



**Berkeley Housing Authority**

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Item 7B  
NEW BUSINESS  
March 9, 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 – January 31, 2023**

On May 12, 2022, the BHA Board of Commissioners approved the operating budget for FY2023 with a 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 that was based upon actual compensation of staff at that time.

The finance report covers the unaudited financial transactions for HAP and operations compared to the FY2022-2023 Budget for the period ending January 31, 2023. It includes actual transactions from July 2022 to January 31, 2023 (Col. c) and a projection of revenue and expenses for the month of February to June 2023 (Col. e) to arrive at the FY2023 estimated total revenue and expenses (Col. f).

As of January 31, the projected annual deficit for all programs is \$411,289; \$432 less than our originally projected deficit at the beginning for the fiscal year.

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

Program	Budgeted Utilization	Actual Cumulative Utilization (July-Oct 2022)
HCV	78%	75.97%
Mainstream	85%	88%
EHV	75%	68.63%

The approved budget projected an available HAP funding allocation of \$39.4 million for all programs (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. (Col. a, Line 4); and a projected HAP surplus of \$3.5 million.

Due to lower than budgeted utilization of our vouchers, the projected HAP expenses for the fiscal year are now approximately \$33.4 million; \$2 million below the budgeted HAP expenses (Col. g, Line 4); resulting in higher HAP surplus of almost \$6 million (Col. g, Line 8).

As of January 31, we have moved-in 19 out of the 75 PBV tenants in the new 2012 Berkeley Way. We continue to process the remaining 56 PBV applications and anticipate HCV utilization to improve as these move-ins are completed.

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

As reported above, we project an operating deficit of \$411,289 for all programs in. (See Attachment A, Col f, Line 76)

**Overall Operating Income (Deficit)**

	<b><u>Original Budget</u></b>	<b><u>01/31/2023 Projected</u></b>	<b><u>Variance</u></b>
Section 8 (Attach. B)	(\$410,857)	(\$ 427,119)	\$16,262
Mod Rehab (Attach. C)	\$ -	\$ 4,077	\$ 4,077
Mainstream (Attach. D)	\$ -	\$ 765	\$ 765
EHV (Attach. E)	\$ -	(\$ 7,761)	\$ 7,761
Others (Attach. E & F)	<u>\$ -</u>	<u>\$ 18,749</u>	<u>\$ 18,750</u>
Deficit before use of reserves (Attach. A)	(\$410,857)	(\$ 411,289)	\$ 432
Use of reserves	<u>\$410,857</u>	<u>\$ 411,289</u>	<u>\$ 432</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 \$2,678,617 for the fiscal year, exceeding the budget by \$123,377. (See Attachment A, Line 19)
  - a. Projected administrative fee revenue is down by \$36,395 primarily due to lower than budgeted utilization of vouchers as mentioned above. (Col. g, Line 11).
  - b. Administrative fees paid to other PHAs for portable vouchers is down by \$67,454 because most receiving PHAs are absorbing rather than managing portable vouchers that are moving into their jurisdictions. (Col g, Lines 13).
  - c. \$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).
  
2. Operating and capital expenses are now expected to be \$3,089,906, \$125,035 higher than the original budget of \$2,964,871 (See Attachment A, Line 75).
  - a. Salary and Benefits. The new projection for Salary and Benefits is \$2,088,766; \$49,003 less than our original budget (\$2,137,769). (See Attachment A, Lines 22 and 23). The new projection comprises the salary and benefits new employees including the Executive Director and new administrative staff through June 30, 2023.

- b. Advertising. A slight increase in advertising expenses by \$1,912 due to posting of the PBV RFP and Executive Director recruitment.
- c. Consultants. BHA put out an RFP for MTW and HR Consultants to assist the agency in the submission of the MTW Plan and HR assessment. We also hired a consultant to facilitate posting of the said RFP's and hiring of support administrative staff. We estimate that consulting costs associated with the aforementioned services would be around \$100,000.
- d. Software Maintenance. Exceeds budget by approximately \$5,800 resulting from services and fees not included in the original budget such as the annual maintenance fee of the Waitlist module and upgrades in the Elite software.
- e. 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**

Year-End Outcomes		2022	2023
UML % of ACC (UMA)		75.6%	76.7%
HAP Exp as % All Funds		83.6%	78.4%
HAP Exp as % of Elig.		91.7%	92.3%
Proj. 12/31 Total Reserves		\$5,899,987	\$8,435,318
HAP Reserves - % ABA			

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 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.

The above snap shot of the Year-End Outcomes of the Two Year Too indicates that BHA ended CY2022 with unused HAP funding of \$5,899,987 and projects an \$8.4 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, 47% success rate and 4.7% attrition rate..

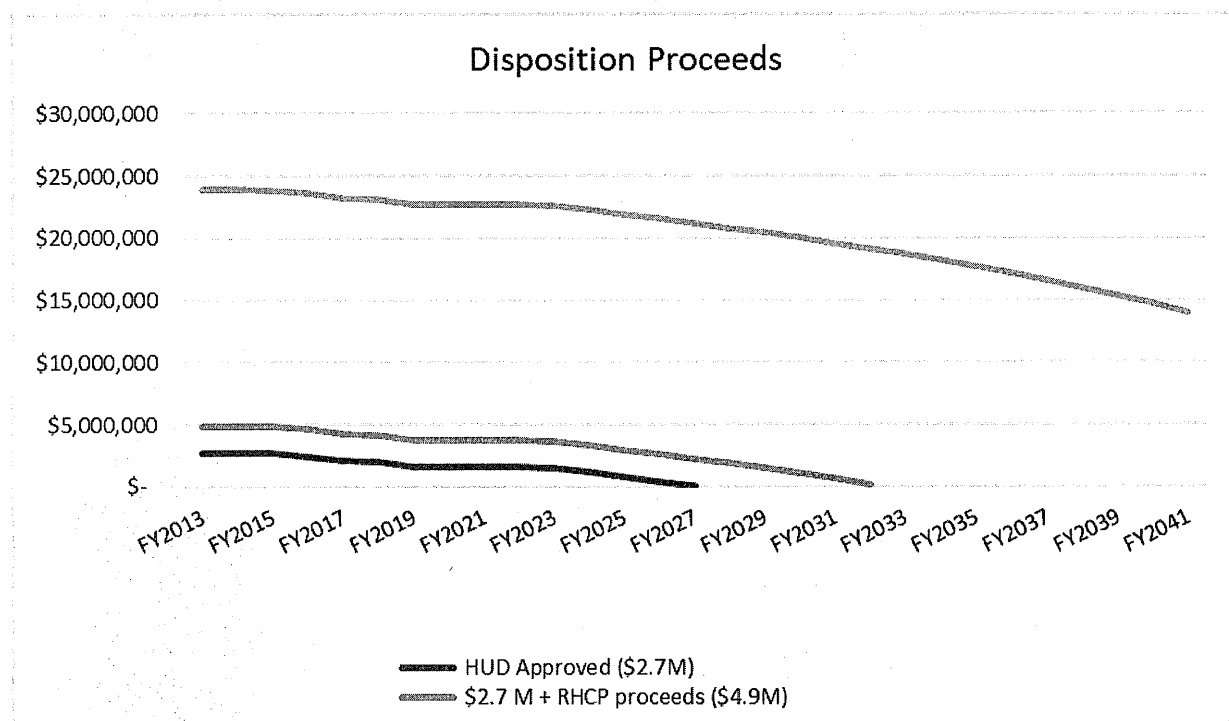
The \$8.4 million projected excess HAP in 2023 could subsidize rent for approximately 420 families at an average per unit cost of \$1,672. Being an MTW agency, this HAP reserve may also be used to cover eligible landlord incentives and activities the will be included in the MTW Plan. It may also be used for development and other operating expenses

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

The disposition proceeds balance on January 31, 2023 is \$6,241,035. Of this, \$5,185,208 is HUD-restricted, coming from the sale of the former LIPH units, while \$1,055,827 are proceeds from the sale of the state RHCP units, and not restricted. We are in Year 9 of the “loanback” to Berkeley 75. We received an average of \$600,000 per yer in the past 8 years, and can expect about the same amount the remaining 41 years, unless BHA requests Related Cos/Berkeley 75 to refinance, which may allow cash out of the loan in a lump sum, rather than in annual increments.

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



#### Attachments:

- A. Budget Status Report: All Programs, January 31, 2023
- B. Budget Status Report: Section 8, January 31, 2023
- C. Budget Status Report: Moderate Rehabilitation, January 31, 2023
- D. Budget Status Report: Mainstream 05, January 31, 2023
- E. Budget Status Report: EHV, January 31, 2023
- F. Budget Status Report: LIPH, January 31, 2023
- G. Budget Status Report: BHA, January 31, 2023
- H. BHA Balance Sheet, January 31, 2023
- I. Two-Year-Tool, 01/31/2023 – HCV
- J. Two-Year-Tool, 01/31/2023 – Mainstream vouchers
- K. Two-Year Tool, 01/31/2023 - EHV

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

DESCRIPTION	7					5			
	FY2023 BUDGET	YEAR - TO - DATE				FY2022 ESTIMATED TOTAL			
		FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-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	\$ 22,991,393	\$ 19,106,021	\$ (3,885,372)	-17%	\$ 20,229,105	\$ 39,335,126	\$ (78,690)	0%
Miscellaneous Income -HAP	\$ -	\$ -	\$ 509	\$ 509	100%	\$ -	\$ 509	\$ 509	100%
Less HAP Paid to Owners	\$ (35,584,931)	\$ (20,757,876)	\$ (19,544,011)	\$ 1,213,865	-6%	\$ (13,895,914)	\$ (33,439,925)	\$ 2,145,006	-6%
Less MTW Eligible Expenses	\$ (301,320)	\$ (175,770)	\$ -	\$ 175,770	-100%	\$ -	\$ -	\$ 301,320	-100%
<b>HAP Surplus (Deficit)</b>	<b>\$ 3,527,565</b>	<b>\$ 2,057,746</b>	<b>\$ (437,481)</b>	<b>\$ (2,495,228)</b>	<b>-0.2275</b>	<b>\$ 6,333,191</b>	<b>\$ 5,895,710</b>	<b>\$ 2,368,145</b>	<b>0</b>
<b>Use of Excess HAP Reserve</b>			<b>\$ 437,481</b>						
<b>Net HAP Surplus (Deficit)</b>	<b>\$ 3,527,565</b>	<b>\$ 2,057,746</b>	<b>\$ -</b>	<b>\$ (2,495,228)</b>		<b>\$ 6,333,191</b>	<b>\$ 5,895,710</b>	<b>\$ 2,368,145</b>	
<b>OPERATING REVENUE</b>									
Administrative Fees (S8 & MOD REHAB)	\$ 2,586,831	\$ 1,508,985	\$ 1,495,470	\$ (13,515)	-1%	\$ 1,054,966	\$ 2,550,436	\$ (36,395)	-1%
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)	\$ (85,839)	\$ (18,385)	\$ 67,454	-79%	\$ (61,313)	\$ (79,698)	\$ (67,454)	46%
Net Administrative Fees	\$ 2,439,679	\$ 1,423,146	\$ 1,478,311	\$ 53,939	4%	\$ 993,653	\$ 2,471,964	\$ 31,058	1%
BHA Oversight Fee	\$ 6,335	\$ 3,695	\$ -	\$ (3,695)	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	\$ 63,000	\$ 46,902	\$ (16,098)	-26%	\$ 83,589	\$ 130,491	\$ 22,491	21%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 2,554,014</b>	<b>\$ 1,489,842</b>	<b>\$ 1,595,040</b>	<b>\$ 103,972</b>	<b>7%</b>	<b>\$ 1,083,577</b>	<b>\$ 2,678,617</b>	<b>\$ 123,377</b>	<b>5%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 1,171,530	\$ 683,393	\$ 662,200	\$ (21,192)	-3%	\$ 505,099	\$ 1,167,299	\$ (4,231)	0%
Employee Benefits	\$ 966,239	\$ 563,639	\$ 397,254	\$ (166,386)	-30%	\$ 524,214	\$ 921,467	\$ (44,772)	-5%
Legal Expense - Outside Counsel	\$ 43,680	\$ 25,480	\$ 11,035	\$ (14,445)	-57%	\$ 29,120	\$ 40,155	\$ (3,525)	-8%
Staff Training	\$ 7,200	\$ 4,200	\$ 1,038	\$ (3,162)	-75%	\$ 6,162	\$ 7,200	\$ -	0%
Travel/Transportation	\$ 6,231	\$ 3,635	\$ 165	\$ (3,470)	-95%	\$ 6,066	\$ 6,231	\$ -	0%
Office Rent	\$ 136,858	\$ 79,834	\$ 77,514	\$ (2,320)	-3%	\$ 59,344	\$ 136,858	\$ -	0%
Audit Fees	\$ 23,700	\$ 13,825	\$ 21,450	\$ 7,625	55%	\$ 2,250	\$ 23,700	\$ -	0%
Publications & Subscriptions	\$ 7,294	\$ 4,255	\$ 4,971	\$ 716	17%	\$ 2,323	\$ 7,294	\$ -	0%
Memberships & Dues	\$ 13,832	\$ 8,069	\$ 9,320	\$ 1,251	16%	\$ 4,512	\$ 13,832	\$ -	0%
Telephone	\$ 9,120	\$ 5,320	\$ 2,956	\$ (2,364)	-44%	\$ 6,164	\$ 9,120	\$ -	0%
Office Supplies	\$ 13,200	\$ 7,700	\$ 8,625	\$ 925	12%	\$ 4,575	\$ 13,200	\$ -	0%
Postage	\$ 19,200	\$ 11,200	\$ 8,016	\$ (3,184)	-28%	\$ 11,184	\$ 19,200	\$ -	0%
Printing & Reproduction	\$ 9,600	\$ 5,600	\$ 6,757	\$ 1,157	21%	\$ 2,843	\$ 9,600	\$ -	0%
Equipment maintenance	\$ 1,300	\$ 758	\$ -	\$ (758)	-100%	\$ 1,300	\$ 1,300	\$ -	0%
Equipment Lease	\$ 14,880	\$ 8,680	\$ 5,296	\$ (3,384)	-39%	\$ 9,584	\$ 14,880	\$ -	0%
Advertising	\$ 1,200	\$ 700	\$ 2,734	\$ 2,034	291%	\$ 378	\$ 3,112	\$ 1,912	159%
Consultants - General Consultants	\$ 138,831	\$ 80,985	\$ 58,783	\$ (22,202)	-27%	\$ 180,048	\$ 238,831	\$ 100,000	72%
Computer Services Maintenance Fee	\$ 68,364	\$ 39,879	\$ -	\$ (39,879)	0%	\$ 68,364	\$ 68,364	\$ -	0%
Software Maintenance	\$ 20,500	\$ 11,958	\$ 26,044	\$ 14,086	118%	\$ 300	\$ 26,344	\$ 5,844	29%
Inspection	\$ 112,706	\$ 65,745	\$ 51,321	\$ (14,424)	-22%	\$ 61,385	\$ 112,706	\$ -	0%
Other Sundry Items (Includes Bank/FDIC Fees)	\$ 12,600	\$ 7,350	\$ 6,927	\$ (423)	-6%	\$ 5,673	\$ 12,600	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 2,798,065</b>	<b>\$ 1,632,205</b>	<b>\$ 1,362,405</b>	<b>\$ (269,800)</b>	<b>-17%</b>	<b>\$ 1,490,888</b>	<b>\$ 2,853,293</b>	<b>\$ 55,228</b>	<b>2%</b>
<b>TENANT SERVICES</b>									
Supportive Services	\$ 100,000	\$ 58,333	\$ 81,888	\$ 23,555	0%	\$ 88,164	\$ 170,052	\$ 70,052	0%
<b>Total Tenant Services</b>	<b>100,000</b>	<b>58,333</b>	<b>81,888</b>	<b>23,555</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	\$ 2,333	\$ 2,425	\$ 92	4%	\$ 1,624	\$ 4,048	\$ 48	1%
<b>Total Ordinary Maintenance</b>	<b>4,000</b>	<b>2,333</b>	<b>2,425</b>	<b>92</b>	<b>4%</b>	<b>1,624</b>	<b>4,048</b>	<b>48</b>	<b>1%</b>
<b>GENERAL EXPENSES</b>									
Insurance	\$ 49,806	\$ 29,054	\$ 48,397	\$ 19,344	67%	\$ 1,116	\$ 49,513	\$ (293)	-1%
Other General Expenses	\$ 13,000	\$ 7,583	\$ 3,034	\$ (4,550)	-60%	\$ 9,966	\$ 13,000	\$ -	0%
<b>Total General Expenses</b>	<b>62,806</b>	<b>36,637</b>	<b>51,431</b>	<b>14,794</b>	<b>40%</b>	<b>11,082</b>	<b>62,513</b>	<b>(293)</b>	<b>0%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>2,964,871</b>	<b>1,729,508</b>	<b>1,498,149</b>	<b>(231,359)</b>	<b>-13%</b>	<b>1,591,757</b>	<b>3,089,906</b>	<b>125,035</b>	<b>4%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,964,871</b>	<b>\$ 1,729,508</b>	<b>\$ 1,498,149</b>	<b>\$ (231,359)</b>		<b>\$ 1,591,757</b>	<b>\$ 3,089,906</b>	<b>\$ 125,035</b>	<b>4%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (410,857)</b>	<b>\$ (239,667)</b>	<b>\$ 96,891</b>	<b>\$ 335,332</b>		<b>\$ (508,180)</b>	<b>\$ (411,289)</b>	<b>\$ 432</b>	<b>0%</b>
<b>Use of reserves</b>	<b>\$ 410,857</b>	<b>\$ 239,667</b>	<b>\$ (96,891)</b>		<b>0%</b>		<b>\$ 411,289</b>	<b>\$ 432</b>	<b>0%</b>
<b>Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 335,332</b>			<b>\$ -</b>	<b>\$ -</b>	

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

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DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-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	\$ 20,550,405	\$ 17,550,247	\$ (3,000,158)	-15%	\$ 17,679,018	\$ 35,229,265	\$ -	0%
3 Miscellaneous Income -HAP	\$ -	\$ -	\$ 509	\$ 509	100%	\$ -	\$ 509	\$ 509	100%
4 Less HAP Paid to Owners	\$ (31,925,322)	\$ (18,623,105)	\$ (17,718,850)	\$ 904,254	-5%	\$ (12,393,970)	\$ (30,112,820)	\$ (1,812,502)	6%
5 Less MTW Eligible Expenses	\$ (301,320)	\$ (175,770)	\$ -	\$ 175,770	-100%	\$ -	\$ -	\$ (301,320)	100%
6 <b>HAP Surplus (Deficit)</b>	<b>\$ 3,002,623</b>	<b>\$ 1,751,530</b>	<b>\$ (168,094)</b>	<b>\$ (1,919,624)</b>	<b>-19%</b>	<b>\$ 5,285,048</b>	<b>\$ 5,116,954</b>	<b>\$ (2,113,313)</b>	<b>2.05677</b>
7 <b>Use of Excess HAP Reserve</b>									
8 <b>Net HAP Surplus (Deficit)</b>	<b>\$ 3,002,623</b>	<b>\$ 1,751,530</b>	<b>\$ (168,094)</b>	<b>\$ (1,919,624)</b>			<b>\$ 5,116,954</b>		
9 <b>OPERATING REVENUE</b>									
11 Administrative Fees (S8 )	\$ 2,240,279	\$ 1,306,829	\$ 1,318,889	\$ 12,060	1%	\$ 893,371	\$ 2,212,260	\$ (28,019)	-1%
12 Administrative fees billed to other PHA on Port in	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
13 Administrative fees to other PHA on Port out	\$ (124,514)	\$ (72,633)	\$ (9,616)	\$ (63,017)	87%	\$ (51,881)	\$ (61,497)	\$ (63,017)	51%
14 Net Administrative Fees	2,115,765	1,234,196	1,309,273	\$ 75,077	6%	841,491	2,150,764	\$ 34,999	2%
15 BHA Oversight Fee	\$ 6,335	\$ 3,695	\$ -	\$ (3,695)	0%	\$ 6,335	\$ 6,335	\$ -	0%
18 Miscellaneous Income	\$ 108,000	\$ 63,000	\$ 24,411	\$ (38,589)	-61%	\$ 83,589	\$ 108,000	\$ -	0%
19 <b>TOTAL OPERATING REVENUE</b>	<b>\$ 2,230,100</b>	<b>\$ 1,300,892</b>	<b>\$ 1,333,684</b>	<b>\$ 32,792</b>	<b>3%</b>	<b>\$ 931,415</b>	<b>\$ 2,265,099</b>	<b>\$ 34,999</b>	<b>2%</b>
20 <b>OPERATING EXPENSES</b>									
21 <b>ADMINISTRATION</b>									
22 Salaries	\$ 1,040,382	\$ 606,890	\$ 586,613	\$ (20,277)	-3%	\$ 448,690	\$ 1,035,303	\$ (5,079)	0%
23 Employee Benefits	\$ 858,066	\$ 500,539	\$ 355,368	\$ (145,171)	-29%	\$ 465,914	\$ 821,282	\$ (36,784)	-4%
24 Legal Expense - Outside Counsel	\$ 38,375	\$ 22,385	\$ 9,821	\$ (12,564)	-56%	\$ 25,583	\$ 35,404	\$ (2,971)	-8%
25 Staff Training	\$ 6,408	\$ 3,738	\$ 964	\$ (2,774)	-74%	\$ 5,444	\$ 6,408	\$ -	0%
26 Travel/Transportation	\$ 5,545	\$ 3,235	\$ 147	\$ (3,088)	-95%	\$ 5,398	\$ 5,545	\$ -	0%
27 Office Rent	\$ 121,077	\$ 70,628	\$ 68,987	\$ (1,641)	-2%	\$ 52,090	\$ 121,077	\$ -	0%
28 Audit Fees	\$ 19,778	\$ 11,537	\$ 19,091	\$ 7,553	65%	\$ 688	\$ 19,778	\$ -	0%
29 Publications & Subscriptions	\$ 6,491	\$ 3,786	\$ 4,424	\$ 637	17%	\$ 2,067	\$ 6,491	\$ -	0%
30 Memberships & Dues	\$ 12,310	\$ 7,181	\$ 8,312	\$ 1,131	16%	\$ 3,998	\$ 12,310	\$ -	0%
31 Telephone	\$ 8,117	\$ 4,735	\$ 2,631	\$ (2,104)	-44%	\$ 5,486	\$ 8,117	\$ -	0%
32 Office Supplies	\$ 11,748	\$ 6,853	\$ 7,652	\$ 799	12%	\$ 4,096	\$ 11,748	\$ -	0%
33 Postage	\$ 17,088	\$ 9,968	\$ 7,134	\$ (2,834)	-28%	\$ 9,954	\$ 17,088	\$ -	0%
34 Printing & Reproduction	\$ 8,044	\$ 4,692	\$ 5,973	\$ 1,280	27%	\$ 2,071	\$ 8,044	\$ -	0%
35 Equipment maintenance	\$ 1,157	\$ 675	\$ -	\$ (675)	-100%	\$ 1,157	\$ 1,157	\$ -	0%
36 Equipment Lease	\$ 13,243	\$ 7,725	\$ 4,713	\$ (3,012)	-39%	\$ 8,530	\$ 13,243	\$ -	0%
37 Advertising	\$ 1,068	\$ 623	\$ 2,433	\$ 1,810	291%	\$ 445	\$ 2,878	\$ 1,810	169%
39 Consultants - General Consultants	\$ 129,809	\$ 75,722	\$ 52,316	\$ (23,406)	-31%	\$ 166,493	\$ 218,809	\$ 89,000	69%
40 Computer Services Maintenance Fee	\$ 60,844	\$ 35,492	\$ -	\$ (35,492)	0%	\$ 60,844	\$ 60,844	\$ -	0%
41 Software Maintenance	\$ 18,245	\$ 10,643	\$ 23,795	\$ 13,152	124%	\$ -	\$ 23,795	\$ 5,550	30%
42 Inspection	\$ 94,069	\$ 54,874	\$ 45,354	\$ (9,520)	-17%	\$ 48,715	\$ 94,069	\$ -	0%
43 Other Sundry Items	\$ 10,635	\$ 6,204	\$ 6,169	\$ (35)	-1%	\$ 4,466	\$ 10,635	\$ -	0%
45 <b>Total Administrative Expenses</b>	<b>\$ 2,482,499</b>	<b>\$ 1,448,124</b>	<b>\$ 1,211,895</b>	<b>\$ (236,229)</b>	<b>-16%</b>	<b>\$ 1,322,130</b>	<b>\$ 2,534,025</b>	<b>\$ 51,526</b>	<b>2%</b>
46 <b>TENANT SERVICES</b>									
47 E.: Tenant Services	\$ 100,000	\$ 58,333	\$ 11,836	\$ (46,497)		\$ 88,164	\$ 100,000	\$ -	0%
48 <b>Total Tenant Services</b>	<b>100,000</b>	<b>58,333</b>	<b>11,836</b>	<b>(46,497)</b>		<b>88,164</b>	<b>100,000</b>	<b>-</b>	
57 <b>ORDINARY MAINTENANCE</b>									
58 Facilities maintenance	\$ 3,560	\$ 2,077	\$ 2,158	\$ 81	4%	\$ 1,402	\$ 3,560	\$ -	0%
59 <b>Total Ordinary Maintenance</b>	<b>3,560</b>	<b>2,077</b>	<b>2,158</b>	<b>81</b>	<b>4%</b>	<b>1,402</b>	<b>3,560</b>	<b>-</b>	<b>0%</b>
65 <b>GENERAL EXPENSE</b>									
66 Insurance	\$ 43,328	\$ 25,275	\$ 43,063	\$ 17,789	70%	\$ -	\$ 43,063	\$ (265)	-1%
67 Other General Expenses	\$ 11,570	\$ 6,749	\$ 2,700	\$ (4,049)	-60%	\$ 8,870	\$ 11,570	\$ -	0%
68 <b>Total General Expenses</b>	<b>54,898</b>	<b>32,024</b>	<b>45,763</b>	<b>13,739</b>	<b>43%</b>	<b>8,870</b>	<b>54,633</b>	<b>(265)</b>	<b>0%</b>
69 <b>OPERATING TRANSFER IN/OUT</b>									
70 <b>TOTAL OPERATING EXPENSES</b>	<b>2,640,957</b>	<b>1,540,558</b>	<b>1,271,653</b>	<b>(268,905)</b>	<b>-17%</b>	<b>1,420,565</b>	<b>2,692,218</b>	<b>51,261</b>	<b>2%</b>
75 <b>TOTAL EXPENSES</b>	<b>\$ 2,640,957</b>	<b>\$ 1,540,558</b>	<b>\$ 1,271,653</b>	<b>\$ (268,905)</b>	<b>-17%</b>	<b>\$ 1,420,565</b>	<b>\$ 2,692,218</b>	<b>\$ 51,261</b>	<b>2%</b>
76 <b>Operating Surplus (Deficit)</b>	<b>\$ (410,857)</b>	<b>\$ (239,667)</b>	<b>\$ 62,031</b>	<b>\$ 301,697</b>	<b>-126%</b>	<b>\$ (489,150)</b>	<b>\$ (427,119)</b>	<b>\$ 16,262</b>	<b>-4%</b>
77 <b>Use of reserves / HAP funding/ Net proceeds</b>	<b>\$ 410,857</b>				<b>0%</b>		<b>\$ -</b>		<b>100%</b>
78 <b>Operating Surplus (Deficit) after use of proceeds</b>	<b>\$ -</b>		<b>\$ 62,031</b>			<b>\$ (489,150)</b>	<b>\$ (427,119)</b>	<b>\$ 16,262</b>	

BHA: BUDGET COMPARISON - MODERATE REHABILITATION PROGRAM  
 FY2023 Budget vs Current Month, Year-To-Date, and Projected Annual Income and Expenses  
 For the Period Ending January 31, 2023

ATTACHMENT C

DESCRIPTION  HUD Authorized Units ==>	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-JUN23 PROJECTED	FY2023 ESTIMATED TOTAL	INCREASE (DECREASE)	%
	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
1 Housing Assistance Payments (HAP)									
2 HAP Received from HUD	\$ 934,920	\$ 545,370	\$ 545,370	\$ -	0%	\$ 389,550	\$ 934,920	\$ -	0%
4 Less HAP Paid to Owners	\$ (934,920)	\$ (545,370)	\$ (438,754)	\$ 106,616	-20%	\$ (496,166)	\$ (934,920)	\$ -	0%
5 Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	#DIV/0!
6 <b>HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 106,616</b>	<b>\$ 106,616</b>		<b>\$ (106,616)</b>	<b>\$ -</b>	<b>\$ -</b>	
7 <b>Use of Excess HAP Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (106,616)</b>	<b>\$ (106,616)</b>		<b>\$ 106,616</b>	<b>\$ -</b>	<b>\$ -</b>	
8 <b>Net HAP Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	
9									
10 <b>OPERATING REVENUE</b>									
11 Administrative Fees (MOD REHAB)	\$ 171,315	\$ 99,934	\$ 92,362	\$ (7,572)	-8%	\$ 78,953	\$ 171,315	\$ -	0%
13 Administrative fees to other PHA on Port out	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
14 Net Administrative Fees	171,315	99,934	92,362	(7,572)	-8%	78,953	171,315	-	0%
18 Miscellaneous Income	\$ -	\$ -	\$ 517	\$ 517	100%	\$ -	\$ 517	\$ 517	100%
19 <b>TOTAL OPERATING REVENUE</b>	<b>\$ 171,315</b>	<b>\$ 99,934</b>	<b>\$ 92,879</b>	<b>\$ (7,055)</b>	<b>-7%</b>	<b>\$ 78,953</b>	<b>\$ 171,832</b>	<b>\$ 517</b>	<b>0%</b>
20 <b>OPERATING EXPENSES</b>									
21 <b>ADMINISTRATION</b>									
22 Salaries	\$ 74,216	\$ 43,292.67	\$ 41,296	\$ (1,996)	-5%	\$ 31,953	\$ 73,249	\$ (967)	-1%
23 Employee Benefits	\$ 61,142	\$ 35,666.17	\$ 20,600	\$ (15,067)	-42%	\$ 32,944	\$ 53,544	\$ (7,598)	-12%
24 Legal Expense - Outside Counsel	\$ 2,781	\$ 1,622.25	\$ 552	\$ (1,071)	-66%	\$ 1,854	\$ 2,406	\$ (375)	-13%
25 Staff Training	\$ 360	\$ 210.00	\$ 8	\$ (202)	-96%	\$ 352	\$ 360	\$ -	0%
26 Travel/Transportation	\$ 312	\$ 182.00	\$ 8	\$ (174)	-95%	\$ 304	\$ 312	\$ -	0%
27 Office Rent	\$ 7,044	\$ 4,109.00	\$ 3,876	\$ (233)	-6%	\$ 3,168	\$ 7,044	\$ -	0%
28 Audit Fees	\$ 2,500	\$ 1,458.33	\$ 1,073	\$ (386)	-26%	\$ 1,428	\$ 2,500	\$ -	0%
29 Publications & Subscriptions	\$ 365	\$ 212.92	\$ 249	\$ 36	17%	\$ 116	\$ 365	\$ -	0%
30 Memberships & Dues	\$ 692	\$ 403.67	\$ 467	\$ 63	16%	\$ 225	\$ 692	\$ -	0%
31 Telephone	\$ 456	\$ 266.00	\$ 148	\$ (118)	-44%	\$ 308	\$ 456	\$ -	0%
32 Office Supplies	\$ 660	\$ 385.00	\$ 431	\$ 46	12%	\$ 229	\$ 660	\$ -	0%
33 Postage	\$ 960	\$ 560.00	\$ 401	\$ (159)	-28%	\$ 559	\$ 960	\$ -	0%
34 Printing & Reproduction	\$ 480	\$ 280.00	\$ 381	\$ 101	36%	\$ 99	\$ 480	\$ -	0%
35 Equipment maintenance	\$ 65	\$ 37.92	\$ -	\$ (38)	-100%	\$ 65	\$ 65	\$ -	0%
36 Equipment Lease	\$ 744	\$ 434.00	\$ 265	\$ (169)	-39%	\$ 479	\$ 744	\$ -	0%
37 Advertising	\$ 60	\$ 35.00	\$ 137	\$ 102	291%	\$ 25	\$ 162	\$ 102	169%
38 Messenger/delivery service	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39 Consultants - General Consultants	\$ 3,692	\$ 2,153.67	\$ 2,936	\$ 782	36%	\$ 5,756	\$ 8,692	\$ 5,000	135%
40 Computer Services Maintenance Fee	\$ 3,418	\$ 1,993.83	\$ -	\$ (1,994)	0%	\$ 3,418	\$ 3,418	\$ -	0%
41 Software Maintenance	\$ 1,025	\$ 597.92	\$ 1,302	\$ 704	118%	\$ -	\$ 1,302	\$ 277	27%
42 Inspection	\$ 6,114	\$ 3,566.50	\$ 2,548	\$ (1,019)	-29%	\$ 3,566	\$ 6,114	\$ -	0%
43 Other Sundry Items	\$ 630	\$ 367.50	\$ 347	\$ (21)	-6%	\$ 283	\$ 630	\$ -	0%
45 <b>Total Administrative Expenses</b>	<b>\$ 167,716</b>	<b>\$ 97,834</b>	<b>\$ 77,023</b>	<b>\$ (20,811)</b>	<b>-21%</b>	<b>\$ 87,132</b>	<b>\$ 164,155</b>	<b>\$ (3,561)</b>	<b>-2%</b>
57 <b>ORDINARY MAINTENANCE</b>									
58 Facilities maintenance	\$ 200	\$ 117	\$ 121	\$ 5	4%	\$ 79	\$ 200	\$ -	0%
59 <b>Total Ordinary Maintenance</b>	<b>200</b>	<b>117</b>	<b>121</b>	<b>5</b>	<b>4%</b>	<b>79</b>	<b>200</b>	<b>\$ -</b>	<b>0%</b>
65 <b>GENERAL EXPENSE</b>									
66 Insurance	\$ 2,490	\$ 1,453	\$ 2,412	\$ 960	66%	\$ 78	\$ 2,490	\$ -	0%
67 Other General Expenses	\$ 910	\$ 531	\$ 152	\$ (379)	-71%	\$ 758	\$ 910	\$ -	0%
68 <b>Total General Expenses</b>	<b>3,400</b>	<b>1,983</b>	<b>2,564</b>	<b>581</b>	<b>29%</b>	<b>836</b>	<b>3,400</b>	<b>\$ -</b>	<b>0%</b>
69 <b>OPERATING TRANSFER IN/OUT</b>									
70 <b>TOTAL OPERATING EXPENSES</b>	<b>171,316</b>	<b>99,934.33</b>	<b>79,708.01</b>	<b>(20,226.32)</b>	<b>-20%</b>	<b>88,047</b>	<b>167,755.08</b>	<b>(3,561)</b>	<b>-2%</b>
75 <b>TOTAL EXPENSES</b>	<b>\$ 171,316</b>	<b>\$ 99,934</b>	<b>\$ 79,708</b>	<b>\$ (20,226)</b>	<b>-20%</b>	<b>\$ 88,047</b>	<b>\$ 167,755</b>	<b>\$ (3,561)</b>	<b>-2%</b>
76 <b>Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ 13,171</b>	<b>\$ 13,172</b>	<b>0%</b>	<b>\$ (9,094)</b>	<b>\$ 4,077</b>	<b>\$ (4,077)</b>	<b>0%</b>

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

DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023	FY2023	FY2023	INCREASE	%	FY2023	FY2023	INCREASE	%
	BUDGET	YTD	YTD	(DECREASE)		DEC-JUN23	ESTIMATED	(DECREASE)	
HUD Authorized Units ==>	(a)	(b)	(c)	(d)		(e)	(f)	(g)	
<b>Housing Assistance Payments (HAP)</b>									
HAP Received from HUD	\$ 2,170,130	\$ 1,265,909	\$ 923,712	\$ (342,197)	0%	\$ 1,246,418	\$ 2,170,130	\$ -	0%
Less HAP Paid to Owners	\$ (1,691,480)	\$ (986,697)	\$ (942,959)	\$ 43,738	0%	\$ (671,930)	\$ (1,614,889)	\$ 76,591	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%		\$ -	\$ -	0%
<b>HAP Surplus (Deficit)</b>	<b>\$ 478,650</b>	<b>\$ 279,213</b>	<b>\$ (19,247)</b>	<b>\$ (298,460)</b>		<b>\$ 574,488</b>	<b>\$ 555,241</b>	<b>\$ 76,591</b>	
<b>Use of Excess HAP Reserve</b>	<b>\$ (478,650)</b>	<b>\$ (279,213)</b>	<b>\$ 19,247</b>	<b>\$ 298,460</b>		<b>\$ (574,488)</b>	<b>\$ (555,241)</b>	<b>\$ (76,591)</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	\$ 68,398	\$ 54,749	\$ (13,649)	0%	\$ 65,219	\$ 119,968	\$ 2,714	0%
Administrative fees to other PHA on Port out	\$ (11,319)	\$ (6,603)	\$ (4,821)	\$ 1,782		\$ (4,716)	\$ (9,537)	\$ 1,782	0%
Net Administrative Fees	105,935	61,795	49,928	(11,867)	0%	60,503	110,431	4,496	0%
Miscellaneous Income	\$ -	\$ -	\$ 1,694	\$ 1,694		\$ -	\$ 1,694	\$ 1,694	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 105,935</b>	<b>\$ 61,795</b>	<b>\$ 51,622</b>	<b>\$ (10,173)</b>	<b>0%</b>	<b>\$ 60,503</b>	<b>\$ 112,125</b>	<b>\$ 6,190</b>	<b>0%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 39,841	\$ 23,240.58	\$ 23,406	\$ 165	0%	\$ 17,156	\$ 40,561	\$ 720	0%
Employee Benefits	\$ 32,867	\$ 19,172.42	\$ 14,448	\$ (4,724)	-25%	\$ 17,791	\$ 32,239	\$ (628)	-2%
Legal Expense - Outside Counsel	\$ 2,247	\$ 1,310.75	\$ 441	\$ (869)	-66%	\$ 1,498	\$ 1,939	\$ (308)	-14%
Staff Training	\$ 288	\$ 168.00	\$ 43	\$ (125)	-74%	\$ 245	\$ 288	\$ -	0%
Travel/Transportation	\$ 249	\$ 145.25	\$ 7	\$ (139)	-95%	\$ 242	\$ 249	\$ -	0%
Office Rent	\$ 6,474	\$ 3,776.50	\$ 3,101	\$ (676)	-18%	\$ 3,373	\$ 6,474	\$ -	0%
Audit Fees	\$ 948	\$ 553.00	\$ 858	\$ 305	55%	\$ 90	\$ 948	\$ -	0%
Publications & Subscriptions	\$ 292	\$ 170.33	\$ 199	\$ 28	17%	\$ 93	\$ 292	\$ -	0%
Memberships & Dues	\$ 553	\$ 322.58	\$ 354	\$ 32	10%	\$ 199	\$ 553	\$ -	0%
Telephone	\$ 365	\$ 212.92	\$ 122	\$ (91)	-43%	\$ 243	\$ 365	\$ -	0%
Office Supplies	\$ 528	\$ 308.00	\$ 361	\$ 53	17%	\$ 167	\$ 528	\$ -	0%
Postage	\$ 768	\$ 448.00	\$ 321	\$ (127)	-28%	\$ 447	\$ 768	\$ -	0%
Printing & Reproduction	\$ 884	\$ 515.67	\$ 268	\$ (247)	-48%	\$ 616	\$ 884	\$ -	0%
Equipment maintenance	\$ 52	\$ 30.33	\$ -	\$ (30)	-100%	\$ 52	\$ 52	\$ -	0%
Equipment Lease	\$ 595	\$ 347.08	\$ 212	\$ (135)	-39%	\$ 383	\$ 595	\$ -	0%
Advertising	\$ 48	\$ 28.00	\$ 109	\$ 81	291%	\$ (61)	\$ 48	\$ -	0%
Consultants - General Consultants	\$ 2,553	\$ 1,489.25	\$ 2,354	\$ 865	58%	\$ 4,199	\$ 6,553	\$ 4,000	157%
Computer Services Maintenance Fee	\$ 2,735	\$ 1,595.42	\$ -	\$ (1,595)	0%	\$ 2,735	\$ 2,735	\$ -	0%
Software Maintenance	\$ 820	\$ 478.33	\$ 836	\$ 358	75%	\$ -	\$ 836	\$ 16	2%
Inspection	\$ 8,072	\$ 4,708.67	\$ 2,038	\$ (2,670)	-57%	\$ 6,034	\$ 8,072	\$ -	0%
Other Sundry Items	\$ 1,083	\$ 631.75	\$ 277	\$ (355)	-56%	\$ 806	\$ 1,083	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 102,262</b>	<b>\$ 59,653</b>	<b>\$ 49,756</b>	<b>\$ (9,897)</b>	<b>0%</b>	<b>\$ 56,307</b>	<b>\$ 106,064</b>	<b>\$ 3,802</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>1,625</b>	<b>\$ 1,625</b>	
<b>ORDINARY MAINTENANCE</b>									
Facilities maintenance	\$ 160	\$ 93	\$ 97	\$ 4	4%	\$ 63.00	\$ 160	\$ -	0%
<b>Total Ordinary Maintenance</b>	<b>160</b>	<b>93</b>	<b>97</b>	<b>\$ 4</b>	<b>4%</b>	<b>63</b>	<b>160</b>	<b>\$ -</b>	<b>0%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 2,992	\$ 1,745	\$ 1,954	\$ 209	12%	\$ 1,038	\$ 2,992	\$ -	0%
Other General Expenses	\$ 520	\$ 303	\$ 121	\$ (182)	-60%	\$ 399	\$ 520	\$ -	0%
<b>Total General Expenses</b>	<b>3,512</b>	<b>2,049</b>	<b>2,076</b>	<b>\$ 27</b>	<b>1%</b>	<b>1,436</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>61,794.83</b>	<b>53,553.61</b>	<b>(8,241.22)</b>	<b>-13%</b>	<b>57,807</b>	<b>111,360.29</b>	<b>5,426</b>	<b>5%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 105,934</b>	<b>\$ 61,795</b>	<b>\$ 53,554</b>	<b>\$ (8,241)</b>	<b>0%</b>	<b>\$ 57,807</b>	<b>\$ 111,360</b>	<b>\$ 5,426</b>	<b>0%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ (1,932)</b>	<b>\$ (1,932)</b>	<b>0%</b>	<b>\$ 2,696</b>	<b>\$ 765</b>	<b>\$ (764)</b>	<b>0%</b>



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

DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-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	\$ 629,709	\$ 86,692	\$ (543,017)	0%	\$ 914,119	\$ 1,000,811	\$ (78,690)	0%
Less HAP Paid to Owners	\$ (1,033,209)	\$ (602,705)	\$ (443,448)	\$ 159,257	0%	\$ (333,848)	\$ (777,296)	\$ 255,913	0%
Less MTW Eligible Expenses	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>HAP Surplus (Deficit)</b>	<b>\$ 46,292</b>	<b>\$ 27,004</b>	<b>\$ (356,756)</b>	<b>\$ (383,760)</b>		<b>\$ 580,271</b>	<b>\$ 223,515</b>	<b>\$ 177,223</b>	
<b>Use of Excess HAP Reserve</b>	<b>\$ (46,292)</b>	<b>\$ (27,004)</b>	<b>\$ 356,756</b>	<b>\$ 383,760</b>		<b>\$ (580,271)</b>	<b>\$ (223,515)</b>	<b>\$ (177,223)</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	\$ 33,823	\$ 29,470	\$ (4,353)	0%	\$ 17,422	\$ 46,892	\$ (11,091)	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)	\$ (6,603)	\$ (3,949)	\$ 2,654	0%	\$ (4,716)	\$ (8,665)	\$ 2,654	0%
Net Administrative Fees	\$ 46,664	\$ 27,221	\$ 26,748	\$ (1,699)	0%	\$ 12,706	\$ 39,454	\$ (8,437)	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	\$ -	\$ -	\$ 1,531	\$ 1,531	0%	\$ -	\$ 1,531	\$ 1,531	0%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 46,664</b>	<b>\$ 27,221</b>	<b>\$ 98,105</b>	<b>\$ 69,658</b>	<b>0%</b>	<b>\$ 12,706</b>	<b>\$ 110,811</b>	<b>\$ 62,921</b>	<b>0%</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Salaries	\$ 17,091	\$ 9,969.75	\$ 10,886	\$ 916	0%	\$ 7,300	\$ 18,186	\$ 1,095	0%
Employee Benefits	\$ 14,164	\$ 8,262.33	\$ 6,838	\$ (1,424)	0%	\$ 7,564	\$ 14,402	\$ 238	0%
Legal Expense - Outside Counsel	\$ 277	\$ 161.58	\$ 221	\$ 59	0%	\$ 185	\$ 405	\$ 128	0%
Staff Training	\$ 144	\$ 84.00	\$ 22	\$ (62)	-74%	\$ 122	\$ 144	\$ -	0%
Travel/Transportation	\$ 125	\$ 72.92	\$ 3	\$ (70)	-95%	\$ 122	\$ 125	\$ -	0%
Office Rent	\$ 2,263	\$ 1,320.08	\$ 1,550	\$ 230	17%	\$ 713	\$ 2,263	\$ -	0%
Audit Fees	\$ 474	\$ 276.50	\$ 429	\$ 153	55%	\$ 45	\$ 474	\$ -	0%
Publications & Subscriptions	\$ 146	\$ 85.17	\$ 100	\$ 15	17%	\$ 46	\$ 146	\$ -	0%
Memberships & Dues	\$ 277	\$ 161.58	\$ 187	\$ 25	16%	\$ 90	\$ 277	\$ -	0%
Telephone	\$ 182	\$ 106.17	\$ 56	\$ (50)	-47%	\$ 126	\$ 182	\$ -	0%
Office Supplies	\$ 264	\$ 154.00	\$ 181	\$ 27	18%	\$ 83	\$ 264	\$ -	0%
Postage	\$ 384	\$ 224.00	\$ 160	\$ (64)	-28%	\$ 224	\$ 384	\$ -	0%
Printing & Reproduction	\$ 192	\$ 112.00	\$ 134	\$ 22	20%	\$ 58	\$ 192	\$ -	0%
Equipment maintenance	\$ 26	\$ 15.17	\$ -	\$ (15)	-100%	\$ 26	\$ 26	\$ -	0%
Equipment Lease	\$ 298	\$ 173.83	\$ 106	\$ (68)	-39%	\$ 192	\$ 298	\$ -	0%
Advertising	\$ 24	\$ 14.00	\$ 55	\$ 41	291%	\$ (31)	\$ 24	\$ -	0%
Consultants - General Consultants	\$ 2,777	\$ 1,619.92	\$ 1,177	\$ (443)	-27%	\$ 3,600	\$ 4,777	\$ 2,000	72%
Computer Services Maintenance Fee	\$ 1,367	\$ 797.42	\$ -	\$ (797)	0%	\$ 1,367	\$ 1,367	\$ -	0%
Software Maintenance	\$ 410	\$ 239.17	\$ 110	\$ (129)	-54%	\$ 300	\$ 410	\$ -	0%
Inspection	\$ 4,451	\$ 2,596.42	\$ 1,381	\$ (1,215)	-47%	\$ 3,070	\$ 4,451	\$ -	0%
Other Sundry Items	\$ 252	\$ 147.00	\$ 135	\$ (12)	-8%	\$ 117	\$ 252	\$ -	0%
<b>Total Administrative Expenses</b>	<b>\$ 45,588</b>	<b>\$ 26,593</b>	<b>\$ 23,730</b>	<b>\$ (2,863)</b>	<b>0%</b>	<b>\$ 25,319</b>	<b>\$ 49,049</b>	<b>\$ 3,461</b>	<b>0%</b>
<b>TENANT SERVICES</b>									
Tenant Services	\$ -	\$ -	\$ 68,427	\$ 68,427	0%	\$ -	\$ 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	\$ 47	\$ 48	\$ 2	0%	\$ 80.00	\$ 128	\$ 48	0%
<b>Total Ordinary Maintenance</b>	<b>\$ 80</b>	<b>\$ 47</b>	<b>\$ 48</b>	<b>\$ 2</b>	<b>0%</b>	<b>\$ 80</b>	<b>\$ 128</b>	<b>\$ 48</b>	<b>0%</b>
<b>GENERAL EXPENSE</b>									
Insurance	\$ 996	\$ 581	\$ 968	\$ 387	0%	\$ -	\$ 968	\$ (28)	0%
Other General Expenses	\$ -	\$ -	\$ 61	\$ 61	0%	\$ (61)	\$ -	\$ -	0%
<b>Total General Expenses</b>	<b>\$ 996</b>	<b>\$ 581</b>	<b>\$ 1,028</b>	<b>\$ 447</b>	<b>0%</b>	<b>\$ (61)</b>	<b>\$ 968</b>	<b>\$ (28)</b>	<b>0%</b>
<b>OPERATING TRANSFER IN/OUT</b>									
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 46,664</b>	<b>\$ 27,220.67</b>	<b>\$ 93,234.17</b>	<b>\$ 66,013.50</b>		<b>\$ 25,338</b>	<b>\$ 118,572.40</b>	<b>\$ 71,908</b>	<b>0%</b>
<b>PRIOR YEAR ADJUSTMENT</b>									
Depreciation	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
Capital asset purchase	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>TOTAL EXPENSES</b>	<b>\$ 46,664</b>	<b>\$ 27,221</b>	<b>\$ 93,234</b>	<b>\$ 66,014</b>	<b>0%</b>	<b>\$ 25,338</b>	<b>\$ 118,572</b>	<b>\$ 71,908</b>	<b>0%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,871</b>	<b>\$ 3,645</b>	<b>0%</b>	<b>\$ (12,632)</b>	<b>\$ (7,761)</b>	<b>\$ 7,761</b>	<b>0%</b>

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

DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-JUN23 BUDGET	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	\$ -	\$ -	\$ 15,093	\$ 15,093	100%		\$ 15,093	\$ 15,093	
<b>TOT#Total Operating &amp; Capital Improvement Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,093</b>	<b>\$ 15,093</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 15,093</b>	<b>\$ 15,093</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>\$ 15,093</b>	<b>\$ 15,093</b>		<b>\$ -</b>	<b>\$ 15,093</b>	<b>\$ 15,093</b>	

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

7

5

DESCRIPTION	YEAR - TO - DATE					FY2022 ESTIMATED TOTAL			
	FY2023 BUDGET	FY2023 YTD BUDGET	FY2023 YTD ACTUAL	INCREASE (DECREASE)	%	FY2023 DEC-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	\$ -	\$ -	\$ 3,656	\$ 3,656	100%		\$ 3,656	\$ 3,656	
<b>TOTAL OPERATING REVENUE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,656</b>	<b>\$ 3,656</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 3,656</b>	<b>\$ 3,656</b>	
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Other Sundry Items	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	
<b>Total Administrative Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Operating Surplus (Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,656</b>	<b>\$ 3,656</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ 3,656</b>	<b>\$ 3,656</b>	



Balance Sheet  
As of January 31, 2023

<u>Assets</u>	Total Amount	101 Voucher/FSS	102 Mod Rehab.	103 Mainstream	104 EHV	201 LIPH	205 BHA
<b>Current Assets</b>							
Cash & Equivalents	\$ 9,339,764.40	\$ 1,972,669.47	\$ 386,590.76	\$ 194,003.23	\$ 95,726.31	\$ 5,185,208.37	\$ 1,505,566.26
A/R - Tenants	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
A/R - Federal Govn	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
A/R - Intercompany	\$ 50,237.61	\$ 333,069.88	\$ (70,211.78)	\$ (144,520.22)	\$ (68,100.27)	\$ 0.00	\$ 0.00
Prepaid Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
A/R - Other	\$ 41,565.13	\$ 20,779.28	\$ 1,088.10	\$ 0.00	\$ 19,697.75	\$ 0.00	\$ 0.00
Accrued Interest	\$ 173,876.83	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 134,711.94	\$ 39,164.89
<b>Total Current Assets</b>	<b>\$ 9,605,443.97</b>	<b>\$ 2,326,518.63</b>	<b>\$ 317,467.08</b>	<b>\$ 49,483.01</b>	<b>\$ 47,323.79</b>	<b>\$ 5,319,920.31</b>	<b>\$ 1,544,731.15</b>
<b>Non Current Assets</b>							
AR - Notes	\$ 0.28	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.28	\$ 0.00
<b>Fixed Assets</b>							
Land	\$ 2,579,621.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,579,621.00
Furniture & equipment	\$ 122,250.20	\$ 110,595.79	\$ 7,661.34	\$ 3,901.70	\$ 91.37	\$ 0.00	\$ 0.00
Building and improvements	\$ 204,173.83	\$ 182,583.78	\$ 9,234.43	\$ 1,943.08	\$ 0.00	\$ 0.00	\$ 10,412.54
Depreciation	\$ (170,767.47)	\$ (150,198.85)	\$ (8,874.78)	\$ (1,281.30)	\$ 0.00	\$ 0.00	\$ (10,412.54)
<b>Net Assets</b>	<b>\$ 2,735,277.56</b>	<b>\$ 142,980.72</b>	<b>\$ 8,020.99</b>	<b>\$ 4,563.48</b>	<b>\$ 91.37</b>	<b>\$ 0.00</b>	<b>\$ 2,579,621.00</b>
Leased Asset	\$ 3,284,419.00	\$ 2,923,132.91	\$ 164,220.95	\$ 131,376.76	\$ 65,688.38	\$ 0.00	\$ 0.00
Amortization	\$ (164,220.95)	\$ (146,156.64)	\$ (8,211.05)	\$ (6,568.84)	\$ (3,284.42)	\$ 0.00	\$ 0.00
<b>Net Assets</b>	<b>\$ 3,120,198.05</b>	<b>\$ 2,776,976.27</b>	<b>\$ 156,009.90</b>	<b>\$ 124,807.92</b>	<b>\$ 62,403.96</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Deferred Outflow of Resources	\$ 496,612.96	\$ 440,510.81	\$ 33,055.15	\$ 17,229.00	\$ 5,818.00	\$ 0.00	\$ 0.00
<b>TOTAL ASSETS</b>	<b>\$ 15,957,532.82</b>	<b>\$ 5,686,986.43</b>	<b>\$ 514,553.12</b>	<b>\$ 196,083.41</b>	<b>\$ 115,637.12</b>	<b>\$ 5,319,920.59</b>	<b>\$ 4,124,352.15</b>
<b>Liabilities and Net Assets</b>							
<b>Liability</b>							
<b>Current Liability</b>							
A/P - Other	\$ 2,557.41	\$ 2,557.40	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.00	\$ 0.00
A/P - City of Berkeley	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
A/P - HUD	\$ 5,468.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 5,468.00	\$ 0.00	\$ 0.00
A/P - Intercompany	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Accrued Liabilities - Current	\$ 31,136.52	\$ 23,065.62	\$ 4,693.69	\$ 2,613.57	\$ 763.64	\$ 0.00	\$ 0.00
Tenant Security Deposit	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Debt Obligations - Current	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total Current Liability</b>	<b>\$ 39,161.93</b>	<b>\$ 25,623.02</b>	<b>\$ 4,693.69</b>	<b>\$ 2,613.57</b>	<b>\$ 6,231.65</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Non Current Liability</b>							
Debt Obligations - Non Curre	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Accrued Liabilities - Non Cur	\$ 111,932.34	\$ 101,881.08	\$ 6,332.97	\$ 3,718.29	\$ 0.00	\$ 0.00	\$ 0.00
FSS Escrow Payable	\$ 67,262.00	\$ 67,262.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Deferred Revenue	\$ 207,410.28	\$ 77,204.05	\$ 0.00	\$ 45,258.28	\$ 84,947.95	\$ 0.00	\$ 0.00
Net Pension & Ret Med Liabi	\$ 805,860.00	\$ 714,823.32	\$ 53,637.68	\$ 27,958.00	\$ 9,441.00	\$ 0.00	\$ 0.00
<b>Total Non Current Liability</b>	<b>\$ 1,192,464.62</b>	<b>\$ 961,170.45</b>	<b>\$ 59,970.65</b>	<b>\$ 76,934.57</b>	<b>\$ 94,388.95</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Lease Liability - Office	\$ 3,226,756.13	\$ 2,871,812.96	\$ 161,337.80	\$ 129,070.25	\$ 64,535.12	\$ 0.00	\$ 0.00
Deferred Inflow of Resources	\$ 922,914.00	\$ 818,652.75	\$ 61,430.25	\$ 32,019.00	\$ 10,812.00	\$ 0.00	\$ 0.00
<b>Total Liability</b>	<b>\$ 5,381,296.68</b>	<b>\$ 4,677,259.18</b>	<b>\$ 287,432.39</b>	<b>\$ 240,637.39</b>	<b>\$ 175,967.72</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Net Assets</b>							
Net Assets - Restricted	\$ 5,369,376.46	\$ 23,217.48	\$ 106,616.00	\$ (16,814.81)	\$ (63,562.80)	\$ 5,319,920.59	
Net Assets - Capital Assets	\$ 2,735,277.56	\$ 142,980.72	\$ 8,020.99	\$ 4,563.48	\$ 91.37	\$ 0.00	\$ 2,579,621.00
Net Assets- Unrestricted	\$ 2,471,582.12	\$ 843,529.05	\$ 112,483.74	\$ (32,302.65)	\$ 3,140.83	\$ 0.00	\$ 1,544,731.15
<b>Total Net Assets</b>	<b>\$ 10,576,236.14</b>	<b>\$ 1,009,727.25</b>	<b>\$ 227,120.73</b>	<b>\$ (44,553.98)</b>	<b>\$ (60,330.60)</b>	<b>\$ 5,319,920.59</b>	<b>\$ 4,124,352.15</b>
<b>Total Liability and Net Assets</b>	<b>\$ 15,957,532.82</b>	<b>\$ 5,686,986.43</b>	<b>\$ 514,553.12</b>	<b>\$ 196,083.41</b>	<b>\$ 115,637.12</b>	<b>\$ 5,319,920.59</b>	<b>\$ 4,124,352.15</b>
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Proceeds Balance</b>	<b>\$ 6,241,034.70</b>					<b>\$ 5,185,208.37</b>	<b>\$ 1,055,826.33</b>

<b>PHA Name</b>	City of Berkeley Housing Authority	<b>PHA Number</b>	CA058	<b>Utilization Report:</b>	<b>TYT Guide</b>	<b>TYT Videos</b>
				<input type="button" value="Save"/>	<input type="button" value="Data Upload"/>	
<b>ACC/Funding Information</b>						
<b>ACC</b>	<b>Current Year (2022)</b>	<b>Year 2 (2023)</b>	<b>Year 3 (2024)</b>			
Beginning ACC Vouchers	91	91	91			
Funding Components	Current Year (2022)	Year 2 (2023)	Year 3 (2024)			
Initial BA Funding	\$1,252,611	\$1,685,525	\$1,621,049			
<b>Leasing and Spending Outcomes: Current and Following Year Projections</b>						
	<b>2022</b>		<b>2023</b>			
UML % of ACC (UMA)	80.9%	80.9%	90.0%			
HAP Exp as % of All Funds	73.4%	73.4%	55.4%			
HAP Exp as % of Eligibility only	125.2%	125.2%	68.6%			
<b>End of Year Results</b>						
Projected 12/31 Total HAP Reserves	\$569,572	\$569,572	\$1,303,152			
HAP Reserves as % of ABA (Start: 70.6%)	45.5%	45.5%	55.3%			
<b>Program Projection Variables</b>						
<b>Success Rate</b>	<b>47%</b>	<b>Annual Turnover Rate</b>	<b>1.3%</b>			
				PIC EOP % as of 1/31/2023 (1 EOPs): 1.32%		
<b>Time from Issuance to HAP Effective Date (Current: 3.41 months)</b>						
% leased in 30 days	9%					
% leased in 30 to 60 days	25%					
% leased in 60 to 90 days	16%					
% leased in 90 to 120 days	16%					
% leased in 120 to 150 days	34%					
<b>Funding Proration/Offset Levels</b>						
<b>HAP</b>						
Year 2 (2023) Rebenchmark	107.5%					
Year 3 (2024) Rebenchmark	100.0%					
<b>Administrative Fees</b>						
Year 1 (2022)	90.0%					
Year 2 (2023)	80.0%					
<b>HUD-Held Reconciliation - 12/31/2021 Cash Sufficiency Check</b>						
HUD-established CYE HHR	\$884,240	HUD-established CYE HHR				
HUD-estimated Restricted Net Position	\$580	Field Did Not Yet Exist				
HUD-Reconciled Lower of HUD-Reconciled/Cash-Capped	\$884,820	No dice, as they say.				
	\$884,820	HUD-Reconciled (Cash-Capped)				
		Lower of H17/H17				
		HUD-Reconciled RNP v PHA-Reported RNP				
		Field Did Not Yet Exist				
		←EOY VMS RNP				
		EOY PHA-Reported RNP→				
		\$580				
<b>Total Funding</b>						
Total Cash-Supported Prior Year-End Reserves	\$669,572	\$669,572	\$1,303,152			
Total Funding Available	\$2,137,431	\$2,924,200	\$2,924,200			
<b>Comments</b>						

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 Allocation	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		76.6%	123.0%	80.2%	125.1%
Mar-22	91	72	\$125,767					72	\$125,767	\$1,747		76.8%	122.1%	79.1%	120.5%
Apr-22	91	72	\$130,560					72	\$130,560	\$1,813		78.8%	122.8%	79.1%	125.1%
May-22	91	71	\$123,503					71	\$123,503	\$1,739		78.7%	120.9%	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%	81.3%	124.1%
Sep-22	91	74	\$132,032					74	\$132,032	\$1,784		79.4%	122.2%	81.3%	126.5%
Oct-22	91	75	\$138,833					75	\$138,833	\$1,854		79.7%	122.4%	82.4%	134.0%
Nov-22	91	76	\$141,489	0				76	\$141,489	\$1,814		80.2%	124.5%	85.7%	135.6%
Dec-22	91	80	\$136,270	0				80	\$136,270	\$1,728		80.9%	123.2%	87.9%	132.5%
<b>Total</b>	<b>1,082</b>	<b>883</b>	<b>\$1,967,859</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>883</b>	<b>\$1,967,859</b>	<b>\$1,776</b>		<b>80.9%</b>	<b>125.2%</b>	<b>87.9%</b>	<b>132.5%</b>
<b>2023</b>															
Jan-23	91	80	\$132,011	7		0	-0.1	80	\$132,011	\$1,650		87.9%	67.3%	87.9%	67.3%
Feb-23	91	80	\$132,355			0	-0.1	80	\$132,355	\$1,650		88.0%	67.4%	88.1%	67.5%
Mar-23	91	81	\$133,567			1	-0.1	81	\$133,567	\$1,650		88.3%	67.6%	88.9%	68.1%
Apr-23	91	81	\$134,289			1	-0.1	81	\$134,289	\$1,650		88.6%	67.8%	89.4%	68.4%
May-23	91	82	\$135,011			1	-0.1	82	\$135,011	\$1,650		88.9%	68.0%	89.9%	68.8%
Jun-23	91	83	\$136,708			1	-0.1	83	\$136,708	\$1,650		89.2%	68.3%	91.0%	69.7%
Jul-23	91	83	\$136,558			0	-0.1	83	\$136,558	\$1,650		89.5%	68.5%	90.9%	69.6%
Aug-23	91	83	\$136,409			0	-0.1	83	\$136,409	\$1,650		89.6%	68.6%	90.8%	69.5%
Sep-23	91	83	\$136,259			0	-0.1	83	\$136,259	\$1,650		89.8%	68.7%	90.7%	69.4%
Oct-23	91	82	\$136,110			0	-0.1	82	\$136,110	\$1,650		89.9%	68.8%	90.5%	69.4%
Nov-23	91	82	\$135,960			0	-0.1	82	\$135,960	\$1,650		89.9%	68.8%	90.5%	69.3%
Dec-23	91	82	\$135,811			0	-0.1	82	\$135,811	\$1,650		90.0%	68.8%	90.4%	69.2%
<b>Total</b>	<b>1,082</b>	<b>80</b>	<b>\$1,967,049</b>	<b>7</b>	<b>0</b>	<b>3</b>	<b>-1.0</b>	<b>962</b>	<b>\$1,967,049</b>	<b>\$1,650</b>		<b>90.0%</b>	<b>68.8%</b>	<b>90.4%</b>	<b>69.2%</b>

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
<a href="#">Print</a> <a href="#">TYT Guide</a> <a href="#">TYT Videos</a>			
<a href="#">Save</a> <a href="#">Access Additional Tools</a> <a href="#">Disclaimer</a>			
<a href="#">Utilization Report (3)</a>			
<b>ACC/Funding Information</b>			
ACC	Current Year (2022)	Year 2 (2023)	Year 3 (2024)
Beginning ACC Vouchers	1,975	1,989	1,989
Funding Components	Current Year (2022)	Year 2 (2023)	Year 3 (2024)
Initial BA Funding (net offset)	\$31,956,554	\$32,847,745	\$32,847,745
Offset of HAP Reserves	\$0	\$0	\$0
Set Aside Funding	\$699,071		
New ACC Units Funding	\$75,487	\$228,460	\$0
Total ABA Funding Provided	\$32,731,112	\$33,074,204	\$32,847,745
PHA Income	\$0	\$0	
Total Cash-Supported Prior Year-End Reserves	\$3,169,514	\$5,899,987	\$9,263,912
<b>Total Funding</b>			
Total Funding Available	\$35,900,626	\$38,974,191	\$42,111,656
<b>Funding Proration/Offset Levels</b>			
	HAP		
Year 2 (2023) Benchmark	107.5%		
Year 3 (2024) Benchmark	100.0%		
Year 2 (2023) % Excess Reserves Offset	0.0%		
Year 3 (2024) % Excess Reserves Offset	0.0%		
<b>Administrative Fees</b>			
Year 1 (2022)	89.0%		
Year 2 (2023)	91.0%		
<b>Program Projection Variables</b>			
Success Rate	47%	Annual Turnover Rate	4.7%
PIC EOP % as of 1/31/2023 (64 EOPs): 3.59%			
<b>2023 Estimated Inflation Factor</b>			
7.5%			
<b>Times from Issuance to HAP Effective Date (Current: 3.41 months)</b>			
% leased in 30 days	9%		
% leased in 30 to 60 days	25%		
% leased in 60 to 90 days	16%		
% leased in 90 to 120 days	16%		
% leased in 120 to 150 days	34%		
<b>Leasing and Spending Outcomes: Current and Following Year Projections</b>			
	2022	2023	
UML % of ACC (UMA)	75.6%	76.7%	76.7%
HAP Exp as % of All Funds	83.6%	76.2%	76.2%
HAP Exp as % of Eligibility only	91.7%	89.8%	89.8%
<b>End of Year 3 Results</b>			
Projected 12/31 Total HAP Reserves	\$5,899,987	\$9,263,912	
HAP Reserves as % of ABA (Start: 9.7%)	18.4%	28.0%	
"Excess" Reserves Subject To Offset	\$3,346,291	\$7,374,232	
<b>End of Year 3 Results (2023)</b>			
Projected Total HAP Reserves	\$11,513,462	35.1%	
<b>Administrative Fees Analysis</b>			
See Detail			
<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY, \$)	\$2,429,840
\$143.55	\$133.99	Expense	\$0
No PHA		Expense %	0.0%
Based on the most recent official (end of fiscal year) UNP. CA058 has a projected 2022 Calendar Year-End (CYE) UNP of \$2,429,840 (or 100% of CY 2022 Earned Admin Fees) and a 2023 CYE UNP of \$4,859,680 (or 192.1% of CY 2023 Earned Admin Fees).			
<b>HUD-Held Reconciliation - 12/31/2021 Cash Sufficiency Check</b>			
HUD-established CYE HHR	\$2,587,314	HUD-established CYE HHR	
HUD-Estimated Reconciled Net Position	\$582,200	PHA-Held Cash 12/31/2021 (VMS)	\$2,426,896
HUD-Reconciled	\$3,169,514	HUD-Reconciled (Cash Capped)	\$5,014,210
Lower of H17/I17 (May Override)	\$3,169,514	Lower of H17/I17 (May Override)	
HUD v. PHA difference: (\$3,000) or 0% of Eligibility		HUD-Reconciled RNP v PHA-Reported RNP	\$582,203
		HUD-Desired RNP ->	\$582,200

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	\$1,677		75.2%	91.6%	75.0%	90.5%
Apr-22	1,975	1,489	\$2,497,389					1,489	\$2,497,389	\$1,677		75.1%	91.3%	75.0%	90.2%
May-22	1,975	1,482	\$2,460,937					1,482	\$2,460,937	\$1,651		75.2%	90.0%	75.4%	83.5%
Jun-22	1,975	1,490	\$2,477,791					1,490	\$2,477,791	\$1,529		75.3%	91.2%	75.9%	98.1%
Jul-22	1,975	1,498	\$2,476,502					1,498	\$2,476,502	\$1,787		75.4%	91.2%	75.9%	91.3%
Aug-22	1,975	1,499	\$2,491,021					1,499	\$2,491,021	\$1,662		75.4%	91.4%	75.7%	93.4%
Sep-22	1,989	1,495	\$2,548,045					1,495	\$2,548,045	\$1,704		75.5%	91.7%	76.8%	93.5%
Oct-22	1,989	1,507	\$2,550,398					1,507	\$2,550,398	\$1,692		75.5%	91.7%	76.8%	91.8%
Nov-22	1,989	1,520	\$2,504,757					1,520	\$2,504,757	\$1,648		75.6%	91.7%	76.8%	91.8%
Dec-22	1,989	1,517	\$2,496,266					1,517	\$2,496,266	\$1,646		75.6%	91.7%	76.8%	91.8%
<b>Total</b>	<b>23,742</b>	<b>17,947</b>	<b>\$30,000,639</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>17,947</b>	<b>\$30,000,639</b>	<b>\$1,672</b>		<b>75.6%</b>	<b>91.7%</b>	<b>76.8%</b>	<b>91.8%</b>
Jan-23	1,989	1,511	\$2,451,861					1,511	\$2,451,861	\$1,623		76.0%	89.0%	76.0%	89.0%
Feb-23	1,989	1,537	\$2,494,135	32		0	-5.9	1,537	\$2,494,135	\$1,623		76.6%	89.7%	77.3%	90.9%
Mar-23	1,989	1,532	\$2,486,201	1		0	-6.1	1,532	\$2,486,201	\$1,623		76.8%	89.9%	77.0%	90.2%
Apr-23	1,989	1,527	\$2,478,298	5		0	-6.0	1,527	\$2,478,298	\$1,623		76.8%	89.9%	76.8%	89.9%
May-23	1,989	1,523	\$2,470,770	10		0	-6.0	1,523	\$2,470,770	\$1,623		76.7%	89.8%	76.8%	89.6%
Jun-23	1,989	1,519	\$2,464,567	10		1	-6.0	1,519	\$2,464,567	\$1,623		76.7%	89.8%	76.4%	89.4%
Jul-23	1,989	1,516	\$2,459,953	40		2	-6.0	1,516	\$2,459,953	\$1,623		76.5%	89.7%	76.2%	89.3%
Aug-23	1,989	1,515	\$2,458,636	40		4	-6.0	1,515	\$2,458,636	\$1,623		76.5%	89.6%	76.2%	89.2%
Sep-23	1,989	1,519	\$2,464,951	40		9	-6.0	1,519	\$2,464,951	\$1,623		76.5%	89.6%	76.4%	89.4%
Oct-23	1,989	1,526	\$2,476,198	40		12	-6.0	1,526	\$2,476,198	\$1,623		76.5%	89.6%	76.7%	89.5%
Nov-23	1,989	1,535	\$2,491,082	40		14	-6.0	1,535	\$2,491,082	\$1,623		76.6%	89.7%	77.2%	90.8%
Dec-23	1,989	1,549	\$2,513,647	40		19	-6.0	1,549	\$2,513,647	\$1,623		76.7%	89.8%	77.9%	91.2%
<b>Total</b>	<b>23,668</b>	<b>1,511</b>	<b>\$2,451,861</b>	<b>265</b>	<b>44</b>	<b>60</b>	<b>-6.0</b>	<b>15,309</b>	<b>\$29,710,279</b>	<b>\$1,623</b>		<b>76.7%</b>	<b>89.8%</b>	<b>77.9%</b>	<b>91.2%</b>

SPVs: Additional SPV leasing should focus on the 5 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,426,886 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.

Graphs

Comments (Optional)



Restricted

Utilization Report (3)

PHA Name	City of Berkeley Housing Authority	PHA Number	CA058
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EHV ACC and Funding Information			
Current Year (2022)	Year 2 (2023)	Year 3 (2024)	Year 3 (2024)
Beginning ACC # Vouchers	51	51	51
Budget Authority	\$1,365,032	\$528,181	\$799,146
12/31 RNP		\$636,951	\$565,886
12/31 HHR		\$1,365,032	\$1,365,032

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

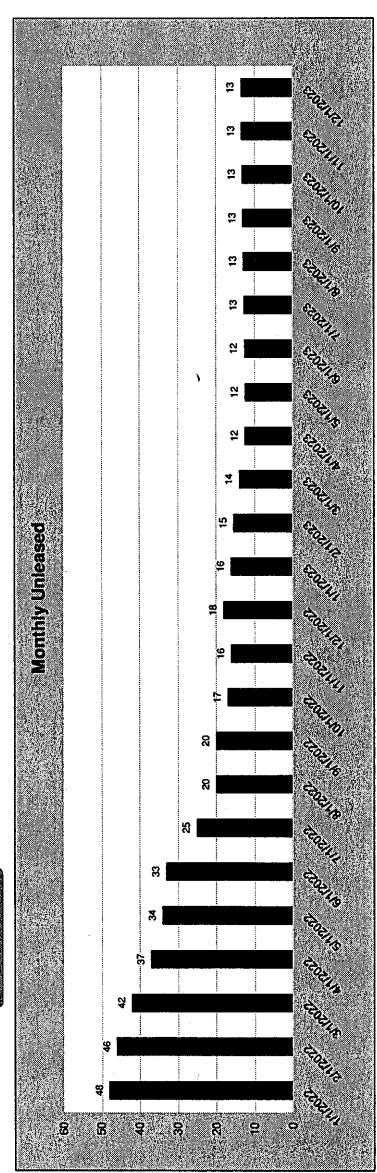
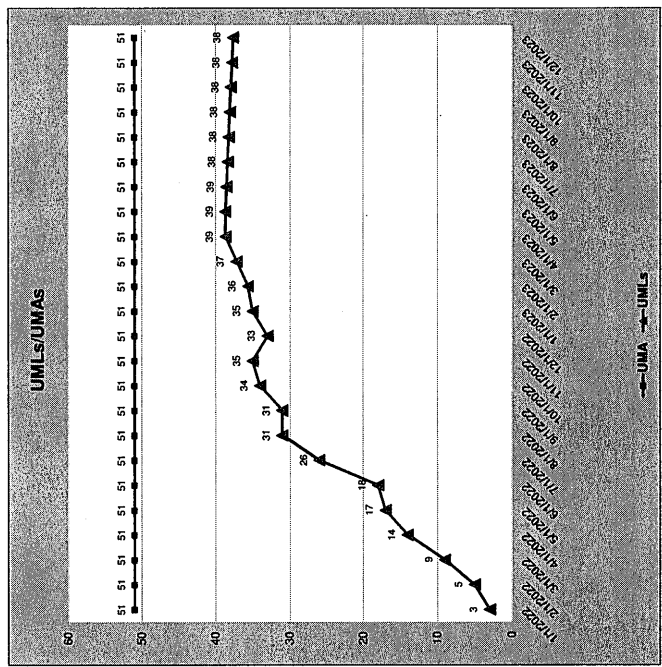
The EHV TYT does include budget authority information in a few places as, if costs are exceeding budget authority, you will need to request more budget authority.

EHV Program Projection Variables	
Success Rate	47%
Annual Turnover Rate	4.7%
PIC EOP % as of 10/31/2023 (54 EOPs): 3.59%	

EHV Leasing Outcome: Current and Following Year Projections	
UML % of ACC (UMA)	41.8%
	73.8%

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

Annual UML/UMA	
	71.9%



- Upload DCR
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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 %
51	3	\$8,770			0	0.0	3	\$8,770	\$2,923		5.9%	5.9%
51	5	\$12,296			0	0.0	5	\$12,296	\$2,459		7.8%	9.8%
51	9	\$21,239			0	0.0	9	\$21,239	\$2,360		11.1%	17.6%
51	14	\$31,919			0	0.0	14	\$31,919	\$2,280		15.2%	27.5%
51	17	\$35,755			0	-0.1	17	\$35,755	\$2,103		18.6%	33.3%
51	18	\$36,712			0	-0.1	18	\$36,712	\$2,040		21.6%	35.3%
51	26	\$52,344			0	-0.1	26	\$52,344	\$2,013		25.6%	51.0%
51	31	\$55,686			0	-0.1	31	\$55,686	\$1,796		30.1%	60.8%
51	31	\$68,904			0	-0.1	31	\$68,904	\$2,223		33.3%	60.8%
51	34	\$66,771			0	-0.1	34	\$66,771	\$1,984		36.5%	66.7%
51	35	\$69,972			0	-0.1	35	\$69,972	\$1,969		39.8%	68.6%
51	33	\$67,813			0	-0.1	33	\$67,813	\$2,055		41.8%	64.7%
612	296	\$528,181	0	0	0	-0.9	296	\$528,181			47.6%	
51	35	\$61,958	9		0	-0.1	35	\$61,958	\$1,770		68.6%	68.6%
51	36	\$93,082	1		1	-0.1	36	\$93,082	\$1,770		69.2%	69.9%
51	37	\$65,609	2		2	-0.1	37	\$65,609	\$1,770		70.5%	72.9%
51	39	\$68,395	0		0	-0.1	39	\$68,395	\$1,770		71.8%	75.8%
51	39	\$68,426	0		0	-0.2	39	\$68,426	\$1,770		72.6%	75.8%
51	39	\$68,156	0		0	-0.2	39	\$68,156	\$1,770		73.1%	75.5%
51	38	\$67,888	0		0	-0.2	38	\$67,888	\$1,770		73.4%	75.2%
51	38	\$67,621	0		0	-0.2	38	\$67,621	\$1,770		73.6%	74.9%
51	38	\$67,355	0		0	-0.2	38	\$67,355	\$1,770		73.7%	74.6%
51	38	\$67,089	0		0	-0.1	38	\$67,089	\$1,770		73.7%	74.3%
51	38	\$66,823	0		0	-0.1	38	\$66,823	\$1,770		73.8%	74.0%
51	38	\$66,557	0		0	-0.1	38	\$66,557	\$1,770		73.8%	73.7%
612	35	\$61,958	9	0	4	-1.8	451	\$799,146			73.8%	