

BERKELEY HOUSING AUTHORITY
Projected Revenue and Expenses
For Fiscal Years 2025-2034
(All Programs: HCV, Mod Rehab, Mainstream & EHV)

ATTACHMENT 2

	DESCRIPTION	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total	Grand Total
		PROPOSED BUDGET FY2025	PROJECTED BUDGET FY2026	PROJECTED BUDGET FY2027	PROJECTED BUDGET FY2028	PROJECTED BUDGET FY2029	PROJECTED BUDGET FY2030	PROJECTED BUDGET FY2031	PROJECTED BUDGET FY2032	PROJECTED BUDGET FY2033	PROJECTED BUDGET FY2034
		FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	FY 8	FY 9	FY 10
	ASSUMPTIONS:										
a	2024 Admin Fee rates increasing at the rate of 3% annually	FY2024 rates	3% increase								
b	HUD Pro-ration on Admin Fees	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
c	Utilization (HCV) -	79%	80%	81%	82%	83%	84%	85%	86%	87%	88%
d	UML (HCV+Mainstream+EHV+Mod Rehab)	1,818	1,838	1,859	1,880	1,900	1,921	1,941	1,962	1,983	2,003
e	FTE	13	13	13	13	13	13	13	13	13	13
f	Average Caseload/Case worker	573	580	587	594	601	608	614	621	628	635
g	Average Per Unit Cost increasing 5% annually (HCV)	\$ 1,826	\$ 1,917	\$ 2,013	\$ 2,114	\$ 2,220	\$ 2,330	\$ 2,447	\$ 2,569	\$ 2,698	\$ 2,833
h	Annual increase in operating expenses except for rent (3%)	Prop FY2025 Budget	3%	3%	3%	3%	3%	3%	3%	3%	3%
i	COLA Adjustment	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
1	HOUSING ASSISTANCE PAYMENTS (HAP)										
1.a	HAP Revenue from HUD	\$ 42,547,835	\$ 44,629,770	\$ 46,249,389	\$ 48,813,297	\$ 51,534,587	\$ 54,425,914	\$ 57,494,129	\$ 60,749,772	\$ 64,203,999	\$ 67,868,618
1.b	HAP Expenses to Owners	\$ (38,679,469)	\$ (41,833,845)	\$ (43,538,150)	\$ (46,187,991)	\$ (48,996,308)	\$ (51,972,323)	\$ (55,125,787)	\$ (58,467,003)	\$ (62,006,864)	\$ (65,756,881)
1.c	MTW eligible expenses	\$ (219,407)	\$ (230,377)	\$ (241,896)	\$ (253,991)	\$ (267,026)	\$ (280,677)	\$ (294,931)	\$ (309,867)	\$ (326,299)	\$ (343,319)
1.d	HAP Funding transferred to Operating Revenue	\$ (441,067)	\$ (264,936)	\$ (247,913)	\$ (229,578)	\$ (209,928)	\$ (188,964)	\$ (166,689)	\$ (143,115)	\$ (118,256)	\$ (92,135)
1.e	Estimated excess (shortfall) in HAP revenue	\$ 3,207,892	\$ 2,300,611	\$ 2,221,429	\$ 2,141,737	\$ 2,007,325	\$ 1,927,550	\$ 1,847,723	\$ 1,768,026	\$ 1,688,670	\$ 1,609,883
2	OPERATING REVENUE										
2.a	Administrative Fees	\$ 2,941,783	\$ 3,068,389	\$ 3,194,479	\$ 3,325,376	\$ 3,461,253	\$ 3,602,292	\$ 3,748,681	\$ 3,900,614	\$ 4,058,291	\$ 4,221,920
2.b	Administrative Fee earned for managed incoming ports	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.c	Administrative Fee Paid for managed outgoing ports	\$ (75,894)	\$ (51,349)	\$ (52,889)	\$ (54,476)	\$ (56,110)	\$ (57,794)	\$ (59,527)	\$ (61,313)	\$ (63,153)	\$ (65,047)
2.d	Net Administrative Fee	\$ 2,865,889	\$ 3,017,040	\$ 3,141,590	\$ 3,270,899	\$ 3,405,143	\$ 3,544,499	\$ 3,689,154	\$ 3,839,301	\$ 3,995,138	\$ 4,156,873
2.e	HAP Funding transferred to Operating Revenue	\$ 399,878	\$ 264,936	\$ 247,913	\$ 229,578	\$ 209,928	\$ 188,964	\$ 166,689	\$ 143,115	\$ 118,256	\$ 92,135
2.f	BHA Oversight Fee	\$ 6,922	\$ 7,130	\$ 7,343	\$ 7,564	\$ 7,791	\$ 8,024	\$ 8,265	\$ 8,513	\$ 8,769	\$ 9,032
2.g	Preliminary Fee & Service Fee (Unit Turnover)	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
2.h	Miscellaneous Income	\$ 60,600	\$ 62,418	\$ 64,291	\$ 66,219	\$ 68,206	\$ 70,252	\$ 72,360	\$ 74,530	\$ 76,766	\$ 79,069
2.i	Interest Income on Disposition income	\$ 437,203	\$ 415,343	\$ 394,576	\$ 374,847	\$ 356,105	\$ 338,299	\$ 321,384	\$ 305,315	\$ 290,049	\$ 275,547
2.g	Total Operating Revenue	\$ 3,850,492	\$ 3,846,866	\$ 3,935,712	\$ 4,029,107	\$ 4,127,172	\$ 4,230,039	\$ 4,337,852	\$ 4,450,774	\$ 4,568,978	\$ 4,692,655
	OPERATING EXPENSES										
	ADMINISTRATION										
3.a	Salaries	\$ 1,400,840	\$ 1,442,865	\$ 1,486,151	\$ 1,530,736	\$ 1,576,658	\$ 1,623,957	\$ 1,672,676	\$ 1,722,857	\$ 1,774,542	\$ 1,827,778
3.b	Employee Benefits	\$ 1,069,176	\$ 1,101,251	\$ 1,134,289	\$ 1,168,317	\$ 1,203,367	\$ 1,239,468	\$ 1,276,652	\$ 1,314,952	\$ 1,354,400	\$ 1,395,032
3.c	Sub-total salaries and employee benefits	2,470,016	2,544,116	2,620,440	2,699,053	2,780,025	2,863,426	2,949,328	3,037,808	3,128,942	3,222,811
4	Total Administrative Expenses	\$ 760,601	\$ 781,989	\$ 803,989	\$ 826,620	\$ 849,900	\$ 873,848	\$ 898,484	\$ 923,827	\$ 949,898	\$ 976,718
5	Total Tenant Services	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
6	Total Routine Maintenance	\$ 5,860	\$ 5,977	\$ 6,097	\$ 6,219	\$ 6,343	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003
7	Total General Expenses	\$ 113,147	\$ 90,049	\$ 97,689	\$ 106,093	\$ 115,338	\$ 125,506	\$ 136,692	\$ 148,996	\$ 162,531	\$ 177,419
8	TOTAL OPERATING EXPENSES	\$ 3,429,624.38	\$ 3,502,132	\$ 3,608,215	\$ 3,717,985	\$ 3,831,605	\$ 3,949,250	\$ 4,071,103	\$ 4,197,362	\$ 4,328,237	\$ 4,463,951

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		FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	FY 8	FY 9	FY 10
9	CAPITAL EXPENDITURE										
9.a	Website Development & Laptops	\$ 95,000									
9	TOTAL CAPITAL EXPENDITURE	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	OPERATING SURPLUS (DEFICIT)	\$ 325,867	\$ 344,735	\$ 327,498	\$ 311,123	\$ 295,566	\$ 280,789	\$ 266,749	\$ 253,412	\$ 240,741	\$ 228,704
11	INTEREST INCOME TRANSFERRED TO REST ACCT.										
11.a	Interest Income on Notes Receivable and Dispo Proceeds	\$ (362,878)	\$ (344,735)	\$ (327,498)	\$ (311,123)	\$ (295,567)	\$ (280,788)	\$ (266,749)	\$ (253,412)	\$ (240,741)	\$ (228,704)
11	NET SURPLUS (DEFICIT)	\$ (37,011)	\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ 0	\$ 0
12.a	TRANSFER TO/FROM RESERVE OR DISPOSITION PROCEEDS TO COVER DEFICIT	\$ 59,477									
12	NET SURPLUS (DEFICIT)	\$ 22,466	\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ 0	\$ 0
	PROJECTED OPERATING RESERVE BALANCE ON 07/01/2024	\$ 2,369,624	\$ 2,369,624	\$ 2,369,624	\$ 2,369,624	\$ 2,369,624	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623
12.c	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMENTS	\$ -	\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ 0	\$ 0
	PROJECTED RUNNING DISPO PROCEEDS BALANCE	\$ 2,369,624	\$ 2,369,624	\$ 2,369,624	\$ 2,369,624	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623	\$ 2,369,623	\$ 2,369,624
	DISPOSITION PROCEEDS BALANCE	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000
12.c	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMENTS										
	PROJECTED RUNNING OPERATING RESERVE BALANCE	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000	\$ 1,556,000
	RHCP PROCEEDS (in bank)	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955
12.c	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMENTS										
	PROJECTED RUNNING DISPO PROCEEDS BALANCE	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955	\$ 2,196,955