



Building on Success

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Memorandum 2025-06 (CEO)

To: BCHA Board of Commissioners

From: Parnell Joyce, Chief Executive Officer 

Thru: Paul Raikes, Chief Financial Officer 

Thru: Jeffrey Sutton, Controller 

Date: August 19, 2025

Subject: **Proposed Operating Budget Fiscal Year October 1, 2025 – September 30, 2026**

Attached is the proposed agency-wide budget for the fiscal year beginning October 1, 2025. 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 2026 budget and includes 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 consideration at the August 19, 2025, meeting.

Assisted Housing

The Housing Assistance Payments to the landlords are expected to increase by 23% (from \$111,000,000 to \$136,812,490). A projected 95% admin fee proration (estimated at around \$663,400 a month) will allow us to fund staffing and operations for our voucher program. Increases in per unit costs are being aggressively managed, and the estimated increased funding is sufficient for currently issued vouchers coupled with managed attrition.

An administrative fee reserve of \$2,553,623 is projected for the end of the current fiscal year. An ending administrative fee reserve of \$1,906,583 is projected for the upcoming budget year with a 95% proration, which reflects a net decrease of \$647,040. Capital expenditures of \$381,000 include the OnBase content management project (\$176,000); HVAC (\$10,000); flooring and painting (\$190,000); and plumbing (\$5,000). Funding related to cybersecurity initiatives is \$92,030. The Continuum of Care program will be completely phased out so we can redeploy staffing for better resource integration into program operations.

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 and \$28,500 in SHIP program funds. Funding from the grant is sufficient to cover the budgeted costs of \$52,550 for the 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 5.5%, and the properties are expected to end FY26 with a surplus of \$546,130. 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 \$1,352,810. The total budgeted cash flow for all the properties for fiscal year 2025 is \$1,898,940. 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 surplus of \$1,062,930, which includes the transfer out of \$500,000 for pre-development and pre-acquisition activities.

The Tequesta Reserve project anticipates development fees \$1,034,770 FY26, and BBC's cost for shared services is \$998,370 (\$625,260 to COCC and \$373,110 to Development/Acquisitions).

Multi-family Housing (RAD – former Public Housing)

An operating reserve increase of \$160,200 is anticipated for fiscal year 2026.

The projected current fiscal year end replacement reserve is \$2,469,134. The projected replacement reserve for the end of fiscal year 2026 is \$1,327,064. The net change in replacement reserves for fiscal year 2026 is \$1,142,070. A total of \$1,490,000 for property improvements and sustainability is planned to be expended from the replacement reserve (Parkridge, \$300,000; Meyers, \$150,000; Highland Gardens, \$150,000; Griffin Gardens, \$490,000; and Everglades Auburn, \$400,000).

Development & Acquisitions

The development budget includes \$650,000 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 change in the accounting process will permit the COCC to retain operating reserves for future use.

Budgeted revenue is expected from the following sources:

- \$1,592,230 – 20% Annual Admin Fee (Assisted Housing)
- \$506,000 – Bookkeeping Fee (Assisted Housing) - \$7.50 PUM X Total AH units
- \$59,200 – Property Management Fees (Multi Family) of 1.5%
- \$44,070 – Property Management Fees (College Gardens) of 3%
- \$42,270 – Property Management Fees (Ocean Drive, Twin Oaks, Villas of Pompano, and Manors at Middle River) of 3%
- \$625,260 – Affiliates shared services agreement
- \$70,000 – Interest income

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

Assisted Housing

- No added or deleted positions

Real Estate Management

- No position changes

Development

- No position changes

COCC

- No added or deleted positions

A net estimated increase of \$525,220 is anticipated between the estimated current fiscal year salary cost and the FY26 budgeted salary costs.

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. Employees may

receive a 2%, 3% or 4% based on performance. The estimated increase for merit costs is \$145,640. 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.

- A COLA for October 1, 2026, will not be required because the annual inflation in South Florida was at 3.1% as of June 2025.

An increase in health insurance premiums of around 8% is expected for fiscal year 2026. Of that increase, only \$41,520 will be added to the employer's annual health coverage costs due to an adjustment in employee contribution rates compared to last year; the employee contribution rates are being adjusted based on industry standards that maintain compliance with the Affordable Care Act. The increase in employer costs for health insurance coverage is forecast to be 3.3% at current enrollment levels. The health insurance participation rate is currently 93 employees; and employees can continue to choose one of four health insurance options: three HMO plans and one PPO plan. BCHA estimates that annual employer share for health insurance premiums will be 77% of the total premiums paid compared to 84% in the current fiscal 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 13.63% to 14.03% and for senior class employees from 34.52% to 33.24% of salary. The employer's annual portion of retirement contributions for FY26 is anticipated to increase by approximately \$33 thousand for currently filled positions.

Other Initiatives

Phase II deployment with Assisted Housing of the content management initiative will continue to assist the organization's full migration to a paperless work environment. Adequate funding is also budgeted for security related initiatives, website development, strategic planning, operational and IT staff training, and merit increases.

The Continuum of Care programs operated with subrecipient funding has terminated because of inadequate administrative fees.

One tax credit and bond project is anticipated to close before the end of 2025. We are pursuing other potential portfolio expansion opportunity in the upcoming fiscal year 2026.

Cyber security enhancements will update, replace, and address infrastructure vulnerabilities, especially with our legacy systems.

Broward County Housing Authority 2026 Budget

Table of Contents:

Chief Executive Officer's Memorandum	Page i
All programs - Summary of Estimated Revenues, Expenses and Reserves.....	Page 1
Central Office Cost Center.....	Page 7
Assisted Housing Admin.....	Page 13
Housing Counseling.....	Page 21
Development & Acquisitions.....	Page 22
Assisted Housing HAP Only.....	Page 26
Mainstream 5 Year, 2017 and 2020.....	Page 28
Mainstream Admin.....	Page 29
Shelter Plus Care (COC).....	Page 30
Mod. Rehabilitation 2 (El Jardin).....	Page 31
Family Self-Sufficiency.....	Page 32
FSS Forfeitures.....	Page 33
HCV EHV HAP.....	Page 34
HCV EHV Admin.....	Page 35
Port Ins HAP Only.....	Page 36

Broward County Housing Authority FY26 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	-	-	-	-	-	-
361000 Interest Income	25,000	70,000	45,000	150,000	-	(150,000)	-	-	-
369010 Other Income	-	-	-	-	-	-	-	2,000	2,000
369090 FSS Subsidy	-	-	-	-	-	-	-	-	-
320000 HUD Annual Contribution	-	-	-	-	-	-	-	-	-
320010 HUD Contribution-Admin Fees	-	-	-	6,509,980	7,961,170	1,451,190	-	-	-
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	-	-	-	-	-	-	-	28,500	28,500
330010 Port In Admin Revenue	-	-	-	375,000	375,000	-	-	-	-
330020 Management Fees (Assisted Housing)	1,349,428	1,592,230	242,802	-	-	-	-	-	-
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	350,000	165,000	(185,000)	-	-	-
330030 Bookkeeping Fees (Assisted Housing)	500,000	506,000	6,000	-	-	-	-	-	-
330031 Fraud Recovery Admin	-	-	-	2,000	500	(1,500)	-	-	-
330032 Fraud Recovery HUD	-	-	-	-	-	-	-	-	-
330040 Bookkeping Fees (AMP)	-	-	-	-	-	-	-	-	-
330060 Property Managment Fees (Multifamily)	53,627	59,200	5,573	-	-	-	-	-	-
330090 College Gardens/Crystal Lake Fees	40,807	44,070	3,263	-	-	-	-	-	-
330100 Affiliates Subsidy	276,316	625,260	348,944	-	-	-	-	-	-
330110 Management Fee (Affordable Housing)	41,067	42,270	1,203	-	-	-	-	-	-
399000 Funding Transfer In	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	2,286,245	2,939,030	652,785	7,386,980	8,501,670	1,114,690	65,000	95,500	30,500
SALARIES AND FRINGES									
411000 Administrative Salaries	1,181,216	1,658,560	477,344	3,082,721	3,390,410	307,689	33,144	32,220	(924)
441500 Maint/Oper Labor Wages	-	3,790	3,790	-	49,490	49,490	-	-	-
TOTAL SALARIES	1,181,216	1,662,350	481,134	3,082,721	3,439,900	357,179	33,144	32,220	(924)
454010 FICA	90,363	127,170	36,807	241,538	263,150	21,612	2,536	2,460	(76)
454020 Retirement	290,562	323,420	32,858	460,854	507,350	46,496	4,517	4,070	(447)
454030 Health Insurance	213,921	197,710	(16,211)	857,602	928,100	70,498	33,975	11,840	(22,135)
454040 Unemployment Insurance	-	-	-	-	8,390	8,390	-	-	-
454050 Life Insurance	2,350	3,320	970	6,310	6,880	570	-	60	60
454060 Dental Insurance	-	-	-	-	-	-	-	-	-
TOTAL FRINGES	597,196	651,620	54,424	1,566,304	1,713,870	147,566	41,028	18,430	(22,598)
TOTAL SALARIES AND FRINGES	1,778,412	2,313,970	535,558	4,649,025	5,153,770	504,745	74,172	50,650	(23,522)
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	26,000	26,000	-	30,000	35,000	5,000	-	-	-
417110 Legal Fees	50,000	50,000	-	10,000	10,000	-	-	-	-
417130 Professional Fees	105,200	105,200	-	135,800	87,000	(48,800)	-	-	-
417140 Translator Fees	-	-	-	2,000	2,000	-	-	-	-
419020 Office Supplies	11,000	3,750	(7,250)	88,800	105,000	16,200	-	-	-
419030 Printing Supplies/Svcs	-	-	-	7,735	7,740	5	-	-	-
419040 Telephone Land Lines	11,200	11,200	-	44,816	44,820	4	-	-	-
419050 Copy Machine/Doc Mgmt	7,100	7,500	400	30,000	31,500	1,500	-	-	-
419060 Advertising/Pub Notices	500	500	-	13,000	7,000	(6,000)	-	-	-
419070 Staff Travel	11,000	12,000	1,000	9,500	9,500	-	3,000	500	(2,500)

Broward County Housing Authority FY26 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
419080 Staff Training	41,500	35,100	(6,400)	50,000	76,400	26,400	500	500	-
419085 FSS Training/Support	-	-	-	-	-	-	-	-	-
419090 Tuition Reimbursement	20,000	20,000	-	-	-	-	-	-	-
419110 Dues/Subscrip/Annual Fee	38,057	38,660	603	20,000	21,780	1,780	-	-	-
419120 Misc Operating/Admin	27,000	20,500	(6,500)	23,400	16,600	(6,800)	-	-	-
419130 Postage	6,000	6,000	-	80,000	80,000	-	-	-	-
419150 HR Related/Investigations	2,000	2,000	-	3,515	3,510	(5)	-	-	-
419160 Telephone Wireless	7,000	7,550	550	15,000	9,740	(5,260)	-	-	-
419170 Computer/Systems Maint	71,091	121,250	50,159	284,130	533,080	248,950	-	-	-
419190 Condo Fees/Assessments	32,000	32,000	-	-	-	-	-	-	-
499010 Shelter Plus Care Reimbursement	(42,545)	-	42,545	(14,182)	-	14,182	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	424,103	499,210	75,107	833,514	1,080,670	247,156	3,500	1,000	(2,500)
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	-	-	-	-	-	-	-	-	-
471590 Tenant Protection Vouchers	-	-	-	-	-	-	-	-	-
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	-	5,000	28,000	23,000	-	-	-
442160 Uniforms	-	-	-	6,200	6,200	-	-	-	-
TOTAL MATERIALS AND SUPPLIES	5,000	5,000	-	12,200	35,200	23,000	-	-	-
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	-	2,000	2,000	-	-	-	-
443110 Plumbing Contracts	-	-	-	900	900	-	-	-	-

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
443130 Electrical Contracts	-	-	-	1,000	1,000	-	-	-	-
443140 Landscape/Grounds Contr	5,500	5,500	-	2,100	2,100	-	-	-	-
443150 Security/Entrance Maintenance	3,000	3,000	-	12,000	12,000	-	-	-	-
443160 Janitorial Contracts	-	-	-	10,000	10,000	-	-	-	-
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	-	49,300	49,300	-	-	-	-
GENERAL EXPENSES									
451000 Insurance Expense	14,479	26,910	12,431	109,000	110,440	1,440	1,944	900	(1,044)
TOTAL GENERAL EXPENSES	14,479	26,910	12,431	109,000	110,440	1,440	1,944	900	(1,044)
FEES TO CENTRAL OFFICE COST CENTER									
459020 Bookkeeping Fees	-	-	-	500,000	500,000	-	-	-	-
459030 Management Fee	-	-	-	1,301,996	1,592,230	290,234	-	-	-
TOTAL FEES TO COCC	-	-	-	1,951,996	2,242,230	290,234	-	-	-
TOTAL GENERAL EXPENSES	14,479	26,910	12,431	2,060,996	2,352,670	291,674	1,944	900	(1,044)
CAPITAL EXPENDITURES									
140070 Building Structure	-	-	-	205,000	205,000	-	-	-	-
140090 Non-Dwelling Equip, Furn, Machine	40,000	44,000	4,000	160,000	176,000	16,000	-	-	-
215000 Capitalized Lease Obligation Vehicles	3,651	6,840	3,189	20,000	27,000	7,000	-	-	-
215001 Capitalized Lease Obligation Copiers	-	22,500	22,500	-	20,100	20,100	-	-	-
TOTAL CAPITAL EXPENDITURES	43,651	73,340	29,689	385,000	428,100	43,100	-	-	-
TOTAL EXPENSES	2,286,245	2,939,030	652,785	8,039,035	9,148,710	1,109,675	79,616	52,550	(27,066)
SUMMARY OF EXPENSES	-	-	-	-	-	-	-	-	-
SALARIES AND FRINGES	1,778,412	2,313,970	535,558	4,649,025	5,153,770	504,745	74,172	50,650	(23,522)
ADMINISTRATIVE EXPENSES	424,103	499,210	75,107	833,514	1,080,670	247,156	3,500	1,000	(2,500)
UTILITIES	8,100	8,100	-	49,000	49,000	-	-	-	-
HAP PAYMENTS	-	-	-	-	-	-	-	-	-
MAINTENANCE MATERIALS	5,000	5,000	-	12,200	35,200	23,000	-	-	-
CONTRACT COSTS	12,500	12,500	-	49,300	49,300	-	-	-	-
GENERAL EXPENSES	14,479	26,910	12,431	2,060,996	2,352,670	291,674	1,944	900	(1,044)
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	43,651	73,340	29,689	385,000	428,100	43,100	-	-	-
TOTAL EXPENSES	2,286,245	2,939,030	652,785	8,039,035	9,148,710	1,109,675	79,616	52,550	(27,066)
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	(652,055)	(647,040)	5,015	(14,616)	42,950	57,566

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	12,000,000	14,500,000	2,500,000	12,000,000	14,500,000	2,500,000
361000 Interest Income	-	-	-	-	-	-	175,000	70,000	(105,000)
369010 Other Income	-	-	-	-	-	-	-	2,000	2,000
369090 FSS Subsidy	-	-	-	300,854	303,560	2,706	300,854	303,560	2,706
320000 HUD Annual Contribution	-	-	-	114,964,122	139,526,530	24,562,408	114,964,122	139,526,530	24,562,408
320010 HUD Contribution-Admin Fees	-	-	-	687,897	396,360	(291,537)	7,197,877	8,357,530	1,159,653
320020 5 Yr, 2017, 2020 Mainstream	-	-	-	3,230,000	3,590,160	360,160	3,230,000	3,590,160	360,160
310000 SPC Rev-HAP/CDBG HC	-	-	-	509,427	-	(509,427)	574,427	65,000	(509,427)
310001 SPC Revenue - Admin	-	-	-	50,472	-	(50,472)	50,472	-	(50,472)
310002 SPC Revenue - Rental Assistance	-	-	-	5,826	-	(5,826)	5,826	-	(5,826)
310003 SPC Revenue - HMIS Allocation	-	-	-	428	-	(428)	428	-	(428)
310020 Tenant Home Program Revenue	-	-	-	-	-	-	-	28,500	28,500
330010 Port In Admin Revenue	-	-	-	-	-	-	375,000	375,000	-
330020 Management Fees (Assisted Housing)	-	-	-	-	-	-	1,349,428	1,592,230	242,802
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	-	-	-	350,000	165,000	(185,000)
330030 Bookkeeping Fees (Assisted Housing)	-	-	-	-	-	-	500,000	506,000	6,000
330031 Fraud Recovery Admin	-	-	-	5,000	30,000	25,000	7,000	30,500	23,500
330032 Fraud Recovery HUD	-	-	-	35,000	30,000	(5,000)	35,000	30,000	(5,000)
330040 Bookkeping Fees (AMP)	-	-	-	154,000	90,000	(64,000)	154,000	90,000	(64,000)
330060 Property Managment Fees (Multifamily)	-	-	-	-	-	-	53,627	59,200	5,573
330090 College Gardens/Crystal Lake Fees	-	-	-	-	-	-	40,807	44,070	3,263
330100 Affiliates Subsidy	479,707	373,110	(106,597)	-	-	-	756,023	998,370	242,347
330110 Management Fee (Affordable Housing)	-	-	-	-	-	-	41,067	42,270	1,203
399000 Funding Transfer In	-	500,000	500,000	-	-	-	-	500,000	500,000
TOTAL REVENUE	479,707	873,110	393,403	131,943,026	158,466,610	26,523,584	142,160,958	170,875,920	28,714,962
SALARIES AND FRINGES									
411000 Administrative Salaries	202,749	123,120	(79,629)	498,970	373,170	(125,800)	4,998,800	5,577,480	578,680
441500 Maint/Oper Labor Wages	-	-	-	-	-	-	-	53,280	53,280
TOTAL SALARIES	202,749	123,120	(79,629)	498,970	373,170	(125,800)	4,998,800	5,630,760	631,960
454010 FICA	15,510	9,420	(6,090)	37,197	28,810	(8,387)	387,144	431,010	43,866
454020 Retirement	27,634	15,540	(12,094)	77,423	63,490	(13,933)	860,990	913,870	52,880
454030 Health Insurance	44,196	24,120	(20,076)	136,101	143,730	7,629	1,285,795	1,305,500	19,705
454040 Unemployment Insurance	-	-	-	-	-	-	-	8,390	8,390
454050 Life Insurance	400	250	(150)	860	750	(110)	9,920	11,260	1,340
454060 Dental Insurance	-	-	-	65	-	(65)	65	-	(65)
TOTAL FRINGES	87,740	49,330	(38,410)	251,646	236,780	(14,866)	2,543,914	2,670,030	126,116
TOTAL SALARIES AND FRINGES	290,489	172,450	(118,039)	750,616	609,950	(140,666)	7,542,714	8,300,790	758,076
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	-	-	-	-	-	-	56,000	61,000	5,000
417110 Legal Fees	-	-	-	-	-	-	60,000	60,000	-
417130 Professional Fees	150,000	650,000	500,000	-	-	-	391,000	842,200	451,200
417140 Translator Fees	-	-	-	-	-	-	2,000	2,000	-
419020 Office Supplies	3,000	3,000	-	-	-	-	102,800	111,750	8,950
419030 Printing Supplies/Svcs	-	-	-	-	-	-	7,735	7,740	5
419040 Telephone Land Lines	-	-	-	-	-	-	56,016	56,020	4
419050 Copy Machine/Doc Mgmt	-	-	-	-	-	-	37,100	39,000	1,900
419060 Advertising/Pub Notices	-	-	-	-	-	-	13,500	7,500	(6,000)
419070 Staff Travel	2,500	2,500	-	-	-	-	26,000	24,500	(1,500)

Broward County Housing Authority FY26 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
419080 Staff Training	5,000	5,000	-	1,950	-	(1,950)	98,950	117,000	18,050
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	-	-	-	-	58,657	61,040	2,383
419120 Misc Operating/Admin	500	500	-	1,400	1,400	-	52,300	39,000	(13,300)
419130 Postage	-	-	-	-	-	-	86,000	86,000	-
419150 HR Related/Investigations	-	-	-	-	-	-	5,515	5,510	(5)
419160 Telephone Wireless	1,000	9,740	8,740	-	-	-	23,000	27,030	4,030
419170 Computer/Systems Maint	-	-	-	-	-	-	355,221	654,330	299,109
419190 Condo Fees/Assessments	-	-	-	-	-	-	32,000	32,000	-
499010 Shelter Plus Care Reimbursement	-	-	-	-	-	-	(56,727)	-	56,727
TOTAL ADMINISTRATIVE EXPENSES	162,600	671,340	508,740	13,350	11,400	(1,950)	1,437,067	2,263,620	826,553
HAP PAYMENTS									
410000 HAP Payment Pass Thru	-	-	-	509,427	-	(509,427)	509,427	-	(509,427)
410001 SPC Expense - Admin.	-	-	-	50,472	-	(50,472)	50,472	-	(50,472)
410002 SPC Expense - Rental Assistance	-	-	-	5,826	-	(5,826)	5,826	-	(5,826)
410003 SPC Expense - HMIS Allocation	-	-	-	428	-	(428)	428	-	(428)
471510 HAP Regular Vouchers	-	-	-	100,352,122	108,962,630	8,610,508	100,352,122	108,962,630	8,610,508
471520 HAP 5 Year Mainstream	-	-	-	780,000	802,580	22,580	780,000	802,580	22,580
471521 HAP - Mainstream 2017	-	-	-	1,200,000	1,268,080	68,080	1,200,000	1,268,080	68,080
471522 HAP - Mainstream 2020 C	-	-	-	350,000	310,600	(39,400)	350,000	310,600	(39,400)
471523 HAP - Mainstream 2021	-	-	-	900,000	1,208,000	308,000	900,000	1,208,000	308,000
471580 HAP VASH	-	-	-	2,400,000	6,882,150	4,482,150	2,400,000	6,882,150	4,482,150
471581 HAP VASH 6	-	-	-	280,000	579,310	299,310	280,000	579,310	299,310
471582 HAP VASH 7	-	-	-	200,000	695,170	495,170	200,000	695,170	495,170
471583 HAP VASH 8	-	-	-	200,000	764,680	564,680	200,000	764,680	564,680
471590 Tenant Protection Vouchers	-	-	-	-	4,696,540	4,696,540	-	4,696,540	4,696,540
471600 HAP Port In Expense	-	-	-	12,012,000	14,500,000	2,488,000	12,012,000	14,500,000	2,488,000
471800 HAP FSS Escrow	-	-	-	305,000	360,000	55,000	305,000	360,000	55,000
471891 1 Year Mainstream	-	-	-	1,100,000	1,737,920	637,920	1,100,000	1,737,920	637,920
471895 Family Unification 1	-	-	-	3,850,000	4,958,860	1,108,860	3,850,000	4,958,860	1,108,860
471896 Family Unification 2 & 3	-	-	-	3,800,000	4,634,440	834,440	3,800,000	4,634,440	834,440
471897 Foster Youth	-	-	-	95,000	254,890	159,890	95,000	254,890	159,890
471898 Port Out Vouchers	-	-	-	2,400,000	5,059,940	2,659,940	2,400,000	5,059,940	2,659,940
TOTAL HAP PAYMENTS	-	-	-	130,790,275	157,675,790	26,885,515	130,790,275	157,675,790	26,885,515
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	-	-	-	-	19,000	42,000	23,000
442160 Uniforms	500	500	-	-	-	-	6,700	6,700	-
TOTAL MATERIALS AND SUPPLIES	9,500	9,500	-	-	-	-	26,700	49,700	23,000
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	-	-	-	-	-	-	3,000	3,000	-
443110 Plumbing Contracts	-	-	-	-	-	-	900	900	-

Broward County Housing Authority FY26 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance	2025 Original	2026 Proposed	Variance
443130 Electrical Contracts	-	-	-	-	-	-	1,000	1,000	-
443140 Landscape/Grounds Contr	5,000	5,000	-	-	-	-	12,600	12,600	-
443150 Security/Entrance Maintenance	-	-	-	-	-	-	15,000	15,000	-
443160 Janitorial Contracts	-	-	-	-	-	-	10,000	10,000	-
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	-	-	-	-	66,800	66,800	-
GENERAL EXPENSES									
451000 Insurance Expense	3,118	4,420	1,302	-	3,600	3,600	128,541	146,270	17,729
TOTAL GENERAL EXPENSES	3,118	4,420	1,302	-	3,600	3,600	128,541	146,270	17,729
FEES TO CENTRAL OFFICE COST CENTER									
459020 Bookkeeping Fees	-	-	-	-	-	-	500,000	500,000	-
459030 Management Fee	-	-	-	146,009	81,370	(64,639)	1,448,005	1,673,600	225,595
TOTAL FEES TO COCC	-	-	-	146,009	81,370	(64,639)	2,098,005	2,323,600	225,595
TOTAL GENERAL EXPENSES	3,118	4,420	1,302	146,009	84,970	(61,039)	2,226,546	2,469,870	243,324
CAPITAL EXPENDITURES									
140070 Building Structure	-	-	-	-	-	-	205,000	205,000	-
140090 Non-Dwelling Equip, Furn, Machine	-	-	-	-	-	-	200,000	220,000	20,000
215000 Capitalized Lease Obligation Vehicles	9,000	10,400	1,400	-	-	-	32,651	44,240	11,589
215001 Capitalized Lease Obligation Copiers	-	-	-	-	-	-	-	42,600	42,600
TOTAL CAPITAL EXPENDITURES	9,000	10,400	1,400	-	-	-	437,651	511,840	74,189
TOTAL EXPENSES	479,707	873,110	393,403	131,700,250	158,382,110	26,681,860	142,584,853	171,395,510	28,810,657
SUMMARY OF EXPENSES	-	-	-	-	-	-	-	-	-
SALARIES AND FRINGES	290,489	172,450	(118,039)	750,616	609,950	(140,666)	7,542,714	8,300,790	758,076
ADMINISTRATIVE EXPENSES	162,600	671,340	508,740	13,350	11,400	(1,950)	1,437,067	2,263,620	826,553
UTILITIES	-	-	-	-	-	-	57,100	57,100	-
HAP PAYMENTS	-	-	-	130,790,275	157,675,790	26,885,515	130,790,275	157,675,790	26,885,515
MAINTENANCE MATERIALS	9,500	9,500	-	-	-	-	26,700	49,700	23,000
CONTRACT COSTS	5,000	5,000	-	-	-	-	66,800	66,800	-
GENERAL EXPENSES	3,118	4,420	1,302	146,009	84,970	(61,039)	2,226,546	2,469,870	243,324
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	9,000	10,400	1,400	-	-	-	437,651	511,840	74,189
TOTAL EXPENSES	479,707	873,110	393,403	131,700,250	158,382,110	26,681,860	142,584,853	171,395,510	28,810,657
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	242,776	84,500	(158,276)	(423,895)	(519,590)	(95,695)

OPERATING BUDGET FY 2026
CENTRAL OFFICE COST CENTER

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 2,939,030
OPERATING EXPENSES	2,939,030
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY26	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY26	\$ -
RESERVE 09/30/2024	\$ 416,690
ESTIMATED NET SURPLUS/(DEFICIT) FY25	169,922
PROJECTED COCC RESERVE 09/30/2025	\$ 586,612
PROJECTED NET SURPLUS/(DEFICIT) FY26	-
FY26 USE OF PRIOR YEAR RESERVE	-
PROJECTED COCC RESERVE 09/30/2026	\$ 586,612

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2026

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUE					
330020 MANAGEMENT FEES (Assisted Hsg)	1,340,280	1,349,428	1,400,522	1,592,230	20.00% Annual Admin Fee (approx.)
330030 BOOKKEEPING FEES (Assisted Hsg)	468,593	500,000	500,000	506,000	\$7.50 PUM X Total AH Units
330060 PROPERTY MGMT. FEES (Multi Family)	51,752	53,627	53,640	59,200	1.50% Mgmt Fee - Contractual
330090 COLLEGE GARDENS	38,340	40,807	40,810	44,070	3.00% Mgmt Fee - Contractual
330100 AFFILIATES SUBSIDY	419,748	276,316	352,750	625,260	Contingency funding = \$0
330110 OCEAN DRIVE/TWIN OAKS/VILLAS OF POMPANO/MANORS/CRYSTAL LAKES TH FEES	32,817	41,067	41,080	42,270	3.00% Mgmt Fee - Contractual
361000 INTEREST INCOME	74,652	25,000	68,390	70,000	
TOTAL REVENUE	2,426,182	2,286,245	2,457,192	2,939,030	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	1,452,273	1,181,216	1,235,610	1,658,560	
441500 MAINTENANCE	0	-	-	3,790	
TOTAL SALARIES	1,452,273	1,181,216	1,235,610	1,662,350	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	103,707	90,363	88,440	127,170	
454020 RETIREMENT	359,098	290,562	276,830	323,420	
454030 HEALTH INSURANCE	172,315	213,921	147,910	197,710	
454050 LIFE INSURANCE	2,691	2,350	2,330	3,320	
TOTALS EMPLOYEE BENEFITS	637,810	597,196	515,510	651,620	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2026

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	42,758	14,479	11,901	26,910	Change from CY budget: 85.86% increase
451030 COMPENSATED ABSENCES	(59,593)	-	-	-	
453500 INTEREST ON VEHICLE LEASE	830	-	1,540	-	
453501 INTEREST ON COPIER LEASE	1,422	-	1,010	-	
601000 PRIOR YEAR ADJUSTMENTS	-	-	5,010	-	
TOTAL GENERAL EXPENSES	(14,584)	14,479	19,461	26,910	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES	2,075,500	1,792,891	1,770,581	2,340,880	

ADMINISTRATIVE EXPENSES					
417100 AUDITING FEES	28,250	26,000	22,575	26,000	Per RFP 18-267 Contract Price
417110 LEGAL FEES	87,675	50,000	58,060	50,000	
417120 BANK FEES	108	-	20	-	
417130 PROFESSIONAL FEES	65,735	105,200	120,830	105,200	HR-FSA Plan Administration, \$5,200 ; strategic planning, network block time, \$40,000 ; website development, \$25,000; salary study \$35,000
419020 OFFICE SUPPLIES	6,895	11,000	12,410	3,750	Laptops for senior managers and supervisors, \$3,750
419030 PRINTING SUPPLIES & SERVICES	-	-	830	-	Signage
419040 TELEPHONE LAND LINES	11,358	11,200	15,610	11,200	Comcast: Ethernet Dedicated Internet 100Mbps \$5,760; Avaya Telephone \$5,440
419050 COPY MACHINE/DOC MGMT	6,900	7,100	6,240	7,500	
419060 ADVERTISING/PUBLIC NOTICES	1,657	500	4,260	500	
419080 STAFF TRAINING	7,457	41,500	7,670	35,100	Includes SHRM annual conference \$3,000, SHRM leadership training \$15,000, IT \$6,600, GFOA, Emphasys procurement training, \$5,500 HDLI; NIGP Training, \$5,000
419090 TUITION REIMBURSEMENT	2,100	20,000	4,670	20,000	
419070 STAFF TRAVEL	10,836	11,000	10,660	12,000	SHRM annual conference travel \$3,000
419100 EVICTION/COURT COSTS	-	-	6,650	-	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2026

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
419110 MEMBERSHIPS/SUBSCRIPTIONS	29,754	38,057	27,890	38,660	Adobe DC, \$600; ENUG, \$50; FAHRO \$7,500; PHADA \$5,810; ENUG \$50; NIGP \$300; SEFL NIGP \$70; GFOA \$1,050; AICPA \$300; AHACPA \$300; NAHRO \$11,230; HDLI \$1,550; PIPL.com service \$3,600; misc. subscriptions \$6,300
419120 MISC OPERATING/ADMIN	15,314	27,000	27,160	20,500	HR Budget-Includes \$15,000, employee recognition picnic, \$500-replacement ID badges, \$5,000 Wellness Committee
419130 POSTAGE/METER/FEDEX	8,852	6,000	25,960	6,000	
419131 FEDERAL EXPRESS	594	-	2,380	-	
419150 HR RELATED/INVESTIGATIONS	1,917	2,000	6,290	2,000	Includes on-line testing, background checks, drug testing pre and during employment
419160 TELEPHONE WIRELESS	7,848	7,000	10,190	7,550	
419170 COMPUTER/SYSTEMS MAINT	32,649	71,091	62,750	121,250	Switching, \$7,900; Satellite/Starlink, \$3,600; spider networks, \$1,000; CPT, \$1,000; Azure - Alltek, \$1,000; penetration testing, \$4,500; Cyber XDR/DarkTrace, \$4,500; Microsoft M365, \$10,500; Zoom, \$500; KnowBe4, \$400; Iron Mountain, \$190; Emphasys maintenance and web portal, \$9,850; Emphasys Elite HQS/API, \$1,740; PDS cloud, \$5,200; Azure cloud, \$44,880; DR, \$14,000; email testing, \$310; Bitdefender Gravity Zone, \$1,400; domain registration, \$510; Wild Card SSL, \$320; website hosting, \$520; Ninja One, \$510; email maintenance, \$920; IT miscellaneous, \$6,000
419180 PUBLIC RELATIONS	1,000	-	3,890	-	Marketing annual plan, brochure, press releases
419190 CONDO FEES/ASSESSMENTS	31,330	32,000	31,270	32,000	
499010 SHELTER PLUS CARE REIMBURSEMENT	(67,866)	(42,545)	(15,750)	-	
TOTAL ADMINISTRATIVE EXPENSES	290,361	424,103	452,515	499,210	

UTILITIES, CONTRACTS AND MAINTENANCE					
432000 ELECTRICITY	8,416	8,100	22,290	8,100	
442000 MAINTENANCE MATERIALS	-	-	670	-	
442140 VEHICLE EXPENSE/MAINT	6,153	5,000	5,280	5,000	
442160 UNIFORMS	-	-	90	-	
442180 HVAC MATERIALS	-	-	530	-	
443020 EXTERMINATION	-	-	30	-	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2026

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
443060 HVAC REPAIRS/MAINT	-	2,000	-	2,000	PM \$3,150 annually + budget for potential repairs, HEPA filters
443090 ELEVATOR REPAIRS/MAINT	32	1,000	380	1,000	Mowery \$90 monthly, Phone \$30 Monthly+ potential repairs
443150 SECURITY MONITORING	3,213	3,000	6,250	3,000	Sonitrol camera monitoring, security cameras
443110 PLUMBING CONTRACTS	216	-	200	-	
443140 LANDSCAPING/PLANT MAINT	216	5,500	1,740	5,500	
443160 JANITORIAL SERVICE	-	-	3,240	-	
443240 SERVER/HARDWARE MAINT	-	-	1,840	-	
443270 ROUTINE MAINTENANCE	-	-	2,570	-	Backflow preventers, fire extinguishers and fire sprinklers
448300 PROTECTIVE SERVICES	620	1,000	-	1,000	
TOTAL UTILITIES, CONTRACTS AND MAINTENANCE	18,866	25,600	45,110	25,600	

CAPITAL EQUIPMENT					
140090 NON-DWELL EQ.FURN,MACH	0	40,000	-	44,000	Content management system
215000 CAPITAL LEASE PAYMENTS VEHICLES	(26,759)	3,651	6,934	6,840	one vehicle lease
215001 CAPITAL LEASE PAYMENTS COPIERS	21,431	-	12,130	22,500	
TOTAL CAPITAL EQUIPMENT	(5,328)	43,651	19,064	73,340	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2026

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	2,426,182	2,286,245	2,457,192	2,939,030	
EXPENSES					
SALARIES & BENEFITS	2,090,084	1,778,412	1,751,120	2,313,970	
ADMINISTRATIVE EXPENSES	290,361	424,103	452,515	499,210	
UTILITIES, CONTRACTS AND MAINTENANCE	18,866	25,600	45,110	25,600	
INSURANCE	42,758	14,479	11,901	26,910	
GENERAL EXPENSES	(57,342)	-	7,560	-	
CAPITAL EQUIPMENT	(5,328)	43,651	19,064	73,340	
TOTAL EXPENSES	2,379,399	2,286,245	2,287,270	2,939,030	
GAIN/LOSS	46,783	-	169,922	-	

OPERATING BUDGET FY 2026 ASSISTED HOUSING ADMIN

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 8,501,670
OPERATING EXPENSES	9,148,710
OPERATING SURPLUS/(DEFICIT) FY 2026	(647,040)
RESERVE 9/30/2024*	2,353,771
PROJECTED NET SURPLUS/(DEFICIT) FY25	199,852
PROJECTED ADMIN FEE RESERVE 9/30/2025	2,553,623
PROJECTED NET SURPLUS/(DEFICIT) FY 2026	(647,040)
PROJECTED RESERVE 09/30/2026	\$ 1,906,583

* Unrestricted fund balance from 2024 BCHA financial report.

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUE					
OTHER INCOME					
361000 INTEREST INCOME	-	150,000	-	-	
330000 INT REP RES/SEC 8 ADMIN RESERVES	379,426	350,000	167,140	165,000	Includes Adm/Hap Equity/Money Market
330010 PORT IN ADMIN	294,391	375,000	482,970	375,000	
330031 FRAUD RECOVERY ADMIN	250	2,000	330	500	
SUBTOTAL OTHER INCOME	674,066	877,000	650,440	540,500	
ADMINISTRATIVE FEE REVENUE					
320010 HOUSING VOUCHERS	6,645,483	6,509,980	7,344,140	7,961,170	Adm. Fee = \$663,431 PM x 12 (approx.)
SUBTOTAL ADMIN FEE REVENUE	6,645,483	6,509,980	7,344,140	7,961,170	
TOTAL REVENUE	7,319,549	7,386,980	7,994,580	8,501,670	

SALARIES & EMPLOYEE BENEFITS					
SALARIES					
411000 ADMINISTRATIVE	3,000,522	3,082,721	3,244,220	3,390,410	
441500 MAINTENANCE	-	-	-	49,490	
TOTAL SALARIES	3,000,522	3,082,721	3,244,220	3,439,900	
EMPLOYEE BENEFITS					
454010 FICA	240,981	241,538	244,400	263,150	
454020 RETIREMENT	483,716	460,854	487,550	507,350	
454030 HEALTH INSURANCE	653,146	857,602	719,680	928,100	
454040 UNEMPLOYMENT INSURANCE	(1,159)	-	8,230	8,390	

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
454050 LIFE INSURANCE	7,016	6,310	7,360	6,880	
TOTAL EMPLOYEE BENEFITS	1,383,699	1,566,304	1,467,220	1,713,870	
TOTAL SALARIES AND BENEFITS	4,384,221	4,649,025	4,711,440	5,153,770	

ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	17,670	10,000	3,080	10,000	
417120 BANK FEES	113	-	170	-	
417130 PROFESSIONAL FEES	125,623	135,800	86,290	87,000	Inspection Services, \$77k; Go Sec 8, \$8k; Nelrod Consortium, \$800; Counselor Max, \$1,200
417140 TRANSLATOR FEES	809	2,000	130	2,000	In-person/phone language translation, \$2,000
419020 OFFICE SUPPLIES	83,863	88,800	36,060	105,000	Laptops for senior managers, supervisors, and inspectors; \$15,000
419030 PRINTING	735	7,735	14,380	7,740	Pamphlets surveys & flyers (inspection hang tags/landlord flyers/surveys/workshop/outreach material), HOTMA education
419040 TELEPHONE	58,132	44,816	63,550	44,820	Ethernet, \$23,040; Avaya Cloud, \$21,780
419050 COPY MACHINE/LEASED EQUIPMENT	29,988	30,000	32,670	31,500	
419060 PUBLICATIONS/ADVERTISING	10,437	13,000	2,290	7,000	Tequesta W/L \$6,000 (includes ELITE invoice); PHA plan \$1,000
419080 STAFF TRAINING	44,143	50,000	24,990	76,400	Trainings to be scheduled for Assisted Housing include: Hearing Officer Training, Supervision & Management, Annual Grant Management Training, NGMA GMBok, Housing Counseling continuing education, Fair Housing, Rent Calc, FAU Leadership 2, Customer Service , IT training (\$26,400)
419070 TRAVEL AND MILEAGE	2,434	9,500	10,660	9,500	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	19,186	20,000	28,300	21,780	NGMA, \$180; Taskforce, \$50; Taskforce Event, \$750; ENUG membership, \$200; Nan Revision service, \$200; Agility, \$18,000; Adobe DC, \$2,400
419120 MISC OPERATING/ADMIN	8,286	23,400	16,560	16,600	File storage, \$13,200; FSS graduation & events, \$1,400; department meetings, \$2,000

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
419130 POSTAGE	67,488	80,000	82,070	80,000	
419131 FEDERAL EXPRESS	32	-	-	-	
419150 HR RELATED/INVESTIGATIONS	2,538	3,515	130	3,510	
419160 TELEPHONE WIRELESS	13,106	15,000	13,120	9,740	iPhones and Verison MIFI hotspots for inspections
419170 COMPUTER/SYSTEMS MAINT.	316,362	284,130	357,460	533,080	Switching, \$31,610; Satellite/Starlink, \$14,400; spider networks, \$4,000; CPT, \$4,000; Azure - Alltek, \$4,000; penetration testing, \$18,000; Cyber XDR/DarkTrace, \$18,030; Microsoft M365, \$42,000; Zoom, \$2,000; KnowBe4, \$1,600; Iron Mountain, \$760; Emphasys maintenance and web portal, \$39,420; Emphasys Elite HQS/API, \$6,960; PDS cloud, \$20,800; Azure cloud, \$179,520; DR, \$56,000; email testing, \$1,250; Bitdefender Gravity Zone, \$5,600; domain registration, \$2,050; Wild Card SSL, \$1,280; website hosting, \$2,080; Ninja One, \$2,040; email maintenance, \$3,680; IT miscellaneous, \$24,000
419180 PUBLIC RELATIONS	558	-	-	-	
499010 SHELTER PLUS CARE REIMBURSEMENT	(158,355)	(14,182)	(36,740)	-	
TOTAL ADMINSTRATIVE EXPENSES	643,147	803,514	735,170	1,045,670	

GENERAL EXPENSES & FEES					
GENERAL EXPENSES					
451000 INSURANCE	172,765	109,000	109,000	110,440	Change from CY budget: 1.32% increase
451030 COMPENSATED ABSENCES	2,273	-	-	-	
453500 INTEREST ON VEHICLE LEASE	1,904	-	7,420	-	
453501 INTEREST ON COPIER LEASE	3,067	-	1,160	-	
TOTAL GENERAL EXPENSES	180,010	109,000	117,580	110,440	
ACCOUNTING/AUDIT FEES & MGT. FEES					
417100 AUDIT FEES	28,250	30,000	21,000	35,000	

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
459030 MANAGEMENT FEES	1,340,280	1,301,996	1,302,000	1,592,230	Amount = 20% of admin fee revenue
459020 BOOKKEEPING FEES	468,593	500,000	500,000	500,000	\$7.50/unit month for 5,555 units (approx.)
471540 PORT OUT ADMIN FEES	152,706	150,000	202,320	150,000	
TOTAL FEES	1,989,829	1,981,996	2,025,320	2,277,230	
601000 PRIOR YEAR ADJUSTMENTS	-	-	(20,040)	-	
TOTAL GENERAL EXPENSES AND FEES	2,169,838	2,090,996	2,122,860	2,387,670	

CONTRACTS & MAINTENANCE					
442140 VEHICLE EXPENSES	22,225	5,000	25,370	28,000	Five new cars for property inspectors
443020 EXTERMINATION CONTRACTS	341	300	420	300	
431000 WATER AND SEWER	16,337	16,000	13,270	16,000	
432000 ELECTRICITY	33,662	33,000	15,410	33,000	
SERVICE CONTRACTS					
443160 JANITORIAL SERVICE	8,976	10,000	34,230	10,000	
443150 SECURITY MONITORING	21,275	12,000	13,810	12,000	Sonitrol camera monitoring, security cameras
443060 AC MAINTENANCE	4,846	6,500	-	6,500	
443090 ELEVATOR MAINTENANCE	24,517	2,000	39,650	2,000	
443110 PLUMBING CONTRACTS	1,327	900	-	900	
443130 ELECTRICAL CONTRACTS	10,133	1,000	10,250	1,000	
443140 LANDSCAPE CONTRACTS	2,070	2,100	220	2,100	
443040 CARPET CLEANING	7,062	12,000	18,400	12,000	
448300 PROTECTIVE SERVICES	-	-	10	-	
SUBTOTAL SERVICE CONTRACTS	80,207	46,500	116,570	46,500	

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
MAINTENANCE					
442000 MAINTENANCE MATERIALS	1,686	1,000	1,380	1,000	
442160 UNIFORMS	-	6,200	2,080	6,200	Inspections, \$4,200; all staff 1 shirt each, \$2,000
443210 MISC. CONTRACTS	-	500	50	500	
443270 ROUTINE MAINT.	43,531	2,000	8,880	2,000	
SUBTOTAL MAINTENANCE	45,217	9,700	12,390	9,700	
TOTAL CONTRACTS AND MAINTENANCE	197,989	110,500	183,430	133,500	

CAPITAL ASSETS					
140070 BUILDING STRUCTURES	18,300	205,000	3,790	205,000	HVAC \$10k, flooring \$120k, painting \$70k, plumbing \$5k
140090 NON-DWELL EQ. FURN, MACH	-	160,000	-	176,000	Content management system
215000 CAPITAL LEASE PAYMENTS VEHICLES	(148,490)	20,000	26,328	27,000	5 vehicles leased
215001 CAPITAL LEASE PAYMENTS COPIERS	18,216	-	11,710	20,100	
TOTALS ASSET PURCHASES/LEASE PAYMENTS	(111,974)	385,000	41,828	428,100	

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	7,319,549	7,386,980	7,994,580	8,501,670	
EXPENSES					
SALARIES & BENEFITS	4,384,221	4,649,025	4,711,440	5,153,770	
ADMINISTRATIVE EXPENSES	643,147	803,514	735,170	1,045,670	
GENERAL EXPENSES AND FEES	2,169,838	2,090,996	2,122,860	2,387,670	
CONTRACTS AND MAINTENANCE	197,989	110,500	183,430	133,500	
CAPITAL ASSETS	(111,974)	385,000	41,828	428,100	
TOTAL EXPENSES	7,283,221	8,039,035	7,794,728	9,148,710	
GAIN/LOSS	36,329	(652,055)	199,852	(647,040)	

OPERATING BUDGET FY 2026
ASSISTED HOUSING ADMIN

REVENUE/EXPENSE SUMMARY	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026
TOTAL REVENUE	7,319,549	7,386,980	7,994,580	8,501,670
EXPENSES				
ADMINISTRATIVE SALARIES	3,000,522	3,082,721	3,244,220	3,439,900
EMPLOYEE BENEFITS	1,383,699	1,566,304	1,467,220	1,713,870
LEGAL & CONSULTING FEES	17,670	10,000	3,080	10,000
STAFF TRAINING	44,143	50,000	24,990	76,400
TRAVEL & MILEAGE	2,434	9,500	10,660	9,500
SUNDRY ADMINISTRATIVE EXPENSE	578,900	734,014	696,440	949,770
INSURANCE	172,765	109,000	109,000	110,440
GENERAL EXPENSES	7,245	-	8,580	-
ACCOUNTING/AUDIT FEES & MGT. FEES	1,989,829	1,981,996	2,025,320	2,277,230
CONTRIBUTION TO COCC	-	-	-	-
TRANSFERS OUT	-	-	-	-
CONTRACTS & MAINTNENACE	197,989	110,500	183,430	133,500
CAPITAL ASSETS	(111,974)	385,000	41,828	428,100
TOTAL EXPENSES	7,283,221	8,039,035	7,794,728	9,148,710
GAIN/LOSS	36,329	(652,055)	199,852	(647,040)

HOUSING COUNSELING PROGRAM
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
310000 CDBG GRANT	63,865	65,000	65,000	65,000	
310020 SHIP PROGRAM REVENUE	-	-	26,670	28,500	
369010 OTHER INCOME	2,000	-	2,670	2,000	1st Bank grant
TOTAL REVENUES	65,865	65,000	94,340	95,500	
411000 ADMINISTRATIVE SALARIES	39,289	33,144	38,610	32,220	
454010 FICA	2,504	2,536	2,710	2,460	
454020 RETIREMENT	5,338	4,517	5,260	4,070	
454030 HEALTH INSURANCE	19,213	33,975	12,250	11,840	
454050 LIFE INSURANCE	89	-	90	60	
419080 STAFF TRAINING	-	500	-	500	
419070 STAFF TRAVEL	-	3,000	-	500	
451000 INSURANCE	1,228	1,944	1,950	900	Change from CY budget: -53.70% decrease
451030 COMPENSATED ABSENCES	1,944	-	-	-	
TOTAL EXPENDITURES	69,605	79,616	60,870	52,550	
NET BUDGETARY SURPLUS/(DEFICIT)	(3,739)	(14,616)	33,470	42,950	

OPERATING BUDGET FY 2022
DEVELOPMENT & ACQUISITIONS

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES/TRANSFERS IN	\$ 873,110
OPERATING EXPENSES	873,110
OPERATING SURPLUS/(DEFICIT) FY 2026	\$ -
RESERVE 9/30/2024	\$ 1,093,375
PROJECTED NET SURPLUS FY 2025	140,483
PROJECTED RESERVE 09/30/2025	\$ 1,233,858
PROPOSED BUDGET USE OF PRIOR YEAR RESERVES	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY2026	-
PROJECTED RESERVE 09/30/2026	\$ 1,233,858

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

	ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUE					
330100 AFFILIATES SUBSIDY	428,052	479,707	332,380	373,110	
399000 TRANSFER IN	-	-	-	500,000	
TOTAL	428,052	479,707	332,380	873,110	
TOTAL REVENUE & OTHER INCOME	428,052	479,707	332,380	873,110	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	126,723	202,749	118,720	123,120	
TOTAL SALARIES	126,723	202,749	118,720	123,120	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	9,151	15,510	8,590	9,420	
454020 RETIREMENT	17,218	27,634	16,180	15,540	
454030 HEALTH INSURANCE	19,082	44,196	19,870	24,120	
454050 LIFE INSURANCE	286	400	270	250	
TOTAL EMPLOYEE BENEFITS	45,739	87,740	44,910	49,330	
GENERAL EXPENSES					
451000 INSURANCE	6,522	3,118	1,212	4,420	Change from CY budget: 41.76% increase
451030 COMPENSATED ABSENCES	1,920	-	-	-	
453500 INTEREST ON VEHICLE LEASE	1,153	-	-	-	
TOTAL GENERAL EXPENSES	9,595	3,118	1,212	4,420	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES	182,056	293,607	164,842	176,870	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
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ADMINISTRATIVE EXPENSES					
417130 PROFESSIONAL FEES (Legal, Finance, A&E)	17,036	150,000	(4,000)	650,000	Pre-acquisition / pre-development / tax / master plan / legislation / public edu / construction monitor
419020 OFFICE SUPPLIES	194	3,000	30	3,000	Proj mgmt software, tablets and monitors
419080 STAFF TRAINING	-	5,000	-	5,000	
419070 STAFF TRAVEL	184	2,500	-	2,500	
419110 MEMBERSHIPS/DUES/SUBSCRIPTIONS	-	600	-	600	
419120 MISC OPERATING/ADMIN	-	500	-	500	
419160 TELEPHONE WIRELESS	1,472	1,000	1,250	9,740	
TOTAL ADMIN EXPENSES	18,886	162,600	(2,720)	671,340	

UTILITIES/CONTRACTS & MAINT					
442140 VEHICLE EXPENSE/MAINT	6,582	9,000	5,560	9,000	
442160 UNIFORMS	-	500	-	500	
443140 LANDSCAPING/PLANT MAINT	9,555	5,000	18,520	5,000	Vacant lot Oakland Park mowing, fencing
TOTAL MAINTENANCE	16,137	14,500	24,080	14,500	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

ACTUAL 2024	ADOPTED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
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CAPITAL EQUIPMENT					
215000 AUTOMOBILES	(22,670)	9,000	5,695	10,400	Capital leases 2 vehicles
TOTAL CAPITAL EQUIPMENT	(22,670)	9,000	5,695	10,400	

REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	428,052	479,707	332,380	873,110	
EXPENSES					
SALARIES & BENEFITS	172,461	290,489	163,630	172,450	
ADMINISTRATIVE EXPENSES	18,886	162,600	(2,720)	671,340	
MAINTENANCE	16,137	14,500	24,080	14,500	
GENERAL EXPENSES	9,595	3,118	1,212	4,420	
CAPITAL EQUIPMENT/LEASES	(22,670)	9,000	5,695	10,400	
TOTAL EXPENSES	194,409	479,707	191,897	873,110	
GAIN/(LOSS)	233,643	-	140,483	-	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
REVENUES AND EXPENDITURES					
310031 HAP PORT IN REVENUE	-	-	(10,250)	-	
320000 HUD ANNUAL CONTRIBUTION	109,210,689	111,000,000	128,370,990	136,812,490	Anticipated HAP increase = 23.25%
330031 FRAUD RECOVERY ADMIN	32,693	-	35,770	30,000	
330032 FRAUD RECOVERY HUD	32,943	30,000	36,110	30,000	
330040 FSS FORFEITURE	33,901	-	220	-	
TOTAL REVENUES	109,310,226	111,030,000	128,432,840	136,872,490	
471510 HAP REGULAR VOUCHERS	94,413,216	96,388,000	107,814,320	106,248,590	
471525 PROJECT BASED VOUCHERS	-	-	703,490	-	
471580 HAP VASH	2,604,642	2,400,000	3,451,400	6,882,150	
471581 HAP VASH 6	288,365	280,000	363,260	579,310	
471582 HAP VASH 7	269,924	200,000	425,290	695,170	
471583 HAP VASH 8	247,899	200,000	411,700	764,680	
471590 TENANT PROTECTION VOUCHERS	-	-	279,530	4,696,540	
471600 HAP PORT IN EXPENSE	-	12,000	-	-	
471800 HAP FSS ESCROW	301,514	305,000	335,640	360,000	
471891 1 YEAR MAINSTREAM	1,150,882	1,100,000	1,288,520	1,737,920	
471895 FAMILY UNIFICATION 1	4,122,210	3,850,000	4,846,730	4,958,860	
471896 FAMILY UNIFICATION 2 & 3	4,055,285	3,800,000	4,916,580	4,634,440	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2026

	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
471897 FOSTER YOUTH	116,132	95,000	126,580	254,890	
471898 PORT OUT VOUCHERS	2,469,428	2,400,000	3,469,800	5,059,940	
499000 FUNDING TRANSFERS OUT	5,000,000	-	-	-	
TOTAL EXPENDITURES	115,039,497	111,030,000	128,432,840	136,872,490	
NET BUDGETARY SURPLUS/(DEFICIT)	(5,729,270)	-	-	-	

MAINSTREAM 5 YEAR, 2017 AND 2020
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
320020 5 YEAR, 2017, 2020 MAINSTREAM	3,285,735	3,230,000	3,896,880	3,590,160	Contribution = \$299,180 PM x 12 (est.)
330010 PORT IN ADMIN REVENUE	12	-	-	-	
TOTAL REVENUES	3,285,747	3,230,000	3,896,880	3,590,160	
471520 HAP 5 YEAR MAINSTREAM	865,616	780,000	1,072,590	802,580	
471521 HAP - MAINSTREAM 2017	1,258,342	1,200,000	1,484,240	1,268,080	
471522 HAP - MAINSTREAM 2020 CARES ACT	283,916	350,000	310,630	310,600	
471523 HAP - MAINSTREAM 2021	937,180	900,000	1,207,240	1,208,000	
451000 INSURANCE	376	-	880	900	Change from CY budget: 100.00% increase
TOTAL EXPENDITURES	3,345,429	3,230,000	4,075,580	3,590,160	
NET BUDGETARY SURPLUS/(DEFICIT)	(59,682)	-	(178,700)	-	

MAINSTREAM ADMIN
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
320010 HUD CONTRIBUTION-ADMIN FEES	316,459	370,422	236,608	225,720	Admin fee = \$18,810 PM x 12 (approx.)
TOTAL REVENUES	316,459	370,422	236,608	225,720	
411000 ADMINISTRATIVE SALARIES	221,020	175,877	192,070	148,950	
454010 FICA	15,821	13,455	13,870	11,660	
454020 RETIREMENT	36,924	29,832	33,050	20,750	
454030 HEALTH INSURANCE	53,357	64,985	49,880	46,680	
454050 LIFE INSURANCE	497	350	440	300	
454060 DENTAL INSURANCE	(274)	-	-	-	
451000 INSURANCE	711	-	-	-	
TOTAL EXPENDITURES	328,055	284,499	289,310	228,340	
NET BUDGETARY SURPLUS/(DEFICIT)	(11,596)	85,923	(52,702)	(2,620)	

SHELTER PLUS CARE
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
310000 SPC REVENUE-HAP	2,238,341	509,427	883,400	-	
310001 SPC REVENUE - ADMIN	198,949	50,472	52,490	-	
310002 SPC REVENUE - RENTAL ASSISTANCE	25,987	5,826	-	-	
310003 SPC REVENUE - HMIS ALLOCATION	1,285	428	-	-	
TOTAL REVENUES	2,464,562	566,153	935,890	-	
410000 SPC EXPENSE - HAP	2,238,341	509,427	883,400	-	
410001 SPC EXPENSE - ADMIN	198,949	50,472	52,490	-	
410002 SPC EXPENSE - RENTAL ASSISTANCE	25,987	5,826	-	-	
410003 SPC EXPENSE - HMIS ALLOCATION	1,285	428	-	-	
TOTAL EXPENDITURES	2,464,562	566,153	935,890	-	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	-	

MOD. REHABILITATION 2 (EL JARDIN)
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
320000 HUD ANNUAL CONTRIBUTION	2,607,912	651,978	839,920	-	
320010 HUD CONTRIBUTION-ADMIN FEES	321,260	80,317	112,570	-	
330031 FRAUD RECOVERY ADMIN	1,963	5,000	1,940	-	
330032 FRAUD RECOVERY HUD	1,963	5,000	1,940	-	
361000 INTEREST INCOME	2,573	-	2,060	-	
802600 ANNUAL CONTRIBUTION EARNED	12,357	-	-	-	
TOTAL REVENUES	2,948,027	742,295	958,430	-	
411000 ADMINISTRATIVE SALARIES	321,260	74,632	112,570	-	
454010 FICA	-	4,735	-	-	
454020 RETIREMENT	-	10,950	-	-	
471510 HAP REGULAR VOUCHERS	2,488,147	651,978	843,790	-	
TOTAL EXPENDITURES	2,809,407	742,295	956,360	-	
NET BUDGETARY SURPLUS/(DEFICIT)	138,620	-	2,070	-	

FAMILY SELF-SUFFICIENCY
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
369090 FSS SUBSIDY	364,007	300,854	266,310	303,560	Salary and eligible training only
TOTAL REVENUES	364,007	300,854	266,310	303,560	
411000 ADMINISTRATIVE SALARIES	245,746	200,189	86,569	184,600	
454010 FICA	18,890	15,314	13,440	14,120	
454020 RETIREMENT	32,209	24,440	28,890	35,620	
454030 HEALTH INSURANCE	46,272	56,986	34,280	81,420	
454050 LIFE INSURANCE	434	510	380	370	
454060 DENTAL INSURANCE	-	65	-	-	
419080 STAFF TRAINING	-	1,950	-	-	
419120 MISC OPERATING/ADMIN	-	1,400	-	1,400	Transfer in for graduation & events (not grant eligible expenses)
451000 INSURANCE EXPENSE	714	-	2,650	2,700	Change from CY budget: 100.00% increase
TOTAL EXPENDITURES	344,266	300,854	166,209	320,230	
NET BUDGETARY SURPLUS/(DEFICIT)	19,741	-	100,101	(16,670)	

FSS FORFEITURES
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
330040 FSS FORFEITURE	86,982	154,000	14,790	90,000	
TOTAL REVENUES	86,982	154,000	14,790	90,000	
419020 OFFICE SUPPLIES	66	-	-	-	
419070 STAFF TRAVEL	1,139	-	-	-	
419080 STAFF TRAINING	2,723	-	1,040	-	
419120 MISC OPERATING/ADMIN	568	-	960	-	
419085 FSS TRAINING/SUPPORT	1,101	10,000	710	10,000	
TOTAL EXPENDITURES	5,597	10,000	2,710	10,000	
NET BUDGETARY SURPLUS/(DEFICIT)	81,385	144,000	12,080	80,000	

HCV EHV HAP
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
320000 HUD ANNUAL CONTRIBUTION	2,835,726	3,312,144	1,947,110	2,714,040	EHV HAP = \$226,170 PM x 12 (approx.)
TOTAL REVENUES	2,835,726	3,312,144	1,947,110	2,714,040	
471510 HAP REGULAR VOUCHERS	3,102,509	3,312,144	1,947,110	2,714,040	
471898 PORT OUTS	19,537	-	31,460	-	
TOTAL EXPENDITURES	3,122,046	3,312,144	1,978,570	2,714,040	
NET BUDGETARY SURPLUS/(DEFICIT)	(286,320)	-	(31,460)	-	

HCV EHV ADMIN
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
320010 HUD CONTRIBUTION - ADMIN FEES	221,436	237,158	255,410	170,640	Adm. Fee = \$14,220 PM x 12 (est.)
320030 HUD SERVICE FEES	1,923	-	-	-	No funds expected for new budget year
330010 PORT IN ADMIN REVENUE	(845)	-	(1,330)	-	
TOTAL REVENUES	222,514	237,158	254,080	170,640	
411000 ADMINISTRATIVE SALARIES	77,221	48,272	47,630	39,620	
454010 FICA	5,579	3,693	3,470	3,030	
454020 RETIREMENT	17,118	12,201	13,000	7,120	
454030 HEALTH INSURANCE	16,512	14,130	9,290	15,630	
454050 LIFE INSURANCE	174	-	110	80	
451000 INSURANCE EXPENSE	287	-	-	-	
459030 MANAGEMENT FEES	-	146,009	47,440	81,370	
471900 SERVICES PROVIDED	104,188	-	-	-	
TOTAL EXPENDITURES	221,079	224,305	120,940	146,850	
NET BUDGETARY SURPLUS/(DEFICIT)	1,435	12,853	133,140	23,790	

PORT INS HAP ONLY
OPERATING BUDGET FY 2026

REVENUES AND EXPENDITURES	ACTUAL 2024	APPROVED 2025	ESTIMATED 2025	PROPOSED 2026	REMARKS
310031 HAP PORT IN REVENUE	8,222,895	12,000,000	14,427,770	14,500,000	
TOTAL REVENUES	8,222,895	12,000,000	14,427,770	14,500,000	
471600 HAP PORT IN EXPENSE	8,222,895	12,000,000	14,427,770	14,500,000	
TOTAL EXPENDITURES	8,222,895	12,000,000	14,427,770	14,500,000	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	-	