



Berkeley Housing Authority

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

Item 8A
NEW BUSINESS
October 12, 2023

To: Honorable Chairperson and Members of the Housing Authority Commission

From: Jesy Yturralde

Subject: BHA Finance Report August 31, 2023

PLACE HOLDER

BHA: BUDGET COMPARISON - ALL PROGRAMS

ATTACHMENT A

FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2023

DESCRIPTION	2					10			
	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	\$ 6,945,226	\$ 5,997,579	\$ (947,647)	-14%	\$ 34,461,380	\$ 40,458,959	\$ (1,212,397)	-3%
Miscellaneous Income -HAP	\$ -	\$ -	\$ 189	\$ 189	100%	\$ 945	\$ 1,134	\$ 1,134	100%
Less HAP Paid to Owners	\$ (37,967,128)	\$ (6,327,855)	\$ (5,880,529)	\$ 447,325	-7%	\$ (29,390,028)	\$ (35,270,557)	\$ 2,696,571	-7%
Less MTW Eligible Expenses	\$ (311,080)	\$ (51,847)	\$ -	\$ 51,847	-100%	\$ (311,080)	\$ (311,080)	\$ -	0%
HAP Surplus (Deficit)	\$ 3,393,148	\$ 565,525	\$ 117,239	\$ (448,286)	-0.2071	\$ 4,761,217	\$ 4,878,456	\$ 1,485,308	0
Use of Excess HAP Reserve									
Net HAP Surplus (Deficit)	\$ 3,393,148	\$ 565,525	\$ -	\$ (448,286)		\$ 4,761,217	\$ 4,878,456	\$ 1,485,308	
OPERATING REVENUE									
Administrative Fees (S8 & MOD REHAB)	\$ 2,862,639	\$ 477,107	\$ 443,238	\$ (33,868)	-7%	\$ 2,385,107	\$ 2,828,345	\$ (34,294)	-1%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ 1,203	\$ 1,203	0%	\$ -	\$ 1,203	\$ 1,203	0%
Administrative fees to other PHA on Port out	\$ (156,430)	\$ (26,072)	\$ (4,552)	\$ 21,520	-83%	\$ (129,499)	\$ (134,050)	\$ (22,380)	14%
Net Administrative Fees	\$ 2,706,209	\$ 451,035	\$ 439,890	\$ (12,349)	-3%	\$ 2,255,608	\$ 2,695,498	\$ (11,915)	0%
BHA Oversight Fee	\$ 6,720	\$ 1,120	\$ -	\$ (1,120)	0%	\$ 6,720	\$ 6,720	\$ -	0%
Preliminary Fee	\$ -	\$ -	\$ 100	\$ 100	0%	\$ -	\$ 100	\$ 100	0%
Service Fee	\$ 100,000	\$ 16,667	\$ 7,750	\$ (8,917)	0%	\$ 94,000	\$ 101,750	\$ 1,750	0%
Miscellaneous Income	\$ 8,000	\$ 1,333	\$ 4,548	\$ 3,214	241%	\$ 8,197	\$ 12,745	\$ 4,745	59%
TOTAL OPERATING REVENUE	\$ 2,820,929	\$ 470,155	\$ 452,287	\$ (19,071)	-4%	\$ 2,364,525	\$ 2,816,813	\$ (5,320)	0%
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 1,245,128	\$ 207,521	\$ 154,430	\$ (53,092)	-26%	\$ 1,077,514	\$ 1,231,944	\$ (13,184)	-1%
Employee Benefits	\$ 971,211	\$ 161,869	\$ 172,628	\$ 10,759	7%	\$ 7,654	\$ 180,281	\$ (790,930)	-81%
Legal Expense - Outside Counsel	\$ 45,864	\$ 7,644	\$ 2,788	\$ (4,856)	-64%	\$ 42,042	\$ 44,830	\$ (1,034)	-2%
Staff Training	\$ 7,200	\$ 1,200	\$ 269	\$ (931)	-78%	\$ 6,931	\$ 7,200	\$ -	0%
Travel/Transportation	\$ 6,231	\$ 1,039	\$ 778	\$ (261)	-25%	\$ 5,453	\$ 6,231	\$ -	0%
Office Rent	\$ 147,416	\$ 24,569	\$ 22,197	\$ (2,372)	-10%	\$ 122,847	\$ 145,044	\$ (2,372)	-2%
Audit Fees	\$ 23,807	\$ 3,968	\$ -	\$ (3,968)	-100%	\$ 23,807	\$ 23,807	\$ -	0%
Publications & Subscriptions	\$ 7,657	\$ 1,276	\$ 4,971	\$ 3,695	290%	\$ 2,686	\$ 7,657	\$ -	0%
Memberships & Dues	\$ 16,885	\$ 2,814	\$ 2,106	\$ (708)	-25%	\$ 14,779	\$ 16,885	\$ -	0%
Telephone	\$ 6,931	\$ 1,155	\$ 1,938	\$ 783	68%	\$ 4,993	\$ 6,931	\$ -	0%
Office Supplies	\$ 13,861	\$ 2,310	\$ 1,868	\$ (442)	-19%	\$ 11,993	\$ 13,861	\$ -	0%
Postage	\$ 21,963	\$ 3,661	\$ 2,043	\$ (1,617)	-44%	\$ 19,920	\$ 21,963	\$ -	0%
Printing & Reproduction	\$ 10,080	\$ 1,680	\$ 1,611	\$ (69)	-4%	\$ 8,469	\$ 10,080	\$ -	0%
Equipment maintenance	\$ 1,300	\$ 217	\$ -	\$ (217)	-100%	\$ 1,300	\$ 1,300	\$ -	0%
Equipment Lease	\$ 14,880	\$ 2,480	\$ 1,961	\$ (519)	-21%	\$ 12,919	\$ 14,880	\$ -	0%
Advertising	\$ 3,000	\$ 500	\$ 1,513	\$ 1,013	203%	\$ 1,487	\$ 3,000	\$ -	0%
Consultants - General Consultants	\$ 246,834	\$ 41,139	\$ 61,518	\$ 20,379	50%	\$ 185,316	\$ 246,834	\$ -	0%
Computer Services Maintenance Fee	\$ 71,782	\$ 11,964	\$ -	\$ (11,964)	0%	\$ 71,782	\$ 71,782	\$ -	0%
Software Maintenance	\$ 39,213	\$ 6,536	\$ 485	\$ (6,051)	-93%	\$ 38,728	\$ 39,213	\$ -	0%
Inspection	\$ 112,706	\$ 18,784	\$ 19,301	\$ 516	3%	\$ 93,405	\$ 112,706	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 13,231	\$ 2,205	\$ 2,233	\$ 28	1%	\$ 10,998	\$ 13,231	\$ -	0%
Total Administrative Expenses	\$ 3,027,180	\$ 504,530	\$ 454,638	\$ (49,892)	-10%	\$ 1,765,022	\$ 2,219,660	\$ (807,520)	-27%
TENANT SERVICES									
Supportive Services	\$ 100,000	\$ 16,667	\$ 7,750	\$ (8,917)	0%	\$ 94,000	\$ 101,750	\$ 1,750	0%
Total Tenant Services	100,000	16,667	7,750	(8,917)	0%	94,000	101,750	1,750	0%
ORDINARY MAINTENANCE									
Facilities maintenance	\$ 4,000	\$ 667	\$ 183	\$ (484)	-73%	\$ 3,821	\$ 4,004	\$ 4	0%
Total Ordinary Maintenance	4,000	667	183	(484)	-73%	3,821	4,004	4	0%
GENERAL EXPENSES									
Insurance	\$ 61,686	\$ 10,281	\$ 60,395	\$ 50,114	487%	\$ 77	\$ 60,473	\$ (1,213)	-2%
Other General Expenses	\$ 13,651	\$ 2,275	\$ 50	\$ (2,225)	-98%	\$ 13,601	\$ 13,651	\$ -	0%
Total General Expenses	75,337	12,556	60,445	47,889	381%	13,678	74,124	(1,213)	-2%
OPERATING TRANSFER IN/OUT									
TOTAL OPERATING EXPENSES	3,206,517	534,420	523,017	(11,403)	-2%	1,876,521	2,399,537	(806,980)	-25%
OPERATING INCOME (DEFICIT)	\$ (385,588)	\$ (64,265)	\$ (70,729)	\$ (7,668)		\$ 488,005	\$ 417,275	\$ (802,863)	208%
OTHER REVENUE (EXPENSES)									
Depreciation	\$ (30,693)	\$ (5,116)	\$ -	\$ 5,116		\$ (30,693)	\$ (30,693)	\$ -	0%
FSS Forfeiture	\$ -	\$ -	\$ 31,338	\$ 31,338	0%	\$ -	\$ 31,338	\$ 31,338	0%
Interest Income on Notes Receivable	\$ 324,327	\$ -	\$ -	\$ -		\$ -	\$ -	\$ (324,327)	0%
TOTAL OTHER REVENUE (EXPENSES)	\$ 293,634	\$ (5,116)	\$ 31,338	\$ 36,454	\$ -	\$ (30,693)	\$ 645	\$ (292,999)	0%
NET INCOME (DEFICIT)	\$ (91,954)	\$ (69,380)	\$ (39,391)	\$ 28,786	\$ -	\$ 457,312	\$ 417,921	\$ (1,095,852)	208%
Use of reserves	\$ 91,954	\$ -			0%		\$ (417,921)	\$ (509,875)	-554%
Operating Surplus (Deficit) after use of proceeds	\$ -	\$ (69,380)	\$ (39,391)	\$ 28,786			\$ -	\$ -	

FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2023

DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL				
	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	\$ 36,905,268	\$ 6,150,878	\$ 5,413,552	\$ (737,326)	-12%	\$ 31,491,716	\$ 36,905,268	\$ -	0%	
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 189	\$ 189	100%	\$ 945	\$ 1,134	\$ 1,134	100%	
4 Less HAP Paid to Owners	\$ (34,140,787)	\$ (5,690,131)	\$ (5,316,511)	\$ 373,620	-7%	\$ (27,198,579)	\$ (32,515,090)	\$ (1,625,697)	5%	
5 Less MTW Eligible Expenses	\$ (311,080)	\$ (51,847)	\$ -	\$ 51,847	-100%	\$ (311,080)	\$ (311,080)	\$ -	0%	
6 HAP Surplus (Deficit)	\$ 2,453,401	\$ 408,900	\$ 97,230	\$ (311,670)	-19%	\$ 3,983,002	\$ 4,080,232	\$ (1,624,563)	1.04762	
7 Use of Excess HAP Reserve										
8 Net HAP Surplus (Deficit)	\$ 2,453,401	\$ 408,900	\$ 97,230	\$ (311,670)			\$ 4,080,232			
9										
10 OPERATING REVENUE										
11 Administrative Fees (S8)	\$ 2,457,823	\$ 409,637	\$ 379,964	\$ (29,673)	-7%	\$ 2,066,715	\$ 2,446,679	\$ (11,144)	0%	
12 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
13 Administrative fees to other PHA on Port out	\$ (132,364)	\$ (22,061)	\$ (2,240)	\$ (19,821)	90%	\$ (110,303)	\$ (112,543)	\$ 19,821	-15%	
14 Net Administrative Fees	2,325,459	387,577	377,724	(9,852)	-3%	1,956,412	2,334,136	8,677	0%	
15 BHA Oversight Fee	\$ 6,720	\$ 1,120	\$ -	\$ (1,120)	0%	\$ 6,720	\$ 6,720	\$ -	0%	
17 Service Fee	\$ 100,000	\$ 16,667	\$ 6,000	\$ (10,667)	0%	\$ 94,000	\$ 100,000	\$ -	0%	
18 Miscellaneous Income	\$ 8,000	\$ 1,333	\$ (197)	\$ (1,531)	-115%	\$ 8,197	\$ 8,000	\$ -	0%	
19 TOTAL OPERATING REVENUE	\$ 2,440,179	\$ 406,697	\$ 383,527	\$ (23,170)	-6%	\$ 2,065,329	\$ 2,448,856	\$ 8,677	0%	
20 OPERATING EXPENSES										
21 ADMINISTRATION										
22 Salaries	\$ 1,118,644	\$ 186,441	\$ 137,833	\$ (48,608)	-26%	\$ 968,057	\$ 1,105,890	\$ (12,754)	-1%	
23 Employee Benefits	\$ 872,615	\$ 145,436	\$ 151,331	\$ 5,895	4%	\$ 7,654	\$ 158,984	\$ (713,631)	-82%	
24 Legal Expense - Outside Counsel	\$ 38,984	\$ 6,497	\$ 2,426	\$ (4,072)	-63%	\$ 35,735	\$ 38,161	\$ (823)	-2%	
25 Staff Training	\$ 6,264	\$ 1,044	\$ 234	\$ (810)	-78%	\$ 6,030	\$ 6,264	\$ -	0%	
26 Travel/Transportation	\$ 5,420	\$ 903	\$ 677	\$ (226)	-25%	\$ 4,743	\$ 5,420	\$ -	0%	
27 Office Rent	\$ 128,063	\$ 21,344	\$ 19,312	\$ (2,032)	-10%	\$ 106,719	\$ 126,031	\$ (2,032)	-2%	
28 Audit Fees	\$ 20,726	\$ 3,454	\$ -	\$ (3,454)	-100%	\$ 20,726	\$ 20,726	\$ -	0%	
29 Publications & Subscriptions	\$ 6,662	\$ 1,110	\$ 4,325	\$ 3,214	289%	\$ 2,337	\$ 6,662	\$ -	0%	
30 Memberships & Dues	\$ 14,690	\$ 2,448	\$ 1,832	\$ (616)	-25%	\$ 12,858	\$ 14,690	\$ -	0%	
31 Telephone	\$ 5,891	\$ 982	\$ 1,686	\$ 704	72%	\$ 4,205	\$ 5,891	\$ -	0%	
32 Office Supplies	\$ 11,781	\$ 1,964	\$ 1,625	\$ (338)	-17%	\$ 10,156	\$ 11,781	\$ -	0%	
33 Postage	\$ 18,668	\$ 3,111	\$ 1,777	\$ (1,334)	-43%	\$ 16,891	\$ 18,668	\$ -	0%	
34 Printing & Reproduction	\$ 8,568	\$ 1,428	\$ 1,402	\$ (26)	-2%	\$ 7,166	\$ 8,568	\$ -	0%	
35 Equipment maintenance	\$ 1,105	\$ 184	\$ -	\$ (184)	-100%	\$ 1,105	\$ 1,105	\$ -	0%	
36 Equipment Lease	\$ 12,648	\$ 2,108	\$ 1,706	\$ (402)	-19%	\$ 10,942	\$ 12,648	\$ -	0%	
37 Advertising	\$ 2,550	\$ 425	\$ 1,317	\$ 892	210%	\$ 1,233	\$ 2,550	\$ -	0%	
39 Consultants - General Consultants	\$ 209,809	\$ 34,968	\$ 53,521	\$ 18,553	53%	\$ 156,288	\$ 209,809	\$ -	0%	
40 Computer Services Maintenance Fee	\$ 61,015	\$ 10,169	\$ -	\$ (10,169)	0%	\$ 61,015	\$ 61,015	\$ -	0%	
41 Software Maintenance	\$ 33,331	\$ 5,555	\$ 422	\$ (5,133)	-92%	\$ 32,909	\$ 33,331	\$ -	0%	
42 Inspection	\$ 94,069	\$ 15,678	\$ 16,791	\$ 1,113	7%	\$ 77,278	\$ 94,069	\$ -	0%	
43 Other Sundry Items	\$ 11,246	\$ 1,874	\$ 1,943	\$ 69	4%	\$ 9,303	\$ 11,246	\$ -	0%	
45 Total Administrative Expenses	\$ 2,682,749	\$ 447,125	\$ 400,159	\$ (46,966)	-11%	\$ 1,553,350	\$ 1,953,509	\$ (729,240)	-27%	
46 TENANT SERVICES										
47 Tenant Services	\$ 100,000	\$ 16,667	\$ 6,000	\$ (10,667)	-64%	\$ 94,000	\$ 100,000	\$ -	0%	
48 Total Tenant Services	100,000	16,667	6,000	(10,667)	-64%	94,000	100,000	-	0%	
57 ORDINARY MAINTENANCE										
58 Facilities maintenance	\$ 3,400	\$ 567	\$ 159	\$ (407)	-72%	\$ 3,240.65	\$ 3,400	\$ -	0%	
59 Total Ordinary Maintenance	3,400	567	159	(407)	-72%	3,241	3,400	-	0%	
65 GENERAL EXPENSE										
66 Insurance	\$ 53,667	\$ 8,945	\$ 52,544	\$ 43,599	487%	\$ -	\$ 52,544	\$ (1,123)	-2%	
67 Other General Expenses	\$ 11,603	\$ 1,934	\$ 44	\$ (1,890)	-98%	\$ 11,560	\$ 11,603	\$ -	0%	
68 Total General Expenses	65,270	10,878	52,587	41,709	383%	11,560	64,147	(1,123)	-2%	
69 OPERATING TRANSFER IN/OUT										
70 TOTAL OPERATING EXPENSES	2,851,419	475,237	458,906	(16,331)	-3%	1,662,150	2,121,056	(730,363)	-26%	
71 OPERATING INCOME (DEFICIT)	\$ (411,240)	\$ (68,540)	\$ (75,379)	\$ (6,839)	10%	\$ 403,179	\$ 327,800	\$ 739,040	-180%	
72 OTHER REVENUE (EXPENSES)										
73 Depreciation	(28,008)	(4,668)	-	4,668	0%	(28,008)	(28,008)	-	0%	
74 FSS Forfeiture	\$ -	\$ -	\$ 31,338	\$ 31,338	0%	\$ -	\$ 31,338	\$ 31,338	0%	
75 Interest Income on Notes Receivable	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
76 TOTAL OTHER REVENUE (EXPENSES)	\$ (28,008)	\$ (4,668)	\$ -	\$ 4,668	0%	\$ (28,008)	\$ 3,330	\$ 31,338	0%	
77 NET INCOME (DEFICIT)	\$ (439,248)	\$ (73,208)	\$ (75,379)	\$ (2,171)	10%	\$ 375,171	\$ 331,130	\$ 770,378	-180%	
78 Use of reserves / HAP funding/ Net proceeds	\$ -				0%		\$ -		100%	
79 Operating Surplus (Deficit) after use of proceeds	\$ (439,248)		\$ (75,379)			\$ 375,171	\$ 331,130	\$ 770,378		

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM
 FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending August 31, 2023

DESCRIPTION	0			2				10					
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	YEAR - TO - DATE				FY2022 ESTIMATED TOTAL					
				FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 SEP-JUN24 PROJECTED	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%		
1 Housing Assistance Payments (HAP)													
2 HAP Received from HUD	\$ 870,240		\$ 870,240	\$ 145,040	\$ 157,780	\$ 12,740	9%	\$ 712,460	\$ 870,240	\$ -	0%		
4 Less HAP Paid to Owners	\$ (870,240)		\$ (870,240)	\$ (145,040)	\$ (119,690)	\$ 25,350	-17%	\$ (750,550)	\$ (870,240)	\$ -	0%		
5 Less MTW Eligible Expenses								#DIV/0!					#DIV/0!
6 HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ 38,090	\$ 38,090		\$ (38,090)	\$ -	\$ -			
7 Use of Excess HAP Reserve	\$ -	\$ -	\$ -	\$ -	\$ (38,090)	\$ (38,090)		\$ 38,090	\$ -	\$ -			
8 Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -			
9													
10 OPERATING REVENUE													
11 Administrative Fees (MOD REHAB)	\$ 178,959		\$ 178,959	\$ 29,827	\$ 29,829	\$ 3	0%	\$ 149,130	\$ 178,959	\$ -	0%		
13 Administrative fees to other PHA on Port out													
14 Net Administrative Fees	178,959		178,959	29,827	29,829	3	0%	149,130	178,959		0%		
18 Miscellaneous Income						105	100%		105	105	100%		
19 TOTAL OPERATING REVENUE	\$ 178,959	\$ -	\$ 178,959	\$ 29,827	\$ 29,934	\$ 107	0%	\$ 149,130	\$ 179,064	\$ 105	0%		
20 OPERATING EXPENSES													
21 ADMINISTRATION													
22 Salaries	\$ 71,826		\$ 71,826	\$ 11,971.00	\$ 8,982	\$ (2,989)	-25%	\$ 62,157	\$ 71,138	\$ (688)	-1%		
23 Employee Benefits	\$ 55,796		\$ 55,796	\$ 9,299.33	\$ 11,412	\$ 2,113	23%	\$ 7,654	\$ 19,066	\$ (6,730)	-66%		
24 Legal Expense - Outside Counsel	\$ 2,752		\$ 2,752	\$ 458.67	\$ 139	\$ (319)	-70%	\$ 2,523	\$ 2,662	\$ (90)	-3%		
25 Staff Training	\$ 360		\$ 360	\$ 60.00	\$ 13	\$ (47)	-78%	\$ 347	\$ 360	\$ -	0%		
26 Travel/Transportation	\$ 312		\$ 312	\$ 52.00	\$ 39	\$ (13)	-25%	\$ 273	\$ 312	\$ -	0%		
27 Office Rent	\$ 7,846		\$ 7,846	\$ 1,307.67	\$ 1,110	\$ (198)	-15%	\$ 6,538	\$ 7,648	\$ (1,198)	-3%		
28 Audit Fees	\$ 1,185		\$ 1,185	\$ 197.50	\$ -	\$ (198)	-100%	\$ 1,185	\$ 1,185	\$ -	0%		
29 Publications & Subscriptions	\$ 383		\$ 383	\$ 63.83	\$ 249	\$ 185	289%	\$ 134	\$ 383	\$ -	0%		
30 Memberships & Dues	\$ 844		\$ 844	\$ 140.67	\$ 105	\$ (35)	-25%	\$ 739	\$ 844	\$ -	0%		
31 Telephone	\$ 416		\$ 416	\$ 69.33	\$ 97	\$ 28	40%	\$ 319	\$ 416	\$ -	0%		
32 Office Supplies	\$ 832		\$ 832	\$ 138.67	\$ 93	\$ (45)	-33%	\$ 739	\$ 832	\$ -	0%		
33 Postage	\$ 1,318		\$ 1,318	\$ 219.67	\$ 102	\$ (118)	-53%	\$ 1,216	\$ 1,318	\$ -	0%		
34 Printing & Reproduction	\$ 605		\$ 605	\$ 100.83	\$ 81	\$ (20)	-20%	\$ 524	\$ 605	\$ -	0%		
35 Equipment maintenance	\$ 78		\$ 78	\$ 13.00	\$ -	\$ (13)	-100%	\$ 78	\$ 78	\$ -	0%		
36 Equipment Lease	\$ 893		\$ 893	\$ 148.83	\$ 98	\$ (51)	-34%	\$ 795	\$ 893	\$ -	0%		
37 Advertising	\$ 180		\$ 180	\$ 30.00	\$ 76	\$ 46	152%	\$ 104	\$ 180	\$ -	0%		
38 Messenger/delivery service													
39 Consultants - General Consultants	14,810		14,810	2,468.33	3,078	609	25%	11,732	14,810		0%		
40 Computer Services Maintenance Fee	4,307		4,307	717.83		(718)	0%	4,307	4,307		0%		
41 Software Maintenance	2,353		2,353	392.17	24	(368)	-94%	2,329	2,353		0%		
42 Inspection	6,114		6,114	1,019.00	965	(54)	-5%	5,149	6,114		0%		
43 Other Sundry Items	794		794	132.33	112	(21)	-16%	682	794		0%		
45 Total Administrative Expenses	\$ 174,004	\$ -	\$ 174,004	\$ 29,001	\$ 26,775	\$ (2,226)	-8%	\$ 109,524	\$ 136,299	\$ (37,705)	-22%		
57 ORDINARY MAINTENANCE													
58 Facilities maintenance	240		240	40	9	(31)	-77%	231	240		0%		
59 Total Ordinary Maintenance	240		240	40	9	(31)	-77%	231	240		0%		
65 GENERAL EXPENSE													
66 Insurance	3,084		3,084	514	3,020	2,506	488%		3,020	(64)	-2%		
67 Other General Expenses	819		819	137	3	(134)	-98%	817	819		0%		
68 Total General Expenses	3,903		3,903	651	3,022	2,372	365%	817	3,839	(64)	-2%		
69 OPERATING TRANSFER IN/OUT													
70 TOTAL OPERATING EXPENSES	178,147		178,147	29,691.17	29,806.06	114.89	0%	110,571	140,377.35	(37,770)	-21%		
71 OPERATING INCOME (DEFICIT)	\$ 812	\$ -	\$ 812	\$ 135	\$ 128	\$ (7)	0%	\$ (110,571)	\$ (140,377)	\$ 37,770	0%		
72 OTHER REVENUE (EXPENSES)													
73 Depreciation	(1,747)		(1,747)	(291)		291		(1,747)	(1,747)				
75 Interest Income on Notes Receivable													
76 TOTAL OTHER REVENUE (EXPENSES)	\$ (1,747)	\$ -	\$ (1,747)	\$ (291)	\$ -	\$ 291	0%	\$ (1,747)	\$ (1,747)	\$ -	0%		
77 NET INCOME (DEFICIT)	\$ (935)	\$ -	\$ (935)	\$ (156)	\$ 128	\$ 284	0%	\$ (112,318)	\$ (142,124)	\$ 37,770	0%		

BHA: BUDGET COMPARISON - MAINSTREAM PROGRAM

FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2023

DESCRIPTION	2					10			
	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
HUD Authorized Units ==>	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	\$ 2,530,816	\$ 421,803	\$ 273,612	\$ (148,191)	0%	\$ 2,257,204	\$ 2,530,816	\$ -	0%
Less HAP Paid to Owners	\$ (1,937,549)	\$ (322,925)	\$ (276,722)	\$ 46,203	0%	\$ (1,440,899)	\$ (1,717,621)	\$ 219,928	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
HAP Surplus (Deficit)	\$ 593,267	\$ 98,878	\$ (3,110)	\$ (101,988)		\$ 816,305	\$ 813,195	\$ 219,928	
Use of Excess HAP Reserve									
Net HAP Surplus (Deficit)	\$ 593,267	\$ 98,878	\$ (3,110)	\$ (101,988)			\$ 813,195	\$ 219,928	
OPERATING REVENUE									
Administrative Fees	\$ 155,997	\$ 26,000	\$ 18,928	\$ (7,072)	0%	\$ 113,659	\$ 132,587	\$ (23,410)	0%
Administrative fees to other PHA on Port out	\$ (12,033)	\$ (2,006)	\$ (1,364)	\$ 641		\$ (8,110)	\$ (9,474)	\$ 2,559	0%
Net Administrative Fees	143,964	23,994	17,564	(6,430)	0%	105,549	123,113	(20,851)	0%
Miscellaneous Income	\$ -	\$ -	\$ 85	\$ 85		\$ -	\$ 85	\$ 85	0%
TOTAL OPERATING REVENUE	\$ 143,964	\$ 23,994	\$ 17,649	\$ (6,345)	0%	\$ 105,549	\$ 123,198	\$ (20,766)	0%
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 42,207	\$ 7,034.50	\$ 5,948	\$ (1,086)	0%	\$ 36,525	\$ 42,474	\$ 267	0%
Employee Benefits	\$ 33,088	\$ 5,514.67	\$ 6,965	\$ 1,451	26%	\$ 7,654	\$ 14,619	\$ (18,469)	-56%
Legal Expense - Outside Counsel	\$ 2,752	\$ 458.67	\$ 167	\$ (291)	-64%	\$ 2,523	\$ 2,690	\$ (62)	-2%
Staff Training	\$ 432	\$ 72.00	\$ 16	\$ (56)	-78%	\$ 416	\$ 432	\$ -	0%
Travel/Transportation	\$ 374	\$ 62.33	\$ 47	\$ (16)	-25%	\$ 327	\$ 374	\$ -	0%
Office Rent	\$ 8,059	\$ 1,343.17	\$ 1,332	\$ (11)	-1%	\$ 6,716	\$ 8,048	\$ (11)	0%
Audit Fees	\$ 1,422	\$ 237.00	\$ -	\$ (237)	-100%	\$ 1,422	\$ 1,422	\$ -	0%
Publications & Subscriptions	\$ 459	\$ 76.50	\$ 298	\$ 222	290%	\$ 161	\$ 459	\$ -	0%
Memberships & Dues	\$ 1,013	\$ 168.83	\$ 126	\$ (42)	-25%	\$ 887	\$ 1,013	\$ -	0%
Telephone	\$ 416	\$ 69.33	\$ 116	\$ 47	68%	\$ 300	\$ 416	\$ -	0%
Office Supplies	\$ 832	\$ 138.67	\$ 112	\$ (27)	-19%	\$ 720	\$ 832	\$ -	0%
Postage	\$ 1,318	\$ 219.67	\$ 123	\$ (97)	-44%	\$ 1,195	\$ 1,318	\$ -	0%
Printing & Reproduction	\$ 605	\$ 100.83	\$ 97	\$ (4)	-4%	\$ 508	\$ 605	\$ -	0%
Equipment maintenance	\$ 78	\$ 13.00	\$ -	\$ (13)	-100%	\$ 78	\$ 78	\$ -	0%
Equipment Lease	\$ 893	\$ 148.83	\$ 118	\$ (31)	-21%	\$ 775	\$ 893	\$ -	0%
Advertising	\$ 180	\$ 30.00	\$ 91	\$ 61	203%	\$ 89	\$ 180	\$ -	0%
Messenger/delivery service	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	#DIV/0!
Consultants - General Consultants	\$ 14,310	\$ 2,385.00	\$ 3,691	\$ 1,306	55%	\$ 10,619	\$ 14,310	\$ -	0%
Computer Services Maintenance Fee	\$ 3,827	\$ 637.83	\$ -	\$ (638)	0%	\$ 3,827	\$ 3,827	\$ -	0%
Software Maintenance	\$ 2,353	\$ 392.17	\$ 29	\$ (363)	-93%	\$ 2,324	\$ 2,353	\$ -	0%
Inspection	\$ 8,072	\$ 1,345.33	\$ 1,158	\$ (187)	-14%	\$ 6,914	\$ 8,072	\$ -	0%
Other Sundry Items	\$ 794	\$ 132.33	\$ 134	\$ 2	1%	\$ 660	\$ 794	\$ -	0%
Total Administrative Expenses	\$ 123,484	\$ 20,581	\$ 20,569	\$ (12)	0%	\$ 84,640	\$ 105,208	\$ (18,276)	0%
TENANT SERVICES	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Tenant Services	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Total Tenant Services	-	-	-	-		-	-	-	
ORDINARY MAINTENANCE									
Facilities maintenance	\$ 240	\$ 40	\$ 11	\$ (29)	-73%	\$ 229.01	\$ 240	\$ -	0%
Total Ordinary Maintenance	240	40	11	\$ (29)	-73%	229	240	\$ -	0%
GENERAL EXPENSE									
Insurance	\$ 3,701	\$ 617	\$ 3,624	\$ 3,007	487%	\$ 77	\$ 3,701	\$ -	0%
Other General Expenses	\$ 819	\$ 137	\$ 3	\$ (134)	-98%	\$ 816	\$ 819	\$ -	0%
Total General Expenses	4,520	753	3,627	\$ 2,873	381%	893	4,520	\$ -	0%
TOTAL OPERATING EXPENSES	128,244	21,374.00	24,206.28	2,832.28	13%	85,762	109,968.07	(18,276)	-14%
OPERATING INCOME (DEFICIT)	\$ 15,720	\$ 2,620	\$ (6,558)	\$ 9,178	0%	\$ 19,788	\$ 13,230	\$ (2,490)	0%
OTHER REVENUE (EXPENSES)									
Depreciation	\$ (938)	\$ (156)	\$ -	\$ 156		\$ (938)	\$ (938)	\$ -	0%
Interest Income on Notes Receivable	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
TOTAL OTHER REVENUE (EXPENSES)	\$ (938)	\$ (156)	\$ -	\$ 156	0%	\$ (938)	\$ (938)	\$ -	0%
NET INCOME (DEFICIT)	\$ 14,782	\$ 2,464	\$ (6,558)	\$ 9,334	0%	\$ 18,850	\$ 12,292	\$ (2,490)	-17%

BHA: BUDGET COMPARISON - MAINSTREAM PROGRAM

ATTACHMENT E

FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2023

DESCRIPTION	2					10			
	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	\$ 227,505	\$ 152,635	\$ (74,870)	0%		\$ 152,635	\$ (1,212,397)	0%
Less HAP Paid to Owners	\$ (1,018,552)	\$ (169,759)	\$ (167,606)	\$ 2,152	0%		\$ (167,606)	\$ 850,946	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%		\$ -	\$ -	0%
HAP Surplus (Deficit)	\$ 346,480	\$ 57,747	\$ (14,971)	\$ (72,718)		\$ -	\$ (14,971)	\$ (361,451)	
Use of Excess HAP Reserve	\$ (346,480)	\$ (57,747)	\$ 14,971	\$ 72,718		\$ -	\$ 14,971	\$ 361,451	
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	
OPERATING REVENUE									
Administrative Fees	\$ 69,860	\$ 11,643	\$ 14,517	\$ 2,874	0%	\$ 55,602	\$ 70,119	\$ 259	0%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ 1,203	\$ 1,203			\$ -	\$ -	0%
Administrative fees to other PHA on Port out	\$ (12,033)	\$ (2,006)	\$ (948)	\$ 1,058		\$ (11,085)	\$ (12,033)	\$ -	0%
Net Administrative Fees	57,827	9,638	14,773	5,135	0%	44,517	58,086	259	0%
Preliminary Fee	\$ -	\$ -	\$ 100	\$ 100	0%		\$ 100	\$ 100	0%
Service Fee	\$ -	\$ -	\$ 1,750	\$ 1,750	0%		\$ 1,750	\$ 1,750	0%
Miscellaneous Income	\$ -	\$ -	\$ 40	\$ 40		\$ -	\$ 40	\$ 40	0%
TOTAL OPERATING REVENUE	\$ 57,827	\$ 9,638	\$ 16,663	\$ 7,025	0%	\$ 44,517	\$ 59,977	\$ 2,150	0%
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 12,451	\$ 2,075.17	\$ 1,666	\$ (409)	0%	\$ 10,775	\$ 12,442	\$ (9)	0%
Employee Benefits	\$ 9,712	\$ 1,618.67	\$ 2,919	\$ 1,301	0%	\$ 7,654	\$ 10,573	\$ 861	0%
Legal Expense - Outside Counsel	\$ 1,376	\$ 229.33	\$ 56	\$ (174)	0%	\$ 1,261	\$ 1,317	\$ (59)	0%
Staff Training	\$ 144	\$ 24.00	\$ 5	\$ (19)	-78%	\$ 139	\$ 144	\$ -	0%
Travel/Transportation	\$ 125	\$ 20.83	\$ 16	\$ (5)	-25%	\$ 109	\$ 125	\$ -	0%
Office Rent	\$ 3,448	\$ 574.67	\$ 444	\$ (131)	-23%	\$ 2,873	\$ 3,317	\$ (131)	-4%
Audit Fees	\$ 474	\$ 79.00	\$ -	\$ (79)	-100%	\$ 474	\$ 474	\$ -	0%
Publications & Subscriptions	\$ 153	\$ 25.50	\$ 99	\$ 74	290%	\$ 54	\$ 153	\$ -	0%
Memberships & Dues	\$ 338	\$ 56.33	\$ 42	\$ (14)	-25%	\$ 296	\$ 338	\$ -	0%
Telephone	\$ 208	\$ 34.67	\$ 39	\$ 4	12%	\$ 169	\$ 208	\$ -	0%
Office Supplies	\$ 416	\$ 69.33	\$ 37	\$ (32)	-46%	\$ 379	\$ 416	\$ -	0%
Postage	\$ 659	\$ 109.83	\$ 41	\$ (69)	-63%	\$ 618	\$ 659	\$ -	0%
Printing & Reproduction	\$ 302	\$ 50.33	\$ 32	\$ (18)	-36%	\$ 270	\$ 302	\$ -	0%
Equipment maintenance	\$ 39	\$ 6.50	\$ -	\$ (7)	-100%	\$ 39	\$ 39	\$ -	0%
Equipment Lease	\$ 446	\$ 74.33	\$ 39	\$ (35)	-47%	\$ 407	\$ 446	\$ -	0%
Advertising	\$ 90	\$ 15.00	\$ 30	\$ 15	102%	\$ 60	\$ 90	\$ -	0%
Consultants - General Consultants	\$ 7,905	\$ 1,317.50	\$ 1,229	\$ (89)	-7%	\$ 6,676	\$ 7,905	\$ -	0%
Computer Services Maintenance Fee	\$ 2,633	\$ 438.83	\$ -	\$ (439)	0%	\$ 2,633	\$ 2,633	\$ -	0%
Software Maintenance	\$ 1,176	\$ 196.00	\$ 10	\$ (186)	-95%	\$ 1,166	\$ 1,176	\$ -	0%
Inspection	\$ 4,451	\$ 741.83	\$ 386	\$ (356)	-48%	\$ 4,065	\$ 4,451	\$ -	0%
Other Sundry Items	\$ 397	\$ 66.17	\$ 45	\$ (22)	-33%	\$ 352	\$ 397	\$ -	0%
Total Administrative Expenses	\$ 46,943	\$ 7,824	\$ 7,136	\$ (688)	0%	\$ 40,469	\$ 47,605	\$ 662	0%
TENANT SERVICES									
Tenant Services	\$ -	\$ -	\$ 1,750	\$ 1,750		\$ -	\$ 1,750	\$ 1,750	0%
Total Tenant Services	\$ -	\$ -	\$ 1,750	\$ 1,750		\$ -	\$ 1,750	\$ 1,750	0%
ORDINARY MAINTENANCE									
Facilities maintenance	\$ 120	\$ 20	\$ 4	\$ (16)	-82%	\$ 120.00	\$ 124	\$ 4	3%
Total Ordinary Maintenance	120	20	4	\$ (16)	-82%	120	124	\$ 4	3%
GENERAL EXPENSE									
Insurance	\$ 1,234	\$ 206	\$ 1,208	\$ 1,002	487%	\$ -	\$ 1,208	\$ (26)	-2%
Other General Expenses	\$ 410	\$ 68	\$ 1	\$ (67)	-99%	\$ 409	\$ 410	\$ -	0%
Total General Expenses	1,644	274	1,209	\$ 935	0%	409	1,618	\$ (26)	0%
TOTAL OPERATING EXPENSES	48,707	8,117.83	10,098.33	1,980.50		40,998	51,096.48	2,389	0%
OPERATING INCOME (DEFICIT)	\$ 9,120	\$ 1,520	\$ 6,565	\$ 5,045	0%	\$ 3,518	\$ 8,880	\$ (240)	0%
OTHER REVENUE (EXPENSES)									
Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Interest Income on Notes Receivable	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
TOTAL OTHER REVENUE (EXPENSES)	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ 9,120	\$ 1,520	\$ 6,565	\$ 5,045	0%	\$ 3,518	\$ 8,880	\$ (240)	0%

BHA: BUDGET COMPARISON - LOW INCOME PUBLIC REPORT (LIPH)
 FY2016 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending August 31, 2023

ATTACHMENT F

DESCRIPTION	0		2		10						
	FY2024 BUDGET	BUDGET MOD	FY2024 BUDGET	YEAR - TO - DATE				FY2022 ESTIMATED TOTAL			
	(1)	(a)	(a)	FY2024 YTD BUDGET	FY2024 YTD ACTUAL	INCREASE (DECREASE)	%	FY2024 SEP-JUN24 BUDGET	FY2024 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>	(a)		(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(g - a)	
OPERATING REVENUE											
Miscellaneous Income			\$ -	\$ -	\$ 4,099	\$ 4,099	100%		\$ 4,099	\$ 4,099	
TOT/Total Operating & Capital Improvement Revenue	\$ -	\$ -	\$ -	\$ -	\$ 4,099	\$ 4,099	100%	\$ -	\$ 4,099	\$ 4,099	
OPERATING EXPENSES											
ADMINISTRATION											
Other Sundry Items			\$ -	\$ -	\$ -	\$ -	0%		\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ 7,654	\$ 7,654	\$ 7,654	
Total Operating Expenses	-	-	-	-	-	-	-	7,654	7,654	7,654	-
OPERATING INCOME (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
OTHER REVENUE (EXPENSES)											
Depreciation				\$ -		\$ -		\$ -	\$ -	\$ -	
Interest Income on Notes Receivable	269,191			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
TOTAL OTHER REVENUE (EXPENSES)	\$ 269,191	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ 269,191	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

DESCRIPTION	0			2				10			
	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 ==>	(a)		(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(h) = (g - a)	
OPERATING REVENUE											
Miscellaneous Income			\$ -	\$ -	\$ 416	\$ 416	100%		\$ 416	\$ 416	
TOTAL OPERATING REVENUE	\$ -	\$ -	\$ -	\$ -	\$ 416	\$ 416	100%	\$ -	\$ 416	\$ 416	
OPERATING EXPENSES											
ADMINISTRATION											
Other Sundry Items			\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
Total Administrative Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,654	\$ 7,654	\$ 7,654	
TOTAL OPERATING EXPENSES								7,654	7,654	7,654	
OPERATING INCOME (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	
OTHER REVENUE (EXPENSES)											
Depreciation				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
Interest Income on Notes Receivable	55,136			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
TOTAL OTHER REVENUE (EXPENSES)	\$ 55,136	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ 55,136	\$ -	\$ -	\$ -	\$ -	\$ -	#####	\$ -	\$ -	\$ -	0%

