOTAL	325.72	48.06		16.82	3.35	127.08	391.34	2.82		915.19
4171	AUDIT EXPENSE	SMITHMARION		205.93	264.88	307.16	164.30	641.97	654.34			2,238.58
		CURRENT TOTAL		205.93	264.88	307.16	164.30	641.97	654.34			2,238.58
		PREVIOUS MONTH TOTAL		1,181.61	1,519.90	1,762.50	942.75	3,683.62	3,754.62			12,845.00
		YEAR-TO-DATE TOTAL		1,387.54	1,784.78	2,069.66	1,107.05	4,325.59	4,408.96			15,083.58

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4190	SUNDRY											
	AT&T							4.41				4.41
	AT&CALNET		51.53	26.36		27.57	2.84	218.55	275.25	87.98		690.08
	AUTOMATED OFFICE SYSTEMS			48.99	15.73	18.15	2.47	294.17	271.15	30.53	1.00	882.19
	CLASSIC HOME INVESTMENTS								960.00			960.00
	FEDERAL EXPRESS CORP			0.17	5.43	6.79	0.85	45.47		7.46	0.33	66.50
	FIRST BANKCARD		26.17	2,401.78			0.49		16.79	80.18		2,525.41
	HOUSING FORMS INC.								458.94			458.94
	JMP OFFICE TECHNOLOGIES		92.97	25.33			1.73		59.67			179.70
	KINGS COUNTY HA - ADMIN				15.21	19.83	1.87	106.46	54.81	15.48	1.20	214.86
	NAN MC KAY AND ASSOCIATES INC								3,334.00			3,334.00
	ODP BUSINESS SOLUTIONS, LLC		59.78	18.88	83.73	89.62	14.24	663.53	437.27			1,367.05
	GRADIENT FINANCE USA, INC.			1.39	4.22	5.90	0.66	37.92	136.19	31.63	1.52	219.43
	QUALITY CLEANERS		20.53									20.53
	SAFEGUARD BUSINESS SYSTEMS INC.		104.60	28.49			1.95		67.13			202.17
	TCM INVESTMENTS, L.P.			1.01	15.18	26.66	2.81	181.23	95.05	16.80		338.74
	WAL-MART CAPITAL ONE							28.12		17.88		46.00
	<b>CURRENT TOTAL</b>		335.05	2,572.93	139.50	194.52	29.91	1,579.86	6,166.25	287.94	4.05	11,310.01
	PREVIOUS MONTH TOTAL		164.41	365.45	312.72	836.21	58.31	9,922.14	5,057.62	678.13	16.47	17,411.46
	YEAR-TO-DATE TOTAL		884.93	3,234.76	692.17	1,363.96	142.67	19,481.54	19,109.17	1,537.79	39.70	46,486.69
4191	REPLACEMENT RESERVE									800.00		800.00
	CORCORAN STATION				606.00							606.00
	KINGS COUNTY HA - CAMERON					645.00						645.00
	KINGS COUNTY HA - KETTLEMAN											
	<b>CURRENT TOTAL</b>		-	-	606.00	645.00	-	-	-	800.00	-	2,051.00
	PREVIOUS MONTH TOTAL		-	-	606.00	645.00	-	-	-	800.00	-	2,051.00
	YEAR-TO-DATE TOTAL		-	-	1,818.00	1,935.00	-	-	-	2,400.00	-	6,153.00
4193	BOND FEE COSTS											
	<b>CURRENT TOTAL</b>		-	-	-	-	-	-	-	-	-	-
	PREVIOUS MONTH TOTAL		-	-	-	-	-	-	-	-	-	-
	YEAR-TO-DATE TOTAL		-	-	-	-	-	-	-	-	-	-
4195	COMPUTER COSTS											
	COMCAST CABLE				4.40	25.76	1.47	132.10	204.99	28.33		397.05
	FIRST BANKCARD		0.25	7.74		9.69	1.20	64.87	41.62	498.56	0.50	624.43
	WAY OUT WEST COMPUTERS		1.52	48.01		21.21	7.50	305.15	91.17	23.31	1.08	498.95
	<b>CURRENT TOTAL</b>		-	1.77	60.15	56.66	10.17	502.12	337.78	550.20	1.58	1,520.43
	PREVIOUS MONTH TOTAL		-	0.25	12.14	35.45	2.67	196.97	246.61	38.97	0.50	533.56
	YEAR-TO-DATE TOTAL		-	2.46	90.66	181.92	16.49	1,064.61	1,765.91	787.92	2.58	3,912.55

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4220	TENANT SERVICES											
	ESTER MAGNIA							25.00				25.00
	MICHAELA AVALOS							25.00				25.00
	RACHEL GORDON							25.00				25.00
								75.00				75.00
								75.00				75.00
	PREVIOUS MONTH TOTAL							75.00				75.00
	YEAR-TO-DATE TOTAL							225.00				225.00
4310	WATER											
	ARMONA COMMUNITY SERVICE DISTRICT						282.50	950.15				1,232.65
	CORCORAN CITY OF							3,351.94		599.92		3,950.86
	HANFORD UTILITY CITY OF			101.61	363.58			3,829.64			35.51	4,330.34
	KETTLEMAN CITY COMM. SERVICE DISTRICT					2,329.20						2,329.20
	PREVIOUS MONTH TOTAL			101.61	363.58	2,329.20	282.50	8,131.33		599.92	35.51	11,843.05
	YEAR-TO-DATE TOTAL			167.27	332.76	2,643.80	219.25	8,610.11		535.98	93.83	12,603.00
				371.83	1,223.40	7,854.40	801.50	26,922.92		1,908.12	226.57	39,308.74
4320	ELECTRIC											
	ARMONA COMMUNITY SERVICE DISTRICT						5.00	17.00				22.00
	PACIFIC GAS AND ELECTRIC									2,239.02		2,761.03
	SOUTHERN CALIFORNIA EDISON CO.		355.53	131.25		261.21		2,041.69				2,928.27
	PREVIOUS MONTH TOTAL			355.53	131.25	261.21	5.00	2,058.69		2,239.02	260.80	5,311.30
	YEAR-TO-DATE TOTAL			396.76	141.07	151.48	5.00	1,027.03		2,929.70	268.92	4,919.96
				1,191.13	320.50	898.08	15.00	7,763.74		8,972.43	828.88	19,989.76
4330	GAS											
	PACIFIC GAS AND ELECTRIC					23.30		575.80		764.81	178.49	1,681.40
	THE GAS COMPANY											
	PREVIOUS MONTH TOTAL			157.53	4.77	23.30		575.80		764.81	178.49	1,704.70
	YEAR-TO-DATE TOTAL			-	5.26	24.64		172.25		440.45	82.19	724.79
				157.53	14.96	70.05		952.87		1,624.87	280.09	3,100.07
4390	OTHER UTILITIES											
	ARMONA COMMUNITY SERVICE DISTRICT						186.25	633.25				819.50
	CORCORAN CITY OF							2,532.89		1,040.53		3,573.42
	HANFORD UTILITY CITY OF							3,332.66			22.90	4,092.69
	KETTLEMAN CITY COMM. SERVICE DISTRICT					1,440.00						1,440.00
	PREVIOUS MONTH TOTAL			42.83	694.40	1,440.00	186.25	6,498.70		1,040.53	22.90	9,925.61
	YEAR-TO-DATE TOTAL			42.83	694.40	1,440.00	186.25	6,498.70		1,040.53	50.60	9,953.31
				128.49	2,083.20	4,320.00	558.75	19,498.07		3,121.59	124.10	29,834.20

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KITTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4410	PAYROLL - MAINTENANCE											
	KINGS COUNTY HA - ADMIN.PAYROLL				2,310.68	4,275.90	71.74	17,025.80		175.62	46.76	23,906.50
	CURRENT TOTAL				2,310.68	4,275.90	71.74	17,025.80		175.62	46.76	23,906.50
	PREVIOUS MONTH TOTAL				2,310.68	4,275.90	71.74	17,354.84		175.62	46.76	24,235.54
	YEAR-TO-DATE TOTAL				6,932.04	12,827.70	215.22	50,717.66		526.86	140.28	71,359.76
4420	MAINTENANCE MATERIALS											
	C. B. S. DOORS				103.38			194.93				298.31
	CORCORAN HARDWARE COMPANY							78.40				78.40
	DRISKELL'S APPLIANCE			98.67								98.67
	EMPIRE SUPPLY CO. INC.					66.97		1,266.29				1,266.29
	ERVINS											66.97
	FIRST BANKCARD							1,164.03				1,164.03
	GARY V. BURROWS .INC		72.56	20.30	187.66	153.09	10.82	629.13	13.40	20.34	20.89	1,128.19
	HD SUPPLY FACILITIES MAINTENANCE					93.48		3,146.58		766.39		4,006.45
	HOME DEPOT CREDIT SERVICES				311.26		36.47	2,875.51		32.61		3,255.85
	KINGS COUNTY GLASS							406.95				406.95
	LOWE'S BUSINESS ACCOUNT				80.10			3,918.69				3,998.79
	VALLEY OAK CABINET MFG.							1,073.00				1,073.00
	CURRENT TOTAL		72.56	20.30	286.33	808.28	47.29	14,753.51	13.40	819.34	20.89	16,841.90
	PREVIOUS MONTH TOTAL		158.63	279.78	571.25	2,661.20	538.93	11,404.11	35.08	441.92	35.13	16,126.03
	YEAR-TO-DATE TOTAL		312.40	323.64	2,267.05	4,835.93	897.11	32,191.88	76.22	1,595.17	205.07	42,704.47
4430	CONTRACT COSTS											
	ARMONA COMMUNITY SERVICE DISTRICT					56.61		310.25				401.50
	AT&CALNET											56.61
	BADASCITIRE COMPANY			0.26	3.65		0.30	18.73	3.53	0.02	0.14	26.63
	CORCORAN CITY OF							3,825.00		596.60		4,421.60
	EAGLESHIELD PEST CONTROL							25.00				25.00
	ELITE SUSPENSION & AUTO				6.31		5.87	1,537.85				1,550.03
	ENERGY RESOURCES CORPORATION									2,303.58		2,303.58
	G & B JANITORIAL LLC		236.77	64.52			4.40		151.92			457.61
	GILBERT ELECTRIC COMPANY							1,026.54				1,026.54
	HANFORD UTILITY CITY OF			108.13	453.61			1,551.46			28.84	2,142.04
	KITTLEMAN CITY COMM. SERVICE DISTRICT					1,073.62						1,073.62
	KINGS WASTE & RECYCLING AUTHORITY											137.35
	MATSON ALARM CO. INC.		14.25	3.99	3.76	104.67	0.85	69.74	117.37	32.00		346.63
	NOLAN'S PLUMBING							202.50				202.50
	O'CONNOR PEST CONTROL			14.88	658.72	198.40	24.80	1,330.40		238.24	9.92	2,475.36
	OTIS ELEVATOR COMPANY									2,150.37		2,150.37
	PACIFIC TOWING & TRANSPORT		93.22	25.40	1.35	0.47	1.74	63.18				65.00
	PRIMOW LANDSCAPING				645.70			4,333.00	59.83			5,158.89
	RANSTAD US L.P.							1,706.16				1,706.16
	VERIZON WIRELESS		90.89	9.93	3.49	2.50	1.33	27.25	22.98	26.97	0.05	185.39
	CURRENT TOTAL		435.13	227.11	1,776.59	1,436.27	1,30.54	16,164.41	355.63	5,347.78	38.95	25,912.41
	PREVIOUS MONTH TOTAL		443.17	232.12	1,464.76	1,531.91	1,37.28	18,878.14	1,747.32	1,420.62	76.13	25,951.45
	YEAR-TO-DATE TOTAL		1,310.63	771.15	4,832.51	4,421.95	3,92.29	56,404.92	2,475.72	10,728.69	189.63	81,527.49

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4431	BOND ADMIN FEE COSTS											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4510	INSURANCE EXPENSE		135.54	55.84	228.14	464.34	18.77	2,061.24	350.71	250.84	5.67	3,571.09
	PREVIOUS MONTH TOTAL		135.54	55.84	228.14	464.34	18.77	2,061.24	350.71	250.84	5.67	3,571.09
	YEAR-TO-DATE TOTAL		406.62	167.52	683.69	1,393.02	55.74	6,121.11	1,014.71	536.03	16.59	10,395.03
4520	TAXES											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4540	EMPLOYEE BENEFITS		1,350.91	501.68	481.06	949.73	101.80	7,340.34	2,206.87	125.40	45.80	13,303.59
	PREVIOUS MONTH TOTAL		135.54	55.84	228.14	464.34	18.77	2,061.24	350.71	250.84	5.67	3,571.09
	YEAR-TO-DATE TOTAL		20.67	8.73	16.40	23.15	2.45	139.20	65.65	2.33	0.93	279.51
	CURRENT TOTAL		687.69	276.34	277.62	456.15	60.81	3,485.01	1,600.23	251.83	21.28	7,116.96
	BLUE SHIELD OF CALIFORNIA			1.04	18.94		2.60	156.64	14.38		1.64	195.24
	CALIFORNIA VISION SERVICE			1.574			0.92	56.50	114.72			187.88
	KATHY REYNOSO			66.52	88.64	77.28	14.56	779.16	442.89	12.95	5.41	1,667.05
	KINGS COUNTY HA - ADMIN PAYROLL			18.75		74.64	2.08	232.82	133.46	1.84		551.23
	LORRENDA HATHFIELD - PETTY CASH			5.64					144.94			197.66
	MICHELE RODRIGUES											
	PRINCIPAL LIFE GROUP GRAND ISLAND											
	TRANSAMERICA OCCIDENTAL LIFE											
	ZENIA CHAVEZ											
	PREVIOUS MONTH TOTAL		2,353.63	894.44	1,082.66	1,596.79	185.22	12,327.93	4,786.62	396.77	75.06	23,499.12
	YEAR-TO-DATE TOTAL		4,688.21	1,872.07	1,970.68	2,823.44	371.06	22,031.19	8,112.13	344.67	134.89	42,348.34
	CURRENT TOTAL		12,020.60	4,771.35	5,006.74	7,228.34	943.88	56,428.73	21,301.70	1,255.19	345.45	109,301.98
4540	SAFETY FEES											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											
4570	COLLECTION LOSS											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
	CURRENT TOTAL											

HOUSING AUTHORITY OF THE COUNTY OF KINGS  
MONTHLY BILLS  
DECEMBER 31, 2023

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	ADMIN COMMON 200	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4580	MORTGAGE PAYMENT (INTEREST)	BALTERRA ASCENSION & ANTONIA									101.68		101.68
											101.68		101.68
	PREVIOUS MONTH TOTAL										106.46		106.46
	YEAR-TO-DATE TOTAL										319.36		319.36
4590	MANAGEMENT FEES												
	HOUSING AUTHORITY OF THE COUNTY OF KINGSMANAGEMENT								22,526.70				22,526.70
	KINGS COUNTY HA - ADMIN				2,137.50	2,204.00					1,858.33	144.59	4,341.50
	KINGS COUNTY MANAGEMENT & DEVELOPMENT CORP.MANAGEM												2,002.92
	PREVIOUS MONTH TOTAL				2,137.50	2,204.00			22,526.70		1,858.33	144.59	28,871.12
	YEAR-TO-DATE TOTAL				6,412.50	6,612.00			67,403.42		5,574.99	433.77	86,436.68
	CURRENT GRAND TOTAL		11,943.37	8,092.23	11,515.18	17,334.04	1,828.74		132,569.09	33,005.25	17,824.27	1,058.93	235,171.10
	PREVIOUS MONTH GRAND TOTAL		14,486.36	8,093.99	13,729.92	23,043.03	3,244.15		155,660.07	37,212.48	11,297.84	1,186.17	269,994.01
	YEAR-TO-DATE GRAND TOTAL		41,054.07	22,921.94	38,704.38	61,658.32	7,219.71		436,085.74	110,139.51	46,765.14	3,486.26	768,035.07



HOUSING AUTHORITY OF THE COUNTY OF KINGS  
LOW RENT PROGRAM - AMP 1/AMP 2  
OCTOBER 1, 2023 THROUGH DECEMBER 31, 2023

	AMP 1	168	AMP 1	168	AMP 2	100	AMP 2	100
	BUDGET	PUM	ACTUAL	PUM	BUDGET	PUM	ACTUAL	PUM
<b>REVENUE</b>								
Dwelling Rent	\$178,963	\$355.08	\$201,650.00	\$400.10	\$115,670	\$385.57	\$132,875.87	\$442.92
Interest	428	0.85	1,215.83	2.41	138	0.46	506.34	1.69
Other Income-Tenant Charges	12,353	24.51	3,507.11	6.96	5,860	19.53	5,210.20	17.37
Other Income	0	0.00	2,235.03	4.43	0	0.00	1,237.89	4.13
Capital Fund Subsidy	43,151	85.62	0.00	0.00	28,546	95.15	0.00	0.00
HUD Subsidy	98,983	196.40	137,569.00	272.95	65,540	218.47	90,184.00	300.61
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Income	\$333,877	\$662.45	\$346,176.97	\$686.86	\$215,753	\$624.02	\$230,014.30	\$766.71
<b>EXPENSES:</b>								
<b>OPERATING EXPENSES:</b>								
Administrative Salaries	\$28,075	\$55.70	\$44,421.14	\$88.14	\$22,173	\$73.91	34,418.84	\$114.73
Legal	6,463	12.82	2,241.49	4.45	3,000	10.00	5,375.43	17.92
Travel	0	0.00	0.00	0.00	0	0.00	127.08	0.42
Sundry Costs	5,408	10.73	17,107.77	33.94	30,105	100.35	7,257.90	24.19
Management Fees	34,126	67.71	39,692.44	78.75	20,313	67.71	21,988.48	73.29
Bookkeeping Fees	3,780	7.50	3,682.50	7.31	2,250	7.50	2,040.00	6.80
Asset Management Fees	5,040	10.00	0.00	0.00	3,000	10.00	0.00	0.00
Computer Costs	3,323	6.59	1,741.24	3.45	2,120	7.07	1,133.27	3.78
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Operating Expenses	\$86,213	\$171.06	\$108,886.58	\$216.04	\$82,961	276.54	\$72,341.00	\$241.14
TENANT SERVICES:	\$2,316	\$4.59	\$225.00	\$0.45	\$887	\$2.96	0.00	\$0.00
<b>UTILITIES:</b>								
Water	\$15,000	\$29.76	\$14,639.44	\$29.05	\$13,000	\$43.33	\$12,281.48	\$40.94
Electric	6,008	11.92	5,684.93	11.28	3,250	10.83	2,078.81	6.93
Gas	544	1.08	338.56	0.67	700	2.33	614.01	2.05
Other	12,056	23.92	11,899.40	23.61	7,500	25.00	7,598.67	25.33
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Utilities	\$33,608	\$66.68	\$32,562.33	\$64.61	\$24,450	\$81.50	\$22,572.97	\$75.24
<b>MAINTENANCE AND OPERATIONS</b>								
Labor	\$35,690	\$70.81	\$35,025.38	\$69.49	\$15,168	\$50.56	\$15,692.28	\$52.31
Materials	32,131	63.75	28,376.27	56.30	12,013	40.04	9,130.94	30.44
Contract Costs	32,836	65.15	29,350.21	58.23	32,543	108.48	27,054.71	90.18
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Maint. & Operations	\$100,658	\$199.72	\$92,751.86	\$184.03	\$59,723	\$199.08	\$51,877.93	\$172.93
<b>GENERAL EXPENSES:</b>								
Insurance	\$11,548	\$22.91	\$16,595.50	\$32.93	\$6,340	\$21.13	\$9,744.42	\$32.48
P.I.L.O.T.	14,535	28.84	16,948.08	33.63	9,123	30.41	11,030.29	36.77
Employee Benefits	44,783	88.85	33,450.36	66.37	24,065	80.22	22,978.37	76.59
Collection Losses	2,393	4.75	0.00	0.00	1,458	4.86	0.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total General Expenses	\$73,258	\$145.35	\$66,993.94	\$132.92	\$40,985	\$136.62	\$43,753.08	\$145.84
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL EXPENSES</b>	<b>\$296,051</b>	<b>\$587.40</b>	<b>\$301,419.71</b>	<b>\$598.05</b>	<b>\$209,005</b>	<b>\$696.68</b>	<b>\$190,544.98</b>	<b>\$635.15</b>
RESIDUAL RECEIPTS (DEFICIT)			\$44,757.26				\$39,469.32	
Receipts from Nonexpendable Equipment			0.00				0.00	
Property Betterment and Equipment			0.00				0.00	
Prior Period Adjustment			0.00				0.00	
			<hr/>				<hr/>	
RESIDUAL RECEIPTS(or DEFICIT)			\$44,757.26				\$39,469.32	
			=====				=====	
OPERATING RESERVE AS OF JUNE 30, 2016			\$243,569.11				\$97,581.81	
RESIDUAL RECEIPTS(or DEFICIT)			44,757.26				39,469.32	
			<hr/>				<hr/>	
CURRENT OPERATING RESERVE			288,326.37				137,051.13	
ACCOUNTS RECEIVABLE BALANCE			57,192.43				102,756.80	
			<hr/>				<hr/>	
ADJUSTED OPERATING RESERVE			231,133.94				34,294.33	
			=====				=====	
MAXIMUM OPERATING RESERVE APPROVED			592,102.50				367,977.50	
PERCENT OF MAXIMUM OPERATING RESERVE			39.04%				9.32%	



## UNCOLLECTABLE ACCOUNTS TO BE CHARGED TO COLLECTION LOSS

**Project Name:** Conventional 531 (Hanford)

**Quarter Ending:** December 31, 2023

UNIT	NAME	SOCIAL SECURITY NUMBER	RENT	MAINT CHARGES	LEGAL COSTS	CLOSING COSTS	TOTAL CHARGES	DATE UNIT VACATED
531-18B				\$297.22			\$297.22	
531-59C				\$1,241.49	\$1,043.52		\$2,285.01	
531-46C			\$4,536.48	\$1,411.33	\$1,253.62	\$479.05	\$7,680.48	
531-44A				\$1,285.54			\$1,285.54	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
<b>Total</b>			\$4,536.48	\$4,235.58	\$2,297.14	\$479.05	<b>\$11,548.25</b>	

**Total Charges to Tenants for Period**      October 1, 2023      **Through**      December 31, 2023      **\$171,944.20**

Total Loss of Rent      =      2.6383%      of Total Charges  
 Total Loss of Maintenance      =      2.4633%      of Total Charges  
 Total Loss of Legal      =      1.3360%      of Total Charges  
 Total Loss of Closing Costs      =      0.2786%      of Total Charges

**Total**      \$11,548.25

Lori Hatfield, Area Manager

Sandra Jackson-Bobo, Executive Director



# UNCOLLECTABLE ACCOUNTS TO BE CHARGED TO COLLECTION LOSS

**Project Name:** Conventional 532 (Corcoran)

**Quarter Ending:** December 31, 2023

UNIT	NAME	SOCIAL SECURITY NUMBER	RENT	MAINT CHARGES	LEGAL COSTS	CLOSING COSTS	TOTAL CHARGES	DATE UNIT VACATED
532-44A			\$0.00	\$0.00	\$0.00	\$1,709.38	\$1,709.38	03/07/23
532-50A			47.55	0.00	0.00	1763.86	1811.41	05/17/22
532-110			216.04	0.00	0.00	1628.96	1845.00	04/01/22
532-390			0.00	0.00	0.00	1023.85	1023.85	08/10/20
532-36B			0.00	0.00	0.00	809.34	809.34	02/16/22
532-32B			1737.35	0.00	2637.47	2859.79	7234.61	06/15/22
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
<b>Total</b>			\$2,000.94	\$0.00	\$2,637.47	\$9,795.18	\$14,433.59	

**Total Charges to Tenants for Period**      October 1, 2023      **Through**      December 31, 2023      \$132,835.53

Total Loss of Rent	\$2,000.94	=	1.5063%
Total Loss of Maintenance	\$0.00	=	0.0000%
Total Loss of Legal	\$2,637.47	=	1.9855%
Total Loss of Closing Costs	\$9,795.18	=	7.3739%
<b>Total</b>	<b>\$14,433.59</b>		

Kelly Moore, Area Manager      Sandra Jackson-Bobo, Executive Director



# UNCOLLECTABLE ACCOUNTS TO BE CHARGED TO COLLECTION LOSS

**Project Name:** Conventional 534 (Armona)  
**Quarter Ending:** December 31, 2023

UNIT	NAME	SOCIAL SECURITY NUMBER	RENT	MAINT CHARGES	LEGAL COSTS	CLOSING COSTS	TOTAL CHARGES	DATE UNIT VACATED
534-140				\$1,101.27			\$1,101.27	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
<b>Total</b>			\$0.00	\$1,101.27	\$0.00	\$0.00	\$1,101.27	

**Total Charges to Tenants for Period**      October 1, 2023      **Through**      December 31, 2023      **\$25,042.39**

<b>Total Loss of Rent</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total Loss of Maintenance</b>	\$1,101.27	=	4.3976%	<b>of Total Charges</b>
<b>Total Loss of Legal</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total Loss of Closing Costs</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total</b>	\$1,101.27			

Lori Hatfield, Area Manager      Sandra Jackson-Bobo, Executive Director



**UNCOLLECTABLE ACCOUNTS  
TO BE CHARGED TO  
COLLECTION LOSS**

**Project Name:** Admin Farm Labor (Hanford)  
**Quarter Ending:** December 31, 2023

UNIT	NAME	SOCIAL SECURITY NUMBER	RENT	MAINT CHARGES	LEGAL COSTS	CLOSING COSTS	TOTAL CHARGES	DATE UNIT VACATED
AD-2001				\$590.12			\$590.12	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
<b>Total</b>			\$0.00	\$590.12	\$0.00	\$0.00	\$590.12	

<b>Total Charges to Tenants for Period</b>	October 1, 2023	<b>Through</b>	December 31, 2023	<b>\$590.12</b>
<b>Total Loss of Rent</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total Loss of Maintenance</b>	\$590.12	=	100.0000%	<b>of Total Charges</b>
<b>Total Loss of Legal</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total Loss of Closing Costs</b>	\$0.00	=	0.0000%	<b>of Total Charges</b>
<b>Total</b>	<b>\$590.12</b>			

Lori Hatfield, Area Manager Sandra Jackson-Bobo, Executive Director

**MANAGEMENT REPORT**

Prepared for the Board of Commissioners Special Meeting  
January 17, 2023

1) The Occupancy Rates are as follows:

Section 8 .....	490
53-1 Hanford .....	1 Vacancy
53-2 Corcoran .....	8 Vacancies
53-4 Armona .....	100% Occupied
KC1 Armona .....	100% Occupied
KC2 Hanford .....	100% Occupied
Kettleman City .....	1 Vacancy
Admin .....	100% Occupied
Cameron Commons .....	1 Vacancy
Corcoran Station .....	3 Vacancies
Anchors .....	3 Vacancies
Lem / 198 .....	100 % Occupied
Basil Home .....	100% Occupied
Lemoore Meyers Home .....	4 Vacancies

2) Progress Report – Capital Fund Program