

**BERKELEY HOUSING AUTHORITY
DETAIL - PROPOSED Budget
All Housing Programs
For Fiscal Year 2013-2014**



(Assumes July 2013 Tax Credit Application and transfer of title in December 2013)

	DESCRIPTION HUD Authorized Units ==>	Grand Total PROPOSED BUDGET FY2014 (a) = (b + c + d + e)	Section 8		Public Housing (PH) Program		Projected BUDGET FY2013 as of 05/31/13	APPROVED BUDGET FY2013
			Voucher Program 1,901 Units (b)	Mod. Rehab Program 98 Units ©	LIPH (Fed) Program 61 Units (d)	RHCP (State) Program 14 Units (e)		
	HOUSING ASSISTANCE PAYMENTS (HAP)							
1	HAP Revenue from HUD	\$ 21,112,229	\$ 20,447,789	\$ 664,440			\$ 21,454,242	\$ 22,175,921
2	HAP Expenses to Owners	\$ 22,119,126	21,454,686	664,440			\$ 21,654,665	\$ 22,507,105
	Estimated excess (shortfall) in HAP revenue	\$ (1,006,897)	\$ (1,006,897)	\$ 0			\$ (200,423)	\$ (331,184)
	Estimated Net Restricted Reserve balance as of 07/01/2013	\$ 1,456,558	\$ 1,456,558				\$ 1,727,614	\$ 1,711,682
	OPERATING & CAPITAL IMPROVEMENT REVENUE							
3	Administrative Fees	\$ 1,665,063	\$ 1,536,131	\$ 128,932			\$ 1,759,003	\$ 1,894,802
4	Operating Subsidy	\$ 31,200				31,200	\$ 228,389	\$ 227,769
5	Asset Repositioning Fee	\$ 139,653			139,653		\$ 77,806	\$ 77,806
6	Rental Income	\$ 64,212			57,078	7,134	\$ 187,906	\$ 115,520
7	Capital Fund - Operations	\$ 0					\$101,456	\$101,456
8	Disposition Proceeds - Initial	\$ 0					\$100,000	
9	Disposition Proceeds - Likely Worst Case Scenario	\$ 3,574,000			3,574,000			
10	Other Revenue - Section 108 Loan	\$ 0					\$120,000	\$120,000
11	Housing Trust Fund (HTF) Loan	\$ 0					\$283,287	\$283,287
12	Miscellaneous Income	\$ 6,120	6,000	120			\$ 23,290	\$ 9,480
	Total Operating & Capital Improvement Revenue	\$ 5,480,248	\$ 1,542,131	\$ 129,052	\$ 3,770,731	\$ 38,334	\$ 2,881,137	\$ 2,830,120
	TOTAL REVENUE	\$ 26,592,477	\$ 21,989,920	\$ 793,492	\$ 3,770,731	\$ 38,334	\$ 24,335,379	\$ 25,006,041
	Available for Operating & Capital Improvement	\$ 5,480,248	\$ 1,542,131	\$ 129,052	\$ 3,770,731	\$ 38,334	\$ 2,881,137	\$ 2,830,120
	OPERATING EXPENSES							
	ADMINISTRATION							
13	Salaries	\$ 1,091,250	892,124	85,721	97,653	15,751	\$ 1,094,531	\$ 1,115,859
13	Employee Benefits	\$ 613,056	500,981	46,583	56,094	9,398	\$ 571,936	\$ 668,614
13	Sub-total salaries and employee benefits	1,704,306	1,393,105	132,304	153,747	25,150	1,666,467	\$ 1,784,473
14	Fee - Legal Expense - Outside Counsel	\$ 93,088	80,160	4,404	7,713	811	\$ 99,499	97,768
14	Fee - Audit Fees	\$ 18,900	15,379	845	1,707	969	\$ 23,600	\$ 24,200
14	Fee - Consultants - General Consultants	\$ 55,351	49,864	2,768	2,166	554	\$ 53,672	\$ 29,671
14	Fee - Inspection	\$ 91,859	88,275	3,584	-	-	\$ 84,967	\$ 104,390
15	Office Rent	\$ 142,120	\$ 129,376	\$ 7,106	\$ 4,217	1,421	\$ 136,112	\$ 139,120
15	Travel/Transportation	\$ 6,230	5,669	312	187	62	\$ 931	\$ 6,230
15	Staff Training	\$ 7,200	6,552	360	216	72	\$ 457	\$ 7,200
15	Administrative fees to other PHA on Port out	\$ 63,145	63,145	-			\$ 64,398	\$ 51,277
15	Publications & Subscriptions	\$ 2,250	2,048	113	68	23	\$ 2,252	\$ 2,250
15	Memberships & Dues	\$ 4,723	4,298	236	142	47	\$ 4,723	\$ 4,723
15	Telephone	\$ 8,400	7,644	420	252	84	\$ 7,146	\$ 8,400
15	Office Supplies	\$ 21,600	19,567	1,169	648	216	\$ 19,436	\$ 25,200
15	Postage	\$ 22,091	20,103	1,105	663	221	\$ 20,713	\$ 21,600
15	Printing & Reproduction	\$ 7,200	6,552	360	216	72	\$ 7,478	\$ 7,200
15	Equipment maintenance	\$ 5,350	4,869	268	161	54	\$ 184	\$ 800
15	Equipment Lease	\$ 7,088	6,450	354	213	71	\$ 7,403	\$ 7,868
15	Advertising	\$ 2,900	2,639	145	87	29	\$ 1,578	\$ 2,900
15	Messenger/delivery service	\$ 5,280	4,805	264	158	53	\$ 4,283	\$ 6,600
15	Software Maintenance	\$ 18,940	17,085	1,097	758	-	\$ 24,868	\$ 26,380
15	Other Sundry Items	\$ 12,600	11,466	630	378	126	\$ 13,022	\$ 12,600

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			Voucher Program 1,901 Units	Mod. Rehab Program 98 Units	LIPH (Fed) Program 61 Units	RHCP (State) Program 14 Units		
		(a) = (b + c + d + e)	(b)	(c)	(d)	(e)		
21	Interest	\$ -					\$ 8,882	\$ 12,846
	Total Administrative Expenses	\$ 2,300,620	\$ 1,939,050	\$ 157,842	\$ 173,694	\$ 30,033	\$ 2,252,071	\$ 2,383,697
16	DISPOSITION							
16	Relocation Consulting	\$ 45,000			\$ 45,000		\$ 132,000	\$ 27,000
16	Relocation Benefits to Residents	\$ 50,517			\$ 50,517	\$ -	\$ 106,382	\$ 187,000
16	HUD Disposition Consulting	\$ 18,200	\$ -		\$ 18,200		\$ -	\$ 18,200
16	Legal Consulting	\$ 18,000			\$ 18,000		\$ 30,575	\$ 20,000
16	Vacant Unit Security Program	\$ 31,350			\$ 31,350		\$ 18,910	\$ 24,815
16	Construction Consulting	\$ -			\$ -		\$ 19,814	\$ 35,000
16	Contingency	\$ 5,000			\$ 5,000		\$ -	\$ -
16	Total Disposition Expenses	\$ 168,067	\$ -	\$ -	\$ 168,067	\$ -	\$ 307,681	\$ 312,015
17	UTILITIES							
17	Utilities - Electricity	\$ 12,000	10,465	575	845	115	\$ 16,426	\$ 15,000
17	Utilities - Water	\$ 2,500	2,220	122	133	24	\$ 1,844	\$ 2,860
17	Utilities - Refuse	\$ 9,105	1,350	74	6,179	1,502	\$ 20,794	\$ 26,770
17	Total Utilities	\$ 23,605	\$ 14,035	\$ 771	\$ 7,158	\$ 1,641	\$ 39,064	\$ 44,630
18	ROUTINE MAINTENANCE							
18	Facilities maintenance	\$ 59,400	10,374	570	37,565	10,891	\$ 124,800	\$ 155,400
18	Mgmt Contract	\$ 8,250	-	-	6,683	1,568	\$ 33,000	\$ 33,000
18	Total Routine Maintenance	\$ 67,650	\$ 10,374	\$ 570	\$ 44,248	\$ 12,459	\$ 157,800	\$ 188,400
19	GENERAL EXPENSES							
19	Insurance	\$ 44,700	35,126	1,930	6,038	1,606	\$ 46,942	\$ 48,800
19	Other General Expenses (includes Stipends)	\$ 2,000	1,820	100	60	20	\$ 1,026	\$ 2,630
19	Total General Expenses	\$ 46,700	\$ 36,946	\$ 2,030	\$ 6,098	\$ 1,626	\$ 47,968	\$ 51,430
	TOTAL OPERATING EXPENSES	\$ 2,606,641.90	\$ 2,000,405	\$ 161,214	\$ 399,264	\$ 45,759	\$ 2,804,584.00	\$ 2,980,172
20	NON-ROUTINE EXPENSES / CAPITAL EXPENDITURE							
20	Replacement of Existing Equipment						\$ 41,000	\$ 37,500
21	Moving expenses	\$ -	-	-	-	-		
20	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMEN	-	-	-	\$ -	\$ -	41,000	37,500
21	DEBT SERVICE							
21	Section 108 Loan	\$ -					\$ 355,000	\$ 326,771
21	HTF Loan	\$ -					\$ -	\$ -
	TOTAL DEBT SERVICE	-	-	-	\$ -	\$ -	355,000	326,771
	TOTAL EXPENSES	\$ 2,606,642	\$ 2,000,405	\$ 161,214	\$ 399,264	\$ 45,759	\$ 3,200,584	\$ 3,344,443
22	TRANSFER OF DISPOSITION NET PROCEEDS TO S8 LONG TERM FUND	\$ 3,574,000			\$ 3,574,000		\$ 100,000	\$ -
82	OPERATING SURPLUS (DEFICIT)	\$ (700,394)	\$ (458,274)	\$ (32,162)	\$ (202,534)	\$ (7,425)	\$ (419,447)	\$ (514,323)

ESTIMATED OPERATING RESERVE AS OF 07/01/2013	\$ 461,591	\$ 115,265	\$ 202,534	\$ 14,684
ESTIMATED OPERATING RESERVE BALANCE (SHORTFALL) AS OF 06/30/2014	\$ 3,317	\$ 83,103	\$ 0	\$ 7,259
USE OF NET PROCEEDS	\$ -	\$ -	\$ -	\$ -