

**CALIFORNIA HUMAN DEVELOPMENT CORPORATION
NAPA COUNTY FARMWORKER HOUSING CENTERS
BUDGET - COMPARISON**

DESCRIPTION	FY 2025 - 2026	FY 2024 - 2025 Current Year	Change	% of Change
REVENUE				
Resident Rental Revenue	\$ 1,015,740.00	\$ 959,310.00	\$ 56,430.00	6%
Staff Rental Revenue	35,280.00	32,760.00	2,520.00	8%
TOTAL REVENUE	\$ 1,051,020.00	\$ 992,070.00	\$ 58,950.00	6%
EXPENSES				
SALARIES & WAGES				
Housing Program Director	\$ -			
Housing Division Director	\$ 19,410.00	\$ 27,462.00	\$ (8,052.00)	-29%
Administrative Assistant	51,868.00	39,104.00	12,764.00	33%
Maintenance Manager	30,893.00	43,680.00	(12,787.00)	-29%
Mondavi On-Site Manager	70,699.00	74,983.00	(4,284.00)	-6%
On Site Managers Calistoga/River Ranch	141,398.00	133,120.00	8,278.00	6%
Cook	158,930.00	150,886.00	8,044.00	5%
Custodian	150,360.00	139,753.00	10,607.00	8%
TOTAL SALARIES & WAGES	\$ 623,558.00	\$ 608,988.00	\$ 14,570.00	2%
FRINGE BENEFITS & EMPLOYER PR TAXES	\$ 264,272.00	\$ 233,441.00	\$ 30,831.00	13%
TOTAL PERSONNEL EXPENSE	\$ 887,830.00	\$ 842,429.00	\$ 45,401.00	5%
OPERATING EXPENSE				
Communication	\$ 5,616.00	\$ 5,724.00	\$ (108.00)	-2%
Contract Services - Equipment	6,504.00	4,800.00	1,704.00	36%
Contract Services - Maintenance	22,350.00	22,350.00	-	0%
Information Technology	27,701.00	25,831.00	1,870.00	7%
Insurance	11,114.00	13,200.00	(2,086.00)	-16%
Other Expenses - See Detail	14,345.00	10,343.00	4,002.00	39%
Supplies - Food	-	-	-	
Supplies - Maintenance	15,001.00	20,000.00	(4,999.00)	-25%
Supplies - Office	2,000.00	2,000.00	-	0%
Training & Certification	600.00	1,400.00	(800.00)	-57%
Travel	9,180.00	8,596.00	584.00	7%
TOTAL OPERATING EXPENSE	\$ 114,411.00	\$ 114,244.00	\$ 167.00	0%
TOTAL DIRECT EXPENSES	\$ 1,002,241.00	\$ 956,673.00	\$ 45,568.00	5%
TOTAL INDIRECT EXPENSE	\$ 150,336.00	\$ 149,110.00	\$ 1,226.00	1%
TOTAL	\$ 1,152,577.00	\$ 1,105,783.00	\$ 46,794.00	4.2%

**CALIFORNIA HUMAN DEVELOPMENT CORPORATION
NAPA COUNTY FARMWORKER HOUSING CENTERS
BUDGET - SITE DETAIL**

DESCRIPTION	Calistoga Budget	Mondavi Budget	River Ranch Budget	FY 2025 - 2026 Budget
REVENUE				
Resident Rental Revenue	\$ 338,580.00	\$ 338,580.00	\$ 338,580.00	\$ 1,015,740.00
Staff Rental Revenue	10,080.00	10,080.00	15,120.00	35,280.00
TOTAL REVENUE	\$ 348,660.00	\$ 348,660.00	\$ 353,700.00	\$ 1,051,020.00
EXPENSES				
SALARIES & WAGES				
Housing Division Director	6,470.00	6,470.00	6,470.00	19,410.00
Administrative Assistant	17,287.00	17,287.00	17,294.00	51,868.00
Maintenance Manager	10,295.00	10,295.00	10,303.00	30,893.00
Regional On-Site Manager	63,629.00	3,535.00	3,535.00	70,699.00
On-Site Manager	-	70,699.00	\$70,699	141,398.00
Cook	53,635.00	51,907.00	53,388.00	158,930.00
Custodian	50,438.00	51,627.00	48,295.00	150,360.00
TOTAL SALARIES & WAGES	\$ 201,754.00	\$ 211,820.00	\$ 209,984.00	\$ 623,558.00
FRINGE BENEFITS & EMPLOYER PR TAXES	\$ 84,776.00	\$ 84,672.00	\$ 94,824.00	\$ 264,272.00
TOTAL PERSONNEL EXPENSE	\$ 286,530.00	\$ 296,492.00	\$ 304,808.00	\$ 887,830.00
OPERATING EXPENSE				
Communication	\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 5,616.00
Contract Services - Equipment	2,168.00	2,168.00	2,168.00	6,504.00
Contract Services - Maintenance	7,370.00	7,538.00	7,442.00	22,350.00
Information Technology	9,233.00	9,233.00	9,235.00	27,701.00
Insurance	3,704.00	3,705.00	3,705.00	11,114.00
Other Expenses - See Detail	4,777.00	4,777.00	4,791.00	14,345.00
Supplies - Food	-	-	-	-
Supplies - Janitorial	-	-	-	-
Supplies - Kitchen	-	-	-	-
Supplies - Maintenance	5,000.00	5,000.00	5,001.00	15,001.00
Supplies - Office	667.00	667.00	666.00	2,000.00
Training & Certification	200.00	200.00	200.00	600.00
Travel	3,514.00	2,888.00	2,778.00	9,180.00
TOTAL OPERATING EXPENSE	\$ 38,505.00	\$ 38,048.00	\$ 37,858.00	\$ 114,411.00
TOTAL DIRECT EXPENSES	\$ 325,035.00	\$ 334,540.00	\$ 342,666.00	\$ 1,002,241.00
TOTAL INDIRECT EXPENSE	\$ 48,755.00	\$ 50,181.00	\$ 51,400.00	\$ 150,336.00
TOTAL	\$ 373,790.00	\$ 384,721.00	\$ 394,066.00	\$ 1,152,577.00

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule B
 Salaries Wages

Salaries & Wages														TOTAL - NCHA
Wage Increase 3%														
0.03														\$
POSITION	NAME	Operational Schedule	Dates of Employment	Grade - Wage Range	Current Hourly Pay	Revised Hourly Pay	Bi-Weekly Salary	Bi-Weekly Pay Periods	Days	Hours per Day	Total Scheduled Hours	Annual Wages Salary	Program Allocation	
Housing Division Director			07/01/25 - 06/30/26	Grade 15 \$31.10 - \$46.67	\$46.63	\$46.63	\$3,730.72	26.00				\$97,000	20%	\$19,410
Administrative Assistant			07/01/25 - 06/30/26	Grade 7 \$16.22 - \$23.56	\$24.21	\$24.94	\$1,595.92	26.00				\$51,868	100%	\$51,868
Regional Maintenance Manager			07/01/25 - 06/30/26	Grade 10 \$21.59 - \$31.35	\$36.05	\$37.13	\$2,970.52	26.00				\$77,234	40%	\$30,893
On-Site Manager (Calistoga)		Center operations, start up & close down	07/01/23 - 06/30/24	Grade 10 \$21.59 - \$31.35	\$33.00	\$33.99	\$2,719.20	20.00				\$54,384		
		Non-Working Holiday Pay										\$0		
		Vacation					\$2,719.20	6.00				\$16,315		
		Sunday										\$0		
Subtotal:		286 days						26.00 pay periods				\$70,699	100%	\$70,699
On-Site Manager (Mondavi)		Center operations, start up & close down	07/01/23 - 06/30/24	Grade 9 \$19.63 - \$28.50	\$33.00	\$33.99	\$2,719.20	20.00				\$54,384		
		Non-Working Holiday Pay										\$0		
		Vacation					\$2,719.20	6.00				\$16,315		
		Sunday										\$0		
Subtotal:		286 days						26.00 pay periods				\$70,699	100%	\$70,699
On-Site Manager (River Ranch)		Center operations, start up & close down	07/01/23 - 06/30/24	Grade 9 \$19.63 - \$28.50	\$33.00	\$33.99	\$2,719.20	20.00				\$54,384		
		Non-Working Holiday Pay										\$0		
		Vacation					\$2,719.20	6.00				\$16,315		
		Sunday										\$0		
Subtotal:		284 days						26.00 pay periods				\$70,699	100%	\$70,699
Cook (Calistoga)		Center operations, start up & close down	07/01/23 - 12/01/23 -- 12/29/23 - 06/30/24	Grade 4 \$12.19 - \$17.70	\$19.00	\$19.57			227.00	8.00	1,816.00	\$35,539		
		Center operations-overtime				\$29.36			47.00	8.00	376.00	\$11,039		
		Center operations-holiday pay				\$39.14			10.00	8.00	80.00	\$3,131		
		Non-Working Holiday Pay				\$19.57			3.00	8.00	24.00	\$470		
		Vacation Pay				\$19.57			22.00	8.00	176.61	\$3,456		
Subtotal:		287 days							309.00 days		2,472.61	\$53,635	100%	\$53,635
Cook (Mondavi)		Center operations, start up & close down	07/01/23 - 10/27/23 -- 11/24/23 - 06/30/24	Grade 4 \$12.19 - \$17.70	\$19.00	\$19.57			227.00	8.00	1,816.00	\$35,539		
		Center operations-overtime				\$29.36			47.00	8.00	376.00	\$11,039		
		Center operations-holiday pay				\$39.14			10.00	8.00	80.00	\$3,131		
		Non-Working Holiday Pay				\$19.57			3.00	8.00	24.00	\$470		
		Vacation Pay				\$19.57			11.00	8.00	88.30	\$1,728		
Subtotal:		287 days							298.00 days		2,384.30	\$51,907	100%	\$51,907
Cook (River Ranch)		Center operations, start up & close down	07/01/23 - 12/01/23 -- 12/29/23 - 06/30/24	Grade 4 \$12.19 - \$17.70	\$19.00	\$19.57			225.00	8.00	1,800.00	\$35,226		
		Center operations-overtime				\$29.36			48.00	8.00	388.00	\$10,804		
		Center operations-holiday pay				\$39.14			12.00	8.00	96.00	\$3,757		
		Non-Working Holiday Pay				\$19.57			1.00	8.00	8.00	\$157		
		Vacation Pay				\$19.57			22.00	8.00	176.00	\$3,444		
Subtotal:		284 days							306.00 days		2,448.00	\$53,388	100%	\$53,388

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule B
 Salaries Wages

Salaries & Wages														TOTAL - NCHA
Wage Increase 3%														
0.03														
POSITION	NAME	Operational Schedule	Dates of Employment	Grade - Wage Range	Current Hourly Pay	Revised Hourly Pay	Bi-Weekly Salary	Bi-Weekly Pay Periods	Days	Hours per Day	Total Scheduled Hours	Annual Wages Salary	Program Allocation	
Custodian (Callstoga)		Center operations, start up & close down	07/01/23 - 12/01/23 -- 12/29/23 - 06/30/24	Grade 3 \$11.08 - \$16.09	\$18.03	\$18.57			235.00	8.00	1,880.00	\$34,912		
		Center operations-overtime			18.03	\$27.86			47.00	8.00	376.00	\$10,475		
		Center operations-holiday pay				\$37.14			10.00	8.00	80.00	\$2,971		
		Non-Working Holiday Pay				\$18.57			3.00	8.00	24.00	\$446		
		Vacation Pay				\$18.57			11.00	8.00	88.00	\$1,634		
Subtotal:		295 days							306.00	days	2,448.00	\$50,438	100%	\$50,438
Custodian (Mondavi)		Center operations, start up & close down	07/01/23 - 10/27/23 -- 11/24/23 - 06/30/24	Grade 3 \$11.08 - \$16.09	\$18.03	\$18.57			235.00	8.00	1,880.00	\$34,912		
		Center operations-overtime				\$27.86			47.00	8.00	376.00	\$10,475		
		Center operations-holiday pay				\$37.14			10.00	8.00	80.00	\$2,971		
		Non-Working Holiday Pay				\$18.57			3.00	8.00	24.00	\$446		
		Vacation Pay				\$18.57			19.00	8.00	152.00	\$2,823		
Subtotal:		295 days							314.00	days	2,512.00	\$51,627	100%	\$51,627
Custodian (River Ranch)		Center operations, start up & close down	07/01/23 - 12/01/23 -- 12/29/23 - 06/30/24	Grade 3 \$11.08 - \$16.09	\$17.42	\$17.94			230.00	8.00	1,840.00	\$33,010		
		Center operations-overtime				\$26.91			47.00	8.00	376.00	\$10,118		
		Center operations-holiday pay				\$35.88			12.00	8.00	96.00	\$3,444		
		Non-Working Holiday Pay				\$17.94			1.00	8.00	8.00	\$144		
		Vacation Pay				\$17.94			11.00	8.00	88.00	\$1,579		
Subtotal:		290 days							301.00	days	2,408.00	\$48,295	100%	\$48,295
												\$747,488	\$623,558	
												\$1,247,093		

WORKERS COMP	6010			67,082
GROUP INSURANCE	6020			141,458
403b Employer	6040			3,432
UI	6110			4,601
FICA	6120			38,659
FICA MED	6130			9,040

TOTAL FRINGE BENEFITS

\$ 531,153

\$ 264,272

TOTAL WAGES & FRINGE BENEFITS:

\$1,278,641

\$ 887,830

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule C
 Fringe Benefits - Workers Comp Insurance

Workers Comp Insurance	Worker's Comp Wages	Worker's Comp Code	Current Base Rate	Projected Rate with Exp Mod	Projected Rate with Risk Adjstmnt	Estimated Annual Workers Comp	Estimated Annual Workers Comp	NCHA - TOTALS
POSITION			Projected Experience Mod Rate:	2.47	Risk Adjustment Rate:		-29.00%	\$
Housing Division Director	Annual Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
Subtotal:	Net Workers Comp Wages							\$735
Administrative Assistant	Annual Wages	8740	2.1600%	5.3352%	3.7880%	\$3,674.00	\$3,674.00	
	Cell Phone							
	Medical Cafeteria Contributions							
Subtotal:	Net Workers Comp Wages							\$546
Regional Maintenance Manager	Annual Wages	8810	0.6000%	1.4820%	1.0522%	\$546.00	\$546.00	
	Cell Phone							
	Medical Cafeteria Contributions							
Subtotal:	Net Workers Comp Wages							\$4,720
On-Site Manager	Annual Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages	9011	8.7100%	21.5137%	15.2747%	\$10,799.00	\$10,799.00	\$10,798
On-Site Manager	Annual Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages	9011	8.7100%	21.5137%	15.2747%	\$10,799.00	\$10,799.00	\$10,799
On-Site Manager	Annual Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages	9011	8.7100%	21.5137%	15.2747%	\$10,799.00	\$10,799.00	\$10,799

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule C
 Fringe Benefits - Workers Comp Insurance

Workers Comp Insurance	Worker's Comp Wages	Worker's Comp Code	Current Base Rate	Projected Rate with Exp Mod	Projected Rate with Risk Adjstmnt	Estimated Annual Workers Comp	Estimated Annual Workers Comp	NCHA - TOTALS
POSITION			Projected Experience Mod Rate:	2.47	Risk Adjustment Rate:		-29.00%	\$
Cook	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 49,954.00	9079	5.6800%	14.0296%	9.9610%	\$4,976.00	\$4,976.00	\$4,976
Cook	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 48,226.00	9079	5.6800%	14.0296%	9.9610%	\$4,804.00	\$4,804.00	\$4,804
Cook	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 49,786.00	9079	5.6800%	14.0296%	9.9610%	\$4,959.00	\$4,959.00	\$4,959
Custodian	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 46,945.00	9079	5.6800%	14.0296%	9.9610%	\$4,676.00	\$4,676.00	\$4,676
Custodian	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 48,134.00	9079	5.6800%	14.0296%	9.9610%	\$4,795.00	\$4,795.00	\$4,795
Custodian	Workers Comp Wages							
	Cell Phone							
	Medical Cafeteria Contributions							
	Annual Value of Apartment Rental							
Subtotal:	Net Workers Comp Wages							
	\$ 44,922.00	9079	5.6800%	14.0296%	9.9610%	\$4,475.00	\$4,475.00	\$4,475
	\$ 726,165					\$77,099	\$77,099	\$67,082

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule C
 Fringe Benefits - Group Insurance

Group Insurance	Estimated Kaiser HMO - Employer Costs	Estimated Kaiser HMO - Employee Co-Pay	Estimated Kaiser HRA - Employer Costs	Estimated Kaiser HRA - Employee Co-Pay	Estimated WHA - Employer Costs	Estimated Vision - Employer Costs	Estimated Vision - Employee Co-Pay	Estimated Dental - Employer Costs	Estimated Dental - Employee Co-Pay	Estimated Medical - Other Employer Costs	Estimated CHD Self Funded Medical Insurance	Subtotal Estimated Medical Costs	Estimated Employer Annual Increase	Estimated Employee Annual Increase	ESTIMATED ANNUAL EMPLOYER GROUP INSURANCE	NCHA - TOTALS
Housing Division Director	-	-	-	-	-	82	-	-	-	-	-	82	-	-	82	\$15
Administrative Assistant	-	-	-	18,056	-	174	-	1,025	-	-	-	19,255	-	-	19,255	19,257
Regional Maintenance Manager	-	8,556	-	-	-	120	-	227	-	-	-	8,903	-	-	8,903	\$3,562
On-Site Manager	-	20,304	-	-	-	174	-	1,025	-	-	-	21,503	-	-	21,503	\$21,503
On-Site Manager	11,042	-	-	-	-	82	-	-	-	-	-	11,124	-	-	11,124	\$11,124
On-Site Manager	19,815	-	-	-	-	118	-	677	-	-	-	20,610	-	-	20,610	\$20,610
Cook	-	-	-	18,056	-	174	-	260	-	-	-	18,490	-	-	18,490	\$18,490
Cook	11,042	-	-	-	-	118	-	416	-	-	-	11,576	-	-	11,576	\$11,576
Cook	11,042	-	-	-	-	174	-	1,025	-	-	-	12,241	-	-	12,241	\$12,241
Custodian	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0
Custodian	11,042	-	-	-	-	82	-	416	-	-	-	11,540	-	-	11,540	\$11,540
Custodian	11,042	-	-	-	-	82	-	416	-	-	-	11,540	-	-	11,540	\$11,540
\$75,025	\$0	\$28,860	\$0	\$36,112	\$1,380	\$0	\$5,487	\$0	\$0	\$0	\$0	\$146,864	\$0	\$0	\$146,864	\$141,458

Total Employer: \$146,864

0.00%

FYE 6-30-2025 Actual Employer Costs:

Housing Division Director	-	-	-	-	-	82	-	-	-	-	-	82	-	-	82	
Administrative Assistant	-	-	-	16,718	-	174	-	1,025	-	-	-	17,917	-	-	17,917	
Regional Maintenance Manager	-	7,922	-	-	-	120	-	227	-	-	-	8,269	-	-	8,269	
Maintenance Tech	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
On-Site Manager	-	18,800	-	-	-	174	-	1,025	-	-	-	19,999	-	-	19,999	
On-Site Manager	10,224	-	-	-	-	82	-	-	-	-	-	10,305	-	-	10,305	
On-Site Manager	18,348	-	-	-	-	118	-	677	-	-	-	19,142	-	-	19,142	
Cook	-	-	-	16,718	-	174	-	260	-	-	-	17,153	-	-	17,153	
Cook	10,224	-	-	-	-	118	-	416	-	-	-	10,758	-	-	10,758	
Cook	10,224	-	-	-	-	174	-	1,025	-	-	-	11,423	-	-	11,423	
Custodian	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Custodian	10,224	-	-	-	-	82	-	416	-	-	-	10,721	-	-	10,721	
Custodian	10,224	-	-	-	-	82	-	416	-	-	-	10,721	-	-	10,721	
69,466	-	26,722	-	33,437	1,380	-	5,485	-	-	-	-	136,491	-	-	136,491	
75,024	-	28,860	-	36,112	1,380	-	5,485	-	-	-	-	-	-	-	146,861	
\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$0	\$0	-	-	-	136,491	

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule C
 Fringe Benefits - 403(b) 7 Retirement Plan

403(b) Plan		DOH	Employee Annual 403(b) Contribution Min 3%	Factor	Employer Match	Anniversary Contribution	Total Employer 403(b) Contribution	NCHA - TOTALS
POSITION	NAME		3.00%					\$
Housing Division Director		5/23/2005	\$2,909.99	25.00%	\$727.50	\$300.00	\$1,027.50	\$207
Administrative Assistant		5/23/2024	\$1,556.03	5.00%	\$77.80		\$77.80	\$78
Regional Maintenance Manager		3/7/2011	\$5,200.00	20.00%	\$1,040.00	\$250.00	\$1,290.00	\$516
On-Site Manager		6/1/2023	\$2,120.97	7.00%	\$148.47		\$148.47	\$147
On-Site Manager		9/1/2024	\$2,120.97	5.00%	\$106.05		\$106.05	\$106
On-Site Manager		6/17/2020	\$2,600.00	10.00%	\$260.00	\$150.00	\$410.00	\$410
Cook		12/31/2015	\$1,609.05	20.00%	\$321.81	\$200.00	\$521.81	\$522
Cook		8/1/2023	\$1,557.21	7.00%	\$109.00		\$109.00	\$109
Cook		2/14/2011	\$1,601.64	20.00%	\$320.33	\$250.00	\$570.33	\$570
Custodian		2/14/2022	\$1,513.14	7.00%	\$105.92		\$105.92	\$106
Custodian		2/6/2009	\$1,548.81	20.00%	\$309.76	\$250.00	\$559.76	\$560
Custodian		6/21/2023	\$1,448.85	7.00%	\$101.42		\$101.42	\$101
			\$25,787			\$1,400	\$5,028	\$3,432

\$3,432

05-09		150
09.1 - 14		200
14.1 - 19		250
19.1 - 24		300
	max	
less than 2	5%	\$1,000
2 less than 4	7%	\$1,500
4 less than 6	10%	\$2,000
6 less than 8	15%	\$3,000
8 less than 20	20%	\$4,000
20 less than 29	25%	\$5,000
29 less than 39	30%	\$6,000
40 plus	35%	\$7,000

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense

OPERATING EXPENSES

\$114,411

<u>Communication</u>						<u>\$5,616</u>
Communication expense includes services for cell phones and office internet at all sites						
Cell Phones - Oversight:						
Site	Staff Person	Site Allocation	Estimated Cost per Month	# of Months	Total Cell Phones	
Calistoga	On-Site Manager	100%	45.00	12	540	
Mondavi	On-Site Manager	100%	45.00	12	540	
River Ranch	On-Site Manager	100%	45.00	12	540	
Calistoga	Cook	100%	45.00	12	540	
Mondavi	Cook	100%	45.00	12	540	
River Ranch	Cook	100%	45.00	12	540	
Calistoga	Assist Cook/Janitor	100%	45.00	12	540	
Mondavi	Assist Cook/Janitor	100%	45.00	12	540	
River Ranch	Assist Cook/Janitor	100%	45.00	12	540	
Regional Maintenance Manager @ 40%			18.00		-	
Calistoga		33.33%	6.00	12	72	
Mondavi		33.33%	6.00	12	72	
River Ranch		33.34%	6.00	12	72	
Admin Assistant/Fiscal Analyst			45.00			
Calistoga		33.33%	15.00	12	180	
Mondavi		33.33%	15.00	12	180	
River Ranch		33.34%	15.00	12	180	

<u>Contract Services - Equipment - Oversight:</u>					<u>\$6,504</u>
Contract services includes expense for copier/scanner located at the River Ranch site and lease expense for equipment for internet connectivity					
Estimated contract services expense is determined by the cost of the current equipment lease agreement between CHD and Caltronics by number copier/printers by site					
Site	Site Allocation	Estimated Cost per Month	# of Months	Total Contract Services	
(\$120,000 / 49) One Copier/Printer		200.00			
Calistoga	33.33%	66.66	12	800	
Mondavi	33.33%	66.66	12	800	
River Ranch	33.34%	66.68	12	800	
Estimated contract services expense is determined by lease held with Cisco Meraki systems for equipment for internet connectivity					
Site	Site Allocation	Estimated Cost per Month	# of Months	Total Contract Services	
(\$42,000 * 9.77% FTE)		342.00			
Calistoga	33.33%	113.99	12	1,368	
Mondavi	33.33%	113.99	12	1,368	
River Ranch	33.34%	114.02	12	1,368	

<u>Contract Services - Maintenance</u>					<u>\$22,350</u>
Maintenance - Contract Services includes expense for contracting for repair and/or service for kitchen, laundry, landscape, office, and fire system equipment and overall system maintenance and repair of HVAC, plumbing, electrical, and septic systems					
Site	Description	Estimated Cost per Month	# of Months	Total Maintenance - Equipment	
<u>Food Service:</u>					
Calistoga	Annual maintenance inspection & service of kitchen equipment (refrigerations, freezers, stoves/ovens, dishwashers, steam tables & ice machines	500.00	1	500	
Mondavi		500.00	1	500	
River Ranch		500.00	1	500	
Calistoga	Annual maintenance of oven hood system	1,200.00	1	1,200	
Mondavi		1,200.00	1	1,200	
River Ranch		1,200.00	1	1,200	

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense

<u>Maintenance:</u>				
	Work to be completed includes tasks not to be completed by Regional Maintenance Manager, such as structural repairs, electrical or plumbing repairs; and maintenance & repair of landscaping equipment;			
Calistoga		100.00	12	1,200
Mondavi		100.00	12	1,200
River Ranch		100.00	12	1,200
Calistoga	Repair & maintenance of water systems	250.00	3	750
Mondavi		250.00	3	750
River Ranch		250.00	3	750
Calistoga	Pest Control	310.00	12	3,720
Mondavi		324.00	12	3,888
River Ranch		316.00	12	3,792

Information Technology - Oversight	\$27,701
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Information technology (IT) includes expenses related to software licensing, web hosting, network management services, which are required for CHD to operate within today's technological environment

Software Licensing:	\$7,000
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Site	Description	Estimated Annual Cost	Site Allocation	Total Cost
Calistoga	Microsoft Office 365 (\$12,489 *9.77% FTE)	1,220.00	33.33%	407
Mondavi			33.33%	407
River Ranch			33.34%	407
Calistoga	Microsoft Azure (\$46,524 * 9.77% FTE)	4,545.00	33.33%	1,515
Mondavi			33.33%	1,515
River Ranch			33.34%	1,516
Calistoga	Microsoft Miscellaneous	-	33.33%	-
Mondavi	Professional services for Onsite Tech Field Engineer to come onsite to install, configure, and connect devices		33.33%	-
River Ranch			33.34%	-
Calistoga	Adobe Acrobat Pro (\$1,774 * 9.77% FTE)	173.00	33.33%	58
Mondavi			33.33%	58
River Ranch			33.34%	58
Calistoga	Accufund (\$10,852 * 9.77% FTE)	1,060.00	33.33%	353
Mondavi	Accounting software utilized to record and track revenue and expenses for CHD's programs & contracts		33.33%	353
River Ranch			33.34%	353
Calistoga			33.33%	-
Mondavi	Real Page - Software application that assists CHD with documentation and analysis of maintenance work performed at each site		33.33%	-
River Ranch			33.34%	-

Web Hosting:	\$110
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Site	Description	Estimated Annual Cost	Site Allocation	Total Cost
Calistoga	WP Engine (1150 * 9.77% FTE)	112.00	33.33%	37
Mondavi			33.33%	37
River Ranch			33.34%	36
Calistoga			33.33%	-
Mondavi			33.33%	-
River Ranch			33.34%	-

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense

Site	Description	Estimated Annual Cost	Site Allocation	Total Cost
Calistoga	CHD Domain Updates	-	33.33%	-
Mondavi	CHD website modifications; allows for changes & modifications to the CHD website		33.33%	-
River Ranch			33.34%	-
Network Management Services:				\$14,951
		Estimated Annual Cost		
	Medicus IT Monitoring Managed Services (\$153,000 * 9.77% FTE)	14,950.00		
Calistoga	Services coupled with a Network Operations Center to monitor CHD's network infrastructures, systems, user devices proactively, resolve issues and perform work		33.33%	4,983
Mondavi			33.33%	4,983
River Ranch			33.34%	4,985
				\$0
Calistoga	Medicus IT Professional Services	-	33.33%	-
Mondavi	To address network system upgrades, replacement of devices, set up of new PCs,		33.33%	-
River Ranch	Phones, Printers		33.34%	-
Other IT Expenses				\$5,640
		Estimated Annual Cost		
	Valley Internet (470 * 12*100%)	5,640.00		
Calistoga	Internet service -75 Mbps down / 15 Mbps up (\$5,640 * 1.03)		33.33%	1,880
Mondavi			33.33%	1,880
River Ranch			33.34%	1,880
				\$0
			33.33%	-
			33.33%	-
			33.33%	-
				\$0

Site	Description	Estimated Annual Cost	Site Allocation	Total Insurance
Insurance - Oversight: (\$113,753 * 9.77% FTE) \$11,114				
Insurance expense includes general liability, excess liability, commercial crime, errors & omission, fiduciary, and self funded retention account insurance				
Calistoga		11,114.00	33.33%	3,704
Mondavi		11,114.00	33.33%	3,705
River Ranch		11,114.00	33.34%	3,705

Site	Description	Site Allocation	Estimated Cost per Month	# of Months	Total Miscellaneous
Other Expenses - Detailed \$14,345					
Other Expenses Detailed below include such expenses as TV Service community rooms, Utilities-Waste Removal, Postage for sites, Audit Fees, Payroll fees, and Marketing, all not included in Indirect Expenses.					
Budgeted Other Expenses is determined by utilization of historical cost data. Napa allocation of Audit Fees is based upon best estimate by CFO. Audit Fees are not included in Indirect Costs.					
Calistoga	TV Service - Community Room - Oversight	100%	85.00	12	1,020
Mondavi		100%	85.00	12	1,020
River Ranch		100%	85.00	12	1,020
Utilities - Waste Removal - Maintenance:					
Calistoga		100%	150.00	3	450
Mondavi		100%	150.00	3	450
River Ranch		100%	150.00	3	450
Postage - Oversight:					
Calistoga		33.33%	3.00	12	36
Mondavi		33.33%	3.00	12	36
River Ranch		33.34%	4.00	12	48
Audit Fees - Oversight:(\$39,750 *5%)					
Calistoga		33.33%	663.00	1	663
Mondavi		33.33%	663.00	1	663
River Ranch		33.34%	662.00	1	662

**CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense**

	Payroll fees - (\$28,937 * 9.77% FTE)		235.59		
Calistoga	33.33%		78.52	12	942
Mondavi	33.33%		78.52	12	942
River Ranch	33.34%		78.54	12	943

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense

Marketing					
Calistoga		100%	1,666.00	1	1,666
Mondavi		100%	1,666.00	1	1,666
River Ranch		100%	1,668.00	1	1,668

<u>Supplies - Food - Food Service:</u>						\$0
Includes Catering for Annual All Staff Meeting (\$2,700 = \$15 per Burrito)						
Estimated Emergency Food expense determined by historical trend of food costs for the time period of July 2025 - Dec 2025 equaling approximately \$15 per Burrito, for 60 Lodgers, for 9 Days per year. Totaling \$8,100 - Pass / Napa Co.						
Site		Estimated Burrito Costs	Estimated Number of Lodgers	Estimated Occasions		
Calistoga		-	60.00	3	-	
Mondavi		-	60.00	3	-	
River Ranch		-	60.00	3	-	
Calistoga	All Staff		60.00		-	
Mondavi	All Staff		60.00		-	
River Ranch	All Staff		60.00		-	

<u>Supplies - Maintenance - Direct</u>						\$15,001
Includes all materials necessary for the Maintenance Manager to perform routine site maintenance and repairs, such as minor electrical, plumbing and facility maintenance and repairs						
Site	Description	Site Allocation	Estimated Annual Cost	Total Supplies - Maintenance		
Calistoga	Landscaping/Plumbing/Electrical/Hardware/HVAC	33.33%	15,000.00	5,000		
Mondavi		33.33%		5,000		
River Ranch		33.34%		5,001		
	Weed eater string, gas & oil for mower & weedeater; sprinkler heads, drip line, drippers, weed fabric fertilizer, insecticide, PVC piping					
	P-traps, wax rings, toilet seat covers, toilet handles, flappers & closet flanges					
	GFI, electrical plate covers, brakers, switch plate covers, lighting switches, smoke detectors (battery operated), 9 volt, 12 volt & AA batteries, CO2 detectors, extension cords					
	Wood screws, wood nails, sheet rock screws, WD-40, super glue, masking tape, electrical tape, duct tape, paint, caulking, sheetrock					
	HVAC Filters					

<u>Supplies at Napa sites - Office - Direct</u>						\$2,000
Includes office supplies necessary to maintain normal office functions & marketing supplies, such as paper, file folders, writing utensils, business cards, badges & t-shirts.						
Site		Estimated Annual Cost	Site Allocation	Total Cost		
		2,000.00				
Calistoga			33.33%	667		
Mondavi			33.33%	667		
River Ranch			33.34%	666		

<u>Training & Certification</u>						\$600
Estimated training & certification expense includes registration costs for food handler certification for all sites						
Estimated training & certification registration expense food handlers is based on historical cost date for such training.						
Site	Description	Unit Price	# of staff	Total Cost		
Mondavi	Manager Training - Mondavi	-	1	-		
Calistoga	Food handler certification	100.00	2	200.00		
Mondavi	Food handler certification	100.00	2	200.00		
River Ranch	Food handler certification	100.00	2	200.00		

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
NAPA COUNTY FARMWORKER HOUSING CENTERS
Schedule D
Operating Expense

Site	Description	Estimated Annual Cost	Site Allocation	Total Cost
	Knowledge City	-		
Calistoga			33.33%	-
Mondavi			33.33%	-
River Ranch			33.34%	-
	Application that provides a learning library for staff to increase the development of skills, productivity, engagement and safety. The CHD training platform utilized to provide state and federal mandated training including sexual harassment and workplace harassment prevention training for managers/supervisors and employees.			

Travel	\$9,180
Includes local travel for on-site managers, maintenance manager and administrative assistance/fiscal analyst to complete normal operations, such as food and supply purchasing, weekly staff meetings attendance, performing regular site maintenance, completing deposits, and conference travel	

CALIFORNIA HUMAN DEVELOPMENT CORPORATION
 NAPA COUNTY FARMWORKER HOUSING CENTERS
 Schedule D
 Operating Expense

Site	Description	Site Allocation	# of miles	Mileage Rate	Total Travel	
Calistoga	On-Site Manager:					
	45 round trips, 42 miles, Calistoga - Napa		1,890.00	0.7000	1,323	
			736.00	0.7000	515	
	46 round trip River, 16 miles, Ranch - Calistoga					
Mondavi	On-Site Manager:					
	45 round trips, 15 miles, Mondavi - Napa		675.00	0.7000	473	
			1,056.00	0.7000	739	
	48 round trips, 22 miles, Mondavi - River Ranch					
River Ranch	On-Site Manager:					
	45 round trips, 35 miles, River Ranch - Napa		1,575.00	0.7000	1,103	
All Sites	Regional Maintenance Manager @ 40%					
	50 round trips, 38 miles, Calistoga - River Ranch - Mondavi		1,900.00	0.7000		\$1,330
Calistoga		33.33%			443	
Mondavi		33.33%			443	
River Ranch		33.34%			443	
All Sites	Housing Division Director @ 20%					
	50 round trips, 93 miles, Yuba City - Calistoga		4,650.00	0.7000		\$3,255
Calistoga		33%			1,085	
Mondavi		33%			1,085	
River Ranch		33%			1,084	
All Sites	Admin Assistant/Fiscal Analyst					
	135 round trips, 4.7 miles, River Ranch - Wells Fargo, St. Helena		635.00	0.7000		\$445
Calistoga		33%			148	
Mondavi		33%			148	
River Ranch		33%			148	

CHD Full Time Equivalents

EE Category	Count	%	FTE
Regular Full-Time	92	100%	92
Regular Part-Time	4	50%	2
Temporary Full-Time	1	100%	1
Temporary Part-Time	3	50%	1.5
WEX Part-Time	24	50%	12
CHD Totals	124		108.5

Napa Category	Count	%	FTE
Housing Division Director	1	20%	0.2
Administrative Assistant	1	100%	1
Regional Maintenance Manager	1	40%	0.4
On-Site Manager	1	100%	1
On-Site Manager	1	100%	1
On-Site Manager	1	100%	1
Cook	1	100%	1
Cook	1	100%	1
Cook	1	100%	1
Custodian	1	100%	1
Custodian	1	100%	1
Custodian	1	100%	1
Napa Totals	12		10.6

% Napa FTE to Total CHD FTE 9.77%