



Proposed Operating Budget

Fiscal Year 2025

(October 1, 2024 – September 30, 2025)

Broward County Housing Authority 2025 Budget

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Memorandum 2024-06 (CEO)

To: BCHA Board of Commissioners

From: Parnell Joyce, Chief Executive Officer *PJ*

Thru: Peter Jannis, Chief Financial Officer *PJS*

Thru: Paul Raikes, Controller *PR*

Date: July 22, 2024

Subject: **Proposed Operating Budget Fiscal Year October 1, 2024 – September 30, 2025**

Attached is the proposed agency-wide budget for the fiscal year beginning October 1, 2024. This document includes budgets for the following programs:

- Assisted Housing
- Housing Counseling
- Affordable Housing
- Development
- Multifamily Affiliates
- Central Office Cost Center

Below are the highlights for the proposed fiscal year 2025 budget and include the finalized health insurance costs, all of which can be discussed at our upcoming meeting. Any recommendations and observations provided by the Audit Committee will be forwarded to the Board of Commissioners for its consideration at its meeting on August 20, 2024.

Assisted Housing

The Housing Assistance Payments (HAP) to the landlords is expected to increase by 11% with a 99.5% proration that allows us to fund our voucher program. Our per unit costs continue to increase; however, the estimated funding is adequate for existing vouchers.

An administrative fee reserve of \$7,834,691 exists at the end of the current fiscal year. An ending administrative fee reserve of \$7,258,284 is projected for the upcoming budget year with a 91% proration, which reflects a net decrease of (\$576,407) due to expenditures exceeding revenues. Expenditures include: \$385,000 budgeted capital expenditures for completing Phase II of the OnBase paperless project (\$160,000), flooring, and painting for the Headway Office; and reduced overhead reimbursements from ending participation in the Continuum of Care program (\$145,000).

Housing Counseling

Housing Counseling is funded through a grant from Broward County Community Development. We anticipate \$65,000 from Broward County Community Development Block Grant Funds. Funding from the grant is sufficient to cover the budgeted costs of the program for county-wide counseling services.

Affordable Housing and Low-Income Housing Tax Credit Properties

The estimated rents for the affordable properties (College Gardens, Crystal Lake Townhomes, Twin Oaks, Ocean Drive, Manors at Middle River, and Villas of Pompano) are expected to increase by 9%, and the properties are expected to end the year with a surplus of \$831,921. The tax credit properties (BBC Homes, Inc.; TP Homes Communities; Highland Gardens Senior Housing; OP Better Communities; BBC Ehlinger; and Broward Workforce Communities) are forecasted to end the year with a surplus of \$1,352,794. The total budgeted cash flow for all the properties for fiscal year 2025 is \$2,184,715. This amount funds BBC and is also available to offset operating and capital costs at former public housing (RAD) sites to address emergency work, to cover insurance deductibles, and to preserve and sustain housing for extremely low-income populations.

Building Better Communities

Building Better Communities has a projected budget deficit of (\$4,910,334) which includes transfers out for two (2) loans, at Tequesta Reserve as a long term loan and at Highland Gardens to pay down the LTD balloon payment which matures 10/10/2024, combined totaling \$6,651,813. This entire annual budgetary deficit will be paid back by the mortgagor Low-Income Housing Tax Credit affiliates over the loan terms.

Excluding the previously approved transfer of \$5.0 million for the Tequesta Reserve project and absent the repayment of the Highland Gardens' Balloon Mortgage payment, BBC would actually have a budget surplus of \$1,741,479.

Multi-family Housing (RAD – former Public Housing)

An operating reserve increase of \$204,989 is anticipated for fiscal year 2025.

The projected current fiscal year end replacement reserve is \$2,796,426. The budgeted replacement reserve for the end of fiscal year 2025 is \$1,895,368. In 2025, \$901,058 is planned to be expended from the replacement reserve for improvements and sustainability purposes.

Development & Acquisitions

The development budget includes \$150,000 to address pre-acquisition/pre-development activity, master planning of potential development sites, and tax concerns.

Central Office Cost Center

The COCC is expected to end the current fiscal year with a balanced budget. A revised accounting process which treats the COCC as a true cost center has eliminated all prior year reserves.

Budgeted revenue is expected from the following sources:

- \$1,349,428 – 20% Annual Admin Fee (Assisted Housing)
- \$500,000 – Bookkeeping Fee (Assisted Housing) - \$7.50 PUM X Total AH units
- \$53,627 – Property Management Fees (Multi Family) of 1.5%
- \$40,807 – Property Management Fees (College Gardens) of 3%
- \$41,067 – Property Management Fees (Ocean Drive, Twin Oaks, Villas of Pompano, Manors) of 3%
- \$314,536 – Affiliates shared services agreement

Recommended Staffing Changes: The following changes in staff are recommended:

Assisted Housing

- (2) Housing Choice Voucher Managers – reclassified to Assisted Housing Managers
- Special Program Coordinator – reclassified to Team Lead
- Special Program Manager – reclassified to Assisted Housing Manager

Real Estate Management

- No positions eliminated

Development

- Acquisition and Development Manager - eliminated

COCC

- Senior Admin Manager reclassified to Assistant to the Chief Executive Officer
- Office Manager - added

A net estimated increase of \$111,797 in staffing costs (salary, FICA and retirement) for FY25 from the position changes above is anticipated. The total FY25 net salary cost is estimated to increase by \$79,610 due to the above changes less employee retirements and separations.

Compensation Recommendations

Based on the funding forecast for next year, the following staff compensation is recommended:

- Continuation of the merit-based salary increase program for staff and a one-time COLA increase. Employees may receive a 2%, 3% or 4% based on performance. The estimated increase for merit costs is \$126,173. Although all positions are budgeted, some positions may not be filled based on need and some positions will become vacant during the fiscal year. Management continues to monitor payroll costs, attrition, and staffing and position requirements throughout the year.
- Implementation of a 2% COLA for October 1, 2024, to help employees offset the effects of inflation. Annual inflation in South Florida was at 4.1% as of June 2024. The estimated COLA cost, which includes FICA and FRS costs, is estimated to be around \$103,436; however, sufficient funding is anticipated to cover these costs.

While there is an increase in health insurance premiums of 9.2% for 2025, it is expected to only add \$54,895 to the employer's annual health coverage costs due to a slight decline in enrollment and employee enrollment in lower cost plans compared to last year; the increase is forecast to be only 4.1% increase in actual employer costs. The health insurance participation rate is currently 92 employees; employees can choose one of four health insurance options: two HMO alternatives, one PPO alternative, and one low-cost HMO plan. To maintain the affordability for health insurance, last year the employee's contributions for health insurance coverage were modified across the plans and tiers to standardize the employer/employee premium share. BCHA estimates that annual employer share for health insurance premiums will amount to 84% of the total premiums paid compared to 82% last year.

BCHA also will continue the benefit of the employer-paid long-term disability insurance for all employees. An estimated annual premium of \$17,300 includes employee participation in an employment assistance program. BCHA will continue the benefit of reimbursement for college and continuing education.

Effective July 1, 2024, the employer contributions to the Florida Retirement System increased for regular class employees from 13.57% to 13.63% and for senior class employees from 34.52% to 34.52% of salary, for no change. The employer's annual portion of retirement contributions for FY25 is anticipated to increase by approximately \$48 thousand for all active positions.

Other Initiatives

Phased deployment, beginning with Assisted Housing, of the content management software is expected to assist the organization's full migration to a paperless work environment. Additional funding is also budgeted for security related initiatives, website development, strategic planning, staff training, and merit increases.

After a number of years of participation in the Continuum of Care (CoC) programs as a subrecipient of federal funding from the County, the BCHA has notified the County of our voluntary termination from the programs. We made this decision after the administrative fee reimbursement was reduced approximately 50%. We will continue to participate in two CoC programs for part of next year, which provide rental assistance to the homeless and disabled population.

One tax credit and bond project has closed this past year and another is about to close before the end of 2024. We are pursuing at least one other potential deal in the upcoming fiscal year 2025.

Broward County Housing Authority FY25 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	-	-	-	-	-	-
361000 Interest Income	25,000	25,000	-	150,000	150,000	-	-	-	-
369010 Other Income	-	-	-	-	-	-	-	-	-
369090 FSS Subsidy	-	-	-	-	-	-	-	-	-
320000 HUD Annual Contribution	-	-	-	-	-	-	-	-	-
320010 HUD Contribution-Admin Fees	-	-	-	6,130,430	6,509,980	379,550	-	-	-
320020 5 Yr, 2017, 2020 Mainstream	-	-	-	-	-	-	-	-	-
310000 SPC Rev-HAP/CDBG HC	-	-	-	-	-	-	65,000	65,000	-
310001 SPC Revenue - Admin	-	-	-	-	-	-	-	-	-
310002 SPC Revenue - Rental Assistance	-	-	-	-	-	-	-	-	-
310003 SPC Revenue - HMIS Allocation	-	-	-	-	-	-	-	-	-
310020 Tenant Home Program Revenue	-	-	-	-	-	-	-	-	-
310040 SHIP/INSPECTION/HOPE SFL Inc	-	-	-	5,250	-	(5,250)	-	-	-
330010 Port In Admin Revenue	-	-	-	680,000	375,000	(305,000)	-	-	-
330020 Management Fees (Assisted Housing)	1,270,754	1,349,428	78,674	-	-	-	-	-	-
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	250,000	350,000	100,000	-	-	-
330030 Bookkeeping Fees (Assisted Housing)	500,000	500,000	-	-	-	-	-	-	-
330031 Fraud Recovery Admin	-	-	-	2,000	2,000	-	-	-	-
330032 Fraud Recovery HUD	-	-	-	-	-	-	-	-	-
330040 Bookkeeping Fees (AMP)	-	-	-	-	-	-	-	-	-
330060 Property Managment Fees (Public Housing)	51,590	53,627	2,037	-	-	-	-	-	-
330090 College Gardens/Crystal Lake Fees	37,437	40,807	3,370	-	-	-	-	-	-
330100 Affiliates Subsidy	419,751	314,536	(105,215)	-	-	-	-	-	-
	37,724	41,067	3,343	-	-	-	-	-	-
399000 Funding Transfer In	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	2,342,256	2,324,465	(17,791)	7,217,680	7,386,980	169,300	65,000	65,000	-
SALARIES AND FRINGES									
411000 Administrative Salaries	1,236,910	1,232,131	(4,779)	2,639,129	3,082,721	443,592	31,180	33,144	1,964
441500 Maint/Oper Labor Wages	-	-	-	6,658	-	(6,658)	-	-	-
TOTAL SALARIES	1,236,910	1,232,131	(4,779)	2,645,787	3,082,721	436,934	31,180	33,144	1,964
454010 FICA	94,624	94,258	(366)	222,767	241,538	18,771	2,385	2,536	151
454020 Retirement	297,601	297,502	(99)	421,864	460,854	38,990	4,231	4,517	286
454030 Health Insurance	195,172	190,281	(4,891)	814,747	781,954	(32,793)	19,615	33,975	14,360
454040 Unemployment Insurance	349	-	(349)	14,381	-	(14,381)	-	-	-
454050 Life Insurance	2,470	2,460	(10)	5,820	6,310	490	-	-	-
454060 Dental Insurance	-	-	-	-	-	-	-	-	-
TOTAL FRINGES	590,216	584,501	(5,715)	1,479,579	1,490,656	11,077	26,231	41,028	14,797
TOTAL SALARIES AND FRINGES	1,827,126	1,816,632	(10,494)	4,125,366	4,573,377	448,011	57,411	74,172	16,761
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	26,000	26,000	-	30,000	30,000	-	-	-	-
417110 Legal Fees	50,000	50,000	-	10,000	10,000	-	-	-	-
417130 Professional Fees	105,200	105,200	-	100,300	135,800	35,500	-	-	-
417140 Translator Fees	-	-	-	-	2,000	2,000	-	-	-
419020 Office Supplies	13,800	11,000	(2,800)	88,800	88,800	-	-	-	-
419030 Printing Supplies/Svcs	-	-	-	5,000	7,735	2,735	-	-	-

Broward County Housing Authority FY25 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
419040 Telephone Land Lines	11,200	11,200	-	44,816	44,816	-	-	-	-
419050 Copy Machine/Doc Mgmt	7,100	7,100	-	25,000	30,000	5,000	-	-	-
419060 Advertising/Pub Notices	500	500	-	12,000	13,000	1,000	-	-	-
419070 Staff Travel	11,000	11,000	-	9,500	9,500	-	3,000	3,000	-
419080 Staff Training	41,500	41,500	-	73,184	50,000	(23,184)	500	500	-
419085 FSS Training/Support	-	-	-	-	-	-	-	-	-
419090 Tuition Reimbursement	20,000	20,000	-	-	-	-	-	-	-
419110 Dues/Subscrip/Annual Fee	38,057	38,057	-	19,174	20,000	826	-	-	-
419120 Misc Operating/Admin	27,000	27,000	-	7,800	23,400	15,600	-	-	-
419130 Postage	6,000	6,000	-	55,000	80,000	25,000	-	-	-
419150 HR Related/Investigations	2,000	2,000	-	2,500	3,515	1,015	-	-	-
419160 Telephone Wireless	7,000	7,000	-	34,000	15,000	(19,000)	-	-	-
419170 Computer/Systems Maint	58,412	71,091	12,679	233,411	284,130	50,719	-	-	-
419180 Public Relations	-	-	-	-	-	-	-	-	-
419190 Condo Fees/Assessments	32,000	32,000	-	-	-	-	-	-	-
499010 Shelter Plus Care Reimbursement	(40,500)	(42,545)	(2,045)	(94,500)	(14,182)	80,318	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	416,269	424,103	7,834	655,985	833,514	177,529	3,500	3,500	-
HAP PAYMENTS									
410000 HAP Payment Pass Thru	-	-	-	-	-	-	-	-	-
410001 SPC Expense - Admin.	-	-	-	-	-	-	-	-	-
410002 SPC Expense - Rental Assistance	-	-	-	-	-	-	-	-	-
410003 SPC Expense - HMIS Allocation	-	-	-	-	-	-	-	-	-
471510 HAP Regular Vouchers	-	-	-	-	-	-	-	-	-
471520 HAP 5 Year Mainstream	-	-	-	-	-	-	-	-	-
471521 HAP - Mainstream 2017	-	-	-	-	-	-	-	-	-
471522 HAP - Mainstream 2020 C	-	-	-	-	-	-	-	-	-
471523 HAP - Mainstream 2021	-	-	-	-	-	-	-	-	-
471580 HAP VASH	-	-	-	-	-	-	-	-	-
471581 HAP VASH 6	-	-	-	-	-	-	-	-	-
471582 HAP VASH 7	-	-	-	-	-	-	-	-	-
471583 HAP VASH 8	-	-	-	-	-	-	-	-	-
471600 HAP Port In Expense	-	-	-	-	-	-	-	-	-
471800 HAP FSS Escrow	-	-	-	-	-	-	-	-	-
471891 1 Year Mainstream	-	-	-	-	-	-	-	-	-
471895 Family Unification 1	-	-	-	-	-	-	-	-	-
471896 Family Unification 2 & 3	-	-	-	-	-	-	-	-	-
471897 Foster Youth	-	-	-	-	-	-	-	-	-
471898 Port Out Vouchers	-	-	-	-	-	-	-	-	-
TOTAL HAP PAYMENTS	-	-	-	-	-	-	-	-	-
UTILITIES									
431000 Water and Sewer	-	-	-	16,000	16,000	-	-	-	-
432000 Electricity	8,100	8,100	-	33,000	33,000	-	-	-	-
TOTAL UTILITIES	8,100	8,100	-	49,000	49,000	-	-	-	-
MATERIALS AND SUPPLIES									
442000 Maintenance Materials	-	-	-	1,000	1,000	-	-	-	-
442140 Vehicle Exp/Maint	5,000	5,000	-	12,500	5,000	(7,500)	-	-	-
442160 Uniforms	-	-	-	4,000	6,200	2,200	-	-	-
TOTAL MATERIALS AND SUPPLIES	5,000	5,000	-	17,500	12,200	(5,300)	-	-	-

Broward County Housing Authority FY25 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
CONTRACT COSTS									
443020 Extermination Contracts	-	-	-	-	300	300	-	-	-
443040 Carpet/Tile Clean/Maint	-	-	-	12,000	12,000	-	-	-	-
443060 Heating/Cooling Contracts	2,000	2,000	-	6,500	6,500	-	-	-	-
443090 Elevator Maint Contracts	1,000	1,000	-	1,300	2,000	700	-	-	-
443110 Plumbing Contracts	-	-	-	800	900	100	-	-	-
443130 Electrical Contracts	-	-	-	4,000	1,000	(3,000)	-	-	-
443140 Landscape/Grounds Contr	5,500	5,500	-	2,000	2,100	100	-	-	-
443150 Security/Entrance Maintenance	3,000	3,000	-	19,000	12,000	(7,000)	-	-	-
443160 Janitorial Contracts	-	-	-	26,000	10,000	(16,000)	-	-	-
443210 Miscellaneous Contracts	-	-	-	500	500	-	-	-	-
443270 Routine Maint Contracts	-	-	-	2,000	2,000	-	-	-	-
448300 Protective Services	1,000	1,000	-	-	-	-	-	-	-
TOTAL CONTRACT COSTS	12,500	12,500	-	74,100	49,300	(24,800)	-	-	-
GENERAL EXPENSES	-	-	-	-	-	-	-	-	-
451000 Insurance Expense	29,610	14,479	(15,131)	109,637	109,000	(637)	1,944	1,944	-
TOTAL GENERAL EXPENSES	29,610	14,479	(15,131)	109,637	109,000	(637)	1,944	1,944	-
FEEES TO CENTRAL OFFICE COST CENTER	-	-	-	-	-	-	-	-	-
459020 Bookkeeping Fees	-	-	-	500,000	500,000	-	-	-	-
471540 Port Out Admin Fees	-	-	-	-	150,000	150,000	-	-	-
459030 Management Fee	-	-	-	1,226,086	1,301,996	75,910	-	-	-
TOTAL FEES TO COCC	-	-	-	1,726,086	1,951,996	225,910	-	-	-
TOTAL GENERAL EXPENSES	29,610	14,479	(15,131)	1,835,723	2,060,996	225,273	1,944	1,944	-
TRANSFERS/PRIOR YEAR ADJUST	-	-	-	5,000,000	-	(5,000,000)	-	-	-
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
140070 Building Structure	-	-	-	210,000	205,000	(5,000)	-	-	-
140090 Non-Dwelling Equip, Furn, Machine	40,000	40,000	-	160,000	160,000	-	-	-	-
215000 Capitalized Lease Obligation	3,651	3,651	-	15,000	20,000	5,000	-	-	-
TOTAL CAPITAL EXPENDITURES	43,651	43,651	-	385,000	385,000	-	-	-	-
TOTAL EXPENSES	2,342,256	2,324,465	(17,791)	12,142,674	7,963,387	(4,179,287)	62,855	79,616	16,761
SUMMARY OF EXPENSES	-	-	-	-	-	-	-	-	-
SALARIES AND FRINGES	1,827,126	1,816,632	(10,494)	4,125,366	4,573,377	448,011	57,411	74,172	16,761
ADMINISTRATIVE EXPENSES	416,269	424,103	7,834	655,985	833,514	177,529	3,500	3,500	-
UTILITIES	8,100	8,100	-	49,000	49,000	-	-	-	-
HAP PAYMENTS	-	-	-	-	-	-	-	-	-
MAINTENANCE MATERIALS	5,000	5,000	-	17,500	12,200	(5,300)	-	-	-
CONTRACT COSTS	12,500	12,500	-	74,100	49,300	(24,800)	-	-	-
GENERAL EXPENSES	29,610	14,479	(15,131)	1,835,723	2,060,996	225,273	1,944	1,944	-
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	43,651	43,651	-	385,000	385,000	-	-	-	-
TRANSFERS/PRIOR YEAR ADJUST	-	-	-	5,000,000	-	(5,000,000)	-	-	-
TOTAL EXPENSES	2,342,256	2,324,465	(17,791)	12,142,674	7,963,387	(4,179,287)	62,855	79,616	16,761
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	(4,924,994)	(576,407)	4,348,587	2,145	(14,616)	(16,761)

Broward County Housing Authority FY25 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	17,000,000	12,000,000	(5,000,000)	17,000,000	12,000,000	(5,000,000)
361000 Interest Income	-	-	-	-	-	-	175,000	175,000	-
369010 Other Income	-	-	-	-	-	-	-	-	-
369090 FSS Subsidy	-	-	-	284,000	300,854	16,854	284,000	300,854	16,854
320000 HUD Annual Contribution	-	-	-	104,752,912	114,964,122	10,211,210	104,752,912	114,964,122	10,211,210
320010 HUD Contribution-Admin Fees	-	-	-	821,052	687,898	(133,154)	6,951,482	7,197,878	246,396
320020 5 Yr, 2017, 2020 Mainstream	-	-	-	2,720,000	3,230,000	510,000	2,720,000	3,230,000	510,000
310000 SPC Rev-HAP/CDBG HC	-	-	-	1,500,000	509,427	(990,573)	1,565,000	574,427	(990,573)
310001 SPC Revenue - Admin	-	-	-	125,000	50,472	(74,528)	125,000	50,472	(74,528)
310002 SPC Revenue - Rental Assistance	-	-	-	8,000	5,826	(2,174)	8,000	5,826	(2,174)
310003 SPC Revenue - HMIS Allocation	-	-	-	2,000	428	(1,572)	2,000	428	(1,572)
310020 Tenant Home Program Revenue	-	-	-	-	-	-	-	-	-
310040 SHIP/INSPECTION/HOPE SFL Inc	-	-	-	-	-	-	5,250	-	(5,250)
330010 Port In Admin Revenue	-	-	-	-	-	-	680,000	375,000	(305,000)
330020 Management Fees (Assisted Housing)	-	-	-	-	-	-	1,270,754	1,349,428	78,674
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	-	-	-	250,000	350,000	100,000
330030 Bookkeeping Fees (Assisted Housing)	-	-	-	-	-	-	500,000	500,000	-
330031 Fraud Recovery Admin	-	-	-	5,000	5,000	-	7,000	7,000	-
330032 Fraud Recovery HUD	-	-	-	19,000	35,000	16,000	19,000	35,000	16,000
330040 Bookkeeping Fees (AMP)	-	-	-	10,000	154,000	144,000	10,000	154,000	144,000
330060 Property Management Fees (Public Housing)	-	-	-	-	-	-	51,590	53,627	2,037
330090 College Gardens/Crystal Lake Fees	-	-	-	-	-	-	37,437	40,807	3,370
330100 Affiliates Subsidy	428,053	406,039	(22,014)	-	-	-	847,804	720,575	(127,229)
399000 Funding Transfer In	-	-	-	-	-	-	37,724	41,067	3,343
TOTAL REVENUE	428,053	406,039	(22,014)	127,246,964	131,943,027	4,696,063	137,299,953	142,125,511	4,825,558
SALARIES AND FRINGES									
411000 Administrative Salaries	172,892	151,835	(21,057)	709,249	498,970	(210,279)	4,789,360	4,998,801	209,441
441500 Maint/Oper Labor Wages	-	-	-	-	-	-	6,658	-	(6,658)
TOTAL SALARIES	172,892	151,835	(21,057)	709,249	498,970	(210,279)	4,796,018	4,998,801	202,783
454010 FICA	13,226	11,615	(1,611)	52,833	37,197	(15,636)	385,835	387,144	1,309
454020 Retirement	23,462	20,695	(2,767)	103,676	77,423	(26,253)	850,834	860,991	10,157
454030 Health Insurance	28,332	32,376	4,044	117,883	133,737	15,854	1,175,749	1,172,323	(3,426)
454040 Unemployment Insurance	-	-	-	-	-	-	14,730	-	(14,730)
454050 Life Insurance	350	300	(50)	860	860	-	9,500	9,930	430
454060 Dental Insurance	-	-	-	65	65	-	65	65	-
TOTAL FRINGES	65,370	64,986	(384)	275,317	249,282	(26,035)	2,436,713	2,430,453	(6,260)
TOTAL SALARIES AND FRINGES	238,262	216,821	(21,441)	984,566	748,252	(236,314)	7,232,731	7,429,254	196,523
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	-	-	-	-	-	-	56,000	56,000	-
417110 Legal Fees	-	-	-	-	-	-	60,000	60,000	-
417130 Professional Fees	150,000	150,000	-	-	-	-	355,500	391,000	35,500
417140 Translator Fees	-	-	-	-	-	-	-	2,000	2,000
419020 Office Supplies	3,000	3,000	-	-	-	-	105,600	102,800	(2,800)
419030 Printing Supplies/Svcs	-	-	-	-	-	-	5,000	7,735	2,735

Broward County Housing Authority FY25 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
419040 Telephone Land Lines	-	-	-	-	-	-	56,016	56,016	-
419050 Copy Machine/Doc Mgmt	-	-	-	-	-	-	32,100	37,100	5,000
419060 Advertising/Pub Notices	-	-	-	-	-	-	12,500	13,500	1,000
419070 Staff Travel	2,500	2,500	-	-	-	-	26,000	26,000	-
419080 Staff Training	5,000	5,000	-	1,950	1,950	-	122,134	98,950	(23,184)
419085 FSS Training/Support	-	-	-	10,000	10,000	-	10,000	10,000	-
419090 Tuition Reimbursement	-	-	-	-	-	-	20,000	20,000	-
419110 Dues/Subscrip/Annual Fee	600	600	-	-	-	-	57,831	58,657	826
419120 Misc Operating/Admin	500	500	-	1,400	1,400	-	36,700	52,300	15,600
419130 Postage	-	-	-	-	-	-	61,000	86,000	25,000
419150 HR Related/Investigations	-	-	-	-	-	-	4,500	5,515	1,015
419160 Telephone Wireless	1,000	1,000	-	-	-	-	42,000	23,000	(19,000)
419170 Computer/Systems Maint	-	-	-	-	-	-	291,823	355,221	63,398
419180 Public Relations	-	-	-	-	-	-	-	-	-
419190 Condo Fees/Assessments	-	-	-	-	-	-	32,000	32,000	-
499010 Shelter Plus Care Reimbursement	-	-	-	-	-	-	(135,000)	(56,727)	78,273
TOTAL ADMINISTRATIVE EXPENSES	162,600	162,600	-	13,350	13,350	-	1,251,704	1,437,067	185,363
HAP PAYMENTS									
410000 HAP Payment Pass Thru	-	-	-	1,500,000	509,427	(990,573)	1,500,000	509,427	(990,573)
410001 SPC Expense - Admin.	-	-	-	125,000	50,472	(74,528)	125,000	50,472	(74,528)
410002 SPC Expense - Rental Assistance	-	-	-	8,000	5,826	(2,174)	8,000	5,826	(2,174)
410003 SPC Expense - HMIS Allocation	-	-	-	2,000	428	(1,572)	2,000	428	(1,572)
471510 HAP Regular Vouchers	-	-	-	91,701,912	100,352,122	8,650,210	91,701,912	100,352,122	8,650,210
471520 HAP 5 Year Mainstream	-	-	-	720,000	780,000	60,000	720,000	780,000	60,000
471521 HAP - Mainstream 2017	-	-	-	1,000,000	1,200,000	200,000	1,000,000	1,200,000	200,000
471522 HAP - Mainstream 2020 C	-	-	-	350,000	350,000	-	350,000	350,000	-
471523 HAP - Mainstream 2021	-	-	-	650,000	900,000	250,000	650,000	900,000	250,000
471580 HAP VASH	-	-	-	2,400,000	2,400,000	-	2,400,000	2,400,000	-
471581 HAP VASH 6	-	-	-	260,000	280,000	20,000	260,000	280,000	20,000
471582 HAP VASH 7	-	-	-	200,000	200,000	-	200,000	200,000	-
471583 HAP VASH 8	-	-	-	100,000	200,000	100,000	100,000	200,000	100,000
471600 HAP Port In Expense	-	-	-	17,010,000	12,012,000	(4,998,000)	17,010,000	12,012,000	(4,998,000)
471800 HAP FSS Escrow	-	-	-	250,000	305,000	55,000	250,000	305,000	55,000
471891 1 Year Mainstream	-	-	-	1,050,000	1,100,000	50,000	1,050,000	1,100,000	50,000
471895 Family Unification 1	-	-	-	3,650,000	3,850,000	200,000	3,650,000	3,850,000	200,000
471896 Family Unification 2 & 3	-	-	-	3,650,000	3,800,000	150,000	3,650,000	3,800,000	150,000
471897 Foster Youth	-	-	-	95,000	95,000	-	95,000	95,000	-
471898 Port Out Vouchers	-	-	-	1,400,000	2,400,000	1,000,000	1,400,000	2,400,000	1,000,000
TOTAL HAP PAYMENTS	-	-	-	126,121,912	130,790,276	4,668,363	126,121,912	130,790,276	4,668,364
UTILITIES									
431000 Water and Sewer	-	-	-	-	-	-	16,000	16,000	-
432000 Electricity	-	-	-	-	-	-	41,100	41,100	-
TOTAL UTILITIES	-	-	-	-	-	-	57,100	57,100	-
MATERIALS AND SUPPLIES									
442000 Maintenance Materials	-	-	-	-	-	-	1,000	1,000	-
442140 Vehicle Exp/Maint	9,000	9,000	-	-	-	-	26,500	19,000	(7,500)
442160 Uniforms	500	500	-	-	-	-	4,500	6,700	2,200
TOTAL MATERIALS AND SUPPLIES	9,500	9,500	-	-	-	-	32,000	26,700	(5,300)

Broward County Housing Authority FY25 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance	2024 Original	2025 Proposed	Variance
CONTRACT COSTS									
443020 Extermination Contracts	-	-	-	-	-	-	-	300	300
443040 Carpet/Tile Clean/Maint	-	-	-	-	-	-	12,000	12,000	-
443060 Heating/Cooling Contracts	-	-	-	-	-	-	8,500	8,500	-
443090 Elevator Maint Contracts	-	-	-	-	-	-	2,300	3,000	700
443110 Plumbing Contracts	-	-	-	-	-	-	800	900	100
443130 Electrical Contracts	-	-	-	-	-	-	4,000	1,000	(3,000)
443140 Landscape/Grounds Contr	5,000	5,000	-	-	-	-	12,500	12,600	100
443150 Security/Entrance Maintenance	-	-	-	-	-	-	22,000	15,000	(7,000)
443160 Janitorial Contracts	-	-	-	-	-	-	26,000	10,000	(16,000)
443210 Miscellaneous Contracts	-	-	-	-	-	-	500	500	-
443270 Routine Maint Contracts	-	-	-	-	-	-	2,000	2,000	-
448300 Protective Services	-	-	-	-	-	-	1,000	1,000	-
TOTAL CONTRACT COSTS	5,000	5,000	-	-	-	-	91,600	66,800	(24,800)
GENERAL EXPENSES	-	-	-	-	-	-	-	-	-
451000 Insurance Expense	3,691	3,118	(573)	-	-	-	144,882	128,541	(16,341)
TOTAL GENERAL EXPENSES	3,691	3,118	(573)	-	-	-	144,882	128,541	(16,341)
FEEES TO CENTRAL OFFICE COST CENTER	-	-	-	-	-	-	-	-	-
459020 Bookkeeping Fees	-	-	-	-	-	-	500,000	500,000	-
471540 Port Out Admin Fees	-	-	-	-	-	-	-	150,000	150,000
459030 Management Fee	-	-	-	-	146,009	146,009	1,226,086	1,448,005	221,919
TOTAL FEES TO COCC	-	-	-	-	146,009	146,009	1,726,086	2,098,005	371,919
TOTAL GENERAL EXPENSES	3,691	3,118	(573)	-	146,009	146,009	1,870,968	2,226,546	355,578
TRANSFERS/PRIOR YEAR ADJUST	-	-	-	-	-	-	5,000,000	-	(5,000,000)
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-	-
140070 Building Structure	-	-	-	-	-	-	210,000	205,000	(5,000)
140090 Non-Dwelling Equip, Furn, Machine	-	-	-	-	-	-	200,000	200,000	-
215000 Capitalized Lease Obligation	9,000	9,000	-	-	-	-	27,651	32,651	5,000
TOTAL CAPITAL EXPENDITURES	9,000	9,000	-	-	-	-	437,651	437,651	-
TOTAL EXPENSES	428,053	406,039	(22,014)	127,119,828	131,697,887	4,578,058	142,095,666	142,471,394	375,728
SUMMARY OF EXPENSES	-	-	-	-	-	-	-	-	-
SALARIES AND FRINGES	238,262	216,821	(21,441)	984,566	748,252	(236,314)	7,232,731	7,429,254	196,523
ADMINISTRATIVE EXPENSES	162,600	162,600	-	13,350	13,350	-	1,251,704	1,437,067	185,363
UTILITIES	-	-	-	-	-	-	57,100	57,100	-
HAP PAYMENTS	-	-	-	126,121,912	130,790,276	4,668,364	126,121,912	130,790,276	4,668,364
MAINTENANCE MATERIALS	9,500	9,500	-	-	-	-	32,000	26,700	(5,300)
CONTRACT COSTS	5,000	5,000	-	-	-	-	91,600	66,800	(24,800)
GENERAL EXPENSES	3,691	3,118	(573)	-	146,009	146,009	1,870,968	2,226,546	355,578
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	9,000	9,000	-	-	-	-	437,651	437,651	-
TRANSFERS/PRIOR YEAR ADJUST	-	-	-	-	-	-	5,000,000	-	(5,000,000)
TOTAL EXPENSES	428,053	406,039	(22,014)	127,119,828	131,697,887	4,578,059	142,095,666	142,471,394	375,728
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	127,136	245,141	118,004	(4,795,713)	(345,882)	4,449,831

OPERATING BUDGET FY 2025
CENTRAL OFFICE COST CENTER

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 2,324,465
OPERATING EXPENSES	2,324,465
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY25	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY25	\$ -
RESERVE 09/30/2023	\$ 549,445
NET SURPLUS/(DEFICIT) FY24	38,499
TRANSFER OF RESERVE 09/30/2024	\$ 587,944
PROJECTED NET SURPLUS/(DEFICIT) FY25	-
FY25 USE OF PRIOR YEAR RESERVE	-
PROJECTED RESERVE 09/30/2025	\$ -

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
REVENUE					
330020 MANAGEMENT FEES (Assisted Hsg)	1,214,177	1,270,754	1,272,345	1,349,428	20.00% Annual Admin Fee (approx.)
330000 INTEREST OPERATING RESERVE	-	-	-	-	
330030 BOOKKEEPING FEES (Assisted Hsg)	468,593	500,000	500,000	500,000	\$7.50 PUM X Total AH Units
330040 BOOKKEEPING FEES	-	-	-	-	
330050 ASSET MGMT. FEES (ROSS)	-	-	-	-	
330060 PROPERTY MGMT. FEES (Multi Family)	100,085	51,590	51,588	53,627	1.50% Mgmt Fee - Contractual
330070 CAPITAL FUND OPERATIONS	-	-	-	-	
330140 REIMBURSEMENT OF EXPENSES	-	-	-	-	
330090 COLLEGE GARDENS	32,191	37,437	37,440	40,807	3.00% Mgmt Fee - Contractual
330100 AFFILIATES SUBSIDY	1,041,324	419,751	419,750	314,536	
330110 OCEAN DRIVE/TWIN OAKS/VILLAS OF POMPANO/MANORS/CRYSTAL LAKES TH FEES	30,464	37,724	37,728	41,067	3.00% Mgmt Fee - Contractual
330120 HVAC TECHNICIAN RECOVERY	-	-	-	-	Moved to BBC
361000 INTEREST INCOME	33,002	25,000	73,646	25,000	
399000 TRANSFER IN	-	-	-	-	
TOTAL REVENUE	2,919,836	2,342,256	2,392,497	2,324,465	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	1,543,111	1,236,910	1,389,180	1,232,131	
441500 MAINTENANCE	17,593	-	-	-	
TOTAL SALARIES	1,560,704	1,236,910	1,389,180	1,232,131	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	111,272	94,624	98,971	94,258	
454020 RETIREMENT	357,429	297,601	344,161	297,502	
454030 HEALTH INSURANCE	166,117	195,172	174,193	190,281	
454040 UNEMPLOYMENT COMPENSATION	3,077	349	-	-	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
454050 LIFE INSURANCE	15,837	2,470	2,577	2,460	
454060 DENTAL INSURANCE	2,257	-	-	-	
TOTALS EMPLOYEE BENEFITS	655,990	590,216	619,902	584,501	
GENERAL EXPENSES					
451000 INSURANCE	27,643	29,610	14,479	14,479	.00% increase
451020 GENERAL EXPENSES	-	-	-	-	
451030 COMPENSATED ABSENCES	(15,855)	-	-	-	
453500 INTEREST ON VEHICLE LEASE	332	-	503	-	
453501 INTEREST ON COPIER LEASE	2,108	-	1,396	-	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL GENERAL EXPENSES	14,228	29,610	16,378	14,479	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES					
	2,230,922	1,856,736	2,025,460	1,831,111	

ADMINISTRATIVE EXPENSES					
417100 AUDITING FEES	25,500	26,000	28,250	26,000	Per RFP 18-267 Contract Price
417110 LEGAL FEES	71,392	50,000	78,384	50,000	
417120 BANK FEES	117	-	135	-	
417130 PROFESSIONAL FEES	21,950	105,200	55,886	105,200	HR-FSA Plan Administration-EAP Program \$5,200, \$40,000 strategic planning, network block time, \$25,000 website development, salary study \$35,000
419020 OFFICE SUPPLIES	11,766	13,800	7,586	11,000	Dell tablets \$2,800
419030 PRINTING SUPPLIES & SERVICES	-	-	-	-	Signage
419040 TELEPHONE LAND LINES	11,333	11,200	11,539	11,200	Comcast: Ethernet Dedicated Internet 100Mbps \$5,760; Headway Telephone \$5,440
419050 COPY MACHINE/DOC MGMT	6,686	7,100	6,927	7,100	
419060 ADVERTISING/PUBLIC NOTICES	679	500	1,776	500	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419080 STAFF TRAINING	3,191	41,500	5,496	41,500	Includes SHRM annual conference \$2,000, SHRM leadership training \$12,000, sexual harassment training \$2,600, IT \$8g, GFOA, Emphasys procurement training, \$5,500 HDLI; NIGP Training, \$5,000; ethics training
419090 TUITION REIMBURSEMENT	7,000	20,000	2,799	20,000	
419070 STAFF TRAVEL	5,985	11,000	7,467	11,000	SHRM annual conference travel \$2,000
419100 EVICTION/COURT COSTS	6,650	-	-	-	
419110 MEMBERSHIPS/SUBSCRIPTIONS	29,035	38,057	38,248	38,057	FAHRO \$7,500; PHADA \$5,810; ENUG \$50; NIGP \$300; SEFL NIGP \$70; GFOA \$1,050; AICPA \$300; AHACPA \$300; NAHRO \$11,227; HDLI \$1,550; PIPL.com service \$3,600; misc. subscriptions \$6,300
419120 MISC OPERATING/ADMIN	12,014	27,000	16,603	27,000	HR Budget-Includes \$12,000, employee recognition picnic, \$500-replacement ID badges, \$5,000 Wellness Committee
419130 POSTAGE/METER/FEDEX	7,356	6,000	8,129	6,000	
419131 FEDERAL EXPRESS	1,108	-	494	-	
419140 COMPUTER SUPPLIES	-	-	-	-	
419150 HR RELATED/INVESTIGATIONS	1,222	2,000	1,849	2,000	Includes on-line testing, background checks, drug testing pre and during employment
419160 TELEPHONE WIRELESS	11,833	7,000	8,224	7,000	
419170 COMPUTER/SYSTEMS MAINT	43,652	58,412	23,824	71,091	Penetration testing \$6,000; Iron Mountain \$240; Emphasys \$11,590; PDS \$5,200; Adobe DC \$600; Azure Microsoft \$1,600; Cyber Security Services (email test) \$312; Bitdefender GravityZone \$1,400; Vtech hosting \$520; GOTO Assist \$510; Office 365 \$9,400; BlueBeam \$40; misc. telephone, network, and software \$9,000; payroll outsourcing \$12,000
419180 PUBLIC RELATIONS	-	-	1,333	-	Marketing annual plan, brochure, press releases
419190 CONDO FEES/ASSESSMENTS	40,910	32,000	31,345	32,000	
499010 SHELTER PLUS CARE REIMBURSEMENT	(142,806)	(40,500)	(68,072)	(42,545)	
TOTAL ADMINISTRATIVE EXPENSES	176,572	416,269	268,222	424,103	

UTILITIES, CONTRACTS AND MAINTENANCE					
431000 WATER AND SEWER	-	-	-	-	
432000 ELECTRICITY	8,808	8,100	8,127	8,100	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
442000 MAINTENANCE MATERIALS	-	-	-	-	
442140 VEHICLE EXPENSE/MAINT	6,311	5,000	5,354	5,000	
442160 UNIFORMS	-	-	-	-	
442180 HVAC MATERIALS	-	-	-	-	
443020 EXTERMINATION	-	-	-	-	
443040 CARPET & TILE CLEANING/MAINT	(2,715)	-	-	-	
443060 HVAC REPAIRS/MAINT	975	2,000	-	2,000	PM \$3,150 annually + budget for potential repairs, HEPA filters
443090 ELEVATOR REPAIRS/MAINT	265	1,000	-	1,000	Mowery \$90 monthly, Phone \$30 Monthly+ potential repairs
443150 SECURITY MONITORING	2,446	3,000	3,451	3,000	Sonitrol camera monitoring, security cameras
443110 PLUMBING CONTRACTS	-	-	288	-	
443130 ELECTRICAL CONTRACTS	-	-	-	-	
443140 LANDSCAPING/PLANT MAINT	3,243	5,500	288	5,500	
443170 EQUIP LEASES	-	-	-	-	
443160 JANITORIAL SERVICE	-	-	-	-	
443210 MISC. CONTRACTS	-	-	-	-	
443240 SERVER/HARDWARE MAINT	1,030	-	-	-	
443270 ROUTINE MAINTENANCE	-	-	-	-	Backflow preventers, fire extinguishers and fire sprinklers
448300 PROTECTIVE SERVICES	5,810	1,000	827	1,000	
TOTAL UTILITIES, CONTRACTS AND MAINTENANCE	26,172	25,600	18,335	25,600	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
CAPITAL EQUIPMENT					
140070 BUILDING STRUCTURE	0	-	-	-	
140090 NON-DWELL EQ.FURN,MACH	0	40,000	-	40,000	DMS (\$40,000)
140110 AUTOMOBILES	0	-	-	-	
215000 CAPITAL LEASE PAYMENTS	2,047	3,651	41,981	3,651	one vehicle part year lease
TOTAL CAPITAL EQUIPMENT	2,047	43,651	41,981	43,651	

REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	2,919,836	2,342,256	2,392,497	2,324,465	
EXPENSES					
SALARIES & BENEFITS	2,216,694	1,827,126	2,009,082	1,816,632	
ADMINISTRATIVE EXPENSES	176,572	416,269	268,222	424,103	
UTILITIES, CONTRACTS AND MAINTENANCE	26,172	25,600	18,335	25,600	
INSURANCE	27,643	29,610	14,479	14,479	
GENERAL EXPENSES	(13,415)	-	1,899	-	
CAPITAL EQUIPMENT	2,047	43,651	41,981	43,651	
TOTAL EXPENSES	2,435,713	2,342,256	2,353,998	2,324,465	
GAIN/LOSS	484,122	-	38,499	-	

**OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN**

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 7,386,980
OPERATING EXPENSES	7,963,387
OPERATING SURPLUS/(DEFICIT) FY 2025	(576,407)
RESERVE 9/30/2023*	7,882,870
PROJECTED NET SURPLUS/(DEFICIT) FY24	(48,179)
PROJECTED ADMIN FEE RESERVE 9/30/2024	7,834,691
PROJECTED NET SURPLUS/(DEFICIT) FY 2025	(576,407)
PROJECTED RESERVE 09/30/2025	\$ 7,258,284

* Unrestricted Fund Balance (2023 ACFR, page 75)

**OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN**

REVENUE/EXPENSE SUMMARY	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025
TOTAL REVENUE	7,282,104	7,217,680	6,794,965	7,386,980
EXPENSES				
ADMINISTRATIVE SALARIES	2,702,931	2,645,787	2,819,888	3,082,721
EMPLOYEE BENEFITS	1,299,915	1,479,579	1,309,186	1,490,656
LEGAL & CONSULTING FEES	-	10,000	11,007	10,000
STAFF TRAINING	21,290	73,184	35,843	50,000
TRAVEL & MILEAGE	3,698	9,500	2,298	9,500
SUNDRY ADMINISTRATIVE EXPENSE	325,295	533,301	442,971	734,014
INSURANCE	132,040	109,637	109,000	109,000
GENERAL EXPENSES	44,320	-	3,820	-
ACCOUNTING/AUDIT FEES & MGT. FEES	1,809,722	1,756,086	1,897,784	1,981,996
CONTRIBUTION TO COCC	-	-	-	-
TRANSFERS OUT	-	5,000,000	-	-
CONTRACTS & MAINTNENACE	196,292	140,600	161,202	110,500
CAPITAL ASSETS	99,219	385,000	50,145	385,000
TOTAL EXPENSES	6,634,722	12,142,674	6,843,144	7,963,387
GAIN/LOSS	647,382	(4,924,994)	(48,179)	(576,407)

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
REVENUE					
OTHER INCOME					
361000 INTEREST INCOME	-	150,000	-	150,000	
369010 OTHER INCOME	-	-	-	-	
330000 INT REP RES/SEC 8 ADMIN RESERVES	297,590	250,000	238,538	350,000	Includes Adm/Hap Equity/Money Market
330010 PORT IN ADMIN	516,298	680,000	310,987	375,000	
330031 FRAUD RECOVERY ADMIN	745	2,000	333	2,000	
330100 AFFILIATES SUBSIDY	131	-	-		
310040 SHIP/INSPECTION/HOPE SFL INC	3,820	5,250	-	-	
399000 FUNDING TRANSFERS IN	-	-	-	-	
SUBTOTAL OTHER INCOME	818,584	1,087,250	549,858	877,000	
ADMINISTRATIVE FEE REVENUE					
320010 HOUSING VOUCHERS	6,463,520	6,130,430	6,245,107	6,509,980	Adm. Fee = \$542,498 PM x 12 (approx.)
SUBTOTAL ADMIN FEE REVENUE	6,463,520	6,130,430	6,245,107	6,509,980	
TOTAL REVENUE	7,282,104	7,217,680	6,794,965	7,386,980	

SALARIES & EMPLOYEE BENEFITS					
SALARIES					
411000 ADMINISTRATIVE	2,702,931	2,639,129	2,819,888	3,082,721	
421000 RESIDENT SERVICES	-	-	-	-	
441500 MAINTENANCE	-	6,658	-	-	
TOTAL SALARIES	2,702,931	2,645,787	2,819,888	3,082,721	

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
EMPLOYEE BENEFITS					
454010 FICA	223,618	222,767	227,383	241,538	
454020 RETIREMENT	410,000	421,864	455,526	460,854	
454030 HEALTH INSURANCE	615,187	814,747	619,729	781,954	
454040 UNEMPLOYMENT INSURANCE	10,574	14,381	-	-	
454050 LIFE INSURANCE	33,056	5,820	6,548	6,310	
454060 DENTAL INSURANCE	7,479	-	-	-	
TOTAL EMPLOYEE BENEFITS	1,299,915	1,479,579	1,309,186	1,490,656	
TOTAL SALARIES AND BENEFITS	4,002,846	4,125,366	4,129,074	4,573,377	

ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	-	10,000	11,007	10,000	
417120 BANK FEES	110	-	150	-	
417130 PROFESSIONAL FEES	196,221	100,300	123,125	135,800	Inspection Services (\$77g) , Work Number (\$50g), Go Sec 8 (\$8g), Nelrod Consortium (\$800)
417140 TRANSLATOR FEES	580	-	-	2,000	In Person/phone Language translation (\$2000)
419020 OFFICE SUPPLIES	104,156	88,800	83,516	88,800	may need to add to 24 estimate
419030 PRINTING	-	5,000	980	7,735	Pamphlets surveys & flyers (insp hang tags, landlord flyers/surveys/workshop out reach material), HOTMA
419040 TELEPHONE	46,634	44,816	54,147	44,816	Ethernet (\$23,040; Avaya Cloud (\$21,776)
419050 COPY MACHINE/LEASED EQUIPMENT	24,060	25,000	30,505	30,000	
419060 PUBLICATIONS/ADVERTISING	289	12,000	7,588	13,000	Tequesta W/L \$6,000 (include ELITE invoice), HCV Waitlist \$6,000 (include Elite Invoice), PHA plan \$1,000

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419080 STAFF TRAINING	21,290	73,184	35,843	50,000	Trainings to be scheduled for Assisted Housing: Elite update, Compliance and Fraud departments in areas of executive leadership, management and supervision, grants, rent calculation, Fair Housing, Housing Counseling, Hearings, customer service and team building
419070 TRAVEL AND MILEAGE	3,698	9,500	2,298	9,500	NGMA, Grants and ENUG conferences
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	24,153	19,174	18,609	20,000	NGMA \$174; Taskforce (\$50); Taskforce Event (\$750); ENUG membership (\$200); Nan Revision service \$200 Agility \$18,000
419120 MISC OPERATING/ADMIN	735	7,800	6,949	23,400	Housing Liaison event (\$1,400); file storage (\$12,000); FSS graduation & events (\$1,400) Dept Meetings (\$1,600)
419130 POSTAGE	66,463	55,000	64,900	80,000	
419131 FEDERAL EXPRESS	186	-	11	-	
419140 COMPUTER SUPPLIES	-	-	-	-	
419150 HR RELATED/INVESTIGATIONS	1,710	2,500	3,040	3,515	
419160 TELEPHONE WIRELESS	23,227	34,000	13,445	15,000	
419170 COMPUTER/SYSTEMS MAINT.	167,966	233,411	194,842	284,130	Counselor Max (\$595), Onbase Maintenance (\$75,000) DocuSign subscription support (\$50,000) Penetration testing (\$24,000); Iron Mountain (\$710); Emphasys (\$39,415); PDS (\$20,800); Emphasys Elite HSQ/API \$6,960); Adobe DC (\$2,400); Azure Microsoft (\$6,400); Cyber Security Services email testing (\$1,248); Bitdefender GravityZone (\$5,600); Vtech hosting (\$2,080), GOTO Assist (\$2,040); Office 365 (\$37,600); BlueBeam (\$158); misc. telephone, network, and software (\$36,000); payroll outsourcing (\$48,000)
499010 SHELTER PLUS CARE REIMBURSEMENT	(331,194)	(94,500)	(158,836)	(14,182)	
TOTAL ADMINSTRATIVE EXPENSES	350,284	625,985	492,119	803,514	

GENERAL EXPENSES & FEES					
GENERAL EXPENSES					

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
451000 INSURANCE	132,040	109,637	109,000	109,000	.00% increase
451020 GENERAL EXPENSES	-	-	-	-	
451030 COMPENSATED ABSENCES	40,694	-	-	-	
453500 INTEREST ON VEHICLE LEASE	927	-	667	-	
453501 INTEREST ON COPIER LEASE	2,699	-	3,153	-	
TOTAL GENERAL EXPENSES	176,360	109,637	112,820	109,000	
ACCOUNTING/AUDIT FEES & MGT. FEES					
417100 AUDIT FEES	25,500	30,000	28,250	30,000	
459030 MANAGEMENT FEES	1,214,177	1,226,086	1,226,088	1,301,996	Amount = 20% of admin fee revenue
459020 BOOKKEEPING FEES	468,593	500,000	500,004	500,000	\$7.50/unit month for 5,555 units (approx.)
471540 PORT OUT ADMIN FEES	101,452	-	143,442	150,000	
499015 EHV SERVICE FEES	-	-	-	-	
TOTAL FEES	1,809,722	1,756,086	1,897,784	1,981,996	
459050 CONTRIBUTION TO COCC	-	-	-	-	
499000 FUNDING TRANSFERS OUT	-	5,000,000	-	-	
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL GENERAL EXPENSES AND FEES	1,986,083	6,865,723	2,010,604	2,090,996	

CONTRACTS & MAINTENANCE					
442140 VEHICLE EXPENSES	19,106	12,500	16,850	5,000	Five new cars for property inspectors
443020 EXTERMINATION CONTRACTS	227	-	152	300	
431000 WATER AND SEWER	15,854	16,000	16,208	16,000	
432000 ELECTRICITY	35,231	33,000	32,508	33,000	

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
SERVICE CONTRACTS					
443160 JANITORIAL SERVICE	22,669	26,000	6,733	10,000	
443150 SECURITY MONITORING	15,470	19,000	23,781	12,000	Sonitrol camera monitoring, security cameras
443030 PLANT SERVICE	-	-	-	-	
443060 AC MAINTENANCE	8,114	6,500	-	6,500	
443090 ELEVATOR MAINTENANCE	27,833	1,300	2,081	2,000	
443110 PLUMBING CONTRACTS	736	800	888	900	
443130 ELECTRICAL CONTRACTS	5,170	4,000	9,532	1,000	
443140 LANDSCAPE CONTRACTS	1,866	2,000	1,808	2,100	
443040 CARPET CLEANING	16,109	12,000	14,691	12,000	
443240 SERVER MAINTENANCE	-	-	-	-	
448300 PROTECTIVE SERVICES	1,322	-	-	-	
SUBTOTAL SERVICE CONTRACTS	99,288	71,600	59,514	46,500	
MAINTENANCE					
419190 CONDO ASSESSMENTS	-	-	-	-	
442000 MAINTENANCE MATERIALS	1,778	1,000	1,062	1,000	
442160 UNIFORMS	2,610	4,000	-	6,200	Inspections (\$4,200), all staff 1 shirt each (\$2,000)
442180 HVAC MATERIALS	-	-	-	-	
443210 MISC. CONTRACTS	182	500	-	500	
443270 ROUTINE MAINT.	22,015	2,000	34,908	2,000	
SUBTOTAL MAINTENANCE	26,586	7,500	35,970	9,700	
TOTAL CONTRACTS AND MAINTENANCE					
	196,292	140,600	161,202	110,500	

CAPITAL ASSETS					

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
140110 AUTOMOBILES	-	-	-	-	
140070 BUILDING STRUCTURES	38,575	210,000	24,400	205,000	HVAC \$10g, flooring \$120g, painting \$70g, plumbing \$5g
140090 NON-DWELL EQ. FURN, MACH	54,415	160,000	-	160,000	DMS \$160g phase II (check IT budget)
215000 CAPITAL LEASE PAYMENTS	6,228	15,000	25,745	20,000	5 vehicles leased part year lease
TOTALS ASSET PURCHASES/LEASE PAYMENTS	99,219	385,000	50,145	385,000	

OPERATING BUDGET FY 2025
ASSISTED HOUSING ADMIN

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	7,282,104	7,217,680	6,794,965	7,386,980	
EXPENSES					
SALARIES & BENEFITS	4,002,846	4,125,366	4,129,074	4,573,377	
ADMINISTRATIVE EXPENSES	350,284	625,985	492,119	803,514	
GENERAL EXPENSES AND FEES	1,986,083	6,865,723	2,010,604	2,090,996	
CONTRACTS AND MAINTENANCE	196,292	140,600	161,202	110,500	
CAPITAL ASSETS	99,219	385,000	50,145	385,000	
TOTAL EXPENSES	6,634,722	12,142,674	6,843,144	7,963,387	
GAIN/LOSS	647,382	(4,924,994)	(48,179)	(576,407)	

HOUSING COUNSELING PROGRAM
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
310000 CDBG GRANT	65,000	65,000	65,000	65,000	
310020 SHIP PROGRAM REVENUE	-	-	-	-	
310030 HUD COMPREHENSIVE GRANT	-	-	-	-	
330120 SHIP PROGRAM ADMIN FEE REV	-	-	-	-	
330140 INCOME - FORECLOSURE PREVENTION	-	-	-	-	
330010 PORT IN ADMIN REVENUE	-	-	-	-	
330100 AFFILIATES SUBSIDY	-	-	-	-	
361000 INTEREST INCOME	-	-	-	-	
369010 OTHER INCOME	1,750	-	-	-	
399000 TRANSFER FROM HCV	-	-	-	-	
TOTAL REVENUES	66,750	65,000	65,000	65,000	
411000 ADMINISTRATIVE SALARIES	39,180	31,180	36,879	33,144	
454010 FICA	2,540	2,385	2,333	2,536	
454020 RETIREMENT	4,632	4,231	5,004	4,517	
454030 HEALTH INSURANCE	17,252	19,615	18,352	33,975	
454050 LIFE INSURANCE	379	-	85	-	
454060 DENTAL INSURANCE	48	-	-	-	
417120 BANK CHARGES	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	-	-	
419120 MISC OPERATING	-	-	-	-	
419130 POSTAGE	-	-	-	-	
419080 STAFF TRAINING	-	500	-	500	
419070 STAFF TRAVEL	748	3,000	-	3,000	
451000 INSURANCE	386	1,944	-	1,944	.00% increase
451030 COMPENSATED ABSENCES	979	-	-	-	
457300 SHIP FORECLOSURE PREVENTION	-	-	-	-	
459900 TRANSFERS	-	-	-	-	
TOTAL EXPENDITURES	66,145	62,855	62,653	79,616	
NET BUDGETARY SURPLUS/(DEFICIT)	605	2,145	2,347	(14,616)	

OPERATING BUDGET FY 2025
DEVELOPMENT & ACQUISITIONS

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 406,039
OPERATING EXPENSES	406,039
OPERATING SURPLUS/(DEFICIT) FY 2025	\$ -
RESERVE 9/30/2023	\$ 872,363
PROJECTED NET SURPLUS FY 2024	(200,736)
PROJECTED RESERVE 09/30/2024	\$ 671,627
PROPOSED BUDGET USE OF PRIOR YEAR RESERVES	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY2025	-
PROJECTED RESERVE 09/30/2025	\$ 671,627

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
REVENUE					
330070 DEVELOPMENT FUND OPERATIONS	-	-	-	-	
330100 AFFILIATES SUBSIDY	566,760	428,053	54,833	406,039	
369010 OTHER INCOME	-	-	-	-	
399000 TRANSFER IN	-	-	-	-	
TOTAL	566,760	428,053	54,833	406,039	
TOTAL REVENUE & OTHER INCOME	566,760	428,053	54,833	406,039	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	121,693	172,892	119,791	151,835	
441500 MAINTENANCE (HVAC TECH)	-	-	-	-	
TOTAL SALARIES	121,693	172,892	119,791	151,835	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	8,677	13,226	8,657	11,615	
454020 RETIREMENT	15,043	23,462	16,256	20,695	
454030 HEALTH INSURANCE	14,738	28,332	17,558	32,376	
454050 LIFE INSURANCE	2,517	350	264	300	
454060 DENTAL INSURANCE	388	-	-	-	
454040 UNEMPLOYMENT COMPENSATION	-	-	-	-	
TOTAL EMPLOYEE BENEFITS	41,363	65,370	42,735	64,986	
GENERAL EXPENSES					
451000 INSURANCE	4,007	3,691	3,118	3,118	.00% increase
451020 GENERAL EXPENSES	-	-	-	-	
451030 COMPENSATED ABSENCES	(4,659)	-	-	-	
453500 INTEREST ON VEHICLE LEASE	1,110	-	-	-	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	-	-	-	-	
TOTAL GENERAL EXPENSES	458	3,691	3,118	3,118	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES	163,514	241,953	165,644	219,939	

ADMINISTRATIVE EXPENSES					
417130 PROFESSIONAL FEES (Legal, Finance, A&E)	20,379	150,000	22,715	150,000	Pre-acquisition / pre-development / tax / master plan / legislation / public edu / construction monitor
419010 HEALTH CARE STIPEND	-	-	-	-	
419020 OFFICE SUPPLIES	-	3,000	258	3,000	Proj mgmt software, tablets and monitors
419030 PRINTING SUPPLIES & SERVICES	-	-	-	-	
419040 TELEPHONE LAND LINES	-	-	-	-	
419050 COPY MACHINE/DOC MGMT	-	-	-	-	
419060 ADVERTISING/PUBLIC NOTICES	-	-	-	-	
419080 STAFF TRAINING	-	5,000	-	5,000	
419090 TUITION REIMBURSEMENT	-	-	-	-	
419070 STAFF TRAVEL	-	2,500	246	2,500	
419110 MEMBERSHIPS/DUES/SUBSCRIPTIONS	-	600	-	600	
419120 MISC OPERATING/ADMIN	-	500	-	500	
419130 POSTAGE/METER/FEDEX	-	-	-	-	
419140 COMPUTER SUPPLIES	-	-	-	-	
419150 BACKGROUND CHECKS	-	-	-	-	
419160 TELEPHONE WIRELESS	900	1,000	1,424	1,000	
419170 COMPUTER/SYSTEMS MAINT	-	-	-	-	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419180 PUBLIC RELATIONS	-	-	-	-	
419190 CONDO FEES/ASSESSMENTS	-	-	-	-	
499000 FUNDING TRANSFER OUT	-	-	-	-	
TOTAL ADMIN EXPENSES	21,279	162,600	24,643	162,600	

UTILITIES/CONTRACTS & MAINT					
431000 WATER AND SEWER	-	-	-	-	
432000 ELECTRICITY	-	-	-	-	
442000 MAINTENANCE MATERIALS	-	-	-	-	
442140 VEHICLE EXPENSE/MAINT	16,049	9,000	4,342	9,000	
442160 UNIFORMS	-	500	-	500	
442180 HVAC MATERIALS	-	-	-	-	
443020 EXTERMINATION	-	-	-	-	
443040 CARPET & TILE CLEANING/MAINT	-	-	-	-	
443060 HVAC REPAIRS/MAINT	-	-	-	-	
443090 ELEVATOR REPAIRS/MAINT	-	-	-	-	
443150 SECURITY MONITORING	-	-	-	-	
443110 PLUMBING CONTRACTS	-	-	-	-	
443130 ELECTRICAL CONTRACTS	-	-	-	-	
443140 LANDSCAPING/PLANT MAINT	9,655	5,000	10,080	5,000	Vacant lot Oakland Park mowing, fencing
443170 EQUIP LEASES	-	-	-	-	
443160 JANITORIAL SERVICE	-	-	-	-	
443200 CONTRACT MAINT LABOR	-	-	-	-	
443230 MST SYSTEM MAINT	-	-	-	-	
443240 SERVER/HARDWARE MAINT	-	-	-	-	
443250 CONDO FEES	-	-	-	-	
443260 CONDO ASSESSMENTS	-	-	-	-	
443270 ROUTINE MAINT CONTRACTS	2,590	-	-	-	
TOTAL MAINTENANCE	28,294	14,500	14,422	14,500	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2025

	ACTUAL 2023	ADOPTED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
CAPITAL EQUIPMENT					
140090 NON-DWELL EQ. FURN, MACH	-	-	-	-	
215000 AUTOMOBILES	7,527	9,000	50,860	9,000	Capital leases 2 vehicles
TOTAL CAPITAL EQUIPMENT	7,527	9,000	50,860	9,000	
462030 CASUALTY LOSS	(500)	-	-	-	
REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	566,760	428,053	54,833	406,039	
EXPENSES					
SALARIES & BENEFITS	163,056	238,262	162,526	216,821	
ADMINISTRATIVE EXPENSES	21,279	162,600	24,643	162,600	
MAINTENANCE	28,294	14,500	14,422	14,500	
GENERAL EXPENSES	458	3,691	3,118	3,118	
CAPITAL EQUIPMENT/LEASES	7,527	9,000	50,860	9,000	
CASUALTY LOSS	(500)	-	-	-	
TOTAL EXPENSES	220,115	428,053	255,569	406,039	
GAIN/(LOSS)	346,645	-	(200,736)	-	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
REVENUES AND EXPENDITURES					
310031 HAP PORT IN REVENUE	-	-	(10,250)	-	
320000 HUD ANNUAL CONTRIBUTION	93,464,470	100,000,000	106,871,188	111,000,000	Anticipated HAP increase = 11.00%
320010 HUD CONTRIBUTION-ADMIN FEES	-	-	-	-	
330000 INT REP RES/SEC 8 ADMIN RESERVES	-	-	-	-	
330010 PORT IN ADMIN REVENUE	-	-	-	-	
330031 FRAUD RECOVERY ADMIN	21,332	-	31,849	-	
330032 FRAUD RECOVERY HUD	22,077	14,000	32,183	30,000	
330040 FSS FORFEITURE	13,294	-	35,112	-	
361000 INTEREST INCOME	-	-	-	-	
369090 FSS SUBSIDY	-	-	-	-	
399000 FUNDING TRANSFER IN	-	-	-	-	
TOTAL REVENUES	93,521,174	100,014,000	106,960,082	111,030,000	
411000 ADMINISTRATIVE SALARIES	-	-	-	-	
454010 FICA	-	-	-	-	
454020 RETIREMENT	-	-	-	-	
454030 HEALTH INSURANCE	-	-	-	-	
417120 BANK CHARGES	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	-	-	
419120 MISC OPERATING	-	-	-	-	
419130 POSTAGE	-	-	-	-	
419080 STAFF TRAINING	-	-	-	-	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2025

	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
419070 STAFF TRAVEL	-	-	-	-	
451000 INSURANCE	-	-	-	-	
457300 SHIP FORECLOSURE PREVENTION	-	-	-	-	
471510 HAP REGULAR VOUCHERS	81,511,464	86,949,000	91,922,283	96,388,000	
471520 HAP REGULAR VOUCHERS	-	-	-	-	
471525 PROJECT BASED VOUCHERS	-	-	-	-	
471580 HAP VASH	2,249,470	2,400,000	2,477,259	2,400,000	
471581 HAP VASH 6	237,079	260,000	282,100	280,000	
471582 HAP VASH 7	188,802	200,000	243,239	200,000	
471583 HAP VASH 8	112,346	100,000	223,977	200,000	
471600 HAP PORT IN EXPENSE	-	10,000	-	12,000	
471800 HAP FSS ESCROW	230,535	250,000	306,849	305,000	
471891 1 YEAR MAINSTREAM	997,443	1,050,000	1,123,635	1,100,000	
471895 FAMILY UNIFICATION 1	3,611,585	3,650,000	3,987,463	3,850,000	
471896 FAMILY UNIFICATION 2 & 3	3,568,791	3,650,000	3,909,587	3,800,000	
471897 FOSTER YOUTH	87,226	95,000	103,796	95,000	
471898 PORT OUT VOUCHERS	1,537,959	1,400,000	2,379,894	2,400,000	
499000 FUNDING TRANSFERS OUT	-	-	-	-	
TOTAL EXPENDITURES	94,332,701	100,014,000	106,960,082	111,030,000	
NET BUDGETARY SURPLUS/(DEFICIT)	(811,527)	-	-	-	

MAINSTREAM 5 YEAR, 2017 AND 2020
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
320010 HUD CONTRIBUTION-ADMIN FEES	-	-	-	-	
320001 CORONOVIRUS FUNDING	-	-	-	-	
320020 5 YEAR, 2017, 2020 MAINSTREAM	2,864,768	2,720,000	3,103,048	3,230,000	
399000 TRANSFER FROM HCV	-	-	-	-	
TOTAL REVENUES	2,864,768	2,720,000	3,103,048	3,230,000	
411000 ADMINISTRATIVE SALARIES	-	-	-	-	
454010 FICA	-	-	-	-	
454020 RETIREMENT	-	-	-	-	
454030 HEALTH INSURANCE	(2,301)	-	-	-	
454050 LIFE INSURANCE	1,633	-	-	-	
454060 DENTAL INSURANCE	284	-	365	-	
417120 BANK CHARGES	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	-	-	
471520 HAP 5 YEAR MAINSTREAM	729,154	720,000	823,209	780,000	
471521 HAP - MAINSTREAM 2017	1,070,970	1,000,000	1,217,476	1,200,000	
471522 HAP - MAINSTREAM 2020 CARES ACT	294,129	350,000	279,215	350,000	
471523 HAP - MAINSTREAM 2021	726,059	650,000	902,431	900,000	
451000 INSURANCE	110	-	-	-	
457300 SHIP FORECLOSURE PREVENTION	-	-	-	-	
TOTAL EXPENDITURES	2,820,038	2,720,000	3,222,696	3,230,000	
NET BUDGETARY SURPLUS/(DEFICIT)	44,730	-	(119,648)	-	

MAINSTREAM ADMIN
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
320010 HUD CONTRIBUTION-ADMIN FEES	261,619	276,454	320,313	370,422	253*12*\$122.01
320020 5 YEAR, 2017, 2020 MAINSTREAM	-	-	-	-	
399000 TRANSFER FROM HCV	-	-	-	-	
TOTAL REVENUES	261,619	276,454	320,313	370,422	
411000 ADMINISTRATIVE SALARIES	205,332	173,990	208,790	175,877	
454010 FICA	14,822	13,310	14,935	13,455	
454020 RETIREMENT	30,819	28,748	34,847	29,832	
454030 HEALTH INSURANCE	49,765	53,308	49,958	62,621	
454050 LIFE INSURANCE	455	350	463	350	
454060 DENTAL INSURANCE	(2)	-	(365)	-	
417120 BANK CHARGES	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	-	-	
471520 HAP 5 YEAR MAINSTREAM	-	-	-	-	
471521 HAP - MAINSTREAM 2017	-	-	-	-	
471522 HAP - MAINSTREAM 2020 CARES ACT	-	-	-	-	
471523 HAP - MAINSTREAM 2021	-	-	-	-	
471540 PORT OUT ADMIN FEES	588	-	-	-	
451000 INSURANCE	-	-	-	-	
457300 SHIP FORECLOSURE PREVENTION	-	-	-	-	
TOTAL EXPENDITURES	301,780	269,706	308,628	282,135	
NET BUDGETARY SURPLUS/(DEFICIT)	(40,161)	6,748	11,685	88,287	

SHELTER PLUS CARE
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
310000 SPC REVENUE-HAP	5,416,689	1,500,000	2,037,708	509,427	
310001 SPC REVENUE - ADMIN	443,517	125,000	201,889	50,472	
310002 SPC REVENUE - RENTAL ASSISTANCE	26,438	8,000	23,305	5,826	
310003 SPC REVENUE - HMIS ALLOCATION	6,064	2,000	1,713	428	
TOTAL REVENUES	5,892,708	1,635,000	2,264,615	566,154	
410000 SPC EXPENSE - HAP	5,416,689	1,500,000	2,037,708	509,427	
410001 SPC EXPENSE - ADMIN	443,517	125,000	201,889	50,472	
410002 SPC EXPENSE - RENTAL ASSISTANCE	26,438	8,000	23,305	5,826	
410003 SPC EXPENSE - HMIS ALLOCATION	6,064	2,000	1,713	428	
TOTAL EXPENDITURES	5,892,708	1,635,000	2,264,615	566,154	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	-	

MOD. REHABILITATION 2 (EL JARDIN)
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
310031 HAP PORT IN REVENUE	-	-	-	-	
320000 HUD ANNUAL CONTRIBUTION	2,269,845	2,607,912	2,607,912	651,978	Contract ends 12/31/24; \$2,607,912 /12 x 3 mos
320010 HUD CONTRIBUTION-ADMIN FEES	308,287	321,260	321,263	80,317	\$321,268/12*3
330031 FRAUD RECOVERY ADMIN	(8)	5,000	1,459	5,000	
330032 FRAUD RECOVERY HUD	(8)	5,000	1,459	5,000	
361000 INTEREST INCOME	693	-	2,533	-	
802600 ANNUAL CONTRIBUTION EARNED	147,260	-	-	-	
TOTAL REVENUES	2,726,069	2,939,172	2,934,626	742,295	
411000 ADMINISTRATIVE SALARIES	318,017	266,200	321,263	74,632	
454010 FICA	-	18,940	-	4,735	
454020 RETIREMENT	-	36,120	-	10,950	
454030 HEALTH INSURANCE	-	-	-	-	
454050 LIFE INSURANCE	-	-	-	-	
454060 DENTAL INSURANCE	-	-	-	-	
417120 BANK CHARGES	-	-	-	-	
419020 OFFICE SUPPLIES	-	-	-	-	
419120 MISC OPERATING	-	-	-	-	
419130 POSTAGE	-	-	-	-	
419080 STAFF TRAINING	-	-	-	-	
419070 STAFF TRAVEL	-	-	-	-	
451000 INSURANCE	-	-	-	-	
471510 HAP REGULAR VOUCHERS	2,409,468	2,607,912	2,482,572	651,978	
TOTAL EXPENDITURES	2,727,485	2,929,172	2,803,835	742,295	
NET BUDGETARY SURPLUS/(DEFICIT)	(1,416)	10,000	130,791	0	

FAMILY SELF-SUFFICIENCY
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
330040 FSS FORFEITURE	-	-	-	-	
369090 FSS SUBSIDY	264,249	284,000	253,889	300,854	Salary and eligible training only
399000 TRANSFER IN	-	-	-	-	
TOTAL REVENUES	264,249	284,000	253,889	300,854	
411000 ADMINISTRATIVE SALARIES	238,383	187,721	138,797	200,189	
454010 FICA	14,228	14,361	18,050	15,314	
454020 RETIREMENT	20,721	22,831	29,686	24,440	
454030 HEALTH INSURANCE	32,197	42,420	44,448	56,986	
454050 LIFE INSURANCE	2,134	510	426	510	
454060 DENTAL INSURANCE	297	65	-	65	
417130 PROFESSIONAL FEES	-	-	-	-	
419080 STAFF TRAINING	3,770	1,950	-	1,950	Transfer in from Forfeiture funds
419120 MISC OPERATING/ADMIN	-	1,400	-	1,400	transfer in for graduation & events (not grant eligible expenses)
419085 FSS TRAINING/SUPPORT	-	-	-	-	
451000 INSURANCE EXPENSE	116	-	-	-	
TOTAL EXPENDITURES	311,846	271,258	231,407	300,854	
NET BUDGETARY SURPLUS/(DEFICIT)	(47,597)	12,742	22,482	-	

FSS FORFEITURES
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
330040 FSS FORFEITURE	53,898	10,000	115,374	154,000	
369090 FSS SUBSIDY	-	-	-	-	
399000 TRANSFER IN	-	-	-	-	
TOTAL REVENUES	53,898	10,000	115,374	154,000	
411000 ADMINISTRATIVE SALARIES	-	-	-	-	
454010 FICA	-	-	-	-	
454020 RETIREMENT	-	-	-	-	
454030 HEALTH INSURANCE	-	-	-	-	
454050 LIFE INSURANCE	-	-	-	-	
454060 DENTAL INSURANCE	-	-	-	-	
417130 PROFESSIONAL FEES	-	-	-	-	
419070 STAFF TRAVEL	386	-	851	-	
419080 STAFF TRAINING	-	-	-	-	
419120 MISC OPERATING/ADMIN	-	-	757	-	
419085 FSS TRAINING/SUPPORT	-	10,000	135	10,000	
TOTAL EXPENDITURES	386	10,000	1,743	10,000	
NET BUDGETARY SURPLUS/(DEFICIT)	53,512	-	113,631	144,000	

HCV EHV HAP
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
320000 HUD ANNUAL CONTRIBUTION	1,850,456	2,145,000	2,684,703	3,312,144	\$1,683 x 12 x 164
320010 HUD CONTRIBUTION - ADMIN FEES	-	-	-	-	
330031 FRAUD RECOVERY ADMIN	-	-	-	-	
330031 FRAUD RECOVERY HUD	-	-	-	-	
TOTAL REVENUES	1,850,456	2,145,000	2,684,703	3,312,144	
471510 HAP REGULAR VOUCHERS	1,843,250	2,145,000	2,684,703	3,312,144	
471898 PORT OUTS	7,206	-	19,225	-	
TOTAL EXPENDITURES	1,850,456	2,145,000	2,703,928	3,312,144	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	(19,225)	-	

HCV EHV ADMIN
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
320010 HUD CONTRIBUTION - ADMIN FEES	165,320	223,338	231,284	237,158	Adm. Fee = \$19,763 PM x 12 (estimated)
320030 HUD SERVICE FEES	353,070	-	2,564	-	no further funds expected for new budget year
330010 PORT IN ADMIN REVENUE	(455)	-	(819)	-	
TOTAL REVENUES	517,935	223,338	233,029	237,158	
411000 ADMINISTRATIVE SALARIES	91,834	81,338	73,243	48,272	
454010 FICA	6,730	6,222	5,290	3,693	
454020 RETIREMENT	16,935	15,977	16,203	12,201	
454030 HEALTH INSURANCE	18,756	22,155	15,513	14,130	
454050 LIFE INSURANCE	967	-	163	-	
454060 DENTAL INSURANCE	131	-	-	-	
451000 INSURANCE EXPENSE	51	-	-	-	
459030 MANAGEMENT FEES	-	-	-	146,009	
471900 SERVICES PROVIDED	353,070	-	138,917	-	
TOTAL EXPENDITURES	488,473	125,692	249,329	224,305	
NET BUDGETARY SURPLUS/(DEFICIT)	29,462	97,646	(16,300)	12,853	

PORT INS HAP ONLY
OPERATING BUDGET FY 2025

REVENUES AND EXPENDITURES	ACTUAL 2023	APPROVED 2024	ESTIMATED 2024	PROPOSED 2025	REMARKS
310031 HAP PORT IN REVENUE	13,609,157	17,000,000	7,567,507	12,000,000	
TOTAL REVENUES	13,609,157	17,000,000	7,567,507	12,000,000	
471600 HAP PORT IN EXPENSE	13,609,157	17,000,000	7,567,507	12,000,000	
TOTAL EXPENDITURES	13,609,157	17,000,000	7,567,507	12,000,000	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	-	