



Berkeley Housing Authority

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Item 7A
NEW BUSINESS
October 16, 2025

Office of the Executive Director

To: Honorable Chair and Members of the Berkeley Housing Authority Board
From: Jesy Yturralde, Finance Manager
Subject: Financial Report: Actual vs Budget for Period Ending August 31, 2025

BERKELEY HOUSING AUTHORITY

Unaudited Finance Report

August 31, 2025

Comparative HAP Revenue and Expenses – ALL PROGRAMS

DESCRIPTION	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
	FY2026 BUDGET BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
1 HOUSING ASSISTANCE PAYMENTS (HAP)									
2 HAP Received from HUD	\$ 43,463,361	\$ 7,243,893	\$ 6,840,060	\$ (403,833)	-6%	\$ 35,448,278	\$ 42,288,338	\$ (1,175,022)	-3%
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 189	\$ 189	100%	\$ -	\$ 189	\$ 189	100%
4 Less HAP Paid to Owners	\$ (45,086,361)	\$ (7,514,394)	\$ (6,985,144)	\$ 529,249	-7%	\$ (35,400,621)	\$ (42,385,766)	\$ (2,700,596)	6%
5 Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)	\$ -	\$ -	\$ -	0%	\$ (1,123,740)	\$ (1,123,740)	\$ -	0%
6 Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)	\$ -	\$ -	\$ -	0%	\$ (276,820)	\$ (276,820)	\$ -	0%
7 Less MTW Eligible Expenses	\$ (120,000)	\$ (20,000)	\$ (1,500)	\$ 18,500	-93%	\$ (118,500)	\$ (120,000)	\$ -	0%
8 Less Transfer to Operating revenue	\$ (921,166)	\$ (153,528)	\$ (153,528)	\$ (0)	0%	\$ (802,654)	\$ (956,182)	\$ (35,016)	4%
9 HAP Surplus (Deficit)	\$ (4,064,727)	\$ (444,028)	\$ (299,924)	\$ 144,104	-0.0512	\$ (2,274,057)	\$ (2,573,981)	\$ (3,910,445)	0
10 Use of Excess HAP Reserve			\$ 299,924						
11 Net HAP Surplus (Deficit)	\$ (4,064,727)	\$ (444,028)	\$ -	\$ 144,104		\$ (2,274,057)	\$ (2,573,981)	\$ (3,910,445)	

Significant Variances:

- Projected HAP revenue & expenses are down 3% and 6%, respectively due to:
 - Lower than budgeted utilization of vouchers. Budget-83% vs Actual (TYT)-80%
 - Lower than budgeted PUC (Per Unit Cost) Budget-\$2,051 vs Actual (TYT)-\$1,985
- HAP funding used for operations increased by \$35,016 to fully cover the projected deficit in the HCV program in FY2026.

Comparative Operating Revenue-ALL PROGRAMS

DESCRIPTION	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
	FY2026 BUDGET BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
13 OPERATING REVENUE									
14 Administrative Fees (S8 & MOD REHAB)	\$ 3,195,693	\$ 532,615	\$ 489,899	\$ (42,716)	-8%	\$ 2,579,468	\$ 3,069,367	\$ (126,325)	-4%
15 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16 Administrative fees to other PHA on Port out	\$ (80,830)	\$ (13,472)	\$ (13,763)	\$ (291)	2%	\$ (65,673)	\$ (79,436)	\$ (1,394)	2%
17 Net Administrative Fees	\$ 3,114,863	\$ 519,144	\$ 476,136	\$ (43,008)	-8%	\$ 2,513,795	\$ 2,989,932	\$ (124,931)	-4%
18 BHA Oversight Fee	\$ 7,130	\$ 1,188	\$ -	\$ (1,188)	0%	\$ 7,130	\$ 7,130	\$ -	0%
19 Preliminary Fee	\$ -	\$ -	\$ 92,463	\$ 92,463	0%	\$ -	\$ 92,463	\$ 92,463	0%
21 Miscellaneous Income	\$ 573,403	\$ 109,371	\$ 2,914	\$ (106,458)	0%	\$ 570,517	\$ 573,431	\$ 28	0%
22 Transfer from HAP	\$ 921,166	\$ 153,528	\$ 153,528	\$ 0	0%	\$ 802,654	\$ 956,182	\$ 35,016	4%
23 TOTAL OPERATING REVENUE	\$ 4,616,562	\$ 783,231	\$ 725,041	\$ (58,190)	-7%	\$ 3,894,097	\$ 4,619,137	\$ 2,576	0%

Significant Variances:

- Admin Fee revenue falls 4% behind budget due to lower than budgeted utilization of vouchers. Budget-83% vs Actual (TYT)-80%
- Preliminary fee revenue increased by \$92,463 to recognize funding for the EHV landlord incentives paid in August 2025.
- HAP funding used for operations increased by \$35K to fully cover projected operating deficit in the HCV program.

Comparative Operating Expenses & Capital Expenditures – 1 – ALL PROGRAMS

DESCRIPTION	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
	FY2026 BUDGET BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
49 Total Administrative Expenses	\$ 3,957,278	\$ 659,546	\$ 567,003	\$ (92,543)	-14%	\$ 3,233,101	\$ 3,800,104	\$ (157,175)	-4%
52 Total Tenant Services	30,000	-	93,583	93,583	0%	30,000	123,583	93,583	0%
63 Total Ordinary Maintenance	5,860	977	444	(532)	-55%	5,425	5,869	9	0%
72 Total General Expenses	115,940	19,323	103,189	83,866	434%	29,897	133,086	17,146	15%
74 TOTAL OPERATING EXPENSES	4,109,079	679,846	764,219	84,372	12%	3,298,423	4,062,642	(46,437)	-1%
76 Total Capital Expenditure	250,000	-	-	-	0%	250,000	250,000	-	0%
1 TOTAL OPERATING EXPENSES & CAPITAL EXPENDITURE	\$ 4,359,079	\$ 679,846	\$ 764,219	\$ 84,372	12%	\$ 3,548,423	\$ 4,312,642	\$ (46,437)	-1%

Operating Expenses & Capital Expenditures - 2

Significant variances:

Total operating and capital expenses are \$46,437 less than budgeted due to:

- Salary and Benefits are \$157,464 (*Att. A, lines 26 & 27*) less than the approved budget primarily due to savings resulting from vacancies. As of August 31, 2025, there were 3 vacant position and 2 filled by temporary agency staff.
- Tenant services exceed budget by \$93,583 (*Att. A, line 51*) due to payment of EHV landlord incentives. These costs are covered by Preliminary fees provided for this purpose.

Projected Net Operating Income – ALL PROGRAMS

- The overall operating results for all programs are as follows:

PROGRAM	FY2026 APPROVED BUDGET	PROJECTED NET INCOME (LOSS) 06/30/2026	USE OF RESERVE/ TRANSFERRED TO RESTRICTED INCOME	PROJECTED NET INCOME 06/30/2026	VARIANCE
Section 8 (Att. B)	\$-	\$(956,182)	\$956,182	\$-	\$-
Mod Rehab (Att. C)	\$-	\$(91,723)	\$91,723	\$-	\$-
Mainstream (Att. D)	\$-	\$(26,138)	\$26,138	\$-	\$-
EHV (Att. E)	\$-	\$(15,149)	\$15,149	\$-	\$-
Other Program - Restricted (Att F)	\$-	\$402,427	\$(402,427)	\$-	\$-
Other Program - Unrestricted (Att G)	\$6,211	\$35,128		\$35,128	\$28,917
Operating Surplus (Deficit)	\$6,210.54	\$(651,636.84)	\$686,764.51	\$35,128	\$28,917

- The projected net income for all programs exceeds the approved budget by \$28,917.

Net Unrestricted Reserves – as of 08/31/2025

	PROGRAM	Unrestricted Reserve	Comments
1	HCV	\$ 5,343,941.00	
2	Mod Rehab	\$ 124,872.00	
3	Mainstream	\$ 31,306.47	
4	EHV	\$ 78,457.00	
5	BHA/Others	\$ 5,201,807.37	includes net capital assets (\$2.6M) and unrestricted disposition proceeds
	TOTAL	\$ 10,780,383.84	

Disposition Proceeds

Restricted Cash	\$6,645,892
Unrestricted Cash	<u>\$1,374,960</u>
TOTAL Disposition proceeds in the bank	<u>\$8,020,852</u>
Outstanding Note Receivable & Interest:	<u>\$9,276,410</u>
Disposition Proceeds available for operations	<u>\$1.5 million</u>

Attachments:

- A. Budget Status Report: All Programs, August 31, 2025
- B. Budget Status Report: HCV/MTW, August 31, 2025
- C. Budget Status Report: Moderate Rehabilitation, August 31, 2025
- D. Budget Status Report: Mainstream 05, August 31, 2025
- E. Budget Status Report: EHV, August 31, 2025
- F. Budget Status Report: LIPH, August 31, 2025
- G. Budget Status Report: BHA, August 31, 2025

BHA: BUDGET COMPARISON - ALL PROGRAMS
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending August 31, 2025

DESCRIPTION	2		10				10			
	FY2026 BUDGET		YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
HOUSING ASSISTANCE PAYMENTS (HAP)										
HAP Received from HUD	\$ 43,463,361	\$ 7,243,893	\$ 6,840,060	\$ (403,833)	-6%	\$ 35,448,278	\$ 42,288,338	\$ (1,175,022)	-3%	
Miscellaneous Income -HAP	\$ -	\$ -	\$ 189	\$ 189	100%	\$ -	\$ 189	\$ 189	100%	
Less HAP Paid to Owners	\$ (45,086,361)	\$ (7,514,394)	\$ (6,985,144)	\$ 529,249	-7%	\$ (35,400,621)	\$ (42,385,766)	\$ (2,700,596)	6%	
Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)	\$ -	\$ -	\$ -	0%	\$ (1,123,740)	\$ (1,123,740)	\$ -	0%	
Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)	\$ -	\$ -	\$ -	0%	\$ (276,820)	\$ (276,820)	\$ -	0%	
Less MTW Eligible Expenses	\$ (120,000)	\$ (20,000)	\$ (1,500)	\$ 18,500	-93%	\$ (118,500)	\$ (120,000)	\$ -	0%	
Less Transfer to Operating revenue	\$ (921,166)	\$ (153,528)	\$ (153,528)	\$ (0)	0%	\$ (802,654)	\$ (956,182)	\$ (35,016)	4%	
HAP Surplus (Deficit)	\$ (4,064,727)	\$ (444,028)	\$ (299,924)	\$ 144,104	-0.0512	\$ (2,274,057)	\$ (2,573,981)	\$ (3,910,445)	0	
Use of Excess HAP Reserve			\$ 299,924							
Net HAP Surplus (Deficit)	\$ (4,064,727)	\$ (444,028)	\$ -	\$ 144,104		\$ (2,274,057)	\$ (2,573,981)	\$ (3,910,445)		
OPERATING REVENUE										
Administrative Fees (S8 & MOD REHAB)	\$ 3,195,693	\$ 532,615	\$ 489,899	\$ (42,716)	-8%	\$ 2,579,468	\$ 3,069,367	\$ (126,325)	-4%	
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
Administrative fees to other PHA on Port out	\$ (80,830)	\$ (13,472)	\$ (13,763)	\$ (291)	2%	\$ (65,673)	\$ (79,436)	\$ (1,394)	2%	
Net Administrative Fees	\$ 3,114,863	\$ 519,144	\$ 476,136	\$ (43,008)	-8%	\$ 2,513,795	\$ 2,989,932	\$ (124,931)	-4%	
BHA Oversight Fee	\$ 7,130	\$ 1,188	\$ -	\$ (1,188)	0%	\$ 7,130	\$ 7,130	\$ -	0%	
Preliminary Fee	\$ -	\$ -	\$ 92,463	\$ 92,463	0%	\$ -	\$ 92,463	\$ 92,463	0%	
Service Fee	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
Miscellaneous Income	\$ 573,403	\$ 109,371	\$ 2,914	\$ (106,458)	0%	\$ 570,517	\$ 573,431	\$ 28	0%	
Transfer from HAP	\$ 921,166	\$ 153,528	\$ 153,528	\$ 0	0%	\$ 802,654	\$ 956,182	\$ 35,016	0%	
TOTAL OPERATING REVENUE	\$ 4,616,562	\$ 783,231	\$ 725,041	\$ (58,190)	-7%	\$ 3,894,097	\$ 4,619,137	\$ 2,576	0%	
OPERATING EXPENSES										
ADMINISTRATION										
Salaries	\$ 1,771,383	\$ 295,230	\$ 208,083	\$ (87,147)	-30%	\$ 1,465,646	\$ 1,673,729	\$ (97,654)	-6%	
Employee Benefits	\$ 1,225,087	\$ 204,181	\$ 218,316	\$ 14,134	7%	\$ 946,962	\$ 1,165,277	\$ (59,810)	-5%	
Legal Expense - Outside Counsel	\$ 50,040	\$ 8,340	\$ 9,951	\$ 1,611	19%	\$ 40,378	\$ 50,329	\$ 289	1%	
Staff Training	\$ 71,478	\$ 11,913	\$ 4,192	\$ (7,721)	-65%	\$ 67,286	\$ 71,478	\$ -	0%	
Travel/Transportation	\$ 7,200	\$ 1,200	\$ 2,748	\$ 1,548	129%	\$ 4,452	\$ 7,200	\$ -	0%	
Office Rent	\$ 186,551	\$ 31,092	\$ 24,594	\$ (6,498)	-21%	\$ 161,957	\$ 186,551	\$ -	0%	
Audit Fees	\$ 22,000	\$ 3,667	\$ -	\$ (3,667)	-100%	\$ 22,000	\$ 22,000	\$ -	0%	
Publications & Subscriptions	\$ 10,353	\$ 1,726	\$ 4,971	\$ 3,245	188%	\$ 5,382	\$ 10,353	\$ -	0%	
Memberships & Dues	\$ 19,661	\$ 3,277	\$ -	\$ (3,277)	-100%	\$ 19,661	\$ 19,661	\$ -	0%	
Telephone	\$ 9,300	\$ 1,550	\$ 563	\$ (987)	-64%	\$ 8,737	\$ 9,300	\$ -	0%	
Office Supplies	\$ 14,400	\$ 2,400	\$ 3,661	\$ 1,261	53%	\$ 10,739	\$ 14,400	\$ -	0%	
Postage	\$ 25,200	\$ 4,200	\$ 1,649	\$ (2,551)	-61%	\$ 23,551	\$ 25,200	\$ -	0%	
Printing & Reproduction	\$ 10,200	\$ 1,700	\$ 72	\$ (1,628)	-96%	\$ 10,128	\$ 10,200	\$ -	0%	
Equipment maintenance	\$ 1,300	\$ 217	\$ -	\$ (217)	-100%	\$ 1,300	\$ 1,300	\$ -	0%	
Equipment Lease	\$ 16,824	\$ 2,804	\$ 972	\$ (1,832)	-65%	\$ 15,852	\$ 16,824	\$ -	0%	
Advertising	\$ 25,000	\$ 4,167	\$ 60	\$ (4,107)	-99%	\$ 24,940	\$ 25,000	\$ -	0%	
Consultants - General Consultants	\$ 217,930	\$ 36,322	\$ 22,407	\$ (13,915)	-38%	\$ 195,523	\$ 217,930	\$ -	0%	
Computer Services Maintenance Fee	\$ 125,000	\$ 20,833	\$ -	\$ (20,833)	0%	\$ 125,000	\$ 125,000	\$ -	0%	
Software Maintenance	\$ 103,071	\$ 17,179	\$ 61,533	\$ 44,355	258%	\$ 41,538	\$ 103,071	\$ -	0%	
Inspection	\$ 32,701	\$ 5,450	\$ 2,865	\$ (2,786)	-51%	\$ 30,036	\$ 32,701	\$ -	0%	
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 12,600	\$ 2,100	\$ 588	\$ (1,532)	-73%	\$ 12,032	\$ 12,600	\$ -	0%	
Total Administrative Expenses	\$ 3,957,278	\$ 659,546	\$ 567,003	\$ (92,543)	-14%	\$ 3,233,101	\$ 3,800,104	\$ (157,175)	-4%	
TENANT SERVICES										
Supportive Services	\$ 30,000	\$ 5,000	\$ 93,583	\$ 88,583	0%	\$ 30,000	\$ 123,583	\$ 93,583	0%	
Total Tenant Services	30,000	-	93,583	93,583	0%	30,000	123,583	93,583	0%	
ORDINARY MAINTENANCE										
Facilities maintenance	\$ 5,860	\$ 977	\$ 444	\$ (532)	-55%	\$ 5,425	\$ 5,869	\$ 9	0%	
Total Ordinary Maintenance	5,860	977	444	(532)	-55%	5,425	5,869	9	0%	
GENERAL EXPENSES										
Insurance	\$ 72,247	\$ 12,041	\$ 74,289	\$ 62,248	517%	\$ -	\$ 74,289	\$ 2,042	3%	
Other General Expenses	\$ 13,000	\$ 2,167	\$ 28,900	\$ 26,733	1234%	\$ (796)	\$ 28,104	\$ 15,104	116%	
Depreciation	\$ 30,693	\$ 5,116	\$ -	\$ (5,116)	-	\$ 30,693	\$ 30,693	\$ -	0%	
Total General Expenses	115,940	19,323	103,189	83,866	434%	29,897	133,086	17,146	15%	
OPERATING TRANSFER IN/OUT										
TOTAL OPERATING EXPENSES	4,109,079	679,846	764,219	84,372	12%	3,298,423	4,062,642	(46,437)	-1%	
OPERATING INCOME (DEFICIT)	\$ 507,483	\$ 103,385	\$ (39,178)	\$ (142,563)	\$ (0)	\$ 595,674	\$ 556,496	\$ 49,013	1%	
CAPITAL EXPENDITURE										
Website Development	\$ 70,000	\$ 11,667	\$ -	\$ (11,667)	0%	\$ 70,000	\$ 70,000	\$ -	0%	
Relocation/Office Move	\$ 180,000	\$ 30,000	\$ -	\$ (30,000)	0%	\$ 180,000	\$ 180,000	\$ -	0%	
Total Capital Expenditure	250,000	-	-	-	0%	250,000	250,000	-	0%	
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 257,483	\$ 103,385	\$ (39,178)	\$ (142,563)	\$ (0)	\$ 345,674	\$ 306,496	\$ (49,013)	1%	
RESTRICTED REVENUE										
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
Interest Income on Notes Receivable & Disposition Proceeds	\$ (404,378)	\$ (67,396)	\$ (1,951)	\$ 65,445	-	\$ (402,427)	\$ (404,378)	\$ -	0%	
TOTAL NON OPERATING REVENUES	\$ (404,378)	\$ (67,396)	\$ (1,951)	\$ 65,445	\$ -	\$ (402,427)	\$ (404,378)	\$ -	0%	
NET INCOME (DEFICIT)	\$ (146,895)	\$ 35,988	\$ (41,129)	\$ (77,118)	\$ (0)	\$ (56,753)	\$ (97,883)	\$ (49,013)	1%	
Use of reserves /HAP Funding/Dispo Proceeds	\$ 153,106	\$ 16,678	\$ -	\$ -	0%	\$ 119,752	\$ 133,010	\$ (20,096)	-13%	
Operating Surplus (Deficit) after use of proceeds	\$ 6,211	\$ 52,666	\$ (41,129)	\$ (77,118)			\$ 35,127	\$ 28,917		

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2025

DESCRIPTION	2		10				10			
	FY2026 BUDGET		YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)		
HUD Authorized Units ==>	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
1 Housing Assistance Payments (HAP)										
2 HAP Received from HUD	\$ 38,443,081	\$ 6,407,180	\$ 6,029,149	\$ (378,031)	-6%	\$ 32,183,541	\$ 38,212,690	\$ (230,391)	-1%	
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 189	\$ 189	100%	\$ -	\$ 189	\$ 189	100%	
4 Less HAP Paid to Owners	\$ (40,725,315)	\$ (6,787,552)	\$ (6,277,292)	\$ 510,260	-8%	\$ (32,442,987)	\$ (38,720,279)	\$ (2,005,036)	5%	
5 Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)					\$ (1,123,740)	\$ (1,123,740)	\$ -	0%	
6 Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)					\$ (276,820)	\$ (276,820)	\$ -	0%	
7 Less MTW Eligible Expenses	\$ (120,000)	\$ (20,000)	\$ (1,500)	\$ 18,500	-93%	\$ (118,500)	\$ (120,000)	\$ -	0%	
8 Less Transfer to Operating revenue	\$ (921,166)	\$ (153,528)	\$ (153,528)	\$ (0)	0%	\$ (802,654)	\$ (956,182)	\$ 35,016	-4%	
9 HAP Surplus (Deficit)	\$ (4,723,960)	\$ (553,900)	\$ (402,983)	\$ 150,917	-6%	\$ (2,581,160)	\$ (2,984,143)	\$ (2,200,222)	1.00523	
10 Use of Excess HAP Reserve	\$ 4,723,960									
11 Net HAP Surplus (Deficit)	\$ -	\$ (553,900)	\$ (402,983)	\$ 150,917		\$ (2,581,160)	\$ (2,984,143)			
12 OPERATING REVENUE										
14 Administrative Fees (S8)	\$ 2,749,575	\$ 458,263	\$ 415,152	\$ (43,111)	-9%	\$ 2,206,827	\$ 2,621,979	\$ (127,596)	-5%	
15 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
16 Administrative fees to other PHA on Port out	\$ (53,003)	\$ (8,834)	\$ (9,743)	\$ 910	-10%	\$ (44,169)	\$ (53,913)	\$ (910)	2%	
17 Net Administrative Fees	2,696,572	449,429	405,409	\$ (44,020)	-10%	2,162,658	2,568,067	\$ (128,505)	-5%	
18 BHA Oversight Fee	\$ 7,130	\$ 1,188	\$ -	\$ (1,188)	0%	\$ 7,130	\$ 7,130	\$ -	0%	
19 Preliminary Fee	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
20 Service Fee	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
21 Miscellaneous Income	\$ 81,200	\$ 13,533	\$ 701	\$ (12,832)	-95%	\$ 80,499	\$ 81,200	\$ -	0%	
22 Transfer from HAP	\$ 921,166	\$ 153,528	\$ 153,528	\$ 0	0%	\$ 802,654	\$ 956,182	\$ 35,016	4%	
23 TOTAL OPERATING REVENUE	\$ 3,706,068	\$ 617,678	\$ 559,638	\$ (58,040)	-9%	\$ 3,052,941	\$ 3,612,579	\$ (93,489)	-3%	
24 OPERATING EXPENSES										
25 ADMINISTRATION										
26 Salaries	\$ 1,491,289	\$ 248,548	\$ 175,890	\$ (72,658)	-29%	\$ 1,248,231	\$ 1,424,121	\$ (67,168)	-5%	
27 Employee Benefits	\$ 1,038,980	\$ 173,163	\$ 188,419	\$ 15,255	9%	\$ 808,469	\$ 996,888	\$ (42,093)	-4%	
28 Legal Expense - Outside Counsel	\$ 44,035	\$ 7,339	\$ 8,757	\$ 1,417	19%	\$ 35,279	\$ 44,035	\$ -	0%	
29 Staff Training	\$ 62,901	\$ 10,483	\$ 3,679	\$ (6,805)	-65%	\$ 59,222	\$ 62,901	\$ -	0%	
30 Travel/Transportation	\$ 6,336	\$ 1,056	\$ 2,415	\$ 1,359	129%	\$ 3,921	\$ 6,336	\$ -	0%	
31 Office Rent	\$ 166,030	\$ 27,672	\$ 21,512	\$ (6,159)	-22%	\$ 144,517	\$ 166,030	\$ -	0%	
32 Audit Fees	\$ 19,360	\$ 3,227	\$ -	\$ (3,227)	-100%	\$ 19,360	\$ 19,360	\$ -	0%	
33 Publications & Subscriptions	\$ 9,111	\$ 1,518	\$ 4,374	\$ 2,856	188%	\$ 4,736	\$ 9,111	\$ -	0%	
34 Memberships & Dues	\$ 17,302	\$ 2,884	\$ -	\$ (2,884)	-100%	\$ 17,302	\$ 17,302	\$ -	0%	
35 Telephone	\$ 8,184	\$ 1,364	\$ 492	\$ (872)	-64%	\$ 7,692	\$ 8,184	\$ -	0%	
36 Office Supplies	\$ 12,672	\$ 2,112	\$ 3,219	\$ 1,107	52%	\$ 9,453	\$ 12,672	\$ -	0%	
37 Postage	\$ 22,176	\$ 3,696	\$ 1,451	\$ (2,245)	-61%	\$ 20,725	\$ 22,176	\$ -	0%	
38 Printing & Reproduction	\$ 8,976	\$ 1,496	\$ 43	\$ (1,453)	-97%	\$ 8,933	\$ 8,976	\$ -	0%	
39 Equipment maintenance	\$ 1,144	\$ 191	\$ -	\$ (191)	-100%	\$ 1,144	\$ 1,144	\$ -	0%	
40 Equipment Lease	\$ 14,805	\$ 2,468	\$ 872	\$ (1,595)	-65%	\$ 13,933	\$ 14,805	\$ -	0%	
41 Advertising	\$ 22,000	\$ 3,667	\$ 53	\$ (3,614)	-99%	\$ 21,947	\$ 22,000	\$ -	0%	
43 Consultants - General Consultants	\$ 191,778	\$ 31,963	\$ 20,163	\$ (11,800)	-37%	\$ 171,616	\$ 191,778	\$ -	0%	
44 Computer Services Maintenance Fee	\$ 110,000	\$ 18,333	\$ -	\$ (18,333)	0%	\$ 110,000	\$ 110,000	\$ -	0%	
45 Software Maintenance	\$ 90,702	\$ 15,117	\$ 54,144	\$ 39,027	258%	\$ 36,558	\$ 90,702	\$ -	0%	
46 Inspection	\$ 28,777	\$ 4,796	\$ 2,345	\$ (2,451)	-51%	\$ 26,432	\$ 28,777	\$ -	0%	
47 Other Sundry Items	\$ 11,088	\$ 1,848	\$ 500	\$ (1,348)	-73%	\$ 10,588	\$ 11,088	\$ -	0%	
49 Total Administrative Expenses	\$ 3,377,646	\$ 562,941	\$ 488,327	\$ (74,614)	-13%	\$ 2,780,058	\$ 3,268,385	\$ (109,261)	-3%	
61 ORDINARY MAINTENANCE										
62 Facilities maintenance	\$ 5,157	\$ 859	\$ 391	\$ (469)	-55%	\$ 4,766	\$ 5,157	\$ -	0%	
63 Total Ordinary Maintenance	5,157	859	391	(469)	-55%	4,766	5,157	-	0%	
69 GENERAL EXPENSE										
70 Insurance	\$ 63,816	\$ 10,636	\$ 65,598	\$ 54,961	517%	\$ -	\$ 65,598	\$ 1,781	3%	
71 Other General Expenses	\$ 11,440	\$ 1,907	\$ 25,431	\$ 23,524	1234%	\$ -	\$ 25,431	\$ 13,991	122%	
79 Depreciation	\$ 28,008	\$ 4,668	\$ -	\$ (4,668)	0%	\$ 28,008	\$ 28,008	\$ -	0%	
72 Total General Expenses	103,265	17,211	91,028	73,817	429%	28,008	119,037	15,772	15%	
73 OPERATING TRANSFER IN/OUT										
74 TOTAL OPERATING EXPENSES	3,486,067	581,011	579,746	(1,265)	0%	2,812,832	3,392,578	(93,489)	-3%	
71 OPERATING INCOME (DEFICIT)	\$ 220,000	\$ 36,667	\$ (20,108)	\$ (56,775)	-9%	\$ 240,109	\$ 220,000	\$ (0)	0%	
72 CAPITAL EXPENDITURE										
73 Website Development	\$ 61,600	\$ 10,267	\$ -	\$ (10,267)	0%	\$ 61,600	\$ 61,600	\$ -	0%	
74 Laptop Replacement	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
75 Relocation/Office Move	\$ 158,400	\$ 26,400	\$ -	\$ (26,400)	0%	\$ 158,400	\$ 158,400	\$ -	0%	
76 Total Capital Expenditure	220,000	36,667	-	(36,667)	0%	220,000	220,000	-	0%	
77 OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 0	\$ 0	\$ (20,108)	\$ (20,108)	-9%	\$ 20,109	\$ 0	\$ (0)	0%	
78 RESTRICTED REVENUE										
80 FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
81 Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
82 TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
83 NET INCOME (DEFICIT)	\$ 0	\$ 0	\$ (20,108)	\$ (20,108)	-9%	\$ 20,109	\$ 0	\$ (0)	0%	
84 Use of reserves / HAP funding/ Net proceeds	\$ (0)				0%			\$ 0	0%	
85 Operating Surplus (Deficit) after use of proceeds	\$ -	\$ 0	\$ -				\$ 0	\$ 0		

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
 For the Period Ending August 31, 2025

DESCRIPTION	2		10				10			
	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
HUD Authorized Units ==>	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
Housing Assistance Payments (HAP)										
HAP Received from HUD	\$ 1,021,944	\$ 170,324	\$ 170,324	\$ -	0%	\$ 851,620	\$ 1,021,944	\$ -	0%	
Less HAP Paid to Owners	\$ (1,021,944)	\$ (170,324)	\$ (152,412)	\$ 17,912	-11%	\$ (869,532)	\$ (1,021,944)	\$ -	0%	
HAP Surplus (Deficit)	\$ -	\$ -	\$ 17,912	\$ 17,912		\$ (17,912)	\$ -	\$ -		
Use of Excess HAP Reserve	\$ -	\$ -	\$ (17,912)	\$ (17,912)		\$ 17,912	\$ -	\$ -		
Net HAP Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
OPERATING REVENUE										
Administrative Fees (MOD REHAB)	\$ 193,600	\$ 32,267	\$ 32,270	\$ 3	0%	\$ 161,330	\$ 193,600	\$ -	0%	
Administrative fees to other PHA on Port out	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Net Administrative Fees	\$ 193,600	\$ 32,267	\$ 32,270	\$ 3	0%	\$ 161,330	\$ 193,600	\$ -	0%	
Miscellaneous Income	\$ 5,000	\$ 833.33	\$ 39	\$ (794)	100%	\$ 4,961	\$ 5,000	\$ -	100%	
Transfer from HAP	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	100%	
TOTAL OPERATING REVENUE	\$ 198,600	\$ 33,100	\$ 32,309	\$ (791)	-2%	\$ 166,291	\$ 198,600	\$ -	0%	
OPERATING EXPENSES										
ADMINISTRATION										
Salaries	\$ 119,047	\$ 19,841.13	\$ 14,239	\$ (5,602)	-28%	\$ 99,623	\$ 113,861	\$ (5,186)	-4%	
Employee Benefits	\$ 83,410	\$ 13,901.59	\$ 15,062	\$ 1,160	8%	\$ 64,897	\$ 79,959	\$ (3,451)	-4%	
Legal Expense - Outside Counsel	\$ 3,503	\$ 583.80	\$ 697	\$ 113	19%	\$ 2,806	\$ 3,503	\$ -	0%	
Staff Training	\$ 5,003	\$ 833.91	\$ 293	\$ (540)	-65%	\$ 4,710	\$ 5,003	\$ -	0%	
Travel/Transportation	\$ 504	\$ 84.00	\$ 192	\$ 108	129%	\$ 312	\$ 504	\$ -	0%	
Office Rent	\$ 13,534	\$ 2,255.59	\$ 1,722	\$ (534)	-24%	\$ 11,812	\$ 13,534	\$ -	0%	
Audit Fees	\$ 1,540	\$ 256.67	\$ -	\$ (257)	-100%	\$ 1,540	\$ 1,540	\$ -	0%	
Publications & Subscriptions	\$ 725	\$ 120.79	\$ 348	\$ 227	188%	\$ 377	\$ 725	\$ -	0%	
Memberships & Dues	\$ 1,376	\$ 229.38	\$ -	\$ (229)	-100%	\$ 1,376	\$ 1,376	\$ -	0%	
Telephone	\$ 651	\$ 108.50	\$ 36	\$ (72)	-67%	\$ 615	\$ 651	\$ -	0%	
Office Supplies	\$ 1,008	\$ 168.00	\$ 256	\$ 88	53%	\$ 752	\$ 1,008	\$ -	0%	
Postage	\$ 1,764	\$ 294.00	\$ 115	\$ (179)	-61%	\$ 1,649	\$ 1,764	\$ -	0%	
Printing & Reproduction	\$ 714	\$ 119.00	\$ 27	\$ (92)	-78%	\$ 687	\$ 714	\$ -	0%	
Equipment maintenance	\$ 91	\$ 15.17	\$ -	\$ (15)	-100%	\$ 91	\$ 91	\$ -	0%	
Equipment Lease	\$ 1,178	\$ 196.28	\$ 46	\$ (150)	-76%	\$ 1,131	\$ 1,178	\$ -	0%	
Advertising	\$ 1,750	\$ 291.67	\$ 4	\$ (287)	-99%	\$ 1,746	\$ 1,750	\$ -	0%	
Messenger/delivery service	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
Consultants - General Consultants	\$ 17,204	\$ 2,867.35	\$ 1,292	\$ (1,575)	-55%	\$ 15,912	\$ 17,204	\$ -	0%	
Computer Services Maintenance Fee	\$ 8,857	\$ 1,476.17	\$ -	\$ (1,476)	0%	\$ 8,857	\$ 8,857	\$ -	0%	
Software Maintenance	\$ 8,016	\$ 1,336.00	\$ 4,307	\$ 2,971	222%	\$ 3,709	\$ 8,016	\$ -	0%	
Inspection	\$ 2,289	\$ 381.51	\$ 187	\$ (195)	-51%	\$ 2,103	\$ 2,289	\$ -	0%	
Other Sundry Items	\$ 882	\$ 147.00	\$ 40	\$ (107)	-73%	\$ 842	\$ 882	\$ -	0%	
Total Administrative Expenses	\$ 273,045	\$ 45,507	\$ 38,863	\$ (6,644)	-15%	\$ 225,545	\$ 264,408	\$ (8,637)	-3%	
ORDINARY MAINTENANCE										
Facilities maintenance	\$ 410	\$ 68	\$ 31	\$ (37)	-55%	\$ 379	\$ 410	\$ -	0%	
Total Ordinary Maintenance	\$ 410	\$ 68	\$ 31	\$ (37)	-55%	\$ 379	\$ 410	\$ -	0%	
GENERAL EXPENSE										
Insurance	\$ 5,057	\$ 843	\$ 4,234	\$ 3,392	402%	\$ -	\$ 4,234	\$ (823)	-16%	
Other General Expenses	\$ 910	\$ 152	\$ 2,023	\$ 1,871	1234%	\$ -	\$ 2,023	\$ 1,113	122%	
Depreciation	\$ 1,747	\$ 291	\$ -	\$ (291)		\$ 1,747	\$ 1,747	\$ -	0%	
Total General Expenses	\$ 7,714	\$ 1,286	\$ 6,257	\$ 4,972	387%	\$ 1,747	\$ 8,004	\$ 290	4%	
OPERATING TRANSFER IN/OUT										
TOTAL OPERATING EXPENSES	\$ 281,169	\$ 46,861.57	\$ 45,151.94	\$ (1,709.63)	-4%	\$ 227,671	\$ 272,823.01	\$ (8,346)	-3%	
OPERATING INCOME (DEFICIT)	\$ (82,569)	\$ (13,762)	\$ (12,843)	\$ 919	1%	\$ (61,380)	\$ (74,223)	\$ (8,346)	3%	
CAPITAL EXPENDITURE										
Website Development	\$ 4,900	\$ 817	\$ -	\$ (817)		\$ 4,900	\$ 4,900	\$ -		
Laptop replacement	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Relocation/Office Move	\$ 12,600	\$ 2,100	\$ -	\$ (2,100)		\$ 12,600	\$ 12,600	\$ -		
Total Capital Expenditure	\$ 17,500	\$ 2,917	\$ -	\$ (2,917)		\$ 17,500.00	\$ 17,500	\$ -		
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (100,069)	\$ (16,678)	\$ (12,843)	\$ 3,835	1%	\$ (78,880)	\$ (91,723)	\$ (8,346)	3%	
TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
NET INCOME (DEFICIT)	\$ (100,069)	\$ (16,678)	\$ (12,843)	\$ 3,835	1%	\$ (78,880)	\$ (91,723)	\$ (8,346)	3%	

BHA: BUDGET COMPARISON - MAINSTREAM PROGRAM

ATTACHMENT D

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2025

DESCRIPTION	2					10			
	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
HUD Authorized Units ==>	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
Housing Assistance Payments (HAP)									
HAP Received from HUD	\$ 2,865,459	\$ 477,577	\$ 364,372	\$ (113,205)	0%	\$ 2,198,801	\$ 2,563,173	\$ (302,286)	0%
Less HAP Paid to Owners	\$ (2,208,111)	\$ (368,018)	\$ (389,444)	\$ (21,426)	0%	\$ (1,873,786)	\$ (2,263,230)	\$ 55,120	0%
HAP Surplus (Deficit)	\$ 657,348	\$ 109,558	\$ (25,072)	\$ (134,630)		\$ 325,014	\$ 299,942	\$ (247,167)	
Use of Excess HAP Reserve									
Net HAP Surplus (Deficit)	\$ 657,348	\$ 109,558	\$ (25,072)	\$ (134,630)		\$ 325,014	\$ 299,942	\$ (357,406)	
OPERATING REVENUE									
Administrative Fees	\$ 178,469	\$ 29,745	\$ 27,852	\$ (1,893)	0%	\$ 145,499	\$ 173,351	\$ (5,119)	0%
Administrative fees to other PHA on Port out	\$ (13,251)	\$ (2,208)	\$ (2,837)	\$ (629)		\$ (8,110)	\$ (10,947)	\$ 2,303	0%
Net Administrative Fees	165,219	27,536	25,015	(2,522)	0%	137,389	162,403	(2,815)	0%
Service Fee	-	-	-	-	0%	-	-	-	0%
Miscellaneous Income	-	-	17	17		-	17	17	0%
Transfer from HAP	-	-	-	-		-	-	-	0%
TOTAL OPERATING REVENUE	\$ 165,219	\$ 27,536	\$ 25,031	\$ (2,505)	0%	\$ 137,389	\$ 162,420	\$ (2,799)	0%
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 77,619	\$ 12,936.52	\$ 8,884	\$ (4,052)	0%	\$ 64,885	\$ 73,770	\$ (3,850)	0%
Employee Benefits	\$ 55,565	\$ 9,260.89	\$ 7,479	\$ (1,782)	-19%	\$ 43,014	\$ 50,492	\$ (5,073)	-9%
Legal Expense - Outside Counsel	\$ 1,501	\$ 250.20	\$ 299	\$ 48	19%	\$ 1,376	\$ 1,675	\$ 173	12%
Staff Training	\$ 2,144	\$ 357.39	\$ 136	\$ (222)	-62%	\$ 2,009	\$ 2,144	\$ -	0%
Travel/Transportation	\$ 216	\$ 36.00	\$ 86	\$ 50	138%	\$ 130	\$ 216	\$ -	0%
Office Rent	\$ 2,757	\$ 459.42	\$ 868	\$ 409	89%	\$ 1,888	\$ 2,757	\$ -	0%
Audit Fees	\$ 660	\$ 110.00	\$ -	\$ (110)	-100%	\$ 660	\$ 660	\$ -	0%
Publications & Subscriptions	\$ 311	\$ 51.77	\$ 149	\$ 97	188%	\$ 161	\$ 311	\$ -	0%
Memberships & Dues	\$ 590	\$ 98.31	\$ -	\$ (98)	-100%	\$ 590	\$ 590	\$ -	0%
Telephone	\$ 279	\$ 46.50	\$ 24	\$ (22)	-48%	\$ 255	\$ 279	\$ -	0%
Office Supplies	\$ 432	\$ 72.00	\$ 112	\$ 40	56%	\$ 320	\$ 432	\$ -	0%
Postage	\$ 756	\$ 126.00	\$ 49	\$ (77)	-61%	\$ 707	\$ 756	\$ -	0%
Printing & Reproduction	\$ 306	\$ 51.00	\$ 2	\$ (49)	-96%	\$ 304	\$ 306	\$ -	0%
Equipment maintenance	\$ 39	\$ 6.50	\$ -	\$ (7)	-100%	\$ 39	\$ 39	\$ -	0%
Equipment Lease	\$ 505	\$ 84.12	\$ 33	\$ (51)	-61%	\$ 472	\$ 505	\$ -	0%
Advertising	\$ 750	\$ 125.00	\$ 2	\$ (123)	-99%	\$ 748	\$ 750	\$ -	0%
Consultants - General Consultants	\$ 4,089	\$ 681.48	\$ 582	\$ (99)	-15%	\$ 3,507	\$ 4,089	\$ -	0%
Computer Services Maintenance Fee	\$ 3,163	\$ 527.17	\$ -	\$ (527)	0%	\$ 3,163	\$ 3,163	\$ -	0%
Software Maintenance	\$ 2,291	\$ 381.86	\$ 1,851	\$ 1,469	385%	\$ 440	\$ 2,291	\$ -	0%
Inspection	\$ 981	\$ 163.50	\$ 80	\$ (84)	-51%	\$ 901	\$ 981	\$ -	0%
Other Sundry Items	\$ 378	\$ 63.00	\$ 17	\$ (46)	-73%	\$ 361	\$ 378	\$ -	0%
Total Administrative Expenses	\$ 155,332	\$ 25,889	\$ 20,653	\$ (5,236)	0%	\$ 125,930	\$ 146,583	\$ (8,749)	0%
TENANT SERVICES									
Tenant Services	\$ 30,000	\$ 5,000	\$ -	\$ (5,000)		\$ 30,000	\$ 30,000	\$ -	
Total Tenant Services	30,000	5,000	-	(5,000)		30,000	30,000	\$ -	
ORDINARY MAINTENANCE									
Facilities maintenance	\$ 176	\$ 29	\$ 13	\$ (16)	-55%	\$ 162	\$ 176	\$ -	0%
Total Ordinary Maintenance	176	29	13	(16)	-55%	162	176	\$ -	0%
GENERAL EXPENSE									
Insurance	\$ 1,383	\$ 231	\$ 2,972	\$ 2,741	1189%	\$ -	\$ 2,972	\$ 1,588	115%
Other General Expenses	\$ 390	\$ 65	\$ 868	\$ 803	1235%	\$ (478)	\$ 390	\$ -	0%
Depreciation	\$ 938	\$ 156	\$ -	\$ (156)		\$ 938	\$ 938	\$ -	0%
Total General Expenses	2,711	452	3,840	\$ 3,388	750%	460	4,300	\$ 1,588	59%
TOTAL OPERATING EXPENSES	188,219	31,369.82	24,505.71	(6,864.11)	-22%	156,552	181,058	(7,161)	-4%
OPERATING INCOME (DEFICIT)	\$ (23,000)	\$ (3,833)	\$ 526	\$ 4,359	22%	\$ (19,163)	\$ (18,638)	\$ (4,363)	4%
CAPITAL EXPENDITURE									
Website Development	\$ 2,100	\$ 350	\$ -	\$ (350)		\$ 2,100	\$ 2,100	\$ -	
Relocation/Office Move	\$ 5,400	\$ 900	\$ -	\$ (900)		\$ 5,400	\$ 5,400	\$ -	
Total Capital Expenditure	7,500	1,250.00	-	(1,250.00)		7,500.00	7,500	-	
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (30,500)	\$ (5,083)	\$ 526	\$ 5,609	22%	\$ (26,663)	\$ (26,138)	\$ (4,363)	4%
TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ (30,500)	\$ (5,083)	\$ 526	\$ 5,609	22%	\$ (26,663)	\$ (26,138)	\$ (4,363)	4%

BHA: BUDGET COMPARISON - EHV PROGRAM

ATTACHMENT E

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2025

DESCRIPTION	2		10				10			
	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
HUD Authorized Units ==>	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
Housing Assistance Payments (HAP)										
HAP Received from HUD	\$ 1,132,877	\$ 188,813	\$ 276,215	\$ 87,402	0%	\$ 214,316	\$ 490,531	\$ (642,346)	0%	
Less HAP Paid to Owners	\$ (1,130,992)	\$ (188,499)	\$ (165,996)	\$ 22,503	0%	\$ (214,316)	\$ (380,312)	\$ (750,680)	0%	
HAP Surplus (Deficit)	\$ 1,885	\$ 314	\$ 110,219	\$ 109,905		\$ -	\$ 110,219	\$ (1,393,025)		
Use of Excess HAP Reserve	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Net HAP Surplus (Deficit)	\$ 1,885	\$ 314	\$ 110,219	\$ 109,905		\$ -	\$ 110,219	\$ 108,334		
OPERATING REVENUE										
Administrative Fees	\$ 74,048	\$ 12,341	\$ 14,625	\$ 2,284	0%	\$ 65,813	\$ 80,438	\$ 6,390	0%	
Administrative fees to other PHA on Port out	\$ (14,576)	\$ (2,429)	\$ (1,182)	\$ 1,247		\$ (13,394)	\$ (14,576)	\$ -	0%	
Net Administrative Fees	59,472	9,912	13,443	3,531	0%	52,419	65,862	6,390	0%	
Preliminary Fee	\$ -	\$ -	\$ 92,463	\$ 92,463	0%	\$ -	\$ 92,463	\$ 92,463	0%	
Miscellaneous Income	\$ -	\$ -	\$ 11	\$ 11		\$ -	\$ 11	\$ 11	0%	
TOTAL OPERATING REVENUE	\$ 59,472	\$ 9,912	\$ 105,917	\$ 96,005	0%	\$ 52,419	\$ 158,336	\$ 98,863	0%	
OPERATING EXPENSES										
ADMINISTRATION										
Salaries	\$ 31,453	\$ 5,242.11	\$ 4,162	\$ (1,080)	0%	\$ 26,297	\$ 30,459	\$ (994)	0%	
Employee Benefits	\$ 22,493	\$ 3,748.81	\$ 4,307	\$ 559	0%	\$ 17,453	\$ 21,760	\$ (733)	0%	
Legal Expense - Outside Counsel	\$ 1,001	\$ 166.80	\$ 199	\$ 32	0%	\$ 917	\$ 1,116	\$ 116	0%	
Staff Training	\$ 1,430	\$ 238.26	\$ 84	\$ (154)	-65%	\$ 1,346	\$ 1,430	\$ -	0%	
Travel/Transportation	\$ 144	\$ 24.00	\$ 55	\$ 31	129%	\$ 89	\$ 144	\$ -	0%	
Office Rent	\$ 4,231	\$ 705.17	\$ 492	\$ (213)	-30%	\$ 3,739	\$ 4,231	\$ -	0%	
Audit Fees	\$ 440	\$ 73.33	\$ -	\$ (73)	-100%	\$ 440	\$ 440	\$ -	0%	
Publications & Subscriptions	\$ 207	\$ 34.51	\$ 99	\$ 65	188%	\$ 108	\$ 207	\$ -	0%	
Memberships & Dues	\$ 393	\$ 65.54	\$ -	\$ (66)	-100%	\$ 393	\$ 393	\$ -	0%	
Telephone	\$ 186	\$ 31.00	\$ 11	\$ (20)	-64%	\$ 175	\$ 186	\$ -	0%	
Office Supplies	\$ 288	\$ 48.00	\$ 73	\$ 25	53%	\$ 215	\$ 288	\$ -	0%	
Postage	\$ 504	\$ 84.00	\$ 33	\$ (51)	-61%	\$ 471	\$ 504	\$ -	0%	
Printing & Reproduction	\$ 204	\$ 34.00	\$ 1	\$ (33)	-97%	\$ 203	\$ 204	\$ -	0%	
Equipment maintenance	\$ 26	\$ 4.33	\$ -	\$ (4)	-100%	\$ 26	\$ 26	\$ -	0%	
Equipment Lease	\$ 336	\$ 56.08	\$ 20	\$ (36)	-65%	\$ 317	\$ 336	\$ -	0%	
Advertising	\$ 500	\$ 83.33	\$ 1	\$ (82)	-99%	\$ 499	\$ 500	\$ -	0%	
Consultants - General Consultants	\$ 4,859	\$ 809.77	\$ 369	\$ (440)	-54%	\$ 4,489	\$ 4,859	\$ -	0%	
Computer Services Maintenance Fee	\$ 2,980	\$ 496.67	\$ -	\$ (497)	0%	\$ 2,980	\$ 2,980	\$ -	0%	
Software Maintenance	\$ 2,061	\$ 343.57	\$ 1,231	\$ 887	258%	\$ 831	\$ 2,061	\$ -	0%	
Inspection	\$ 654	\$ 109.00	\$ 53	\$ (56)	-51%	\$ 601	\$ 654	\$ -	0%	
Other Sundry Items	\$ 252	\$ 42.00	\$ 11	\$ (31)	-73%	\$ 241	\$ 252	\$ -	0%	
Total Administrative Expenses	\$ 74,642	\$ 12,440	\$ 11,202	\$ (1,238)	0%	\$ 61,828	\$ 73,030	\$ (1,611)	0%	
TENANT SERVICES										
Tenant Services	\$ -	\$ -	\$ 93,583	\$ 93,583		\$ -	\$ 93,583	\$ 93,583	0%	
Total Tenant Services	-	-	93,583	93,583		-	93,583	\$ 93,583	0%	
ORDINARY MAINTENANCE										
Facilities maintenance	\$ 117	\$ 20	\$ 9	\$ (11)	-55%	\$ 117.20	\$ 126	\$ 9	8%	
Total Ordinary Maintenance	117	20	9	\$ (11)	-55%	117	126	\$ 9	8%	
GENERAL EXPENSE										
Insurance	\$ 1,990	\$ 332	\$ 1,486	\$ 1,154	348%	\$ -	\$ 1,486	\$ (504)	-25%	
Other General Expenses	\$ 260	\$ 43	\$ 578	\$ 535	1234%	\$ (318)	\$ 260	\$ -	0%	
Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Total General Expenses	2,250	375	2,064	\$ 1,689	0%	(318)	1,746	\$ (504)	0%	
TOTAL OPERATING EXPENSES	77,009	12,834.80	106,857.53	94,022.73		61,627	168,485	91,476	0%	
OPERATING INCOME (DEFICIT)	\$ (17,537)	\$ (2,923)	\$ (941)	\$ 1,982	0%	\$ (9,208)	\$ (10,149)	\$ 7,388	0%	
CAPITAL EXPENDITURE										
Website Development	\$ 1,400	\$ 233	\$ -	\$ (233)		\$ 1,400	\$ 1,400	\$ -	0%	
Relocation/Office Move	\$ 3,600	\$ 600	\$ -	\$ (600)		\$ 3,600	\$ 3,600	\$ -	0%	
Total Capital Expenditure	5,000	833.33	-	(833.33)		5,000	5,000	-	0%	
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ (22,537)	\$ (3,756)	\$ (941)	\$ 2,815	0%	\$ (14,208)	\$ (15,149)	\$ (7,388)	0%	
NET INCOME (DEFICIT)	\$ (22,537)	\$ (3,756)	\$ (941)	\$ 2,815	0%	\$ (14,208)	\$ (15,149)	\$ (7,388)	0%	

BHA: BUDGET COMPARISON - LOW INCOME PUBLIC REPORT (LIPH)

ATTACHMENT F

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2025

2

10

DESCRIPTION	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2025 BUDGET	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>									
(1)	(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(g - a)	
OPERATING REVENUE									
Miscellaneous Income /Interest Income on Notes Receivable & D	\$ 404,378	\$ 67,396	\$ 1,951	\$ (65,445)	100%	\$ 402,427	\$ 404,378	\$ -	
TOTAL OPERATING REVENUE	\$ 404,378	\$ 67,396	\$ 1,951	\$ (65,445)	100%	\$ 402,427	\$ 404,378	\$ -	
OPERATING EXPENSES									
Total Operating Expenses	-	-	-	-	-	-	-	-	-
OPERATING INCOME (DEFICIT)	\$ 404,378	\$ 67,396	\$ 1,951	\$ (65,445)	\$ 1	\$ 402,427	\$ 404,378	\$ -	\$ -
RESTRICTED REVENUE									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	
Interest Income on Notes Receivable & Disposition Proceeds	(404,378)	(67,396)	(1,951)	65,445		(402,427)	(404,378)	\$ -	0%
TOTAL NON OPERATING REVENUES	\$ (404,378)	\$ (67,396)	\$ (1,951)	\$ 65,445	0%	\$ (402,427)	\$ (404,378)	\$ -	0%
NET INCOME (DEFICIT)	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	0%

BHA: BUDGET COMPARISON - BHA General Fund

ATTACHMENT G

Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses
For the Period Ending August 31, 2025

2

10

DESCRIPTION	FY2026 BUDGET	YEAR - TO - DATE				FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
HUD Authorized Units ==>	FY2026 BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET SEP-JUNE 2026 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
(1)	(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(h) = (g - a)	
Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project									
OPERATING REVENUE									
Miscellaneous Income	\$ 82,825	\$ 27,608	\$ 194	\$ (27,414)	100%	\$ 82,630	\$ 82,825	\$ -	0%
TOTAL OPERATING REVENUE	\$ 82,825	\$ 27,608	\$ 194	\$ (27,414)	100%	\$ 82,630	\$ 82,825	\$ -	
OPERATING EXPENSES									
ADMINISTRATION									
Salaries	\$ 51,975	\$ 8,663	\$ 4,908	\$ (3,754)	-43%	\$ 26,611	\$ 31,519	\$ (20,456)	-39%
Employee Benefits	\$ 24,639	\$ 4,106	\$ 3,049	\$ (1,057)	-26%	\$ 13,130	\$ 16,179	\$ (8,460)	-34%
Total Administrative Expenses	\$ 76,614	\$ 12,769	\$ 7,957	\$ (4,812)	0%	\$ 39,740	\$ 47,698	\$ (28,916)	0%
TOTAL OPERATING EXPENSES	76,614	12,769	7,957	(4,812)	0%	39,740	47,698	(28,916)	0%
OPERATING INCOME (DEFICIT)	\$ 6,211	\$ 14,839	\$ (7,763)	\$ (22,603)	\$ -	\$ 42,890	\$ 35,127	\$ 28,916	0%
OPERATING INCOME (DEFICIT) & CAPITAL EXPENDITURE	\$ 6,211	\$ 14,839	\$ (7,763)	\$ (22,603)	\$ -	\$ 42,890	\$ 35,127	\$ 28,916	0%
RESTRICTED REVENUE									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
Interest Income on Notes Receivable & Disposition Proceeds	-	-	-	-		-	-	-	0%
TOTAL NON OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
NET INCOME (DEFICIT)	\$ 6,211	\$ 14,839	\$ (7,763)	\$ (22,603)	0%	\$ 42,890	\$ 35,127	\$ 28,916	0%