



Berkeley Housing Authority

1947 Center St. 5th Floor, Berkeley, CA 94704
Telephone: (510) 981 5470 Fax: (510) 981 5480

Item 7C
NEW BUSINESS
January 11, 2024

Office of the Executive Director

To: Honorable Chair and Members of the Berkeley Housing Authority Board
From: Jesy Yturralde, Finance Manager
Subject: FY2024 Budget Re-allocation and Finance Report

I. FY2024 Budget Modification/Re-allocation

On June 27th 2023, the BHA Board adopted the FY2024 budget that projected an annual operating deficit of \$416,276 (*Att. A, Col. a line 71*). The approved budget was based upon certain assumptions existing at the time the budget was prepared. These assumptions included among others (1) salary and compensation for 12 full time positions for the entire year; (2) 120 managed outgoing portable vouchers in the HCV program; and (3) staff training and general consultant fees based upon historical expenses. However, we now anticipate some of the budget items will likely change due to variation in our original assumptions and other needs that were subsequently identified during the course of the fiscal year, such as:

1. Outgoing portable vouchers being managed by other PHAs are significantly fewer than originally budgeted, thus administrative fees being paid to receiving PHAs for these vouchers are approximately 30% less than originally projected. (*Att. A, Col a, line 13*)
2. Staff turnover and vacancies resulted in reduced salary and employee benefits during the fiscal year.
3. Conversely, high staff turnover and movements also resulted in a higher demand for training and development of newly hired and/or promoted staff, as well as external support from consultants (i.e. HR and HCV).
4. Salary adjustments not included in the original budget.
5. Staff identified that the BHA website needs enhancements for it to be more useful to users and our clients, however, the cost to develop, upgrade and maintain the BHA website was not included in the original budget.

Per BHA Procurement Policy, the Executive Director is authorized to solicit written price quotations for purchases and contracts with a dollar value of \$2,500 to \$50,000 on an annual basis. The ED is also authorized to re-allocate budget line items as needed for as long as the overall budget (total) is unchanged. The finance report includes such modifications (+/-) (see *Att A, col b*) specifically in the expenses listed below to arrive at the Modified FY2024 Budget (*Att A, Col c*).

1. Administrative Fee (+\$1,200)
2. Administrative Fee paid to other PHAs on Port-out (-\$50,465)
3. Salary and Benefits (-\$62,179)
4. Staff Training (+\$22,179)
5. Consultants (+\$46,000)
6. General expenses (+\$21,665)
7. Capital expenditure – BHA website development. (+\$24,000)

II. Comparative Financial Report: Ending November 30, 2023

The comparative finance report (Attachment A-G) includes the unaudited financial transactions for HAP and operations for the period July 1, 2023 to November 30, 2023 (*Col. e*) with comparison to the year-to-date budget; and a projection of revenue and expenses for the month of December to June 2024 (*Col. g*) to arrive at the FY2024 estimated total revenue and expenses (*Col. h*) with comparison to the overall approved FY2024 Budget (*Col. i*).

As of November 30, 2023 we project the annual deficit & capital expenditure to be \$347,846 (*Att A, Col h, Lines 75*). This is \$68,430 less than our originally projected deficit at the beginning for the fiscal year (\$416,276).

II.A. HAP Revenue and Expenses: (Lines 1-7)

Program	Budgeted Utilization	Actual Cumulative Utilization (July-Nov 2023)
HCV	80%	77%
Mainstream	80%	70%
EHV	85%	89%

The approved budget projected an available HAP funding allocation of \$41.6 million for all programs (*Att A, Col. c, Line 2*); and HAP expenses of \$37.97 million (*Att A Col. c, Line 4*) based upon budgeted utilization presented above at an average per unit HAP cost of \$1,788 for HCV units; \$1,668 for Mainstream units; and \$1,958 for EHV units; and a projected HAP surplus of \$3.4 million.

However, due to decreasing utilization of our vouchers the projected HAP expenses for the fiscal year are now approximately \$36.4 million; \$1.6 million below the budgeted HAP expenses (*Att A, Col i, Line 4*), resulting in a higher HAP surplus of almost \$5.6 million (*Att A, Col h, Line 6*).

On August 17, 2023, the Board approved a resolution to commit up to \$3.3 million of HAP reserve to be used for BHA's Moving To Work – local, non -traditional programs and service provisions programs. This will reduce available HAP surplus to \$2.3 million on June 30th 2024 .

I.B. Operating Revenue and Expenses

The overall projected operating deficit and capital expenditure of \$347,846 on November 30, 2023 is coming from the following program operations:

	Original Budget	11/30/2023 Projected	Variance
Section 8 (Attach. B)	(\$439,247)	(\$ 372,609)	(\$66,638)
Mod Rehab (Attach. C)	(\$ 933)	\$ 44	\$ 977
Mainstream (Attach. D)	\$ 14,784	(\$ 5,884)	(\$20,668)
EHV (Attach. E)	\$ 9,120	\$ 20,294	\$ 11,174
Others (Attach. E & F)	\$ -	\$ 10,310	\$ 10,310
Deficit before use of reserves (Attach. A)	(\$416,276)	(\$347,846)	(\$ 68,430)
Use of reserves/Dispo Proceeds/HAP\$	\$416,276	\$347,846	\$ 68,430
Net Income (Deficit)	-	-	-

The change in projected operating deficit is primarily attributable to the following:

1. Operating Revenue is projected to be \$2,934,082 for the fiscal year, exceeding the budget by \$61,488. (See Attachment A, Col. h, Line 19)

a. Earned administrative fees could have been higher than budgeted because actual proration for CY2023 was higher than budgeted by 5.5%, however, due to lower actual utilization rate of program vouchers, wherein administrative fees are based upon, the projected net administrative fee revenue is now down by \$4,532. (Att A, Col. g, Line 14).

b. Miscellaneous Income is up by \$56K, primarily coming from interest earned from deposits with the Local Agency Investment Fund (LAIF).

2. Operating and capital expenses are now expected to be \$3,281,928. \$6,942 less than the modified budget of \$3,288,870 (See Attachment A, Col. h, Lines 70+74).

a. Salary and Benefits. The modified FY2024 budget for salary and benefits include a reduction of \$62,179 representing savings resulting from vacancies and turnover. These savings were re-allocated to cover increase in other expense items like training and consultant fees. The modified FY2024 budget for salary and benefits include actual salary and benefits expended through November 30, 2023 and projection for salary and benefits of the current 12 BHA staff for the remaining months of fiscal year this fiscal year .

b. Legal Expenses are \$2,377 less than budgeted due to delay in the receipt of invoices. (See Attachment A, Col g, Line 24)

c. Staff Training. The budget for staff training is increased by approximately \$22K to provide various training to newly hired and promoted employees about program administration and management, and software utilization. It also includes a leadership training program attended by staff that was not original budgeted. No variance from modified FY24 budgeted identified at this point. (See Attachment A, Col g, Line 25)

d. Consultants. The budget for Consultants is also increased by \$46,000 to cover the contract amendment for the HCV consultants as well as other consultants not included in the original budget. No variance from modified FY24 budgeted identified at this point. (See Attachment A, Col g, Line 39)

3. Non Operating Revenues

a. FSS Forfeitures are FSS participants' escrow balances that were forfeited due to participants termination from the Family Self Sufficiency program. These funds are restricted and can only be used for intended purposes as defined in HUD PIH 2022-20.

b. Interest Earned on Notes Receivable and Disposition Proceeds - interest earned on the loan and deposit of disposition proceeds are considered part of the disposition proceeds subject to HUD restriction.

III. Two-Year Tool

The Two Year Tool (TYT) is a complex spreadsheet used by HUD and PHAs to project the HAP expenditures and HAP reserve levels of Housing Authorities over a two year period. It helps housing authorities in planning and strategizing to maximize utilization of vouchers within the available funding allocation. It uses variables like success rate, attrition rate, period from time issuance to HAP effective date, and average per unit cost (PUC). It also uses assumptions like number of vouchers issued and planned additions and reductions to estimate changes in unit months leased.

a. HCV

	2023	2024
UML % of ACC (UMA)	77.6%	79.1%
HAP Exp as % of All Funds	87.3%	94.2%
HAP Exp as % of Elig.	97.1%	107.8%
Proj. 12/31 Total Reserves	\$4,670,689	\$2,148,852
HAP Reserves - % ABA	14.8%	6.7%

The Two-Year-Tool shows that HAP reserve is approximately \$4.6 million as of December 31, 2023. This amount includes the \$3.3 million that the Board committed in August 2023 for BHA's

Moving To Work – local, non -traditional program and service provision programs. Large PHAs with 500 or more voucher/units are allowed to maintain up to 4% of their budget authority as reserve. Based on the TYT data this amount is approximately \$1.4 million that we may retain as HAP reserve. (Attachment I-TYT for HCV).

The TYT also projects a HAP reserve of \$1.9 million on December 31, 2024. This assumes that BHA will begin pulling applicants and issuing approximately 40 vouchers every month in 2024.

b. Mainstream

	2023	2024
UIML % of ACC (UMA)	69.6%	78.2%
HAP Exp as % All Funds	58.7%	71.8%
HAP Exp as % of Elig.	72.9%	122.3%
Proj. 12/31 Total Reserves	\$1,227,688	\$838,182
HAP Reserves - % ABA	51.3%	48.0%

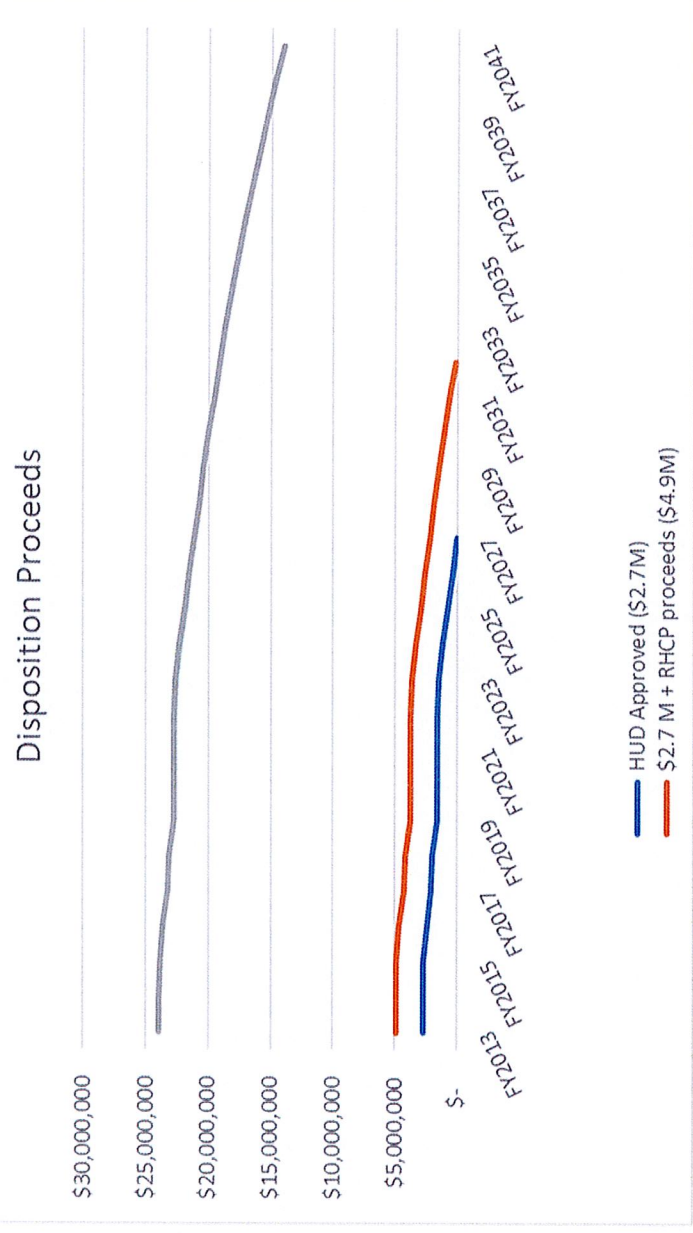
For the Mainstream program, the TYT projects HAP reserve level of \$1,227,688 on December 31, 2023 and \$838K on December 31, 2024. (Attachment J-TYT for Mainstream).

IV. Net Proceeds from Disposition/Sale of Public Housing Units

The disposition proceeds balance on November 30, 2023 is \$6,788,440. Of this, \$5,631,268 is HUD-restricted, coming from the sale of the former LIPH units, while \$1,157,172 are proceeds from the sale of the state RHCP units, and not restricted.

HUD approved up to \$2.7 million of the disposition proceeds of the LIPH units to be used to cover BHA operating shortfalls over 15 years. As of today, BHA has used \$1.15 million for operations, leaving \$1.55 million in the bank to cover future operating deficits, as approved by HUD.

The graph below shows the period that the disposition proceeds will be available for operation using information in the 10-Year Budget Projection



Attachments:

- A. Budget Status Report: All Programs, November 30, 2023
- B. Budget Status Report: Section 8, November 30, 2023
- C. Budget Status Report: Moderate Rehabilitation, November 30, 2023
- D. Budget Status Report: Mainstream 05, November 30, 2023
- E. Budget Status Report: EHV, November 30, 2023
- F. Budget Status Report: LIPH, November 30, 2023
- G. Budget Status Report: BHA, November 30, 2023
- H. BHA Balance Sheet, November 30, 2023
- I. Two-Year-Tool, 12/31/2023 – HCV
- J. Two-Year-Tool, 12/31/2023 – Mainstream vouchers
- K. Two-Year Tool, 12/31/2023 – EHV

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending November 30, 2023

DESCRIPTION	FY2024 BUDGET			YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c = a + b)	(d)	(e)	(f)	(g)	(h)	(i = h - c)		
	APPROVED FY2024 BUDGET	PROPOSED BUDGET MOD	MODIFIED FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HOUSING ASSISTANCE PAYMENTS (HAP)											
HAP Received from HUD	\$ 41,671,356	\$ -	\$ 41,671,356	\$ 17,363,065	\$ 14,748,504	\$ (2,614,561)	-15%	\$ 27,491,615	\$ 42,240,119	\$ 568,763	1%
Miscellaneous Income -HAP	\$ -	\$ -	\$ -	\$ -	\$ 471	\$ 471	100%	\$ 945	\$ 1,416	\$ 1,416	100%
Less HAP Paid to Owners	\$ (37,967,128)	\$ -	\$ (37,967,128)	\$ (15,819,837)	\$ (14,945,094)	\$ 874,542	-6%	\$ (21,421,439)	\$ (36,366,533)	\$ 1,600,595	-4%
Loss MTW Eligible Expenses	\$ (311,080)	\$ -	\$ (311,080)	\$ (129,617)	\$ -	\$ 129,617	-100%	\$ (311,080)	\$ (311,080)	\$ -	0%
HAP Surplus (Deficit)	\$ 3,393,148	\$ -	\$ 3,393,148	\$ 1,413,812	\$ (196,119)	\$ (1,609,931)	-0.2059	\$ 5,760,041	\$ 5,563,922	\$ 2,170,774	0
Use of Excess HAP Reserve	\$ -	\$ -	\$ -	\$ -	\$ 196,119	\$ -		\$ -	\$ -	\$ -	
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ 3,393,148	\$ 1,413,812	\$ -	\$ (1,609,931)		\$ 5,760,041	\$ 5,563,922	\$ 2,170,774	
OPERATING REVENUE											
Administrative Fees (S8 & MOD REHAB)	\$ 2,862,639	\$ 1,200	\$ 2,863,839	\$ 1,193,266	\$ 1,232,776	\$ 39,510	3%	\$ 1,621,940	\$ 2,854,716	\$ (9,123)	0%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	\$ 1,805	\$ 1,805	0%	\$ -	\$ 1,805	\$ 1,805	0%
Administrative fees to other PHA on Port out	\$ (156,430)	\$ 50,465	\$ (105,965)	\$ (44,152)	\$ (10,638)	\$ 33,514	-76%	\$ (92,542)	\$ (103,179)	\$ (2,786)	3%
Net Administrative Fees	\$ 2,706,209	\$ 51,665	\$ 2,757,874	\$ 1,149,114	\$ 1,223,943	\$ 73,024	6%	\$ 1,529,399	\$ 2,753,342	\$ (4,532)	0%
BHA Oversight Fee	\$ 6,720	\$ -	\$ 6,720	\$ 2,800	\$ -	\$ (2,800)	0%	\$ 6,720	\$ 6,720	\$ -	0%
Preliminary Fee	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0%	\$ -	\$ 100	\$ 100	0%
Service Fee	\$ 100,000	\$ -	\$ 100,000	\$ 41,667	\$ 20,323	\$ (21,344)	0%	\$ 89,500	\$ 109,823	\$ 9,823	0%
Miscellaneous Income	\$ 8,000	\$ -	\$ 8,000	\$ 3,333	\$ 28,096	\$ 24,763	743%	\$ 36,000	\$ 64,096	\$ 56,096	701%
TOTAL OPERATING REVENUE	\$ 2,820,929	\$ 51,665	\$ 2,872,594	\$ 1,196,914	\$ 1,272,463	\$ 73,744	6%	\$ 1,661,619	\$ 2,934,082	\$ 61,488	2%
OPERATING EXPENSES											
ADMINISTRATION											
Salaries	\$ 1,245,128	\$ (16,433)	\$ 1,228,695	\$ 511,956	\$ 466,321	\$ (45,635)	-9%	\$ 751,775	\$ 1,218,096	\$ (10,599)	-1%
Employee Benefits	\$ 971,211	\$ (45,746)	\$ 925,465	\$ 385,610	\$ 294,387	\$ (91,223)	-24%	\$ 629,312	\$ 923,699	\$ (1,766)	0%
Legal Expense - Outside Counsel	\$ 45,864	\$ -	\$ 45,864	\$ 19,110	\$ 12,911	\$ (6,199)	-32%	\$ 30,576	\$ 43,487	\$ (2,377)	-5%
Staff Training	\$ 7,200	\$ 22,179	\$ 29,379	\$ 12,241	\$ 8,852	\$ (3,389)	-28%	\$ 20,527	\$ 29,379	\$ (0)	0%
Travel/Transportation	\$ 6,231	\$ -	\$ 6,231	\$ 2,596	\$ 2,704	\$ 107	4%	\$ 3,527	\$ 6,231	\$ -	0%
Office Rent	\$ 147,416	\$ -	\$ 147,416	\$ 61,423	\$ 57,007	\$ (4,417)	-7%	\$ 90,409	\$ 147,416	\$ -	0%
Audit Fees	\$ 23,807	\$ -	\$ 23,807	\$ 9,920	\$ -	\$ (9,920)	-100%	\$ 23,807	\$ 23,807	\$ -	0%
Publications & Subscriptions	\$ 7,657	\$ -	\$ 7,657	\$ 3,190	\$ 4,971	\$ 1,780	56%	\$ 2,686	\$ 7,657	\$ -	0%
Memberships & Dues	\$ 16,885	\$ -	\$ 16,885	\$ 7,035	\$ 8,880	\$ 1,844	26%	\$ 8,005	\$ 16,885	\$ -	0%
Telephone	\$ 6,931	\$ -	\$ 6,931	\$ 2,888	\$ 2,503	\$ (385)	-13%	\$ 4,428	\$ 6,931	\$ -	0%
Office Supplies	\$ 13,861	\$ -	\$ 13,861	\$ 5,775	\$ 4,406	\$ (1,370)	-24%	\$ 9,455	\$ 13,861	\$ -	0%
Postage	\$ 21,963	\$ -	\$ 21,963	\$ 9,151	\$ 6,899	\$ (2,253)	-25%	\$ 15,064	\$ 21,963	\$ -	0%
Printing & Reproduction	\$ 10,080	\$ -	\$ 10,080	\$ 4,200	\$ 3,366	\$ (834)	-20%	\$ 6,714	\$ 10,080	\$ -	0%
Equipment maintenance	\$ 1,300	\$ -	\$ 1,300	\$ 542	\$ -	\$ (542)	-100%	\$ 1,300	\$ 1,300	\$ -	0%
Equipment Lease	\$ 14,880	\$ -	\$ 14,880	\$ 6,200	\$ 3,909	\$ (2,291)	-37%	\$ 10,971	\$ 14,880	\$ -	0%
Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 1,250	\$ 1,513	\$ 263	21%	\$ 1,487	\$ 3,000	\$ -	0%
Consultants - General Consultants	\$ 246,834	\$ 46,000	\$ 292,834	\$ 122,014	\$ 145,738	\$ 23,724	19%	\$ 147,096	\$ 292,834	\$ -	0%
Computer Services Maintenance Fee	\$ 71,782	\$ -	\$ 71,782	\$ 29,909	\$ -	\$ (29,909)	0%	\$ 71,782	\$ 71,782	\$ -	0%
Software Maintenance	\$ 39,213	\$ -	\$ 39,213	\$ 16,339	\$ 37,777	\$ 21,438	131%	\$ 1,436	\$ 39,213	\$ -	0%
Inspection	\$ 112,706	\$ -	\$ 112,706	\$ 46,961	\$ 46,257	\$ (703)	-1%	\$ 66,449	\$ 112,706	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 13,231	\$ -	\$ 13,231	\$ 5,513	\$ 3,487	\$ (2,026)	-37%	\$ 9,744	\$ 13,231	\$ -	0%
Total Administrative Expenses	\$ 3,027,180	\$ 6,000	\$ 3,033,180	\$ 1,263,825	\$ 1,111,887	\$ (151,938)	-12%	\$ 1,906,550	\$ 3,018,437	\$ (14,743)	0%
TENANT SERVICES											
Supportive Services	\$ 100,000	\$ -	\$ 100,000	\$ 41,667	\$ 20,323	\$ (21,344)	0%	\$ 89,500	\$ 109,823	\$ 9,823	0%
Total Tenant Services	100,000	-	100,000	41,667	20,323	(21,344)	0%	89,500	109,823	9,823	0%
ORDINARY MAINTENANCE											
Facilities maintenance	\$ 4,000	\$ -	\$ 4,000	\$ 1,667	\$ 1,098	\$ (569)	-34%	\$ 2,924	\$ 4,022	\$ 22	1%
Total Ordinary Maintenance	4,000	-	4,000	1,667	1,098	(569)	-34%	2,924	4,022	22	1%
GENERAL EXPENSES											
Insurance	\$ 61,686	\$ -	\$ 61,686	\$ 25,703	\$ 59,520	\$ 33,818	132%	\$ 121	\$ 59,642	\$ (2,044)	-3%
Other General Expenses	\$ 13,646	\$ 21,665	\$ 35,311	\$ 14,713	\$ 1,261	\$ (13,452)	-91%	\$ 34,050	\$ 35,311	\$ -	0%
Depreciation	\$ 30,693	\$ -	\$ 30,693	\$ 12,789	\$ -	\$ (12,789)	-100%	\$ 30,693	\$ 30,693	\$ -	0%
Total General Expenses	106,025	21,665	127,690	53,204	60,781	7,577	14%	64,864	125,646	(2,044)	-2%
OPERATING TRANSFER IN/OUT											
TOTAL OPERATING EXPENSES	3,237,205	27,665	3,264,870	1,360,363	1,194,089	(166,273)	-12%	2,063,639	3,257,928	(6,942)	0%
OPERATING INCOME (DEFICIT)	\$ (416,276)	\$ 24,000	\$ (392,276)	\$ (163,448)	\$ 78,374	\$ 240,017	\$ 0	\$ (402,220)	\$ (323,846)	\$ 68,430	2%
CAPITAL EXPENDITURE											
Website Development	\$ -	\$ 24,000	\$ 24,000	\$ 23,300	\$ -	\$ (23,300)	0%	\$ 24,000	\$ 24,000	\$ -	0%
Total Capital Expenditure	-	24,000	24,000	-	-	-	0%	24,000	24,000	-	0%
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (416,276)	\$ -	\$ (416,276)	\$ (163,448)	\$ 78,374	\$ 240,017	\$ 0	\$ (426,220)	\$ (347,846)	\$ 68,430	2%
NON OPERATING REVENUES											
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	\$ 31,340	\$ 31,340	0%	\$ -	\$ 31,340	\$ 31,340	0%
Interest Income on Notes Receivable & Disposition Proceeds	\$ 324,327	\$ -	\$ 324,327	\$ 135,136	\$ 32,456	\$ (102,680)		\$ 291,871	\$ 324,327	\$ -	0%
TOTAL NON OPERATING REVENUES	\$ 324,327	\$ -	\$ 324,327	\$ 135,136	\$ 63,796	\$ (71,340)	\$ -	\$ 291,871	\$ 355,667	\$ 31,340	0%
NET INCOME (DEFICIT)	\$ (91,949)	\$ -	\$ (91,949)	\$ (28,312)	\$ 142,170	\$ 168,677	\$ 0	\$ (134,349)	\$ 7,821	\$ 99,770	2%

BHA: BUDGET COMPARISON - SECTION 8
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending November 30, 2023

DESCRIPTION	0 FY2024 BUDGET				5 YEAR-TO-DATE				7 FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c=a+b)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%		
1 Housing Assistance Payments (HAP)												
2 HAP Received from HUD	\$ 36,905,268		\$ 36,905,268	\$ 15,377,195	\$ 13,228,989	\$ (2,148,207)	\$ 23,676,280	\$ 36,905,268	\$ -	-14%		
3 Miscellaneous Income - HAP				\$ 471	\$ 471	\$ -	\$ 945	\$ 1,416	\$ 1,416	100%		
4 Less HAP Paid to Owners	\$ (34,140,877)		\$ (34,140,877)	\$ (14,225,328)	\$ (13,453,999)	\$ (771,329)	\$ (18,986,884)	\$ (36,420,883)	\$ (1,719,904)	5%		
5 Less MTW Eligible Expenses	\$ (311,080)		\$ (311,080)	\$ (129,617)	\$ 129,617	\$ -	\$ (311,080)	\$ (311,080)	\$ -	0%		
6 HAP Surplus (Deficit)	\$ 2,453,401		\$ 2,453,401	\$ 1,022,250	\$ (224,540)	\$ (1,246,790)	\$ 4,399,261	\$ 4,174,721	\$ (1,718,488)	1,05038		
7 Use of Excess HAP Reserve												
8 Net HAP Surplus (Deficit)	\$ -		\$ 2,453,401	\$ 1,022,250	\$ (224,540)	\$ (1,246,790)	\$ 4,399,261	\$ 4,174,721	\$ -			
9 OPERATING REVENUE												
10 Administrative Fees (B)	2,457,823		\$ 2,457,823	\$ 1,024,093	\$ 1,071,815	\$ 47,722	\$ 1,390,219	\$ 2,462,034	\$ 4,211	0%		
11 Administrative fees billed to other PHA on Port in		50,465	\$ (50,465)	\$ (81,899)	\$ (4,687)	\$ (29,438)	\$ (77,212)	\$ (81,899)	\$ -	0%		
12 Administrative fees to other PHA on Port out												
13 Net Administrative Fees	2,325,459	50,465	\$ 2,375,924	\$ 989,968	\$ 1,067,128	\$ 77,160	\$ 1,313,007	\$ 2,380,135	\$ 4,211	0%		
14 BHA Oversight Fee	6,720		\$ 6,720	\$ 2,800	\$ 2,800	\$ -	\$ 6,720	\$ 6,720	\$ -	0%		
15 Service Fee	100,000		\$ 100,000	\$ 41,667	\$ 10,500	\$ (31,167)	\$ 89,500	\$ 100,000	\$ -	0%		
16 Miscellaneous Income	8,000		\$ 8,000	\$ 3,353	\$ 15,136	\$ 12,883	\$ 36,000	\$ 32,136	\$ 44,136	552%		
17 TOTAL OPERATING REVENUE	\$ 2,440,179	\$ 50,465	\$ 2,490,644	\$ 1,037,768	\$ 1,063,765	\$ 55,996	\$ 1,445,227	\$ 2,538,991	\$ 48,347	2%		
18 OPERATING EXPENSES												
19 ADMINISTRATION												
20 Salaries	1,118,644	(14,737)	\$ 1,103,907	\$ 459,961	\$ 418,049	\$ (41,912)	\$ 675,960	\$ 1,084,009	\$ (9,868)	-1%		
21 Employee Benefits	872,615	(43,700)	\$ 828,915	\$ 345,381	\$ 258,919	\$ (86,572)	\$ 565,298	\$ 824,097	\$ (4,818)	-1%		
22 Legal Expenses - Outside Counsel	38,984	20,737	\$ 59,721	\$ 16,243	\$ 11,312	\$ (4,931)	\$ 25,989	\$ 37,302	\$ (1,882)	-4%		
23 Staff Training	5,420		\$ 5,420	\$ 2,258	\$ 7,701	\$ (3,549)	\$ 19,300	\$ 27,001	\$ -	0%		
24 Travel/Transportation	128,063		\$ 128,063	\$ 53,360	\$ 49,584	\$ (3,775)	\$ 3,089	\$ 5,420	\$ -	0%		
25 Audit Fees	20,726		\$ 20,726	\$ 8,636	\$ -	\$ (8,636)	\$ 20,726	\$ 20,726	\$ -	0%		
26 Publications & Subscriptions	6,662		\$ 6,662	\$ 2,776	\$ 4,325	\$ 1,549	\$ 2,337	\$ 6,662	\$ -	0%		
27 Memberships & Dues	14,690		\$ 14,690	\$ 6,121	\$ 7,999	\$ 1,878	\$ 6,692	\$ 14,690	\$ -	0%		
28 Office Supplies	5,891		\$ 5,891	\$ 2,455	\$ 2,178	\$ (277)	\$ 3,713	\$ 5,891	\$ -	0%		
29 Postage & Reproduction	11,781		\$ 11,781	\$ 4,909	\$ 3,640	\$ (1,069)	\$ 7,841	\$ 11,781	\$ -	0%		
30 Printing	16,554		\$ 16,554	\$ 7,706	\$ 5,823	\$ (1,883)	\$ 15,643	\$ 16,554	\$ -	0%		
31 Equipment maintenance	9,668		\$ 9,668	\$ 3,570	\$ 2,928	\$ (642)	\$ 6,643	\$ 9,668	\$ -	0%		
32 Equipment Lease	1,105		\$ 1,105	\$ 460	\$ 460	\$ -	\$ 1,105	\$ 1,105	\$ -	0%		
33 Advertising	12,648		\$ 12,648	\$ 5,270	\$ 3,412	\$ (1,858)	\$ 9,236	\$ 12,648	\$ -	0%		
34 Consultants - General Consultants	2,550		\$ 2,550	\$ 1,063	\$ 1,317	\$ 254	\$ 1,233	\$ 2,550	\$ -	0%		
35 Computer Services Maintenance Fee	208,809	43,700	\$ 252,509	\$ 105,629	\$ 126,780	\$ 21,152	\$ 126,729	\$ 253,509	\$ -	0%		
36 Software Maintenance	61,015		\$ 61,015	\$ 25,423	\$ -	\$ (25,423)	\$ 61,015	\$ 61,015	\$ -	0%		
37 Software Maintenance	33,331		\$ 33,331	\$ 13,888	\$ 32,866	\$ 18,978	\$ 465	\$ 33,331	\$ -	0%		
38 Inspection	94,069		\$ 94,069	\$ 39,195	\$ 40,244	\$ 1,049	\$ 53,825	\$ 94,069	\$ -	0%		
39 Other Sundry Items	11,246		\$ 11,246	\$ 4,686	\$ 3,036	\$ (1,650)	\$ 8,210	\$ 11,246	\$ -	0%		
40 Total Administrative Expenses	\$ 2,662,749	\$ 6,000	\$ 2,668,749	\$ 1,120,312	\$ 962,715	\$ (137,597)	\$ 1,689,635	\$ 2,672,351	\$ (16,389)	-1%		
41 Tenant Services	100,000		\$ 100,000	\$ 41,667	\$ 10,500	\$ (31,167)	\$ 89,500	\$ 100,000	\$ -	0%		
42 Total Tenant Services	100,000		\$ 100,000	\$ 41,667	\$ 10,500	\$ (31,167)	\$ 89,500	\$ 100,000	\$ -	0%		
43 ORDINARY MAINTENANCE												
44 Facilities maintenance	3,400		\$ 3,400	\$ 1,417	\$ 968	\$ (449)	\$ 2,432	\$ 3,400	\$ -	0%		
45 Total Ordinary Maintenance	3,400		\$ 3,400	\$ 1,417	\$ 968	\$ (449)	\$ 2,432	\$ 3,400	\$ -	0%		
46 GENERAL EXPENSE												
47 Insurance	53,667		\$ 53,667	\$ 22,361	\$ 51,775	\$ 29,414	\$ 32,162	\$ 51,775	\$ (1,892)	-4%		
48 Other General Expenses	11,502	21,665	\$ 33,167	\$ 13,861	\$ 1,105	\$ (12,756)	\$ 28,008	\$ 33,267	\$ -	0%		
49 Depreciation	26,008		\$ 26,008	\$ 11,670	\$ -	\$ (11,670)	\$ 28,008	\$ 28,008	\$ -	0%		
50 Total General Expenses	91,177	21,665	\$ 112,842	\$ 47,893	\$ 52,880	\$ 4,988	\$ 60,170	\$ 113,050	\$ (1,892)	-2%		
51 OPERATING TRANSFER IN/OUT												
52 TOTAL OPERATING EXPENSES	\$ 2,879,426	\$ 27,665	\$ 2,907,091	\$ 1,211,288	\$ 1,047,063	\$ (164,225)	\$ 1,841,738	\$ 2,888,801	\$ (18,290)	-1%		
53 OPERATING INCOME (DEFICIT)	\$ (439,247)	\$ 22,800	\$ (416,447)	\$ (173,520)	\$ 46,702	\$ 220,221	\$ (396,511)	\$ (349,809)	\$ 66,638	3%		
54 CAPITAL EXPENDITURE												
55 Website Development		22,800	\$ 22,800	\$ 22,800	\$ -	\$ (22,800)	\$ -	\$ 22,800	\$ -	0%		
56 Total Capital Expenditure		22,800	\$ 22,800	\$ 22,800	\$ -	\$ (22,800)	\$ -	\$ 22,800	\$ -	0%		
57 OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (439,247)	\$ -	\$ (439,247)	\$ (196,320)	\$ 46,702	\$ 243,021	\$ (419,311)	\$ (372,609)	\$ 66,638	3%		
58 NON OPERATING REVENUES												
59 FSS Forfeiture			\$ -	\$ -	\$ 31,340	\$ 31,340	\$ -	\$ 31,340	\$ 31,340	0%		
60 Interest Income on Notes Receivable & Disposition Proceeds			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%		
61 TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 31,340	\$ 31,340	\$ -	\$ 31,340	\$ 31,340	0%		
62 NET INCOME (DEFICIT)	\$ (439,247)	\$ -	\$ (439,247)	\$ (196,320)	\$ 78,042	\$ 274,361	\$ (419,311)	\$ (341,269)	\$ 97,978	3%		

ATTACHMENT C

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending November 30, 2023

DESCRIPTION	FY2024 BUDGET			YEAR-TO-DATE			FY2024 ESTIMATED TOTAL		
	(a)	(b)	(c = a + b)	(d)	(e)	(f)	(g)	(h)	(i)
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)
HUD Authorized Units ==>									
1 Housing Assistance Payments (HAP)									
2 HAP Received from HUD	\$ 870,240		\$ 870,240	\$ 362,600	\$ 394,450	\$ 31,850	\$ 475,790	\$ 870,240	\$ -
3 Less: HAP Paid to Owners	\$ (870,240)		\$ (870,240)	\$ (362,600)	\$ (305,303)	\$ 57,297	\$ (564,937)	\$ (870,240)	\$ -
4									
5 HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ 89,147	\$ 89,147	\$ (69,147)	\$ -	\$ -
6 Use of Excess HAP Reserve	\$ -	\$ -	\$ -	\$ -	\$ (89,147)	\$ (89,147)	\$ -	\$ -	\$ -
7 Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,147	\$ -	\$ -
8									
9									
10 OPERATING REVENUE									
11 Administrative Fees (MOD REHAB)	\$ 178,959	1,200	\$ 180,159	\$ 75,066	\$ 74,568	\$ (498)	\$ 105,591	\$ 180,159	\$ -
12 Administrative fees to other PHA on Port out									
13 Net Administrative Fees	\$ 178,959	1,200	\$ 180,159	\$ 75,066	\$ 74,568	\$ (498)	\$ 105,591	\$ 180,159	\$ -
14 Miscellaneous Income									
15 TOTAL OPERATING REVENUE	\$ 178,959	\$ 1,200	\$ 180,159	\$ 75,066	\$ 75,825	\$ 759	\$ 105,591	\$ 181,416	\$ 1,257
16									
17									
18									
19									
20 OPERATING EXPENSES									
21 ADMINISTRATION									
22 Salaries	\$ 71,826	(1,037)	\$ 70,789	\$ 28,495.42	\$ 26,989	\$ (2,506)	\$ 43,420	\$ 70,409	\$ (380)
23 Employee Benefits	\$ 55,796	(2,046)	\$ 53,750	\$ 22,395.83	\$ 18,064	\$ (4,332)	\$ 36,726	\$ 54,790	\$ 1,040
24 Legal Expense - Outside Counsel	\$ 2,752		\$ 2,752	\$ 1,146.67	\$ 646	\$ (501)	\$ 1,835	\$ 2,480	\$ (272)
25 Staff Training	\$ 360	783	\$ 1,143	\$ 476.25	\$ 443	\$ (34)	\$ 700	\$ 1,143	\$ (0)
26 Travel/Transportation	\$ 312		\$ 312	\$ 130.00	\$ 149	\$ 19	\$ 163	\$ 312	\$ -
27 Office Rent	\$ 7,846		\$ 7,846	\$ 3,289.17	\$ 2,850	\$ (439)	\$ 4,996	\$ 7,846	\$ -
28 Audit Fees	\$ 1,185		\$ 1,185	\$ 493.75	\$ -	\$ (484)	\$ 1,185	\$ 1,185	\$ -
29 Publications & Subscriptions	\$ 383		\$ 383	\$ 159.58	\$ 249	\$ 89	\$ 134	\$ 383	\$ -
30 Memberships & Dues	\$ 844		\$ 844	\$ 351.67	\$ 339	\$ (13)	\$ 505	\$ 844	\$ -
31 Telephone	\$ 416		\$ 416	\$ 173.33	\$ 123	\$ (48)	\$ 291	\$ 416	\$ -
32 Office Supplies	\$ 832		\$ 832	\$ 346.67	\$ 216	\$ (129)	\$ 614	\$ 832	\$ -
33 Postage	\$ 1,318		\$ 1,318	\$ 549.17	\$ 344	\$ (205)	\$ 974	\$ 1,318	\$ -
34 Printing & Reproduction	\$ 605		\$ 605	\$ 232.08	\$ 168	\$ (434)	\$ 437	\$ 605	\$ -
35 Equipment maintenance	\$ 893		\$ 893	\$ 372.08	\$ 196	\$ (697)	\$ 697	\$ 893	\$ -
36 Equipment Lease	\$ 180		\$ 180	\$ 75.00	\$ 76	\$ 1	\$ 104	\$ 180	\$ -
37 Advertising									
38 Messenger/delivery service									
39 Consultants - General Consultants	\$ 14,810	2,300	\$ 17,110	\$ 7,129.17	\$ 7,288	\$ 159	\$ 9,822	\$ 17,110	\$ -
40 Computer Services Maintenance Fee	\$ 4,307		\$ 4,307	\$ 1,794.58	\$ -	\$ (1,795)	\$ 4,307	\$ 4,307	\$ -
41 Software Maintenance	\$ 2,353		\$ 2,353	\$ 980.42	\$ 1,889	\$ 464	\$ 464	\$ 2,353	\$ -
42 Inspection	\$ 6,114		\$ 6,114	\$ 2,547.50	\$ 2,313	\$ (235)	\$ 3,801	\$ 6,114	\$ -
43 Other Sundry Items	\$ 794		\$ 794	\$ 330.83	\$ 173	\$ (157)	\$ 621	\$ 794	\$ -
44									
45 Total Administrative Expenses	\$ 174,004	\$ -	\$ 174,004	\$ 72,502	\$ 62,517	\$ (9,984)	\$ 111,875	\$ 174,393	\$ 389
46									
47									
48									
49									
50									
51									
52									
53									
54									
55									
56									
57 ORDINARY MAINTENANCE									
58 Facilities maintenance	\$ 240		\$ 240	\$ 100	\$ 56	\$ (44)	\$ 184	\$ 240	\$ -
59 Total Ordinary Maintenance	\$ 240		\$ 240	\$ 100	\$ 56	\$ (44)	\$ 184	\$ 240	\$ -
60									
61									
62									
63									
64									
65 GENERAL EXPENSE									
66 Insurance	\$ 3,084		\$ 3,084	\$ 1,285	\$ 2,976	\$ 1,691	\$ -	\$ 2,976	\$ (108)
67 Other General Expenses	\$ 817		\$ 817	\$ 340	\$ 64	\$ (277)	\$ 753	\$ 817	\$ -
68 Depreciation	\$ 1,747		\$ 1,747	\$ 728	\$ -	\$ (728)	\$ 1,747	\$ 1,747	\$ -
69									
70 Total General Expenses	\$ 5,648		\$ 5,648	\$ 2,353	\$ 3,059	\$ 686	\$ 2,500	\$ 5,540	\$ (108)
71 OPERATING TRANSFER IN/OUT									
72 OPERATING INCOME (DEFICIT)	\$ 179,892	\$ -	\$ 179,892	\$ 74,955.00	\$ 65,612.13	\$ (9,342.87)	\$ 114,560	\$ 180,172.26	\$ 280
73 Website Development									
74 CAPITAL EXPENDITURE									
75 Total Capital Expenditure	\$ (933)	\$ 1,200	\$ 267	\$ 111	\$ 10,213	\$ 10,101	\$ (6,969)	\$ 1,244	\$ 977
76 OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (933)	\$ -	\$ (933)	\$ (389)	\$ 10,213	\$ 10,601	\$ (8,969)	\$ 44	\$ 977
77 NON OPERATING REVENUES									
78 FSS Forfeiture									
79 Interest Income on Notes Receivable & Disposition Proceeds									
80 TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
81 NET INCOME (DEFICIT)	\$ (933)	\$ -	\$ (933)	\$ (389)	\$ 10,213	\$ 10,601	\$ (8,969)	\$ 44	\$ 977

ATTACHMENT D

BHA - BUDGET COMPARISON - MAINSTREAM PROGRAM
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending November 30, 2023

DESCRIPTION	FY2024 BUDGET			YEAR-TO-DATE			FY2024 ESTIMATED TOTAL		
	(a)	(b)	(c = a + b)	(d)	(e)	(f)	(g)	(h)	(i)
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)
HUD Authorized Units ==>						%			%
Housing Assistance Payments (HAP)	\$ 2,530,816		\$ 2,530,816	\$ 1,054,807	\$ 717,570	0%	\$ 1,813,246	\$ 2,530,816	0%
HAP Received from HUD	\$ (1,937,549)		\$ (1,937,549)	\$ (807,312)	\$ (739,330)	0%	\$ (1,189,417)	\$ (1,937,549)	0%
Less: HAP Paid to Owners						0%			0%
Less: MTW Eligible Expenses						0%			0%
HAP Surplus (Deficit)	\$ 593,267		\$ 593,267	\$ 247,495	\$ (21,760)		\$ 623,829	\$ 602,069	\$ 8,802
Use of Excess HAP Reserve									
Net HAP Surplus (Deficit)	\$ 593,267		\$ 593,267	\$ 247,495	\$ (21,760)		\$ 623,829	\$ 602,069	\$ 8,802
OPERATING REVENUE	\$ 155,997		\$ 155,997	\$ 64,999	\$ 51,920	0%	\$ 80,688	\$ 132,608	\$ (23,389)
Administrative Fees	\$ (12,033)		\$ (12,033)	\$ (5,014)	\$ (3,570)	1,444	\$ (5,677)	\$ (9,247)	\$ 2,786
Administrative fees to other PHA on Port out									
Net Administrative Fees	\$ 143,964		\$ 143,964	\$ 59,985	\$ 48,350	11,635	\$ 75,011	\$ 123,361	\$ (20,603)
Service Fee						2,823		2,823	2,823
Miscellaneous Income						254		254	254
TOTAL OPERATING REVENUE	\$ 143,964		\$ 143,964	\$ 59,985	\$ 51,426		\$ 75,011	\$ 126,437	\$ (17,527)
OPERATING EXPENSES									
ADMINISTRATION		(659)							
Salaries	\$ 42,207		\$ 41,548	\$ 17,311.67	\$ 16,534	(778)	\$ 24,877	\$ 41,411	\$ (137)
Employee Benefits	\$ 33,088		\$ 33,088	\$ 13,966.67	\$ 12,781	(1,025)	\$ 21,004	\$ 33,796	\$ 678
Legal Expense - Outside Counsel	\$ 2,752		\$ 2,752	\$ 1,146.67	\$ 695	(452)	\$ 1,835	\$ 2,530	\$ (222)
Staff Training	\$ 432		\$ 432	\$ 155.83	\$ 531	77	\$ 560	\$ 1,091	\$ 0
Travel/Transportation	\$ 374		\$ 374	\$ 155.83	\$ 188	12	\$ 206	\$ 374	\$ 0
Office Rent	\$ 8,059		\$ 8,059	\$ 3,357.92	\$ 3,420	62	\$ 4,639	\$ 8,059	\$ 0
Audit Fees	\$ 459		\$ 459	\$ 191.25	\$ 288	(93)	\$ 1,422	\$ 1,422	\$ 0
Publications & Subscriptions	\$ 1,013		\$ 1,013	\$ 422.08	\$ 407	(15)	\$ 606	\$ 1,013	\$ 0
Memberships & Dues	\$ 416		\$ 416	\$ 173.33	\$ 230	(63)	\$ 286	\$ 416	\$ 0
Telephone	\$ 832		\$ 832	\$ 346.67	\$ 250	(58)	\$ 362	\$ 832	\$ 0
Office Supplies	\$ 1,318		\$ 1,318	\$ 549.17	\$ 413	(137)	\$ 905	\$ 1,318	\$ 0
Printing & Reproduction	\$ 605		\$ 605	\$ 232.06	\$ 202	(30)	\$ 403	\$ 605	\$ 0
Equipment maintenance	\$ 78		\$ 78	\$ 32.50	\$ 78	0	\$ 78	\$ 78	\$ 0
Equipment Lease	\$ 893		\$ 893	\$ 372.06	\$ 235	(137)	\$ 658	\$ 893	\$ 0
Advertising	\$ 180		\$ 180	\$ 75.00	\$ 91	(16)	\$ 89	\$ 180	\$ 0
Consultants - General Consultants	\$ 14,310		\$ 14,310	\$ 5,962.50	\$ 8,757	2,795	\$ 5,553	\$ 14,310	\$ 0
Computer Services Maintenance Fee	\$ 3,827		\$ 3,827	\$ 1,594.58	\$ 2,267	(1,595)	\$ 3,827	\$ 3,827	\$ 0
Software Maintenance	\$ 2,353		\$ 2,353	\$ 980.42	\$ 2,267	(1,286)	\$ 86	\$ 2,353	\$ 0
Inspection	\$ 8,072		\$ 8,072	\$ 3,363.33	\$ 2,775	(588)	\$ 5,297	\$ 8,072	\$ 0
Other Sundry Items	\$ 794		\$ 794	\$ 330.83	\$ 208	(122)	\$ 596	\$ 794	\$ 0
Total Administrative Expenses	\$ 123,484		\$ 123,484	\$ 51,452	\$ 50,163	(1,289)	\$ 73,640	\$ 123,803	\$ 319
TENANT SERVICES									
Tenant Services									
Total Tenant Services									
ORDINARY MAINTENANCE									
Facilities maintenance									
Total Ordinary Maintenance									
GENERAL EXPENSE									
Insurance	\$ 3,701		\$ 3,701	\$ 1,542	\$ 3,580	2,037	\$ 121	\$ 3,701	\$ 0
Other General Expenses	\$ 817		\$ 817	\$ 340	\$ 67	(274)	\$ 750	\$ 817	\$ 0
Depreciation	\$ 938		\$ 938	\$ 391	\$ -	(391)	\$ 938	\$ 938	\$ 0
Total General Expenses	\$ 5,456		\$ 5,456	\$ 2,273	\$ 3,646	1,373	\$ 1,810	\$ 5,456	\$ 0
TOTAL OPERATING EXPENSES	\$ 129,180		\$ 129,180	\$ 53,825.00	\$ 56,665.26	2,860.26	\$ 75,636	\$ 132,321.58	\$ 3,142
OPERATING INCOME (DEFICIT)	\$ 14,784		\$ 14,784	\$ 6,160	\$ (5,259)	(11,419)	\$ (625)	\$ (5,884)	\$ (20,668)
CAPITAL EXPENDITURE									
Website Development									
Total Capital Expenditure									
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 14,784		\$ 14,784	\$ 6,160	\$ (5,259)	(11,419)	\$ (625)	\$ (5,884)	\$ (20,668)
NON OPERATING REVENUES									
FSS Forfeiture									
Interest Income on Notes Receivable & Disposition Proceeds									
TOTAL NON OPERATING REVENUES	\$ -		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
NET INCOME (DEFICIT)	\$ 14,784		\$ 14,784	\$ 6,160	\$ (5,259)	(11,419)	\$ (625)	\$ (5,884)	\$ (20,668)

BHA: BUDGET COMPARISON - EHV PROGRAM
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending November 30, 2023

ATTACHMENT E

DESCRIPTION	FY2024 BUDGET					YEAR - TO - DATE					FY2024 ESTIMATED TOTAL				
	(a)	(b)	(c=a+b)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)		
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%				
HUD Authorized Units ==>															
Housing Assistance Payments (HAP)															
HAP Received from HUD	\$ 1,365,032		\$ 1,365,032	\$ 407,496	\$ 407,496	\$ (161,267)	0%	\$ 1,526,239	\$ 1,933,795	\$ 568,763	0%	\$ 568,763	0%		
Less HAP Paid to Owners	\$ (1,018,552)		\$ (1,018,552)	\$ (446,462)	\$ (446,462)	\$ (22,066)	0%	\$ (700,201)	\$ (1,146,663)	\$ (128,111)	0%	\$ (128,111)	0%		
Less MTW Eligible Expenses							0%				0%		0%		
HAP Surplus (Deficit)	\$ 346,480		\$ 346,480	\$ (38,966)	\$ (38,966)	\$ (183,333)		\$ 826,038	\$ 787,132	\$ 440,652		\$ 440,652			
Use of Excess HAP Reserve	\$ (346,480)		\$ (346,480)	\$ 38,966	\$ 38,966	\$ 183,333		\$ (826,038)	\$ (787,132)	\$ (440,652)		\$ (440,652)			
Net HAP Surplus (Deficit)	\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -			
OPERATING REVENUE															
Administrative Fees	\$ 69,860		\$ 69,860	\$ 29,108	\$ 34,473	\$ 5,365	0%	\$ 45,442	\$ 79,915	\$ 10,055	0%	\$ 10,055	0%		
Administrative fees billed to other PHA on Port in				\$ 1,805	\$ 1,805	\$ 1,805	0%	\$ (9,652)	\$ 1,805	\$ 1,805	0%	\$ 1,805	0%		
Administrative fees to other PHA on Port out	\$ (12,033)		\$ (12,033)	\$ (5,014)	\$ (2,351)	\$ 2,683	0%		\$ (12,033)	\$ -	0%	\$ -	0%		
Net Administrative Fees	\$ 57,827		\$ 57,827	\$ 24,095	\$ 33,897	\$ 9,803	0%	\$ 35,790	\$ 69,687	\$ 10,055	0%	\$ 10,055	0%		
Preliminary Fee					\$ 100	\$ 100	0%		\$ 100	\$ 100	0%	\$ 100	0%		
Service Fee					\$ 7,000	\$ 7,000	0%		\$ 7,000	\$ 7,000	0%	\$ 7,000	0%		
Miscellaneous Income					\$ 140	\$ 140	0%		\$ 140	\$ 140	0%	\$ 140	0%		
TOTAL OPERATING REVENUE	\$ 57,827		\$ 57,827	\$ 24,095	\$ 41,138	\$ 17,043	0%	\$ 35,790	\$ 76,928	\$ 17,296	0%	\$ 17,296	0%		
OPERATING EXPENSES															
ADMINISTRATION															
Salaries	\$ 12,451		\$ 12,451	\$ 5,187.92	\$ 4,748	\$ (440)	0%	\$ 7,518	\$ 12,286	\$ (185)	0%	\$ (185)	0%		
Employee Benefits	\$ 9,712		\$ 9,712	\$ 4,046.67	\$ 4,732	\$ 706	0%	\$ 6,293	\$ 11,045	\$ 1,333	0%	\$ 1,333	0%		
Legal Expense - Outside Counsel	\$ 1,376		\$ 1,376	\$ 573.33	\$ 258	\$ (315)	0%	\$ 917	\$ 1,176	\$ (200)	0%	\$ (200)	0%		
Staff Training	\$ 144		\$ 144	\$ 60.00	\$ 177	\$ (33)	195%	\$ (33)	\$ 144	\$ -	0%	\$ -	0%		
Travel/Transportation	\$ 125		\$ 125	\$ 32.08	\$ 56	\$ 4	7%	\$ 69	\$ 125	\$ -	0%	\$ -	0%		
Office Rent	\$ 3,448		\$ 3,448	\$ 1,436.67	\$ 1,153	\$ (284)	-20%	\$ 2,295	\$ 3,448	\$ -	0%	\$ -	0%		
Audit Fees	\$ 474		\$ 474	\$ 197.50	\$ -	\$ (198)	-100%	\$ 474	\$ 474	\$ -	0%	\$ -	0%		
Publications & Subscriptions	\$ 153		\$ 153	\$ 63.75	\$ 99	\$ 36	36%	\$ 54	\$ 153	\$ -	0%	\$ -	0%		
Memberships & Dues	\$ 338		\$ 338	\$ 146.83	\$ 136	\$ (35)	-4%	\$ 202	\$ 338	\$ -	0%	\$ -	0%		
Printing	\$ 416		\$ 416	\$ 179.33	\$ 98	\$ (318)	-44%	\$ 138	\$ 208	\$ -	0%	\$ -	0%		
Office Supplies	\$ 659		\$ 659	\$ 274.59	\$ 139	\$ (519)	-79%	\$ 322	\$ 659	\$ -	0%	\$ -	0%		
Postage & Reproduction	\$ 302		\$ 302	\$ 125.83	\$ 67	\$ (137)	-48%	\$ 235	\$ 302	\$ -	0%	\$ -	0%		
Equipment Maintenance	\$ 39		\$ 39	\$ 16.25	\$ 16	\$ (1)	-6%	\$ 39	\$ 39	\$ -	0%	\$ -	0%		
Equipment Lease	\$ 446		\$ 446	\$ 185.83	\$ 65	\$ (121)	-27%	\$ 381	\$ 446	\$ -	0%	\$ -	0%		
Advertising	\$ 90		\$ 90	\$ 37.50	\$ 30	\$ (60)	-67%	\$ 60	\$ 90	\$ -	0%	\$ -	0%		
Consultants - General Consultants	\$ 7,905		\$ 7,905	\$ 3,283.75	\$ 2,913	\$ (391)	-5%	\$ 4,992	\$ 7,905	\$ -	0%	\$ -	0%		
Computer Services Maintenance Fee	\$ 2,633		\$ 2,633	\$ 1,037.08	\$ 2,913	\$ (286)	0%	\$ 2,633	\$ 2,633	\$ -	0%	\$ -	0%		
Software Maintenance	\$ 1,652		\$ 1,652	\$ 680.00	\$ 756	\$ 286	54%	\$ 420	\$ 1,176	\$ -	0%	\$ -	0%		
Supplies	\$ 4,176		\$ 4,176	\$ 1,854.59	\$ 563	\$ (963)	-23%	\$ 3,526	\$ 4,451	\$ 825	20%	\$ 825	20%		
Other Supply Items	\$ 397		\$ 397	\$ 165.42	\$ 89	\$ (89)	-22%	\$ 328	\$ 397	\$ -	0%	\$ -	0%		
Total Administrative Expenses	\$ 46,943		\$ 46,943	\$ 19,560	\$ 16,491	\$ (3,069)	0%	\$ 31,400	\$ 47,891	\$ 948	0%	\$ 948	0%		
TENANT SERVICES															
Tenant Services					\$ 7,000	\$ 7,000	0%		\$ 7,000	\$ 7,000	0%	\$ 7,000	0%		
Total Tenant Services					\$ 7,000	\$ 7,000			\$ 7,000	\$ 7,000		\$ 7,000	0%		
ORDINARY MAINTENANCE															
Facilities maintenance	\$ 120		\$ 120	\$ 50	\$ 22	\$ (28)	-56%	\$ 120.00	\$ 142	\$ 22	19%	\$ 22	19%		
Total Ordinary Maintenance	\$ 120		\$ 120	\$ 50	\$ 22	\$ (28)	-56%	\$ 120	\$ 142	\$ 22	19%	\$ 22	19%		
GENERAL EXPENSE															
Insurance	\$ 1,234		\$ 1,234	\$ 514	\$ 1,190	\$ 676	131%		\$ 1,190	\$ (44)	-4%	\$ (44)	-4%		
Other General Expenses	\$ 410		\$ 410	\$ 171	\$ 23	\$ (145)	-35%	\$ 385	\$ 410	\$ -	0%	\$ -	0%		
Depreciation															
Total General Expenses	\$ 1,644		\$ 1,644	\$ 685	\$ 1,216	\$ 531	0%	\$ 385	\$ 1,600	\$ (44)	0%	\$ (44)	0%		
TOTAL OPERATING EXPENSES	\$ 48,707		\$ 48,707	\$ 20,294.59	\$ 24,728.65	\$ 4,434.07		\$ 31,905	\$ 56,633	\$ 7,926	0%	\$ 7,926	0%		
OPERATING INCOME (DEFICIT)	\$ 9,120		\$ 9,120	\$ 3,800	\$ 16,409	\$ 12,609	0%	\$ 3,885	\$ 20,294	\$ 9,369	0%	\$ 9,369	0%		
CAPITAL EXPENDITURE															
Website Development															
Total Capital Expenditure	\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -	0%		
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 9,120		\$ 9,120	\$ 3,800	\$ 16,409	\$ 12,609	0%	\$ 3,885	\$ 20,294	\$ 9,369	0%	\$ 9,369	0%		
NON OPERATING REVENUES															
FSS Forfeiture							0%				0%		0%		
Interest Income on Notes Receivable & Disposition Proceeds							0%				0%		0%		
TOTAL NON OPERATING REVENUES	\$ -		\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	0%		
NET INCOME (DEFICIT)	\$ 9,120		\$ 9,120	\$ 3,800	\$ 16,409	\$ 12,609	0%	\$ 3,885	\$ 20,294	\$ 9,369	0%	\$ 9,369	0%		

BHA: BUDGET COMPARISON - BHA General Fund
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending November 30, 2023

DESCRIPTION	0		5		7				FY2024 ESTIMATED TOTAL		
	FY2024 BUDGET		YEAR - TO - DATE		YEAR - TO - DATE				FY2024 ESTIMATED TOTAL		
	(a)	(b)	(c = a + b)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
(1)	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
HUD Authorized Units ==>											
OPERATING REVENUE											
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	100%	0%
TOTAL OPERATING REVENUE	\$ -	\$ -	\$ -	\$ -	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	100%	0%
OPERATING EXPENSES											
TOTAL OPERATING EXPENSES											
OPERATING INCOME (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	\$ 10,310	0%	0%
NON OPERATING REVENUES											
FSS Forfeiture	55,136		55,136	22,973			55,136	55,136	32,163		0%
Interest Income on Notes Receivable & Disposition Proceeds											
TOTAL NON OPERATING REVENUES	\$ 55,136	\$ -	\$ 55,136	\$ 22,973	\$ -	\$ (22,973)	\$ 55,136	\$ 55,136	\$ 32,163	0%	0%
NET INCOME (DEFICIT)	\$ 55,136	\$ -	\$ 55,136	\$ 22,973	\$ 10,310	\$ (12,664)	\$ 65,446	\$ 65,446	\$ 42,472	0%	0%

Balance Sheet Reporting for periods as of 11/30/2023



Assets	Total Amount	101 Voucher/FSS	102 Mod Rehab.	103 Mainstream 05	104 EHV	105 FSS Forfeiture	201 LIHP	202 RHCP	205 Berkeley Housing Authority	901 AHB
Cash & Equivalents	2,034,105.53	854,870.86	292,471.90	208,322.98	104,895.21	35,369.74	5,631,267.97	113,673.38	339,499.69	120,411.51
111101 Checking Account	2,034,105.53	854,870.86	292,471.90	208,322.98	104,895.21	35,369.74	5,631,267.97	113,673.38	339,499.69	120,411.51
111103 Cash-Other Restricted - Fss	35,369.74	0.00	0.00	0.00	0.00	35,369.74	0.00	0.00	0.00	0.00
111104 LAF	4,917,555.29	1,708,203.43	103,527.49	0.00	0.00	2,174,077.06	0.00	0.00	931,747.31	0.00
111110 Cash Restricted	4,271.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
111113 Savings Account - Disposition	3,688,956.11	6,340.72	0.00	0.00	0.00	3,457,190.91	0.00	0.00	225,424.48	0.00
111700 Petty Cash Fund	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total: Cash & Equivalents	10,680,408.30	2,573,856.64	395,999.39	208,322.98	104,895.21	35,369.74	5,631,267.97	113,673.38	1,496,611.48	120,411.51
A/R - Federal Govn	(214.40)	0.00	0.00	0.00	0.00	(360.40)	0.00	0.00	0.00	0.00
112500 A/R Hud	(214.40)	0.00	0.00	0.00	0.00	(360.40)	0.00	0.00	0.00	0.00
Total: A/R - Federal Govn	(214.40)	0.00	0.00	0.00	0.00	(360.40)	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total: Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R - Other	10,521.20	0.00	0.00	1,088.10	0.00	10,521.20	0.00	0.00	28,718.06	0.00
112510 A/R Hud Portability (sec 8)	10,521.20	0.00	0.00	1,088.10	0.00	10,521.20	0.00	0.00	28,718.06	0.00
112900 A/R Other	21,634.00	20,673.90	0.00	0.00	0.00	52,721.86	0.00	0.00	0.00	0.00
114500 Accrued Interest Receivable	81,439.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
115700 Advances - Other	0.00	5.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total: A/R - Other	113,595.12	20,673.90	1,093.10	6.00	0.00	10,993.20	52,721.86	0.00	28,718.06	0.00
A/R - Notes	9,926,822.03	0.00	0.00	0.00	0.00	0.00	8,239,262.28	0.00	1,687,559.75	0.00
113001 A/R Notes - Related 75	9,926,822.03	0.00	0.00	0.00	0.00	0.00	8,239,262.28	0.00	1,687,559.75	0.00
113009 A/R Notes - Others	200,000.00	0.00	0.00	0.00	0.00	0.00	(8,239,262.00)	0.00	0.00	0.00
113099 Allowance for Uncollectible Notes	(9,278,491.00)	0.00	0.00	0.00	0.00	0.00	0.28	0.00	848,330.75	0.00
Total: A/R - Notes	848,331.03	0.00	0.00	0.00	0.00	0.00	0.28	0.00	848,330.75	0.00
Land	2,579,621.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,579,621.00	0.00
140041 Land	2,579,621.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,579,621.00	0.00
Structures & Equipment	71,567.95	67,020.75	2,604.12	1,943.08	1,110.14	0.00	0.00	0.00	0.00	0.00
140010 Leasehold Improvement	71,567.95	67,020.75	2,604.12	1,943.08	1,110.14	0.00	0.00	0.00	0.00	0.00
140044 Furniture,Equipment,Machinery Admn	77,160.13	5,331.05	1,660.73	0.00	31.21	0.00	0.00	0.00	0.00	0.00
140046 Software	47,589.26	2,435.25	2,390.92	131,376.76	65,688.38	0.00	0.00	0.00	0.00	0.00
140049 Leased Asset - Office	3,284,419.00	2,923,132.91	164,220.95	137,371.49	65,829.73	0.00	0.00	0.00	0.00	0.00
Total: Structures & Equipment	3,480,736.34	3,102,923.75	174,611.37	137,371.49	65,829.73	0.00	0.00	0.00	0.00	0.00
Other Assets	375,990.00	333,515.00	25,026.00	13,044.00	4,405.00	746.00	0.00	0.00	0.00	0.00
161000 Deferred Outflow of Resources - Pension	375,990.00	333,515.00	25,026.00	13,044.00	4,405.00	746.00	0.00	0.00	0.00	0.00
161001 Deferred Outflow of Resources - OPEB	88,946.96	77,320.81	8,029.15	2,851.00	0.00	0.00	0.00	0.00	0.00	0.00
Total: Other Assets	464,936.96	410,835.81	33,055.15	15,895.00	5,151.00	746.00	0.00	0.00	0.00	0.00
Depreciation	(69,768.43)	(63,457.06)	(4,037.15)	(2,255.95)	(18.27)	(5,474.03)	0.00	0.00	0.00	0.00
140050 Accumulated Depreciation	(69,768.43)	(63,457.06)	(4,037.15)	(2,255.95)	(18.27)	(5,474.03)	0.00	0.00	0.00	0.00
140051 Accumulated Amortization - Office	(273,701.58)	(243,594.40)	(13,685.08)	(10,948.07)	(5,492.30)	0.00	0.00	0.00	0.00	0.00
Total: Depreciation	(343,470.01)	(307,051.46)	(17,722.23)	(13,204.02)	(5,492.30)	0.00	0.00	0.00	0.00	0.00
Total: Assets	17,823,955.34	5,801,218.64	587,036.78	348,537.45	180,416.44	35,369.74	5,631,990.11	113,673.38	4,953,301.29	120,411.51

CA058 HCV Leasing and Spending Projection - The Goods

Utilization Report: HCV Utilization Report May 2023 rev (1)

Print

TYT Guide

TYT Videos

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
----------	------------------------------------	------------	-------

Save

Access Additional Tools

Disclaimer

ACC/Funding Information			
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC Vouchers	1,989	1,989	1,989
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Initial BA Funding (net of offset)	\$30,868,133	\$32,234,767	\$34,756,603
Offset of HAP Reserves	\$1,630,410	\$0	\$0
Set Aside Funding	\$0		
New ACC Units Funding	\$699,071	\$0	\$0
Total ABA Funding Provided	\$31,567,204	\$32,234,767	\$34,756,603
PHA Income	\$472	\$0	
Total Cash-Supported Prior Year-End Reserves	\$5,337,780	\$4,670,689	\$2,148,852
Total Funding			
Total Funding Available	\$36,905,456	\$36,905,456	\$36,905,456

Funding Proration/Offset Levels	
HAP	
Year 2 (2024) Rebenchmark	100.0%
Year 3 (2025) Rebenchmark	100.0%
Year 2 (2024) % 'Excess' Reserves Offset	0.0%
Year 3 (2025) % 'Excess' Reserves Offset	0.0%
Administrative Fees	
Year 1 (2023)	92.0%
Year 2 (2024)	80.0%

Program Projection Variables			
Success Rate	61%	Annual Turnover Rate	3.8%
EOP Rate as of 7/31/2023 (58 TB.PB EOPs): 4.09%			

Time from Issuance to HAP Effective Date (Current: 3.65 months)	
% leased in 30 days	0%
% leased in 30 to 60 days	29%
% leased in 60 to 90 days	24%
% leased in 90 to 120 days	0%
% leased in 120 to 150 days	47%

Leasing and Spending Outcomes: Current and Following Year Projections		
	2023	2024
UML % of ACC (UMA)	77.6%	79.1%
HAP Exp as % of All Funds	87.3%	94.2%
HAP Exp as % of Eligibility only	97.1%	107.8%
End of Year Results		
Projected 12/31 Total HAP Reserves	\$4,670,689	\$2,148,852
HAP Reserves as % of ABA (Start: 16.9%)	14.8%	6.7%
"Excess" Reserves Subject To Offset	\$1,426,867	\$0
End of Year 3 Results (2025)		
	(\$1,792,942)	-5.2%
		Projected Total HAP Reserves = Reserves % BA

HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check			
HUD-established CYE HHR	\$5,212,289		HUD-established CYE HHR
HUD-Estimated Restricted Net Position	\$125,491	\$1,712,412	PHA-Held Cash 12/31/2022 (VMS)
HUD-Reconciled	\$5,337,780	\$6,924,701	HUD-Reconciled (Cash Capped)
Lower of H17/I17 (May Override)	\$5,337,780		Lower of H17/I17 (May Override)
HUD-Reconciled RNP v PHA-Reported RNP			
HUD v. PHA difference: \$218,255.00 or 0.7% of Eligibility	(\$92,764)	<-EOY VMS RNP HUD-estimated RNP-->	\$125,491

Reserve Adjustment due to PY VMS Changes.

Administrative Fees Analysis			2023	2024
<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$0)	\$2,492,539	\$2,339,950
\$150.05	\$140.05	Expense	\$0	\$0
Expense %			0.0%	0.0%
No PHA				
Based on the most recent, official (end of fiscal year) UNP, CA058 has a projected 2023 Calendar Year-End (CYE) UNP of \$2,492,539 (or 100% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$4,985,078 (or 213% of CY 2024 Earned Admin Fees).				

CA058 MS Leasing and Spending Projection - The Goods

Utilization Report: HCV Utilization Report May 2023 rev (1)

[TYT Guide](#) [TYT Videos](#)

PHA Name	City of Berkeley Housing Authority			PHA Number	CA058			Save	Data Upload
----------	------------------------------------	--	--	------------	-------	--	--	------	-------------

ACC/Funding Information			
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC Vouchers	121	121	121
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Initial BA Funding	\$1,726,135	\$1,746,060	\$2,135,566
Set Aside Funding	\$0		
New ACC Units Funding	\$669,103	\$0	\$0
Total ABA Funding Provided	\$2,395,238	\$1,746,060	\$2,135,566
PHA Income	\$0	\$0	
Total Cash-Supported Prior Year-End Reserves	\$578,510	\$1,227,688	\$838,182
Total Funding			
Total Funding Available	\$2,973,748	\$2,973,748	\$2,973,748

Funding Proration/Offset Levels	
HAP	
Year 2 (2024) Rebenchmark	100.0%
Year 3 (2025) Rebenchmark	100.0%

Program Projection Variables	
Success Rate	26%
Annual Turnover Rate	2.8%

Time from Issuance to HAP Effective Date (Current: 3.9 months)	
% leased in 30 days	11%
% leased in 30 to 60 days	11%
% leased in 60 to 90 days	11%
% leased in 90 to 120 days	11%
% leased in 120 to 150 days	56%

Leasing and Spending Outcomes: Current and Following Year Projections		
	2023	2024
UML % of ACC (UMA)	69.6%	78.2%
HAP Exp as % All Funds	58.7%	71.8%
HAP Exp as % of Eligibility only	72.9%	122.3%
End of Year Results		
Projected 12/31 Total HAP Reserves	\$1,227,688	\$838,182
HAP Reserves as % of ABA (Start: 24.2%)	51.3%	48.0%

HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check			
HUD-established CYE HHR	\$576,895		HUD-established CYE HHR
HUD-estimated Restricted Net Position	\$1,615	Field Did Not Yet Exist	PHA-Held Cash (VMS), Net Regular RNP
HUD-Reconciled	\$578,510	No dice, as they say.	HUD-Reconciled (Cash-Capped)
Lower of HUD-Reconciled/ Cash-Capped	\$587,447		Lower of H17/H17
Reserve Adjustment due to PY VMS Changes.			
HUD-Reconciled RNP v PHA-Reported RNP			
-	Field Did Not Yet Exist	<-EOY VMS RNP =====>>> EOY PHA-Reported RNP-->	\$1,615

Comments	
----------	--

CA058 HCV Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date UML %	Year-to-Date ABA Expended %	Monthly UML %	Monthly ABA Expended %
Jan-23	1,989	1,574	\$2,592,249	0				1,574	\$2,592,249	\$1,647		79.1%	93.7%	79.1%	93.7%
Feb-23	1,989	1,564	\$2,681,213	0				1,564	\$2,681,213	\$1,714		78.9%	95.3%	78.6%	96.9%
Mar-23	1,989	1,563	\$2,734,837	0				1,563	\$2,734,837	\$1,750		78.8%	96.5%	78.6%	98.9%
Apr-23	1,989	1,560	\$2,616,292	0				1,560	\$2,616,292	\$1,677		78.7%	96.0%	78.4%	94.6%
May-23	1,989	1,542	\$2,654,488	0				1,542	\$2,654,488	\$1,721		78.5%	96.0%	77.5%	96.0%
Jun-23	1,989	1,542	\$2,690,415	0				1,542	\$2,690,415	\$1,745		78.3%	96.2%	77.5%	97.3%
Jul-23	1,989	1,533	\$2,674,146	9				1,533	\$2,674,146	\$1,744		78.1%	96.3%	77.1%	96.7%
Aug-23	1,989	1,539	\$2,701,381	0				1,539	\$2,701,381	\$1,755		78.0%	96.4%	77.4%	97.6%
Sep-23	1,989	1,534	\$2,695,879	0				1,534	\$2,695,879	\$1,757		77.9%	96.6%	77.1%	97.4%
Oct-23	1,989	1,529	\$2,681,530	0				1,529	\$2,681,530	\$1,754		77.8%	96.6%	76.9%	96.9%
Nov-23	1,989	1,523	\$2,701,063	5				1,523	\$2,701,063	\$1,774		77.7%	96.7%	76.6%	97.6%
Dec-23	1,989	1,528	\$2,811,274	0				1,528	\$2,811,274	\$1,840		77.6%	97.1%	76.8%	101.6%
Total	23,868	18,531	\$32,234,767	14	0	0	0.0	18,531	\$32,234,767	\$1,740		77.6%	97.1%	See MTW Non-HAP HAP Tabl	
2024															
Jan-24	1,989			20	1	1	-4.8	1,525	\$2,806,122	\$1,840		76.7%	104.5%	76.7%	104.5%
Feb-24	1,989			20	1	1	-4.8	1,522	\$2,800,705	\$1,840		76.6%	104.4%	76.5%	104.3%
Mar-24	1,989			20	1	4	-4.8	1,522	\$2,800,468	\$1,840		76.6%	104.3%	76.5%	104.3%
Apr-24	1,989			50	1	8	-4.8	1,526	\$2,808,257	\$1,840		76.6%	104.4%	76.7%	104.5%
May-24	1,989			50	1	6	-4.8	1,529	\$2,813,383	\$1,840		76.7%	104.5%	76.9%	104.7%
Jun-24	1,989			50	1	18	-4.8	1,543	\$2,838,807	\$1,840		76.8%	104.7%	77.6%	105.7%
Jul-24	1,989			50	1	22	-4.8	1,561	\$2,872,232	\$1,840		77.1%	105.0%	78.5%	106.9%
Aug-24	1,989			50	1	22	-4.9	1,579	\$2,905,552	\$1,840		77.4%	105.4%	79.4%	108.2%
Sep-24	1,989			50	1	31	-4.9	1,606	\$2,954,592	\$1,840		77.7%	105.9%	80.7%	110.0%
Oct-24	1,989			50	1	31	-5.0	1,632	\$3,003,479	\$1,840		78.2%	106.5%	82.1%	111.8%
Nov-24	1,989			50	1	31	-5.1	1,659	\$3,052,212	\$1,840		78.6%	107.1%	83.4%	113.6%
Dec-24	1,989			50	1	31	-5.2	1,685	\$3,100,793	\$1,840		79.1%	107.8%	84.7%	115.4%
Total	23,868	0	\$0	510	13	203	-58.7	18,891	\$34,756,603	\$1,840		79.1%	107.8%	See MTW Non-HAP HAP Tabl	

Graphs

SPVs: Additional SPV leasing should focus on the 4 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,712,412 compares to RNP (VMS) of \$-92,764. Current: VMS Cash & Investments of \$2,286,985 compares to VMS RNP plus UNP of \$-244,626. PBVs: Currently, the PHA reports 352 leased PBVs, for a leased PBV rate of 94%. Additional leasing should focus on the 23 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 17 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

Comments (Hover for VMS Comments)

CA058 MS Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly UML %	Monthly ABA Expended %
Jan-23	121	83	\$136,961					83	\$136,961	\$1,650		68.6%	68.6%	68.6%	68.6%
Feb-23	121	83	\$129,018					83	\$129,018	\$1,554		68.6%	66.6%	68.6%	64.6%
Mar-23	121	83	\$140,261					83	\$140,261	\$1,690		68.6%	67.8%	68.6%	70.3%
Apr-23	121	82	\$137,609					82	\$137,609	\$1,678		68.4%	68.1%	67.8%	68.9%
May-23	121	82	\$147,397	0				82	\$147,397	\$1,798		68.3%	69.3%	67.8%	73.8%
Jun-23	121	82	\$140,459					82	\$140,459	\$1,713		68.2%	69.4%	67.8%	70.4%
Jul-23	121	84	\$136,367	9				84	\$136,367	\$1,623		68.4%	69.3%	69.4%	68.3%
Aug-23	121	85	\$148,316	2				85	\$148,316	\$1,745		68.6%	69.9%	70.2%	74.3%
Sep-23	121	83	\$146,812	2				83	\$146,812	\$1,769		68.6%	70.3%	68.6%	73.6%
Oct-23	121	83	\$140,600					83	\$140,600	\$1,694		68.6%	70.3%	68.6%	70.4%
Nov-23	121	88	\$167,235	2				88	\$167,235	\$1,900		69.0%	71.6%	72.7%	83.8%
Dec-23	121	93	\$175,025					93	\$175,025	\$1,882		69.6%	72.9%	76.9%	87.7%
Total	1,452	1,011	\$1,746,060	15	0	0	0.0	1,011	\$1,746,060	\$1,727		69.6%	72.9%		
2024															
Jan-24	121			3		0	-0.2	93	\$175,383	\$1,882		77.0%	120.5%	77.0%	120.5%
Feb-24	121			3		0	-0.2	93	\$175,794	\$1,882		77.1%	120.7%	77.2%	120.8%
Mar-24	121			3		0	-0.2	93	\$175,818	\$1,882		77.1%	120.7%	77.2%	120.8%
Apr-24	121			3		1	-0.2	94	\$176,444	\$1,882		77.2%	120.9%	77.5%	121.3%
May-24	121			3		0	-0.2	94	\$176,681	\$1,882		77.3%	121.0%	77.6%	121.4%
Jun-24	121					1	-0.2	94	\$177,740	\$1,882		77.4%	121.2%	78.1%	122.2%
Jul-24	121					1	-0.2	95	\$178,635	\$1,882		77.6%	121.4%	78.4%	122.8%
Aug-24	121					1	-0.2	95	\$179,366	\$1,882		77.7%	121.6%	78.8%	123.3%
Sep-24	121					1	-0.2	96	\$179,935	\$1,882		77.9%	121.9%	79.0%	123.7%
Oct-24	121					0	-0.2	96	\$180,340	\$1,882		78.0%	122.1%	79.2%	123.9%
Nov-24	121					0	-0.2	96	\$179,923	\$1,882		78.1%	122.2%	79.0%	123.7%
Dec-24	121					0	-0.2	95	\$179,506	\$1,882		78.2%	122.3%	78.8%	123.4%
Total	1,452	0	\$0	15	0	5	-2.6	1,135	\$2,135,566	\$1,882		78.2%	122.3%		

Restricted

Utilization Report: HCV Utilization Report May 2023 rev (1)

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
----------	------------------------------------	------------	-------

EHV ACC and Funding Information			
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC # Vouchers	51	51	51
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Budget Authority	\$490,467	\$1,020,520	#DIV/0!
12/31 RNP	-\$55,115	\$355,576	#DIV/0!
12/31 HHR	\$915,312		
Total BA	\$1,376,096	\$1,376,096	#DIV/0!

Remember, this program is not limited by budget authority (i.e. money) available. You can and should lease to your annual UMA number (51).

The EHV TYT does include budget authority information in a few places as, if costs are exceeding budget authority, you will need to contact for you FMC FA to request more budget authority.

Reserve Adjustment due to PY VMS Changes.

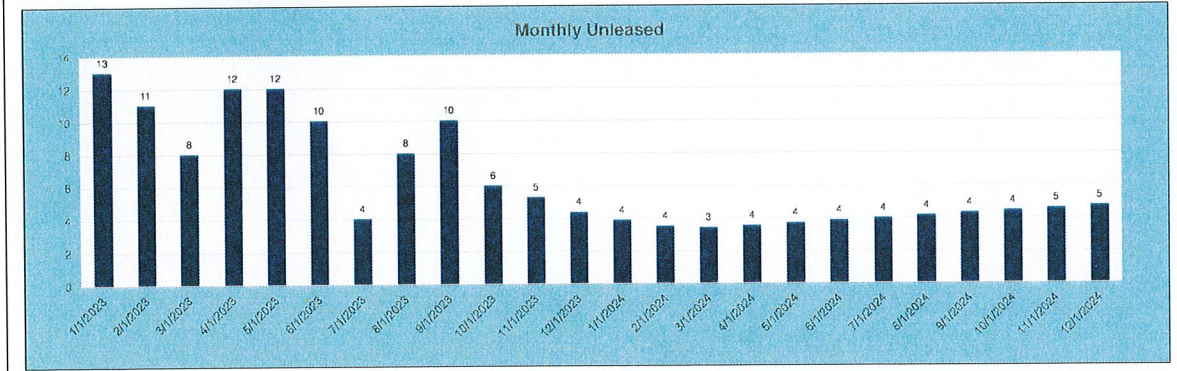
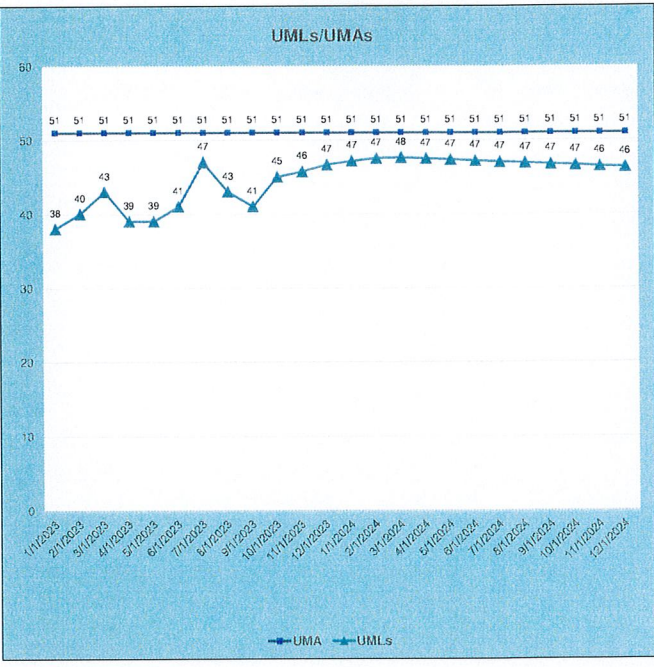
EHV Program Projection Variables			
Success Rate	61%	Annual Turnover Rate	3.8%
EOP Rate as of 7/31/2023 (58 TB.PB EOPs): 4.09%			

EHV Leasing Outcome: Current and Following Year Projections		
	2023	2024
UML % of ACC (UMA)	83.1%	92.2%

Time from Issuance to HAP Effective Date (Current: 2.28 months)	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

2025	
Annual UML/UMA	88.9%

- Upload DCR
- Save
- Data Upload



Restricted

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Monthly UML %
Jan-23	51	38	\$73,328			0	-0.1	38	\$73,328	\$1,930		74.5%	74.5%
Feb-23	51	40	\$78,837			0	-0.1	40	\$78,837	\$1,971		76.5%	78.4%
Mar-23	51	43	\$78,755			0	-0.1	43	\$78,755	\$1,832		79.1%	84.3%
Apr-23	51	39	\$77,377			0	-0.1	39	\$77,377	\$1,984		78.4%	76.5%
May-23	51	39	\$84,203			0	-0.1	39	\$84,203	\$2,159		78.0%	76.5%
Jun-23	51	41	\$81,004	6		0	-0.1	41	\$81,004	\$1,976		78.4%	80.4%
Jul-23	51	47	\$84,733	1		1	-0.1	47	\$84,733	\$1,803		80.4%	92.2%
Aug-23	51	43	\$86,308			2	-0.1	43	\$86,308	\$2,007		80.9%	84.3%
Sep-23	51	41	\$80,289	3		2	-0.1	41	\$80,289	\$1,958		80.8%	80.4%
Oct-23	51	45	\$91,248	1		1	-0.1	45	\$91,248	\$2,028		81.6%	88.2%
Nov-23	51	0	\$103,886	1		1	-0.1	46	\$103,886	#DIV/0!		82.3%	89.7%
Dec-23	51	0	\$100,552	1		1	-0.1	47	\$100,552	#DIV/0!		83.1%	91.4%
Total	612	416	\$1,020,520	13	0	6	-1.6	508	\$1,020,520			83.1%	
2024													
Jan-24	51					1	-0.1	47	#DIV/0!	#DIV/0!		92.4%	92.4%
Feb-24	51					1	-0.1	47	#DIV/0!	#DIV/0!		92.8%	93.1%
Mar-24	51					0	-0.1	48	#DIV/0!	#DIV/0!		93.0%	93.3%
Apr-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		93.0%	93.1%
May-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		93.0%	92.8%
Jun-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.9%	92.5%
Jul-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.8%	92.2%
Aug-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.7%	91.9%
Sep-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.6%	91.6%
Oct-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.4%	91.3%
Nov-24	51					0	-0.1	46	#DIV/0!	#DIV/0!		92.3%	91.1%
Dec-24	51					0	-0.1	46	#DIV/0!	#DIV/0!		92.2%	90.8%
Total	612	0	\$0	0	0	1	-1.8	564	#DIV/0!			92.2%	

Restricted

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
----------	------------------------------------	------------	-------

EHV ACC and Funding Information			
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC # Vouchers	51	51	51
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Budget Authority	\$490,467	\$1,020,520	#DIV/0!
12/31 RNP	-\$55,115	\$355,576	#DIV/0!
12/31 HHR	\$915,312		
Total BA	\$1,376,096	\$1,376,096	#DIV/0!

Remember, this program is not limited by budget authority (i.e. money) available. You can and should lease to your annual UMA number (51).

The EHV TYT does include budget authority information in a few places as, if costs are exceeding budget authority, you will need to contact for you FMC FA to request more budget authority.

Reserve Adjustment due to PY VMS Changes.

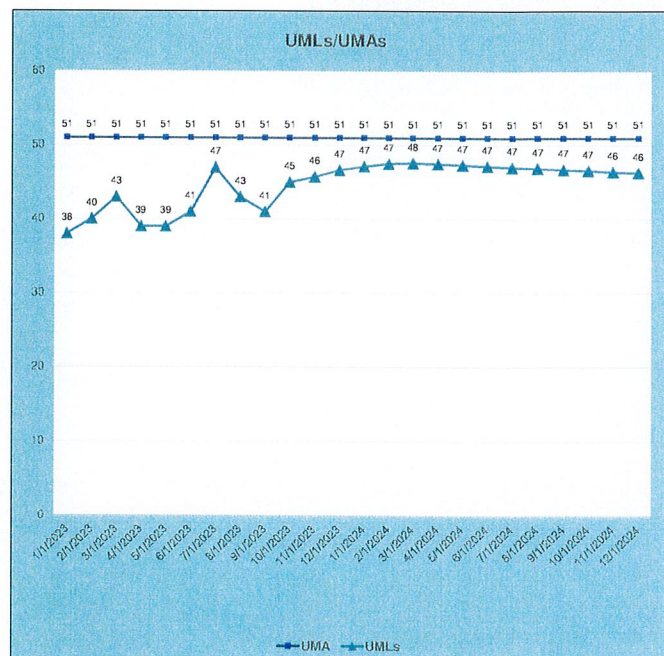
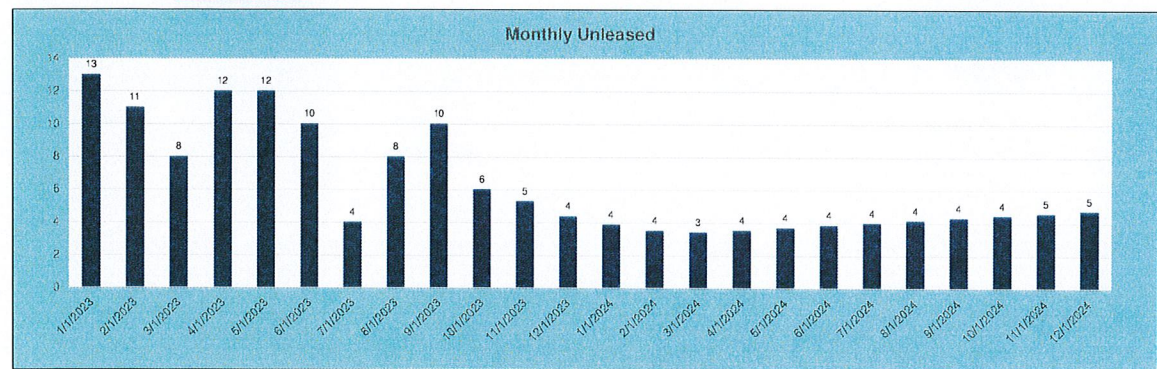
EHV Program Projection Variables			
Success Rate	61%	Annual Turnover Rate	3.8%
EOP Rate as of 7/31/2023 (58 TB.PB EOPs): 4.09%			

EHV Leasing Outcome: Current and Following Year Projections		
	2023	2024
UML % of ACC (UMA)	83.1%	92.2%

Time from Issuance to HAP Effective Date (Current: 2.28 months)	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

2025	
Annual UML/UMA	88.9%

- Upload DCR
- Save
- Data Upload



Restricted

2023	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Monthly UML %
						0	-0.1	38	\$73,328	\$1,930		74.5%	74.5%
Jan-23	51	38	\$73,328			0	-0.1	40	\$78,837	\$1,971		76.5%	78.4%
Feb-23	51	40	\$78,837			0	-0.1	43	\$78,755	\$1,832		79.1%	84.3%
Mar-23	51	43	\$78,755			0	-0.1	39	\$77,377	\$2,159		78.4%	76.5%
Apr-23	51	39	\$77,377			0	-0.1	39	\$84,203	\$1,976		78.4%	80.4%
May-23	51	39	\$84,203			0	-0.1	41	\$81,004	\$1,803		80.4%	92.2%
Jun-23	51	41	\$81,004	6		1	-0.1	47	\$84,733	\$2,007		80.9%	84.3%
Jul-23	51	47	\$84,733	1		2	-0.1	43	\$86,308	\$1,958		80.8%	80.4%
Aug-23	51	43	\$86,308			2	-0.1	41	\$91,248	\$2,028		81.6%	88.2%
Sep-23	51	41	\$91,248	3		1	-0.1	45	\$103,886	#DIV/0!		82.3%	91.4%
Oct-23	51	45	\$103,886	1		1	-0.1	46	\$100,552	#DIV/0!		83.1%	
Nov-23	51	0	\$103,886	1		1	-0.1	47	\$100,552	#DIV/0!		83.1%	
Dec-23	51	0	\$100,552	1	0	6	-1.6	508	\$1,020,520			92.4%	92.4%
Total	612	416	\$1,020,520	13	0	1	-0.1	47	#DIV/0!	#DIV/0!		92.8%	93.1%
2024													
Jan-24	51					1	-0.1	47	#DIV/0!	#DIV/0!		93.0%	93.3%
Feb-24	51					0	-0.1	48	#DIV/0!	#DIV/0!		93.0%	93.1%
Mar-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		93.0%	92.8%
Apr-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.9%	92.5%
May-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.8%	92.2%
Jun-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.7%	91.9%
Jul-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.6%	91.6%
Aug-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.4%	91.3%
Sep-24	51					0	-0.1	47	#DIV/0!	#DIV/0!		92.4%	91.1%
Oct-24	51					0	-0.1	46	#DIV/0!	#DIV/0!		92.3%	90.8%
Nov-24	51					0	-0.1	46	#DIV/0!	#DIV/0!		92.2%	
Dec-24	51					1	-1.8	564	#DIV/0!	#DIV/0!		92.2%	
Total	612	0	\$0	0	0	1	-1.8	564	#DIV/0!	#DIV/0!			