

# BERKELEY HOUSING AUTHORITY

## **Unaudited Finance Report**

**October 31, 2025**

# Background

Budget for FY2026 – Board approved, 06/19/2025

	DESCRIPTION	Grand Total PROPOSED BUDGET FY2026	HUD PROGRAMS				(RESTRICTED)	(UNREST.)
			HCY 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 ==>								
<b>1</b>	<b>HOUSING ASSISTANCE PAYMENTS (HAP)</b>							
1.a	HAP Revenue from HUD (HAP Funding + RNP from 12/31/20)	\$ 43,463,361	\$ 38,443,081	\$ 1,021,944	\$ 2,865,459	\$ 1,132,877		
1.b	HAP Expenses to Owners	\$ (45,086,361)	\$ (40,725,315)	\$ (1,021,944)	\$ (2,208,111)	\$ (1,130,992)		
1.c	Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)	\$ (1,123,740)					
1.d	Augment Initial Restore-Rebuild Rents for 11 vouchers to an approximately 60 Unit Affordable Housing Project	\$ (276,820)	\$ (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	\$ (4,064,727)	\$ (4,723,960)	\$ -	\$ 657,348	\$ 1,885	\$ -	
1.h	Unrestricted Net Reserve to be used for HAP		\$ 4,723,960					
1.i			\$ -					
	<b>UTILIZATION - BUDGET</b>		<b>83%</b>	<b>100%</b>	<b>85%</b>	<b>95%</b>		
<b>2</b>	<b>OPERATING REVENUE</b>							
2.a	Administrative Fees	\$ 3,195,693	\$ 2,749,575	\$ 193,600	\$ 178,469	\$ 74,048		
2.b	Administrative Fee earned for managed incoming ports	\$ -	\$ -	\$ -	\$ -	\$ -		
2.c	Administrative Fee Paid for managed outgoing ports	\$ (80,830)	\$ (53,003)	\$ -	\$ (13,251)	\$ (14,576)		
2.d	Net Administrative Fee	\$ 3,114,863	\$ 2,696,572	\$ 193,600	\$ 165,219	\$ 59,472		
2.e	Transfer from HAP funding	\$ 921,166	\$ 921,166					
2.f	BHA Oversight Fee	\$ 7,130	\$ 7,130	\$ -				
2.g	Miscellaneous Income	\$ 86,200	\$ 81,200	\$ 5,000				
2.h	Interest Income on Disposition Proceeds	\$ 487,203					\$ 404,378	
<b>2</b>	<b>Total Operating Revenue</b>	<b>\$ 4,616,561</b>	<b>\$ 3,706,067</b>	<b>\$ 198,600</b>	<b>\$ 165,219</b>	<b>\$ 59,472</b>	<b>\$ 404,378</b>	
	<b>OPERATING EXPENSES</b>							
	<b>ADMINISTRATION</b>							
3.a	Salaries	\$ 1,771,383	\$ 1,491,289	\$ 119,047	\$ 77,619	\$ 31,453	\$ 51,975	
3.b	Employee Benefits	\$ 1,225,087	\$ 1,038,980	\$ 83,410	\$ 55,565	\$ 22,493	\$ 24,639	
<b>3</b>	<b>Sub-total salaries and employee benefits</b>	<b>\$ 2,996,470</b>	<b>\$ 2,530,269</b>	<b>\$ 202,456</b>	<b>\$ 133,184</b>	<b>\$ 53,945</b>	<b>\$ 76,614</b>	
<b>4</b>	<b>Total Administrative Expenses</b>	<b>\$ 960,809</b>	<b>\$ 847,376</b>	<b>\$ 70,589</b>	<b>\$ 22,147</b>	<b>\$ 20,696</b>	<b>\$ -</b>	
<b>5</b>	<b>Total Tenant Services</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>6</b>	<b>Total Routine Maintenance</b>	<b>\$ 5,860</b>	<b>\$ 5,157</b>	<b>\$ 410</b>	<b>\$ 176</b>	<b>\$ 117</b>	<b>\$ -</b>	
<b>7</b>	<b>Total General Expenses</b>	<b>\$ 115,940</b>	<b>\$ 103,265</b>	<b>\$ 7,714</b>	<b>\$ 2,711</b>	<b>\$ 2,250</b>	<b>\$ -</b>	
<b>8</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,109,079</b>	<b>\$ 3,486,067</b>	<b>\$ 281,169</b>	<b>\$ 188,219</b>	<b>\$ 77,009</b>	<b>\$ 76,614</b>	
<b>9</b>	<b>TOTAL CAPITAL EXPENDITURE</b>	<b>\$ 250,000</b>	<b>\$ 220,000</b>	<b>\$ 17,500</b>	<b>\$ 7,500</b>	<b>\$ 5,000</b>	<b>\$ -</b>	
<b>10</b>	<b>OPERATING SURPLUS (DEFICIT)</b>	<b>\$ 257,483</b>	<b>\$ -</b>	<b>\$ (100,069)</b>	<b>\$ (30,500)</b>	<b>\$ (22,537)</b>	<b>\$ 404,378</b>	
<b>11</b>	<b>INTEREST INCOME TRANSFERRED TO REST ACCT.</b>							
11.a	Interest Income on Notes Receivable and Dispo Proceeds	\$ (404,378)					\$ (404,378)	
<b>11</b>	<b>NET SURPLUS AND DEFICIT</b>	<b>\$ (146,896)</b>	<b>\$ -</b>	<b>\$ (100,069)</b>	<b>\$ (30,500)</b>	<b>\$ (22,537)</b>	<b>\$ 6,211</b>	
<b>12</b>	<b>USE OF PROGRAM RESERVES</b>	<b>\$ 153,106</b>	<b>\$ -</b>	<b>\$ 100,069</b>	<b>\$ 30,500</b>	<b>\$ 22,537</b>	<b>\$ -</b>	
<b>13</b>	<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 6,211</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,211</b>	
	<b>PROJECTED UNRESTRICTED RESERVE BALANCE, 07/01/2025</b>		<b>\$ 5,447,329</b>	<b>\$ 128,452</b>	<b>\$ 30,500</b>	<b>\$ 62,000</b>		
1.b	Unrestricted Net Reserve to be used for HAP		\$ (4,723,960)					
<b>12</b>	<b>TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPR</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (100,069)</b>	<b>\$ (30,500)</b>	<b>\$ (22,537)</b>		
	<b>PROJECTED BALANCE OF UNRESTRICTED RESERVE, 06/30/2026</b>		<b>\$ 723,369</b>	<b>\$ 28,383</b>	<b>\$ (0)</b>	<b>\$ 39,463</b>		

Budget assumptions:

	Ave Lease up	Ave PUC
HCV	83%	2,051.20
MS	85%	1,789.37
EHV	95%	2,208.97
Use of HAP for augment initial rents	\$	1,400,560
Use of HAP for operations	\$	921,166
User of unrestricted reserve for HAP	\$	4,723,960
Staffing		15 FTE
Use of Mod Rehab Reserve	\$	100,069
Use of MS Reserve	\$	30,500
Use of EHV Reserve	\$	22,537
Projected Net Income	\$	6,211

# 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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
1 HOUSING ASSISTANCE PAYMENTS (HAP)									
2 HAP Received from HUD	\$ 43,463,361	\$ 14,487,787	\$ 13,817,044	\$ (670,743)	-5%	\$ 30,445,514	\$ 44,262,558	\$ 799,198	2%
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 283	\$ 283	100%	\$ -	\$ 283	\$ 283	100%
4 Less HAP Paid to Owners	\$ (45,086,361)	\$ (15,028,787)	\$ (14,025,768)	\$ 1,003,019	-7%	\$ (28,341,839)	\$ (42,367,607)	\$ (2,718,754)	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)	\$ (40,000)	\$ (3,890)	\$ 36,110	-90%	\$ (116,110)	\$ (120,000)	\$ -	0%
8 Less Transfer to Operating revenue	\$ (921,166)	\$ (307,055)	\$ (632,666)	\$ (325,611)	106%	\$ (583,048)	\$ (1,215,714)	\$ 294,548	32%
9 HAP Surplus (Deficit)	\$ (4,064,727)	\$ (888,056)	\$ (844,998)	\$ 43,058	1.04464	\$ 3,957	\$ (841,040)	\$ (3,223,686)	-79%
10 Use of Excess HAP Reserve			\$ 802,127			\$ 113,441	\$ 915,568	\$ (915,568)	0%
11 Net HAP Surplus (Deficit)	\$ (4,064,727)	\$ (888,056)	\$ (42,871)	\$ 43,058		\$ 117,398	\$ 74,528	\$ (4,139,254)	

## Significant Variances:

- Projected HAP revenues slightly increase by 2% due to higher utilization of HAP dollars anticipated in CY2025 resulting in higher funding allocation in CY2026 as projected in the TYT.
- Projected HAP expenses are down 6%, respectively due to:
  - Lower than budgeted utilization of HCV vouchers. Budget-83% vs Actual (TYT)-81%
  - Lower than budgeted HCV PUC (Per Unit Cost) Budget-\$2,051 vs Actual (TYT)-\$1,924
  - Unmet number of projected voucher issuance.
- HAP funding used for operations increased by \$294,548 to fully cover the projected deficit in the HCV program in FY2026 and avoid recapture of excess HAP reserve on December 31, 2025.

# 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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
13 OPERATING REVENUE									
14 Administrative Fees (S8 & MOD REHAB)	\$ 3,195,693	\$ 1,065,231	\$ 1,022,296	\$ (42,935)	-4%	\$ 2,107,038	\$ 3,129,334	\$ (66,358)	-2%
15 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16 Administrative fees to other PHA on Port out	\$ (80,830)	\$ (26,943)	\$ (25,641)	\$ 1,303	-5%	\$ (54,151)	\$ (79,792)	\$ (1,038)	-1%
17 Net Administrative Fees	\$ 3,114,863	\$ 1,038,288	\$ 996,655	\$ (41,632)	-4%	\$ 2,052,887	\$ 3,049,543	\$ (65,320)	-2%
18 BHA Oversight Fee	\$ 7,130	\$ 2,377	\$ -	\$ (2,377)	0%	\$ 7,130	\$ 7,130	\$ -	0%
19 Preliminary Fee	\$ -	\$ -	\$ 92,463	\$ 92,463	0%	\$ -	\$ 92,463	\$ 92,463	0%
21 Miscellaneous Income	\$ 573,403	\$ 218,743	\$ 68,149	\$ (150,593)	0%	\$ 506,835	\$ 574,984	\$ 1,581	0%
22 Transfer from HAP	\$ 921,166	\$ 307,055	\$ 632,666	\$ 325,611	106%	\$ 583,048	\$ 1,215,714	\$ 294,548	32%
23 TOTAL OPERATING REVENUE	\$ 4,616,562	\$ 1,566,462	\$ 1,789,933	\$ 223,471	14%	\$ 3,149,900	\$ 4,939,833	\$ 323,272	7%

## Significant Variances:

- Admin Fee revenue falls 2% behind budget due to:
  - Lower than budgeted utilization of vouchers. Budget-83% vs Actual (TYT)-81%
  - Slight decrease in the admin fee pro-ration: Budget 89% vs Actual (recent HUD Admin Fee recon) 88.513%
- 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 \$294K to fully cover projected operating deficit in the HCV program, and avoid recapture of HAP reserve on December 31, 2025.

# 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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
49 Total Administrative Expenses	\$ 3,957,278	\$ 1,319,093	\$ 1,084,332	\$ (234,761)	-18%	\$ 2,693,661	\$ 3,777,993	\$ (179,286)	-5%
52 Total Tenant Services	30,000	-	95,083	95,083	0%	28,500	123,583	93,583	0%
63 Total Ordinary Maintenance	5,860	1,953	894	(1,060)	-54%	4,984	5,878	18	0%
72 Total General Expenses	115,940	38,647	104,892	66,246	171%	29,986	134,878	18,938	16%
74 TOTAL OPERATING EXPENSES	4,109,079	1,359,693	1,285,201	(74,492)	-5%	2,757,131	4,042,331	(66,747)	-2%
72 CAPITAL EXPENDITURE	\$ -								
73 Website Development	\$ 70,000	\$ 23,333	\$ -	\$ (23,333)	0%	\$ 70,000	\$ 70,000	\$ -	0%
75 Relocation/Office Move	\$ 180,000	\$ 60,000	\$ -	\$ (60,000)	0%	\$ 180,000	\$ 180,000	\$ -	0%
76 Total Capital Expenditure	250,000	-	-	-	0%	250,000	250,000	-	0%
TOTAL OPERATING EXPENSES & CAPITAL EXPENDITURE	\$ 4,359,079	\$ 1,359,693	\$ 1,285,201	\$ (74,492)	\$ -	\$ 3,007,131	\$ 4,292,331	\$ (66,747)	-2%

# Operating Expenses & Capital Expenditures - 2

## Significant variances:

Total operating and capital expenses are \$66,747 less than budgeted due to:

- Salary and Benefits are \$179,234 (*Att. A, lines 26 & 27*) less than the approved budget primarily due to savings resulting from vacancies. As of October 31, 2025, there were 5 vacant positions, of which 4 are filled by temporary agency staff, and one unfilled (Management Analyst).
- Tenant services exceed budget by \$93,583 (*Att. A, line 51*) due to payment of EHV landlord incentives. These costs are covered by Preliminary fee revenue provided for this purpose.

# Projected Net Operating Income – ALL PROGRAMS

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

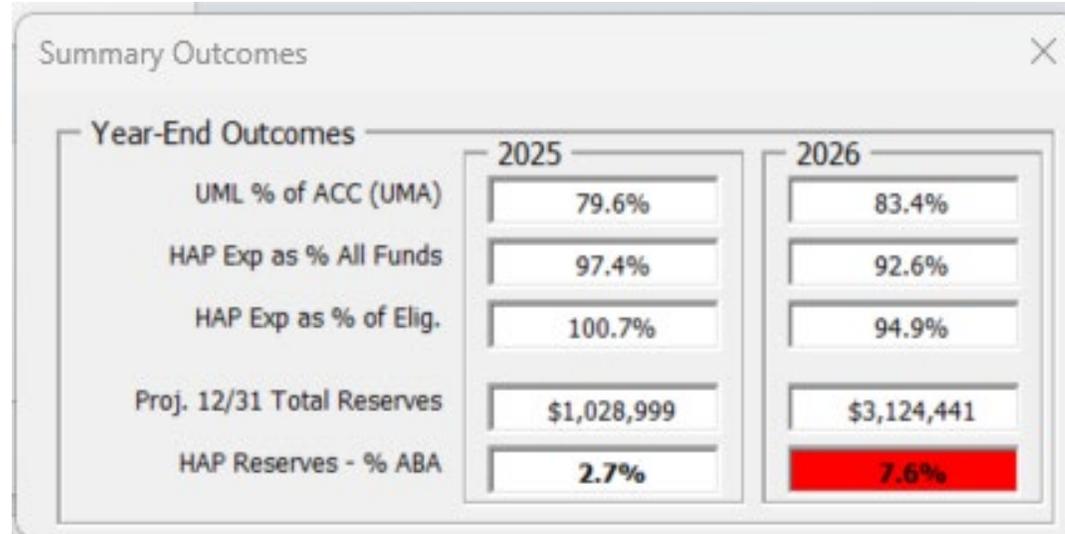
PROGRAM	FY2026 APPROVED BUDGET	PROJECTED NET INCOME (LOSS) 06/30/2026	USE OF RESERVE/ TRANSFER TO RESTRICTED INCOME	PROJECTED NET INCOME 06/30/2026	VARIANCE
Section 8 (Att. B)	\$-	\$(832,075)	\$1,215,714	\$383,639	\$383,639
Mod Rehab (Att. C)	\$-	\$(97,239)	\$97,239	\$-	\$-
Mainstream (Att. D)	\$-	\$(16,363)	\$16,363	\$-	\$-
EHV (Att. E)	\$-	\$(42,544)	\$42,544	\$-	\$-
Other Program - Restricted (Att F)	\$-	\$372,700	\$(372,700)	\$-	\$-
Other Program - Unrestricted (Att G)	\$6,211	\$15,631		\$15,631	\$9,420
<b>Operating Surplus (Deficit)</b>	<b>\$6,210.54</b>	<b>\$(599,890.81)</b>	<b>\$999,160.23</b>	<b>\$399,269</b>	<b>\$393,059</b>

- The projected net income for all programs is \$399,269 after applying operating reserves and using HAP for operations, exceeding the approved budget by \$393,059.

# Net Unrestricted Reserves – as of 08/31/2025

	<b>PROGRAM</b>	<b>Unrestricted Reserve</b>	<b>Comments</b>
1	HCV	\$ 5,859,200.00	
2	Mod Rehab	\$ 124,872.00	
3	Mainstream	\$ 35,668.00	
4	EHV	\$ 80,100.00	
5	BHA/Others	\$ 5,201,807.37	includes net capital assets (\$2.6M) and unrestricted disposition proceeds
	<b>TOTAL</b>	<b>\$ 11,301,647.37</b>	

# Two-Year-Tool



Summary Outcomes		
Year-End Outcomes		
	2025	2026
UML % of ACC (UMA)	79.6%	83.4%
HAP Exp as % All Funds	97.4%	92.6%
HAP Exp as % of Elig.	100.7%	94.9%
Proj. 12/31 Total Reserves	\$1,028,999	\$3,124,441
HAP Reserves - % ABA	2.7%	7.6%

- CY2025: Because of BHA's MTW flexibility, we are able to use \$1.2M in HAP funding in 2025, otherwise the HAP reserve on December 31, 2025 would exceed the allowable threshold of 4% and risk a potential recapture of more than \$700K.
- CY2026: The TYT projects a HAP reserve of \$3.1M exceeding the allowable reserve by 3.6% or approximately \$1.5M. With this level of reserve, BHA may afford to issue 50 new vouchers each month in 2026 and increase utilization of the HCV vouchers to 87%.

# Disposition Proceeds

Restricted Cash	\$6,675,620
Unrestricted Cash	<u>\$1,386,303</u>
TOTAL Disposition proceeds in the bank	<u>\$8,061,923</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, October 31, 2025
- B. Budget Status Report: HCV/MTW, October 31, 2025
- C. Budget Status Report: Moderate Rehabilitation, October t 31, 2025
- D. Budget Status Report: Mainstream 05, October 31, 2025
- E. Budget Status Report: EHV, October 31, 2025
- F. Budget Status Report: LIPH, October 31, 2025
- G. Budget Status Report: BHA, October 31, 2025
- H. Balance Sheet, October 31, 2025
- I. Two-Year-Tool

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

DESCRIPTION	4				8				
	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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
<b>HOUSING ASSISTANCE PAYMENTS (HAP)</b>									
HAP Received from HUD	\$ 43,463,361	\$ 14,487,787	\$ 13,817,044	\$ (670,743)	-5%	\$ 30,445,514	\$ 44,262,558	\$ 799,198	2%
Miscellaneous Income -HAP	\$ -	\$ -	\$ 283	\$ 283	100%	\$ -	\$ 283	\$ 283	100%
Less HAP Paid to Owners	\$ (45,086,361)	\$ (15,028,787)	\$ (14,025,768)	\$ 1,003,019	-7%	\$ (28,341,839)	\$ (42,367,607)	\$ (2,718,754)	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)	\$ (40,000)	\$ (3,890)	\$ 36,110	-90%	\$ (116,110)	\$ (120,000)	\$ -	0%
Less Transfer to Operating revenue	\$ (921,166)	\$ (307,055)	\$ (632,666)	\$ (325,611)	106%	\$ (583,048)	\$ (1,215,714)	\$ 294,548	32%
<b>HAP Surplus (Deficit)</b>	<b>\$ (4,064,727)</b>	<b>\$ (888,056)</b>	<b>\$ (844,998)</b>	<b>\$ 43,058</b>	<b>1.04464</b>	<b>\$ 3,957</b>	<b>\$ (841,040)</b>	<b>\$ (3,223,686)</b>	<b>-79%</b>
<b>Use of Excess HAP Reserve</b>			<b>\$ 802,127</b>			<b>\$ 113,441</b>	<b>\$ 915,566</b>	<b>\$ (915,566)</b>	<b>0%</b>
<b>Net HAP Surplus (Deficit)</b>	<b>\$ (4,064,727)</b>	<b>\$ (888,056)</b>	<b>\$ (42,871)</b>	<b>\$ 43,058</b>		<b>\$ 117,398</b>	<b>\$ 74,528</b>	<b>\$ (4,139,254)</b>	
<b>OPERATING REVENUE</b>									
Administrative Fees (S8 & MOD REHAB)	\$ 3,195,693	\$ 1,065,231	\$ 1,022,296	\$ (42,935)	-4%	\$ 2,107,038	\$ 3,129,334	\$ (66,358)	-2%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Administrative fees to other PHA on Port out	\$ (80,830)	\$ (26,943)	\$ (25,641)	\$ 1,303	-5%	\$ (54,151)	\$ (79,792)	\$ (1,038)	-1%
Net Administrative Fees	\$ 3,114,863	\$ 1,038,288	\$ 996,655	\$ (41,632)	-4%	\$ 2,052,887	\$ 3,049,543	\$ (65,320)	-2%
BHA Oversight Fee	\$ 7,130	\$ 2,377	\$ -	\$ (2,377)	0%	\$ 7,130	\$ 7,130	\$ -	0%
Preliminary Fee	\$ -	\$ -	\$ 92,463	\$ 92,463	0%	\$ -	\$ 92,463	\$ 92,463	0%
Miscellaneous Income	\$ 573,403	\$ 218,743	\$ 68,149	\$ (150,593)	0%	\$ 506,835	\$ 574,984	\$ 1,581	0%
Transfer from HAP	\$ 921,166	\$ 307,055	\$ 632,666	\$ 325,611	106%	\$ 583,048	\$ 1,215,714	\$ 294,548	32%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 4,616,562</b>	<b>\$ 1,566,462</b>	<b>\$ 1,789,933</b>	<b>\$ 223,471</b>	<b>14%</b>	<b>\$ 3,149,900</b>	<b>\$ 4,939,833</b>	<b>\$ 323,272</b>	<b>7%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 1,771,383	\$ 590,461	\$ 509,888	\$ (80,573)	-14%	\$ 1,139,430	\$ 1,649,317	\$ (122,066)	-7%
Employee Benefits	\$ 1,225,087	\$ 408,362	\$ 321,697	\$ (86,665)	-21%	\$ 846,221	\$ 1,167,918	\$ (57,169)	-5%
Legal Expense - Outside Counsel	\$ 50,040	\$ 16,680	\$ 9,951	\$ (6,729)	-40%	\$ 40,038	\$ 49,989	\$ (51)	0%
Staff Training	\$ 71,478	\$ 23,826	\$ 5,157	\$ (18,669)	-78%	\$ 66,321	\$ 71,478	\$ -	0%
Travel/Transportation	\$ 7,200	\$ 2,400	\$ 5,734	\$ 3,334	139%	\$ 1,466	\$ 7,200	\$ -	0%
Office Rent	\$ 186,551	\$ 62,184	\$ 47,688	\$ (14,495)	-23%	\$ 138,862	\$ 186,551	\$ -	0%
Audit Fees	\$ 22,000	\$ 7,333	\$ -	\$ (7,333)	-100%	\$ 22,000	\$ 22,000	\$ -	0%
Publications & Subscriptions	\$ 10,353	\$ 3,451	\$ 4,971	\$ 1,520	44%	\$ 5,382	\$ 10,353	\$ -	0%
Memberships & Dues	\$ 19,661	\$ 6,554	\$ 5,064	\$ (1,490)	-23%	\$ 14,597	\$ 19,661	\$ -	0%
Telephone	\$ 9,300	\$ 3,100	\$ 1,550	\$ (7,750)	-50%	\$ 7,750	\$ 9,300	\$ -	0%
Office Supplies	\$ 14,400	\$ 4,800	\$ 8,688	\$ 3,888	81%	\$ 5,712	\$ 14,400	\$ -	0%
Postage	\$ 25,200	\$ 8,400	\$ 5,351	\$ (3,049)	-36%	\$ 19,849	\$ 25,200	\$ -	0%
Printing & Reproduction	\$ 10,200	\$ 3,400	\$ 861	\$ (2,539)	-75%	\$ 9,339	\$ 10,200	\$ -	0%
Equipment maintenance	\$ 1,300	\$ 433	\$ 180	\$ (254)	-59%	\$ 1,120	\$ 1,300	\$ -	0%
Equipment Lease	\$ 16,824	\$ 5,608	\$ 2,956	\$ (2,652)	-47%	\$ 13,868	\$ 16,824	\$ -	0%
Advertising	\$ 25,000	\$ 8,333	\$ 60	\$ (8,273)	-99%	\$ 24,940	\$ 25,000	\$ -	0%
Consultants - General Consultants	\$ 217,930	\$ 72,643	\$ 55,241	\$ (17,402)	-24%	\$ 162,689	\$ 217,930	\$ -	0%
Computer Services Maintenance Fee	\$ 125,000	\$ 41,667	\$ 30,300	\$ (11,367)	0%	\$ 94,700	\$ 125,000	\$ -	0%
Software Maintenance	\$ 103,071	\$ 34,357	\$ 61,533	\$ 27,176	79%	\$ 41,538	\$ 103,071	\$ -	0%
Inspection	\$ 32,701	\$ 10,900	\$ 6,345	\$ (4,556)	-42%	\$ 26,356	\$ 32,701	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 12,600	\$ 4,200	\$ 1,118	\$ (3,082)	-73%	\$ 11,482	\$ 12,600	\$ -	0%
Interest	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	#DIV/0!
<b>Total Administrative Expenses</b>	<b>\$ 3,957,278</b>	<b>\$ 1,319,093</b>	<b>\$ 1,084,332</b>	<b>\$ (234,761)</b>	<b>-18%</b>	<b>\$ 2,693,661</b>	<b>\$ 3,777,993</b>	<b>\$ (179,286)</b>	<b>-5%</b>
<b>TENANT SERVICES</b>									
Supportive Services	\$ 30,000	\$ 10,000	\$ 95,083	\$ 85,083	0%	\$ 28,500	\$ 123,583	\$ 93,583	0%
<b>Total Tenant Services</b>	<b>30,000</b>	<b>-</b>	<b>95,083</b>	<b>95,083</b>	<b>0%</b>	<b>28,500</b>	<b>123,583</b>	<b>93,583</b>	<b>0%</b>
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 5,860	\$ 1,953	\$ 894	\$ (1,060)	-54%	\$ 4,984	\$ 5,878	\$ 18	0%
<b>Total Ordinary Maintenance</b>	<b>5,860</b>	<b>1,953</b>	<b>894</b>	<b>(1,060)</b>	<b>-54%</b>	<b>4,984</b>	<b>5,878</b>	<b>18</b>	<b>0%</b>
<b>GENERAL EXPENSES</b>									
Insurance	\$ 72,247	\$ 24,082	\$ 77,851	\$ 53,769	223%	\$ -	\$ 77,851	\$ 5,604	8%
Other General Expenses	\$ 13,000	\$ 4,333	\$ 27,041	\$ 22,708	524%	\$ (708)	\$ 26,334	\$ 13,334	103%
Depreciation	\$ 30,693	\$ 10,231	\$ -	\$ (10,231)		\$ 30,693	\$ 30,693	\$ -	0%
<b>Total General Expenses</b>	<b>115,940</b>	<b>38,647</b>	<b>104,892</b>	<b>66,246</b>	<b>171%</b>	<b>29,986</b>	<b>134,878</b>	<b>18,938</b>	<b>16%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>4,109,079</b>	<b>1,359,693</b>	<b>1,285,201</b>	<b>(74,492)</b>	<b>-5%</b>	<b>2,757,131</b>	<b>4,042,331</b>	<b>(66,747)</b>	<b>-2%</b>
<b>CAPITAL EXPENDITURE</b>									
Website Development	\$ 70,000	\$ 23,333	\$ -	\$ (23,333)	0%	\$ 70,000	\$ 70,000	\$ -	0%
Relocation/Office Move	\$ 180,000	\$ 60,000	\$ -	\$ (60,000)	0%	\$ 180,000	\$ 180,000	\$ -	0%
<b>Total Capital Expenditure</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>250,000</b>	<b>250,000</b>	<b>-</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	<b>\$ 257,483</b>	<b>\$ 206,769</b>	<b>\$ 504,733</b>	<b>\$ 297,964</b>	<b>\$ 0</b>	<b>\$ 142,769</b>	<b>\$ 647,502</b>	<b>\$ (390,019)</b>	<b>9%</b>
<b>RESTRICTED REVENUE</b>									
Interest Income on Notes Receivable & Disposition Proceeds	\$ (404,378)	\$ (134,793)	\$ (31,679)	\$ 103,114		\$ (372,700)	\$ (404,378)	\$ -	0%
<b>TOTAL NON OPERATING REVENUES</b>	<b>\$ (404,378)</b>	<b>\$ (134,793)</b>	<b>\$ (31,679)</b>	<b>\$ 103,114</b>	<b>\$ -</b>	<b>\$ (372,700)</b>	<b>\$ (404,378)</b>	<b>\$ -</b>	<b>0%</b>
<b>NET INCOME (DEFICIT)</b>	<b>\$ (146,895)</b>	<b>\$ 71,976</b>	<b>\$ 473,054</b>	<b>\$ 401,078</b>	<b>\$ 0</b>	<b>\$ (229,931)</b>	<b>\$ 243,123</b>	<b>\$ (390,019)</b>	<b>266%</b>
<b>Use of reserves /HAP Funding/Dispo Proceeds</b>	<b>\$ 153,106</b>	<b>\$ 33,356</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 138,850</b>	<b>\$ 156,146</b>	<b>\$ 3,040</b>	<b>2%</b>
<b>Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ 6,211</b>	<b>\$ 105,333</b>	<b>\$ 473,054</b>	<b>\$ 401,078</b>		<b>\$ 399,269</b>	<b>\$ 393,059</b>		

BHA: BUDGET COMPARISON - SECTION 8  
 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
 For the Period Ending October 31, 2025

DESCRIPTION	4				8				
	FY2026 BUDGET		YEAR - TO - DATE			FY2026 ESTIMATED TOTAL			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
HUD Authorized Units ==>	FY2026 BUDGET BUDGET	FY2025 YTD BUDGET	FY2025 YTD ACTUAL	INCREASE (DECREASE)	%	EST BUDGET NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
<b>Housing Assistance Payments (HAP)</b>									
HAP Received from HUD	\$ 38,443,081	\$ 12,814,360	\$ 12,363,175	\$ (451,185)	-4%	\$ 27,576,507	\$ 39,939,682	\$ 1,496,601	4%
Miscellaneous Income -HAP	\$ -	\$ -	\$ 283	\$ 283	100%	\$ -	\$ 283	\$ 283	100%
Less HAP Paid to Owners	\$ (40,725,315)	\$ (13,575,105)	\$ (12,529,028)	\$ 1,046,077	-8%	\$ (25,590,230)	\$ (38,119,258)	\$ (2,606,057)	-6%
Augment Initial Restore-Rebuild Rents for 50 Permanent supportive hsg	\$ (1,123,740)	\$ -	\$ -	\$ -		\$ (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)	\$ -	\$ -	\$ -		\$ (276,820)	\$ (276,820)	\$ -	0%
Less MTW Eligible Expenses	\$ (120,000)	\$ (40,000)	\$ (3,890)	\$ 36,110	-90%	\$ (116,110)	\$ (120,000)	\$ -	0%
Less Transfer to Operating revenue	\$ (921,166)	\$ (307,055)	\$ (632,666)	\$ (325,611)	0%	\$ (583,048)	\$ (1,215,714)	\$ 294,548	32%
<b>HAP Surplus (Deficit)</b>	<b>\$ (4,723,960)</b>	<b>\$ (1,107,800)</b>	<b>\$ (802,127)</b>	<b>\$ 305,673</b>	<b>-2%</b>	<b>\$ (113,441)</b>	<b>\$ (915,568)</b>	<b>\$ (814,626)</b>	<b>1.2947</b>
<b>Use of Excess HAP Reserve</b>	<b>\$ 4,723,960</b>	<b>\$ -</b>	<b>\$ 802,127</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 113,441</b>	<b>\$ 915,568</b>	<b>\$ -</b>	<b>0%</b>
<b>Net HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ (1,107,800)</b>	<b>\$ 1</b>	<b>\$ 305,673</b>	<b>0%</b>	<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>0%</b>
<b>OPERATING REVENUE</b>									
Administrative Fees (S8 )	\$ 2,749,575	\$ 916,525	\$ 874,326	\$ (42,199)	-5%	\$ 1,828,031	\$ 2,702,357	\$ (47,218)	-2%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Administrative fees to other PHA on Port out	\$ (53,003)	\$ (17,668)	\$ (17,806)	\$ 139	-1%	\$ (35,335)	\$ (53,142)	\$ (139)	0%
Net Administrative Fees	2,696,572	898,857	856,520	\$ (42,338)	-5%	1,792,696	2,649,215	\$ (47,357)	-2%
BHA Oversight Fee	\$ 7,130	\$ 2,377	\$ -	\$ (2,377)	0%	\$ 7,130	\$ 7,130	\$ -	0%
Miscellaneous Income	\$ 81,200	\$ 27,067	\$ 21,960	\$ (5,107)	-19%	\$ 59,240	\$ 81,200	\$ -	0%
Transfer from HAP	\$ 921,166	\$ 307,055	\$ 632,666	\$ 325,611	106%	\$ 583,048	\$ 1,215,714	\$ 294,548	32%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 3,706,068</b>	<b>\$ 1,235,356</b>	<b>\$ 1,511,145</b>	<b>\$ 275,789</b>	<b>22%</b>	<b>\$ 2,442,114</b>	<b>\$ 3,953,259</b>	<b>\$ 247,191</b>	<b>7%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 1,491,289	\$ 497,096	\$ 422,341	\$ (74,755)	-15%	\$ 958,594	\$ 1,380,936	\$ (110,354)	-7%
Employee Benefits	\$ 1,038,980	\$ 346,327	\$ 277,609	\$ (68,718)	-20%	\$ 718,009	\$ 995,618	\$ (43,362)	-4%
Legal Expense - Outside Counsel	\$ 44,035	\$ 14,678	\$ 8,757	\$ (5,922)	-40%	\$ 35,279	\$ 44,035	\$ -	0%
Staff Training	\$ 62,901	\$ 20,967	\$ 4,528	\$ (16,439)	-78%	\$ 58,373	\$ 62,901	\$ -	0%
Travel/Transportation	\$ 6,336	\$ 2,112	\$ 5,043	\$ 2,931	139%	\$ 1,293	\$ 6,336	\$ -	0%
Office Rent	\$ 166,030	\$ 55,343	\$ 41,604	\$ (13,739)	-25%	\$ 124,425	\$ 166,030	\$ -	0%
Audit Fees	\$ 19,360	\$ 6,453	\$ -	\$ (6,453)	-100%	\$ 19,360	\$ 19,360	\$ -	0%
Publications & Subscriptions	\$ 9,111	\$ 3,037	\$ 4,374	\$ 1,337	44%	\$ 4,736	\$ 9,111	\$ -	0%
Memberships & Dues	\$ 17,302	\$ 5,767	\$ 4,721	\$ (1,046)	-18%	\$ 12,581	\$ 17,302	\$ -	0%
Telephone	\$ 8,184	\$ 2,728	\$ 1,360	\$ (1,368)	-50%	\$ 6,824	\$ 8,184	\$ -	0%
Office Supplies	\$ 12,672	\$ 4,224	\$ 7,643	\$ 3,419	81%	\$ 5,029	\$ 12,672	\$ -	0%
Postage	\$ 22,176	\$ 7,392	\$ 4,709	\$ (2,683)	-36%	\$ 17,467	\$ 22,176	\$ -	0%
Printing & Reproduction	\$ 8,976	\$ 2,992	\$ 736	\$ (2,256)	-75%	\$ 8,240	\$ 8,976	\$ -	0%
Equipment maintenance	\$ 1,144	\$ 381	\$ 158	\$ (223)	-59%	\$ 986	\$ 1,144	\$ -	0%
Equipment Lease	\$ 14,805	\$ 4,935	\$ 2,619	\$ (2,316)	-47%	\$ 12,186	\$ 14,805	\$ -	0%
Advertising	\$ 22,000	\$ 7,333	\$ 53	\$ (7,281)	-99%	\$ 21,947	\$ 22,000	\$ -	0%
Consultants - General Consultants	\$ 191,778	\$ 63,926	\$ 49,052	\$ (14,874)	-23%	\$ 142,726	\$ 191,778	\$ -	0%
Computer Services Maintenance Fee	\$ 110,000	\$ 36,667	\$ 26,664	\$ (10,003)	0%	\$ 83,336	\$ 110,000	\$ -	0%
Software Maintenance	\$ 90,702	\$ 30,234	\$ 54,144	\$ 23,910	79%	\$ 36,558	\$ 90,702	\$ -	0%
Inspection	\$ 28,777	\$ 9,592	\$ 5,583	\$ (4,009)	-42%	\$ 23,193	\$ 28,777	\$ -	0%
Other Sundry Items	\$ 11,088	\$ 3,696	\$ 983	\$ (2,713)	-73%	\$ 10,105	\$ 11,088	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 3,377,646</b>	<b>\$ 1,125,882</b>	<b>\$ 922,683</b>	<b>\$ (203,199)</b>	<b>-18%</b>	<b>\$ 2,301,247</b>	<b>\$ 3,223,930</b>	<b>\$ (153,716)</b>	<b>-5%</b>
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 5,157	\$ 1,719	\$ 787	\$ (932)	-54%	\$ 4,370	\$ 5,157	\$ -	0%
<b>Total Ordinary Maintenance</b>	<b>5,157</b>	<b>1,719</b>	<b>787</b>	<b>(932)</b>	<b>-54%</b>	<b>4,370</b>	<b>5,157</b>	<b>-</b>	<b>0%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 63,816	\$ 21,272	\$ 68,732	\$ 47,460	223%	\$ -	\$ 68,732	\$ 4,916	8%
Other General Expenses	\$ 11,440	\$ 3,813	\$ 23,794	\$ 19,980	524%	\$ -	\$ 23,794	\$ 12,354	108%
Depreciation	\$ 28,008	\$ 9,336	\$ -	\$ (9,336)	0%	\$ 28,008	\$ 28,008	\$ -	0%
<b>Total General Expenses</b>	<b>103,265</b>	<b>34,422</b>	<b>92,526</b>	<b>58,104</b>	<b>169%</b>	<b>28,008</b>	<b>120,534</b>	<b>17,269</b>	<b>17%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>3,486,067</b>	<b>1,162,022</b>	<b>1,015,995</b>	<b>(146,027)</b>	<b>-13%</b>	<b>2,333,626</b>	<b>3,349,621</b>	<b>(136,447)</b>	<b>-4%</b>
<b>OPERATING INCOME (DEFICIT)</b>	<b>\$ 220,000</b>	<b>\$ 73,333</b>	<b>\$ 495,150</b>	<b>\$ 421,817</b>	<b>35%</b>	<b>\$ 108,488</b>	<b>\$ 603,639</b>	<b>\$ 383,638</b>	<b>11%</b>
<b>CAPITAL EXPENDITURE</b>									
Website Development	\$ 61,600	\$ 20,533	\$ -	\$ (20,533)	0%	\$ 61,600	\$ 61,600	\$ -	0%
Laptop Replacement	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Relocation/Office Move	\$ 158,400	\$ 52,800	\$ -	\$ (52,800)	0%	\$ 158,400	\$ 158,400	\$ -	0%
<b>Total Capital Expenditure</b>	<b>220,000</b>	<b>73,333</b>	<b>-</b>	<b>(73,333)</b>	<b>0%</b>	<b>220,000</b>	<b>220,000</b>	<b>-</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 495,150</b>	<b>\$ 495,150</b>	<b>35%</b>	<b>\$ (111,512)</b>	<b>\$ 383,639</b>	<b>\$ 383,638</b>	<b>11%</b>
<b>TOTAL NON OPERATING REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>NET INCOME (DEFICIT)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 495,150</b>	<b>\$ 495,150</b>	<b>35%</b>	<b>\$ (111,512)</b>	<b>\$ 383,639</b>	<b>\$ 383,638</b>	<b>77%</b>
<b>Use of reserves / HAP funding/ Net proceeds</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>0%</b>
<b>Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ 383,639</b>	<b>\$ 383,639</b>	<b>0%</b>

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM

ATTACHMENT C

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

DESCRIPTION	4				8		8			
	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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
<b>1 Housing Assistance Payments (HAP)</b>										
2 HAP Received from HUD	\$ 1,021,944	\$ 340,648	\$ 340,648	\$ -	0%	\$ 681,296	\$ 1,021,944	\$ -	0%	
4 Less HAP Paid to Owners	\$ (1,021,944)	\$ (340,648)	\$ (299,237)	\$ 41,411	-12%	\$ (722,707)	\$ (1,021,944)	\$ -	0%	
<b>9 HAP Surplus (Deficit)</b>	\$ -	\$ -	\$ 41,411	\$ 41,411		\$ (41,411)	\$ -	\$ -		
<b>10 Use of Excess HAP Reserve</b>	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
<b>11 Net HAP Surplus (Deficit)</b>	\$ -	\$ -	\$ 41,411	\$ 41,411		\$ -	\$ -	\$ -		
<b>12 OPERATING REVENUE</b>										
14 Administrative Fees (MOD REHAB)	\$ 193,600	\$ 64,533	\$ 64,536	\$ 3	0%	\$ 129,064	\$ 193,600	\$ -	0%	
16 Administrative fees to other PHA on Port out	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
17 Net Administrative Fees	\$ 193,600	\$ 64,533	\$ 64,536	\$ 3	0%	\$ 129,064	\$ 193,600	\$ -	0%	
21 Miscellaneous Income	\$ 5,000	\$ 1,666.67	\$ 1,335	\$ (332)	100%	\$ 3,665	\$ 5,000	\$ -	100%	
22 Transfer from HAP	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	100%	
<b>23 TOTAL OPERATING REVENUE</b>	\$ 198,600	\$ 66,200	\$ 65,871	\$ (329)	0%	\$ 132,729	\$ 198,600	\$ -	0%	
<b>24 OPERATING EXPENSES</b>										
<b>25 ADMINISTRATION</b>										
26 Salaries	\$ 119,047	\$ 39,682.26	\$ 42,867	\$ 3,185	8%	\$ 76,524	\$ 119,391	\$ 344	0%	
27 Employee Benefits	\$ 83,410	\$ 27,803.17	\$ 22,195	\$ (5,609)	-20%	\$ 57,634	\$ 79,829	\$ (3,581)	-4%	
28 Legal Expense - Outside Counsel	\$ 3,503	\$ 1,167.60	\$ 697	\$ (471)	-40%	\$ 2,806	\$ 3,503	\$ -	0%	
29 Staff Training	\$ 5,003	\$ 1,667.82	\$ 361	\$ (1,307)	-78%	\$ 4,642	\$ 5,003	\$ -	0%	
30 Travel/Transportation	\$ 504	\$ 168.00	\$ 401	\$ 233	139%	\$ 103	\$ 504	\$ -	0%	
31 Office Rent	\$ 13,534	\$ 4,511.18	\$ 3,338	\$ (1,173)	-26%	\$ 10,195	\$ 13,534	\$ -	0%	
32 Audit Fees	\$ 1,540	\$ 513.33	\$ -	\$ (513)	-100%	\$ 1,540	\$ 1,540	\$ -	0%	
33 Publications & Subscriptions	\$ 725	\$ 241.57	\$ 348	\$ 106	44%	\$ 377	\$ 725	\$ -	0%	
34 Memberships & Dues	\$ 1,376	\$ 458.76	\$ 200	\$ (259)	-56%	\$ 1,176	\$ 1,376	\$ -	0%	
35 Telephone	\$ 651	\$ 217.00	\$ 105	\$ (112)	-52%	\$ 546	\$ 651	\$ -	0%	
36 Office Supplies	\$ 1,008	\$ 336.00	\$ 608	\$ 272	81%	\$ 400	\$ 1,008	\$ -	0%	
37 Postage	\$ 1,764	\$ 588.00	\$ 375	\$ (213)	-36%	\$ 1,389	\$ 1,764	\$ -	0%	
38 Printing & Reproduction	\$ 714	\$ 238.00	\$ 82	\$ (156)	-66%	\$ 632	\$ 714	\$ -	0%	
39 Equipment maintenance	\$ 91	\$ 30.33	\$ 13	\$ (18)	-59%	\$ 78	\$ 91	\$ -	0%	
40 Equipment Lease	\$ 1,178	\$ 392.56	\$ 185	\$ (207)	-53%	\$ 992	\$ 1,178	\$ -	0%	
41 Advertising	\$ 1,750	\$ 583.33	\$ 4	\$ (579)	-99%	\$ 1,746	\$ 1,750	\$ -	0%	
43 Consultants - General Consultants	\$ 17,204	\$ 5,734.70	\$ 3,591	\$ (2,144)	-37%	\$ 13,613	\$ 17,204	\$ -	0%	
44 Computer Services Maintenance Fee	\$ 8,857	\$ 2,952.33	\$ 2,121	\$ (831)	0%	\$ 6,736	\$ 8,857	\$ -	0%	
45 Software Maintenance	\$ 8,016	\$ 2,671.99	\$ 4,307	\$ 1,635	61%	\$ 3,709	\$ 8,016	\$ -	0%	
46 Inspection	\$ 2,289	\$ 763.02	\$ 444	\$ (319)	-42%	\$ 1,845	\$ 2,289	\$ -	0%	
47 Other Sundry Items	\$ 882	\$ 294.00	\$ 78	\$ (216)	-73%	\$ 804	\$ 882	\$ -	0%	
<b>49 Total Administrative Expenses</b>	\$ 273,045	\$ 91,015	\$ 82,320	\$ (8,695)	-10%	\$ 187,488	\$ 269,808	\$ (3,237)	-1%	
<b>61 ORDINARY MAINTENANCE</b>										
62 Facilities maintenance	\$ 410	\$ 137	\$ 63	\$ (74)	-54%	\$ 348	\$ 410	\$ -	0%	
<b>63 Total Ordinary Maintenance</b>	410	137	63	(74)	-54%	348	410	-	0%	
<b>69 GENERAL EXPENSE</b>										
70 Insurance	\$ 5,057	\$ 1,686	\$ 4,484	\$ 2,798	166%	\$ -	\$ 4,484	\$ (573)	-11%	
71 Other General Expenses	\$ 910	\$ 303	\$ 1,890	\$ 1,587	523%	\$ -	\$ 1,890	\$ 980	108%	
79 Depreciation	\$ 1,747	\$ 582	\$ -	\$ (582)		\$ 1,747	\$ 1,747	\$ -		
<b>72 Total General Expenses</b>	7,714	2,571	6,374	3,802	148%	1,747	8,121	406	5%	
<b>74 TOTAL OPERATING EXPENSES</b>	281,169	93,723.13	88,756.44	(4,966.69)	-5%	189,582	278,338.66	(2,831)	-1%	
<b>71 OPERATING INCOME (DEFICIT)</b>	\$ (82,569)	\$ (27,523)	\$ (22,885)	\$ 4,638	5%	\$ (56,853)	\$ (79,739)	\$ (2,831)	1%	
<b>72 CAPITAL EXPENDITURE</b>										
73 Website Development	\$ 4,900	\$ 1,633	\$ -	\$ (1,633)		\$ 4,900	\$ 4,900	\$ -		
75 Relocation/Office Move	\$ 12,600	\$ 4,200	\$ -	\$ (4,200)		\$ 12,600	\$ 12,600	\$ -		
<b>76 Total Capital Expenditure</b>	17,500	5,833	-	(5,833)		17,500.00	17,500	-		
<b>77 OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	\$ (100,069)	\$ (33,356)	\$ (22,885)	\$ 10,471	5%	\$ (74,353)	\$ (97,239)	\$ (2,831)	1%	
<b>83 NET INCOME (DEFICIT)</b>	\$ (100,069)	\$ (33,356)	\$ (22,885)	\$ 10,471	5%	\$ (74,353)	\$ (97,239)	\$ (2,831)	1%	

BHA: BUDGET COMPARISON - MAINSTREAM PROGRAM

ATTACHMENT D

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

DESCRIPTION	4				8				
	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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
<b>Housing Assistance Payments (HAP)</b>									
HAP Received from HUD	\$ 2,865,459	\$ 955,153	\$ 721,832	\$ (233,321)	0%	\$ 1,884,524	\$ 2,606,356	\$ (259,103)	-9%
Less HAP Paid to Owners	\$ (2,208,111)	\$ (736,037)	\$ (814,278)	\$ (78,241)	0%	\$ (1,725,715)	\$ (2,539,993)	\$ 331,882	15%
<b>HAP Surplus (Deficit)</b>	<b>\$ 657,348</b>	<b>\$ 219,116</b>	<b>\$ (92,446)</b>	<b>\$ (311,562)</b>		<b>\$ 158,809</b>	<b>\$ 66,363</b>	<b>\$ 72,779</b>	
<b>Use of Excess HAP Reserve</b>									
<b>Net HAP Surplus (Deficit)</b>	<b>\$ 657,348</b>	<b>\$ 219,116</b>	<b>\$ (92,446)</b>	<b>\$ (311,562)</b>		<b>\$ 158,809</b>	<b>\$ 66,363</b>	<b>\$ (590,985)</b>	
<b>OPERATING REVENUE</b>									
Administrative Fees	\$ 178,469	\$ 59,490	\$ 55,706	\$ (3,784)	0%	\$ 124,548	\$ 180,254	\$ 1,785	1%
Administrative fees to other PHA on Port out	\$ (13,251)	\$ (4,417)	\$ (5,586)	\$ (1,169)		\$ (6,488)	\$ (12,074)	\$ (1,177)	-9%
Net Administrative Fees	165,219	55,073	50,120	(4,953)	0%	118,060	168,180	608	0%
Service Fee	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Miscellaneous Income	\$ -	\$ -	\$ 1,549	\$ 1,549		\$ -	\$ 1,549	\$ 1,549	0%
Transfer from HAP	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 165,219</b>	<b>\$ 55,073</b>	<b>\$ 51,668</b>	<b>\$ (3,404)</b>	<b>0%</b>	<b>\$ 118,060</b>	<b>\$ 169,729</b>	<b>\$ 2,157</b>	<b>0%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 77,619	\$ 25,873.05	\$ 22,335	\$ (3,538)	0%	\$ 50,073	\$ 72,408	\$ (5,211)	-7%
Employee Benefits	\$ 55,565	\$ 18,521.78	\$ 11,200	\$ (7,322)	-40%	\$ 38,254	\$ 49,454	\$ (6,112)	-11%
Legal Expense - Outside Counsel	\$ 1,501	\$ 500.40	\$ 299	\$ (202)	-40%	\$ 1,203	\$ 1,501	\$ -	0%
Staff Training	\$ 2,144	\$ 714.78	\$ 165	\$ (550)	-77%	\$ 1,980	\$ 2,144	\$ -	0%
Travel/Transportation	\$ 216	\$ 72.00	\$ 175	\$ 103	143%	\$ 41	\$ 216	\$ -	0%
Office Rent	\$ 2,757	\$ 918.84	\$ 1,792	\$ 873	95%	\$ 964	\$ 2,757	\$ -	0%
Audit Fees	\$ 660	\$ 220.00	\$ -	\$ (220)	-100%	\$ 660	\$ 660	\$ -	0%
Publications & Subscriptions	\$ 311	\$ 103.53	\$ 149	\$ 46	44%	\$ 161	\$ 311	\$ -	0%
Memberships & Dues	\$ 590	\$ 196.61	\$ 86	\$ (111)	-56%	\$ 504	\$ 590	\$ -	0%
Telephone	\$ 279	\$ 93.00	\$ 54	\$ (39)	-42%	\$ 225	\$ 279	\$ -	0%
Office Supplies	\$ 432	\$ 144.00	\$ 263	\$ 119	83%	\$ 169	\$ 432	\$ -	0%
Postage	\$ 756	\$ 252.00	\$ 161	\$ (91)	-36%	\$ 595	\$ 756	\$ -	0%
Printing & Reproduction	\$ 306	\$ 102.00	\$ 26	\$ (76)	-75%	\$ 280	\$ 306	\$ -	0%
Equipment maintenance	\$ 39	\$ 13.00	\$ 5	\$ (8)	-59%	\$ 34	\$ 39	\$ -	0%
Equipment Lease	\$ 505	\$ 168.24	\$ 93	\$ (76)	-45%	\$ 412	\$ 505	\$ -	0%
Advertising	\$ 750	\$ 250.00	\$ 2	\$ (248)	-99%	\$ 748	\$ 750	\$ -	0%
Consultants - General Consultants	\$ 4,089	\$ 1,362.97	\$ 1,572	\$ 209	15%	\$ 2,517	\$ 4,089	\$ -	0%
Computer Services Maintenance Fee	\$ 3,163	\$ 1,054.33	\$ 909	\$ (145)	0%	\$ 2,254	\$ 3,163	\$ -	0%
Software Maintenance	\$ 2,291	\$ 763.71	\$ 1,851	\$ 1,087	142%	\$ 440	\$ 2,291	\$ -	0%
Inspection	\$ 981	\$ 327.01	\$ 190	\$ (137)	-42%	\$ 791	\$ 981	\$ -	0%
Other Sundry Items	\$ 378	\$ 126.00	\$ 34	\$ (92)	-73%	\$ 344	\$ 378	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 155,332</b>	<b>\$ 51,777</b>	<b>\$ 41,359</b>	<b>\$ (10,418)</b>	<b>0%</b>	<b>\$ 102,650</b>	<b>\$ 144,009</b>	<b>\$ (11,322)</b>	<b>0%</b>
<b>TENANT SERVICES</b>									
Tenant Services	\$ 30,000	\$ 10,000	\$ 1,500	\$ (8,500)		\$ 28,500	\$ 30,000	\$ -	
<b>Total Tenant Services</b>	<b>30,000</b>	<b>10,000</b>	<b>1,500</b>	<b>(8,500)</b>		<b>28,500</b>	<b>30,000</b>	<b>\$ -</b>	
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 176	\$ 59	\$ 27	\$ (32)	-54%	\$ 149	\$ 176	\$ -	0%
<b>Total Ordinary Maintenance</b>	<b>176</b>	<b>59</b>	<b>27</b>	<b>(32)</b>	<b>-54%</b>	<b>149</b>	<b>176</b>	<b>\$ -</b>	<b>0%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 1,383	\$ 461	\$ 3,078	\$ 2,617	568%	\$ -	\$ 3,078	\$ 1,695	123%
Other General Expenses	\$ 390	\$ 130	\$ 817	\$ 687	528%	\$ (427)	\$ 390	\$ -	0%
Depreciation	\$ 938	\$ 313	\$ -	\$ (313)		\$ 938	\$ 938	\$ -	0%
<b>Total General Expenses</b>	<b>2,711</b>	<b>904</b>	<b>3,895</b>	<b>\$ 2,991</b>	<b>331%</b>	<b>511</b>	<b>4,406</b>	<b>\$ 1,695</b>	<b>63%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>188,219</b>	<b>62,739.65</b>	<b>46,781.03</b>	<b>(15,958.62)</b>	<b>-25%</b>	<b>131,811</b>	<b>178,592</b>	<b>(9,627)</b>	<b>-5%</b>
<b>OPERATING INCOME (DEFICIT)</b>	<b>\$ (23,000)</b>	<b>\$ (7,667)</b>	<b>\$ 4,887</b>	<b>\$ 12,554</b>	<b>25%</b>	<b>\$ (13,751)</b>	<b>\$ (8,863)</b>	<b>\$ (14,137)</b>	<b>5%</b>
<b>CAPITAL EXPENDITURE</b>									
Website Development	\$ 2,100	\$ 700	\$ -	\$ (700)		\$ 2,100	\$ 2,100	\$ -	
Relocation/Office Move	\$ 5,400	\$ 1,800	\$ -	\$ (1,800)		\$ 5,400	\$ 5,400	\$ -	
<b>Total Capital Expenditure</b>	<b>7,500</b>	<b>2,500.00</b>	<b>-</b>	<b>(2,500.00)</b>		<b>7,500.00</b>	<b>7,500</b>	<b>-</b>	
<b>OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	<b>\$ (30,500)</b>	<b>\$ (10,167)</b>	<b>\$ 4,887</b>	<b>\$ 15,054</b>	<b>25%</b>	<b>\$ (21,251)</b>	<b>\$ (16,363)</b>	<b>\$ (14,137)</b>	<b>5%</b>
<b>TOTAL NON OPERATING REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>NET INCOME (DEFICIT)</b>	<b>\$ (30,500)</b>	<b>\$ (10,167)</b>	<b>\$ 4,887</b>	<b>\$ 15,054</b>	<b>25%</b>	<b>\$ (21,251)</b>	<b>\$ (16,363)</b>	<b>\$ (14,137)</b>	<b>5%</b>

BHA: BUDGET COMPARISON - EHV PROGRAM

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

DESCRIPTION	4				8				
	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 NOV25-JUNE26 PROJECTED	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%
<b>Housing Assistance Payments (HAP)</b>									
HAP Received from HUD	\$ 1,132,877	\$ 377,626	\$ 391,389	\$ 13,764	0%	\$ 303,188	\$ 694,577	\$ (438,300)	-39%
Less HAP Paid to Owners	\$ (1,130,992)	\$ (376,997)	\$ (383,225)	\$ (6,228)	0%	\$ (303,188)	\$ (686,413)	\$ (444,579)	39%
<b>HAP Surplus (Deficit)</b>	<b>\$ 1,885</b>	<b>\$ 628</b>	<b>\$ 8,164</b>	<b>\$ 7,536</b>		<b>\$ -</b>	<b>\$ 8,164</b>	<b>\$ (882,879)</b>	<b>0%</b>
<b>Use of Excess HAP Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net HAP Surplus (Deficit)</b>	<b>\$ 1,885</b>	<b>\$ 628</b>	<b>\$ 8,164</b>	<b>\$ 7,536</b>		<b>\$ -</b>	<b>\$ 8,164</b>	<b>\$ 6,279</b>	<b>0%</b>
<b>OPERATING REVENUE</b>									
Administrative Fees	\$ 74,048	\$ 24,683	\$ 27,728	\$ 3,045	0%	\$ 25,395	\$ 53,123	\$ (20,925)	0%
Administrative fees to other PHA on Port out	\$ (14,576)	\$ (4,859)	\$ (2,248)	\$ 2,611		\$ (12,328)	\$ (14,576)	\$ -	0%
Net Administrative Fees	59,472	19,824	25,480	5,666	0%	13,067	38,547	(20,925)	0%
Preliminary Fee	-	-	92,463	92,463	0%	-	92,463	92,463	0%
Miscellaneous Income	-	-	32	32		-	32	32	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 59,472</b>	<b>\$ 19,824</b>	<b>\$ 117,975</b>	<b>\$ 98,151</b>	<b>0%</b>	<b>\$ 13,067</b>	<b>\$ 131,043</b>	<b>\$ 71,570</b>	<b>0%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 31,453	\$ 10,484.22	\$ 10,296	\$ (188)	0%	\$ 20,255	\$ 30,551	\$ (901)	0%
Employee Benefits	\$ 22,493	\$ 7,497.61	\$ 6,346	\$ (1,151)	0%	\$ 15,510	\$ 21,856	\$ (637)	0%
Legal Expense - Outside Counsel	\$ 1,001	\$ 333.60	\$ 199	\$ (135)	0%	\$ 751	\$ 950	\$ (51)	0%
Staff Training	\$ 1,430	\$ 476.52	\$ 103	\$ (373)	-78%	\$ 1,326	\$ 1,430	\$ -	0%
Travel/Transportation	\$ 144	\$ 48.00	\$ 115	\$ 67	139%	\$ 29	\$ 144	\$ -	0%
Office Rent	\$ 4,231	\$ 1,410.34	\$ 954	\$ (457)	-32%	\$ 3,277	\$ 4,231	\$ -	0%
Audit Fees	\$ 440	\$ 146.67	\$ -	\$ (147)	-100%	\$ 440	\$ 440	\$ -	0%
Publications & Subscriptions	\$ 207	\$ 69.02	\$ 99	\$ 30	44%	\$ 108	\$ 207	\$ -	0%
Memberships & Dues	\$ 393	\$ 131.07	\$ 57	\$ (74)	-56%	\$ 336	\$ 393	\$ -	0%
Telephone	\$ 186	\$ 62.00	\$ 31	\$ (31)	-50%	\$ 155	\$ 186	\$ -	0%
Office Supplies	\$ 288	\$ 96.00	\$ 174	\$ 78	81%	\$ 114	\$ 288	\$ -	0%
Postage	\$ 504	\$ 168.00	\$ 107	\$ (61)	-36%	\$ 397	\$ 504	\$ -	0%
Printing & Reproduction	\$ 204	\$ 68.00	\$ 17	\$ (51)	-75%	\$ 187	\$ 204	\$ -	0%
Equipment maintenance	\$ 26	\$ 8.67	\$ 4	\$ (5)	-59%	\$ 22	\$ 26	\$ -	0%
Equipment Lease	\$ 336	\$ 112.16	\$ 60	\$ (53)	-47%	\$ 277	\$ 336	\$ -	0%
Advertising	\$ 500	\$ 166.67	\$ 1	\$ (165)	-99%	\$ 499	\$ 500	\$ -	0%
Consultants - General Consultants	\$ 4,859	\$ 1,619.53	\$ 1,026	\$ (594)	-37%	\$ 3,833	\$ 4,859	\$ -	0%
Computer Services Maintenance Fee	\$ 2,980	\$ 993.33	\$ 606	\$ (387)	0%	\$ 2,374	\$ 2,980	\$ -	0%
Software Maintenance	\$ 2,061	\$ 687.14	\$ 1,231	\$ 544	79%	\$ 831	\$ 2,061	\$ -	0%
Inspection	\$ 654	\$ 218.01	\$ 127	\$ (91)	-42%	\$ 527	\$ 654	\$ -	0%
Other Sundry Items	\$ 252	\$ 84.00	\$ 22	\$ (62)	-73%	\$ 230	\$ 252	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 74,642</b>	<b>\$ 24,881</b>	<b>\$ 21,574</b>	<b>\$ (3,306)</b>	<b>0%</b>	<b>\$ 51,478</b>	<b>\$ 73,052</b>	<b>\$ (1,590)</b>	<b>0%</b>
<b>TENANT SERVICES</b>									
Tenant Services	\$ -	\$ -	\$ 93,583	\$ 93,583		\$ -	\$ 93,583	\$ 93,583	0%
<b>Total Tenant Services</b>	<b>-</b>	<b>-</b>	<b>93,583</b>	<b>93,583</b>		<b>-</b>	<b>93,583</b>	<b>\$ 93,583</b>	<b>0%</b>
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 117	\$ 39	\$ 18	\$ (21)	-54%	\$ 117.20	\$ 135	\$ 18	15%
<b>Total Ordinary Maintenance</b>	<b>117</b>	<b>39</b>	<b>18</b>	<b>\$ (21)</b>	<b>-54%</b>	<b>117</b>	<b>135</b>	<b>\$ 18</b>	<b>15%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 1,990	\$ 663	\$ 1,557	\$ 894	135%	\$ -	\$ 1,557	\$ (433)	-22%
Other General Expenses	\$ 260	\$ 87	\$ 541	\$ 454	524%	\$ (281)	\$ 260	\$ -	0%
Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>Total General Expenses</b>	<b>2,250</b>	<b>750</b>	<b>2,098</b>	<b>\$ 1,348</b>	<b>0%</b>	<b>(281)</b>	<b>1,817</b>	<b>\$ (433)</b>	<b>0%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>77,009</b>	<b>25,669.60</b>	<b>117,272.74</b>	<b>91,603.14</b>		<b>51,314</b>	<b>168,587</b>	<b>91,578</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT)</b>	<b>\$ (17,537)</b>	<b>\$ (5,846)</b>	<b>\$ 702</b>	<b>\$ 6,548</b>	<b>0%</b>	<b>\$ (38,246)</b>	<b>\$ (37,544)</b>	<b>\$ (20,008)</b>	<b>0%</b>
<b>CAPITAL EXPENDITURE</b>									
Website Development	\$ 1,400	\$ 467	\$ -	\$ (467)		\$ 1,400	\$ 1,400	\$ -	0%
Relocation/Office Move	\$ 3,600	\$ 1,200	\$ -	\$ (1,200)		\$ 3,600	\$ 3,600	\$ -	0%
<b>Total Capital Expenditure</b>	<b>5,000</b>	<b>1,666.67</b>	<b>-</b>	<b>(1,666.67)</b>		<b>5,000</b>	<b>5,000</b>	<b>-</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	<b>\$ (22,537)</b>	<b>\$ (7,512)</b>	<b>\$ 702</b>	<b>\$ 8,215</b>	<b>0%</b>	<b>\$ (43,246)</b>	<b>\$ (42,544)</b>	<b>\$ 20,008</b>	<b>0%</b>
<b>NET INCOME (DEFICIT)</b>	<b>\$ (22,537)</b>	<b>\$ (7,512)</b>	<b>\$ 702</b>	<b>\$ 8,215</b>	<b>0%</b>	<b>\$ (43,246)</b>	<b>\$ (42,544)</b>	<b>\$ 20,008</b>	<b>0%</b>

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 October 31, 2025

DESCRIPTION	4				8					
	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 NOV25-JUNE2 BUDGET	FY2025 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
(1)	(a)	(d)	(e)	(d-e)		(f)	(g) = (e+f)	(g - a)		
<b>OPERATING REVENUE</b>										
Miscellaneous Income /Interest Income on Notes Receivable & D	\$ 404,378	\$ 134,793	\$ 31,679	\$ (103,114)	100%	\$ 372,700	\$ 404,378	\$ -		
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 404,378</b>	<b>\$ 134,793</b>	<b>\$ 31,679</b>	<b>\$ (103,114)</b>	<b>100%</b>	<b>\$ 372,700</b>	<b>\$ 404,378</b>	<b>\$ -</b>		
<b>OPERATING EXPENSES</b>										
Total Operating Expenses	-	-	-	-	-	-	-	-	-	
<b>OPERATING INCOME (DEFICIT)</b>	<b>\$ 404,378</b>	<b>\$ 134,793</b>	<b>\$ 31,679</b>	<b>\$ (103,114)</b>	<b>\$ 1</b>	<b>\$ 372,700</b>	<b>\$ 404,378</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>RESTRICTED REVENUE</b>										
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -		
Interest Income on Notes Receivable & Disposition Proceeds	(404,378)	(134,793)	(31,679)	103,114		(372,700)	(404,378)	-	0%	
<b>TOTAL NON OPERATING REVENUES</b>	<b>\$ (404,378)</b>	<b>\$ (134,793)</b>	<b>\$ (31,679)</b>	<b>\$ 103,114</b>	<b>0%</b>	<b>\$ (372,700)</b>	<b>\$ (404,378)</b>	<b>\$ -</b>	<b>0%</b>	
<b>NET INCOME (DEFICIT)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	

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 October 31, 2025

DESCRIPTION	4				8				
	FY2026 BUDGET (a)	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 NOV25-JUNE26 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									
<b>OPERATING REVENUE</b>									
Miscellaneous Income	\$ 82,825	\$ 55,216	\$ 11,595	\$ (43,621)	100%	\$ 71,230	\$ 82,825	\$ -	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 82,825</b>	<b>\$ 55,216</b>	<b>\$ 11,595</b>	<b>\$ (43,621)</b>	<b>100%</b>	<b>\$ 71,230</b>	<b>\$ 82,825</b>	<b>\$ -</b>	
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 51,975	\$ 17,325	\$ 12,048	\$ (5,277)	-30%	\$ 33,984	\$ 46,031	\$ (5,944)	-11%
Employee Benefits	\$ 24,639	\$ 8,213	\$ 4,348	\$ (3,865)	-47%	\$ 16,815	\$ 21,162	\$ (3,477)	-14%
<b>Total Administrative Expenses</b>	<b>\$ 76,614</b>	<b>\$ 25,538</b>	<b>\$ 16,395</b>	<b>\$ (9,143)</b>	<b>0%</b>	<b>\$ 50,798</b>	<b>\$ 67,194</b>	<b>\$ (9,420)</b>	<b>0%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>76,614</b>	<b>25,538</b>	<b>16,395</b>	<b>(9,143)</b>	<b>0%</b>	<b>50,798</b>	<b>67,194</b>	<b>(9,420)</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT)</b>	<b>\$ 6,211</b>	<b>\$ 29,678</b>	<b>\$ (4,800)</b>	<b>\$ (34,479)</b>	<b>\$ -</b>	<b>\$ 20,431</b>	<b>\$ 15,631</b>	<b>\$ 9,420</b>	<b>0%</b>
<b>OPERATING INCOME (DEFICIT) &amp; CAPITAL EXPENDITURE</b>	<b>\$ 6,211</b>	<b>\$ 29,678</b>	<b>\$ (4,800)</b>	<b>\$ (34,479)</b>	<b>\$ -</b>	<b>\$ 20,431</b>	<b>\$ 15,631</b>	<b>\$ 9,420</b>	<b>0%</b>
<b>RESTRICTED REVENUE</b>									
FSS Forfeiture	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Interest Income on Notes Receivable & Disposition Proceeds	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%
<b>TOTAL NON OPERATING REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>NET INCOME (DEFICIT)</b>	<b>\$ 6,211</b>	<b>\$ 29,678</b>	<b>\$ (4,800)</b>	<b>\$ (34,479)</b>	<b>0%</b>	<b>\$ 20,431</b>	<b>\$ 15,631</b>	<b>\$ 9,420</b>	<b>0%</b>

PHA Name				City of Berkeley Housing Authority (New Cohort MTW)				PHA Number				CA058				Utilization Report: UtilizationReport_09012025				Print		TYT Guide		TYT Videos	
																Save		Access Additional Tools		Disclaimer					
<b>ACC/Funding Information</b>								<b>Funding Proration Levels</b>								<b>Program Projection Variables</b>				<b>Leasing and Spending Outcomes: Current and Following Year Projections</b>					
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP				Success Rate	59%	Annual Turnover Rate	5.7%	2025				2026									
Beginning ACC Vouchers	1,989	2,014	2,014	Year 2 (2026) Rebenchmark	108.0%							EOP Rate as of 09/12/2025 (80 TB.PB EOPs): 5.33%	UML % of ACC (UMA)	79.6%	83.4%										
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%			Time from Issuance to HAP Effective Date (Current: 1.65 months)				HAP Exp as % of All Funds	97.4%	91.7%											
Initial BA Funding (net offset)	\$37,356,773	\$41,100,585	\$38,718,218	Administrative Fees				% leased in 30 days	53%			HAP Exp as % of Eligibility only	100.7%	94.0%											
Offset of HAP Reserves	\$0			Year 1 (2025)	90.0%			% leased in 30 to 60 days	29%			End of Year Results													
Set Aside Funding	\$0			Year 2 (2026)	90.0%			% leased in 60 to 90 days	18%			Projected 12/31 Total HAP Reserves	\$1,028,999	\$3,500,763											
New ACC Units Funding	\$446,983	\$89,397	\$0				% leased in 90 to 120 days	0%			HAP Reserves as % of ABA (Start: 3.4%)	2.7%	8.5%												
Total ABA Funding Provided	\$37,803,756	\$41,189,981	\$38,718,218				% leased in 120 to 150 days	0%																	
PHA Income	\$0	\$0										End of Year 3 Results (2027)													
Total Cash-Supported Prior Year-End Reserves	\$1,281,341	\$1,028,999	\$3,500,763	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$3,665,352	9.5%	Projected Total HAP Reserves ===== Reserves % BA											
				HUD-established CYE HHR	\$3,309,876			HUD-established CYE HHR																	
<b>Total Funding</b>				HUD-Calculated Restricted Net Position	(\$2,028,985)	\$4,366,581	PHA-Held Cash 12/31/2024 (VMS)					<b>Administrative Fees Analysis</b>													
Total Funding Available	\$39,085,097	\$42,218,981	\$42,218,981	HUD-Reconciled	\$1,280,891	\$7,676,457	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$2,635,114)	\$2,749,572	\$2,877,602													
				Lower of H17/I17 (May Override)	\$1,281,341			Lower of H17/I17 (May Override)	\$162.50	\$151.68	Expense	\$980,819	\$506,436												
				HUD-Reconciled RNP v PHA-Reported RNP																					
				HUD v. PHA difference: \$30,043.00 or 0.1% of Eligibility				HUD-estimated RNP--> (\$2,028,985)				MTW													
												Expense % 35.7% 17.6%													
												Based on the most recent, official (end of fiscal year) UNP, CA058 has a 2025 Calendar Year-End (CYE) UNP of \$7,174,779 (or 260.9% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$8,943,532 (or 310.8% of CY 2026 Earned Admin Fees).													

**CA058 HCV Leasing and Spending Projection - The Goods**

2025	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-25	1,989	1,559	\$2,869,780					1,559	\$2,869,780	\$1,841		78.4%	91.1%	78.4%	91.1%
Feb-25	1,989	1,566	\$2,961,855					1,566	\$2,961,855	\$1,891		78.6%	92.6%	78.7%	94.0%
Mar-25	2,014	1,594	\$3,078,433					1,594	\$3,078,433	\$1,931		78.8%	94.3%	79.1%	97.7%
Apr-25	2,014	1,596	\$3,051,978					1,596	\$3,051,978	\$1,912		78.9%	94.9%	79.2%	96.9%
May-25	2,014	1,603	\$3,070,804					1,603	\$3,070,804	\$1,916		79.0%	95.4%	79.6%	97.5%
Jun-25	2,014	1,603	\$3,055,118					1,603	\$3,055,118	\$1,906		79.1%	95.7%	79.6%	97.0%
Jul-25	2,014	1,612	\$3,093,545					1,612	\$3,093,545	\$1,919		79.2%	96.1%	80.0%	98.2%
Aug-25	2,014	1,613	\$3,070,233					1,613	\$3,070,233	\$1,903		79.4%	96.2%	80.1%	97.5%
Sep-25	2,014	1,615	\$3,032,288					1,615	\$3,032,288	\$1,878		79.4%	96.2%	80.2%	96.3%
Oct-25	2,014	1,611	\$3,098,666	37				1,611	\$3,098,666	\$1,923		79.5%	96.4%	80.0%	98.4%
Nov-25	2,014	0	\$0		2	12	-7.7	1,617	\$3,113,448	\$1,925	\$1,925	79.6%	96.7%	80.3%	98.8%
Dec-25	2,014	0	\$0		2	6	-7.7	1,618	\$3,118,040	\$1,927	\$1,927	79.6%	96.9%	80.3%	99.0%
<b>Total</b>	<b>24,118</b>	<b>15,972</b>	<b>\$30,382,700</b>	<b>37</b>	<b>4</b>	<b>18</b>	<b>-15.3</b>	<b>19,207</b>	<b>\$38,056,097</b>	<b>\$1,906</b>		<b>79.6%</b>	<b>100.7%</b>	<b>See MTW Non-HAP HAP Tab!</b>	
<b>2026</b>															
Jan-26	2,014			20	50	4	-7.7	1,664	\$3,205,832	\$1,927	\$1,927	82.6%	93.4%	82.6%	93.4%
Feb-26	2,014			20		6	-7.9	1,662	\$3,201,339	\$1,926	\$1,926	82.6%	93.3%	82.5%	93.3%
Mar-26	2,014			20		10	-7.9	1,664	\$3,203,493	\$1,925	\$1,925	82.6%	93.3%	82.6%	93.3%
Apr-26	2,014			20		12	-7.9	1,668	\$3,209,741	\$1,924	\$1,924	82.7%	93.4%	82.8%	93.5%
May-26	2,014			20		12	-7.9	1,672	\$3,215,946	\$1,923	\$1,923	82.7%	93.4%	83.0%	93.7%
Jun-26	2,014			20		12	-7.9	1,676	\$3,222,109	\$1,922	\$1,922	82.8%	93.5%	83.2%	93.9%
Jul-26	2,014			20		12	-8.0	1,680	\$3,228,231	\$1,922	\$1,922	82.9%	93.6%	83.4%	94.0%
Aug-26	2,014			20		12	-8.0	1,684	\$3,234,311	\$1,921	\$1,921	83.0%	93.7%	83.6%	94.2%
Sep-26	2,014			20		12	-8.0	1,688	\$3,240,349	\$1,920	\$1,920	83.1%	93.7%	83.8%	94.4%
Oct-26	2,014			20		12	-8.0	1,692	\$3,246,346	\$1,919	\$1,919	83.2%	93.8%	84.0%	94.6%
Nov-26	2,014			20		12	-8.0	1,695	\$3,252,302	\$1,918	\$1,918	83.3%	93.9%	84.2%	94.8%
Dec-26	2,014			20		12	-8.1	1,699	\$3,258,218	\$1,917	\$1,917	83.4%	94.0%	84.4%	94.9%
<b>Total</b>	<b>24,168</b>	<b>0</b>	<b>\$0</b>	<b>240</b>	<b>50</b>	<b>127</b>	<b>-95.3</b>	<b>20,145</b>	<b>\$38,718,218</b>	<b>\$1,922</b>		<b>83.4%</b>	<b>94.0%</b>	<b>See MTW Non-HAP HAP Tab!</b>	

Graphs

SPVs: Additional SPV leasing should focus on the 5 unleased VASH vouchers and the 25 unleased FUP vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$4,366,581 compares to RNP (VMS) of \$-2,059,028. Current: VMS Cash & Investments of \$6,868,193 compares to VMS RNP plus UNP of \$20,893. PBVs: Currently, the PHA reports 372 leased PBVs, for a leased PBV rate of 89%. Additional leasing should focus on the 46 unleased PBVs, for which the PHA is making vacancy payments on 1. Finally, the PHA reports 0 PBVs 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)