

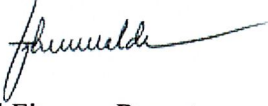


Berkeley Housing Authority

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Item 7A
NEW BUSINESS
February 8, 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. Comparative Financial Report: Ending December 31, 2023

The comparative finance report (Attachment A-G) includes the unaudited financial transactions for HAP and operations for the period July 1, 2023 to December 31, 2023 (*Col. c*) with comparison to the year-to-date budget; and a projection of revenue and expenses for the month of December to June 2024 (*Col. e*) to arrive at the FY2024 estimated total revenue and expenses (*Col. f*) with comparison to the overall approved FY2024 Budget (*Col. g*).

The approved and modified budget for FY2024 projected an overall deficit of \$416,276 across all programs. As of December 31, 2023 we anticipate the annual deficit & capital expenditure to be \$290,047 (*Att A, Col.f, Lines 75*). This is \$126,229 less than our originally projected deficit at the beginning for the fiscal year (\$416,276), and \$57,799 less that we projected last month (\$347,846).

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

Program	Budgeted Utilization	Actual Cumulative Utilization (July-Dec 2023)
HCV	80%	77%
Mainstream	80%	72%
EHV	85%	92.5%

The approved budget projected an available HAP funding allocation of \$41.6 million for all programs (*Att A, Col. a, Line 2*); and HAP expenses of \$37.97 million (*Att A Col. a, 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 lower than budgeted utilization of our vouchers the projected HAP expenses for the fiscal year are now approximately \$37.6 million; \$393,410 below the budgeted HAP expenses (*Att A, Col g, Line 4*), resulting in a slightly higher HAP surplus of almost \$3.4 million at June 30,

2024. (Att A, Col f, Line 6). This projection assumes that BHA will issue an average of 12 new HCV vouchers every month in CY2024 at \$1,872 per unit cost (PUC)

I.B. Operating Revenue and Expenses

The overall projected operating deficit and capital expenditure on December 31, 2024 is \$290,047 (Att A, Col f, Line 75). This is \$126,229 less than our original budgeted deficit of \$416,276 and \$57,779 less than our last month’s projection of \$347,846. The overall projected deficit is coming from the following program operations:

	Original Budget	12/31/2023 Projected	Variance
Section 8 (Attach. B, Line 75)	(\$439,247)	(\$ 325,743)	(\$113,504)
Mod Rehab (Attach. C, Line 75)	(\$ 933)	\$ 928	\$ 1,861
Mainstream (Attach. D, Line 75)	\$ 14,784	\$ 6,355	(\$ 8,429)
EHV (Attach. E)	\$ 9,120	\$ 17,573	\$ 6,648
Others (Attach. E & F)	\$ -	\$ 10,840	\$ 10,840
Deficit before use of reserves (Attach. A)	(\$416,276)	(\$290,047)	(\$126,229)
Use of reserves/Dispo Proceeds/HAP\$	<u>\$416,276</u>	<u>\$290,047</u>	<u>\$ 126,229</u>
Net Income (Deficit)	<u>-</u>	<u>-</u>	<u>-</u>

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

1. Operating Revenue is projected to be \$2,980,663 for the fiscal year, exceeding the budget by \$108,069. (See Attachment A, Col. f, Line 19)
 - a. Earned administrative fees are projected to be \$2,899,197, exceeding the budget by \$35,358. Although our utilization are slightly lower than budgeted, proration for CY2023, based on the most recent Admin Fee reconciliation report by HUD, is higher than budgeted proration by 7.88% (89.5% vs 97.38%). (Att A, Col. g, Line 11).
 - b. Miscellaneous Income is up by \$58K, primarily coming from interest earned from deposits with the Local Agency Investment Fund (LAIF).

2. Operating and capital expenses are now expected to be \$3,270,709. \$18,161 less than the modified budget of \$3,288,870 (See Attachment A, Col. f, Lines 70+74).
 - a. Salary and Benefits. The modified FY2024 budget for salary and benefits is \$2,154,160 after re-allocating \$62,179 adjustment to other budget line items resulting from savings from vacancies, turnover and pay adjustment of the Executive Director. The projected salary and benefits on December 31st is \$2,128,716, a variance of \$25,444.
 - b. Legal Expenses are \$517 less than budgeted due to delay in the receipt of invoices. (See Attachment A, Col. g, Line 24)

- c. Supportive Services. The \$9,823 unfavorable variance under this expense item are service fees paid on behalf of Mainstream and EHV which were covered by appropriate funding from HUD. (See Attachment A, Col g, Line 25)

3. Non Operating Revenues

- a. FSS Forfeitures amounting to \$31,342 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.

II. Two-Year Tool

The Two Year Tool (TYT) is a 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

Summary Outcomes		
Year-End Outcomes		
	2023	2024
UML % of ACC (UMA)	77.7%	77.7%
HAP Exp as % All Funds	88.7%	95.0%
HAP Exp as % of Elig.	97.6%	107.1%
Proj. 12/31 Total Reserves	\$4,121,956	\$1,809,467
HAP Reserves - % ABA	13.1%	5.6%

The Two-Year-Tool shows that HAP reserve is approximately \$4.1 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 \$1.296 million that we may retain as HAP reserve. The TYT also projects a HAP reserve of \$1.8 million on December 31, 2024. This assumes that BHA will begin pulling applicants from the waitlist and issuing an average of 12 vouchers every month in 2024. The most recent TYT for HCV does not show any excess reserve subject to offset in 2023 and 2024. (Attachment I-TYT for HCV).

b. Mainstream

MS Summary Outcomes		
Year-End Outcomes		
	2023	2024
UML % of ACC (UMA)	70.0%	83.5%
HAP Exp as % All Funds	59.0%	74.0%
HAP Exp as % of Elig.	73.3%	125.3%
Proj. 12/31 Total Reserves	\$1,218,259	\$773,165
HAP Reserves - % ABA	50.9%	43.9%

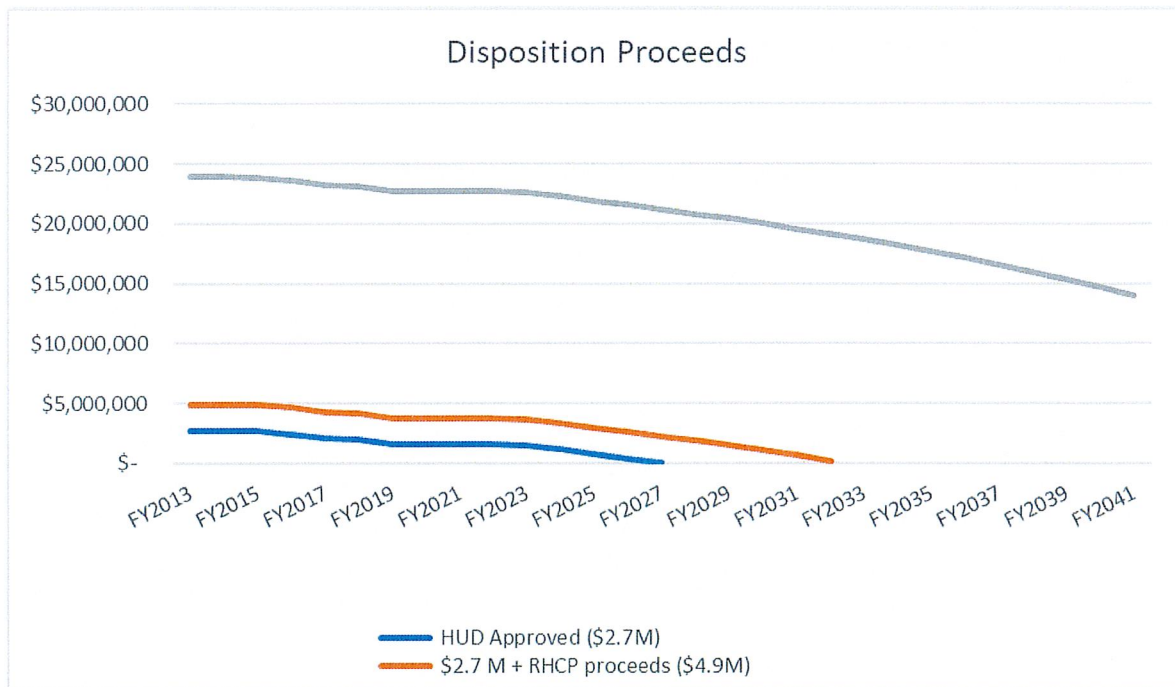
For the Mainstream program, the TYT projects HAP reserve level of \$1,218,259 on December 31, 2023 and \$773,165 on December 31, 2024. (Attachment J-TYT for Mainstream).

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

The disposition proceeds balance on November 30, 2023 is \$6,791,641. Of this, \$5,634,274 is HUD-restricted, coming from the sale of the former LIPH units, while \$1,157,367 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, December 31, 2023
- B. Budget Status Report: Section 8, December 31, 2023
- C. Budget Status Report: Moderate Rehabilitation, December 31, 2023
- D. Budget Status Report: Mainstream 05, December 31, 2023
- E. Budget Status Report: EHV, December 31, 2023
- F. Budget Status Report: LIPH, December 31, 2023
- G. Budget Status Report: BHA, December 31, 2023
- H. BHA Balance Sheet, December 31, 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

BHA: BUDGET COMPARISON - ALL PROGRAMS

ATTACHMENT A

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending December 31, 2023

DESCRIPTION	FY2024 BUDGET			YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
	APPROVED FY2024 BUDGET	PROPOSED BUDGET MOD	MODIFIED FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HOUSING ASSISTANCE PAYMENTS (HAP)											
HAP Received from HUD	\$ 41,671,356	\$ -	\$ 41,671,356	\$ 20,835,678	\$ 18,090,215	\$ (2,745,463)	-13%	\$ 23,204,787	\$ 41,295,002	\$ (376,354)	-1%
Miscellaneous Income -HAP	\$ -	\$ -	\$ -	\$ -	\$ 565	\$ 565	100%	\$ 945	\$ 1,510	\$ 1,510	100%
Less HAP Paid to Owners	\$ (37,967,128)	\$ -	\$ (37,967,128)	\$ (18,983,564)	\$ (18,184,377)	\$ 799,187	-4%	\$ (19,389,341)	\$ (37,573,718)	\$ (393,410)	1%
Less MTW Eligible Expenses	\$ (311,080)	\$ -	\$ (311,080)	\$ (155,540)	\$ -	\$ 155,540	-100%	\$ (311,080)	\$ (311,080)	\$ -	0%
HAP Surplus (Deficit)	\$ 3,393,148	\$ -	\$ 3,393,148	\$ 1,696,574	\$ (93,597)	\$ (1,790,171)	-0.1739	\$ 3,505,311	\$ 3,411,714	\$ (768,254)	0
Use of Excess HAP Reserve	\$ -	\$ -	\$ -	\$ -	\$ 93,597	\$ -		\$ -	\$ -	\$ -	
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ 3,393,148	\$ 1,696,574	\$ -	\$ (1,790,171)		\$ 3,505,311	\$ 3,411,714	\$ (768,254)	
OPERATING REVENUE											
Administrative Fees (S8 & MOD REHAB)	\$ 2,862,639	\$ 1,200	\$ 2,863,839	\$ 1,431,920	\$ 1,480,541	\$ 48,622	3%	\$ 1,418,656	\$ 2,899,197	\$ 35,358	1%
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)	\$ (52,983)	\$ (12,927)	\$ 40,056	-76%	\$ (90,478)	\$ (103,404)	\$ (2,561)	2%
Net Administrative Fees	\$ 2,706,209	\$ 51,665	\$ 2,757,874	\$ 1,378,937	\$ 1,469,419	\$ 88,677	6%	\$ 1,328,178	\$ 2,797,597	\$ 39,723	1%
BHA Oversight Fee	\$ 6,720	\$ -	\$ 6,720	\$ 3,360	\$ -	\$ (3,360)	0%	\$ 6,720	\$ 6,720	\$ -	0%
Preliminary Fee	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 600	0%	\$ -	\$ 600	\$ 600	0%
Service Fee	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 9,823	\$ (40,177)	0%	\$ 100,000	\$ 109,823	\$ 9,823	0%
Miscellaneous Income	\$ 8,000	\$ -	\$ 8,000	\$ 4,000	\$ 29,922	\$ 25,922	648%	\$ 36,000	\$ 65,922	\$ 57,922	724%
TOTAL OPERATING REVENUE	\$ 2,820,929	\$ 51,665	\$ 2,872,594	\$ 1,436,297	\$ 1,509,765	\$ 71,663	5%	\$ 1,470,898	\$ 2,980,663	\$ 108,069	4%
OPERATING EXPENSES											
ADMINISTRATION											
Salaries	\$ 1,245,128	\$ (16,433)	\$ 1,228,695	\$ 614,348	\$ 561,803	\$ (52,544)	-9%	\$ 645,352	\$ 1,207,155	\$ (21,540)	-2%
Employee Benefits	\$ 971,211	\$ (45,746)	\$ 925,465	\$ 462,733	\$ 334,556	\$ (128,176)	-28%	\$ 587,005	\$ 921,562	\$ (3,903)	0%
Legal Expense - Outside Counsel	\$ 45,864	\$ -	\$ 45,864	\$ 22,932	\$ 18,593	\$ (4,339)	-19%	\$ 26,754	\$ 45,347	\$ (517)	-1%
Staff Training	\$ 7,200	\$ 22,179	\$ 29,379	\$ 14,690	\$ 8,852	\$ (5,838)	-40%	\$ 20,527	\$ 29,379	\$ (0)	0%
Travel/Transportation	\$ 6,231	\$ -	\$ 6,231	\$ 3,116	\$ 2,704	\$ (412)	-13%	\$ 3,527	\$ 6,231	\$ -	0%
Office Rent	\$ 147,416	\$ -	\$ 147,416	\$ 73,708	\$ 68,105	\$ (5,603)	-8%	\$ 79,311	\$ 147,416	\$ -	0%
Audit Fees	\$ 23,807	\$ -	\$ 23,807	\$ 11,904	\$ -	\$ (11,904)	-100%	\$ 23,807	\$ 23,807	\$ -	0%
Publications & Subscriptions	\$ 7,657	\$ -	\$ 7,657	\$ 3,829	\$ 4,971	\$ 1,142	30%	\$ 2,686	\$ 7,657	\$ -	0%
Memberships & Dues	\$ 16,885	\$ -	\$ 16,885	\$ 8,443	\$ 12,133	\$ 3,690	44%	\$ 4,752	\$ 16,885	\$ -	0%
Telephone	\$ 6,931	\$ -	\$ 6,931	\$ 3,466	\$ 3,337	\$ (129)	-4%	\$ 3,594	\$ 6,931	\$ -	0%
Office Supplies	\$ 13,861	\$ -	\$ 13,861	\$ 6,931	\$ 4,406	\$ (2,525)	-36%	\$ 9,455	\$ 13,861	\$ -	0%
Postage	\$ 21,963	\$ -	\$ 21,963	\$ 10,982	\$ 8,203	\$ (2,779)	-25%	\$ 13,760	\$ 21,963	\$ -	0%
Printing & Reproduction	\$ 10,080	\$ -	\$ 10,080	\$ 5,040	\$ 3,366	\$ (1,674)	-33%	\$ 6,714	\$ 10,080	\$ -	0%
Equipment maintenance	\$ 1,300	\$ -	\$ 1,300	\$ 650	\$ -	\$ (650)	-100%	\$ 1,300	\$ 1,300	\$ -	0%
Equipment Lease	\$ 14,880	\$ -	\$ 14,880	\$ 7,440	\$ 3,909	\$ (3,531)	-47%	\$ 10,971	\$ 14,880	\$ -	0%
Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 1,500	\$ 1,513	\$ 13	1%	\$ 1,487	\$ 3,000	\$ -	0%
Consultants - General Consultants	\$ 246,834	\$ 46,000	\$ 292,834	\$ 146,417	\$ 174,937	\$ 28,520	19%	\$ 117,897	\$ 292,834	\$ -	0%
Computer Services Maintenance Fee	\$ 71,782	\$ -	\$ 71,782	\$ 35,891	\$ -	\$ (35,891)	0%	\$ 71,782	\$ 71,782	\$ -	0%
Software Maintenance	\$ 39,213	\$ -	\$ 39,213	\$ 19,607	\$ 37,777	\$ 18,171	93%	\$ 1,436	\$ 39,213	\$ -	0%
Inspection	\$ 112,706	\$ -	\$ 112,706	\$ 56,353	\$ 53,465	\$ (2,888)	-5%	\$ 59,241	\$ 112,706	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 13,231	\$ -	\$ 13,231	\$ 6,616	\$ 4,191	\$ (2,425)	-37%	\$ 9,040	\$ 13,231	\$ -	0%
Total Administrative Expenses	\$ 3,027,180	\$ 6,000	\$ 3,033,180	\$ 1,516,590	\$ 1,306,819	\$ (209,771)	-14%	\$ 1,700,400	\$ 3,007,219	\$ (25,961)	-1%
TENANT SERVICES											
Supportive Services	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 20,323	\$ (29,677)	0%	\$ 89,500	\$ 109,823	\$ 9,823	0%
Total Tenant Services	100,000	-	100,000	50,000	20,323	(29,677)	0%	89,500	109,823	9,823	0%
ORDINARY MAINTENANCE											
Facilities maintenance	\$ 4,000	\$ -	\$ 4,000	\$ 2,000	\$ 1,098	\$ (902)	-45%	\$ 2,924	\$ 4,022	\$ 22	1%
Total Ordinary Maintenance	4,000	-	4,000	2,000	1,098	(902)	-45%	2,924	4,022	22	1%
GENERAL EXPENSES											
Insurance	\$ 61,686	\$ -	\$ 61,686	\$ 30,843	\$ 59,520	\$ 28,677	93%	\$ 121	\$ 59,642	\$ (2,044)	-3%
Other General Expenses	\$ 13,646	\$ 21,665	\$ 35,311	\$ 17,656	\$ 1,311	\$ (16,344)	-93%	\$ 34,000	\$ 35,311	\$ -	0%
Depreciation	\$ 30,693	\$ -	\$ 30,693	\$ 15,347	\$ -	\$ (15,347)	-100%	\$ 30,693	\$ 30,693	\$ -	0%
Total General Expenses	106,025	21,665	127,690	63,845	60,831	(3,014)	-5%	64,814	125,646	(2,044)	-2%
OPERATING TRANSFER IN/OUT											
TOTAL OPERATING EXPENSES	3,237,205	27,665	3,264,870	1,632,435	1,389,071	(243,364)	-15%	1,857,638	3,246,709	(18,161)	-1%
OPERATING INCOME (DEFICIT)	\$ (416,276)	\$ 24,000	\$ (392,276)	\$ (196,138)	\$ 120,694	\$ 315,027	\$ 0	\$ (386,740)	\$ (266,047)	\$ 126,229	4%
CAPITAL EXPENDITURE											
Website Development	\$ -	\$ 24,000	\$ 24,000	\$ 23,400	\$ -	\$ (23,400)	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)	\$ (196,138)	\$ 120,694	\$ 315,027	\$ 0	\$ (410,740)	\$ (290,047)	\$ (126,229)	4%
NON OPERATING REVENUES											
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	\$ 31,342	\$ 31,342	0%	\$ -	\$ 31,342	\$ 31,342	0%
Interest Income on Notes Receivable & Disposition Proceeds	\$ 324,327	\$ -	\$ 324,327	\$ 162,164	\$ 35,462	\$ (126,701)		\$ 288,865	\$ 324,327	\$ -	0%
TOTAL NON OPERATING REVENUES	\$ 324,327	\$ -	\$ 324,327	\$ 162,164	\$ 66,804	\$ (95,360)	\$ -	\$ 288,865	\$ 355,669	\$ 31,342	0%
NET INCOME (DEFICIT)	\$ (91,949)	\$ -	\$ (91,949)	\$ (33,975)	\$ 187,497	\$ 219,667	\$ 0	\$ (121,875)	\$ 65,622	\$ (157,571)	4%

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending December 31, 2023

DESCRIPTION	YEAR - TO - DATE					FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>									
1 Housing Assistance Payments (HAP)									
2 HAP Received from HUD	\$ 36,905,268	\$ 18,452,634	\$ 16,211,937	\$ (2,240,697)	-12%	\$ 20,316,977	\$ 36,528,914	\$ (376,354)	-1%
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 565	\$ 565	100%	\$ 945	\$ 1,510	\$ 1,510	100%
4 Less HAP Paid to Owners	\$ (34,140,787)	\$ (17,070,394)	\$ (16,336,558)	\$ 733,836	-4%	\$ (17,214,412)	\$ (33,550,970)	\$ (589,817)	2%
5 Less MTW Eligible Expenses	\$ (311,080)	\$ (155,540)	\$ -	\$ 155,540	-100%	\$ (311,080)	\$ (311,080)	\$ -	0%
6 HAP Surplus (Deficit)	\$ 2,453,401	\$ 1,226,701	\$ (124,056)	\$ (1,350,756)	-16%	\$ 2,792,430	\$ 2,668,374	\$ (964,661)	1.00708
7 Use of Excess HAP Reserve									
8 Net HAP Surplus (Deficit)	\$ 2,453,401	\$ 1,226,701	\$ (124,056)	\$ (1,350,756)			\$ 2,668,374		
9									
10 OPERATING REVENUE									
11 Administrative Fees (S8)	\$ 2,457,823	\$ 1,228,912	\$ 1,286,178	\$ 57,267	5%	\$ 1,211,619	\$ 2,497,797	\$ 39,974	2%
12 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13 Administrative fees to other PHA on Port out	\$ (81,899)	\$ (40,950)	\$ (5,461)	\$ (35,489)	87%	\$ (76,438)	\$ (81,899)	\$ -	0%
14 Net Administrative Fees	2,375,924	1,187,962	1,280,717	\$ 92,755	8%	1,135,181	2,415,898	\$ 39,974	2%
15 BHA Oversight Fee	\$ 6,720	\$ 3,360	\$ -	\$ (3,360)	0%	\$ 6,720	\$ 6,720	\$ -	0%
17 Service Fee	\$ 100,000	\$ 50,000	\$ -	\$ (50,000)	0%	\$ 100,000	\$ 100,000	\$ -	0%
18 Miscellaneous Income	\$ 8,000	\$ 4,000	\$ 16,439	\$ 12,439	311%	\$ 36,000	\$ 52,439	\$ 44,439	555%
19 TOTAL OPERATING REVENUE	\$ 2,490,644	\$ 1,245,322	\$ 1,297,156	\$ 51,834	4%	\$ 1,277,901	\$ 2,575,057	\$ 84,413	3%
20 OPERATING EXPENSES									
21 ADMINISTRATION									
22 Salaries	\$ 1,103,907	\$ 551,954	\$ 503,813	\$ (48,141)	-9%	\$ 580,167	\$ 1,083,980	\$ (19,927)	-2%
23 Employee Benefits	\$ 828,915	\$ 414,458	\$ 294,311	\$ (120,147)	-29%	\$ 527,320	\$ 821,631	\$ (7,284)	-1%
24 Legal Expense - Outside Counsel	\$ 38,984	\$ 19,492	\$ 16,255	\$ (3,237)	-17%	\$ 22,741	\$ 38,996	\$ 12	0%
25 Staff Training	\$ 27,001	\$ 13,501	\$ 7,701	\$ (5,799)	-43%	\$ 19,300	\$ 27,001	\$ -	0%
26 Travel/Transportation	\$ 5,420	\$ 2,710	\$ 2,331	\$ (379)	-14%	\$ 3,089	\$ 5,420	\$ -	0%
27 Office Rent	\$ 128,063	\$ 64,032	\$ 59,240	\$ (4,791)	-7%	\$ 68,823	\$ 128,063	\$ -	0%
28 Audit Fees	\$ 20,726	\$ 10,363	\$ -	\$ (10,363)	-100%	\$ 20,726	\$ 20,726	\$ -	0%
29 Publications & Subscriptions	\$ 6,662	\$ 3,331	\$ 4,325	\$ 994	30%	\$ 2,337	\$ 6,662	\$ -	0%
30 Memberships & Dues	\$ 14,690	\$ 7,345	\$ 10,828	\$ 3,483	47%	\$ 3,862	\$ 14,690	\$ -	0%
31 Telephone	\$ 5,891	\$ 2,946	\$ 2,903	\$ (43)	-1%	\$ 2,988	\$ 5,891	\$ -	0%
32 Office Supplies	\$ 11,781	\$ 5,891	\$ 3,840	\$ (2,051)	-35%	\$ 7,941	\$ 11,781	\$ -	0%
33 Postage	\$ 18,668	\$ 9,334	\$ 7,139	\$ (2,195)	-24%	\$ 11,529	\$ 18,668	\$ -	0%
34 Printing & Reproduction	\$ 8,568	\$ 4,284	\$ 2,928	\$ (1,356)	-32%	\$ 5,640	\$ 8,568	\$ -	0%
35 Equipment maintenance	\$ 1,105	\$ 553	\$ -	\$ (553)	-100%	\$ 1,105	\$ 1,105	\$ -	0%
36 Equipment Lease	\$ 12,648	\$ 6,324	\$ 3,412	\$ (2,912)	-46%	\$ 9,236	\$ 12,648	\$ -	0%
37 Advertising	\$ 2,550	\$ 1,275	\$ 1,317	\$ 42	3%	\$ 1,233	\$ 2,550	\$ -	0%
39 Consultants - General Consultants	\$ 253,509	\$ 126,755	\$ 152,183	\$ 25,429	20%	\$ 101,326	\$ 253,509	\$ -	0%
40 Computer Services Maintenance Fee	\$ 61,015	\$ 30,508	\$ -	\$ (30,508)	0%	\$ 61,015	\$ 61,015	\$ -	0%
41 Software Maintenance	\$ 33,331	\$ 16,666	\$ 32,866	\$ 16,200	97%	\$ 465	\$ 33,331	\$ -	0%
42 Inspection	\$ 94,069	\$ 47,035	\$ 46,515	\$ (520)	-1%	\$ 47,554	\$ 94,069	\$ -	0%
43 Other Sundry Items	\$ 11,246	\$ 5,623	\$ 3,659	\$ (1,964)	-35%	\$ 7,587	\$ 11,246	\$ -	0%
45 Total Administrative Expenses	\$ 2,688,749	\$ 1,344,375	\$ 1,155,566	\$ (188,809)	-14%	\$ 1,505,984	\$ 2,661,550	\$ (27,199)	-1%
46 TENANT SERVICES	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
47 Tenant Services	\$ 100,000	\$ 50,000	\$ 10,500	\$ (39,500)	-79%	\$ 89,500	\$ 100,000	\$ -	0%
48 Total Tenant Services	100,000	50,000	10,500	(39,500)	-79%	89,500	100,000	-	0%
57 ORDINARY MAINTENANCE									
58 Facilities maintenance	\$ 3,400	\$ 1,700	\$ 968	\$ (732)	-43%	\$ 2,432	\$ 3,400	\$ -	0%
59 Total Ordinary Maintenance	3,400	1,700	968	(732)	-43%	2,432	3,400	-	0%
65 GENERAL EXPENSE									
66 Insurance	\$ 53,667	\$ 26,834	\$ 51,775	\$ 24,941	93%	\$ -	\$ 51,775	\$ (1,892)	-4%
67 Other General Expenses	\$ 33,267	\$ 16,634	\$ 1,149	\$ (15,485)	-93%	\$ 32,118	\$ 33,267	\$ -	0%
77 Depreciation	\$ 28,008	\$ 14,004	\$ -	\$ (14,004)	0%	\$ 28,008	\$ 28,008	\$ -	0%
68 Total General Expenses	114,942	57,471	52,924	(4,547)	-8%	60,126	113,050	(1,892)	-2%
69 OPERATING TRANSFER IN/OUT			\$ -	\$ -		\$ -	\$ -	\$ -	
70 TOTAL OPERATING EXPENSES	2,907,091	1,453,546	1,219,957	(233,589)	-16%	1,658,043	2,878,000	(29,091)	-1%
71 OPERATING INCOME (DEFICIT)	\$ (416,447)	\$ (208,224)	\$ 77,199	\$ 285,422	20%	\$ (380,142)	\$ (302,943)	\$ 113,504	4%
72 CAPITAL EXPENDITURE	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
73 Website Development	\$ 22,800	\$ 22,800	\$ -	\$ (22,800)	0%	\$ 22,800	\$ 22,800	\$ -	0%
74 Total Capital Expenditure	22,800	22,800	-	(22,800)	0%	22,800	22,800	-	0%
75 OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (439,247)	\$ (231,024)	\$ 77,199	\$ 308,222	20%	\$ (402,942)	\$ (325,743)	\$ 113,504	4%
76 NON OPERATING REVENUES									
78 FSS Forfeiture	\$ -	\$ -	\$ 31,342	\$ 31,342	0%	\$ -	\$ 31,342	\$ 31,342	0%
79 Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
80 TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ 31,342	\$ 31,342	0%	\$ -	\$ 31,342	\$ 31,342	0%
81 NET INCOME (DEFICIT)	\$ (439,247)	\$ (231,024)	\$ 108,541	\$ 339,564	20%	\$ (402,942)	\$ (294,401)	\$ (144,846)	4%

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending December 31, 2023

DESCRIPTION	6					6			
	FY2024 BUDGET	YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
HUD Authorized Units ==>	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
1 Housing Assistance Payments (HAP)									
2 HAP Received from HUD	\$ 870,240	\$ 435,120	\$ 473,340	\$ 38,220	9%	\$ 396,900	\$ 870,240	\$ -	0%
4 Less HAP Paid to Owners	\$ (870,240)	\$ (435,120)	\$ (374,371)	\$ 60,749	-14%	\$ (495,869)	\$ (870,240)	\$ -	0%
6 HAP Surplus (Deficit)	\$ -	\$ -	\$ 98,969	\$ 98,969		\$ (98,969)	\$ -	\$ -	
7 Use of Excess HAP Reserve	\$ -	\$ -	\$ (98,969)	\$ (98,969)		\$ 98,969	\$ -	\$ -	
8 Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
9									
10 OPERATING REVENUE									
11 Administrative Fees (MOD REHAB)	\$ 180,159	\$ 90,080	\$ 89,481	\$ (599)	-1%	\$ 90,678	\$ 180,159	\$ -	0%
13 Administrative fees to other PHA on Port out	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
14 Net Administrative Fees	\$ 180,159	\$ 90,080	\$ 89,481	\$ (599)	-1%	\$ 90,678	\$ 180,159	\$ -	0%
18 Miscellaneous Income	\$ -	\$ -	\$ 1,324	\$ 1,324	100%	\$ -	\$ 1,324	\$ 1,324	100%
19 TOTAL OPERATING REVENUE	\$ 180,159	\$ 90,080	\$ 90,805	\$ 725	1%	\$ 90,678	\$ 181,483	\$ 1,324	1%
20 OPERATING EXPENSES									
21 ADMINISTRATION									
22 Salaries	\$ 70,789	\$ 35,394.50	\$ 32,516	\$ (2,879)	-8%	\$ 37,346	\$ 69,862	\$ (927)	-1%
23 Employee Benefits	\$ 53,750	\$ 26,875.00	\$ 20,234	\$ (6,641)	-25%	\$ 34,232	\$ 54,465	\$ 715	1%
24 Legal Expense - Outside Counsel	\$ 2,752	\$ 1,376.00	\$ 930	\$ (446)	-32%	\$ 1,605	\$ 2,535	\$ (217)	-8%
25 Staff Training	\$ 1,143	\$ 571.50	\$ 443	\$ (129)	-23%	\$ 700	\$ 1,143	\$ (0)	0%
26 Travel/Transportation	\$ 312	\$ 156.00	\$ 149	\$ (7)	-5%	\$ 163	\$ 312	\$ -	0%
27 Office Rent	\$ 7,846	\$ 3,923.00	\$ 3,405	\$ (518)	-13%	\$ 4,441	\$ 7,846	\$ -	0%
28 Audit Fees	\$ 1,185	\$ 592.50	\$ -	\$ (593)	-100%	\$ 1,185	\$ 1,185	\$ -	0%
29 Publications & Subscriptions	\$ 383	\$ 191.50	\$ 249	\$ 57	30%	\$ 134	\$ 383	\$ -	0%
30 Memberships & Dues	\$ 844	\$ 422.00	\$ 502	\$ 80	19%	\$ 342	\$ 844	\$ -	0%
31 Telephone	\$ 416	\$ 208.00	\$ 167	\$ (41)	-20%	\$ 249	\$ 416	\$ -	0%
32 Office Supplies	\$ 832	\$ 416.00	\$ 218	\$ (198)	-48%	\$ 614	\$ 832	\$ -	0%
33 Postage	\$ 1,318	\$ 659.00	\$ 409	\$ (250)	-38%	\$ 909	\$ 1,318	\$ -	0%
34 Printing & Reproduction	\$ 605	\$ 302.50	\$ 168	\$ (134)	-44%	\$ 437	\$ 605	\$ -	0%
35 Equipment maintenance	\$ 78	\$ 39.00	\$ -	\$ (39)	-100%	\$ 78	\$ 78	\$ -	0%
36 Equipment Lease	\$ 893	\$ 446.50	\$ 196	\$ (250)	-56%	\$ 697	\$ 893	\$ -	0%
37 Advertising	\$ 180	\$ 90.00	\$ 76	\$ (14)	-16%	\$ 104	\$ 180	\$ -	0%
38 Messenger/delivery service	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39 Consultants - General Consultants	\$ 17,110	\$ 8,555.00	\$ 8,748	\$ 193	2%	\$ 8,362	\$ 17,110	\$ -	0%
40 Computer Services Maintenance Fee	\$ 4,307	\$ 2,153.50	\$ -	\$ (2,154)	0%	\$ 4,307	\$ 4,307	\$ -	0%
41 Software Maintenance	\$ 2,353	\$ 1,176.50	\$ 1,889	\$ 712	61%	\$ 464	\$ 2,353	\$ -	0%
42 Inspection	\$ 6,114	\$ 3,057.00	\$ 2,673	\$ (384)	-13%	\$ 3,441	\$ 6,114	\$ -	0%
43 Other Sundry Items	\$ 794	\$ 397.00	\$ 204	\$ (193)	-49%	\$ 590	\$ 794	\$ -	0%
45 Total Administrative Expenses	\$ 174,004	\$ 87,002	\$ 73,173	\$ (13,829)	-16%	\$ 100,402	\$ 173,575	\$ (429)	0%
57 ORDINARY MAINTENANCE									
58 Facilities maintenance	\$ 240	\$ 120	\$ 56	\$ (64)	-54%	\$ 184	\$ 240	\$ -	0%
59 Total Ordinary Maintenance	\$ 240	\$ 120	\$ 56	\$ (64)	-54%	\$ 184	\$ 240	\$ -	0%
65 GENERAL EXPENSE									
66 Insurance	\$ 3,084	\$ 1,542	\$ 2,976	\$ 1,434	93%	\$ -	\$ 2,976	\$ (108)	-4%
67 Other General Expenses	\$ 817	\$ 409	\$ 66	\$ (342)	-84%	\$ 751	\$ 817	\$ -	0%
77 Depreciation	\$ 1,747	\$ 874	\$ -	\$ (874)		\$ 1,747	\$ 1,747	\$ -	
68 Total General Expenses	\$ 5,648	\$ 2,824	\$ 3,042	\$ 218	8%	\$ 2,498	\$ 5,540	\$ (108)	-2%
69 OPERATING TRANSFER IN/OUT									
70 TOTAL OPERATING EXPENSES	\$ 179,892	\$ 89,946.00	\$ 76,270.27	\$ (13,675.73)	-15%	\$ 103,085	\$ 179,354.80	\$ (537)	0%
71 OPERATING INCOME (DEFICIT)	\$ 267	\$ 134	\$ 14,534	\$ 14,401	16%	\$ (12,407)	\$ 2,128	\$ 1,861	1%
72 CAPITAL EXPENDITURE									
73 Website Development	\$ 1,200	\$ 600	\$ -	\$ (600)		\$ 1,200	\$ 1,200	\$ -	
74 Total Capital Expenditure	\$ 1,200	\$ 600.00	\$ -	\$ (600.00)		\$ -	\$ 1,200.00	\$ -	
75 OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (933)	\$ (467)	\$ 14,534	\$ 15,001	16%	\$ (12,407)	\$ 928	\$ 1,861	1%
76 NON OPERATING REVENUES									
78 FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
79 Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
80 TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
81 NET INCOME (DEFICIT)	\$ (933)	\$ (467)	\$ 14,534	\$ 15,001	16%	\$ (12,407)	\$ 928	\$ 1,861	1%

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending December 31, 2023

DESCRIPTION	6						6			
	FY2024 BUDGET	YEAR - TO - DATE				FY2024 ESTIMATED TOTAL				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
HUD Authorized Units ==>	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
Housing Assistance Payments (HAP)										
HAP Received from HUD	\$ 2,530,816	\$ 1,265,408	\$ 860,838	\$ (404,570)	0%	\$ 1,669,978	\$ 2,530,816	\$ -	0%	
Less HAP Paid to Owners	\$ (1,937,549)	\$ (968,775)	\$ (923,784)	\$ 44,991	0%	\$ (1,060,482)	\$ (1,984,266)	\$ 46,717	0%	
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
HAP Surplus (Deficit)	\$ 593,267	\$ 296,634	\$ (62,946)	\$ (359,580)		\$ 609,496	\$ 546,550	\$ 46,717		
Use of Excess HAP Reserve										
Net HAP Surplus (Deficit)	\$ 593,267	\$ 296,634	\$ (62,946)	\$ (359,580)		\$ 609,496	\$ 546,550	\$ (46,717)		
OPERATING REVENUE										
Administrative Fees	\$ 155,997	\$ 77,999	\$ 63,656	\$ (14,343)	0%	\$ 80,944	\$ 144,600	\$ (11,397)	0%	
Administrative fees to other PHA on Port out	\$ (12,033)	\$ (6,017)	\$ (4,606)	\$ 1,410		\$ (4,866)	\$ (9,472)	\$ 2,561	0%	
Net Administrative Fees	143,964	71,982	59,050	(12,932)	0%	76,078	135,127	(8,837)	0%	
Service Fee	\$ -	\$ -	\$ 2,823	\$ 2,823	0%	\$ -	\$ 2,823	\$ 2,823	0%	
Miscellaneous Income	\$ -	\$ -	\$ 1,056	\$ 1,056		\$ -	\$ 1,056	\$ 1,056	0%	
TOTAL OPERATING REVENUE	\$ 143,964	\$ 71,982	\$ 62,929	\$ (9,053)	0%	\$ 76,078	\$ 139,006	\$ (4,958)	0%	
OPERATING EXPENSES										
ADMINISTRATION										
Salaries	\$ 41,548	\$ 20,774.00	\$ 19,771	\$ (1,003)	0%	\$ 21,385	\$ 41,156	\$ (392)	0%	
Employee Benefits	\$ 33,088	\$ 16,544.00	\$ 14,656	\$ (1,888)	-11%	\$ 19,583	\$ 34,239	\$ 1,151	3%	
Legal Expense - Outside Counsel	\$ 2,752	\$ 1,376.00	\$ 1,036	\$ (340)	-25%	\$ 1,605	\$ 2,641	\$ (111)	-4%	
Staff Training	\$ 1,091	\$ 545.50	\$ 531	\$ (14)	-3%	\$ 560	\$ 1,091	\$ 0	0%	
Travel/Transportation	\$ 374	\$ 187.00	\$ 168	\$ (19)	-10%	\$ 206	\$ 374	\$ -	0%	
Office Rent	\$ 8,059	\$ 4,029.50	\$ 4,086	\$ 56	1%	\$ 3,973	\$ 8,059	\$ -	0%	
Audit Fees	\$ 1,422	\$ 711.00	\$ -	\$ (711)	-100%	\$ 1,422	\$ 1,422	\$ -	0%	
Publications & Subscriptions	\$ 459	\$ 229.50	\$ 298	\$ 69	30%	\$ 161	\$ 459	\$ -	0%	
Memberships & Dues	\$ 1,013	\$ 506.50	\$ 602	\$ 95	19%	\$ 411	\$ 1,013	\$ -	0%	
Telephone	\$ 416	\$ 208.00	\$ 200	\$ (8)	-4%	\$ 216	\$ 416	\$ -	0%	
Office Supplies	\$ 832	\$ 416.00	\$ 250	\$ (166)	-40%	\$ 582	\$ 832	\$ -	0%	
Postage	\$ 1,318	\$ 659.00	\$ 491	\$ (168)	-26%	\$ 827	\$ 1,318	\$ -	0%	
Printing & Reproduction	\$ 605	\$ 302.50	\$ 202	\$ (101)	-33%	\$ 403	\$ 605	\$ -	0%	
Equipment maintenance	\$ 78	\$ 39.00	\$ -	\$ (39)	-100%	\$ 78	\$ 78	\$ -	0%	
Equipment Lease	\$ 893	\$ 446.50	\$ 235	\$ (211)	-47%	\$ 658	\$ 893	\$ -	0%	
Advertising	\$ 180	\$ 90.00	\$ 91	\$ 1	1%	\$ 89	\$ 180	\$ -	0%	
Consultants - General Consultants	\$ 14,310	\$ 7,155.00	\$ 10,509	\$ 3,354	47%	\$ 3,801	\$ 14,310	\$ -	0%	
Computer Services Maintenance Fee	\$ 3,827	\$ 1,913.50	\$ -	\$ (1,914)	0%	\$ 3,827	\$ 3,827	\$ -	0%	
Software Maintenance	\$ 2,353	\$ 1,176.50	\$ 2,267	\$ 1,090	93%	\$ 86	\$ 2,353	\$ -	0%	
Inspection	\$ 8,072	\$ 4,036.00	\$ 3,208	\$ (828)	-21%	\$ 4,864	\$ 8,072	\$ -	0%	
Other Sundry Items	\$ 794	\$ 397.00	\$ 246	\$ (151)	-38%	\$ 548	\$ 794	\$ -	0%	
Total Administrative Expenses	\$ 123,484	\$ 61,742	\$ 58,847	\$ (2,895)	0%	\$ 65,286	\$ 124,132	\$ 648	0%	
TENANT SERVICES										
Tenant Services	\$ -	\$ -	\$ 2,823	\$ 2,823		\$ -	\$ 2,823	\$ 2,823		
Total Tenant Services	-	-	2,823	2,823		-	2,823	2,823		
ORDINARY MAINTENANCE										
Facilities maintenance	\$ 240	\$ 120	\$ 53	\$ (67)	-56%	\$ 187.18	\$ 240	\$ -	0%	
Total Ordinary Maintenance	240	120	53	(67)	-56%	187	240	\$ -	0%	
GENERAL EXPENSE										
Insurance	\$ 3,701	\$ 1,851	\$ 3,580	\$ 1,729	93%	\$ 121	\$ 3,701	\$ -	0%	
Other General Expenses	\$ 817	\$ 409	\$ 70	\$ (339)	-83%	\$ 747	\$ 817	\$ -	0%	
Depreciation	\$ 938	\$ 469	\$ -	\$ (469)		\$ 938	\$ 938	\$ -	0%	
Total General Expenses	5,456	2,728	3,649	\$ 921	34%	1,807	5,456	\$ -	0%	
TOTAL OPERATING EXPENSES	129,180	64,590.00	65,371.76	781.76	1%	67,279	132,651	3,471	3%	
OPERATING INCOME (DEFICIT)	\$ 14,784	\$ 7,392	\$ (2,443)	\$ (9,835)	-1%	\$ 8,798	\$ 6,355	\$ (8,429)	-3%	
CAPITAL EXPENDITURE										
Website Development	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Total Capital Expenditure	-	-	-	-		-	-	-		
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 14,784	\$ 7,392	\$ (2,443)	\$ (9,835)	-1%	\$ 8,798	\$ 6,355	\$ (8,429)	-3%	
NON OPERATING REVENUES										
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%	
TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
NET INCOME (DEFICIT)	\$ 14,784	\$ 7,392	\$ (2,443)	\$ (9,835)	-1%	\$ 8,798	\$ 6,355	\$ (8,429)	-3%	

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending December 31, 2023

DESCRIPTION	6					6			
	FY2024 BUDGET	YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
HUD Authorized Units ==>	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
Housing Assistance Payments (HAP)									
HAP Received from HUD	\$ 1,365,032	\$ 682,516	\$ 544,100	\$ (138,416)	0%	\$ 820,932	\$ 1,365,032	\$ -	0%
Less HAP Paid to Owners	\$ (1,018,552)	\$ (509,276)	\$ (549,664)	\$ (40,388)	0%	\$ (618,578)	\$ (1,168,242)	\$ 149,690	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
HAP Surplus (Deficit)	\$ 346,480	\$ 173,240	\$ (5,564)	\$ (178,804)		\$ 202,354	\$ 196,790	\$ 149,690	
Use of Excess HAP Reserve	\$ (346,480)	\$ (173,240)	\$ 5,564	\$ 178,804		\$ (202,354)	\$ (196,790)	\$ 149,690	
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
OPERATING REVENUE									
Administrative Fees	\$ 69,860	\$ 34,930	\$ 41,226	\$ 6,296	0%	\$ 35,414	\$ 76,640	\$ 6,780	0%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ 1,805	\$ 1,805		\$ -	\$ 1,805	\$ 1,805	
Administrative fees to other PHA on Port out	\$ (12,033)	\$ (6,017)	\$ (2,859)	\$ 3,157		\$ (9,174)	\$ (12,033)	\$ -	
Net Administrative Fees	57,827	28,914	40,172	11,258	0%	26,241	66,413	6,780	0%
Preliminary Fee	\$ -	\$ -	\$ 600	\$ 600	0%	\$ -	\$ 600	\$ 600	0%
Service Fee	\$ -	\$ -	\$ 7,000	\$ 7,000	0%	\$ -	\$ 7,000	\$ 7,000	0%
Miscellaneous Income	\$ -	\$ -	\$ 265	\$ 265		\$ -	\$ 265	\$ 265	
TOTAL OPERATING REVENUE	\$ 57,827	\$ 28,914	\$ 48,036	\$ 19,123	0%	\$ 26,241	\$ 74,277	\$ 14,645	0%
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 12,451	\$ 6,225.50	\$ 5,703	\$ (522)	0%	\$ 6,454	\$ 12,157	\$ (294)	0%
Employee Benefits	\$ 9,712	\$ 4,856.00	\$ 5,356	\$ 500	0%	\$ 5,870	\$ 11,226	\$ 1,514	0%
Legal Expense - Outside Counsel	\$ 1,376	\$ 688.00	\$ 372	\$ (316)	0%	\$ 803	\$ 1,175	\$ (201)	0%
Staff Training	\$ 144	\$ 72.00	\$ 177	\$ 105	146%	\$ (33)	\$ 144	\$ -	0%
Travel/Transportation	\$ 125	\$ 62.50	\$ 56	\$ (7)	-11%	\$ 69	\$ 125	\$ -	0%
Office Rent	\$ 3,448	\$ 1,724.00	\$ 1,375	\$ (349)	-20%	\$ 2,073	\$ 3,448	\$ -	0%
Audit Fees	\$ 474	\$ 237.00	\$ -	\$ (237)	-100%	\$ 474	\$ 474	\$ -	0%
Publications & Subscriptions	\$ 153	\$ 76.50	\$ 99	\$ 23	30%	\$ 54	\$ 153	\$ -	0%
Memberships & Dues	\$ 338	\$ 169.00	\$ 201	\$ 32	19%	\$ 137	\$ 338	\$ -	0%
Telephone	\$ 208	\$ 104.00	\$ 67	\$ (37)	-36%	\$ 141	\$ 208	\$ -	0%
Office Supplies	\$ 416	\$ 208.00	\$ 98	\$ (110)	-53%	\$ 318	\$ 416	\$ -	0%
Postage	\$ 659	\$ 329.50	\$ 164	\$ (166)	-50%	\$ 495	\$ 659	\$ -	0%
Printing & Reproduction	\$ 302	\$ 151.00	\$ 67	\$ (84)	-55%	\$ 235	\$ 302	\$ -	0%
Equipment maintenance	\$ 39	\$ 19.50	\$ -	\$ (20)	-100%	\$ 39	\$ 39	\$ -	0%
Equipment Lease	\$ 446	\$ 223.00	\$ 65	\$ (158)	-71%	\$ 381	\$ 446	\$ -	0%
Advertising	\$ 90	\$ 45.00	\$ 30	\$ (15)	-33%	\$ 60	\$ 90	\$ -	0%
Consultants - General Consultants	\$ 7,905	\$ 3,952.50	\$ 3,497	\$ (456)	-12%	\$ 4,408	\$ 7,905	\$ -	0%
Computer Services Maintenance Fee	\$ 2,633	\$ 1,316.50	\$ -	\$ (1,317)	0%	\$ 2,633	\$ 2,633	\$ -	0%
Software Maintenance	\$ 1,176	\$ 588.00	\$ 756	\$ 168	28%	\$ 420	\$ 1,176	\$ -	0%
Inspection	\$ 4,451	\$ 2,225.50	\$ 1,069	\$ (1,156)	-52%	\$ 3,382	\$ 4,451	\$ -	0%
Other Sundry Items	\$ 397	\$ 198.50	\$ 82	\$ (117)	-59%	\$ 315	\$ 397	\$ -	0%
Total Administrative Expenses	\$ 46,943	\$ 23,472	\$ 19,234	\$ (4,238)	0%	\$ 28,728	\$ 47,961	\$ 1,018	0%
TENANT SERVICES									
Tenant Services	\$ -	\$ -	\$ 7,000	\$ 7,000		\$ -	\$ 7,000	\$ 7,000	0%
Total Tenant Services	\$ -	\$ -	\$ 7,000	\$ 7,000		\$ -	\$ 7,000	\$ 7,000	0%
ORDINARY MAINTENANCE									
Facilities maintenance	\$ 120	\$ 60	\$ 22	\$ (38)	-63%	\$ 120.00	\$ 142	\$ 22	19%
Total Ordinary Maintenance	120	60	22	(38)	-63%	120	142	\$ 22	19%
GENERAL EXPENSE									
Insurance	\$ 1,234	\$ 617	\$ 1,190	\$ 573	93%	\$ -	\$ 1,190	\$ (44)	-4%
Other General Expenses	\$ 410	\$ 205	\$ 26	\$ (179)	-87%	\$ 384	\$ 410	\$ -	0%
Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Total General Expenses	1,644	822	1,217	\$ 395	0%	384	1,600	\$ (44)	0%
TOTAL OPERATING EXPENSES	48,707	24,353.50	27,472.46	3,118.96		29,231	56,704	7,997	0%
OPERATING INCOME (DEFICIT)	\$ 9,120	\$ 4,560	\$ 20,564	\$ 16,004	0%	\$ (2,990)	\$ 17,573	\$ 6,648	0%
CAPITAL EXPENDITURE									
Website Development	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
Total Capital Expenditure	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 9,120	\$ 4,560	\$ 20,564	\$ 16,004	0%	\$ (2,990)	\$ 17,573	\$ 6,648	0%
NON OPERATING REVENUES									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ 9,120	\$ 4,560	\$ 20,564	\$ 16,004	0%	\$ (2,990)	\$ 17,573	\$ 6,648	0%

BHA: BUDGET COMPARISON - LOW INCOME PUBLIC REPORT (LIPH)
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending December 31, 2023

DESCRIPTION	6					6			
	FY2024 BUDGET	YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 BUDGET	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>	(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(g - a)	
NON OPERATING REVENUES									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	
Interest Income on Notes Receivable & Disposition Proceeds	269,191	\$ 134,596	\$ 35,462	\$ (99,133)		\$ 233,729	\$ 35,462	\$ (233,729)	0%
TOTAL NON OPERATING REVENUES	\$ 269,191	\$ 134,596	\$ 35,462	\$ (99,133)	0%	\$ 233,729	\$ 35,462	\$ (233,729)	0%
NET INCOME (DEFICIT)	\$ 269,191	\$ 134,596	\$ 35,462	\$ (99,133)	100%	\$ 233,729	\$ 35,462	\$ (233,729)	0%

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending December 31, 2023

6

6

DESCRIPTION	FY2024 BUDGET	YEAR - TO - DATE				FY2024 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
HUD Authorized Units ==>	FY2024 BUDGET	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 JAN-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
(1)	(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(h) = (g - a)	
OPERATING REVENUE									
Miscellaneous Income	\$ -	\$ -	\$ 10,840	\$ 10,840	100%		\$ 10,840	\$ 10,840	0%
TOTAL OPERATING REVENUE	\$ -	\$ -	\$ 10,840	\$ 10,840	100%	\$ -	\$ 10,840	\$ 10,840	
OPERATING EXPENSES									
TOTAL OPERATING EXPENSES	-	-	-	-	0%	-	-	-	0%
OPERATING INCOME (DEFICIT)	\$ -	\$ -	\$ 10,840	\$ 10,840	#DIV/0!	\$ -	\$ 10,840	\$ 10,840	0%
NON OPERATING REVENUES									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
Interest Income on Notes Receivable & Disposition Proceeds	55,136	27,568	-	(27,568)		55,136	55,136	27,568	0%
TOTAL NON OPERATING REVENUES	\$ 55,136	\$ 27,568	\$ -	\$ (27,568)	0%	\$ 55,136	\$ 55,136	\$ 27,568	0%
NET INCOME (DEFICIT)	\$ 55,136	\$ 27,568	\$ 10,840	\$ (16,728)	#DIV/0!	\$ 55,136	\$ 65,976	\$ 38,408	0%

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
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ACC/Funding Information

ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC Vouchers	1,989	1,989	1,989
Funding Commitments	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Initial BA Funding (Net Offset)	\$30,868,133	\$32,406,959	\$34,719,448
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	\$32,406,959	\$34,719,448
PHA Income	\$0	\$0	
Total Cash-Supported Prior Year-End Reserves	\$4,967,855	\$4,121,956	\$1,809,467
Total Funding			
Total Funding Available	\$36,536,059	\$36,528,914	\$36,528,914

Funding Proportion/Offset Levels

HAP	Year 2 (2024) Rebenchmark	Year 3 (2025) Rebenchmark	Year 2 (2024) % Excess Reserves Offset	Year 3 (2025) % Excess Reserves Offset
	100.3%	100.0%	100.0%	0.0%
Administrative Fees				
	97.0%			
	92.0%			

Program Projection Variables

Success Rate	70%	Annual Turnover Rate	4.2%
Time from Issuance to HAP Effective Date (Current: 2.28 months)			
% leased in 30 days	18%	*Estimated 2024 PHA-Specific Initiation* 0.3%	
% 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%		

EOP Rate as of 12/31/2023 (67 BLD EOPs): 4.35%

HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check

HUD-established CYE HHR	HUD-estimated Restricted Net Position	PHA-Held Cash (VMS)
\$5,212,299	\$125,491	\$1,712,412
HUD-Reconciled RNP v PHA-Reported RNP	HUD v. PHA difference: \$218,255.00 or 0.7% of Eligibility	HUD-estimated RNP--> \$125,491

Administrative Fees Analysis

Admin Fees Earned (PY: \$0)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)
Expense	\$150,05	\$140,05
Expense %	67.2%	65.6%

Leasing and Spending Outcomes: Current and Following Year Projections		
2023	2024	
UML % of ACC (UMA)	77.7%	77.7%
HAP Exp as % of All Funds	88.7%	95.0%
HAP Exp as % of Eligibility only	97.6%	107.1%
End of Year Results		
Projected 12/31 Total HAP Reserves	\$4,121,956	\$1,809,467
HAP Reserves as % of ABA (Start: 15.7%)	13.1%	5.6%
"Excess" Reserves Subject To Offset	\$0	\$0
End of Year 3 Results (2025)		
Projected Total HAP Reserves	\$1,008,819	2.9%
Projected Total HAP Reserves % BA		

Based on the most recent official (end of fiscal year) UNP CA058 has a projected 2023 Calendar Year-End (CYE) UNP of \$327,1541 (or -9% of CY 2023 Earned Admin Fees) and a 2024 CYE UNP of \$627,127 (or 23.6% of CY 2024 Earned Admin Fees).

CA058 HCV Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMILs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMILs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date UMIL %	Year-to-Date ABA Expended %	Monthly UMIL %	Monthly ABA Expended %
Jan-23	1,989	1,574	\$2,592,249					1,574	\$2,592,249	\$1,647		79.1%	93.7%	79.1%	93.7%
Feb-23	1,989	1,564	\$2,661,213				-5.4	1,564	\$2,661,213	\$1,714		78.9%	95.3%	78.6%	96.9%
Mar-23	1,989	1,563	\$2,734,838				-5.4	1,563	\$2,734,838	\$1,790		78.8%	96.5%	78.6%	96.9%
Apr-23	1,989	1,560	\$2,616,292				-5.4	1,560	\$2,616,292	\$1,677		78.7%	96.0%	78.4%	94.6%
May-23	1,989	1,542	\$2,654,488	1			-5.4	1,542	\$2,654,488	\$1,721		78.5%	96.0%	77.5%	96.0%
Jun-23	1,989	1,542	\$2,690,416				-5.4	1,533	\$2,690,416	\$1,745		78.3%	96.2%	77.5%	97.3%
Jul-23	1,989	1,533	\$2,674,146				-5.4	1,533	\$2,674,146	\$1,758		78.0%	96.4%	77.1%	97.6%
Aug-23	1,989	1,534	\$2,701,381	1			-5.4	1,534	\$2,701,381	\$1,755		77.8%	96.6%	77.1%	97.5%
Sep-23	1,989	1,531	\$2,685,511				-5.4	1,531	\$2,685,511	\$1,754		77.8%	96.6%	77.0%	97.1%
Oct-23	1,989	1,524	\$2,712,548	2			-5.5	1,524	\$2,712,548	\$1,780		77.7%	96.7%	76.6%	98.1%
Nov-23	1,989	1,531	\$2,668,213	9			-5.5	1,531	\$2,668,213	\$1,932		77.7%	97.3%	77.0%	97.3%
Dec-23	23,868	18,937	\$32,306,054	176	0	0	-64.8	18,937	\$32,413,103	\$1,749		77.7%	97.6%	77.0%	103.5%
Jan-24	1,989	1,989		6	1	3	-5.4	1,930	\$2,663,613	\$1,872		76.9%	106.0%	76.9%	106.0%
Feb-24	1,989	1,989		10	1	4	-5.4	1,929	\$2,863,198	\$1,872		76.9%	106.0%	76.9%	106.0%
Mar-24	1,989	1,989		10	1	5	-5.4	1,931	\$2,865,536	\$1,872		76.9%	106.1%	77.0%	106.1%
Apr-24	1,989	1,989		10	1	6	-5.4	1,932	\$2,868,835	\$1,872		76.9%	106.1%	77.0%	106.2%
May-24	1,989	1,989		10	1	7	-5.4	1,935	\$2,873,958	\$1,872		77.0%	106.2%	77.2%	106.4%
Jun-24	1,989	1,989		10	1	7	-5.4	1,938	\$2,879,273	\$1,872		77.1%	106.2%	77.3%	106.6%
Jul-24	1,989	1,989		20	1	7	-5.4	1,941	\$2,884,568	\$1,872		77.1%	106.3%	77.3%	106.8%
Aug-24	1,989	1,989		20	1	8	-5.4	1,945	\$2,892,205	\$1,872		77.2%	106.3%	77.5%	107.1%
Sep-24	1,989	1,989		20	1	11	-5.4	1,952	\$2,905,056	\$1,872		77.3%	106.5%	78.0%	107.6%
Oct-24	1,989	1,989		20	1	14	-5.4	1,961	\$2,922,842	\$1,872		77.4%	106.9%	78.5%	108.2%
Nov-24	1,989	1,989		20	1	14	-5.5	1,971	\$2,941,090	\$1,872		77.5%	107.1%	79.0%	108.9%
Dec-24	1,989	1,989		20	1	14	-5.5	1,981	\$2,959,274	\$1,872		77.7%	107.1%	79.5%	109.9%
Total	23,868	0	\$0	176	15	100	-64.8	18,936	\$34,719,448	\$1,872		77.7%	107.1%	79.5%	109.9%

Graphs

SPVs: Additional SPV leasing should focus on the 9 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 \$2,573,837 compares to VMS RNP plus UNP of \$-171,120. PVAs: Currently, the PHA reports 347 leased PVAs, for a leased PV rate of 93%. Additional leasing should focus on the 28 unleased PVAs, for which the PHA is making vacancy payments on 4. Finally, the PHA reports 17 PVAs 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)

See MTW Non-HAP HAP Tab!

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
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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	\$1,760,972	\$2,206,066

Funding Proration/Offset Levels	
HAP	
Year 2 (2024) Benchmark	100.3%
Year 3 (2025) Benchmark	100.0%

Program Projection Variables		
Success Rate	70%	Annual Turnover Rate
		2.7%

EOP Rate as of 12/31/2023 (3 EOPs): 2.70%

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%

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Administrative Fees	
Year 1 (2023)	90.0%
Year 2 (2024)	80.0%

Leasing and Spending Outcomes: Current and Following Year Projections		
2023	2024	
UML % of ACC (UMA)	70.0%	83.5%
HAP Exp as % All Funds	59.0%	74.0%
HAP Exp as % of Eligibility only	73.3%	125.3%
End of Year Results		
Projected 12/31 Total HAP Reserves	\$1,218,259	\$773,165
HAP Reserves as % of ABA (Start: 24.2%)	50.9%	43.9%

Set Aside Funding	\$0		
New ACC Units Funding	\$669,103	\$0	\$0
Total ABA Funding Provided	\$2,395,238	\$1,760,972	\$2,206,066
PHA Income	\$0	\$0	
Total Cash-Supported Prior Year-End Reserves	\$578,510	\$1,218,259	\$773,165
Total Funding			
Total Funding Available	\$2,973,748	\$2,979,231	\$2,979,231

HUD-Held Reconciliation - 12/31/2022 Cash Sufficiency Check			
HUD-established CYE HHR	\$576,995	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	\$601,310		Lower of H17/117
HUD-Reconciled RNP v PHA-Reported RNP			
Field Did Not Yet Exist		<---EOY VMS RNP EOY PHA-Reported RNP-->	\$1,615

Comments	

CA058 MS Leasing and Spending Projection - The Goods

2023	UMAs	Actual UMAs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMAs: 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	\$156,961				-0.2	83	\$156,961	\$1,650		68.6%	68.6%	68.6%	68.6%
Feb-23	121	83	\$129,018				-0.2	83	\$129,018	\$1,554		68.6%	66.6%	68.6%	64.6%
Mar-23	121	83	\$140,261				-0.2	83	\$140,261	\$1,690		68.5%	67.8%	68.6%	70.3%
Apr-23	121	82	\$137,609				-0.2	82	\$137,609	\$1,678		68.4%	68.1%	67.8%	68.9%
May-23	121	82	\$147,397	8			-0.2	82	\$147,397	\$1,798		68.3%	69.3%	67.8%	79.8%
Jun-23	121	82	\$140,459	3			-0.2	82	\$140,459	\$1,713		68.2%	69.4%	67.8%	70.4%
Jul-23	121	84	\$136,367	10			-0.2	84	\$136,367	\$1,623		68.4%	69.3%	69.4%	68.3%
Aug-23	121	85	\$149,216	4			-0.2	85	\$149,216	\$1,755		68.5%	70.6%	70.2%	74.8%
Sep-23	121	85	\$151,085				-0.2	85	\$151,085	\$1,777		68.5%	70.6%	70.2%	75.7%
Oct-23	121	85	\$146,485				-0.2	85	\$146,485	\$1,723		68.9%	70.9%	70.2%	73.4%
Nov-23	121	90	\$171,481				-0.2	90	\$171,481	\$1,905		69.4%	72.2%	74.1%	83.9%
Dec-23	121	93	\$169,190				-0.2	93	\$169,190	\$1,819		70.0%	73.3%	74.9%	84.8%
Total	1,452	1,017	\$1,255,459	27	0	0	0.0	1,017	\$1,735,459	\$1,726		70.0%	73.3%	73.3%	84.8%
2024															
Jan-24	121			6		1	-0.2	93	\$159,828	\$1,819		77.1%	115.7%	77.1%	115.7%
Feb-24	121			2		1	-0.2	94	\$171,788	\$1,819		77.6%	116.4%	78.0%	117.1%
Mar-24	121			2		2	-0.2	96	\$175,018	\$1,819		78.2%	117.4%	79.5%	119.3%
Apr-24	121			2		2	-0.2	98	\$179,005	\$1,819		79.0%	118.5%	81.3%	122.0%
May-24	121			2		2	-0.2	100	\$181,352	\$1,819		79.7%	119.5%	82.4%	123.6%
Jun-24	121			2		1	-0.2	101	\$183,491	\$1,819		80.3%	120.4%	83.4%	125.0%
Jul-24	121			2		1	-0.2	102	\$185,624	\$1,819		80.9%	121.3%	84.3%	126.5%
Aug-24	121			2		1	-0.2	103	\$187,753	\$1,819		81.4%	122.1%	85.3%	127.9%
Sep-24	121			2		1	-0.2	104	\$189,877	\$1,819		82.0%	122.9%	86.3%	129.4%
Oct-24	121			2		1	-0.2	106	\$191,997	\$1,819		82.5%	123.7%	87.2%	130.8%
Nov-24	121			2		1	-0.2	107	\$194,111	\$1,819		83.0%	124.5%	88.2%	132.3%
Dec-24	121			2		1	-0.2	108	\$196,221	\$1,819		83.5%	125.3%	89.1%	133.7%
Total	1,452	0	\$0	28	0	18	-2.7	1,213	\$2,206,065	\$1,819		83.5%	125.3%	89.1%	133.7%

PHA Name: City of Berkeley Housing Authority | PHA Number: CA058

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

EHV ACC and Funding Information

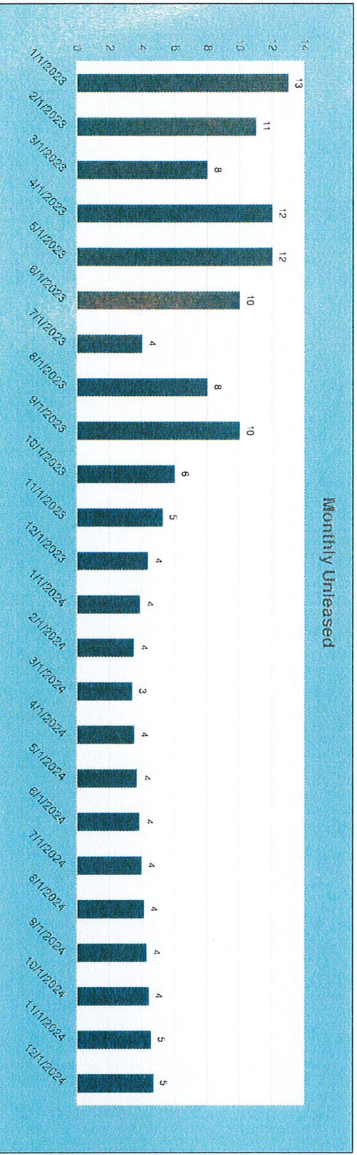
ACC	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Beginning ACC # Vouchers	51	51	51
Funding Components	Current Year (2023)	Year 2 (2024)	Year 3 (2025)
Budget Authority	\$490,467	\$1,020,520	#DIV/0!
12/31 RNP	-\$55,115	\$355,576	#DIV/0!
12/31 HHR	\$915,912		
Total BA	\$1,376,096	\$1,376,096	#DIV/0!

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, it costs are exceeding budget authority, you will need to contact for you FMC FA to request more budget authority.

Reserve Adjustment due to PY WMS Changes:

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Data Upload



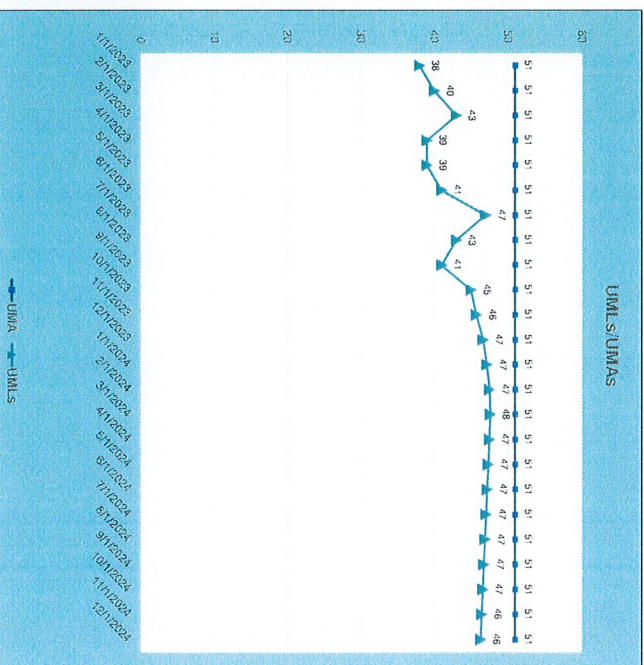
EHV Program Projection Variables		
Success Rate	61%	Annual Turnover Rate
		3.8%

EOP Rate as of 7/31/2023 (58 TB-PB EOPs): 4.09%

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%

EHV Leasing Outcome: Current and Following Year Projections		
2023	83.1%	2024
2024	92.2%	

EHV Leasing Outcome: Current and Following Year Projections	
Annual UML/UMA	88.9%



2023	UMAs	Actual UMAs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New/Leasing from Issued Vouchers	Estimated Attrition	UMAs: 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	\$78,735			0	-0.1	43	\$78,735	\$1,892		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%	80.4%
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%	83.1%
Total	612	416	\$1,020,520	13	0	6	-1.6	508	\$1,020,520	#DIV/0!		83.1%	91.4%
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%	92.8%
Mar-24	51					0	-0.1	48	#DIV/0!	#DIV/0!		93.0%	93.1%
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%	91.8%
Oct-24	51					0	-0.1	46	#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	584	#DIV/0!	#DIV/0!		92.2%	90.8%