

**BERKELEY HOUSING AUTHORITY
DETAIL - PROPOSED Budget
For Fiscal Year 2014-2015
Section 8 Only**



	DESCRIPTION HUD Authorized Units ==>	Grand Total PROPOSED BUDGET FY2015	Section 8		PROJECTED ACTUAL FY2014 4/30/2014	Increase (Decrease)	%
			Voucher Program 1,866 Units	Mod. Rehab Program 98 Units			
		(a) = (b + c)	(b)	(c)	(d)	(e) = (a - d)	
HOUSING ASSISTANCE PAYMENTS (HAP)							
1	HAP Revenue from HUD	\$ 23,584,772	\$ 22,896,812	\$ 687,960	\$ 20,786,437	\$ 2,798,335	13%
2	HAP Expenses to Owners	\$ 22,746,960	22,059,000	687,960	\$ 22,105,899	\$ 641,061	3%
	Estimated excess (shortfall) in HAP revenue	\$ 837,812	\$ 837,812	\$0	\$ (1,319,462)	\$ 2,157,274	163%
	Estimated Net Restricted Reserve balance, beginning of FY	\$ 265,120	\$ 265,120		\$ 1,584,582		
OPERATING & CAPITAL IMPROVEMENT REVENUE							
3	Administrative Fees	\$ 1,848,716	\$ 1,718,337	\$ 130,378	\$ 1,751,763	\$ 96,953	6%
4	Operating Subsidy	\$ -			\$ 26,047	\$ (26,047)	-100%
5	Asset Repositioning Fee	\$ -			\$ 203,911	\$ (203,911)	-100%
6	Rental Income	\$ -			\$ 76,056	\$ (76,056)	-100%
7	Capital Fund - Operations	\$ -			\$ 93,878	\$ (93,878)	100%
8	Disposition Proceeds	\$ -			\$ 2,887,123	\$ (2,887,123)	-100%
9	Miscellaneous Income	\$ 16,600	16,600		\$ 28,953	\$ (12,353)	-43%
	Total Operating & Capital Improvement Revenue	\$ 1,865,316	\$ 1,734,937	\$ 130,378	\$ 5,067,731	\$ (3,202,415)	-63%
	TOTAL REVENUE	\$ 25,450,088	\$ 24,631,749	\$ 818,338	\$ 25,854,168	\$ (404,080)	-2%
	Available for Operating & Capital Improvement	\$ 1,865,316	\$ 1,734,937	\$ 130,378	\$ 5,067,731	\$ (3,202,415)	-63%
OPERATING EXPENSES							
ADMINISTRATION							
10	Salaries	\$ 963,525	891,104	72,421	\$ 1,000,926	\$ (37,401)	-4%
10	Employee Benefits	\$ 548,361	508,511	39,850	\$ 539,564	\$ 8,797	2%
10	Sub-total salaries and employee benefits	1,511,885	1,399,614	112,271	1,540,490	\$ (28,605)	-2%
11.i	Fee - Legal Expense - Outside Counsel	\$ 73,320	69,654	3,666	\$ 73,124	\$ 196	0%
11.ii	Fee - Audit Fees	\$ 18,900	17,955	945	\$ 18,900	\$ -	0%
11.iii	Fee - Consultants - General Consultants	\$ 54,915	52,169	2,746	\$ 54,445	\$ 470	1%
11.iv	Fee - Inspection	\$ 88,601	84,827	3,774	\$ 79,283	\$ 9,318	12%
12.i	Office Rent	\$ 96,817	\$ 91,976	\$ 4,841	\$ 95,066	\$ 1,751	2%
12.ii	Travel/Transportation	\$ 6,230	5,919	312	\$ 3,720	\$ 2,510	67%
12.ii	Staff Training	\$ 7,200	6,840	360	\$ 2,878	\$ 4,322	150%
12.iii	Administrative fees to other PHA on Port out	\$ 109,620	104,139	5,481	\$ 115,476	\$ (5,856)	-5%
12.iv	Publications & Subscriptions	\$ 2,250	2,138	113	\$ 2,161	\$ 89	4%
12.v	Memberships & Dues	\$ 5,296	5,031	265	\$ 4,753	\$ 543	11%
12.vi	Telephone	\$ 5,940	5,643	297	\$ 7,932	\$ (1,992)	-25%
12.vii	Office Supplies	\$ 16,800	15,871	929	\$ 21,740	\$ (4,940)	-23%
12.viii	Postage	\$ 17,640	16,758	882	\$ 20,939	\$ (3,299)	-16%
12.ix	Printing & Reproduction	\$ 12,000	11,400	600	\$ 7,081	\$ 4,919	69%
12.x	Equipment maintenance	\$ 6,360	6,042	318	\$ 4,935	\$ 1,425	29%
12.x	Equipment Lease	\$ 6,588	6,259	329	\$ 7,425	\$ (837)	-11%
12.xi	Advertising	\$ 2,400	2,280	120	\$ 1,726	\$ 674	39%
12.xii	Messenger/delivery service	\$ 4,560	4,332	228	\$ 3,715	\$ 845	23%
12.xiii	Software Maintenance	\$ 27,030	25,529	1,502	\$ 18,568	\$ 8,462	46%
12.xiv	Other Sundry Items	\$ 12,600	11,970	630	\$ 12,928	\$ (328)	-3%
	Total Administrative Expenses	\$ 2,086,952	\$ 1,946,345	\$ 140,608	\$ 2,097,285	\$ (10,333)	0%

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			Voucher Program 1,866 Units (b)	Mod. Rehab Program 98 Units (c)			
13	DISPOSITION						
13	Relocation Consulting	\$ -			\$ 50,949	\$ (50,949)	-100%
13	Relocation Benefits to Residents	\$ -			\$ 107,297	\$ (107,297)	100%
13	HUD Disposition Consulting	\$ -	\$ -		\$ 41,441	\$ (41,441)	0%
13	Legal Consulting	\$ -			\$ 82,774	\$ (82,774)	-100%
13	Construction Consulting	\$ -			\$ 58,770	\$ (58,770)	-100%
13	Total Disposition Expenses	\$ -	\$ -	\$ -	\$ 341,231	\$ (341,231)	-100%
14	UTILITIES						
14	Utilities - Electricity	\$ -			\$ 1,290	\$ (1,290)	-100%
14	Utilities - Water	\$ -			\$ 6,207	\$ (6,207)	-100%
14	Utilities - Refuse	\$ -			\$ 8,364	\$ (8,364)	-100%
14	Total Utilities	\$ -	\$ -	\$ -	\$ 15,861	\$ (15,861)	-100%
15	ROUTINE MAINTENANCE						
15	Facilities maintenance	\$ 3,204	3,044	160	\$ 66,783	\$ (63,579)	-95%
15	Mgmt Contract	\$ -			\$ 13,386	\$ (13,386)	-100%
15	Total Routine Maintenance	\$ 3,204	\$ 3,044	\$ 160	\$ 80,169	\$ (76,965)	-96%
16	GENERAL EXPENSES						
16.i	Insurance	\$ 33,551	31,874	1,678	\$ 45,200	\$ (11,649)	-26%
16.ii	Other General Expenses	\$ 16,200	15,390	810	\$ 2,251	\$ 13,949	620%
16	Total General Expenses	\$ 49,751	\$ 47,264	\$ 2,488	\$ 47,451	\$ 2,300	5%
	TOTAL OPERATING EXPENSES	\$ 2,139,907.81	\$ 1,996,653	\$ 143,255	\$ 2,581,997.00	\$ (442,089.19)	-17%
17	NON-ROUTINE EXPENSES / CAPITAL EXPENDITURE						
17	Replacement of Existing Equipment				\$ 166,095	\$ (166,095)	100%
17	Moving expenses				\$ 33,000	\$ (33,000)	0%
17	TOTAL NON-ROUTINE EXPENSES / CAPITAL IMPROVEMENTS	-	-	-	199,095	(199,095)	100%
18	DEBT SERVICE						
18	Section 108 Loan	\$ -			\$ 183,000	\$ (183,000)	-100%
	TOTAL DEBT SERVICE	-	-	-	183,000	(183,000)	-100%
	TOTAL EXPENSES	\$ 2,139,908	\$ 1,996,653	\$ 143,255	\$ 2,964,092	\$ (824,184)	-28%
18	TRANSFER OF DISPOSITION NET PROCEEDS TO S8 LONG TERM FUND	\$ -					
19	OPERATING SURPLUS (DEFICIT)	\$ (274,592)	\$ (261,715)	\$ (12,877)			

ESTIMATED OPERATING RESERVE AS OF 07/01/2014	\$ 389,429	\$ 114,342
ESTIMATED OPERATING RESERVE BALANCE (SHORTFALL) AS OF 06/30/2015	\$ 127,714	\$ 101,465
USE OF NET PROCEEDS	\$ -	\$ -