

**BERKELEY HOUSING AUTHORITY
DETAIL -DRAFT Budget
For Fiscal Year 2025-2026
Section 8 Only**

EXHIBIT A

	DESCRIPTION	Grand Total PROPOSED BUDGET FY2026	HUD PROGRAMS				(RESTRICTED)	(UNREST.)	MODIFIED BUDGET FY2025	Increase (Decrease)	%	AHB
			HCV Program 1,989 Units	Mod. Rehab Program 98 Units	Mainstream 121 Units	EHV 51 Units	Other Federal Programs (Dispo Proceeds)	Other Local Programs				
	HUD Authorized Units ==>	(a) = (b + c + d + e + f)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i) = (a - h)	(j)	
1	HOUSING ASSISTANCE PAYMENTS (HAP)											
1.a	HAP Revenue from HUD (HAP Funding + RNP from 12/31/2024)	\$ 43,463,361	\$ 38,443,081	\$ 1,021,944	\$ 2,865,459	\$ 1,132,877			\$ 42,547,835	\$ 915,526	2%	
1.b	HAP Expenses to Owners	\$ (45,086,361)	\$ (40,725,315)	\$ (1,021,944)	\$ (2,208,111)	\$ (1,130,992)			\$ (38,679,469)	\$ 6,406,891.95	-17%	
1.c	Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)	\$ (1,123,740)						\$ -	\$ (1,123,740)	0%	
1.d	Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)	\$ (276,820)						\$ -	\$ (276,820)		
1.e	MTW eligible expenses	\$ (120,000)	\$ (120,000)						\$ (219,407)	\$ 99,407	-45%	
1.f	Transfer to Operating Revenue	\$ (921,166)	\$ (921,166)						\$ (1,405,065)	\$ 483,899		
1.g	Estimated excess (shortfall) in HAP revenue	\$ (4,064,727)	\$ (4,723,960)	\$ -	\$ 657,348	\$ 1,885	\$ -	\$ -	\$ 2,463,301	\$ (6,528,027)		\$ -
1.h	Unrestricted Net Reserve to be used for HAP		\$ 4,723,960						\$ -	\$ -		
1.i			\$ -									
	UTILIZATION - BUDGET		83%	100%	85%	95%						
2	OPERATING REVENUE											
2.a	Administrative Fees	\$ 3,195,693	\$ 2,749,575	\$ 193,600	\$ 178,469	\$ 74,048			\$ 2,941,783	\$ 253,910	9%	
2.b	Administrative Fee earned for managed incoming ports	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	0%	
2.c	Administrative Fee Paid for managed outgoing ports	\$ (80,830)	\$ (53,003)	\$ -	\$ (13,251)	\$ (14,576)			\$ (75,894)	\$ (4,936)	7%	
2.d	Net Administrative Fee	\$ 3,114,863	\$ 2,696,572	\$ 193,600	\$ 165,219	\$ 59,472			\$ 2,865,889	\$ 248,974	9%	
2.e	Transfer from HAP funding	\$ 921,166	\$ 921,166						\$ 1,405,065	\$ (483,899)		
2.f	BHA Oversight Fee	\$ 7,130	\$ 7,130	\$ -	\$ -	\$ -			\$ 6,922	\$ 208	3%	
2.g	Miscellaneous Income	\$ 86,200	\$ 81,200	\$ 5,000					\$ 80,000	\$ 6,200	8%	
2.h	Interest Income on Disposition Proceeds	\$ 487,203					\$ 404,378	\$ 82,825	\$ 497,803	\$ (10,600)	-2%	\$ -
2	Total Operating Revenue	\$ 4,616,561	\$ 3,706,068	\$ 198,600	\$ 165,219	\$ 59,472	\$ 404,378	\$ 82,825	\$ 4,855,679	\$ (239,118)	-5%	\$ -
	OPERATING EXPENSES											
	ADMINISTRATION											
3.a	Salaries	\$ 1,771,383	\$ 1,491,289	\$ 119,047	\$ 77,619	\$ 31,453		\$ 51,975	\$ 1,447,840	\$ 323,543	22%	
3.b	Employee Benefits	\$ 1,225,087	\$ 1,038,980	\$ 83,410	\$ 55,565	\$ 22,493		\$ 24,639	\$ 1,095,176	\$ 129,911	12%	\$ -
3	Sub-total salaries and employee benefits	\$ 2,996,470	\$ 2,530,269	\$ 202,456	\$ 133,184	\$ 53,945		\$ 76,614	\$ 2,543,016	\$ 453,454	18%	\$ -
4.a	Fee - Legal Expense - Outside Counsel	\$ 50,040	\$ 44,035	\$ 3,503	\$ 1,501	\$ 1,001			\$ 46,680	\$ 3,360	7%	\$ 500,000
4.b	Fee - Audit Fees	\$ 22,000	\$ 19,360	\$ 1,540	\$ 660	\$ 440			\$ 24,700	\$ (2,700)	-11%	
4.c	Fee - Consultants - General Consultants	\$ 217,930	\$ 191,778	\$ 17,204	\$ 4,089	\$ 4,859			\$ 350,630	\$ (132,700)	-38%	\$ 300,000
4.d	Fee - Inspection	\$ 32,701	\$ 28,777	\$ 2,289	\$ 981	\$ 654			\$ 32,706	\$ (5)	0%	
4.e	Office Rent	\$ 186,551	\$ 166,030	\$ 13,534	\$ 2,757	\$ 4,231			\$ 143,087	\$ 43,464	30%	
4.f	Travel/Transportation	\$ 7,200	\$ 6,336	\$ 504	\$ 216	\$ 144			\$ 6,559	\$ 641	10%	
4.g	Staff Training	\$ 71,478	\$ 62,901	\$ 5,003	\$ 2,144	\$ 1,430			\$ 67,119	\$ 4,359	6%	
4.h	Publications & Subscriptions	\$ 10,353	\$ 9,111	\$ 725	\$ 311	\$ 207			\$ 7,293	\$ 3,060	42%	
4.i	Memberships & Dues	\$ 19,661	\$ 17,302	\$ 1,376	\$ 590	\$ 393			\$ 18,861	\$ 800	4%	
4.j	Telephone	\$ 9,300	\$ 8,184	\$ 651	\$ 279	\$ 186			\$ 9,180	\$ 120	1%	
4.k	Office Supplies	\$ 14,400	\$ 12,672	\$ 1,008	\$ 432	\$ 288			\$ 14,400	\$ -	0%	
4.l	Postage	\$ 25,200	\$ 22,176	\$ 1,764	\$ 756	\$ 504			\$ 20,736	\$ 4,464	22%	
4.m	Printing & Reproduction	\$ 10,200	\$ 8,976	\$ 714	\$ 306	\$ 204			\$ 9,600	\$ 600	6%	
4.n	Equipment maintenance	\$ 1,300	\$ 1,144	\$ 91	\$ 39	\$ 26			\$ 1,300	\$ -	0%	
4.o	Equipment Lease	\$ 16,824	\$ 14,805	\$ 1,178	\$ 505	\$ 336			\$ 14,880	\$ 1,944	13%	
4.p	Advertising & Marketing	\$ 25,000	\$ 22,000	\$ 1,750	\$ 750	\$ 500			\$ 5,000	\$ 20,000	400%	
4.q	Computer/Telephone Service	\$ 125,000	\$ 110,000	\$ 8,857	\$ 3,163	\$ 2,980			\$ 151,000	\$ (26,000)	-17%	
4.r	Software Maintenance	\$ 103,071	\$ 90,702	\$ 8,016	\$ 2,291	\$ 2,061			\$ 53,271	\$ 49,800	93%	
4.s	Other Sundry Items	\$ 12,600	\$ 11,088	\$ 882	\$ 378	\$ 252			\$ 12,600	\$ -	0%	
4	Total Administrative Expenses	\$ 960,809	\$ 847,376	\$ 70,589	\$ 22,147	\$ 20,696	\$ -	\$ -	\$ 989,602	\$ (28,793)	-3%	\$ 800,000
5	TENANT/LANDLORD SERVICES											
5.a	Unit Turn-over/Unit Navigation	\$ 30,000	\$ -	\$ -	\$ 30,000				\$ 80,000	\$ (50,000)	-63%	
5	Total Tenant Services	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 80,000	\$ (50,000)	-63%	\$ -

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	DESCRIPTION HUD Authorized Units ==>	Grand Total PROPOSED BUDGET FY2026 (a) = (b + c + d + e + f)	HUD PROGRAMS				(RESTRICTED)	(UNREST.)	MODIFIED BUDGET FY2025 (h)	Increase (Decrease) (i) = (a - h)	%	AHB (j)
			HCV Program 1,989 Units (b)	Mod. Rehab Program 98 Units (c)	Mainstream 121 Units (d)	EHV 51 Units (e)	Other Federal Programs (Dispo Proceeds) (f)	Other Local Programs (g)				
6	ROUTINE MAINTENANCE											
6.a	Facilities maintenance	\$ 5,860	\$ 5,157	\$ 410	\$ 176	\$ 117		\$ 5,860	\$ -	0%		
6	Total Routine Maintenance	\$ 5,860	\$ 5,157	\$ 410	\$ 176	\$ 117	\$ -	\$ 5,860	\$ -	0%	\$ -	
7	GENERAL EXPENSES											
7.a	Insurance	\$ 72,247	\$ 63,816	\$ 5,057	\$ 1,383	\$ 1,990		\$ 69,454	\$ 2,793	4%		
7.b	Other General Expenses	\$ 13,000	\$ 11,440	\$ 910	\$ 390	\$ 260		\$ 13,000	\$ -	0%		
7.c	Depreciation	\$ 30,693	\$ 28,008	\$ 1,747	\$ 938			\$ 30,693	\$ 0	100%		
7	Total General Expenses	\$ 115,940	\$ 103,265	\$ 7,714	\$ 2,711	\$ 2,250	\$ -	\$ 113,147	\$ 2,793	2%	\$ -	
8	TOTAL OPERATING EXPENSES	\$ 4,109,079	\$ 3,486,067	\$ 281,169	\$ 188,219	\$ 77,009		\$ 3,731,625	\$ 377,453	10%	\$ 800,000	
9	CAPITAL EXPENDITURE											
9.a	Website Development	\$ 70,000	\$ 61,600	\$ 4,900	\$ 2,100	\$ 1,400		\$ 70,000	\$ -	0%		
9.b	Computer Replacement	\$ -						\$ 25,000	\$ (25,000)	-100%		
9.c	Relocation/Office Move	\$ 180,000	\$ 158,400	\$ 12,600	\$ 5,400	\$ 3,600		\$ -	\$ 180,000	0%		
9	TOTAL CAPITAL EXPENDITURE	\$ 250,000	\$ 220,000	\$ 17,500	\$ 7,500	\$ 5,000		\$ 95,000	\$ 155,000	163%	\$ -	
10	OPERATING SURPLUS (DEFICIT)	\$ 257,483	\$ 0	\$ (100,069)	\$ (30,500)	\$ (22,537)	\$ 404,378	\$ 1,029,054	\$ (771,571)	-75%	\$ (800,000)	
11	INTEREST INCOME TRANSFERRED TO REST ACCT.											
11.a	Interest Income on Notes Receivable and Dispo Proceeds	\$ (404,378)					\$ (404,378)	\$ (362,878)	\$ (41,500)	11%		
11	NET SURPLUS AND DEFICIT	\$ (146,896)	\$ 0	\$ (100,069)	\$ (30,500)	\$ (22,537)	\$ -	\$ 666,176	\$ (813,072)	-122%	\$ (800,000)	
12	USE OF PROGRAM RESERVES	\$ 153,106	\$ (0)	\$ 100,069	\$ 30,500	\$ 22,537	\$ -	\$ 59,476				
13	NET SURPLUS (DEFICIT)	\$ 6,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,652			\$ (800,000)	
PROJECTED UNRESTRICTED RESERVE BALANCE, 07/01/2025			\$ 5,447,329	\$ 128,452	\$ 30,500	\$ 62,000						
1.b	Unrestricted Net Reserve to be used for HAP		\$ (4,723,960)									
12	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMENT	\$ -	\$ 0	\$ (100,069)	\$ (30,500)	\$ (22,537)						
PROJECTED BALANCE OF UNRESTRICTED RESERVE, 06/30/2026			\$ 723,369	\$ 28,383	\$ (0)	\$ 39,463						

PROJECTED RESTRICTED RESERVE BALANCE, 07/01/2025	\$ 726,551	from TYT
PROJECTED RESTRICTED RESERVE BALANCE, 06/30/2026	\$ 695,241	from TYT

Projected impact of initial restore-rebuild rents on Unrestricted Reserves:		With Restore-Rebuild Rents	Without Restore-Rebuild Rents
1	HOUSING ASSISTANCE PAYMENTS (HAP)		
1.a	HAP Revenue from HUD (HAP Funding + RNP from 12/31/2024)	\$ 38,443,081	\$ 38,443,081
1.b	HAP Expenses to Owners	\$ (40,725,315)	\$ (40,725,315)
1.e	Augment Initial Restore-Rebuild Rents for 50 Permanent supportive housing	\$ (1,123,740)	
	Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)	
1.e	MTW eligible expenses	\$ (120,000)	\$ (120,000)
1.f	Transfer to Operating Revenue	\$ (921,166)	\$ (921,166)
1.g	Estimated excess (shortfall) in HAP revenue	(4,723,960)	(3,323,400)
1.h	Unrestricted Net Reserve to be used for HAP	\$ (4,723,960)	\$ (3,323,400)
PROJECTED UNRESTRICTED RESERVE BALANCE, 07/01/2025		\$ 5,447,329	\$ 5,447,329
PROJECTED BALANCE OF UNRESTRICTED RESERVE, 06/30/2026		\$ 723,369	\$ 2,123,929

Notes:
The total estimated legal and consultant fees for the BART project is around \$800,000 up to projected completion date of 2028. The total legal and consultant fees will be reimbursed by the Developer to AHB upon completion of the project, 1 however, should the project fail to close, only 75% of the expenses will be reimbursed to AHB and AHB shall bear the remaining 25% (approx. \$250K)

**BERKELEY HOUSING AUTHORITY
SALARY AND EMPLOYEE BENEFITS
FY2025-2026**

ACCT #	FTE	TOTAL	ED	DOO	FM	MA	HCV Mgr	ACCT	HS (Vac)	HS (LD)	HS (AM)	EA	OAll -Acctg	OAll -Insp	OAI	Inspector	HS (Vac)
	15		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Annual Salary	\$ 1,771,383	\$ 247,500	\$ 150,000	\$ 154,637	\$ 140,456	\$ 136,187	\$ 110,916	\$ 109,424	\$ 109,424	\$ 109,424	\$ 88,717	\$ 82,751	\$ 82,751	\$ 71,892	\$ 87,278	\$ 90,024
454011	PERS Misc ER Cont	\$ 207,876	\$ 15,390.14	\$ 12,405.00	\$ 26,319.19	\$ 23,905.61	\$ 23,179.09	\$ 9,172.78	\$ 18,623.97	\$ 18,623.97	\$ 18,623.97	\$ 7,336.89	\$ 6,843.55	\$ 6,843.55	\$ 5,945.45	\$ 7,217.92	\$ 7,444.98
454011	PERS Misc Unfunded Liab	\$ 145,052	\$ 20,266.86	\$ 12,282.95	\$ 12,662.64	\$ 11,501.43	\$ 11,151.88	\$ 9,082.53	\$ 8,960.33	\$ 8,960.33	\$ 8,960.33	\$ 7,264.71	\$ 6,776.21	\$ 6,776.21	\$ 5,886.96	\$ 7,146.91	\$ 7,371.73
454011	PERS Misc EE Contrib	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
454011	PERS Survivor Benefit	\$ 1,213	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81
454002	Kaiser	\$ 388,656	\$ 13,580	\$ 13,580	\$ 36,122	\$ 13,580	\$ 27,160	\$ 27,160	\$ 13,580	\$ 13,580	\$ 36,122	\$ 36,122	\$ 36,122	\$ 36,122	\$ 13,580	\$ 36,122	\$ 36,122
454003	Dental Misc Exc IBEW	\$ 28,286	\$ 2,044	\$ 2,044	\$ 2,044	\$ 2,044	\$ 2,044	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807	\$ 1,807
	VSP	\$ 2,731	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182	\$ 182
454017	RETMED	\$ 57,805	\$ 11,633	\$ 7,050	\$ 7,268	\$ 6,601	\$ 6,401	\$ 2,218	\$ 2,188	\$ 2,188	\$ 2,188	\$ 1,774	\$ 1,655	\$ 1,655	\$ 1,438	\$ 1,746	\$ 1,800
454014	SRIP II	\$ 32,562	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171	\$ 2,171
454015	Medicare ER Share	\$ 25,685	\$ 3,589	\$ 2,175	\$ 2,242	\$ 2,037	\$ 1,975	\$ 1,608	\$ 1,587	\$ 1,587	\$ 1,587	\$ 1,286	\$ 1,200	\$ 1,200	\$ 1,042	\$ 1,266	\$ 1,305
454016	SUI	\$ 2,835	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189	\$ 189
454091	Commuter Check Benefit	\$ 9,000	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
454004	Life Insurance Other	\$ 846	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56	\$ 56
454090	SRIP 2 Disability	\$ 3,064	\$ 428	\$ 260	\$ 268	\$ 243	\$ 236	\$ 192	\$ 189	\$ 189	\$ 189	\$ 153	\$ 143	\$ 143	\$ 124	\$ 151	\$ 156
454090	YMCA/Gym Benefit	\$ 8,640	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576	\$ 576
411042	Car Allowance	\$ 8,640	\$ 4,320	\$ 4,320													
412000	Vacation/Sick Accrual	\$ 102,195	\$ 14,278.85	\$ 8,653.85	\$ 8,921	\$ 8,103	\$ 7,857	\$ 6,399	\$ 6,313	\$ 6,313	\$ 6,313	\$ 5,118	\$ 4,774	\$ 4,774	\$ 4,148	\$ 5,035	\$ 5,194
454011	GASB 68 adj (est)	\$ 150,000	\$ 20,958	\$ 12,702	\$ 13,095	\$ 11,894	\$ 11,532	\$ 9,392	\$ 9,266	\$ 9,266	\$ 9,266	\$ 7,513	\$ 7,007	\$ 7,007	\$ 6,088	\$ 7,391	\$ 7,623
454017	GASB 75 adj (est)	\$ 50,000	\$ 6,986	\$ 4,234	\$ 4,365	\$ 3,965	\$ 3,844	\$ 3,131	\$ 3,089	\$ 3,089	\$ 3,089	\$ 2,504	\$ 2,336	\$ 2,336	\$ 2,029	\$ 2,464	\$ 2,541
	Total Emp. Benefits	1,225,087	117,328	83,561	117,162	87,729	99,234	74,018	69,458	69,458	92,001	74,735	72,519	72,519	45,943	74,201	75,221
	Total Salary and Emp Ben.	\$ 2,996,470	\$ 364,828	\$ 233,561	\$ 271,799	\$ 228,185	\$ 235,422	\$ 184,934	\$ 178,882	\$ 178,882	\$ 201,425	\$ 163,452	\$ 155,271	\$ 155,271	\$ 117,835	\$ 161,479	\$ 165,245