City of Industry Property and Housing Management Authority

Regular Meeting Agenda
June 8, 2016
10:00 a.m.

Chairman Joseph Emmons
Board Member Saul Jauregui
Board Member Mike Reible

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Authority:

- ***Agenda Items:*** *Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.*

- ***Public Comments (Non-Agenda Items):*** *Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.*

Americans with Disabilities Act:

- *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

1. Call to Order

2. Roll Call

3. Public Comments

4. **BOARD MATTERS**

4.1 Consideration of the Register of Demands

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.

4.2 Consideration of the minutes of the February 18, 2016 special meeting and March 9, 2016 regular meeting

RECOMMENDED ACTION: Approve as submitted.

4.3 Presentation of the Industry Property and Housing Management Authority's FY 2016-17 Proposed Operating Budget

Consideration of Resolution No. IPHMA 2016-01 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY ("IPHMA") OF THE CITY OF INDUSTRY, CALIFORNIA, APROVING AND ADOPTING THE FY 2016-17 PROPOSED IPHMA BUDGET

RECOMMENDED ACTION: Adopt Resolution No. IPHMA 2016-01.

5. Adjournment. Next regular meeting: Wednesday, July 13, 2016 at 10:00 a.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

ITEM NO. 4.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting June 8, 2016

FUND	DESCRIPTION	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	104,531.50

BANK	DESCRIPTION	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	104,531.50

Industry Property and Housing Management Authority
BofA Voided Checks
June 8, 2016

Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
20805	05/11/2016		05/26/2016	**SATSUMA LANDSCAPE & MAINT.**	($15,959.94)
	Invoice	Date	Description	Amount	
	0416EHNHCS	04/27/2016	VOIDED - LANDSCAPE MAINTENANCE - APRIL 2016	($15,959.94)	

Checks	Status	Count	Transaction Amount
	Total	**1**	**($15,959.94)**

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Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
20808	05/10/2016			**HOME DEPOT CREDIT SERVICE**	$2,121.16
	Invoice	Date	Description	Amount	
	970284	03/29/2016	TILE - 16220 TEMPLE AVE	$1,877.23	
	7011307	04/01/2016	TILE - 16200 TEMPLE AVE	$243.93	
20809	05/10/2016			**LA PUENTE VALLEY COUNTY**	$387.67
	Invoice	Date	Description	Amount	
	2016-00001311	04/19/2016	02/17-04/19/16 SVC - 15722 NELSON	$69.66	
	2016-00001312	04/19/2016	02/17-04/19/16 SVC - 15714 NELSON	$68.05	
	2016-00001313	04/19/2016	03/04-04/19/16 SVC - 15652 NELSON	$59.20	
	2016-00001314	04/19/2016	03/02-04/19/16 SVC - 15736 NELSON	$44.14	
	2016-00001315	04/19/2016	03/04-04/19/16 SVC - 15702 NELSON	$66.35	
	2016-00001316	04/19/2016	03/04-04/19/16 SVC - 15730 NELSON	$80.27	
20810	05/17/2016			**GAS COMPANY, THE**	$116.34
	Invoice	Date	Description	Amount	
	2016-00001394	05/09/2016	04/06-05/05/16 SVC - 16200 TEMPLE AVE	$10.14	
	2016-00001395	05/09/2016	04/05-05/05/16 SVC - 16200 TEMPLE AVE APT 100	$17.52	
	2016-00001396	05/09/2016	04/05-05/05/16 SVC - 16200 TEMPLE AVE APT 202	$44.87	
	2016-00001397	05/09/2016	04/06-05/05/16 SVC - 16238 HANDORF RD (TEMPLE	$27.11	
	2016-00001398	05/10/2016	04/07-05/06/16 SVC - 15736 NELSON AVE	$4.77	
	2016-00001399	05/10/2016	04/07-05/06/16 SVC - 15722 NELSON AVE	$11.93	
20811	05/17/2016			**ROWLAND WATER DISTRICT**	$139.89
	Invoice	Date	Description	Amount	
	2016-00001368	04/27/2016	03/17-04/18/16 SVC - 17229 CHESTNUT	$86.28	
	2016-00001369	04/27/2016	03/17-04/18/16 SVC - 17217 CHESTNUT	$53.61	
20812	05/17/2016			**SO CALIFORNIA EDISON COMPANY**	$23.22
	Invoice	Date	Description	Amount	
	2016-00001370	05/05/2016	04/05-05/04/16 SVC - 15722 NELSON AVE	$0.07	
	2016-00001371	05/05/2016	04/05-05/04/16 SVC - 15736 NELSON AVE	$23.15	

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Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
20813	05/24/2016			**WALNUT VALLEY WATER DISTRICT**	$147.25
	Invoice	Date	Description	Amount	
	2298836	05/11/2016	04/05-05/05/16 SVC - 22002 (22036) VALLEY BLVD	$43.03	
	2303127	05/12/2016	04/06-05/04/16 SVC - 20137 WALNUT DR.	$104.22	
20814	05/31/2016			**SATSUMA LANDSCAPE & MAINT.**	$17,544.83
	Invoice	Date	Description	Amount	
	0416EHNHCS-A	04/27/2016	APRIL 2016 LANDSCAPE MAINTENANCE	$17,544.83	
20815	06/08/2016			**AABBA ANYTYME INC.**	$1,335.00
	Invoice	Date	Description	Amount	
	546343	04/23/2016	EMERGENCY PLUMBING SVC - 16220 TEMPLE AVE	$1,335.00	
20816	06/08/2016			**BRYAN PRESS**	$555.91
	Invoice	Date	Description	Amount	
	0074824	04/22/2016	IPHMA LETTERHEAD	$253.43	
	0074940	05/10/2016	IPHMA LASER CHECKS	$302.48	
20817	06/08/2016			**CNC ENGINEERING**	$39,655.89
	Invoice	Date	Description	Amount	
	44672	04/14/2016	IPHMA ISSUES - MISC/GENERAL	$6,297.46	
	44788	05/12/2016	BUILDING REMODEL AT 15722 NELSON AVE	$2,068.59	
	44789	05/12/2016	IPHMA ISSUES - MISC/GENERAL	$4,255.90	
	44790	05/12/2016	NEW CUL-DE-SAC EAST OF FAURE AVE	$6,132.10	
	44843	05/26/2016	BUILDING REMODEL AT 15722 NELSON AVE	$3,003.47	
	44844	05/26/2016	IPHMA ISSUES - MISC/GENERAL	$1,200.45	
	44845	05/26/2016	NEW CUL-DE-SAC EAST OF FAURE AVE	$16,697.92	
20818	06/08/2016			**CONCEPT CONSULTANT, INC.**	$30,317.68
	Invoice	Date	Description	Amount	
	#9IPHMA-001	06/01/2016	BUILDING REMODEL AT 15722 NELSON AVE	$31,913.35	

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IPHMA.CHK - IPHMA BofA Checking					
20819	06/08/2016			**FERGUSON ENTERPRISES, INC**	$12.03
	Invoice	Date	Description	Amount	
	3248841	04/25/2016	TOILET SEALS - 16229 TEMPLE AVE	$12.03	
20820	06/08/2016			**HOME DEPOT CREDIT SERVICE**	$10,581.62
	Invoice	Date	Description	Amount	
	7973298	04/21/2016	CARPET MEASURING - 15736 NELSON AVE	$50.00	
	7973296	04/21/2016	CARPET MEASURING - 16229 TEMPLE AVE	$50.00	
	3900313	04/25/2016	NEW CARPET INSTALLATION - 15736 NELSON AVE	$3,474.77	
	3900312	04/25/2016	NEW CARPET INSTALLATION - 16229 TEMPLE AVE	$3,840.79	
	6563526	05/02/2016	REPLACE MICROWAVE - 15714 NELSON AVE	$194.02	
	6563527	05/02/2016	REPLACE LIGHTS - 16229 TEMPLE AVE	$47.83	
	4973936	05/04/2016	NEW APPLIANCES - 16229 TEMPLE AVE	$2,924.21	
20821	06/08/2016			**JANUS PEST MANAGEMENT**	$995.00
	Invoice	Date	Description	Amount	
	176707	04/22/2016	APRIL 2016 QTRLY PEST SVC - 22036 VALLEY BLVD	$98.00	
	176875	04/01/2016	APRIL 2016 PEST SVC - 16200 TEMPLE AVE CONDOS	$138.00	
	176876	04/01/2016	APRIL 2016 PEST SVC - 16217 TEMPLE AVE	$69.00	
	176877	04/01/2016	APRIL 2016 PEST SVC - 16218 TEMPLE AVE	$69.00	
	176878	04/01/2016	APRIL 2016 PEST SVC - 16220 TEMPLE AVE	$69.00	
	176879	04/01/2016	APRIL 2016 PEST SVC - 16224 TEMPLE AVE	$69.00	
	176880	04/01/2016	APRIL 2016 PEST SVC - 16227 TEMPLE AVE	$69.00	
	176881	04/01/2016	APRIL 2016 PEST SVC - 16229 TEMPLE AVE	$69.00	
	176882	04/01/2016	APRIL 2016 PEST SVC - 16238 TEMPLE AVE	$69.00	
	176883	04/01/2016	APRIL 2016 PEST SVC - 16242 TEMPLE AVE	$69.00	
	176885	04/01/2016	APRIL 2016 PEST SVC - 17229 CHESTNUT ST	$69.00	
	176886	04/01/2016	APRIL 2016 PEST SVC - 17217 CHESTNUT ST	$69.00	
	176888	04/01/2016	APRIL 2016 PEST SVC - 20137 E. WALNUT DR. S	$69.00	
20822	06/08/2016			**KIKI'S INDUSTRIAL CLEANING**	$240.00

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Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
	Invoice	Date	Description	Amount	
	4/6/16	04/06/2016	HOUSE CLEANING - 16220 TEMPLE AVE	$240.00	
20823	06/08/2016			**L A COUNTY TAX COLLECTOR**	$2,049.23
	Invoice	Date	Description	Amount	
	8940 149 045 15A	05/01/2016	ADJ PROP TAX FY 15-16 - 16000 TEMPLE AVE #B	$2,049.23	
20824	06/08/2016			**LA HABRA RELOCATION, INC.**	$634.25
	Invoice	Date	Description	Amount	
	2738A	04/18/2016	RELOCATION OF APPLIANCES - VARIOUS HOUSES	$634.25	
20825	06/08/2016			**THEE BEST ROOTER & PLUMBING**	$924.47
	Invoice	Date	Description	Amount	
	4960	04/30/2016	PLUMBING SVC - 16229 TEMPLE AVE	$201.80	
	4983	05/25/2016	PLUMBING SVC - 16229 TEMPLE AVE	$352.46	
	4986	05/25/2016	PLUMBING SVC - 14063 PROCTOR AVE	$370.21	
20826	06/08/2016			**ZABCO PAINTING**	$12,710.00
	Invoice	Date	Description	Amount	
	416	04/11/2016	REPAINT INTERIOR & GARAGE - 16220 TEMPLE AVE	$4,670.00	
	421	05/05/2016	REPAINT INTERIOR & GARAGE - 16229 TEMPLE AVE	$4,085.00	
	422	03/28/2016	REPAINT INTERIOR & GARAGE - 15730 NELSON AVE	$3,955.00	

Checks	Status	Count	Transaction Amount
	Total	**19**	**$120,491.44**

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

ITEM NO. 4.2

CALL TO ORDER

The Special Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Board Member Mike Reible at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

ROLL CALL

PRESENT: Saul Jauregui, Board Member
Mike Reible, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; and Cecelia Dunlap, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION AND DIRECTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO RESIDENTIAL RENTAL AGREEMENTS FOR THE PROPERTIES LOCATED AT 15730 NELSON AVENUE; 16220 TEMPLE AVENUE; 16224 TEMPLE AVENUE; 16238 TEMPLE AVENUE; AND 20137 WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY

Council Member Newell Ruggles addressed the Authority, and expressed his concerns with regard to the individuals being considered for rental agreements. Council Member Ruggles requested that the Board inform the City Council on the current rates that new lessees will be paying.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER REIBLE TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO RESIDENTIAL RENTAL AGREEMENTS FOR THE PROPERTIES LOCATED AT 15730 NELSON AVENUE; 16220 TEMPLE AVENUE; 16224 TEMPLE AVENUE; 16238 TEMPLE AVENUE; AND 20137 WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:06 a.m.

MIKE REIBLE
BOARD MEMBER

CECELIA DUNLAP
ASSISTANT SECRETARY

CALL TO ORDER

The Regular Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Board Member Mike Reible at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

ROLL CALL

PRESENT: Saul Jauregui, Board Member
Mike Reible, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; Bianca Sparks, Deputy General Counsel; and Cecelia Dunlap, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE REGISTER OF DEMANDS

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF THE MINUTES OF THE DECEMBER 9, 2015 REGULAR MEETING

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE AS SUBMITTED. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE
NOES:	BOARD MEMBERS:	NONE

ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:02 a.m.

MIKE REIBLE
BOARD MEMBER

CECELIA DUNLAP
ASSISTANT SECRETARY

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

ITEM NO. 4.3

INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
P.O. BOX 3366 • CITY OF INDUSTRY, CALIFORNIA 91744
(626) 333-2211 • FAX (626) 961-6795 • www.cityofindustry.org

Joseph Emmons, Chairman
Saul Jauregui, Board Member
Mike Reible, Board Member

Paul J. Philips, Executive Director
James M. Casso, General Counsel
Phyllis Tucker, Treasurer
Cecelia Dunlap, Assistant Secretary

STAFF REPORT

TO: Honorable Chairman and Board Members

FROM: Paul J. Philips, Executive Director

STAFF: Susan Paragas, City Controller

DATE: June 8, 2016

SUBJECT: Consideration to Approve and Adopt the Industry Property Housing Management Authority's ("IPHMA") FY 2016-17 Proposed Budget.

Background:

On April 4, 2016, the Financial Services Department introduced the new FY 2016-17 (FY 17) Budget Process to all Citywide staff. The new FY 17 Budget Process entailed: a new "Zero-Based Budget" budget policy, which aligns actual costs to its true City operations; completion of formal budget forms; and undertaking a collaborative, Citywide approach in which all departments were responsible for submitting their budget requests. Other affiliated City entities also participated and submitted their budget requests to the City.

In May 2016, final budgetary reviews were completed by Finance, Director of Development Services & Administration, and the City Manager in order to present the FY 2016-17 (FY 17) Proposed Budget for consideration to adopt for all City entities, including the Industry Property Housing Management Authority's ("IPHMA"), on June 8th and June 9, 2016.

Overview of FY 2017 Proposed City Operating Budget

The FY 2016-17 Proposed Budget is a balanced budget and reflects the City's commitment to: our residents, fiscal and administrative reform efforts, continued fiscal stability, improving quality of life through support of surrounding communities, and improving fiscal transparency. The FY 17 Proposed Citywide Budget (All Funds) totals $259.7 million, with

a $40.3 million budget in its General Fund. Proposed Revenues total $226.5 million in all its City funds, and $50.1 million in its General Fund.

An overview of the major city budgets are listed below.

Chart 1 – Figures in Millions				
	FY 13/14 Actuals	**FY 14/15 Actuals**	**FY 15/16 Adopted**	**FY 16/17 Proposed**
General Fund	$35.7	$45.5	$34.3	$40.3
CIP Program	6.9	6.8	37.0	33.4
Debt Services	90.0	119.9	81.2	174.6
Other Funds	5.6	6.3	11.7	11.4
Totals	**$138.2**	**$178.5**	**$164.2**	**$259.7**

In FY 17, the General Fund budget will increase by $6.1 million (17.7%) to $40.3 million. The City's operating budget is fully supported by on-going revenues. The City utilizes its reserves to supports its CIP Program, in which $33.4 million will be allocated to CIPs. The City's reserves also supports other City funds that have operating deficits.

IPHMA FY 17 Proposed Budget

The Industry Property Housing Management Authority ("IPHMA") is the City's governing authority that manages and maintains the City's housing assets. The IPHMA Fund (Fund 160) is an enterprise fund that is supported by rental income, its fund balance reserves, and request of General Fund reserves as necessary.

Below is a summary of the FY 17 Proposed IPHMA Budget.

	FY 16/17 Revenues	FY 16/17 Expenditures	Surplus / (Use of Reserves)
	A	**B**	**A - B**
IPHMA – Fund 160	$171,800	$533,241	($361,441)
Totals:	**$171,800**	**$533,241**	**($361,441)**

In FY 17, the IPHMA Budget totals $533,241 in expenditures and $171,800 in revenues. The IPHMA's fund balance is healthy and its reserves will support the $361,441 operating shortfall or deficit.

Recommendation

Staff is recommending the IPHMA Board to adopt the attached resolution approving the FY 17 Proposed IPHMA Budget. In addition, the FY 17 IPHMA Budget will be a part of the City's FY 2016-17 Proposed Operating Budget for the City Council to ratify on June 9, 2016.

Exhibits:

A. Resolution
B. IPHMA Budget Section

PJP/SP:sa

RESOLUTION NO. IPHMA 2016-01

A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY ("IPHMA") OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE FY 2016-17 PROPOSED IPHMA BUDGET

WHEREAS, on April 4, 2016, the Financial Services Department introduced the new FY 2016-17 (FY 17) Budget Process to all Citywide staff; and

WHEREAS, the FY 17 Budget Process was a collaborative, Citywide approach in which all departments and affiliated City entities were responsible for submitting their budget requests; and

WHEREAS, the appropriate department for the Industry Property and Housing Management Authority ("IPHMA") submitted their budget request to the City; and

WHEREAS, Finance, Director of Development Services & Administration, and the City Manager reviewed each budget request with respect to the City's total budget and Citywide fiscal condition; and

WHEREAS, the FY 2016-17 Proposed IPHMA Budget is hereby incorporated into the City's FY 2016-17 Proposed Operating Budget.

NOW, THEREFORE, THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The IPHMA's Revenue Budget of $171,800 and Expenditure Budget of $533,241 for the fiscal year 2016-2017 is hereby approved and adopted.

Section 2. Contingent upon City Council approval, the IPHMA's Budget for the fiscal year 2016-2017 is hereby approved and incorporated into the City's FY 2016-17 Proposed Budget.

Section 3. The Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the Industry Property and Housing Management Authority at a regular meeting held on June 8, 2016, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

_____
Joseph Emmons, Chairman

ATTEST:

_____
Cecelia Dunlap, Assistant Secretary

Industry Property Housing Management Authority (IPHMA) – Fund 160

Summary of Expenditures & Account Detail

Object #	Account Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Adopted Budget	2017 Proposed Budget
5012	General Insurance and Bonding	$6,744	$4,032	$6,031	$9,300	$6,000
5018	Office Supplies & Postage	143	646	134	300	500
5120.03	Professional Services - Accounting	10,210	9,900	7,827	4,200	9,000
5130	Planning, Survey and Design	-	-	4,128	6,400	6,000
5640	Advertising and Printing	-	-	1,379	2,200	1,500
5730	Utilities	1,495	1,286	680	1,100	5,000
5740	Property Taxes and Assessments	15,620	45,934	45,554	50,000	50,000
5900	General Engineering	-	-	2,301	3,600	50,000
8510	Property Maintenance	138,433	175,754	163,850	270,400	287,300
8515	Housing Improvements	-	36,948	134,084	515,000	117,941
9010	Furniture, Equipment & Fixtures	-	-	2,485	3,900	-
	TOTALS:	**$172,644**	**$274,500**	**$368,453**	**$866,400**	**$533,241**