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Memorandum 2026-03 (CEO)

To: BCHA Board of Commissioners
From: Parnell Joyce, Chief Executive Officer
Thru: Paul Raikes, Chief Financial Officer
Thru: Jeffrey Sutton, Controller
Date: September 9, 2026
Subject: Proposed Operating Budget Fiscal Year October 1, 2026 – September 30, 2027



Attached is the proposed agency-wide budget for the fiscal year beginning October 1, 2026. This document includes budgets for the following programs:

- Assisted Housing
- Housing Counseling
- Affordable Housing and Low-Income Housing Tax Credit Properties
- Building Better Communities
- Multi-family Housing
- Development & Acquisitions
- Central Office Cost Center

Below are the highlights for the proposed fiscal year 2027 budget, 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.

Total FY27 revenues are budgeted at \$190,581,200, compared to \$185,433,537 in FY26, an increase of \$5,147,663 (2.8%). Total FY27 expenses are budgeted at \$187,785,850, compared to \$185,204,387 in FY26, an increase of \$2,581,463 (1.4%). The combined FY27 budgets result in a projected net position of \$2,795,350. Two notable cost pressures affecting the FY27 budget are a 5.4% increase in property insurance costs and a 4.2% increase in health insurance costs, both of which are reflected in the divisional and compensation sections below.

Assisted Housing

The Assisted Housing (Housing Choice Voucher) program's Housing Assistance Payments (HAP) funding is proposed to remain flat at \$136,812,490 for FY27, unchanged from the current year's approved funding.

Budgeted HUD annual contributions across the Assisted Housing, Moderate Rehabilitation, and Emergency Housing Voucher programs total \$140,027,030, and budgeted Port-In HAP revenue is \$14,500,000. Budgeted HCV administrative fee revenue is \$8,322,230, based on a current-year estimated national administrative fee proration rate of 88.6%, and the program generates approximately \$648,480 in budgeted admin fee revenue per month.

The HCV program's administrative fee reserve is projected at \$2,033,194 by the end of the current fiscal year, declining to a projected \$1,137,804 by the end of FY27 — a budgetary decrease of \$895,390. Budgeted one-time FY27 capital expenditures for Assisted Housing (excluding vehicle and copier leases) total \$321,600.

Housing Counseling

The Housing Counseling program's total FY27 expenditure budget is \$92,280, supported by \$30,500 in other program revenue and \$64,000 in CDBG funding from Broward County. The program is forecast to end FY27 with a modest surplus of \$2,220.

Affordable Housing and Low-Income Housing Tax Credit Properties

Rents for the Multi-family properties will increase 9.1%, while the combined rents across the Affordable properties reflect an 11.66% increase. The Affordable Housing portfolio is projected to end FY27 with a surplus of \$819,860, and the LIHTC properties are projected to generate an operating cash flow of \$976,020, which results in a combined surplus of \$1,795,880. The cash flow for the LIHTC and Multi-family properties is projected at \$1,231,920. Property improvements and extraordinary maintenance for the Affiliates is projected to be \$398,000 and \$339,000, respectively.

Building Better Communities

Building Better Communities (BBC) is expected to generate an FY27 surplus of \$2,111,630. BBC is scheduled to pay \$1,403,400 in shared services fees to the Central Office Cost Center and Development/Acquisitions of \$1,023,310 and \$380,090, respectively.

Multi-family Housing (RAD — former Public Housing)

Multi-family Housing is budgeted for an FY27 operating surplus of \$255,900. Beginning replacement reserves of \$2,265,093 will decrease slightly during the current fiscal year to \$2,023,972. The net change in the replacement reserves for FY27 are projected to be \$919,220, resulting in a combined replacement reserve balance of \$1,104,752 by the end of FY27.

A total of \$1,313,100 designated for property improvements and sustainability will be funded from the replacement reserve as follows: Park Ridge, \$50,000; Meyers Estates, \$81,100; Highland Gardens, \$70,000; Griffin Gardens, \$450,000; and Everglades Auburn, \$662,000.

Development & Acquisitions

The Development & Acquisitions budget includes \$1,000,000 for pre-acquisition and pre-development activity, funded in part by a \$380,090 Affiliates subsidy and an \$850,000 transfer from BBC reserved for affordable housing initiatives. No prior-year reserves are budgeted for use in FY27.

Central Office Cost Center

The Central Office Cost Center (COCC) projects \$1,556,350 in annual administrative fees and \$506,000 in bookkeeping fees from the Assisted Housing Voucher program. Property management fee revenues are budgeted at \$65,880 (1.5%) for multi-family, \$47,480 (3.0%) for College Gardens, and \$48,480 (3.0%) for

the Ocean Drive, Twin Oaks, Villas of Pompano, and Manors at Middle River properties. The COCC also draws \$97,530 from prior-year reserves and receives \$1,023,310 through the Affiliates shared services agreement.

Recommended Staffing Changes:

The following changes in staff are recommended:

Assisted Housing

- Net decrease of two Occupancy Specialist positions

Affordable Housing (including Real Estate Management and Affiliates)

- No position changes

Housing Counseling

- No position changes

Development

- No position changes

Central Office Cost Center

- One technology position added

Overall, position changes result in a net decrease of one position and an estimated decrease of \$26,751.61 in salary and benefits.

Compensation Recommendations

Total gross salary (including vacant positions and no attrition) is budgeted to increase from \$7,811,860 in the current fiscal year to \$8,085,320 in FY27, an increase of \$273,460. By entity, budgeted salary and fringe benefits total \$8,460,580 for BCHA (\$5,774,400 salary plus \$2,686,180 fringe), \$1,615,280 for multi-family (\$1,079,560 salary plus \$535,720 fringe), and \$965,850 for Affiliates (\$689,250 salary plus \$276,600 fringe).

The recommended budget continues the benefit of a merit increase of up to 4.0% (received based on the employee's anniversary date) and a 2.0% across-the-board cost-of-living (COLA) adjustment effective January 1st, for a cost of \$150,860 and \$107,820, respectively. By entity, estimated merit increases are \$117,130 for BCHA, \$19,940 for Multi-family, and \$13,790 for Affiliates; estimated COLA increases are \$82,540 for BCHA, \$15,430 for Multi-family, and \$9,850 for Affiliates.

Health insurance costs are estimated to increase by \$108,160 next year. That increase reflects both our insurance premium increases of 7.1 percent and anticipated changes in health insurance enrollments. The agency's premium contribution covers 77% of the health insurance cost, a percentage that is nearly the same as this year. Overall health insurance enrollment has grown from 81 to 85 employees during the current fiscal year, which is a 4.9 percent increase.

The Florida Retirement System (FRS) employer contribution rates effective July 1 of the current fiscal year are 13.6% for the regular class members (down from 14.0%) and 32.6% for the senior management class members (down from 33.2%). Despite the slightly lower employer contribution rates, FRS costs are estimated to increase \$7,940. Combined with the staffing changes described above (an estimated decrease of \$26,750), these personal service related figures represent the principal drivers of the FY27 compensation budget.

Broward County Housing Authority 2027 Budget

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Broward County Housing Authority FY27 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	-	-	-	-	-	-
361000 Interest Income	70,000	70,000	-	-	-	-	-	-	-
369010 Other Income	-	-	-	-	-	-	2,000	2,000	-
369090 FSS Subsidy	-	-	-	-	-	-	-	-	-
320000 HUD Annual Contribution	-	-	-	-	-	-	-	-	-
320010 HUD Contribution-Admin Fees	-	-	-	7,961,170	7,781,730	(179,440)	-	-	-
320020 5 Yr, 2017, 2020 Mainstream	-	-	-	-	-	-	-	-	-
310000 SPC Rev-HAP/CDBG HC	-	-	-	-	-	-	65,000	64,000	(1,000)
310020 Tenant Home Program Revenue	-	-	-	-	-	-	28,500	28,500	-
330010 Port In Admin Revenue	-	-	-	375,000	375,000	-	-	-	-
330020 Management Fees (Assisted Housing)	1,592,230	1,556,350	(35,880)	-	-	-	-	-	-
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	165,000	165,000	-	-	-	-
330030 Bookkeeping Fees (Assisted Housing)	506,000	506,000	-	-	-	-	-	-	-
330031 Fraud Recovery Admin	-	-	-	500	500	-	-	-	-
330032 Fraud Recovery HUD	-	-	-	-	-	-	-	-	-
330040 Bookkeeping Fees (AMP)	-	-	-	-	-	-	-	-	-
330060 Property Management Fees (Multifamily)	59,200	65,880	6,680	-	-	-	-	-	-
330090 College Gardens/Crystal Lake Fees	44,070	47,480	3,410	-	-	-	-	-	-
330100 Affiliates Subsidy	587,040	1,023,310	436,270	-	-	-	-	-	-
330110 Management Fee (Affordable Housing)	42,270	48,480	6,210	-	-	-	-	-	-
399000 Funding Transfer In	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	2,900,810	3,317,500	416,690	8,501,670	8,322,230	(179,440)	95,500	94,500	(1,000)
SALARIES AND FRINGES									
411000 Administrative Salaries	1,607,645	1,712,180	104,535	3,390,410	3,472,660	82,250	32,220	64,110	31,890
441500 Maint/Oper Labor Wages	3,790	6,410	2,620	49,490	11,540	(37,950)	-	-	-
TOTAL SALARIES	1,611,435	1,718,590	107,155	3,439,900	3,484,200	44,300	32,220	64,110	31,890
454010 FICA	123,275	131,470	8,195	263,150	257,600	(5,550)	2,460	4,900	2,440
454020 Retirement	316,480	346,210	29,730	507,350	537,550	30,200	4,070	8,300	4,230
454030 Health Insurance	221,350	253,750	32,400	1,003,748	860,620	(143,128)	11,840	12,050	210
454040 Unemployment Insurance	-	-	-	8,390	3,740	(4,650)	-	-	-
454050 Life Insurance	3,210	3,440	230	6,880	7,290	410	60	130	70
TOTAL FRINGES	664,315	734,870	70,555	1,789,518	1,666,800	(122,718)	18,430	25,380	6,950
TOTAL SALARIES AND FRINGES	2,275,750	2,453,460	177,710	5,229,418	5,151,000	(78,418)	50,650	89,490	38,840
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	26,000	28,000	2,000	35,000	35,000	-	-	-	-
417110 Legal Fees	50,000	50,000	-	10,000	10,000	-	-	-	-
417130 Professional Fees	105,200	105,200	-	87,000	116,800	29,800	-	-	-
417140 Translator Fees	-	-	-	2,000	1,000	(1,000)	-	-	-
419020 Office Supplies	3,750	15,000	11,250	105,000	50,000	(55,000)	-	-	-
419030 Printing Supplies/Svcs	-	-	-	7,740	5,000	(2,740)	-	-	-
419040 Telephone Land Lines	11,200	11,200	-	44,820	44,820	-	-	-	-
419050 Copy Machine/Doc Mgmt	7,500	7,500	-	31,500	31,500	-	-	-	-
419060 Advertising/Pub Notices	500	500	-	7,000	2,000	(5,000)	-	-	-
419070 Staff Travel	12,000	12,000	-	9,500	15,000	5,500	500	500	-
419080 Staff Training	35,100	54,200	19,100	76,400	76,400	-	500	500	-
419085 FSS Training/Support	-	-	-	-	-	-	-	-	-
419090 Tuition Reimbursement	20,000	20,000	-	-	-	-	-	-	1

Broward County Housing Authority FY27 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
419110 Dues/Subscrip/Annual Fee	38,660	70,060	31,400	21,780	116,780	95,000	-	-	-
419120 Misc Operating/Admin	20,500	20,500	-	16,600	16,600	-	-	-	-
419130 Postage	6,000	6,000	-	80,000	60,000	(20,000)	-	-	-
419150 HR Related/Investigations	2,000	2,000	-	3,510	3,510	-	-	-	-
419160 Telephone Wireless	7,550	7,770	220	9,740	9,700	(40)	-	-	-
419170 Computer/Systems Maint	121,250	126,070	4,820	533,080	593,320	60,240	-	-	-
419190 Condo Fees/Assessments	32,000	43,000	11,000	-	-	-	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	499,210	579,000	79,790	1,080,670	1,187,430	106,760	1,000	1,000	-
HAP PAYMENTS	-	-	-	-	-	-	-	-	-
471510 HAP Regular Vouchers	-	-	-	-	-	-	-	-	-
471520 HAP 5 Year Mainstream	-	-	-	-	-	-	-	-	-
471521 HAP - Mainstream 2017	-	-	-	-	-	-	-	-	-
471522 HAP - Mainstream 2020 C	-	-	-	-	-	-	-	-	-
471523 HAP - Mainstream 2021	-	-	-	-	-	-	-	-	-
471525 Project Based Vouchers	-	-	-	-	-	-	-	-	-
471580 HAP VASH	-	-	-	-	-	-	-	-	-
471581 HAP VASH 6	-	-	-	-	-	-	-	-	-
471582 HAP VASH 7	-	-	-	-	-	-	-	-	-
471583 HAP VASH 8	-	-	-	-	-	-	-	-	-
471584 HAP VASH 9	-	-	-	-	-	-	-	-	-
471584 HAP VASH 10	-	-	-	-	-	-	-	-	-
471590 Tenant Protection Vouchers	-	-	-	-	-	-	-	-	-
471591 Enhanced 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	-	2,500	2,500	16,000	16,000	-	-	-	-
432000 Electricity	8,100	8,100	-	33,000	33,000	-	-	-	-
TOTAL UTILITIES	8,100	10,600	2,500	49,000	49,000	-	-	-	-
MATERIALS AND SUPPLIES	-	-	-	-	-	-	-	-	-
442000 Maintenance Materials	-	-	-	1,000	1,000	-	-	-	-
442140 Vehicle Exp/Maint	5,000	5,000	-	28,000	28,000	-	-	-	-
442160 Uniforms	-	-	-	6,200	4,000	(2,200)	-	-	-
TOTAL MATERIALS AND SUPPLIES	5,000	5,000	-	35,200	33,000	(2,200)	-	-	-
CONTRACT COSTS	-	-	-	-	-	-	-	-	-
443020 Extermination Contracts	-	-	-	300	300	-	-	-	-
443040 Carpet/Tile Clean/Maint	-	-	-	12,000	12,000	-	-	-	-
443060 Heating/Cooling Contracts	2,000	4,500	2,500	6,500	6,500	-	-	-	-
443090 Elevator Maint Contracts	1,000	1,000	-	2,000	2,000	-	-	-	-
443100 Irrigation	-	1,000	1,000	-	-	-	-	-	-
443110 Plumbing Contracts	-	1,000	1,000	900	900	-	-	-	-
443130 Electrical Contracts	-	-	-	1,000	1,000	-	-	-	-
443140 Landscape/Grounds Contr	5,500	2,000	(3,500)	2,100	2,100	-	-	-	2

Broward County Housing Authority FY27 Budget

	Central Office Cost Center			Assisted Housing Admin			Housing Counseling		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
443150 Security/Entrance Maintenance	3,000	3,500	500	12,000	12,000	-	-	-	-
443160 Janitorial Contracts	-	10,000	10,000	10,000	36,000	26,000	-	-	-
443210 Miscellaneous Contracts	-	-	-	500	500	-	-	-	-
443270 Routine Maint Contracts	-	5,000	5,000	2,000	2,000	-	-	-	-
448300 Protective Services	1,000	-	(1,000)	-	-	-	-	-	-
TOTAL CONTRACT COSTS	12,500	28,000	15,500	49,300	75,300	26,000	-	-	-
GENERAL EXPENSES									
451000 Insurance Expense	26,910	38,200	11,290	110,440	123,140	12,700	900	1,790	890
TOTAL GENERAL EXPENSES	26,910	38,200	11,290	110,440	123,140	12,700	900	1,790	890
FEES TO CENTRAL OFFICE COST CENTER									
459020 Bookkeeping Fees	-	-	-	500,000	500,000	-	-	-	-
459030 Management Fee	-	-	-	1,592,230	1,556,350	(35,880)	-	-	-
TOTAL FEES TO COCC	-	-	-	2,242,230	2,206,350	(35,880)	-	-	-
TOTAL GENERAL EXPENSES	26,910	38,200	11,290	2,352,670	2,329,490	(23,180)	900	1,790	890
CAPITAL EXPENDITURES									
140070 Building Structure	-	-	-	205,000	321,600	116,600	-	-	-
140090 Non-Dwelling Equip, Furn, Machine	44,000	178,400	134,400	176,000	-	(176,000)	-	-	-
215000 Capitalized Lease Obligation Vehicles	3,651	6,840	3,189	20,000	46,000	26,000	-	-	-
215001 Capitalized Lease Obligation Copiers	-	18,000	18,000	-	24,800	24,800	-	-	-
TOTAL CAPITAL EXPENDITURES	47,651	203,240	155,589	401,000	392,400	(8,600)	-	-	-
TOTAL EXPENSES	2,875,121	3,317,500	442,379	9,197,258	9,217,620	20,362	52,550	92,280	39,730
SUMMARY OF EXPENSES									
SALARIES AND FRINGES	2,275,750	2,453,460	177,710	5,229,418	5,151,000	(78,418)	50,650	89,490	38,840
ADMINISTRATIVE EXPENSES	499,210	579,000	79,790	1,080,670	1,187,430	106,760	1,000	1,000	-
UTILITIES	8,100	10,600	2,500	49,000	49,000	-	-	-	-
HAP PAYMENTS	-	-	-	-	-	-	-	-	-
MAINTENANCE MATERIALS	5,000	5,000	-	35,200	33,000	(2,200)	-	-	-
CONTRACT COSTS	12,500	28,000	15,500	49,300	75,300	26,000	-	-	-
GENERAL EXPENSES	26,910	38,200	11,290	2,352,670	2,329,490	(23,180)	900	1,790	890
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	47,651	203,240	155,589	401,000	392,400	(8,600)	-	-	-
TOTAL EXPENSES	2,875,121	3,317,500	442,379	9,197,258	9,217,620	20,362	52,550	92,280	39,730
NET BUDGETARY SURPLUS/(DEFICIT)	25,689	-	(25,689)	(695,588)	(895,390)	(199,802)	42,950	2,220	(40,730)

Broward County Housing Authority FY27 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
REVENUES									
310031 HAP PORT IN REVENUE	-	-	-	14,500,000	14,500,000	-	14,500,000	14,500,000	-
361000 Interest Income	-	-	-	-	-	-	70,000	70,000	-
369010 Other Income	-	-	-	-	-	-	2,000	2,000	-
369090 FSS Subsidy	-	-	-	303,560	359,750	56,190	303,560	359,750	56,190
320000 HUD Annual Contribution	-	-	-	139,526,530	140,027,030	500,500	139,526,530	140,027,030	500,500
320010 HUD Contribution-Admin Fees	-	-	-	396,360	446,790	50,430	8,357,530	8,228,520	(129,010)
320020 5 Yr, 2017, 2020 Mainstream	-	-	-	3,590,160	4,200,950	610,790	3,590,160	4,200,950	610,790
310000 SPC Rev-HAP/CDBG HC	-	-	-	-	-	-	65,000	64,000	(1,000)
310020 Tenant Home Program Revenue	-	-	-	-	-	-	28,500	28,500	-
330010 Port In Admin Revenue	-	-	-	-	-	-	375,000	375,000	-
330020 Management Fees (Assisted Housing)	-	-	-	-	-	-	1,592,230	1,556,350	(35,880)
330000 Int Rep Res/Sec 8 Admin Reserves	-	-	-	-	-	-	165,000	165,000	-
330030 Bookkeeping Fees (Assisted Housing)	-	-	-	-	-	-	506,000	506,000	-
330031 Fraud Recovery Admin	-	-	-	30,000	30,000	-	30,500	30,500	-
330032 Fraud Recovery HUD	-	-	-	30,000	30,000	-	30,000	30,000	-
330040 Bookkeeping Fees (AMP)	-	-	-	90,000	90,000	-	90,000	90,000	-
330060 Property Management Fees (Multifamily)	-	-	-	-	-	-	59,200	65,880	6,680
330090 College Gardens/Crystal Lake Fees	-	-	-	-	-	-	44,070	47,480	3,410
330100 Affiliates Subsidy	446,778	380,090	(66,688)	-	-	-	1,033,818	1,403,400	369,582
330110 Management Fee (Affordable Housing)	-	-	-	-	-	-	42,270	48,480	6,210
399000 Funding Transfer In	500,000	850,000	350,000	-	-	-	500,000	850,000	350,000
TOTAL REVENUE	946,778	1,230,090	283,312	158,466,610	159,684,520	1,217,910	170,911,368	172,648,840	1,737,472
SALARIES AND FRINGES									
411000 Administrative Salaries	174,034	124,930	(49,104)	373,170	382,570	9,400	5,577,479	5,756,450	178,971
441500 Maint/Oper Labor Wages	-	-	-	-	-	-	53,280	17,950	(35,330)
TOTAL SALARIES	174,034	124,930	(49,104)	373,170	382,570	9,400	5,630,759	5,774,400	143,641
454010 FICA	13,315	9,560	(3,755)	28,810	38,210	9,400	431,010	441,740	10,730
454020 Retirement	22,479	16,180	(6,299)	63,490	65,160	1,670	913,869	973,400	59,531
454030 Health Insurance	35,940	35,240	(700)	146,094	93,610	(52,484)	1,418,972	1,255,270	(163,702)
454040 Unemployment Insurance	-	-	-	-	-	-	8,390	3,740	(4,650)
454050 Life Insurance	350	250	(100)	750	920	170	11,250	12,030	780
TOTAL FRINGES	72,084	61,230	(10,854)	239,144	197,900	(41,244)	2,783,491	2,686,180	(97,311)
TOTAL SALARIES AND FRINGES	246,118	186,160	(59,958)	612,314	580,470	(31,844)	8,414,250	8,460,580	46,330
ADMINISTRATIVE EXPENSES									
417100 Auditing Fees	-	-	-	-	-	-	61,000	63,000	2,000
417110 Legal Fees	-	-	-	-	-	-	60,000	60,000	-
417130 Professional Fees	650,000	1,000,000	350,000	-	-	-	842,200	1,222,000	379,800
417140 Translator Fees	-	-	-	-	-	-	2,000	1,000	(1,000)
419020 Office Supplies	3,000	3,000	-	-	-	-	111,750	68,000	(43,750)
419030 Printing Supplies/Svcs	-	-	-	-	-	-	7,740	5,000	(2,740)
419040 Telephone Land Lines	-	-	-	-	-	-	56,020	56,020	-
419050 Copy Machine/Doc Mgmt	-	-	-	-	-	-	39,000	39,000	-
419060 Advertising/Pub Notices	-	-	-	-	-	-	7,500	2,500	(5,000)
419070 Staff Travel	2,500	2,500	-	-	-	-	24,500	30,000	5,500
419080 Staff Training	5,000	5,000	-	-	-	-	117,000	136,100	19,100
419085 FSS Training/Support	-	-	-	10,000	10,000	-	10,000	10,000	-
419090 Tuition Reimbursement	-	-	-	-	-	-	20,000	20,000	4

Broward County Housing Authority FY27 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
419110 Dues/Subscrip/Annual Fee	600	600	-	-	-	-	61,040	187,440	126,400
419120 Misc Operating/Admin	500	500	-	1,400	1,400	-	39,000	39,000	-
419130 Postage	-	-	-	-	-	-	86,000	66,000	(20,000)
419150 HR Related/Investigations	-	-	-	-	-	-	5,510	5,510	-
419160 Telephone Wireless	9,740	850	(8,890)	-	-	-	27,030	18,320	(8,710)
419170 Computer/Systems Maint	-	-	-	-	-	-	654,330	719,390	65,060
419190 Condo Fees/Assessments	-	-	-	-	-	-	32,000	43,000	11,000
TOTAL ADMINISTRATIVE EXPENSES	671,340	1,012,450	341,110	11,400	11,400	-	2,263,620	2,791,280	527,660
HAP PAYMENTS									
471510 HAP Regular Vouchers	-	-	-	108,962,630	110,065,180	1,102,550	108,962,630	110,065,180	1,102,550
471520 HAP 5 Year Mainstream	-	-	-	802,580	1,118,040	315,460	802,580	1,118,040	315,460
471521 HAP - Mainstream 2017	-	-	-	1,268,080	1,466,420	198,340	1,268,080	1,466,420	198,340
471522 HAP - Mainstream 2020 C	-	-	-	310,600	345,430	34,830	310,600	345,430	34,830
471523 HAP - Mainstream 2021	-	-	-	1,208,000	1,265,180	57,180	1,208,000	1,265,180	57,180
471525 Project Based Vouchers	-	-	-	-	3,400,000	3,400,000	-	3,400,000	3,400,000
471580 HAP VASH	-	-	-	6,882,150	3,737,000	(3,145,150)	6,882,150	3,737,000	(3,145,150)
471581 HAP VASH 6	-	-	-	579,310	390,800	(188,510)	579,310	390,800	(188,510)
471582 HAP VASH 7	-	-	-	695,170	498,000	(197,170)	695,170	498,000	(197,170)
471583 HAP VASH 8	-	-	-	764,680	498,000	(266,680)	764,680	498,000	(266,680)
471584 HAP VASH 9	-	-	-	-	1,192,000	1,192,000	-	1,192,000	1,192,000
471584 HAP VASH 10	-	-	-	-	176,020	176,020	-	176,020	176,020
471590 Tenant Protection Vouchers	-	-	-	4,696,540	300,000	(4,396,540)	4,696,540	300,000	(4,396,540)
471591 Enhanced Vouchers	-	-	-	-	2,700,000	2,700,000	-	2,700,000	2,700,000
471600 HAP Port In Expense	-	-	-	14,500,000	14,500,000	-	14,500,000	14,500,000	-
471800 HAP FSS Escrow	-	-	-	360,000	360,000	-	360,000	360,000	-
471891 1 Year Mainstream	-	-	-	1,737,920	1,737,920	-	1,737,920	1,737,920	-
471895 Family Unification 1	-	-	-	4,958,860	4,958,860	-	4,958,860	4,958,860	-
471896 Family Unification 2 & 3	-	-	-	4,634,440	4,634,440	-	4,634,440	4,634,440	-
471897 Foster Youth	-	-	-	254,890	254,890	-	254,890	254,890	-
471898 Port Out Vouchers	-	-	-	5,059,940	5,059,940	-	5,059,940	5,059,940	-
TOTAL HAP PAYMENTS	-	-	-	157,675,790	158,658,120	982,330	157,675,790	158,658,120	982,330
UTILITIES	-	-	-	-	-	-	-	-	-
431000 Water and Sewer	-	-	-	-	-	-	16,000	18,500	2,500
432000 Electricity	-	-	-	-	-	-	41,100	41,100	-
TOTAL UTILITIES	-	-	-	-	-	-	57,100	59,600	2,500
MATERIALS AND SUPPLIES	-	-	-	-	-	-	-	-	-
442000 Maintenance Materials	-	-	-	-	-	-	1,000	1,000	-
442140 Vehicle Exp/Maint	9,000	9,000	-	-	-	-	42,000	42,000	-
442160 Uniforms	500	500	-	-	-	-	6,700	4,500	(2,200)
TOTAL MATERIALS AND SUPPLIES	9,500	9,500	-	-	-	-	49,700	47,500	(2,200)
CONTRACT COSTS	-	-	-	-	-	-	-	-	-
443020 Extermination Contracts	-	-	-	-	-	-	300	300	-
443040 Carpet/Tile Clean/Maint	-	-	-	-	-	-	12,000	12,000	-
443060 Heating/Cooling Contracts	-	-	-	-	-	-	8,500	11,000	2,500
443090 Elevator Maint Contracts	-	-	-	-	-	-	3,000	3,000	-
443100 Irrigation	-	-	-	-	-	-	-	1,000	1,000
443110 Plumbing Contracts	-	-	-	-	-	-	900	1,900	1,000
443130 Electrical Contracts	-	-	-	-	-	-	1,000	1,000	-
443140 Landscape/Grounds Contr	5,000	5,000	-	-	-	-	12,600	9,100	(3,500)

Broward County Housing Authority FY27 Budget

	Development			All Assisted Housing Programs			BCHA GRAND TOTALS		
	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance	2026 Original	2027 Proposed	Variance
443150 Security/Entrance Maintenance	-	-	-	-	-	-	15,000	15,500	500
443160 Janitorial Contracts	-	-	-	-	-	-	10,000	46,000	36,000
443210 Miscellaneous Contracts	-	-	-	-	-	-	500	500	-
443270 Routine Maint Contracts	-	-	-	-	-	-	2,000	7,000	5,000
448300 Protective Services	-	-	-	-	-	-	1,000	-	(1,000)
TOTAL CONTRACT COSTS	5,000	5,000	-	-	-	-	66,800	108,300	41,500
GENERAL EXPENSES									
451000 Insurance Expense	4,420	6,580	2,160	3,600	5,290	1,690	146,270	175,000	28,730
TOTAL GENERAL EXPENSES	4,420	6,580	2,160	3,600	5,290	1,690	146,270	175,000	28,730
FEES TO CENTRAL OFFICE COST CENTER									
459020 Bookkeeping Fees	-	-	-	-	-	-	500,000	500,000	-
459030 Management Fee	-	-	-	81,370	-	(81,370)	1,673,600	1,556,350	(117,250)
TOTAL FEES TO COCC	-	-	-	81,370	-	(81,370)	2,323,600	2,206,350	(117,250)
TOTAL GENERAL EXPENSES	4,420	6,580	2,160	84,970	5,290	(79,680)	2,469,870	2,381,350	(88,520)
CAPITAL EXPENDITURES									
140070 Building Structure	-	-	-	-	-	-	205,000	321,600	116,600
140090 Non-Dwelling Equip, Furn, Machine	-	-	-	-	-	-	220,000	178,400	(41,600)
215000 Capitalized Lease Obligation Vehicles	9,000	10,400	1,400	-	-	-	32,651	63,240	30,589
215001 Capitalized Lease Obligation Copiers	-	-	-	-	-	-	-	42,800	42,800
TOTAL CAPITAL EXPENDITURES	9,000	10,400	1,400	-	-	-	457,651	606,040	148,389
TOTAL EXPENSES	945,378	1,230,090	284,712	158,384,474	159,255,280	870,806	171,454,781	173,112,770	1,657,989
SUMMARY OF EXPENSES									
SALARIES AND FRINGES	246,118	186,160	(59,958)	612,314	580,470	(31,844)	8,414,250	8,460,580	46,330
ADMINISTRATIVE EXPENSES	671,340	1,012,450	341,110	11,400	11,400	-	2,263,620	2,791,280	527,660
UTILITIES	-	-	-	-	-	-	57,100	59,600	2,500
HAP PAYMENTS	-	-	-	157,675,790	158,658,120	982,330	157,675,790	158,658,120	982,330
MAINTENANCE MATERIALS	9,500	9,500	-	-	-	-	49,700	47,500	(2,200)
CONTRACT COSTS	5,000	5,000	-	-	-	-	66,800	108,300	41,500
GENERAL EXPENSES	4,420	6,580	2,160	84,970	5,290	(79,680)	2,469,870	2,381,350	(88,520)
CAP EXP/EXTRA MAINT/RESERVE REPLACEMENT	9,000	10,400	1,400	-	-	-	457,651	606,040	148,389
TOTAL EXPENSES	945,378	1,230,090	284,712	158,384,474	159,255,280	870,806	171,454,781	173,112,770	1,657,989
NET BUDGETARY SURPLUS/(DEFICIT)	1,400	-	(1,400)	82,136	429,240	347,104	(543,413)	(463,930)	79,483

OPERATING BUDGET FY 2027
CENTRAL OFFICE COST CENTER

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 3,317,500
OPERATING EXPENSES	3,317,500
SUBTOTAL OPERATING SURPLUS/(DEFICIT) FY27	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY27	\$ -
RESERVE 09/30/2025	\$ 430,844
NET SURPLUS/(DEFICIT) FY26	474,384
PROJECTED COCC RESERVE 09/30/2026	\$ 905,228
PROJECTED NET SURPLUS/(DEFICIT) FY27	-
FY27 USE OF PRIOR YEAR RESERVE	97,530
PROJECTED COCC RESERVE 09/30/2027	\$ 807,698

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2027

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
REVENUE					
330020 MANAGEMENT FEES (Assisted Hsg)	1,566,373	1,592,230	1,619,732	1,556,350	20.00% Annual Admin Fee (approx.)
330030 BOOKKEEPING FEES (Assisted Hsg)	511,208	506,000	506,000	506,000	\$7.50 PLUM X Total AH Units
330060 PROPERTY MGMT. FEES (Multi Family)	56,266	59,200	59,210	65,880	1.50% Mgmt Fee - Contractual
330090 COLLEGE GARDENS	38,998	44,070	44,080	47,480	3.00% Mgmt Fee - Contractual
330100 AFFILIATES SUBSIDY	352,752	587,040	625,260	1,023,310	Contingency funding portion = -\$97,530
330110 OCEAN DRIVE/TWIN OAKS/VILLAS OF POMPANO/MANORS/CRYSTAL LAKES TH FEES	34,422	42,270	42,290	48,480	3.00% Mgmt Fee - Contractual
361000 INTEREST INCOME	68,446	70,000	60,840	70,000	
TOTAL REVENUE	2,628,465	2,900,810	2,957,412	3,317,500	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	1,294,014	1,607,645	1,406,790	1,712,180	
441500 MAINTENANCE	36	3,790	3,200	6,410	
TOTAL SALARIES	1,294,050	1,611,435	1,409,990	1,718,590	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	92,254	123,275	98,410	131,470	
454020 RETIREMENT	290,528	316,480	316,270	346,210	
454030 HEALTH INSURANCE	152,622	221,350	179,330	253,750	
454050 LIFE INSURANCE	8,882	3,210	3,910	3,440	
TOTALS EMPLOYEE BENEFITS	544,286	664,315	597,920	734,870	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2027

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
GENERAL EXPENSES					
451000 INSURANCE	52,041	26,910	10,540	38,200	Change from CY budget: 41.95% increase
451030 COMPENSATED ABSENCES	4,695	-	-	-	
453500 INTEREST ON VEHICLE LEASE	1,518	-	1,330	-	
453501 INTEREST ON COPIER LEASE	965	-	350	-	
601000 PRIOR YEAR ADJUSTMENTS	3,758	-	-	-	
TOTAL GENERAL EXPENSES	62,977	26,910	12,220	38,200	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES	1,901,313	2,302,660	2,020,130	2,491,660	

ADMINISTRATIVE EXPENSES					
417100 AUDITING FEES	27,825	26,000	27,114	28,000	Per RFP 18-267 Contract Price
417110 LEGAL FEES	57,702	50,000	30,810	50,000	
417120 BANK FEES	42	-	-	-	
417130 PROFESSIONAL FEES	119,679	105,200	45,070	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	11,715	3,750	9,790	15,000	Dell Micros (10), \$13,000; Dell monitors (10), \$1,000; IT supplies, \$1,000
419030 PRINTING SUPPLIES & SERVICES	684	-	1,030	-	
419040 TELEPHONE LAND LINES	16,369	11,200	16,760	11,200	Comcast: Ethernet Dedicated Internet 100Mbps \$5,760; Avaya Telephone \$5,440
419050 COPY MACHINE/DOC MGMT	8,432	7,500	4,440	7,500	
419060 ADVERTISING/PUBLIC NOTICES	3,524	500	20	500	
419080 STAFF TRAINING	14,091	35,100	12,400	54,200	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; HR training, \$7,500; HR travel, \$5,000; IT training, \$6,600
419090 TUITION REIMBURSEMENT	3,993	20,000	8,850	20,000	
419070 STAFF TRAVEL	10,456	12,000	11,600	12,000	SHRM annual conference travel \$3,000

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2027

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
419110 MEMBERSHIPS/SUBSCRIPTIONS	21,974	38,660	24,700	70,060	Cyber XDR, \$7,000; Microsoft M365, 10,800; Zoom licenses, \$500; KnowBe4 renewal, \$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	26,330	20,500	9,150	20,500	HR Budget-Includes \$15,000, employee recognition picnic, \$500-replacement ID badges, \$5,000 Wellness Committee
419130 POSTAGE/METER/FEDEX	24,334	6,000	15,710	6,000	
419131 FEDERAL EXPRESS	1,969	-	1,960	-	
419150 HR RELATED/INVESTIGATIONS	5,255	2,000	3,990	2,000	Includes on-line testing, background checks, drug testing pre and during employment
419160 TELEPHONE WIRELESS	10,594	7,550	7,540	7,770	
419170 COMPUTER/SYSTEMS MAINT	82,966	121,250	118,410	126,070	Routing upgrade, \$8,000; IT room rack, \$2,000; spider networks, \$1,000; switching, \$1,000; Azure - Alltek, \$1,000; penetration testing, \$8,000; Iron Mountain, \$190; Emphasys maintenance and web portal, \$9,850; Emphasys Elite HQS/API, \$1,740; PDS cloud, \$5,200; Emphasys professional services, \$2,500; Azure cloud, \$44,880; Azure End of Life, \$3,300; DR, \$14,000; email testing, \$310; Bitdefender Gravity Zone, \$1,400; domain registration, \$510; Wild Card SSL, \$320; website hosting, \$520; Ninja One, \$510; ticketing and documentation software, \$1,000; annual maintenance, \$920; IT miscellaneous, \$6,000
419180 PUBLIC RELATIONS	2,918	-	-	-	
419190 CONDO FEES/ASSESSMENTS	31,271	32,000	45,540	43,000	Special assessment for sidewalk replacement, \$11,000
499010 SHELTER PLUS CARE REIMBURSEMENT	(11,810)	-	-	-	
TOTAL ADMINISTRATIVE EXPENSES	470,309	499,210	394,884	579,000	
UTILITIES, CONTRACTS AND MAINTENANCE					
431000 WATER AND SEWER	4,280	-	2,320	2,500	
432000 ELECTRICITY	29,118	8,100	7,570	8,100	10

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2027

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
442000 MAINTENANCE MATERIALS	704	-	930	-	
442140 VEHICLE EXPENSE/MAINT	5,766	5,000	7,260	5,000	
442160 UNIFORMS	65	-	500	-	
442180 HVAC MATERIALS	398	-	60	-	
443020 EXTERMINATION	45	-	30	-	
443040 CARPET & TILE CLEANING/MAINT	397	-	290	-	
443060 HVAC REPAIRS/MAINT	7,671	2,000	4,400	4,500	PM \$3,150 annually + budget for potential repairs, HEPA filters
443090 ELEVATOR REPAIRS/MAINT	381	1,000	340	1,000	Mowery \$90 monthly, Phone \$30 Monthly+ potential repairs
443100 IRRIGATION	370	-	-	1,000	
443150 SECURITY MONITORING	4,909	3,000	3,520	3,500	Sonitrol camera monitoring, security cameras
443110 PLUMBING CONTRACTS	690	-	2,920	1,000	
443140 LANDSCAPING/PLANT MAINT	1,606	5,500	-	2,000	
443160 JANITORIAL SERVICE	3,034	-	3,540	10,000	
443210 MISC. CONTRACTS	-	-	180	-	
443240 SERVER/HARDWARE MAINT	1,382	-	-	-	
443270 ROUTINE MAINTENANCE	7,169	-	2,260	5,000	Backflow preventers, fire extinguishers and fire sprinklers
448300 PROTECTIVE SERVICES	-	1,000	-	-	
TOTAL UTILITIES, CONTRACTS AND MAINTENANCE	67,986	25,600	36,120	43,600	

CAPITAL EQUIPMENT					
140090 NON-DWELL EQ,FURN,MACH	0	44,000	11,350	178,400	AC replacement (\$38,400); roof replacement (\$60,000); and content management system (\$80,000)
215000 CAPITAL LEASE PAYMENTS VEHICLES	6,546	3,651	6,105	6,840	one vehicle lease
215001 CAPITAL LEASE PAYMENTS COPIERS	12,588	-	14,440	18,000	
TOTAL CAPITAL EQUIPMENT	19,134	47,651	31,895	203,240	

CENTRAL OFFICE COST CENTER
OPERATING BUDGET FY 2027

ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
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REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	2,628,465	2,900,810	2,957,412	3,317,500	
EXPENSES					
SALARIES & BENEFITS	1,838,336	2,275,750	2,007,910	2,453,460	
ADMINISTRATIVE EXPENSES	470,309	499,210	394,884	579,000	
UTILITIES, CONTRACTS AND MAINTENANCE	67,986	25,600	36,120	43,600	
INSURANCE	52,041	26,910	10,540	38,200	
GENERAL EXPENSES	10,936	-	1,680	-	
CAPITAL EQUIPMENT	19,134	47,651	31,895	203,240	
TOTAL EXPENSES	2,458,742	2,875,121	2,483,028	3,317,500	
GAIN/LOSS	169,724	25,689	474,384	-	

**OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN**

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES	\$ 8,322,230
OPERATING EXPENSES	9,217,620
OPERATING SURPLUS/(DEFICIT) FY 2027	(895,390)
RESERVE 9/30/2025*	1,610,543
PROJECTED NET SURPLUS/(DEFICIT) FY26	422,651
PROJECTED ADMIN FEE RESERVE 9/30/2026	2,033,194
PROJECTED NET SURPLUS/(DEFICIT) FY 2027	(895,390)
PROJECTED RESERVE 09/30/2027	\$ 1,137,804

* Unrestricted fund balance from 2025 BCHA audited financial report.

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
REVENUE					
OTHER INCOME					
361000 INTEREST INCOME	-	-	-	-	
330000 INT REP RES/SEC 8 ADMIN RESERVES	490,640	165,000	196,600	165,000	Includes Adm/Hap Equity/Money Market
330010 PORT IN ADMIN	514,137	375,000	623,680	375,000	
330031 FRAUD RECOVERY ADMIN	250	500	-	500	
SUBTOTAL OTHER INCOME	1,005,027	540,500	820,280	540,500	
ADMINISTRATIVE FEE REVENUE					
320010 HOUSING VOUCHERS	7,582,007	7,961,170	7,190,970	7,781,730	Adm. Fee = \$648,478 PM x 12 (approx.)
SUBTOTAL ADMIN FEE REVENUE	7,582,007	7,961,170	7,190,970	7,781,730	
TOTAL REVENUE	8,587,034	8,501,670	8,011,250	8,322,230	

SALARIES & EMPLOYEE BENEFITS					
SALARIES					
411000 ADMINISTRATIVE	3,466,903	3,390,410	3,003,660	3,472,660	
441500 MAINTENANCE	26	49,490	4,120	11,540	
TOTAL SALARIES	3,466,929	3,439,900	3,007,780	3,484,200	
EMPLOYEE BENEFITS					
454010 FICA	258,762	263,150	213,540	257,600	
454020 RETIREMENT	520,504	507,350	449,950	537,550	
454030 HEALTH INSURANCE	729,604	1,003,748	656,220	860,620	
454040 UNEMPLOYMENT INSURANCE	6,172	8,390	3,670	3,740	
454050 LIFE INSURANCE	25,250	6,880	9,830	7,290	

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
TOTAL EMPLOYEE BENEFITS	1,540,292	1,789,518	1,333,210	1,666,800	
TOTAL SALARIES AND BENEFITS	5,007,221	5,229,418	4,340,990	5,151,000	

ADMINISTRATIVE EXPENSES					
417110 LEGAL FEES	4,935	10,000	-	10,000	
417120 BANK FEES	130	-	150	-	
417130 PROFESSIONAL FEES	93,093	87,000	46,440	116,800	Inspection Services, \$93,000; Affordable Housing (aka Go Sec 8, \$13,000; Nelrod Consortium, \$800; Counselor Max/Neighbor Works Compass, \$2,500 (annual fee + mitigation fee); UA study, \$7,500
417140 TRANSLATOR FEES	100	2,000	260	1,000	In-person/phone language translation, \$2,000
419020 OFFICE SUPPLIES	35,437	105,000	30,270	50,000	IT related supplies, \$10,000
419030 PRINTING	17,398	7,740	10,530	5,000	Inspection hang tags, landlord outreach flyer, HOTMA education flyers
419040 TELEPHONE	64,026	44,820	50,840	44,820	Ethernet, \$23,040; Avaya Cloud, \$21,780
419050 COPY MACHINE/LEASED EQUIPMENT	34,648	31,500	11,640	31,500	
419060 PUBLICATIONS/ADVERTISING	1,715	7,000	2,790	2,000	PHA plan \$2,000
419080 STAFF TRAINING	37,926	76,400	18,100	76,400	Trainings to be scheduled for Assisted Housing (\$50,000): IT Trainings & Conferences, \$14,400; IT specific training (\$12,000)
419070 TRAVEL AND MILEAGE	8,581	9,500	6,130	15,000	
419110 MEMBERSHIP DUES/SUBSCRIPTIONS	28,210	21,780	28,790	116,780	Taskforce, \$100; Taskforce Event, \$80; ENDS membership, \$200; Nan Revision service, \$200; Cyber XDR AI Dark Trace, \$28,000; Microsoft M365, \$43,200; Zoom licenses, \$2,000; KnowBe4, \$2,400; landlord/resident portal, API upgrades and professional services, \$25,000; Adobe DC, \$2,400
419120 MISC OPERATING/ADMIN	19,713	16,600	23,620	16,600	File storage, \$13,200; FSS graduation & events, \$1,400; department meetings, \$2,000
419130 POSTAGE	81,002	80,000	58,380	60,000	
419131 FEDERAL EXPRESS	-	-	6,400	-	
419150 HR RELATED/INVESTIGATIONS	239	3,510	120	3,510	

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
419160 TELEPHONE WIRELESS	13,635	9,740	13,080	9,700	iPhones and hotspots
419170 COMPUTER/SYSTEMS MAINT.	411,003	533,080	468,990	593,320	Routing upgrade, \$32,000; spider networks, \$4,000; CPT, \$4,000; Azure - Alltek, \$4,000; penetration testing, \$32,000; Iron Mountain, \$760; Emphasys maintenance and web portal, \$39,420; Emphasys Elite HQS/API, \$6,960; PDS cloud, \$20,800; Emphasys professional services, \$10,000; Azure cloud, \$211,200; Azure end of life, \$13,200; 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; ticketing and documentatin software, \$4,000; email annual maintenance, \$3,680; IT miscellaneous, \$24,000
499010 SHELTER PLUS CARE REIMBURSEMENT	34,693	-	-	-	
TOTAL ADMINSTRATIVE EXPENSES	886,484	1,045,670	776,530	1,152,430	

GENERAL EXPENSES & FEES					
GENERAL EXPENSES					
451000 INSURANCE	175,867	110,440	120,020	123,140	Change from CY budget: 11.50% increase
451030 COMPENSATED ABSENCES	(19,992)	-	-	-	
453500 INTEREST ON VEHICLE LEASE	7,144	-	5,800	-	
453501 INTEREST ON COPIER LEASE	1,431	-	780	-	
TOTAL GENERAL EXPENSES	164,450	110,440	126,600	123,140	
ACCOUNTING/AUDIT FEES & MGT. FEES					
417100 AUDIT FEES	26,250	35,000	27,000	35,000	
459030 MANAGEMENT FEES	1,516,401	1,592,230	1,592,230	1,556,350	Amount = 20% of admin fee revenue
459020 BOOKKEEPING FEES	511,208	500,000	506,000	500,000	\$7.50/unit month for 5,555 units (approx.)
471540 PORT OUT ADMIN FEES	207,722	150,000	251,980	150,000	
TOTAL FEES	2,261,581	2,277,230	2,377,210	2,241,350	

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
601000 PRIOR YEAR ADJUSTMENTS	(15,031)	-	(244,470)	-	
TOTAL GENERAL EXPENSES AND FEES	2,411,001	2,387,670	2,259,340	2,364,490	

CONTRACTS & MAINTENANCE					
442140 VEHICLE EXPENSES	24,450	28,000	20,490	28,000	Five new cars for property inspectors
443020 EXTERMINATION CONTRACTS	409	300	1,260	300	
431000 WATER AND SEWER	11,393	16,000	15,150	16,000	
432000 ELECTRICITY	11,557	33,000	30,260	33,000	
SERVICE CONTRACTS					
443160 JANITORIAL SERVICE	34,168	10,000	38,370	36,000	
443150 SECURITY MONITORING	10,921	12,000	10,990	12,000	Sonitrol camera monitoring, security cameras
443060 AC MAINTENANCE	-	6,500	7,130	6,500	
443090 ELEVATOR MAINTENANCE	30,095	2,000	1,120	2,000	
443110 PLUMBING CONTRACTS	913	900	3,210	900	
443130 ELECTRICAL CONTRACTS	7,857	1,000	-	1,000	
443140 LANDSCAPE CONTRACTS	164	2,100	-	2,100	
443040 CARPET CLEANING	13,600	12,000	10,780	12,000	
448300 PROTECTIVE SERVICES	10	-	-	-	
SUBTOTAL SERVICE CONTRACTS	97,728	46,500	71,600	72,500	
MAINTENANCE					
442000 MAINTENANCE MATERIALS	1,069	1,000	3,380	1,000	
442160 UNIFORMS	1,561	6,200	-	4,000	Inspections, \$2,000; AH annual shirt, \$2,000
443210 MISC. CONTRACTS	36	500	8,770	500	

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
443270 ROUTINE MAINT.	7,725	2,000	2,380	2,000	
SUBTOTAL MAINTENANCE	10,391	9,700	14,530	7,500	
TOTAL CONTRACTS AND MAINTENANCE	155,927	133,500	153,290	157,300	

CAPITAL ASSETS					
140110 AUTOMOBILES	-	-	-	-	
140070 BUILDING STRUCTURES	2,840	205,000	-	321,600	AC replacement (\$81,600) and roof replacement (\$240,000)
140090 NON-DWELL EQ. FURN, MACH	-	176,000	-	-	
215000 CAPITAL LEASE PAYMENTS VEHICLES	45,511	20,000	46,179	46,000	5 vehicles leased
215001 CAPITAL LEASE PAYMENTS COPIERS	11,748	-	12,270	24,800	
TOTALS ASSET PURCHASES/LEASE PAYMENTS	60,098	401,000	58,449	392,400	

OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	8,587,034	8,501,670	8,011,250	8,322,230	
EXPENSES					
SALARIES & BENEFITS	5,007,221	5,229,418	4,340,990	5,151,000	
ADMINISTRATIVE EXPENSES	886,484	1,045,670	776,530	1,152,430	
GENERAL EXPENSES AND FEES	2,411,001	2,387,670	2,259,340	2,364,490	
CONTRACTS AND MAINTENANCE	155,927	133,500	153,290	157,300	
CAPITAL ASSETS	60,098	401,000	58,449	392,400	
TOTAL EXPENSES	8,520,732	9,197,258	7,588,599	9,217,620	
GAIN/LOSS	66,302	(695,588)	422,651	(895,390)	

**OPERATING BUDGET FY 2027
ASSISTED HOUSING ADMIN**

REVENUE/EXPENSE SUMMARY	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027
TOTAL REVENUE	8,587,034	8,501,670	8,011,250	8,322,230
EXPENSES				
ADMINISTRATIVE SALARIES	3,466,929	3,439,900	3,007,780	3,484,200
EMPLOYEE BENEFITS	1,540,292	1,789,518	1,333,210	1,666,800
LEGAL & CONSULTING FEES	4,935	10,000	-	10,000
STAFF TRAINING	37,926	76,400	18,100	76,400
TRAVEL & MILEAGE	8,581	9,500	6,130	15,000
SUNDRY ADMINISTRATIVE EXPENSE	835,042	949,770	752,300	1,051,030
INSURANCE	175,867	110,440	120,020	123,140
GENERAL EXPENSES	(11,417)	-	6,580	-
ACCOUNTING/AUDIT FEES & MGT. FEES	2,261,581	2,277,230	2,377,210	2,241,350
CONTRIBUTION TO COCC	-	-	-	-
TRANSFERS OUT	-	-	-	-
CONTRACTS & MAINTNENACE	155,927	133,500	153,290	157,300
CAPITAL ASSETS	60,098	401,000	58,449	392,400
TOTAL EXPENSES	8,520,732	9,197,258	7,588,599	9,217,620
GAIN/LOSS	66,302	(695,588)	422,651	(895,390)

HOUSING COUNSELING PROGRAM
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
310000 CDBG GRANT	63,988	65,000	65,000	64,000	
310020 SHIP PROGRAM REVENUE	20,000	28,500	9,500	28,500	
369010 OTHER INCOME	2,000	2,000	1,600	2,000	1st Bank grant
TOTAL REVENUES	85,988	95,500	76,100	94,500	
411000 ADMINISTRATIVE SALARIES	41,885	32,220	58,650	64,110	
454010 FICA	2,973	2,460	4,270	4,900	
454020 RETIREMENT	5,760	4,070	8,230	8,300	
454030 HEALTH INSURANCE	11,078	11,840	6,010	12,050	
454050 LIFE INSURANCE	427	60	60	130	
419110 DUES/SUBSCRIPTIONS	1,200	-	-	-	
419080 STAFF TRAINING	-	500	-	500	
419070 STAFF TRAVEL	-	500	-	500	
451000 INSURANCE	2,049	900	3,864	1,790	Change from CY budget: 98.89% increase
451030 COMPENSATED ABSENCES	(998)	-	-	-	
601000 PRIOR YEAR ADJUSTMENTS	1,744	-	-	-	
TOTAL EXPENDITURES	66,119	52,550	81,084	92,280	
NET BUDGETARY SURPLUS/(DEFICIT)	19,869	42,950	(4,984)	2,220	

OPERATING BUDGET FY 2022
DEVELOPMENT & ACQUISITIONS

BUDGET & RESERVE SUMMARY	AMOUNT
OPERATING REVENUES/TRANSFERS IN	\$ 1,230,090
OPERATING EXPENSES	1,230,090
OPERATING SURPLUS/(DEFICIT) FY 2027	\$ -
RESERVE 9/30/2025	\$ 1,068,236
PROJECTED NET SURPLUS FY 2026	175,126
PROJECTED RESERVE 09/30/2026	\$ 1,243,362
PROPOSED BUDGET USE OF PRIOR YEAR RESERVES	\$ -
PROJECTED NET SURPLUS/(DEFICIT) FY2027	-
PROJECTED RESERVE 09/30/2027	\$ 1,243,362

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

	ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
REVENUE					
330100 AFFILIATES SUBSIDY	332,376	446,778	373,120	380,090	
399000 TRANSFER IN	-	500,000	-	850,000	
TOTAL	332,376	946,778	373,120	1,230,090	
TOTAL REVENUE & OTHER INCOME	332,376	946,778	373,120	1,230,090	

SALARIES, BENEFITS AND GENERAL EXPENSES					
SALARIES					
411000 ADMINISTRATIVE	124,790	174,034	122,940	124,930	
TOTAL SALARIES	124,790	174,034	122,940	124,930	
EMPLOYEE BENEFITS					
454010 F.I.C.A.	9,028	13,315	8,550	9,560	
454020 RETIREMENT	17,152	22,479	16,570	16,180	
454030 HEALTH INSURANCE	20,045	35,940	26,530	35,240	
454050 LIFE INSURANCE	1,001	350	400	250	
TOTAL EMPLOYEE BENEFITS	47,226	72,084	52,050	61,230	
GENERAL EXPENSES					
451000 INSURANCE	8,052	4,420	2,030	6,580	Change from CY budget: 48.87% increase
451030 COMPENSATED ABSENCES	5,299	-	-	-	
453500 INTEREST ON VEHICLE LEASE	1,240	-	-	-	
TOTAL GENERAL EXPENSES	14,591	4,420	2,030	6,580	
TOTAL SALARIES, BENEFITS AND GENERAL EXPENSES	186,607	250,538	177,020	192,740	23

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
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ADMINISTRATIVE EXPENSES						
						Pre-acquisition / pre-development / tax / master plan / legislation / public edu / construction monitor
417130	PROFESSIONAL FEES (Legal, Finance, A&E)	(3,000)	650,000	-	1,000,000	
419020	OFFICE SUPPLIES	75	3,000	-	3,000	Proj mgmt software, tablets and monitors
419080	STAFF TRAINING	-	5,000	-	5,000	
419070	STAFF TRAVEL	-	2,500	-	2,500	
419110	MEMBERSHIPS/DUES/SUBSCRIPTIONS	-	600	-	600	
419120	MISC OPERATING/ADMIN	-	500	-	500	
419160	TELEPHONE WIRELESS	1,300	9,740	910	850	
TOTAL ADMIN EXPENSES		(1,625)	671,340	910	1,012,450	

UTILITIES/CONTRACTS & MAINT						
442140	VEHICLE EXPENSE/MAINT	5,585	9,000	4,490	9,000	
442160	UNIFORMS	-	500	-	500	
443140	LANDSCAPING/PLANT MAINT	16,020	5,000	8,950	5,000	Vacant lot Oakland Park mowing, fencing
TOTAL MAINTENANCE		21,606	14,500	13,440	14,500	

DEVELOPMENT & ACQUISITIONS
OPERATING BUDGET FY 2022

ACTUAL 2025	ADOPTED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
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CAPITAL EQUIPMENT					
215000 AUTOMOBILES	5,731	9,000	6,624	10,400	Capital leases 2 vehicles
TOTAL CAPITAL EQUIPMENT	5,731	9,000	6,624	10,400	

REVENUE/EXPENSE SUMMARY					
TOTAL REVENUE	332,376	946,778	373,120	1,230,090	
EXPENSES					
SALARIES & BENEFITS	172,016	246,118	174,990	186,160	
ADMINISTRATIVE EXPENSES	(1,625)	671,340	910	1,012,450	
MAINTENANCE	21,606	14,500	13,440	14,500	
GENERAL EXPENSES	14,591	4,420	2,030	6,580	
CAPITAL EQUIPMENT/LEASES	5,731	9,000	6,624	10,400	
TOTAL EXPENSES	212,319	945,378	197,994	1,230,090	
GAIN/(LOSS)	120,057	1,400	175,126	-	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
REVENUES AND EXPENDITURES					
320000 HUD ANNUAL CONTRIBUTION	130,697,041	136,812,490	139,466,180	136,812,490	Anticipated HAP increase = .00%
330031 FRAUD RECOVERY ADMIN	35,525	30,000	66,160	30,000	
330032 FRAUD RECOVERY HUD	35,774	30,000	66,000	30,000	
330040 FSS FORFEITURE	161	-	-	-	
TOTAL REVENUES	130,768,501	136,872,490	139,598,340	136,872,490	
471510 HAP REGULAR VOUCHERS	104,821,939	106,248,590	111,336,780	106,850,640	
471525 PROJECT BASED VOUCHERS	940,183	-	1,590,590	3,400,000	
471580 HAP VASH 1, 2, 3, 4, and 5	3,491,074	6,882,150	3,718,020	3,737,000	
471581 HAP VASH 6	371,994	579,310	394,050	390,800	
471582 HAP VASH 7	431,215	695,170	428,140	498,000	
471583 HAP VASH 8	431,994	764,680	490,820	498,000	
471584 HAP VASH 9	165,870	-	1,208,960	1,192,000	
471585 HAP VASH 10	-	-	-	176,020	
471590 TENANT PROTECTION VOUCHERS	329,618	4,696,540	631,540	300,000	
471591 ENHANCED VOUCHERS	3,001,966	-	3,658,730	2,700,000	
471600 HAP PORT IN EXPENSE	-	-	-	-	
471800 HAP FSS ESCROW	338,454	360,000	332,420	360,000	
471891 1 YEAR MAINSTREAM	1,284,838	1,737,920	1,312,770	1,737,920	
471895 FAMILY UNIFICATION 1	4,892,631	4,958,860	4,944,710	4,958,860	
471896 FAMILY UNIFICATION 2 & 3	4,988,954	4,634,440	5,120,890	4,634,440	

ASSISTED HOUSING HAP ONLY
OPERATING BUDGET FY 2027

	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
471897 FOSTER YOUTH	118,257	254,890	81,620	254,890	
471898 PORT OUT VOUCHERS	3,615,150	5,059,940	4,348,300	5,059,940	
TOTAL EXPENDITURES	129,224,137	136,872,490	139,598,340	136,748,510	
NET BUDGETARY SURPLUS/(DEFICIT)	1,544,364	-	-	123,980	

MAINSTREAM 5 YEAR, 2017 AND 2020
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
320020 5 YEAR, 2017, 2020 MAINSTREAM	4,074,679	3,590,160	3,782,480	4,200,950	Contribution = \$350,079 PM x 12 (est.)
TOTAL REVENUES	4,074,679	3,590,160	3,782,480	4,200,950	
454060 DENTAL INSURANCE	(274)	-	-	-	
471520 HAP 5 YEAR MAINSTREAM	1,087,535	802,580	1,119,660	1,118,040	
471521 HAP - MAINSTREAM 2017	1,495,488	1,268,080	1,478,410	1,466,420	
471522 HAP - MAINSTREAM 2020 CARES ACT	316,995	310,600	352,130	345,430	
471523 HAP - MAINSTREAM 2021	1,207,318	1,208,000	1,250,170	1,265,180	
451000 INSURANCE	912	900	490	1,420	Change from CY budget: 57.78% increase
TOTAL EXPENDITURES	4,107,974	3,590,160	4,200,860	4,196,490	
NET BUDGETARY SURPLUS/(DEFICIT)	(33,295)	-	(418,380)	4,460	

MAINSTREAM ADMIN
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
320010 HUD CONTRIBUTION-ADMIN FEES	223,167	225,720	278,758	225,720	Admin fee = \$18,810 PM x 12 (approx.)
TOTAL REVENUES	223,167	225,720	278,758	225,720	
411000 ADMINISTRATIVE SALARIES	204,002	148,950	125,780	159,000	
454010 FICA	14,757	11,660	8,940	21,100	
454020 RETIREMENT	35,231	20,750	20,110	20,110	
454030 HEALTH INSURANCE	50,377	49,044	27,200	25,040	
454050 LIFE INSURANCE	1,540	300	470	470	
451000 INSURANCE	237	-	-	-	
TOTAL EXPENDITURES	306,143	230,704	182,500	225,720	
NET BUDGETARY SURPLUS/(DEFICIT)	(82,976)	(4,984)	96,258	-	

SHELTER PLUS CARE
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
310000 SPC REVENUE-HAP	662,551	-	-	-	
310001 SPC REVENUE - ADMIN	39,368	-	-	-	
310002 SPC REVENUE - RENTAL ASSISTANCE	-	-	-	-	
310003 SPC REVENUE - HMIS ALLOCATION	-	-	-	-	
TOTAL REVENUES	701,919	-	-	-	
410000 SPC EXPENSE - HAP	662,551	-	-	-	
410001 SPC EXPENSE - ADMIN	39,368	-	-	-	
410002 SPC EXPENSE - RENTAL ASSISTANCE	-	-	-	-	
410003 SPC EXPENSE - HMIS ALLOCATION	-	-	-	-	
419120 MISC OPERATING/ADMIN	(13)	-	-	-	
499010 SHELTER PLUS CARE EXPENSES	(40)	-	-	-	
TOTAL EXPENDITURES	701,867	-	-	-	
NET BUDGETARY SURPLUS/(DEFICIT)	53	-	-	-	

MOD. REHABILITATION 2 (EL JARDIN)
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
320000 HUD ANNUAL CONTRIBUTION	629,938	-	-	-	
320010 HUD CONTRIBUTION-ADMIN FEES	84,431	-	-	-	
330031 FRAUD RECOVERY ADMIN	1,855	-	-	-	
330032 FRAUD RECOVERY HUD	1,855	-	-	-	
361000 INTEREST INCOME	2,195	-	-	-	
TOTAL REVENUES	720,274	-	-	-	
411000 ADMINISTRATIVE SALARIES	84,431	-	-	-	
454010 FICA	-	-	-	-	
454020 RETIREMENT	-	-	-	-	
471510 HAP REGULAR VOUCHERS	632,839	-	-	-	
TOTAL EXPENDITURES	717,270	-	-	-	
NET BUDGETARY SURPLUS/(DEFICIT)	3,004	-	-	-	

FAMILY SELF-SUFFICIENCY
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
369090 FSS SUBSIDY	266,675	303,560	210,580	359,750	Salary and eligible training only
TOTAL REVENUES	266,675	303,560	210,580	359,750	
411000 ADMINISTRATIVE SALARIES	185,284	184,600	42,169	200,590	
454010 FICA	13,855	14,120	9,790	15,350	
454020 RETIREMENT	30,344	35,620	23,640	39,840	
454030 HEALTH INSURANCE	32,609	81,420	27,490	55,590	
454050 LIFE INSURANCE	1,084	370	400	400	
454060 DENTAL INSURANCE	-	-	-	-	
419080 STAFF TRAINING	-	-	-	-	
419120 MISC OPERATING/ADMIN	-	1,400	-	1,400	Transfer in for graduation & events (not grant eligible expenses)
451000 INSURANCE EXPENSE	1,969	2,700	1,090	3,870	Change from CY budget: 43.33% increase
TOTAL EXPENDITURES	265,145	320,230	104,579	317,040	
NET BUDGETARY SURPLUS/(DEFICIT)	1,530	(16,670)	106,001	42,710	

FSS FORFEITURES
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
330040 FSS FORFEITURE	12,216	90,000	78,990	90,000	
TOTAL REVENUES	12,216	90,000	78,990	90,000	
419080 STAFF TRAINING	777	-	-	-	
419120 MISC OPERATING/ADMIN	720	-	530	-	
419085 FSS TRAINING/SUPPORT	532	10,000	-	10,000	
TOTAL EXPENDITURES	2,029	10,000	530	10,000	
NET BUDGETARY SURPLUS/(DEFICIT)	10,187	80,000	78,460	80,000	

**HCV EHV HAP
OPERATING BUDGET FY 2027**

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
320000 HUD ANNUAL CONTRIBUTION	3,753,734	2,714,040	1,731,030	3,214,540	EHV HAP = \$267,880 PM x 12 (approx.)
TOTAL REVENUES	3,753,734	2,714,040	1,731,030	3,214,540	
471510 HAP REGULAR VOUCHERS	3,715,147	2,714,040	1,731,030	3,214,540	
471898 PORT OUTS	38,587	-	70,950	-	
TOTAL EXPENDITURES	3,753,734	2,714,040	1,801,980	3,214,540	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	(70,950)	-	

HCV EHV ADMIN
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
320010 HUD CONTRIBUTION - ADMIN FEES	249,860	170,640	137,510	221,070	Adm. Fee = \$18,423 PM x 12 (est.)
320030 HUD SERVICE FEES	-	-	-	-	No funds expected for new budget year
330010 PORT IN ADMIN REVENUE	(1,680)	-	(3,510)	-	
TOTAL REVENUES	248,180	170,640	134,000	221,070	
411000 ADMINISTRATIVE SALARIES	50,353	39,620	45,440	22,980	
454010 FICA	3,677	3,030	3,120	1,760	
454020 RETIREMENT	13,695	7,120	7,630	5,210	
454030 HEALTH INSURANCE	9,396	15,630	13,020	12,980	
454050 LIFE INSURANCE	470	80	170	50	
451000 INSURANCE EXPENSE	125	-	-	-	
459030 MANAGEMENT FEES	49,972	81,370	-	-	
TOTAL EXPENDITURES	127,688	146,850	69,380	42,980	
NET BUDGETARY SURPLUS/(DEFICIT)	120,492	23,790	64,620	178,090	

PORT INS HAP ONLY
OPERATING BUDGET FY 2027

REVENUES AND EXPENDITURES	ACTUAL 2025	APPROVED 2026	ESTIMATED 2026	PROPOSED 2027	REMARKS
310031 HAP PORT IN REVENUE	15,433,929	14,500,000	19,062,030	14,500,000	
TOTAL REVENUES	15,433,929	14,500,000	19,062,030	14,500,000	
471600 HAP PORT IN EXPENSE	15,433,929	14,500,000	19,062,030	14,500,000	
TOTAL EXPENDITURES	15,433,929	14,500,000	19,062,030	14,500,000	
NET BUDGETARY SURPLUS/(DEFICIT)	-	-	-	-	