



**Berkeley Housing Authority**

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Item 6D  
NEW BUSINESS  
May 11, 2023

Office of the Executive Director

To: Honorable Chair and Members of the Berkeley Housing Authority Board  
From: Jesy Yturralde, Finance Manager  
Subject: Finance Report

**I. Financial Report: Actual vs Budget – March 31, 2023**

The comparative finance report (Attachment A-G) includes the unaudited financial transactions for HAP and operations for the period July 1, 2022 to March 31, 2023 (*Col. c*) with comparison to the year-to-date budget; and a projection of revenue and expenses for the month of April to June 2023 (*Col. e*) to arrive at the FY2023 estimated total revenue and expenses (*Col. f*) with comparison to the overall approved FY2023 Budget.

As of March 31, BHA anticipates an excess HAP funding of approximately \$5.1 million, \$1.6M higher than what we originally projected at the beginning of the fiscal year (*Att A, Col f, Line 6*); and an operating deficit of \$213,466 that is \$197,391 less than our original budget (*Att A, Col f, Line 76*).

**I.A. HAP Revenue and Expenses: (Lines 1-7)**

Program	Budgeted Utilization	Actual Cummulative Utilization (July-March 2023)
HCV	78%	77%
Mainstream	85%	86%
EHV	75%	68%

The approved budget projected an available HAP funding allocation of \$39.4 million for all programs (*Att A, Col. a, Line 2*); HAP expenses of \$35.6 million based upon budgeted utilization presented above at an average per unit HAP cost of \$1,933. (*Att A Col. a, Line 4*); and a projected HAP surplus of \$3.5 million.

However, due to lower than budgeted utilization of our vouchers and per unit cost (\$1,882), the projected HAP expenses for the fiscal year are now approximately \$34.4 million; \$1.2 million below the budgeted HAP expenses(*Att A, Col g, Line 4*); resulting in a higher HAP surplus of almost \$5.1million (*Att A, Col g, Line 8*).

## **I.B. Operating Revenue and Expenses**

The FY2022-2023 Budget which the Board approved on May 12, 2022, projected annual operating deficit of \$410,857. The approved budget assumed a 78% utilization of our HCV vouchers and administrative fee rates in effect in 2022 at 88% pro-ration. It also included a salary budget for 12 FTE staff and actual compensation of staff at that time.

The overall projected operating deficit of \$213,466 on March 31, 2023 is comprising of the following programs:

	<b>Original Budget</b>	<b>03/31/2023 Projected</b>	<b>Variance</b>
Section 8 ( <i>Attach. B</i> )	(\$410,857)	(\$ 273,363)	(\$137,494)
Mod Rehab ( <i>Attach. C</i> )	\$ -	\$ 6,823	\$ 6,823
Mainstream ( <i>Attach. D</i> )	\$ -	\$ 16,355	\$ 16,355
EHV ( <i>Attach. E</i> )	\$ -	(\$ 2,277)	\$ 2,277
Others ( <i>Attach. E &amp; F</i> )	<u>\$ -</u>	<u>\$ 38,996</u>	<u>\$ 38,996</u>
Deficit before use of reserves ( <i>Attach. A</i> )	(\$410,857)	(\$ 213,466)	(\$ 197,391)
Use of reserves	<u>\$410,857</u>	<u>\$ 213,466</u>	<u>\$ 197,391</u>
Net Income (Deficit)	<u>-</u>	<u>-</u>	<u>-</u>

The change in projected operating deficit is primarily attributable to the following:

1. Operating Revenue is projected to be \$2,857,228 for the fiscal year, exceeding the budget by \$301,988. (*See Attachment A, Line 19*)
  - a. Projected net administrative fee revenue is up by \$171,339. (*Att A, Col. g, Line 14*).
    - We budgeted 130 outgoing portable vouchers and \$147,152 in administrative fees that will be paid to receiving PHAs. Our record only shows 40 port vouchers being managed by other PHAs.
    - HUD recently released the final calculation of the 2022 Administrative Fee that reflected a slight increase in pro-ration resulting in additional administrative fee revenue recognized during the fiscal year.
  - b. \$68,427 in service fee revenues are recognized during the period used to pay for landlord incentives for EHV participants. (*Col g. Line 17 & 47*).
  - c. Miscellaneous Income includes interest income earned on the disposition proceeds and other deposits. It also includes the Unit Turn-over Grant from the City of Berkeley used for landlord reimbursements in the HCV program.
2. Operating and capital expenses are now expected to be \$3,070,694, \$105,823 higher than the original budget of \$2,964,871 (*See Attachment A, Line 75*).

- a. Salary and Benefits. The approved FY2023 budget included salary and benefits for 12 FTE for the entire fiscal year. Recent staff turn-over and vacancies resulted in a lower Salary and Benefits projection of \$2,032,264; \$105,505 less than our original budget (\$2,137,769). (See Attachment A, Lines 22 and 23). There are currently two unfilled positions, namely, Management Analyst and Executive Assistant.
- b. Legal Expenses are expected to exceed the approved budget by approx. \$46,000, primarily due to the appointment of General Counsel Brown as interim Executive Director from October to November. This assignment was not included in the original contract with our legal firm. (See Attachment A, Col g, Line 24)
- c. Advertising. A slight increase in advertising expenses by \$1,724 due to posting of the PBV RFP and Executive Director recruitment. . (See Attachment A, Col g, Line 37)
- d. Consultants. We anticipate consultant fees will exceed budget by approximately \$79,000. This includes the fees for (1) a hiring consultant to assist in the hiring of various administrative support staff; (2) assistance with the preparation and submission of the MTW Supplemental Pla; (3) assistance with the submission of the PHA Plan; (4) an HR consultant to assist the ED in various aspects of HR, and (5) HCV/PBV consultant to assist with increasing HCV utilization..
- e. Software Maintenance. Exceeds budget by approximately \$14,352 resulting from services and fees not included in the original budget such as the annual maintenance fee of the Waitlist and Landlord portals and upgrades in the Elite software.
- f. Supportive Services: These are expenses pertaining to unit turn-over or landlord incentives/sign in bonus. These expenses are covered by either a grant from the City of Berkeley or Service Fees received from HUD for EHV vouchers.

## II. Two-Year Tool

The Two Year Tool (TYT) is a complex spreadsheet used by HUD and PHAs to project the HAP expenditures and HAP reserve levels of Housing Authorities over a two year period. It helps housing authorities in planning and strategizing. It uses variables like success rate, attrition rate, period from time issuance to HAP effective date, and average per unit cost (PUC). It also uses assumptions like number of vouchers issued and planned additions and reductions to estimate changes in unit months leased.

### a. HCV

Summary Outcomes		
Year-End Outcomes		
	2022	2023
UML % of ACC (UMA)	75.7%	77.0%
HAP Exp as % All Funds	83.6%	79.6%
HAP Exp as % of Elig.	91.7%	93.9%
Proj. 12/31 Total Reserves	\$5,899,987	\$7,933,802
HAP Reserves - % ABA	18.4%	24.0%

Unused HAP funding of \$5,899,987 in CY2022 and a projection of \$7.9 million excess HAP in CY2023. This excess HAP reserve in 2023 is based on the assumptions and variables used in Attachment I (TYT for HCV), like vouchers issuance of 40 per month beginning July 2023, 49% success rate and 4.7% attrition rate..

The \$7.9 million projected excess HAP (HCV) in 2023 could subsidize rent for approximately 390 families at an average per unit cost of \$1,682. Being an MTW agency, this HAP reserve may also be used to cover eligible landlord incentives and activities that will be included in the MTW Plan. It may also be used for development of affordable units and other operating expenses.

BHA issued an RFP for an HCV/PBV Management Consultant to assist in voucher issuance, briefings and recertification to increase utilization of the HCV voucher and reduce excess HAP at the end of the year.

b. Mainstream

Year-End Outcomes	2022	2023
UML % of ACC (UMA)	81.2%	91.6%
HAP Exp as % All Funds	73.4%	61.8%
HAP Exp as % of Elig.	125.2%	76.8%
Proj. 12/31 Total Reserves	\$569,572	\$1,116,860
HAP Reserves - % ABA	45.5%	47.4%

Unused HAP funding of \$569,572 in CY2022 and projects an \$1.1 million excess HAP (Mainstream) in CY2023. This excess HAP reserve in 2023 is based on the assumptions and variables used in Attachment J (TYT for Mainstream).

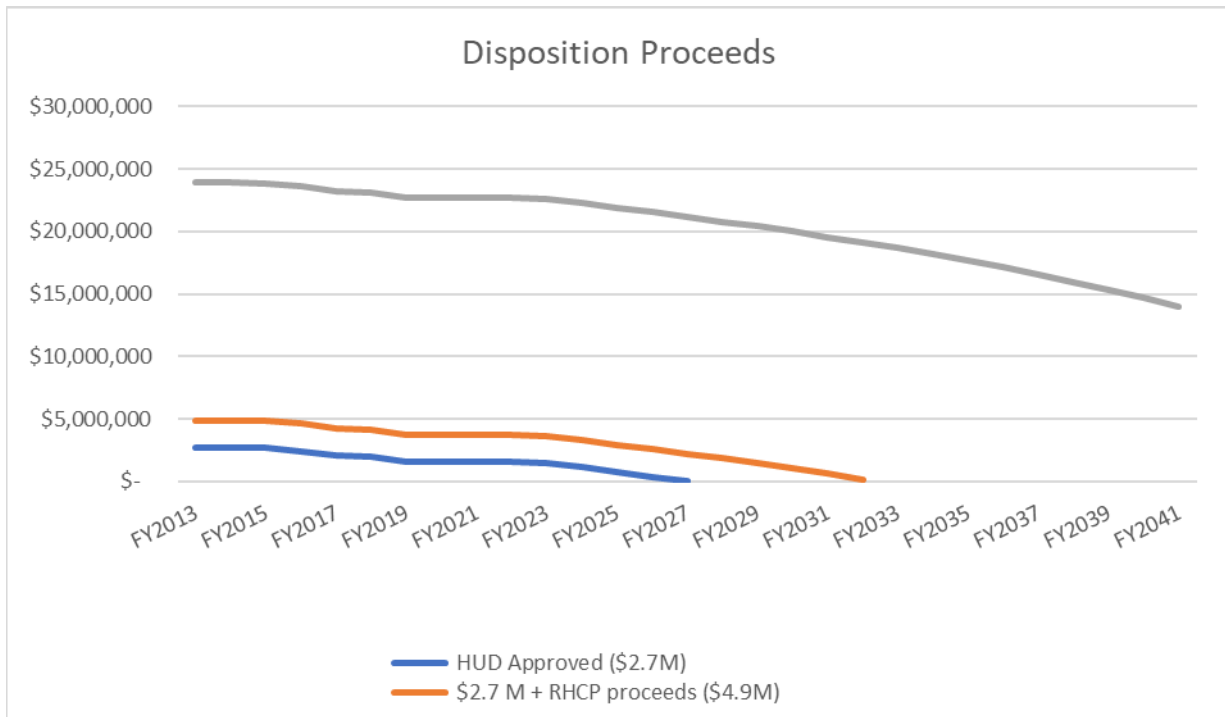
In January 2023, BHA received 30 new Mainstream vouchers, increasing the total MS vouchers to 121. As of March 31, 82 of the total 121 Mainstream vouchers are utilized. The \$1.1 million projected excess HAP in 2023 is sufficient to support all the remaining 39 unused Mainstream vouchers. Currently there are 34 referrals and 4 voucher holders searching for a unit in the Mainstream Program.

**III. Net Proceeds from Disposition/Sale of Public Housing Units**

The disposition proceeds balance on February 28, 2023 is \$6,260,603. Of this, \$5,199,870 is HUD-restricted, coming from the sale of the former LIPH units, while \$1,060,733 are proceeds from the sale of the state RHCP units, and not restricted.

HUD approved up to \$2.7 million of the disposition proceeds of the LIPH units to be used to cover BHA operating shortfalls. As of today, BHA has used \$1.15 million for operations, leaving \$1.55 million in the bank to cover future operating deficits, as approved by HUD.

The graph below shows the period that the disposition proceeds will be available for operation using information in the 10-Year Budget Projection



**IV. Disbursement Summary – March 2023: (Attachment L)**

Checks	Chk# 150548 - 150754	\$ 934,107.60
Direct Deposit	DD# 50685-51162	<u>\$2,321,339.97</u>
<b>Total</b>		<u><b>\$3,255,447.57</b></u>

**Attachments:**

- A. Budget Status Report: All Programs, March 31, 2023
- B. Budget Status Report: Section 8, March 31, 2023
- C. Budget Status Report: Moderate Rehabilitation, March 31, 2023
- D. Budget Status Report: Mainstream 05, March 31, 2023
- E. Budget Status Report: EHV, March 31, 2023
- F. Budget Status Report: LIPH, March 31, 2023
- G. Budget Status Report: BHA, March 31, 2023
- H. BHA Balance Sheet, March 31, 2023
- I. Two-Year-Tool, 03/31/2023 – HCV
- J. Two-Year-Tool, 03/31/2023 – Mainstream vouchers
- K. Two-Year Tool, 03/31/2023 – EHV
- L. Disbursements, March 2023

FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
For the Period Ending March 31, 2023

DESCRIPTION	YEAR - TO - DATE					FY2023 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
<b>HOUSING ASSISTANCE PAYMENTS (HAP)</b>									
HAP Received from HUD	\$ 39,413,816	\$ 29,560,362	\$ 25,159,475	\$ (4,400,887)	-15%	\$ 14,324,318	\$ 39,483,793	\$ 69,977	0%
Miscellaneous Income -HAP	\$ -	\$ -	\$ 698	\$ 698	100%	\$ -	\$ 698	\$ 698	100%
Less HAP Paid to Owners	\$ (35,584,931)	\$ (26,688,698)	\$ (25,466,760)	\$ 1,221,938	-5%	\$ (8,887,635)	\$ (34,354,395)	\$ 1,230,536	-3%
Less MTW Eligible Expenses	\$ (301,320)	\$ (225,990)	\$ -	\$ 225,990	-100%	\$ -	\$ -	\$ 301,320	-100%
<b>HAP Surplus (Deficit)</b>	<b>\$ 3,527,565</b>	<b>\$ 2,645,674</b>	<b>\$ (306,587)</b>	<b>\$ (2,952,261)</b>	<b>-0.1947</b>	<b>\$ 5,436,683</b>	<b>\$ 5,130,096</b>	<b>\$ 1,602,531</b>	<b>0</b>
<b>Use of Excess HAP Reserve</b>			\$ 306,587						
<b>Net HAP Surplus (Deficit)</b>	<b>\$ 3,527,565</b>	<b>\$ 2,645,674</b>	<b>\$ -</b>	<b>\$ (2,952,261)</b>		<b>\$ 5,436,683</b>	<b>\$ 5,130,096</b>	<b>\$ 1,602,531</b>	
<b>OPERATING REVENUE</b>									
Administrative Fees (S8 & MOD REHAB)	\$ 2,586,831	\$ 1,940,123	\$ 1,973,340	\$ 33,216	2%	\$ 672,343	\$ 2,645,683	\$ 58,852	2%
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ 1,226	\$ 1,226	0%	\$ -	\$ 1,226	\$ 1,226	0%
Administrative fees to other PHA on Port out	\$ (147,152)	\$ (110,364)	\$ (23,006)	\$ 87,358	-79%	\$ (11,660)	\$ (34,665)	\$ (112,487)	76%
Net Administrative Fees	\$ 2,439,679	\$ 1,829,759	\$ 1,951,561	\$ 120,575	7%	\$ 660,683	\$ 2,612,244	\$ 171,339	7%
BHA Oversight Fee	\$ 6,335	\$ 4,751	\$ -	\$ (4,751)	0%	\$ 6,335	\$ 6,335	\$ -	0%
Preliminary Fee	\$ -	\$ -	\$ 1,400	\$ 1,400	0%	\$ -	\$ 1,400	\$ 1,400	0%
Service Fee	\$ -	\$ -	\$ 68,427	\$ 68,427	0%	\$ -	\$ 68,427	\$ 68,427	0%
Miscellaneous Income	\$ 108,000	\$ 81,000	\$ 78,658	\$ (2,342)	-3%	\$ 90,164	\$ 168,822	\$ 60,822	56%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 2,554,014</b>	<b>\$ 1,915,511</b>	<b>\$ 2,100,046</b>	<b>\$ 183,309</b>	<b>10%</b>	<b>\$ 757,182</b>	<b>\$ 2,857,228</b>	<b>\$ 301,988</b>	<b>12%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 1,171,530	\$ 878,648	\$ 830,568	\$ (48,079)	-5%	\$ 321,427	\$ 1,151,995	\$ (19,535)	-2%
Employee Benefits	\$ 966,239	\$ 724,679	\$ 446,187	\$ (278,492)	-38%	\$ 434,082	\$ 880,269	\$ (85,970)	-9%
Legal Expense - Outside Counsel	\$ 43,680	\$ 32,760	\$ 68,041	\$ 35,281	108%	\$ 21,840	\$ 89,881	\$ 46,201	106%
Staff Training	\$ 7,200	\$ 5,400	\$ 1,038	\$ (4,362)	-81%	\$ 6,162	\$ 7,200	\$ -	0%
Travel/Transportation	\$ 6,231	\$ 4,673	\$ 885	\$ (3,788)	-81%	\$ 5,346	\$ 6,231	\$ -	0%
Office Rent	\$ 136,858	\$ 102,644	\$ 100,310	\$ (2,333)	-2%	\$ 36,548	\$ 136,858	\$ -	0%
Audit Fees	\$ 23,700	\$ 17,775	\$ 23,950	\$ 6,175	35%	\$ (26)	\$ 23,925	\$ 225	1%
Publications & Subscriptions	\$ 7,294	\$ 5,471	\$ 5,210	\$ (261)	-5%	\$ 2,084	\$ 7,294	\$ -	0%
Memberships & Dues	\$ 13,832	\$ 10,374	\$ 10,747	\$ 373	4%	\$ 3,085	\$ 13,832	\$ -	0%
Telephone	\$ 9,120	\$ 6,840	\$ 5,205	\$ (1,635)	-24%	\$ 3,915	\$ 9,120	\$ -	0%
Office Supplies	\$ 13,200	\$ 9,900	\$ 10,733	\$ 833	8%	\$ 2,467	\$ 13,200	\$ -	0%
Postage	\$ 19,200	\$ 14,400	\$ 11,160	\$ (3,240)	-22%	\$ 8,040	\$ 19,200	\$ -	0%
Printing & Reproduction	\$ 9,600	\$ 7,200	\$ 6,757	\$ (443)	-6%	\$ 2,843	\$ 9,600	\$ -	0%
Equipment maintenance	\$ 1,300	\$ 975	\$ -	\$ (975)	-100%	\$ 1,300	\$ 1,300	\$ -	0%
Equipment Lease	\$ 14,880	\$ 11,160	\$ 5,955	\$ (5,205)	-47%	\$ 8,925	\$ 14,880	\$ -	0%
Advertising	\$ 1,200	\$ 900	\$ 2,734	\$ 1,834	204%	\$ 190	\$ 2,924	\$ 1,724	144%
Consultants - General Consultants	\$ 138,831	\$ 104,123	\$ 82,501	\$ (21,622)	-21%	\$ 135,330	\$ 217,831	\$ 79,000	57%
Computer Services Maintenance Fee	\$ 68,364	\$ 51,273	\$ -	\$ (51,273)	0%	\$ 68,364	\$ 68,364	\$ -	0%
Software Maintenance	\$ 20,500	\$ 15,375	\$ 26,044	\$ 10,669	69%	\$ 8,808	\$ 34,852	\$ 14,352	70%
Inspection	\$ 112,706	\$ 84,530	\$ 75,252	\$ (9,277)	-11%	\$ 37,454	\$ 112,706	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 12,600	\$ 9,450	\$ 9,111	\$ (339)	-4%	\$ 3,489	\$ 12,600	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 2,798,065</b>	<b>\$ 2,098,549</b>	<b>\$ 1,722,389</b>	<b>\$ (376,160)</b>	<b>-18%</b>	<b>\$ 1,111,672</b>	<b>\$ 2,834,061</b>	<b>\$ 35,996</b>	<b>1%</b>
<b>TENANT SERVICES</b>									
Supportive Services	\$ 100,000	\$ 75,000	\$ 81,888	\$ 6,888	0%	\$ 88,164	\$ 170,052	\$ 70,052	0%
<b>Total Tenant Services</b>	<b>100,000</b>	<b>75,000</b>	<b>81,888</b>	<b>6,888</b>	<b>0%</b>	<b>88,164</b>	<b>170,052</b>	<b>70,052</b>	<b>0%</b>
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 4,000	\$ 3,000	\$ 2,678	\$ (322)	-11%	\$ 1,322	\$ 4,000	\$ -	0%
<b>Total Ordinary Maintenance</b>	<b>4,000</b>	<b>3,000</b>	<b>2,678</b>	<b>(322)</b>	<b>-11%</b>	<b>1,322</b>	<b>4,000</b>	<b>-</b>	<b>0%</b>
<b>GENERAL EXPENSES</b>									
Insurance	\$ 49,806	\$ 37,355	\$ 48,397	\$ 11,043	30%	\$ 1,116	\$ 49,513	\$ (293)	-1%
Other General Expenses	\$ 13,000	\$ 9,750	\$ 3,384	\$ (6,366)	-65%	\$ 9,684	\$ 13,068	\$ 698	1%
<b>Total General Expenses</b>	<b>62,806</b>	<b>47,105</b>	<b>51,781</b>	<b>4,676</b>	<b>10%</b>	<b>10,800</b>	<b>62,581</b>	<b>(225)</b>	<b>0%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>2,964,871</b>	<b>2,223,653</b>	<b>1,858,736</b>	<b>(364,917)</b>	<b>-16%</b>	<b>1,211,957</b>	<b>3,070,694</b>	<b>105,823</b>	<b>4%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,964,871</b>	<b>\$ 2,223,653</b>	<b>\$ 1,858,736</b>	<b>\$ (364,917)</b>		<b>\$ 1,211,957</b>	<b>\$ 3,070,694</b>	<b>\$ 105,823</b>	<b>4%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (410,857)</b>	<b>\$ (308,143)</b>	<b>\$ 241,310</b>	<b>\$ 548,226</b>		<b>\$ (454,775)</b>	<b>\$ (213,466)</b>	<b>\$ (197,391)</b>	<b>48%</b>
<b>Use of reserves</b>	<b>\$ 410,857</b>	<b>\$ 308,143</b>	<b>\$ (241,310)</b>		<b>0%</b>		<b>\$ 213,466</b>	<b>\$ (197,391)</b>	<b>-48%</b>
<b>Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 548,226</b>			<b>\$ -</b>	<b>\$ -</b>	

FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
For the Period Ending March 31, 2023

DESCRIPTION	9					3				
	YEAR - TO - DATE									
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
HUD Authorized Units ==>	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
<b>1 Housing Assistance Payments (HAP)</b>										
2 HAP Received from HUD	\$ 35,229,265	\$ 26,421,949	\$ 22,812,303	\$ (3,609,646)	-14%	\$ 12,416,962	\$ 35,229,265	\$ -	0%	
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 698	\$ 698	100%	\$ -	\$ 698	\$ 698	100%	
4 Less HAP Paid to Owners	\$ (31,925,322)	\$ (23,943,992)	\$ (23,081,449)	\$ 862,543	-4%	\$ (7,835,037)	\$ (30,916,486)	\$ (1,008,836)	3%	
5 Less MTW Eligible Expenses	\$ (301,320)	\$ (225,990)	\$ -	\$ 225,990	-100%	\$ -	\$ -	\$ (301,320)	100%	
<b>6 HAP Surplus (Deficit)</b>	<b>\$ 3,002,623</b>	<b>\$ 2,251,967</b>	<b>\$ (268,448)</b>	<b>\$ (2,520,415)</b>	<b>-17%</b>	<b>\$ 4,581,925</b>	<b>\$ 4,313,477</b>	<b>\$ (1,309,458)</b>	<b>2.0316</b>	
<b>7 Use of Excess HAP Reserve</b>										
<b>8 Net HAP Surplus (Deficit)</b>	<b>\$ 3,002,623</b>	<b>\$ 2,251,967</b>	<b>\$ (268,448)</b>	<b>\$ (2,520,415)</b>			<b>\$ 4,313,477</b>			
<b>10 OPERATING REVENUE</b>										
11 Administrative Fees (S8 )	\$ 2,240,279	\$ 1,680,209	\$ 1,715,109	\$ 34,900	2%	\$ 574,019	\$ 2,289,128	\$ 48,849	2%	
12 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
13 Administrative fees to other PHA on Port out	\$ (124,514)	\$ (93,386)	\$ (11,893)	\$ (81,493)	87%	\$ (6,000)	\$ (17,893)	\$ (106,621)	86%	
14 Net Administrative Fees	2,115,765	1,586,824	1,703,216	116,393	7%	568,019	2,271,235	155,470	7%	
15 BHA Oversight Fee	\$ 6,335	\$ 4,751	\$ -	\$ (4,751)	0%	\$ 6,335	\$ 6,335	\$ -	0%	
18 Miscellaneous Income	\$ 108,000	\$ 81,000	\$ 33,621	\$ (47,379)	-58%	\$ 90,164	\$ 123,784	\$ 15,784	15%	
<b>19 TOTAL OPERATING REVENUE</b>	<b>\$ 2,230,100</b>	<b>\$ 1,672,575</b>	<b>\$ 1,736,837</b>	<b>\$ 64,262</b>	<b>4%</b>	<b>\$ 664,517</b>	<b>\$ 2,401,354</b>	<b>\$ 171,254</b>	<b>8%</b>	
<b>20 OPERATING EXPENSES</b>										
<b>21 ADMINISTRATION</b>										
22 Salaries	\$ 1,040,382	\$ 780,287	\$ 735,958	\$ (44,328)	-6%	\$ 285,530	\$ 1,021,488	\$ (18,894)	-2%	
23 Employee Benefits	\$ 858,066	\$ 643,550	\$ 398,435	\$ (245,115)	-38%	\$ 385,738	\$ 784,173	\$ (73,893)	-9%	
24 Legal Expense - Outside Counsel	\$ 38,375	\$ 28,781	\$ 60,556	\$ 31,775	110%	\$ 19,188	\$ 79,744	\$ 41,369	108%	
25 Staff Training	\$ 6,408	\$ 4,806	\$ 964	\$ (3,842)	-80%	\$ 5,444	\$ 6,408	\$ -	0%	
26 Travel/Transportation	\$ 5,545	\$ 4,159	\$ 795	\$ (3,364)	-81%	\$ 4,750	\$ 5,545	\$ -	0%	
27 Office Rent	\$ 121,077	\$ 90,808	\$ 89,276	\$ (1,532)	-2%	\$ 31,801	\$ 121,077	\$ -	0%	
28 Audit Fees	\$ 19,778	\$ 14,834	\$ 21,316	\$ 6,482	44%	\$ (1,313)	\$ 20,003	\$ 225	1%	
29 Publications & Subscriptions	\$ 6,491	\$ 4,868	\$ 4,636	\$ (232)	-5%	\$ 1,855	\$ 6,491	\$ -	0%	
30 Memberships & Dues	\$ 12,310	\$ 9,233	\$ 9,582	\$ 350	4%	\$ 2,728	\$ 12,310	\$ -	0%	
31 Telephone	\$ 8,117	\$ 6,088	\$ 4,632	\$ (1,455)	-24%	\$ 3,485	\$ 8,117	\$ -	0%	
32 Office Supplies	\$ 11,748	\$ 8,811	\$ 9,528	\$ 717	8%	\$ 2,220	\$ 11,748	\$ -	0%	
33 Postage	\$ 17,088	\$ 12,816	\$ 9,933	\$ (2,883)	-22%	\$ 7,155	\$ 17,088	\$ -	0%	
34 Printing & Reproduction	\$ 8,044	\$ 6,033	\$ 5,973	\$ (60)	-1%	\$ 2,071	\$ 8,044	\$ -	0%	
35 Equipment maintenance	\$ 1,157	\$ 868	\$ -	\$ (868)	-100%	\$ 1,157	\$ 1,157	\$ -	0%	
36 Equipment Lease	\$ 13,243	\$ 9,932	\$ 5,300	\$ (4,632)	-47%	\$ 7,943	\$ 13,243	\$ -	0%	
37 Advertising	\$ 1,068	\$ 801	\$ 2,433	\$ 1,632	204%	\$ 267	\$ 2,700	\$ 1,632	153%	
39 Consultants - General Consultants	\$ 129,809	\$ 97,357	\$ 73,420	\$ (23,936)	-25%	\$ 126,699	\$ 200,119	\$ 70,310	54%	
40 Computer Services Maintenance Fee	\$ 60,844	\$ 45,633	\$ -	\$ (45,633)	0%	\$ 60,844	\$ 60,844	\$ -	0%	
41 Software Maintenance	\$ 18,245	\$ 13,684	\$ 23,795	\$ 10,111	74%	\$ 7,727	\$ 31,522	\$ 13,277	73%	
42 Inspection	\$ 94,069	\$ 70,552	\$ 66,652	\$ (3,899)	-6%	\$ 27,417	\$ 94,069	\$ -	0%	
43 Other Sundry Items	\$ 10,635	\$ 7,976	\$ 8,123	\$ 147	2%	\$ 2,512	\$ 10,635	\$ -	0%	
<b>45 Total Administrative Expenses</b>	<b>\$ 2,482,499</b>	<b>\$ 1,861,874</b>	<b>\$ 1,531,309</b>	<b>\$ (330,565)</b>	<b>-18%</b>	<b>\$ 985,216</b>	<b>\$ 2,516,524</b>	<b>\$ 34,025</b>	<b>1%</b>	
<b>46 TENANT SERVICES</b>										
47 E.: Tenant Services	\$ 100,000	\$ 75,000	\$ 11,836	\$ (63,164)		\$ 88,164	\$ 100,000	\$ -	0%	
<b>48 Total Tenant Services</b>	<b>100,000</b>	<b>75,000</b>	<b>11,836</b>	<b>(63,164)</b>		<b>88,164</b>	<b>100,000</b>	<b>-</b>		
<b>57 ORDINARY MAINTENANCE</b>										
58 Facilities maintenance	\$ 3,560	\$ 2,670	\$ 2,388	\$ (282)	-11%	\$ 1,172	\$ 3,560	\$ -	0%	
<b>59 Total Ordinary Maintenance</b>	<b>3,560</b>	<b>2,670</b>	<b>2,388</b>	<b>(282)</b>	<b>-11%</b>	<b>1,172</b>	<b>3,560</b>	<b>-</b>	<b>0%</b>	
<b>65 GENERAL EXPENSE</b>										
66 Insurance	\$ 43,328	\$ 32,496	\$ 43,063	\$ 10,567	33%	\$ -	\$ 43,063	\$ (265)	-1%	
67 Other General Expenses	\$ 11,570	\$ 8,678	\$ 3,011	\$ (5,666)	-65%	\$ 8,559	\$ 11,570	\$ -	0%	
<b>68 Total General Expenses</b>	<b>54,898</b>	<b>41,174</b>	<b>46,075</b>	<b>4,901</b>	<b>12%</b>	<b>8,559</b>	<b>54,633</b>	<b>(265)</b>	<b>0%</b>	
<b>69 OPERATING TRANSFER IN/OUT</b>										
<b>70 TOTAL OPERATING EXPENSES</b>	<b>2,640,957</b>	<b>1,980,718</b>	<b>1,591,608</b>	<b>(389,110)</b>	<b>-20%</b>	<b>1,083,110</b>	<b>2,674,718</b>	<b>33,761</b>	<b>1%</b>	
<b>75 TOTAL EXPENSES</b>	<b>\$ 2,640,957</b>	<b>\$ 1,980,718</b>	<b>\$ 1,591,608</b>	<b>\$ (389,110)</b>	<b>-20%</b>	<b>\$ 1,083,110</b>	<b>\$ 2,674,718</b>	<b>\$ 33,761</b>	<b>1%</b>	
<b>76 Operating Surplus (Deficit)</b>	<b>\$ (410,857)</b>	<b>\$ (308,143)</b>	<b>\$ 145,229</b>	<b>\$ 453,372</b>	<b>-147%</b>	<b>\$ (418,592)</b>	<b>\$ (273,363)</b>	<b>\$ (137,494)</b>	<b>33%</b>	
<b>Use of reserves / HAP funding/ Net proceeds</b>	<b>\$ 410,857</b>				<b>0%</b>		<b>\$ -</b>		<b>100%</b>	
<b>77 Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ -</b>		<b>\$ 145,229</b>			<b>\$ (418,592)</b>	<b>\$ (273,363)</b>	<b>\$ (137,494)</b>		



FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses

For the Period Ending March 31, 2023

9

3

DESCRIPTION	YEAR - TO - DATE					FY2023 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
<b>1 Housing Assistance Payments (HAP)</b>									
2 HAP Received from HUD	\$ 934,920	\$ 701,190	\$ 701,190	\$ -	0%	\$ 233,730	\$ 934,920	\$ -	0%
4 Less HAP Paid to Owners	\$ (934,920)	\$ (701,190)	\$ (572,515)	\$ 128,675	-18%	\$ (362,405)	\$ (934,920)	\$ -	0%
5 Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	#DIV/0!
<b>6 HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 128,675</b>	<b>\$ 128,675</b>		<b>\$ (128,675)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>7 Use of Excess HAP Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (128,675)</b>	<b>\$ (128,675)</b>		<b>\$ 128,675</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>8 Net HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>9 OPERATING REVENUE</b>									
11 Administrative Fees (MOD REHAB)	\$ 171,315	\$ 128,486	\$ 118,750	\$ (9,736)	-8%	\$ 52,565	\$ 171,315	\$ -	0%
13 Administrative fees to other PHA on Port out	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
14 Net Administrative Fees	171,315	128,486	118,750	(9,736)	-8%	52,565	171,315	-	0%
18 Miscellaneous Income	\$ -	\$ -	\$ 1,114	\$ 1,114	100%	\$ -	\$ 1,114	\$ 1,114	100%
<b>19 TOTAL OPERATING REVENUE</b>	<b>\$ 171,315</b>	<b>\$ 128,486</b>	<b>\$ 119,864</b>	<b>\$ (8,623)</b>	<b>-7%</b>	<b>\$ 52,565</b>	<b>\$ 172,429</b>	<b>\$ 1,114</b>	<b>1%</b>
<b>20 OPERATING EXPENSES</b>									
<b>21 ADMINISTRATION</b>									
22 Salaries	\$ 74,216	\$ 55,662.00	\$ 51,646	\$ (4,016)	-7%	\$ 20,334	\$ 71,980	\$ (2,236)	-3%
23 Employee Benefits	\$ 61,142	\$ 45,856.50	\$ 23,528	\$ (22,329)	-49%	\$ 27,376	\$ 50,904	\$ (10,238)	-17%
24 Legal Expense - Outside Counsel	\$ 2,781	\$ 2,085.75	\$ 3,402	\$ 1,316	63%	\$ 1,391	\$ 4,793	\$ 2,012	72%
25 Staff Training	\$ 360	\$ 270.00	\$ 8	\$ (262)	-97%	\$ 352	\$ 360	\$ -	0%
26 Travel/Transportation	\$ 312	\$ 234.00	\$ 44	\$ (190)	-81%	\$ 268	\$ 312	\$ -	0%
27 Office Rent	\$ 7,044	\$ 5,283.00	\$ 5,016	\$ (267)	-5%	\$ 2,028	\$ 7,044	\$ -	0%
28 Audit Fees	\$ 2,500	\$ 1,875.00	\$ 1,198	\$ (678)	-36%	\$ 1,303	\$ 2,500	\$ -	0%
29 Publications & Subscriptions	\$ 365	\$ 273.75	\$ 260	\$ (13)	-5%	\$ 105	\$ 365	\$ -	0%
30 Memberships & Dues	\$ 692	\$ 519.00	\$ 538	\$ 19	4%	\$ 154	\$ 692	\$ -	0%
31 Telephone	\$ 456	\$ 342.00	\$ 260	\$ (82)	-24%	\$ 196	\$ 456	\$ -	0%
32 Office Supplies	\$ 660	\$ 495.00	\$ 536	\$ 41	8%	\$ 124	\$ 660	\$ -	0%
33 Postage	\$ 960	\$ 720.00	\$ 558	\$ (162)	-22%	\$ 402	\$ 960	\$ -	0%
34 Printing & Reproduction	\$ 480	\$ 360.00	\$ 381	\$ 21	6%	\$ 99	\$ 480	\$ -	0%
35 Equipment maintenance	\$ 65	\$ 48.75	\$ -	\$ (49)	-100%	\$ 65	\$ 65	\$ -	0%
36 Equipment Lease	\$ 744	\$ 558.00	\$ 298	\$ (260)	-47%	\$ 446	\$ 744	\$ -	0%
37 Advertising	\$ 60	\$ 45.00	\$ 137	\$ 92	204%	\$ 15	\$ 152	\$ 92	153%
38 Messenger/delivery service	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39 Consultants - General Consultants	\$ 3,692	\$ 2,769.00	\$ 4,122	\$ 1,353	49%	\$ 3,520	\$ 7,642	\$ 3,950	107%
40 Computer Services Maintenance Fee	\$ 3,418	\$ 2,563.50	\$ -	\$ (2,564)	0%	\$ 3,418	\$ 3,418	\$ -	0%
41 Software Maintenance	\$ 1,025	\$ 768.75	\$ 1,302	\$ 533	69%	\$ 434	\$ 1,736	\$ 711	69%
42 Inspection	\$ 6,114	\$ 4,585.50	\$ 3,745	\$ (841)	-18%	\$ 2,369	\$ 6,114	\$ -	0%
43 Other Sundry Items	\$ 630	\$ 472.50	\$ 451	\$ (22)	-5%	\$ 179	\$ 630	\$ -	0%
<b>45 Total Administrative Expenses</b>	<b>\$ 167,716</b>	<b>\$ 125,787</b>	<b>\$ 97,430</b>	<b>\$ (28,357)</b>	<b>-23%</b>	<b>\$ 64,576</b>	<b>\$ 162,006</b>	<b>\$ (5,710)</b>	<b>-3%</b>
<b>57 ORDINARY MAINTENANCE</b>									
58 Facilities maintenance	\$ 200	\$ 150	\$ 134	\$ (16)	-11%	\$ 66	\$ 200	\$ -	0%
<b>59 Total Ordinary Maintenance</b>	<b>200</b>	<b>150</b>	<b>134</b>	<b>\$ (16)</b>	<b>-11%</b>	<b>66</b>	<b>200</b>	<b>\$ -</b>	<b>0%</b>
<b>65 GENERAL EXPENSE</b>									
66 Insurance	\$ 2,490	\$ 1,868	\$ 2,412	\$ 545	29%	\$ 78	\$ 2,490	\$ -	0%
67 Other General Expenses	\$ 910	\$ 683	\$ 169	\$ (513)	-75%	\$ 741	\$ 910	\$ -	0%
<b>68 Total General Expenses</b>	<b>3,400</b>	<b>2,550</b>	<b>2,581</b>	<b>\$ 31</b>	<b>1%</b>	<b>819</b>	<b>3,400</b>	<b>\$ -</b>	<b>0%</b>
<b>69 OPERATING TRANSFER IN/OUT</b>									
<b>70 TOTAL OPERATING EXPENSES</b>	<b>171,316</b>	<b>128,487.00</b>	<b>100,145.18</b>	<b>(28,341.82)</b>	<b>-22%</b>	<b>65,461</b>	<b>165,605.76</b>	<b>(5,710)</b>	<b>-3%</b>
<b>75 TOTAL EXPENSES</b>	<b>\$ 171,316</b>	<b>\$ 128,487</b>	<b>\$ 100,145</b>	<b>\$ (28,342)</b>	<b>-22%</b>	<b>\$ 65,461</b>	<b>\$ 165,606</b>	<b>\$ (5,710)</b>	<b>-3%</b>
<b>76 Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ 19,718</b>	<b>\$ 19,719</b>	<b>0%</b>	<b>\$ (12,896)</b>	<b>\$ 6,823</b>	<b>\$ (6,823)</b>	<b>0%</b>

FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
For the Period Ending March 31, 2023

DESCRIPTION	9					3			
	FY2023 BUDGET	YEAR - TO - DATE				FY2023 ESTIMATED TOTAL			
		FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
(1)	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
<b>Housing Assistance Payments (HAP)</b>									
HAP Received from HUD	\$ 2,170,130	\$ 1,627,598	\$ 1,358,152	\$ (269,446)	0%	\$ 811,978	\$ 2,170,130	\$ -	0%
Less HAP Paid to Owners	\$ (1,691,480)	\$ (1,268,610)	\$ (1,208,623)	\$ 59,987	0%	\$ (444,330)	\$ (1,652,953)	\$ 38,527	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>HAP Surplus (Deficit)</b>	<b>\$ 478,650</b>	<b>\$ 358,988</b>	<b>\$ 149,529</b>	<b>\$ (209,459)</b>		<b>\$ 367,648</b>	<b>\$ 517,177</b>	<b>\$ 38,527</b>	
<b>Use of Excess HAP Reserve</b>	<b>\$ (478,650)</b>	<b>\$ (358,988)</b>	<b>\$ (149,529)</b>	<b>\$ 209,459</b>		<b>\$ (367,648)</b>	<b>\$ (517,177)</b>	<b>\$ (38,527)</b>	
<b>Net HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>OPERATING REVENUE</b>									
Administrative Fees	\$ 117,254	\$ 87,941	\$ 96,804	\$ 8,863	0%	\$ 38,316	\$ 135,120	\$ 17,866	0%
Administrative fees to other PHA on Port out	\$ (11,319)	\$ (8,489)	\$ (6,221)	\$ 2,268		\$ (2,830)	\$ (9,051)	\$ 2,268	0%
Net Administrative Fees	105,935	79,451	90,583	\$ 11,132	0%	35,486	126,069	\$ 20,134	0%
Miscellaneous Income	\$ -	\$ -	\$ 1,751	\$ 1,751		\$ -	\$ 1,751	\$ 1,751	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 105,935</b>	<b>\$ 79,451</b>	<b>\$ 92,334</b>	<b>\$ 12,883</b>	<b>0%</b>	<b>\$ 35,486</b>	<b>\$ 127,820</b>	<b>\$ 21,885</b>	<b>0%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 39,841	\$ 29,880.75	\$ 29,401	\$ (480)	0%	\$ 10,917	\$ 40,318	\$ 477	0%
Employee Benefits	\$ 32,867	\$ 24,650.25	\$ 16,434	\$ (8,216)	-33%	\$ 14,740	\$ 31,175	\$ (1,692)	-5%
Legal Expense - Outside Counsel	\$ 2,247	\$ 1,685.25	\$ 2,722	\$ 1,036	61%	\$ 1,124	\$ 3,845	\$ 1,598	71%
Staff Training	\$ 288	\$ 216.00	\$ 43	\$ (173)	-80%	\$ 245	\$ 288	\$ -	0%
Travel/Transportation	\$ 249	\$ 186.75	\$ 28	\$ (159)	-85%	\$ 221	\$ 249	\$ -	0%
Office Rent	\$ 6,474	\$ 4,855.50	\$ 4,012	\$ (843)	-17%	\$ 2,462	\$ 6,474	\$ -	0%
Audit Fees	\$ 948	\$ 711.00	\$ 958	\$ 247	35%	\$ (10)	\$ 948	\$ -	0%
Publications & Subscriptions	\$ 292	\$ 219.00	\$ 208	\$ (11)	-5%	\$ 84	\$ 292	\$ -	0%
Memberships & Dues	\$ 553	\$ 414.75	\$ 412	\$ (3)	-1%	\$ 141	\$ 553	\$ -	0%
Telephone	\$ 365	\$ 273.75	\$ 205	\$ (69)	-25%	\$ 160	\$ 365	\$ -	0%
Office Supplies	\$ 528	\$ 396.00	\$ 446	\$ 50	13%	\$ 82	\$ 528	\$ -	0%
Postage	\$ 768	\$ 576.00	\$ 446	\$ (130)	-22%	\$ 322	\$ 768	\$ -	0%
Printing & Reproduction	\$ 884	\$ 663.00	\$ 268	\$ (395)	-60%	\$ 616	\$ 884	\$ -	0%
Equipment maintenance	\$ 52	\$ 39.00	\$ -	\$ (39)	-100%	\$ 52	\$ 52	\$ -	0%
Equipment Lease	\$ 595	\$ 446.25	\$ 238	\$ (208)	-47%	\$ 357	\$ 595	\$ -	0%
Advertising	\$ 48	\$ 36.00	\$ 109	\$ 73	204%	\$ (61)	\$ 48	\$ -	0%
Consultants - General Consultants	\$ 2,553	\$ 1,914.75	\$ 3,407	\$ 1,492	78%	\$ 2,306	\$ 5,713	\$ 3,160	124%
Computer Services Maintenance Fee	\$ 2,735	\$ 2,051.25	\$ -	\$ (2,051)	0%	\$ 2,735	\$ 2,735	\$ -	0%
Software Maintenance	\$ 820	\$ 615.00	\$ 836	\$ 221	36%	\$ 347	\$ 1,184	\$ 364	44%
Inspection	\$ 8,072	\$ 6,054.00	\$ 3,021	\$ (3,033)	-50%	\$ 5,051	\$ 8,072	\$ -	0%
Other Sundry Items	\$ 1,083	\$ 812.25	\$ 361	\$ (451)	-56%	\$ 722	\$ 1,083	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 102,262</b>	<b>\$ 76,697</b>	<b>\$ 63,557</b>	<b>\$ (13,139)</b>	<b>0%</b>	<b>\$ 42,611</b>	<b>\$ 106,169</b>	<b>\$ 3,907</b>	<b>0%</b>
<b>TENANT SERVICES</b>									
Tenant Services	\$ -	\$ -	\$ 1,625	\$ 1,625		\$ -	\$ 1,625	\$ 1,625	
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,625</b>	<b>\$ 1,625</b>		<b>\$ -</b>	<b>\$ 1,625</b>	<b>\$ 1,625</b>	
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 160	\$ 120	\$ 104	\$ (16)	-13%	\$ 56.13	\$ 160	\$ -	0%
<b>Total Ordinary Maintenance</b>	<b>160</b>	<b>120</b>	<b>104</b>	<b>(16)</b>	<b>-13%</b>	<b>56</b>	<b>160</b>	<b>\$ -</b>	<b>0%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 2,992	\$ 2,244	\$ 1,954	\$ (290)	-13%	\$ 1,038	\$ 2,992	\$ -	0%
Other General Expenses	\$ 520	\$ 390	\$ 135	\$ (255)	-65%	\$ 385	\$ 520	\$ -	0%
<b>Total General Expenses</b>	<b>3,512</b>	<b>2,634</b>	<b>2,090</b>	<b>(544)</b>	<b>-21%</b>	<b>1,422</b>	<b>3,512</b>	<b>\$ -</b>	<b>0%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>105,934</b>	<b>79,450.50</b>	<b>67,375.62</b>	<b>(12,074.88)</b>	<b>-15%</b>	<b>44,090</b>	<b>111,465.45</b>	<b>5,531</b>	<b>5%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 105,934</b>	<b>\$ 79,451</b>	<b>\$ 67,376</b>	<b>\$ (12,075)</b>	<b>0%</b>	<b>\$ 44,090</b>	<b>\$ 111,465</b>	<b>\$ 5,531</b>	<b>0%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 24,959</b>	<b>\$ 24,958</b>	<b>0%</b>	<b>\$ (8,604)</b>	<b>\$ 16,355</b>	<b>\$ (16,354)</b>	<b>0%</b>

FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
 For the Period Ending March 31, 2023

DESCRIPTION	9					3				
	YEAR - TO - DATE									
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%	
HUD Authorized Units ==>	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
<b>Housing Assistance Payments (HAP)</b>										
HAP Received from HUD	\$ 1,079,501	\$ 809,626	\$ 287,830	\$ (521,796)	0%	\$ 861,648	\$ 1,149,478	\$ 69,977	0%	
Less HAP Paid to Owners	\$ (1,033,209)	\$ (774,907)	\$ (604,173)	\$ 170,733	0%	\$ (245,863)	\$ (850,036)	\$ 183,173	0%	
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	
<b>HAP Surplus (Deficit)</b>	<b>\$ 46,292</b>	<b>\$ 34,719</b>	<b>\$ (316,343)</b>	<b>\$ (351,062)</b>		<b>\$ 615,785</b>	<b>\$ 299,442</b>	<b>\$ 253,150</b>		
<b>Use of Excess HAP Reserve</b>	<b>\$ (46,292)</b>	<b>\$ (34,719)</b>	<b>\$ 316,343</b>	<b>\$ 351,062</b>		<b>\$ (615,785)</b>	<b>\$ (299,442)</b>	<b>\$ (253,150)</b>		
<b>Net HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>OPERATING REVENUE</b>										
Administrative Fees	\$ 57,983	\$ 43,487	\$ 42,677	\$ (810)	0%	\$ 7,443	\$ 50,120	\$ (7,863)	0%	
Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ 1,226	\$ 1,226	0%	\$ -	\$ 1,226	\$ 1,226	0%	
Administrative fees to other PHA on Port out	\$ (11,319)	\$ (8,489)	\$ (4,892)	\$ 3,597	0%	\$ (2,830)	\$ (7,722)	\$ 3,597	0%	
Net Administrative Fees	46,664	34,998	39,011	2,787	0%	4,613	43,625	(4,266)	0%	
Preliminary Fee	-	-	1,400	1,400	0%	-	1,400	1,400	0%	
Service Fee	-	-	68,427	68,427	0%	-	68,427	68,427	0%	
Miscellaneous Income	-	-	3,176	3,176	0%	-	3,176	3,176	0%	
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 46,664</b>	<b>\$ 34,998</b>	<b>\$ 112,015</b>	<b>\$ 75,790</b>	<b>0%</b>	<b>\$ 4,613</b>	<b>\$ 116,628</b>	<b>\$ 68,738</b>	<b>0%</b>	
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATION</b>										
Salaries	\$ 17,091	\$ 12,818.25	\$ 13,563	\$ 745	0%	\$ 4,646	\$ 18,209	\$ 1,118	0%	
Employee Benefits	\$ 14,164	\$ 10,623.00	\$ 7,790	\$ (2,833)	0%	\$ 6,228	\$ 14,018	\$ (146)	0%	
Legal Expense - Outside Counsel	\$ 277	\$ 207.75	\$ 1,361	\$ 1,153	0%	\$ 139	\$ 1,499	\$ 1,222	0%	
Staff Training	\$ 144	\$ 108.00	\$ 22	\$ (86)	-80%	\$ 122	\$ 144	\$ -	0%	
Travel/Transportation	\$ 125	\$ 93.75	\$ 18	\$ (76)	-81%	\$ 107	\$ 125	\$ -	0%	
Office Rent	\$ 2,263	\$ 1,697.25	\$ 2,006	\$ 309	18%	\$ 257	\$ 2,263	\$ -	0%	
Audit Fees	\$ 474	\$ 355.50	\$ 479	\$ 124	35%	\$ (5)	\$ 474	\$ -	0%	
Publications & Subscriptions	\$ 146	\$ 109.50	\$ 104	\$ (5)	-5%	\$ 42	\$ 146	\$ -	0%	
Memberships & Dues	\$ 277	\$ 207.75	\$ 215	\$ 8	4%	\$ 62	\$ 277	\$ -	0%	
Telephone	\$ 182	\$ 136.50	\$ 107	\$ (30)	-22%	\$ 75	\$ 182	\$ -	0%	
Office Supplies	\$ 264	\$ 198.00	\$ 223	\$ 25	13%	\$ 41	\$ 264	\$ -	0%	
Postage	\$ 384	\$ 288.00	\$ 223	\$ (65)	-23%	\$ 161	\$ 384	\$ -	0%	
Printing & Reproduction	\$ 192	\$ 144.00	\$ 134	\$ (10)	-7%	\$ 58	\$ 192	\$ -	0%	
Equipment maintenance	\$ 26	\$ 19.50	\$ -	\$ (20)	-100%	\$ 26	\$ 26	\$ -	0%	
Equipment Lease	\$ 298	\$ 223.50	\$ 119	\$ (104)	-47%	\$ 179	\$ 298	\$ -	0%	
Advertising	\$ 24	\$ 18.00	\$ 55	\$ 37	204%	\$ (31)	\$ 24	\$ -	0%	
Consultants - General Consultants	\$ 2,777	\$ 2,082.75	\$ 1,552	\$ (531)	-25%	\$ 2,805	\$ 4,357	\$ 1,580	57%	
Computer Services Maintenance Fee	\$ 1,367	\$ 1,025.25	\$ -	\$ (1,025)	0%	\$ 1,367	\$ 1,367	\$ -	0%	
Software Maintenance	\$ 410	\$ 307.50	\$ 110	\$ (197)	-64%	\$ 300	\$ 410	\$ -	0%	
Inspection	\$ 4,451	\$ 3,338.25	\$ 1,834	\$ (1,504)	-45%	\$ 2,617	\$ 4,451	\$ -	0%	
Other Sundry Items	\$ 252	\$ 189.00	\$ 176	\$ (13)	-7%	\$ 76	\$ 252	\$ -	0%	
<b>Total Administrative Expenses</b>	<b>\$ 45,588</b>	<b>\$ 34,191</b>	<b>\$ 30,093</b>	<b>\$ (4,098)</b>	<b>0%</b>	<b>\$ 19,269</b>	<b>\$ 49,362</b>	<b>\$ 3,774</b>	<b>0%</b>	
<b>TENANT SERVICES</b>										
Tenant Services	\$ -	\$ -	\$ 68,427	\$ 68,427		\$ -	\$ 68,427	\$ 68,427	0%	
<b>Total Tenant Services</b>	<b>-</b>	<b>-</b>	<b>68,427</b>	<b>68,427</b>		<b>-</b>	<b>68,427</b>	<b>68,427</b>	<b>0%</b>	
<b>ORDINARY MAINTENANCE</b>										
Facilities maintenance	\$ 80	\$ 60	\$ 52	\$ (8)	0%	\$ 28	\$ 80	\$ -	0%	
<b>Total Ordinary Maintenance</b>	<b>80</b>	<b>60</b>	<b>52</b>	<b>(8)</b>	<b>0%</b>	<b>28</b>	<b>80</b>	<b>-</b>	<b>0%</b>	
<b>GENERAL EXPENSE</b>										
Insurance	\$ 996	\$ 747	\$ 968	\$ 221	0%	\$ -	\$ 968	\$ (28)	0%	
Other General Expenses	\$ -	\$ -	\$ 68	\$ 68	0%	\$ -	\$ 68	\$ 68	0%	
<b>Total General Expenses</b>	<b>996</b>	<b>747</b>	<b>1,035</b>	<b>288</b>	<b>0%</b>	<b>-</b>	<b>1,035</b>	<b>39</b>	<b>0%</b>	
<b>OPERATING TRANSFER IN/OUT</b>										
<b>TOTAL OPERATING EXPENSES</b>	<b>46,664</b>	<b>34,998.00</b>	<b>99,607.46</b>	<b>64,609.46</b>		<b>19,297</b>	<b>118,904.66</b>	<b>72,241</b>	<b>0%</b>	
<b>PRIOR YEAR ADJUSTMENT</b>										
Depreciation	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -		
Capital asset purchase	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	0%	
<b>TOTAL EXPENSES</b>	<b>\$ 46,664</b>	<b>\$ 34,998</b>	<b>\$ 99,607</b>	<b>\$ 64,609</b>	<b>0%</b>	<b>\$ 19,297</b>	<b>\$ 118,905</b>	<b>\$ 72,241</b>	<b>0%</b>	
<b>Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,407</b>	<b>\$ 11,181</b>	<b>0%</b>	<b>\$ (14,684)</b>	<b>\$ (2,277)</b>	<b>\$ 2,277</b>	<b>0%</b>	

DESCRIPTION	9					3			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 BUDGET	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
(1)									
Housing Assistance Payments (HAP)									
<b>OPERATING REVENUE</b>									
Miscellaneous Income	\$ -	\$ -	\$ 29,755	\$ 29,755	100%		\$ 29,755	\$ 29,755	
<b>TOTAL Total Operating &amp; Capital Improvement Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,755</b>	<b>\$ 29,755</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 29,755</b>	<b>\$ 29,755</b>	
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Other Sundry Items	\$ -	\$ -	\$ -	\$ -	0%		\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,755</b>	<b>\$ 29,755</b>		<b>\$ -</b>	<b>\$ 29,755</b>	<b>\$ 29,755</b>	

FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses

For the Period Ending March 31, 2023

DESCRIPTION	9					3			
	YEAR - TO - DATE					FY2023 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	APR-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
HUD Authorized Units ==>	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
Housing Assistance Payments (HAP)									
<b>OPERATING REVENUE</b>									
Miscellaneous Income	\$ -	\$ -	\$ 9,242	\$ 9,242	100%		\$ 9,242	\$ 9,242	
<b>TOTAL OPERATING REVENUE</b>	\$ -	\$ -	\$ 9,242	\$ 9,242	100%	\$ -	\$ 9,242	\$ 9,242	
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Other Sundry Items	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
<b>Total Administrative Expenses</b>	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
<b>TOTAL EXPENSES</b>	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>Operating Surplus (Deficit)</b>	\$ -	\$ -	\$ 9,242	\$ 9,242	\$ 100	\$ -	\$ 9,242	\$ 9,242	



ATTACHMENT H

Balance Sheet  
Reporting for periods as of 03/31/2023

Assets	Total Amount	101 Voucher/FSS	102 Mod Rehab.	103 Mainstream 05	104 EHV	201 LIPH	205 Berkeley Housing Authority	901 AHB
<b>Cash &amp; Equivalents</b>								
111101 Checking Account	1,659,782.58	438,623.83	241,404.73	243,924.99	85,624.60	0.00	450,417.81	199,786.62
111103 Cash-Other Restricted - Fss	4,022.69	4,022.69	0.00	0.00	0.00	0.00	0.00	0.00
111104 LAIF	4,803,267.26	1,668,503.37	101,121.42	0.00	0.00	2,123,549.73	910,092.74	0.00
111110 Cash Restricted	67,361.88	67,361.88	0.00	0.00	0.00	0.00	0.00	0.00
111113 Savings Account - Disposition	3,226,961.02	0.00	0.00	0.00	0.00	3,076,320.28	150,640.74	0.00
111700 Petty Cash Fund	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
111999 Cash Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total: Cash &amp; Equivalents</b>	<b>\$ 9,761,545.43</b>	<b>\$ 2,178,661.77</b>	<b>\$ 342,526.15</b>	<b>\$ 243,924.99</b>	<b>\$ 85,624.60</b>	<b>\$ 5,199,870.01</b>	<b>\$ 1,511,151.29</b>	<b>\$ 199,786.62</b>
<b>A/R - Intercompany</b>								
112999 A/R Interfund - General	0.00	65,372.61	0.00	0.00	0.00	0.00	0.00	(65,372.61)
<b>Total: A/R - Intercompany</b>	<b>\$ 0.00</b>	<b>\$ 65,372.61</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ (65,372.61)</b>
<b>A/R - Other</b>								
112510 A/R Hud Portability (sec.8)	10,526.80	22.15	0.00	0.00	10,504.65	0.00	0.00	0.00
112900 A/R Other	21,823.39	20,735.29	1,088.10	0.00	0.00	0.00	0.00	0.00
114500 Accrued Interest Receivable	173,876.83	0.00	0.00	0.00	0.00	134,711.94	39,164.89	0.00
115700 Advances - Other	4,046.00	4,046.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total: A/R - Other</b>	<b>\$ 210,273.02</b>	<b>\$ 24,803.44</b>	<b>\$ 1,088.10</b>	<b>\$ 0.00</b>	<b>\$ 10,504.65</b>	<b>\$ 134,711.94</b>	<b>\$ 39,164.89</b>	<b>\$ 0.00</b>
<b>A/R - Notes</b>								
113001 A/R Notes - Related 75	9,926,822.03	0.00	0.00	0.00	0.00	8,239,262.28	1,687,559.75	0.00
113009 A/R Notes - Others	200,000.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00
113099 Allowance for Uncollectable Notes	(9,278,491.00)	0.00	0.00	0.00	0.00	(8,239,262.00)	(1,039,229.00)	0.00
<b>Total: A/R - Notes</b>	<b>\$ 848,331.03</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.28</b>	<b>\$ 848,330.75</b>	<b>\$ 0.00</b>
<b>Land</b>								
140041 Land	2,579,621.00	0.00	0.00	0.00	0.00	0.00	2,579,621.00	0.00
<b>Total: Land</b>	<b>\$ 2,579,621.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 2,579,621.00</b>	<b>\$ 0.00</b>
<b>Structures &amp; Equipment</b>								
140010 Leasehold Improvement	71,567.95	67,020.75	2,604.12	1,943.08	0.00	0.00	0.00	0.00
140044 Furniture,Equipment,Machinary Admin	74,660.94	67,863.91	5,226.09	1,510.78	60.16	0.00	0.00	0.00
140046 Software	47,589.26	42,731.88	2,435.25	2,390.92	31.21	0.00	0.00	0.00
140049 Leased Asset - Office	3,284,419.00	2,923,132.91	164,220.95	131,376.76	65,688.38	0.00	0.00	0.00
<b>Total: Structures &amp; Equipment</b>	<b>\$ 3,478,237.15</b>	<b>\$ 3,100,749.45</b>	<b>\$ 174,486.41</b>	<b>\$ 137,221.54</b>	<b>\$ 65,779.75</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Other Assets</b>								
161000 Deferred Outflow of Resources - Pension	375,990.00	333,515.00	25,026.00	13,044.00	4,405.00	0.00	0.00	0.00
161001 Deferred Outflow of Resources - OPEB	120,622.96	106,995.81	8,029.15	4,185.00	1,413.00	0.00	0.00	0.00
<b>Total: Other Assets</b>	<b>\$ 496,612.96</b>	<b>\$ 440,510.81</b>	<b>\$ 33,055.15</b>	<b>\$ 17,229.00</b>	<b>\$ 5,818.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Depreciation</b>								
140050 Accumulated Depreciation	(38,161.59)	(34,635.82)	(2,244.47)	(1,281.30)	0.00	0.00	0.00	0.00
140051 Accumulated Amortization - Office	(164,220.95)	(146,156.64)	(8,211.05)	(6,568.84)	(3,284.42)	0.00	0.00	0.00
<b>Total: Depreciation</b>	<b>\$ (202,382.54)</b>	<b>\$ (180,792.46)</b>	<b>\$ (10,455.52)</b>	<b>\$ (7,850.14)</b>	<b>\$ (3,284.42)</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total : Assets</b>	<b>\$ 17,172,238.05</b>	<b>\$ 5,629,305.62</b>	<b>\$ 540,700.29</b>	<b>\$ 390,525.39</b>	<b>\$ 164,442.58</b>	<b>\$ 5,334,582.23</b>	<b>\$ 4,978,267.93</b>	<b>\$ 134,414.01</b>
<b>Liabilities and Net Assets</b>								
<b>Liability</b>								
<b>A/P - Other</b>								
211100 A/p Vendors & Contractors	7,402.11	6,614.28	358.10	286.48	143.25	0.00	0.00	0.00
211900 A/p Other	1,922.00	1,922.00	0.00	0.00	0.00	0.00	0.00	0.00
218000 Family Self-Sufficiency Escrow Account	67,262.00	67,262.00	0.00	0.00	0.00	0.00	0.00	0.00
220000 Deferred Revenue	210,910.51	77,204.05	0.00	45,258.28	88,447.95	0.23	0.00	0.00
<b>Total: A/P - Other</b>	<b>\$ 287,496.63</b>	<b>\$ 153,002.33</b>	<b>\$ 358.11</b>	<b>\$ 45,544.76</b>	<b>\$ 88,591.20</b>	<b>\$ 0.23</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>A/P - HUD</b>								
211800 A/p Hud	5,468.00	0.00	0.00	0.00	5,468.00	0.00	0.00	0.00
<b>Total: A/P - HUD</b>	<b>\$ 5,468.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 5,468.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>A/P - Intercompany</b>								
211999 A/P Interfund - General	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total: A/P - Intercompany</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Accrued Liabilities - Current</b>								
213200 A/I Notes - Non-Hud	11,573.29	0.00	0.00	0.00	0.00	0.00	0.00	11,573.29
213501 Accrued Compensated Absences-Current	20,061.04	17,757.07	1,439.98	863.99	0.00	0.00	0.00	0.00
<b>Total: Accrued Liabilities - Current</b>	<b>\$ 31,634.33</b>	<b>\$ 17,757.07</b>	<b>\$ 1,439.98</b>	<b>\$ 863.99</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 11,573.29</b>
<b>Debt Obligations - Non Current</b>								
212601 N/P Project Notes - Non-Hud - Non Current	200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00
<b>Total: Debt Obligations - Non Current</b>	<b>\$ 200,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 200,000.00</b>
<b>Other Liabilities</b>								
211716 AP - OPEB	234,917.00	208,379.65	15,635.35	8,150.00	2,752.00	0.00	0.00	0.00
211717 AP Net Pension Liability	570,943.00	506,443.67	38,002.33	19,808.00	6,689.00	0.00	0.00	0.00
261000 Deferred Inflow of Resources - Pension	499,230.00	442,832.25	33,228.75	17,320.00	5,849.00	0.00	0.00	0.00
261001 Deferred Inflow of Resources - OPEB	423,684.00	375,820.50	28,201.50	14,699.00	4,963.00	0.00	0.00	0.00
262001 Lease Liability - Office	3,226,756.13	2,871,812.96	161,337.80	129,070.25	64,535.12	0.00	0.00	0.00
<b>Total: Other Liabilities</b>	<b>\$ 4,955,530.13</b>	<b>\$ 4,405,289.03</b>	<b>\$ 276,405.73</b>	<b>\$ 189,047.25</b>	<b>\$ 84,788.12</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Accrued Liability - Non Current</b>								
213502 Accrued Compensated Absences - Non Cu	111,932.34	101,881.08	6,332.97	3,718.29	0.00	0.00	0.00	0.00
<b>Total: Accrued Liability - Non Current</b>	<b>\$ 111,932.34</b>	<b>\$ 101,881.08</b>	<b>\$ 6,332.97</b>	<b>\$ 3,718.29</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Liability</b>	<b>\$ 5,592,061.43</b>	<b>\$ 4,677,929.51</b>	<b>\$ 284,536.79</b>	<b>\$ 239,174.29</b>	<b>\$ 178,847.32</b>	<b>\$ 0.23</b>	<b>\$ 0.00</b>	<b>\$ 211,573.29</b>
<b>Equity</b>								
<b>Total Equity</b>	<b>\$ 11,580,176.62</b>	<b>\$ 951,376.11</b>	<b>\$ 256,163.50</b>	<b>\$ 151,351.10</b>	<b>\$ (14,404.74)</b>	<b>\$ 5,334,582.00</b>	<b>\$ 4,978,267.93</b>	<b>\$ (77,159.28)</b>
<b>Total : Liabilities and Net Assets</b>	<b>\$ 17,172,238.05</b>	<b>\$ 5,629,305.62</b>	<b>\$ 540,700.29</b>	<b>\$ 390,525.39</b>	<b>\$ 164,442.58</b>	<b>\$ 5,334,582.23</b>	<b>\$ 4,978,267.93</b>	<b>\$ 134,414.01</b>

CA058 HCV Leasing and Spending Projection - The Goods

				Utilization Report:		UtilizationReport (3)				Print	TYT Guide	TYT Videos				
PHA Name	City of Berkeley Housing Authority			PHA Number	CA058			Save	Access Additional Tools	Disclaimer						
ACC/Funding Information				Funding Proration/Offset Levels		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections						
ACC	Current Year (2022)	Year 2 (2023)	Year 3 (2024)	HAP		Success Rate	49%	Annual Turnover Rate	4.7%	2022		2023				
Beginning ACC Vouchers	1,975	1,989	1,989	Year 2 (2023) Rebenchmark	107.5%	PIC EOP % as of 1/31/2023 (54 EOPs): 3.59%			UML % of ACC (UMA)	75.7%	77.0%					
Funding Components	Current Year (2022)	Year 2 (2023)	Year 3 (2024)	Year 3 (2024) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 3.41 months)				HAP Exp as % of All Funds	83.6%	79.6%				
Initial BA Funding (net offset)	\$31,956,554	\$32,847,745	\$32,847,745	Year 2 (2023) % 'Excess' Reserves Offset	0.0%	% leased in 30 days	9%	2023 Estimated Inflation Factor			HAP Exp as % of Eligibility only	91.7%	93.9%			
Offset of HAP Reserves	\$0	\$0	\$0	Year 3 (2024) % 'Excess' Reserves Offset	0.0%	% leased in 30 to 60 days	25%	7.5%	End of Year Results							
Set Aside Funding	\$699,071			Administrative Fees		% leased in 60 to 90 days	16%			Projected 12/31 Total HAP Reserves	\$5,899,987	\$7,933,802				
New ACC Units Funding	\$75,487	\$226,460	\$0	Year 1 (2022)	89.0%	% leased in 90 to 120 days	16%			HAP Reserves as % of ABA (Start: 9.7%)	18.4%	24.0%				
Total ABA Funding Provided	\$32,731,112	\$33,074,204	\$32,847,745	Year 2 (2023)	91.0%	% leased in 120 to 150 days	34%			"Excess" Reserves Subject To Offset	\$3,138,734	\$5,975,737				
PHA Income	\$0	\$0										End of Year 3 Results (2024)				
Total Cash-Supported Prior Year-End Reserves	\$3,169,514	\$5,899,987	\$7,933,802	HUD-Held Reconciliation - 12/31/2021 Cash Sufficiency Check						\$9,040,450	27.5%	Projected Total HAP Reserves ***** Reserves % BA				
Total Funding				HUD-established CYE HHR	\$2,587,314		HUD-established CYE HHR			Administrative Fees Analysis			See Detail	2022	2023	
				HUD-Estimated Restricted Net Position	\$582,200	\$2,426,896	PHA-Held Cash 12/31/2021 (VMS)				<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$0)	\$2,434,620	\$2,549,648	
Total Funding Available	\$35,900,626	\$38,974,191	\$40,781,546	HUD-Reconciled	\$3,169,514	\$5,014,210	HUD-Reconciled (Cash Capped)				\$143.55	\$133.99	Expense	\$0	\$0	
				Lower of H17/17 (May Override)	\$3,169,514		Lower of H17/17 (May Override)						Expense %	0.0%	0.0%	
				HUD-Reconciled RNP v PHA-Reported RNP										Based on the most recent, official (end of fiscal year) UNP, CA058 has a projected 2022 Calendar Year-End (CYE) UNP of \$2,434,620 (or 100% of CY 2022 Earned Admin Fees) and a 2023 CYE UNP of \$4,869,240 (or 191% of CY 2023 Earned Admin Fees).		
				HUD v. PHA difference: (\$3.00) or 0% of Eligibility	\$582,203	<-EOY VMS RNP ***** HUD-estimated RNP-->	\$582,200		No PHA							

CA058 HCV Leasing and Spending Projection - The Goods

2022	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 UML %	Monthly ABA Expended %
Jan-22	1,975	1,485	\$2,533,563					1,485	\$2,533,563	\$1,706		75.2%	92.9%	75.2%	92.9%
Feb-22	1,975	1,484	\$2,494,806					1,484	\$2,494,806	\$1,681		75.2%	92.2%	75.1%	91.5%
Mar-22	1,975	1,481	\$2,469,164					1,481	\$2,469,164	\$1,667		75.1%	91.6%	75.0%	90.5%
Apr-22	1,975	1,489	\$2,497,389					1,489	\$2,497,389	\$1,677		75.2%	91.6%	75.4%	91.6%
May-22	1,975	1,482	\$2,460,937					1,482	\$2,460,937	\$1,661		75.1%	91.3%	75.0%	90.2%
Jun-22	1,975	1,490	\$2,277,791					1,490	\$2,277,791	\$1,529		75.2%	90.0%	75.4%	83.5%
Jul-22	1,975	1,498	\$2,676,502					1,498	\$2,676,502	\$1,787		75.3%	91.2%	75.8%	98.1%
Aug-22	1,975	1,499	\$2,491,021					1,499	\$2,491,021	\$1,662		75.4%	91.2%	75.9%	91.3%
Sep-22	1,975	1,495	\$2,548,045					1,495	\$2,548,045	\$1,704		75.4%	91.4%	75.7%	93.4%
Oct-22	1,989	1,514	\$2,550,398					1,514	\$2,550,398	\$1,685		75.5%	91.7%	76.1%	93.5%
Nov-22	1,989	1,530	\$2,504,757					1,530	\$2,504,757	\$1,637		75.6%	91.7%	76.9%	91.8%
Dec-22	1,989	1,530	\$2,496,266					1,530	\$2,496,266	\$1,632		75.7%	91.7%	76.9%	91.5%
<b>Total</b>	<b>23,742</b>	<b>17,977</b>	<b>\$30,000,639</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>17,977</b>	<b>\$30,000,639</b>	<b>\$1,669</b>		<b>75.7%</b>	<b>91.7%</b>		<i>See MTW Non-HAP HAP Tab!</i>
<b>2023</b>															
Jan-23	1,989	1,527	\$2,494,207					1,527	\$2,494,207	\$1,633		76.8%	90.5%	76.8%	90.5%
Feb-23	1,989	1,518	\$2,554,454					1,518	\$2,554,454	\$1,683		76.5%	91.6%	76.3%	92.7%
Mar-23	1,989	1,527	\$2,765,889					1,527	\$2,765,889	\$1,811		76.6%	94.5%	76.8%	100.4%
Apr-23	1,989	1,547	\$2,668,012					1,547	\$2,668,012	\$1,725		76.9%	95.1%	77.8%	96.8%
May-23	1,989	1,531	\$2,614,621	10				1,531	\$2,614,621	\$1,708		76.9%	95.0%	77.0%	94.9%
Jun-23	1,989			10	1	0	-6.0	1,527	\$2,552,434	\$1,672	\$1,672	76.9%	94.6%	76.8%	92.6%
Jul-23	1,989			40	1	2	-6.0	1,523	\$2,547,113	\$1,672	\$1,672	76.9%	94.3%	76.6%	92.4%
Aug-23	1,989			40	1	4	-6.0	1,522	\$2,545,337	\$1,672	\$1,672	76.8%	94.1%	76.5%	92.4%
Sep-23	1,989			40	1	8	-6.0	1,526	\$2,551,022	\$1,672	\$1,672	76.8%	93.9%	76.7%	92.6%
Oct-23	1,989			40	1	12	-6.0	1,533	\$2,563,404	\$1,672	\$1,672	76.8%	93.8%	77.1%	93.0%
Nov-23	1,989			40	1	15	-6.0	1,543	\$2,579,669	\$1,672	\$1,672	76.9%	93.8%	77.6%	93.6%
Dec-23	1,989			40	1	20	-6.1	1,558	\$2,604,227	\$1,672	\$1,672	77.0%	93.9%	78.3%	94.5%
<b>Total</b>	<b>23,868</b>	<b>7,650</b>	<b>\$13,097,183</b>	<b>260</b>	<b>8</b>	<b>61</b>	<b>-42.1</b>	<b>18,382</b>	<b>\$31,040,389</b>	<b>\$1,689</b>		<b>77.0%</b>	<b>93.9%</b>		<i>See MTW Non-HAP HAP Tab!</i>

Graphs

SPVs: Additional SPV leasing should focus on the 5 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,426,896 compares to RNP (VMS) of \$582,203. Current: VMS Cash & Investments of \$1,856,294 compares to VMS RNP plus UNP of \$-51,471. PBVs: Currently, the PHA reports 295 leased PBVs, for a leased PBV rate of 79%. Additional leasing should focus on the 77 unleased PBVs, for which the PHA is making vacancy payments on 0. 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)



				Utilization Report:		UtilizationReport (3)				TYT Guide		TYT Videos		
PHA Name	<a href="#">City of Berkeley Housing Authority</a>			PHA Number	CA058			<input type="button" value="Save"/> <input type="button" value="Data Upload"/>						
<b>ACC/Funding Information</b>				<b>Funding Proration/Offset Levels</b>		<b>Program Projection Variables</b>				<b>Leasing and Spending Outcomes: Current and Following Year Projections</b>				
ACC	Current Year (2022)	Year 2 (2023)	Year 3 (2024)	<b>HAP</b>		<a href="#">Success Rate</a>	49%	Annual Turnover Rate	1.3%	<b>2022</b>		<b>2023</b>		
Beginning ACC Vouchers	91	91	91	Year 2 (2023) Rebenchmark	107.5%	PIC EOP % as of 1/31/2023 (1 EOPs): 1.32%				UML % of ACC (UMA)	81.2%	91.6%		
Funding Components	Current Year (2022)	Year 2 (2023)	Year 3 (2024)	Year 3 (2024) Rebenchmark	100.0%	<b>Time from Issuance to HAP Effective Date (Current: 3.41 months)</b>				HAP Exp as % All Funds	73.4%	61.8%		
<a href="#">Initial BA Funding</a>	\$1,252,611	\$1,685,525	\$1,807,340	<input type="button" value="Upload DCR"/>		% leased in 30 days	9%					HAP Exp as % of Eligibility only	125.2%	76.8%
						% leased in 30 to 60 days	25%					<b>End of Year Results</b>		
Set Aside Funding	\$0			<b>Administrative Fees</b>		% leased in 60 to 90 days	16%					Projected 12/31 Total HAP Reserves	\$569,572	\$1,116,860
New ACC Units Funding	\$0	\$669,103	\$0	Year 1 (2022)	90.0%	% leased in 90 to 120 days	16%					HAP Reserves as % of ABA (Start: 70.6%)	45.5%	47.4%
Total ABA Funding Provided	\$1,252,611	\$2,354,628	\$1,807,340	Year 2 (2023)	80.0%	% leased in 120 to 150 days	34%							
PHA Income	\$0	\$0										Comments		
Total Cash-Supported Prior Year-End Reserves	\$884,820	\$569,572	\$1,116,860	<b>HUD-Held Reconciliation - 12/31/2021 Cash Sufficiency Check</b>										
				HUD-established CYE HHR	\$884,240	HUD-established CYE HHR								
<b>Total Funding</b>				<a href="#">HUD-estimated Restricted Net Position</a>	\$580	Field Did Not Yet Exist	PHA-Held Cash (VMS)							
Total Funding Available	\$2,137,431	\$2,924,200	\$2,924,200	HUD-Reconciled	\$884,820	No dice, as they say.	HUD-Reconciled (Cash-Capped)							
				Lower of HUD-Reconciled/Cash-Capped	\$884,820	Lower of H17/I17								
				<b>HUD-Reconciled RNP v PHA-Reported RNP</b>										
				-	Field Did Not Yet Exist	<-EOY VMS RNP ***** EOY PHA-Reported RNP-->	\$580							

CA058 MS Leasing and Spending Projection - The Goods

2022	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	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly UML %	Monthly ABA Expended %
Jan-22	91	70	\$126,119					70	\$126,119	\$1,802		76.9%	120.8%	76.9%	120.8%
Feb-22	91	73	\$130,583					73	\$130,583	\$1,789		78.6%	123.0%	80.2%	125.1%
Mar-22	91	72	\$125,767					72	\$125,767	\$1,747		78.8%	122.1%	79.1%	120.5%
Apr-22	91	72	\$130,560					72	\$130,560	\$1,813		78.8%	122.9%	79.1%	125.1%
May-22	91	71	\$123,503					71	\$123,503	\$1,739		78.7%	122.0%	78.0%	118.3%
Jun-22	91	72	\$120,379					72	\$120,379	\$1,672		78.8%	120.9%	79.1%	115.3%
Jul-22	91	73	\$129,808					73	\$129,808	\$1,778		79.0%	121.4%	80.2%	124.4%
Aug-22	91	73	\$129,506					73	\$129,506	\$1,774		79.1%	121.7%	80.2%	124.1%
Sep-22	91	74	\$132,032					74	\$132,032	\$1,784		79.4%	122.2%	81.3%	126.5%
Oct-22	91	78	\$139,833					78	\$139,833	\$1,793		80.0%	123.4%	85.7%	134.0%
Nov-22	91	80	\$141,499	0				80	\$141,499	\$1,769		80.7%	124.5%	87.9%	135.6%
Dec-22	91	79	\$138,270					79	\$138,270	\$1,750		81.2%	125.2%	86.8%	132.5%
<b>Total</b>	<b>1,092</b>	<b>887</b>	<b>\$1,567,859</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>887</b>	<b>\$1,567,859</b>	<b>\$1,768</b>		<b>81.2%</b>	<b>125.2%</b>		
<b>2023</b>															
Jan-23	91	81	\$133,601	7				81	\$133,601	\$1,649		89.0%	68.1%	89.0%	68.1%
Feb-23	91	82	\$127,338					82	\$127,338	\$1,553		89.6%	66.5%	90.1%	64.9%
Mar-23	91	82	\$136,736					82	\$136,736	\$1,668		89.7%	67.6%	90.1%	69.7%
Apr-23	91	81	\$135,969					81	\$135,969	\$1,679		89.6%	68.0%	89.0%	69.3%
May-23	91	81	\$153,088	3				81	\$153,088	\$1,890		89.5%	70.0%	89.0%	78.0%
Jun-23	91			3		1	-0.1	82	\$155,374	\$1,890		89.6%	71.5%	90.3%	79.2%
Jul-23	91			3		0	-0.1	83	\$156,148	\$1,890		89.8%	72.7%	90.8%	79.6%
Aug-23	91			3		1	-0.1	83	\$157,366	\$1,890		90.0%	73.6%	91.5%	80.2%
Sep-23	91			3		1	-0.1	84	\$159,027	\$1,890		90.3%	74.4%	92.5%	81.0%
Oct-23	91			3		1	-0.1	86	\$161,631	\$1,890		90.6%	75.2%	94.0%	82.4%
Nov-23	91			3		1	-0.1	87	\$164,232	\$1,890		91.1%	76.0%	95.5%	83.7%
Dec-23	91			3		1	-0.1	88	\$166,830	\$1,890		91.6%	76.8%	97.0%	85.0%
<b>Total</b>	<b>1,092</b>	<b>407</b>	<b>\$686,732</b>	<b>31</b>	<b>0</b>	<b>8</b>	<b>-0.6</b>	<b>1,000</b>	<b>\$1,807,340</b>	<b>\$1,807</b>		<b>91.6%</b>	<b>76.8%</b>		

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
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EHV ACC and Funding Information			
ACC	Current Year (2022)	Year 2 (2023)	Year 3 (2024)
Beginning ACC # Vouchers	51	51	51
Funding Components	Current Year (2022)	Year 2 (2023)	Year 3 (2024)
Budget Authority	\$1,365,032	\$528,181	\$942,812
12/31 RNP		\$836,851	\$422,220
12/31 HHR			
<b>Total BA</b>	<b>\$1,365,032</b>	<b>\$1,365,032</b>	<b>\$1,365,032</b>

Remember, this program is not limited by budget authority (i.e. money) available. You can and should lease to your annual UMA number (51).

The EHV TYT does include budget authority information in a few places as, if costs are exceeding budget authority, you will need to contact for you FMC FA to request more budget authority.

EHV Program Projection Variables			
Success Rate	49%	Annual Turnover Rate	4.7%
PIC EOP % as of 1/31/2023 (54 EOPs): 3.59%			

EHV Leasing Outcome: Current and Following Year Projections		
	2022	2023
UML % of ACC (UMA)	42.5%	75.9%

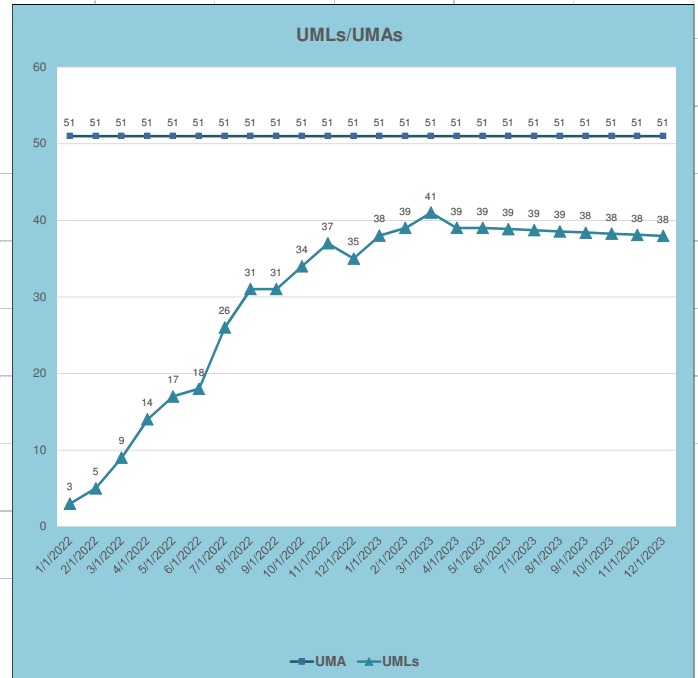
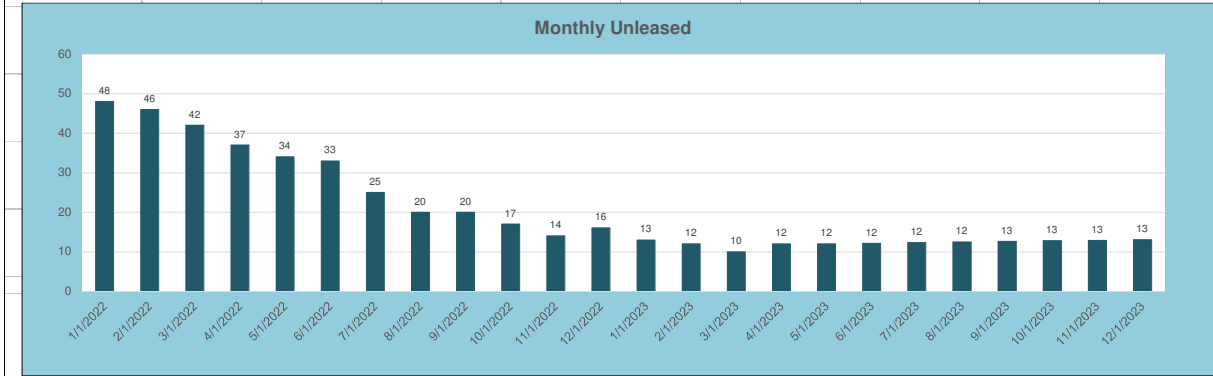
Time from Issuance to HAP Effective Date (Current: 2.28 months)	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

2024	
Annual UML/UMA	72.5%

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2022	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	Cumulative % Annual Leased	Monthly UML %
Jan-22	51	3	\$8,770			0	0.0	3	\$8,770	\$2,923		5.9%	5.9%
Feb-22	51	5	\$12,296			0	0.0	5	\$12,296	\$2,459		7.8%	9.8%
Mar-22	51	9	\$21,239			0	0.0	9	\$21,239	\$2,360		11.1%	17.6%
Apr-22	51	14	\$31,919			0	0.0	14	\$31,919	\$2,280		15.2%	27.5%
May-22	51	17	\$35,755			0	-0.1	17	\$35,755	\$2,103		18.8%	33.3%
Jun-22	51	18	\$36,712			0	-0.1	18	\$36,712	\$2,040		21.6%	35.3%
Jul-22	51	26	\$52,344			0	-0.1	26	\$52,344	\$2,013		25.8%	51.0%
Aug-22	51	31	\$55,686			0	-0.1	31	\$55,686	\$1,796		30.1%	60.8%
Sep-22	51	31	\$68,904			0	-0.1	31	\$68,904	\$2,223		33.6%	60.8%
Oct-22	51	34	\$66,771			0	-0.1	34	\$66,771	\$1,964		36.9%	66.7%
Nov-22	51	37	\$69,972			0	-0.1	37	\$69,972	\$1,891		40.1%	72.5%
Dec-22	51	35	\$67,813			0	-0.1	35	\$67,813	\$1,938		42.5%	68.6%
<b>Total</b>	<b>612</b>	<b>260</b>	<b>\$528,181</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-0.9</b>	<b>260</b>	<b>\$528,181</b>			<b>42.5%</b>	
<b>2023</b>													
Jan-23	51	38	\$73,328	9		0	-0.1	38	\$73,328	\$1,930		74.5%	74.5%
Feb-23	51	39	\$76,377			1	-0.1	39	\$76,377	\$1,958		75.5%	76.5%
Mar-23	51	41	\$72,978			2	-0.2	41	\$72,978	\$1,780		77.1%	80.4%
Apr-23	51	39	\$85,264			2	-0.2	39	\$85,264	\$2,186		77.0%	76.5%
May-23	51	39	\$80,458			0	-0.2	39	\$80,458	\$2,063		76.9%	76.5%
Jun-23	51					0	-0.2	39	\$80,141	\$2,063		76.7%	76.2%
Jul-23	51					0	-0.2	39	\$79,826	\$2,063		76.6%	75.9%
Aug-23	51					0	-0.2	39	\$79,512	\$2,063		76.5%	75.6%
Sep-23	51					0	-0.2	38	\$79,199	\$2,063		76.4%	75.3%
Oct-23	51					0	-0.2	38	\$78,887	\$2,063		76.2%	75.0%
Nov-23	51					0	-0.2	38	\$78,576	\$2,063		76.1%	74.7%
Dec-23	51					0	-0.1	38	\$78,267	\$2,063		75.9%	74.4%
<b>Total</b>	<b>612</b>	<b>196</b>	<b>\$388,405</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>-1.8</b>	<b>465</b>	<b>\$942,812</b>			<b>75.9%</b>	