

TO: HACLA Board of Commissioners
FROM: Marlene Garza, Chief Administrative Office 
 Patricia Kataura, Director of Finance 
Through Lourdes Castro Ramirez, President & Chief Executive Officer 
DATE: January 8, 2026
SUBJECT: **FY 2025 3rd Quarter Budget Status Report**

2025 HUD BUDGET APPROPRIATIONS

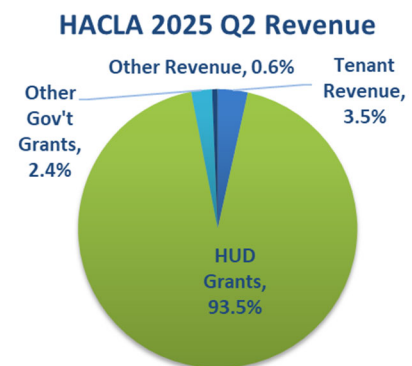
On November 14, 2024, the Board of Commissioners adopted the Housing Authority of the City of Los Angeles' (HACLA) 2025 Consolidated Operating and Capital Budget. At that time, Congress had not yet approved a 2025 appropriations bill, resulting in a Continuing Resolution of the final prior year appropriation, as has been the case for the past several years. The final appropriations was incorporated into the Midyear Budget Modification, adopted by the Board of Commissioners at the July 10, 2025 meeting.

This report provides summary, account-level reports for HACLA's core programs including: Section 8, Public Housing, Strategic Development, LA LOMOD, and the Central Office (COCC). Summary information for each of these programs is provided for Revenue (including HUD sources and other financing sources), Expenses, and Non-Operating Activity, mainly transfers between programs and reserves.

HACLA OVERALL BUDGET STATUS (p.A1-A6)

Through September 30, 2025, HACLA has received \$1.8 billion in revenue, of which 93.5% is from the U.S. Department and Urban Development (HUD), 3.4% is from Tenant Revenue, 2.4% is from Other Government Grants, and 0.7% is from Other Sources. This distribution of funding types is consistent with prior years and expected revenue this year. Overall, **REVENUE** is just above target at 79% of budgeted estimates, just over budgeted projections.

HUD and other Government Grants, are above projected levels at 79%. This is mainly due to the Housing Choice Voucher (HCV) program, which was budgeted to use HUD-Held Reserves in the latter part of the year. More detail on this is provided below.



	ALL PROGRAMS*		
	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 2,201,208,909	\$ 1,735,476,914	79%
Tenant Revenue	86,426,983	62,299,592	72%
Other Revenue	13,078,216	12,011,729	92%
TOTAL REVENUE	\$ 2,300,714,107	\$ 1,809,788,234	79%
* excludes COCC			

Tenant Rent is just below budget projections at 72% of budget. This is mainly due to higher than budgeted vacancy losses in the Asset Management portfolio for newly acquired properties that are still in the initial renovation and lease up stage.

Other Revenue is at 92% of budget projection and is mainly composed of higher than

projected interest income.

Housing Authority of the City of Los Angeles

Expense

Personnel	\$ 120,092,851	\$ 87,731,094	73%
Non-Personnel	182,138,999	120,353,847	66%
Capital Impr.	29,852,854	24,366,932	82%
HAP	2,040,921,534	1,564,324,249	77%
TOTAL EXPENSE	\$ 2,373,006,237	\$ 1,796,776,122	76%

Overall, **EXPENSES** are on target at 76% of budget. Most cost categories are trending as planned, with some Non-Personnel costs, such as Landlord and Tenant Incentives in the HCV program trending below budget due to the suspension of new vouchers. Further detail is provided below.

SECTION 8 PROGRAMS (p. A7-A10)

REVENUE: Overall, revenue for the various Section 8 programs is pacing just above budgeted levels at 82%.

- **HUD Awards and Grants:** the midyear budget reflected the reduction in national funding available for HAP this year, which placed the agency in shortfall status. In effect, HACLA will be forced to deplete all remaining HAP Reserves and will need to receive shortfall funding in order to meet HAP costs in December. The impact of this change is that revenue will be in effect “front-loaded” over the course of the year, until the shift to reserves occurs in the 4th Quarter.
- **Other Revenue** is trending well above budget at 112% mainly due to higher than projected Interest Income as well as port-out revenue for EHV.

EXPENSES: Overall costs are pacing at budget at 76%. Housing Assistance Payments (HAP) comprise 91% of costs incurred followed by Personnel at 6% and Non-Personnel at 3%. The most notable variances are:

- **Personnel:** Overall costs are just over budget at 76%, mainly due to staff overtime. In the spring, the Section 8 Department transitioned its primary case management software from Emphaysis *Elite* to Yardi *Voyager*. This effort required extensive data migration and other tasks from all levels of staff concurrent with regular duties.
- **Non-Personnel:** Overall expenses are below straight-line projections at 44% due to various items:
 - **Incentives (\$7.3M budgeted, \$1.6M spent):** In order to eliminate barriers to leasing, the HCV and Homeless Incentive Program (HIP) offer various incentives and financial assistance to tenants and landlords to ensure housing is secured. However, since the HCV program is in shortfall status, and has had to suspend issuing new vouchers, these services are currently going unused.
 - **Business Consulting (\$4.2M budgeted, \$1.7M spent):** This includes two large tasks that were approved in the midyear budget, including \$1M for the Site-based Waitlists, and \$410K for the SAFMR Study, which have not yet incurred costs.
- **Housing Assistance Payments:** HAP across all Section 8 programs is currently at 77%. The HCV program is just over budget at 78% due to the slower than anticipated incremental reduction in costs pursuant to cost reduction strategies. The EHV program is at 83% of projection, due to lower than projected attrition from the program. At this time, the Continuum of Care and HOPWA programs are below projection.

Transfers and Reserves: Transfers from reserves are primarily designated for the HCV program at the end of the year. Because of the anticipated shortfall funding in Q4 for the HCV program, overall, the HCV program is in a

SECTION 8

	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 1,000,196,984	\$ 814,782,470	81%
Other Revenue	1,364,915	1,531,381	112%
TOTAL REVENUE	\$ 1,001,561,898	\$ 816,313,851	82%
Expense			
Personnel	\$ 62,496,669	\$ 47,602,560	76%
Non-Personnel	40,780,521	23,850,707	58%
HAP	968,921,534	748,224,713	77%
TOTAL EXPENSE	\$ 1,072,198,723	\$ 819,677,980	76%
Rev over Exp	\$ (70,636,825)	\$ (3,364,130)	
Non-Operating			
Tfrs / Resrvs	\$ 70,636,825	\$ 187,099	0%
TOTAL NON-OPER	\$ 70,636,825	\$ 187,099	0%
Net Rev over Exp	\$ 0	\$ (3,177,030)	

deficit position of \$3.2M.

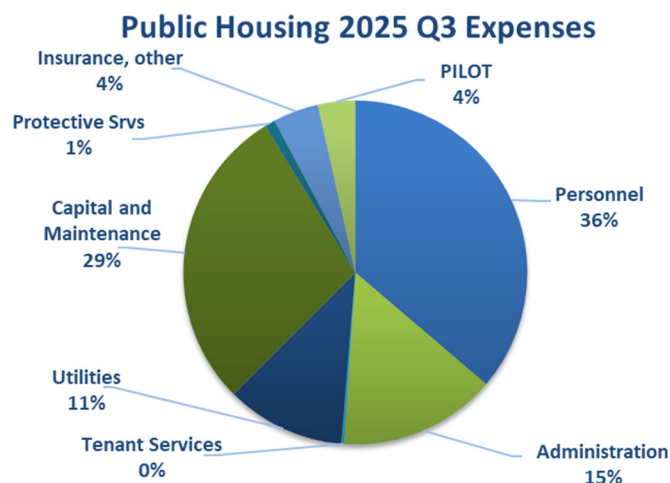
PUBLIC HOUSING (p. A11-A12)

REVENUE: Overall, revenue is pacing just above projections at 83%.

- **HUD Revenue** is well above projection at 92%, primarily due robust activity in the Capital Fund program, such that draws for current projects meet the current year award, and due to some initial front-funding of Operating Subsidy in the Public Housing program. Since the final award was lower than initially expected, disbursements in the second half of the year will be lower to compensate for the higher disbursements through the second quarter.
- **Tenant Revenue** is at budgeted projections of 75%. Overall, tenant continues to be stable and, for the most part, paid as due. Although rent receivables continue to be a concern since COVID, most rent payments are prompt.
- **Other Revenue** which mainly consists of interest income and donations is above budget at 91%.

PUBLIC HOUSING

	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 43,494,740	\$ 39,848,110	92%
Tenant Revenue	48,992,916	36,623,916	75%
Other Revenue	1,332,000	1,213,791	91%
TOTAL REVENUE	\$ 93,819,656	\$ 77,685,817	83%
Expense			
Personnel	\$ 36,588,507	\$ 28,347,286	77%
Non-Personnel	50,565,605	33,689,454	67%
Capital Impr.	17,710,025	16,161,515	91%
TOTAL EXPENSE	\$104,864,137	\$ 78,198,254	75%
Rev over Exp	\$ (11,044,481)	\$ (512,437)	
Non-Operating			
Tfrs / Resrvs	\$ 11,044,481	\$ 1,053,141	10%
TOTAL NON-OPER	\$ 11,044,481	\$ 1,053,141	10%
Net Rev over Exp	\$ -	\$ 540,704	



EXPENSES: Overall Operating Expenses are pacing at budget projections of 75%. The main variances include:

- Maintenance materials and services are at 55% of budget mainly because there is a period of time between delivery of goods and services and payment. At this time, work is proceeding as scheduled.
- Bad debt (write off of uncollectible tenant receivables) are currently at 51% of budget, but a second group of write offs is pending Board approval.
- The Community Safety Partnership (CSP) Program is also below budget at 57%, mainly because LAPD invoices are submitted on a

quarterly basis, typically one or two months after the period closes. Two quarters have been submitted so far this year.

Net Revenue over Expenses: At this time, Revenue exceeds Expenses by \$541,000, mainly due to the Capital Fund.

Personnel costs represent 36% of costs to date, which includes both Maintenance and Administrative salaries, followed by Capital and Maintenance costs at 29%, Utilities at 11%, and Administrative costs, such as management fees, at 15%.

STRATEGIC DEVELOPMENT (p. A13-A15)

Revenue: Overall, revenue is just at projections of 75%.

- **HUD Awards and Grants**, which includes HAP Income for Rent Subsidy properties, is just above projection at 76%. This is mainly due to the lease up of new properties.
- **Tenant Revenue** is below projections at 69% mainly due higher than budgeted vacancy losses. In general, buildings are in the lease up process, which should mitigate this shortfall over time.
- **Other Revenue** is above budget at 97% mainly due to higher than estimated interest income.

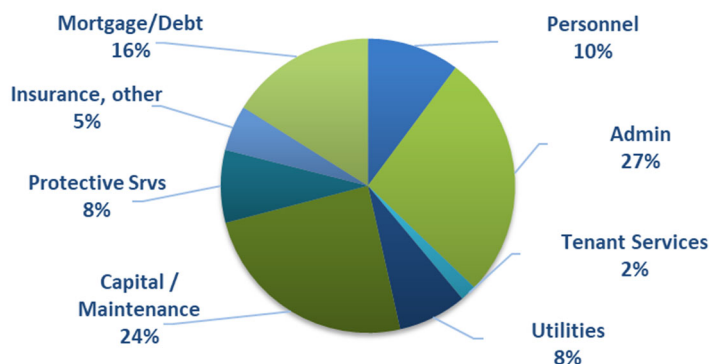
Expenses: Expenses are trending below projections at 70%, primarily due to pending site work (Capital & Extraordinary Maintenance) at the various Rent Subsidy and redevelopment sites as well as business consulting costs for the redevelopment projects.

STRATEGIC DEVELOPMENT

	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 51,307,134	\$ 38,820,225	76%
Tenant Revenue	37,434,067	25,675,675	69%
Other Revenue	7,823,802	7,562,398	97%
TOTAL REVENUE	\$ 96,565,002	\$ 72,058,299	75%
Expense			
Personnel	\$ 11,319,191	\$ 7,446,905	66%
Non-Personnel	81,063,987	57,598,843	71%
Capital Impr.	12,142,829	8,205,417	68%
TOTAL EXPENSE	\$104,526,007	\$ 73,251,164	70%
Rev over Exp	\$ (7,961,006)	\$ (1,192,865)	
Non-Operating			
Tfrs / Resrvs	\$ 7,961,006	\$ 1,148,197	14%
TOTAL NON-OPER	\$ 7,961,006	\$ 1,148,197	14%
Net Rev over Exp	\$ (0)	\$ (44,669)	

As of Q3, **Expenses exceed Revenue** by \$1.2M. However, once inter-program transfers are considered, the programs overall are essentially balanced.

Strategic Dev't - 2025 Q3 Expense Types



By **Expense Type**, Administrative expenses, which includes Third-Party Management, represent the largest portion of expenses at 27%, followed by Capital & Maintenance at 24%, Mortgage and Debt Service at 16%, Personnel at 10%, and Utilities at 8%.

COMMUNITY AFFAIRS (p. A16-A17)

Revenue is tracking to budget projections at 73%. This includes 76% of projected revenue for the H.O.M.E grant and 71% of projected revenue for the Resident Liaison program.

Regarding **Expenses**, overall expenses are well below budget target at 52%. For *Personnel* costs, savings have accumulated due to a number of vacancies; for *Non-Personnel* costs, the main variance is the pending resident services assessment, which is in the planning stage

Net Revenue over Expenses: once transfers from other programs are considered, the programs are all balanced. This includes the transfer of LA LOMOD proceeds for the Community Engagement department, and Rent Subsidy proceeds for the Program Partnerships programs.

COMMUNITY AFFAIRS

	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 1,110,732	\$ 816,312	73%
TOTAL REVENUE	\$ 1,110,732	\$ 816,312	73%
Expense			
Personnel	\$ 3,605,246	\$ 1,877,794	52%
Non-Personnel	718,522	355,436	49%
TOTAL EXPENSE	\$ 4,323,768	\$ 2,233,229	52%
Rev over Exp	\$ (3,213,037)	\$ (1,416,919)	
Non-Operating			
Tfrs / Resrvs	\$ 3,213,037	\$ 1,416,919	44%
TOTAL NON-OPER	\$ 3,213,037	\$ 1,416,919	44%
Net Rev over Exp	\$ -	\$ (0)	

LA LOMOD (p. A18)

Revenue is tracking to budget projections at 76%. Other revenue, mainly interest income, is just below target.

Regarding **Expenses**, budgeted amounts for Personnel and Other Administrative expenses include start-up costs in the event LA LOMOD is awarded additional PBCA contract responsibilities. Since that has not occurred, actual costs are below projection at 45% and 54% respectively.

Transfers to other Programs are well below budget at only 22%. This is mainly due to delays in billing by LAPD for the CSP program, and the pending use of the funds for various initiatives.

Net Revenue over Expenses: as of the third quarter, LA LOMOD has generated \$14.3 million in administrative proceeds; however, as noted above, several program transfers are pending.

LA LOMOD

	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
HUD Awards/Grants	\$ 1,106,210,051	\$ 842,026,108	76%
Other Revenue	2,557,500	1,704,159	67%
TOTAL REVENUE	\$ 1,108,767,551	\$ 843,730,267	76%
Expense			
Personnel	\$ 9,688,484	\$ 4,334,343	45%
Non-Personnel	9,728,887	5,214,844	54%
HAP	1,072,000,000	816,099,536	76%
TOTAL EXPENSE	\$ 1,091,417,370	\$ 825,648,723	76%
Rev over Exp	\$ 17,350,181	\$ 18,081,544	
Non-Operating			
Tfrs / Resrvs	\$ (17,350,181)	\$ (3,809,877)	22%
TOTAL NON-OPER	\$ (17,350,181)	\$ (3,809,877)	22%
Net Rev over Exp	\$ 0	\$ 14,271,668	

Central Office (COCC) (p. A19-A21)

Overall, **Revenue** is pacing just above budgeted amounts at 76%. This is mainly due somewhat higher than projected interest income.

Expenses are pacing below projections at 70%. For *Personnel* costs, this is due largely to the pending recruitment and hire of vacant positions, particularly in the Finance Department.

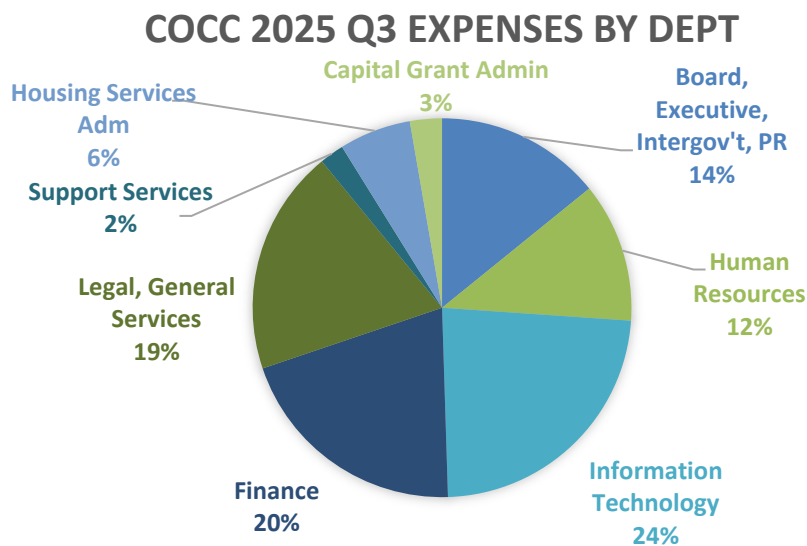
Non-Personnel expenses are also well below budget at 67%, primarily due to the pending invoices from our IT service provider.

Based on this, as of the third quarter, Revenue exceeds Expenses by approximately \$1.7M.

	COCC		
	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue			
Other Revenue	\$ 42,456,744	\$ 32,417,027	76%
TOTAL REVENUE	\$ 42,456,744	\$ 32,417,027	76%
Expense			
Personnel	\$ 30,212,676	\$ 21,392,326	71%
Non-Personnel	13,996,569	9,340,980	67%
TOTAL EXPENSE	\$ 44,209,246	\$ 30,733,306	70%
Rev over Exp	\$ (1,752,502)	\$ 1,683,721	
Non-Operating			
Tfrs / Resrvs	\$ 1,752,502	\$ (1,954,836)	-112%
TOTAL NON-OPER	\$ 1,752,502	\$ (1,954,836)	-112%
Net Rev over Exp	\$ (0)	\$ (271,116)	

Once Transfers to other programs are considered, there is an overall deficit of \$271,000, which will be resolved by year end through the planned use of reserves.

Summarized below are total expense by support function/department. Most of the departmental budgets are dedicated to staffing costs. Information Technology represents 22% of support department costs, which includes our IT Support contractor as well as large, enterprise software subscriptions and licenses.



HACLA 2024 Budget - Q3 (Jan-Sep)

	ALL PROGRAMS (EXCL COCC)			
Account Name	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	86,426,983	62,299,592	24,127,391	72%
HUD Grants	2,140,331,947	1,691,719,557	448,612,391	79%
Other Government Grants	60,876,961	43,757,357	17,119,605	72%
Other Revenue	13,078,216	12,011,729	1,066,488	92%
TOTAL REVENUE	2,300,714,107	1,809,788,234	490,925,874	79%
EXPENSES				
Personnel	120,374,283	87,731,094	32,643,189	73%
Auditing Fees	229,274	145,670	83,604	64%
Management Fees	39,479,646	30,105,839	9,373,807	76%
Office Expenses	11,422,789	8,167,068	3,255,720	71%
Legal Expenses	3,571,681	1,924,543	1,647,138	54%
Travel	175,745	92,113	83,632	52%
Other Administrative	30,726,843	15,647,211	15,079,632	51%
Tenant Services	10,148,756	3,121,149	7,027,607	31%
Utilities	19,378,605	14,288,826	5,089,779	74%
Ordinary Maint. - Materials	10,284,345	5,993,922	4,290,423	58%
Ordinary Maint. - Contract Srvs	15,856,987	10,014,368	5,842,619	63%
Protective Services - Contractual	6,118,305	5,054,054	1,064,251	83%
Protective Services - Other	2,538,580	1,549,737	988,843	61%
Insurance	8,582,522	7,252,813	1,329,709	85%
General Expenses	2,489,018	1,317,041	1,171,977	53%
Payment In Lieu of Taxes	3,620,447	2,714,322	906,126	75%
Bad Debt	2,778,375	1,202,737	1,575,639	43%
Mortgage and Interest	14,455,649	11,762,434	2,693,215	81%
Extra-Ordinary Maintenance	29,852,854	24,366,932	5,485,922	82%
Housing Assistance Payments	2,040,921,534	1,564,324,249	476,597,285	77%
TOTAL EXPENSES	2,373,006,237	1,796,776,122	576,230,116	76%
Revenue over Expenses	(72,292,130)	13,012,112	(85,304,242)	
NON-OPERATING				
Capital Assets	(18,312,241)	(1,078,304)	(17,233,937)	6%
Long-Term Debt, Current	(2,053,795)	(1,381,329)	(672,465)	67%
Transfers, Reserves, Assets	92,658,165	1,038,193	91,619,972	1%
TOTAL NON-OPERATING	72,292,130	(1,421,440)	73,713,570	-2%
Net Revenue over Expenses	(0)	11,590,672		

HACLA 2024 Budget - Q3 (Jan-Sep)

	SECTION 8			
Account Name	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	-	-	-	
HUD Grants	989,811,428	809,390,164	180,421,264	82%
Other Government Grants	10,385,556	5,392,306	4,993,250	52%
Other Revenue	1,364,915	1,531,381	(166,466)	112%
TOTAL REVENUE	1,001,561,898	816,313,851	185,248,048	82%
EXPENSES				
Personnel	62,496,669	47,602,560	14,894,108	76%
Auditing Fees	91,690	84,205	7,485	92%
Management Fees	16,967,166	12,591,363	4,375,803	74%
Office Expenses	6,187,550	4,723,895	1,463,656	76%
Legal Expenses	8,000	17,039	(9,039)	213%
Travel	15,550	537	15,013	3%
Other Administrative	5,844,408	2,468,461	3,375,947	42%
Tenant Services	7,263,721	1,589,747	5,673,974	22%
Utilities	-	-	-	
Ordinary Maint. - Materials	1,500	120	1,380	8%
Ordinary Maint. - Contract Srvs	60,100	11,529	48,571	19%
Protective Services - Contractual	-	-	-	
Protective Services - Other	-	-	-	
Insurance	1,725,331	1,301,602	423,728	75%
General Expenses	2,115,505	1,062,209	1,053,296	50%
Payment In Lieu of Taxes	-	-	-	
Bad Debt	500,000	-	500,000	0%
Mortgage and Interest	-	-	-	
Extra-Ordinary Maintenance	-	-	-	
Housing Assistance Payments	968,921,534	748,224,713	220,696,821	77%
TOTAL EXPENSES	1,072,198,723	819,677,980	(252,520,743)	76%
Revenue over Expenses	(70,636,825)	(3,364,130)	(67,272,695)	
NON-OPERATING				
Capital Assets	-	-	-	
Long-Term Debt, Current	-	-	-	
Transfers, Reserves, Assets	70,636,825	187,098	70,449,726	0%
TOTAL NON-OPERATING	70,636,825	187,098	(70,449,726)	0%
Net Revenue over Expenses	(0)	(3,177,031)		

HACLA 2024 Budget - Q3 (Jan-Sep)

	PUBLIC HOUSING			
Account Name	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	48,992,916	36,623,916	12,369,000	75%
HUD Grants	43,494,740	39,848,110	3,646,630	92%
Other Government Grants	-	-	-	
Other Revenue	1,332,000	1,213,791	118,209	91%
TOTAL REVENUE	93,819,656	77,685,817	16,133,839	83%
EXPENSES				
Personnel	36,869,939	28,347,286	8,522,653	77%
Auditing Fees	2,684	2,465	219	92%
Management Fees	11,187,399	8,980,435	2,206,964	80%
Office Expenses	1,235,742	841,289	394,453	68%
Legal Expenses	1,902,798	1,394,553	508,245	73%
Travel	1,184	6,874	(5,690)	581%
Other Administrative	1,293,071	324,901	968,170	25%
Tenant Services	795,950	225,899	570,051	28%
Utilities	12,420,175	8,755,220	3,664,955	70%
Ordinary Maint. - Materials	8,144,896	4,661,564	3,483,332	57%
Ordinary Maint. - Contract Srvs	3,142,108	1,636,112	1,505,996	52%
Protective Services - Contractual	1,220,000	727,864	492,136	60%
Protective Services - Other	17,830	32,166	(14,336)	180%
Insurance	3,940,318	2,647,807	1,292,512	67%
General Expenses	625	2,232	(1,607)	357%
Payment In Lieu of Taxes	3,616,595	2,750,728	865,867	76%
Bad Debt	1,362,798	699,345	663,453	51%
Mortgage and Interest	-	-	-	
Extra-Ordinary Maintenance	17,710,025	16,161,515	1,548,510	91%
Housing Assistance Payments	-	-	-	
TOTAL EXPENSES	104,864,137	78,198,254	26,665,883	75%
Revenue over Expenses	(11,044,481)	(512,437)	(10,532,044)	
NON-OPERATING				
Capital Assets	(11,882,448)	-	11,882,448	0%
Long-Term Debt, Current	-	-	-	
Transfers, Reserves, Assets	22,926,929	1,053,141	(21,873,788)	5%
TOTAL NON-OPERATING	11,044,481	1,053,141	(9,991,340)	10%
Net Revenue over Expenses	-	540,704		

HACLA 2024 Budget - Q3 (Jan-Sep)

	STRATEGIC DEVELOPMENT			
Account Name	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	37,434,067	25,675,675	11,758,391	69%
HUD Grants	815,728	455,174	360,554	56%
Other Government Grants	50,491,406	38,365,051	12,126,354	76%
Other Revenue	7,823,802	7,562,398	261,403	97%
TOTAL REVENUE	96,565,002	72,058,299	24,506,703	75%
EXPENSES				
Personnel	11,319,191	7,446,905	3,872,287	66%
Auditing Fees	119,300	47,000	72,300	39%
Management Fees	6,193,574	4,645,056	1,548,518	75%
Office Expenses	3,446,707	2,113,014	1,333,694	61%
Legal Expenses	1,260,883	454,629	806,254	36%
Travel	96,511	50,807	45,703	53%
Other Administrative	20,562,374	12,476,421	8,085,953	61%
Tenant Services	2,089,085	1,305,503	783,583	62%
Utilities	6,958,430	5,533,606	1,424,825	80%
Ordinary Maint. - Materials	2,136,949	1,332,238	804,710	62%
Ordinary Maint. - Contract Svcs	12,647,779	8,366,727	4,281,052	66%
Protective Services - Contractual	4,898,305	4,326,190	572,114	88%
Protective Services - Other	2,520,750	1,517,571	1,003,179	60%
Insurance	2,385,373	2,948,062	(562,689)	124%
General Expenses	372,888	252,600	120,288	68%
Payment In Lieu of Taxes	3,852	(36,407)	40,259	-945%
Bad Debt	915,578	503,392	412,186	55%
Mortgage and Interest	14,455,649	11,762,434	2,693,215	81%
Extra-Ordinary Maintenance	12,142,829	8,205,417	3,937,411	68%
Housing Assistance Payments	-	-	-	
TOTAL EXPENSES	104,526,007	73,251,164	31,274,843	70%
Revenue over Expenses	(7,961,005)	(1,192,865)	6,768,140	
NON-OPERATING				
Capital Assets	(6,429,793)	(1,078,304)	(5,351,489)	17%
Long-Term Debt, Current	(2,053,795)	(1,381,329)	(672,465)	67%
Transfers, Reserves, Assets	16,444,593	3,607,830	12,836,763	22%
TOTAL NON-OPERATING	7,961,005	1,148,197	6,812,808	14%
Net Revenue over Expenses	(0)	(44,669)		

HACLA 2024 Budget - Q3 (Jan-Sep)

Account Name	LA LOMOD			
	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	-	-	-	
HUD Grants	1,106,210,051	842,026,108	264,183,943	76%
Other Government Grants	-	-	-	
Other Revenue	2,557,500	1,704,159	853,341	67%
TOTAL REVENUE	1,108,767,551	843,730,267	265,037,284	76%
EXPENSES				
Personnel	9,688,484	4,334,343	5,354,140	45%
Auditing Fees	15,600	12,000	3,600	77%
Management Fees	5,131,508	3,888,986	1,242,522	76%
Office Expenses	552,789	488,871	63,918	88%
Legal Expenses	400,000	58,322	341,678	15%
Travel	62,500	33,894	28,606	54%
Other Administrative	3,026,990	377,428	2,649,562	12%
Tenant Services	-	-	-	
Utilities	-	-	-	
Ordinary Maint. - Materials	1,000	-	1,000	0%
Ordinary Maint. - Contract Srvs	7,000	-	7,000	0%
Protective Services - Contractual	-	-	-	
Protective Services - Other	-	-	-	
Insurance	531,500	355,343	176,157	67%
General Expenses	-	-	-	
Payment In Lieu of Taxes	-	-	-	
Bad Debt	-	-	-	
Mortgage and Interest	-	-	-	
Extra-Ordinary Maintenance	-	-	-	
Housing Assistance Payments	1,072,000,000	816,099,536	255,900,464	76%
TOTAL EXPENSES	1,091,417,370	825,648,723	265,768,647	76%
Revenue over Expenses	17,350,181	18,081,544	(731,363)	
NON-OPERATING				
Capital Assets	-	-	-	
Long-Term Debt, Current	-	-	-	
Transfers, Reserves, Assets	(17,350,181)	(3,809,877)	(13,540,304)	22%
TOTAL NON-OPERATING	(17,350,181)	(3,809,877)	(13,540,304)	22%
Net Revenue over Expenses	0	14,271,668		

HACLA 2024 Budget - Q3 (Jan-Sep)

	COCC			
Account Name	BUDGET	Q3 (Jan-Sep)	Balance	% YTD
REVENUE				
Tenant Revenue	-	-	-	
HUD Grants	-	-	-	
Other Government Grants	-	-	-	
Other Revenue	42,456,744	32,417,027	10,039,717	76%
TOTAL REVENUE	42,456,744	32,417,027	10,039,717	76%
EXPENSES				
Personnel	30,212,676	21,392,326	8,820,350	71%
Auditing Fees	155,000	140,000	15,000	90%
Management Fees	-	-	-	
Office Expenses	5,904,391	4,577,956	1,326,435	78%
Legal Expenses	320,000	295,457	24,543	92%
Travel	102,119	52,964	49,155	52%
Other Administrative	6,324,245	3,208,050	3,116,196	51%
Tenant Services	-	-	-	
Utilities	-	4,749	(4,749)	
Ordinary Maint. - Materials	30,000	26,863	3,137	90%
Ordinary Maint. - Contract Srvs	34,263	21,100	13,163	62%
Protective Services - Contractual	-	-	-	
Protective Services - Other	6,000	181	5,819	3%
Insurance	1,120,551	1,013,660	106,891	90%
General Expenses	-	-	-	
Payment In Lieu of Taxes	-	-	-	
Bad Debt	-	-	-	
Mortgage and Interest	-	-	-	
Extra-Ordinary Maintenance	-	-	-	
Housing Assistance Payments	-	-	-	
TOTAL EXPENSES	44,209,246	30,733,306	13,475,939	70%
Revenue over Expenses	(1,752,502)	1,683,721	(3,436,223)	
NON-OPERATING				
Capital Assets	(179,000)	-	(179,000)	0%
Long-Term Debt, Current	-	-	-	
Transfers, Reserves, Assets	1,931,502	(1,954,836)	3,886,338	-101%
TOTAL NON-OPERATING	1,752,502	(1,954,836)	3,707,338	-112%
Net Revenue over Expenses	(0)	(271,116)		

HACLA 2024 Budget - Q3 (Jan-Sep)

Section 8 Programs

Account Name	ALL SECTION 8 PROGRAMS			VOUCHER/VASH/FSS			Emergency Housing Voucher		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
HUD Grants	989,811,428	809,390,164	82%	842,539,136	703,252,309	83%	65,097,843	51,384,872	79%
<i>Administrative Fee Earned - S8</i>	<i>90,949,878</i>	<i>70,010,625</i>	<i>77%</i>	<i>76,784,512</i>	<i>59,815,545</i>	<i>78%</i>	<i>5,763,225</i>	<i>4,386,265</i>	<i>76%</i>
<i>HAP Income</i>	<i>895,751,715</i>	<i>737,046,693</i>	<i>82%</i>	<i>765,754,624</i>	<i>643,436,764</i>	<i>84%</i>	<i>59,334,618</i>	<i>46,998,607</i>	<i>79%</i>
<i>Rental Assistance Program Cost</i>	<i>3,109,835</i>	<i>2,178,922</i>	<i>70%</i>	-	-		-	-	
Other Government Grants	10,385,556	5,392,306	52%	-	-		-	-	
Other Revenue	1,364,915	1,531,381	112%	863,415	1,208,659	140%	300,000	181,309	60%
TOTAL REVENUE	1,001,561,898	816,313,851	82%	843,402,551	704,460,968	84%	65,397,843	51,566,181	79%
EXPENSES									
Personnel	62,496,669	47,602,560	76%	50,292,391	38,763,287	77%	1,732,620	1,462,717	84%
Auditing Fees	91,690	84,205	92%	86,185	79,150	92%	-	-	
Management Fees	16,967,166	12,591,363	74%	15,548,867	11,508,625	74%	1,130,479	866,872	77%
Marketing	404,500	264,850	65%	400,000	264,850	66%	-	-	
Office Expenses	6,187,550	4,723,895	76%	5,560,122	4,220,138	76%	211,914	170,165	80%
Legal Expenses	8,000	17,039	213%	8,000	17,039	213%	-	-	
Travel	15,550	537	3%	15,550	537	3%	-	-	
Other Administrative	5,439,908	2,203,611	41%	4,274,367	1,489,487	35%	57,221	7,286	13%
Tenant Services	7,263,721	1,589,747	22%	3,359,415	405,761	12%	-	17,571	
Ordinary Maint. - Contract Srvs	61,600	11,649	19%	61,600	11,649	19%	-	-	
Insurance	1,725,331	1,301,602	75%	1,570,459	1,162,538	74%	16,385	44,037	269%
General Expenses	2,115,505	1,062,209	50%	1,988,505	1,035,116	52%	50,000	27,092	54%
Bad Debt	500,000	-	0%	500,000	-	0%	-	-	
Housing Assistance Payments	968,921,534	748,224,713	77%	834,002,600	648,906,731	78%	59,334,618	49,332,479	83%
TOTAL EXPENSES	1,072,198,723	819,677,980	76%	917,668,060	707,864,908	77%	62,533,238	51,928,220	83%
Revenue over Expenses	(70,636,825)	(3,364,130)		(74,265,510)	(3,403,940)		2,864,605	(362,039)	
NON-OPERATING									
Transfers and Surplus	70,636,825	187,099	0%	74,265,510	186,110	0%	(2,864,605)	990	0%
<i>Inter-Program Transfers In/(Out)</i>	<i>(947,869)</i>	-	<i>0%</i>	<i>(947,869)</i>	-	<i>0%</i>	-	-	
<i>(To)/From HAP Reserves</i>	<i>65,333,371</i>	-	<i>0%</i>	<i>68,197,976</i>	-	<i>0%</i>	<i>(2,864,605)</i>	-	<i>0%</i>
<i>(To)/From ADMIN Reserves</i>	<i>5,177,451</i>	<i>(1)</i>	<i>0%</i>	<i>5,941,531</i>	-	<i>0%</i>	-	-	
<i>Inter-Program Transfers In</i>	<i>1,073,872</i>	<i>187,100</i>	<i>17%</i>	<i>1,073,872</i>	<i>186,110</i>	<i>17%</i>	-	<i>990</i>	
TOTAL NON-OPERATING	70,636,825	187,099	0%	74,265,510	186,110	0%	(2,864,605)	990	0%
Net Revenue over Expenses	0	(3,177,030)		0	(3,217,829)		0	(361,049)	

HACLA 2024 Budget - Q3 (Jan-Sep)

Section 8 Programs

Account Name	MOBILITY DEMONSTRATION			Homeless Incentive Program			Continuum of Care		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
HUD Grants	1,092,873	769,628	70%	-	-		67,799,256	43,427,926	64%
<i>Administrative Fee Earned - S8</i>	1,092,873	769,628	70%	-	-		3,396,484	2,169,455	64%
<i>HAP Income</i>	-	-		-	-		61,292,937	39,079,549	64%
<i>Rental Assistance Program Cost</i>	-	-		-	-		3,109,835	2,178,922	70%
Other Government Grants	-	-		4,633,906	1,665,595	36%	-	-	
Other Revenue	-	-		-	-		-	-	
TOTAL REVENUE	1,092,873	769,628	70%	4,633,906	1,665,595	36%	67,799,256	43,427,926	64%
EXPENSES									
Personnel	42,473	79,467	187%	710,705	496,275	70%	6,001,169	4,123,508	69%
Auditing Fees	-	-		-	-		5,505	5,056	92%
Management Fees	-	-		-	-		-	-	
Marketing	-	-		4,500	-	0%	-	-	
Office Expenses	-	48		5,900	2,254	38%	291,600	241,473	83%
Legal Expenses	-	-		-	-		-	-	
Travel	-	-		-	-		-	-	
Other Administrative	1,050,400	685,015	65%	-	-		39,611	17,986	45%
Tenant Services	-	5,097		3,904,306	1,161,318	30%	-	-	
Ordinary Maint. - Contract Svcs	-	-		-	-		-	-	
Insurance	-	-		8,494	5,748	68%	93,434	64,174	69%
General Expenses	-	-		-	-		75,000	-	0%
Bad Debt	-	-		-	-		-	-	
Housing Assistance Payments	-	-		-	-		61,292,937	39,079,549	64%
TOTAL EXPENSES	1,092,873	769,628	70%	4,633,906	1,665,595	36%	67,799,256	43,531,745	64%
Revenue over Expenses	-	-		-	-		-	(103,820)	
NON-OPERATING									
Transfers and Surplus	-	-		-	-		-	-	
<i>Inter-Program Transfers In/(Out)</i>	-	-		-	-		-	-	
<i>(To)/From HAP Reserves</i>	-	-		-	-		-	-	
<i>(To)/From ADMIN Reserves</i>	-	-		-	-		-	-	
<i>Inter-Program Transfers In</i>	-	-		-	-		-	-	
TOTAL NON-OPERATING	-	-		-	-		-	-	
Net Revenue over Expenses	-	-		-	-		-	(103,820)	

HACLA 2024 Budget - Q3 (Jan-Sep)

Section 8 Programs

Account Name	HOPWA			Moderate Rehab/SRO			Family Self-Sufficiency COORD		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
HUD Grants	-	-		8,902,330	6,978,812	78%	1,336,897	929,345	70%
<i>Administrative Fee Earned - S8</i>	-	-		2,316,701	1,737,526	75%	1,336,897	929,345	70%
<i>HAP Income</i>	-	-		6,585,629	5,241,286	80%	-	-	
<i>Rental Assistance Program Cost</i>	-	-		-	-		-	-	
Other Government Grants	5,751,650	3,726,711	65%	-	-		-	-	
Other Revenue	-	-		201,500	141,412	70%	-	-	
TOTAL REVENUE	5,751,650	3,726,711	65%	9,103,830	7,120,223	78%	1,336,897	929,345	70%
EXPENSES									
Personnel	779,708	583,606	75%	1,517,926	1,069,717	70%	1,336,897	965,213	72%
Auditing Fees	-	-		-	-		-	-	
Management Fees	-	-		287,820	215,865	75%	-	-	
Marketing	-	-		-	-		-	-	
Office Expenses	33,736	23,913	71%	77,788	59,963	77%	-	-	
Legal Expenses	-	-		-	-		-	-	
Travel	-	-		-	-		-	-	
Other Administrative	5,697	1,021	18%	11,640	2,379	20%	-	-	
Tenant Services	-	-		-	-		-	-	
Ordinary Maint. - Contract Svcs	-	-		-	-		-	-	
Insurance	10,667	7,279	68%	24,124	16,594	69%	-	-	
General Expenses	-	-		-	-		-	-	
Bad Debt	-	-		-	-		-	-	
Housing Assistance Payments	4,921,843	3,151,094	64%	6,585,629	5,269,274	80%	-	-	
TOTAL EXPENSES	5,751,650	3,766,912	65%	8,504,927	6,633,792	78%	1,336,897	965,213	72%
Revenue over Expenses	-	(40,201)		598,903	486,431		-	(35,868)	
NON-OPERATING									
Transfers and Surplus	-	-		(598,903)	-	0%	-	-	
<i>Inter-Program Transfers In/(Out)</i>	-	-		-	-		-	-	
<i>(To)/From HAP Reserves</i>	-	-		-	-		-	-	
<i>(To)/From ADMIN Reserves</i>	-	-		(598,903)	-		-	-	
<i>Inter-Program Transfers In</i>	-	-		-	-		-	-	
TOTAL NON-OPERATING	-	-		(598,903)	-	0%	-	-	
Net Revenue over Expenses	-	(40,201)		-	486,431		-	(35,868)	

HACLA 2024 Budget - Q3 (Jan-Sep)

Section 8 Programs

Account Name	Mainstream Housing		
	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE			
HUD Grants	3,043,095	2,647,273	87%
<i>Administrative Fee Earned - S8</i>	259,188	202,862	78%
<i>HAP Income</i>	2,783,907	2,444,411	88%
<i>Rental Assistance Program Cost</i>	-	-	
Other Government Grants	-	-	
Other Revenue	-	0	
TOTAL REVENUE	3,043,095	2,647,273	87%
EXPENSES			
Personnel	82,780	58,769	71%
Auditing Fees	-	-	
Management Fees	-	-	
Marketing	-	-	
Office Expenses	6,491	5,941	92%
Legal Expenses	-	-	
Travel	-	-	
Other Administrative	972	438	45%
Tenant Services	-	-	
Ordinary Maint. - Contract Svcs	-	-	
Insurance	1,768	1,233	70%
General Expenses	2,000	-	0%
Bad Debt	-	-	
Housing Assistance Payments	2,783,907	2,485,586	89%
TOTAL EXPENSES	2,877,917	2,551,966	89%
Revenue over Expenses	165,177	95,307	
NON-OPERATING			
Transfers and Surplus	(165,177)	-	0%
<i>Inter-Program Transfers In/(Out)</i>	-	-	
<i>(To)/From HAP Reserves</i>	-	-	
<i>(To)/From ADMIN Reserves</i>	(165,177)	-	
<i>Inter-Program Transfers In</i>	-	-	
TOTAL NON-OPERATING	(165,177)	-	0%
Net Revenue over Expenses	(0)	95,307	

HACLA 2024 Budget - Q3 (Jan-Sep)
Public Housing Programs

	ALL PUBLIC HOUSING			PUBLIC HOUSING SITES			HS FRONTLINE (APP CTR etc)		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
Operating Transfer	-	-		4,000,000	4,000,000	100%	-	-	
Tenant Revenue	48,992,916	36,623,916	75%	48,992,916	36,623,916	75%	-	-	
HUD Grants and Revenue	43,494,740	39,848,110	92%	18,611,026	15,077,959	81%	-	-	
<i>Capital Grants</i>	<i>24,883,714</i>	<i>24,770,151</i>	<i>100%</i>	-	-		-	-	
<i>Operating Subsidy</i>	<i>18,611,026</i>	<i>15,077,959</i>	<i>81%</i>	<i>18,611,026</i>	<i>15,077,959</i>	<i>81%</i>	-	-	
Other Revenue	1,332,000	1,213,791	91%	1,332,000	1,213,791	91%	-	-	
TOTAL REVENUE	93,819,656	77,685,817	83%	72,935,942	56,915,666	78%	-	-	
EXPENSES									
Personnel	36,588,507	28,347,286	77%	31,921,336	24,592,940	77%	4,161,082	3,073,179	74%
Auditing Fees	2,684	2,465	92%	2,684	2,465	92%	-	-	
Management Fees	11,187,399	8,980,435	80%	8,877,881	6,670,917	75%	-	-	
Office Expenses	1,235,742	841,289	68%	551,734	505,904	92%	682,308	334,190	49%
Legal Expenses	1,902,798	1,394,553	73%	1,902,798	1,394,553	73%	-	-	
Travel	1,184	6,874	581%	100	6,874	6874%	1,084	-	0%
Other Administrative	1,293,071	324,901	25%	6,598,761	4,069,723	62%	(5,329,690)	(3,744,822)	70%
Tenant Services	795,950	225,899	28%	107,950	34,785	32%	30,000	-	0%
Utilities	12,420,175	8,755,220	70%	12,420,175	8,755,220	70%	-	-	
Ordinary Maint. - Materials	8,144,896	4,661,564	57%	8,144,896	4,661,564	57%	-	-	
Ordinary Maint. - Contract Srvs	3,142,108	1,636,112	52%	3,142,108	1,636,112	52%	-	-	
Protective Services - Contractual	1,220,000	727,864	60%	-	-		-	-	
Protective Services - Other Costs	17,830	32,166	180%	17,830	32,166	180%	-	-	
Insurance	3,940,318	2,647,807	67%	3,469,653	2,292,852	66%	455,216	344,211	76%
General Expenses	625	2,232	357%	625	2,232	357%	-	-	
Payment in Lieu of Taxes	3,616,595	2,750,728	76%	3,616,595	2,750,728	76%	-	-	
Bad Debt	1,362,798	699,345	51%	1,362,798	699,345	51%	-	-	
Capital Impr. & Extraordinary Maint.	17,991,457	16,161,515	90%	-	171,095		-	-	
TOTAL EXPENSES	104,864,137	78,198,254	75%	82,137,923	58,279,476	71%	-	6,759	
Revenue over Expenses	(11,044,481)	(512,437)		(9,201,981)	(1,363,809)		-	(6,759)	
NON-OPERATING									
Capital Assets and Vehicles	(11,882,448)	-	0%	(11,882,448)	-	0%	-	-	
Reserves and Transfers	22,926,929	1,053,141	5%	21,084,429	-	0%	-	-	
Total Non-Operating	11,044,481	1,053,141	10%	9,201,981	-	0%	-	-	
Net Revenue over Expenses	-	540,704		-	(1,363,809)		-	(6,759)	

HACLA 2024 Budget - Q3 (Jan-Sep)
Public Housing Programs

Account Name	CAPITAL GRANT & RESIDENT LIAISONS			COMMUNITY SAFETY PARTNERSHIP		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE						
Operating Transfer	(4,000,000)	(4,000,000)	100%	-	-	
Tenant Revenue	-	-		-	-	
HUD Grants and Revenue	24,883,714	24,770,151	100%	-	-	
<i>Capital Grants</i>	24,883,714	24,770,151	100%	-	-	
<i>Operating Subsidy</i>	-	-		-	-	
Other Revenue	-	-		-	-	
TOTAL REVENUE	20,883,714	20,770,151	99%	-	-	
EXPENSES						
Personnel	363,602	465,052	128%	142,487	216,114	152%
Auditing Fees	-	-		-	-	
Management Fees	2,309,518	2,309,518	100%	-	-	
Office Expenses	200	497	248%	1,500	698	47%
Legal Expenses	-	-		-	-	
Travel	-	-		-	-	
Other Administrative	24,000	-	0%	-	-	
Tenant Services	190,500	90,524	48%	467,500	100,590	22%
Utilities	-	-		-	-	
Ordinary Maint. - Materials	-	-		-	-	
Ordinary Maint. - Contract Srvs	-	-		-	-	
Protective Services - Contractual	-	-		1,220,000	727,864	60%
Protective Services - Other Costs	-	-		-	-	
Insurance	4,436	3,002	68%	11,013	7,742	70%
General Expenses	-	-		-	-	
Payment in Lieu of Taxes	-	-		-	-	
Bad Debt	-	-		-	-	
Capital Impr. & Extraordinary Maint.	17,991,457	15,990,419	89%	-	-	
TOTAL EXPENSES	20,883,714	18,859,014	90%	1,842,500	1,053,006	57%
Revenue over Expenses	-	1,911,137		(1,842,500)	(1,053,006)	
NON-OPERATING						
Capital Assets and Vehicles	-	-		-	-	
Reserves and Transfers	-	-		1,842,500	1,053,141	57%
Total Non-Operating	-	-		1,842,500	1,053,141	57%
Net Revenue over Expenses	-	1,911,137		-	135	

HACLA 2024 Budget - Q3 (Jan-Sep)
Strategic Development Programs

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	ALL STRATEGIC DEVELOPMENT			RESIDENTIAL ASSETS			DEVELOPMENT SERVICES OPS		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
Tenant Revenue	37,434,067	25,675,675	69%	37,434,067	25,675,675	69%	-	-	
HUD Grants and Revenue	815,728	455,174	56%	441,904	152,319	34%	-	-	
Rental Income HAP	50,491,406	38,365,051	76%	50,491,406	38,365,051	76%	-	-	
Other Revenue	7,823,802	7,562,398	97%	123,082	1,644,585	1336%	-	59,250	
TOTAL REVENUE	96,565,002	72,058,299	75%	88,490,458	65,837,631	74%	-	59,250	
EXPENSES									
Personnel	11,319,191	7,446,905	66%	4,977,291	3,391,675	68%	4,143,363	2,590,115	63%
Auditing Fees	119,300	47,000	39%	119,300	47,000	39%	-	-	
Management Fees	6,193,574	4,645,056	75%	6,182,638	4,636,978	75%	-	-	
Office Expenses	3,446,707	2,113,014	61%	1,380,071	819,515	59%	322,572	248,098	77%
Legal Expenses	1,260,883	454,629	36%	108,740	194,105	179%	15,000	12,163	81%
Travel	96,511	50,807	53%	61,411	26,328	43%	24,100	24,479	102%
Other Administrative	20,562,374	12,476,421	61%	15,321,731	11,181,449	73%	60,890	4,626	8%
Tenant Services	2,089,085	1,305,503	62%	1,733,416	1,023,123	59%	-	-	
Utilities	6,958,430	5,533,606	80%	6,341,113	5,039,386	79%	-	-	
Ordinary Maint. - Materials	2,136,949	1,332,238	62%	1,994,124	1,259,714	63%	-	-	
Ordinary Maint. - Contract Srvs	12,647,779	8,366,727	66%	11,366,988	7,635,352	67%	500	-	0%
Protective Services - Contractual	4,898,305	4,326,190	88%	3,782,305	3,461,064	92%	-	-	
Protective Services - Other Costs	2,520,750	1,517,571	60%	420,778	294,737	70%	-	-	
Insurance	2,385,373	2,948,062	124%	2,147,660	2,792,346	130%	84,484	51,361	61%
General Expenses	372,888	252,600	68%	-	-		-	-	
Taxes	3,852	(36,407)	-945%	3,852	(36,407)	-945%	-	-	
Bad Debt	915,578	503,392	55%	915,578	503,392	55%	-	-	
Mortgage and Interest	14,455,649	11,762,434	81%	13,835,282	11,268,837	81%	-	-	
Capital Impr. & Extraordinary Maint.	12,142,829	8,205,417	68%	9,459,044	6,281,691	66%	-	-	
Total Expenses	104,526,007	73,251,164	70%	80,151,321	59,820,284	75%	4,650,909	2,930,843	63%
Revenue over Expenses	(7,961,005)	(1,192,865)		8,339,137	6,017,347		(4,650,909)	(2,871,593)	
NON-OPERATING									
Capital Assets	(6,429,793)	(1,078,304)	17%	-	-		-	-	
Current Portion - Long Term Debt	(2,053,795)	(1,381,329)	67%	(914,098)	(1,281,329)	140%	-	-	
Transfers and Surplus	16,444,593	3,607,830	22%	(7,425,039)	(4,433,033)	60%	4,650,909	2,871,593	62%
<i>Transfers In</i>	<i>37,414,021</i>	<i>8,126,951</i>	<i>22%</i>	<i>13,403,649</i>	<i>-</i>	<i>0%</i>	<i>4,650,909</i>	<i>2,871,593</i>	<i>62%</i>
<i>Transfers Out</i>	<i>(26,696,870)</i>	<i>(5,533,777)</i>	<i>21%</i>	<i>(26,696,870)</i>	<i>(5,447,690)</i>	<i>20%</i>	<i>-</i>	<i>-</i>	
<i>Surplus/Reserves</i>	<i>(140,740)</i>	<i>-</i>	<i>0%</i>	<i>-</i>	<i>-</i>		<i>-</i>	<i>-</i>	
<i>Excess Cash Transfers</i>	<i>10,540,440</i>	<i>1,014,656</i>	<i>10%</i>	<i>10,540,440</i>	<i>1,014,656</i>	<i>10%</i>	<i>-</i>	<i>-</i>	
<i>Transfers Replacement Reserves</i>	<i>(4,672,258)</i>	<i>-</i>	<i>0%</i>	<i>(4,672,258)</i>	<i>-</i>	<i>0%</i>	<i>-</i>	<i>-</i>	
Total Non-Operating	7,961,005	1,148,197	14%	(8,339,137)	(5,714,362)	69%	4,650,909	2,871,593	62%
Net Revenue over Expenses	(0)	(44,669)		(0)	302,985		-	-	

HACLA 2024 Budget - Q3 (Jan-Sep)
Strategic Development Programs

	COMMERCIAL FACILITIES			REDEV ADMIN / MIXED FINANCE PROP			BONDS & ACQUISITIONS		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
Tenant Revenue	-	-		-	-		-	-	
HUD Grants and Revenue	-	-		373,824	302,855	81%	-	-	
Rental Income HAP	-	-		-	-		-	-	
Other Revenue	6,531,155	5,000,307	77%	-	66,630		1,169,565	791,626	68%
TOTAL REVENUE	6,531,155	5,000,307	77%	373,824	369,485	99%	1,169,565	791,626	68%
EXPENSES									
Personnel	878,949	687,697	78%	604,903	442,069	73%	714,685	309,180	43%
Auditing Fees	-	-		-	-		-	-	
Management Fees	-	-		10,936	8,078	74%	-	-	
Office Expenses	1,657,946	1,008,949	61%	513	508	99%	3,375	1,599	47%
Legal Expenses	-	-		25,000	-	0%	207,143	45,432	22%
Travel	-	-		-	-		6,000	-	0%
Other Administrative	139,700	50,249	36%	25,000	1,500	6%	1,475,150	527,024	36%
Tenant Services	-	-		-	-		-	-	
Utilities	617,317	494,219	80%	-	-		-	-	
Ordinary Maint. - Materials	142,825	72,525	51%	-	-		-	-	
Ordinary Maint. - Contract Srvs	1,217,792	727,274	60%	-	-		-	-	
Protective Services - Contractual	1,116,000	865,127	78%	-	-		-	-	
Protective Services - Other Costs	36,000	27,405	76%	-	-		-	-	
Insurance	130,072	88,437	68%	7,380	4,994	68%	8,839	5,981	68%
General Expenses	-	-		362,888	251,840	69%	-	-	
Taxes	-	-		-	-		-	-	
Bad Debt	-	-		-	-		-	-	
Mortgage and Interest	620,367	475,617	77%	-	-		-	-	
Capital Impr. & Extraordinary Maint.	-	-		-	-		-	-	
Total Expenses	6,556,968	4,497,498	69%	1,036,619	708,988	68%	2,415,192	889,216	37%
Revenue over Expenses	(25,813)	502,808		(662,795)	(339,503)		(1,245,627)	(97,589)	
NON-OPERATING									
Capital Assets	(6,429,793)	(1,078,304)	17%	-	-		-	-	
Current Portion - Long Term Debt	(1,139,696)	-	0%	-	-		-	(100,000)	
Transfers and Surplus	7,595,302	2,955,542	39%	662,795	447,571	68%	1,245,627	417,903	34%
Transfers In	7,595,302	2,955,542	39%	662,795	447,571	68%	1,386,368	417,903	30%
Transfers Out	-	-		-	-		-	-	
Surplus/Reserves	-	-		-	-		(140,740)	-	0%
Excess Cash Transfers	-	-		-	-		-	-	
Transfers Replacement Reserves	-	-		-	-		-	-	
Total Non-Operating	25,813	1,877,239	7272%	662,795	447,571	68%	1,245,627	317,903	26%
Net Revenue over Expenses	(0)	2,380,047		-	108,068		-	220,313	

HACLA 2024 Budget - Q3 (Jan-Sep)
Strategic Development Programs

Account Name	REDEV - JD, RH, RSP, WM		
	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE			
Tenant Revenue	-	-	
HUD Grants and Revenue	-	-	
Rental Income HAP	-	-	
Other Revenue	-	-	
TOTAL REVENUE	-	-	
EXPENSES			
Personnel	-	26,170	
Auditing Fees	-	-	
Management Fees	-	-	
Office Expenses	82,231	34,344	42%
Legal Expenses	905,000	202,929	22%
Travel	5,000	-	0%
Other Administrative	3,539,903	711,572	20%
Tenant Services	355,669	282,380	79%
Utilities	-	-	
Ordinary Maint. - Materials	-	-	
Ordinary Maint. - Contract Srvs	62,500	4,101	7%
Protective Services - Contractual	-	-	
Protective Services - Other Costs	2,063,972	1,195,429	58%
Insurance	6,938	4,943	71%
General Expenses	10,000	760	8%
Taxes	-	-	
Bad Debt	-	-	
Mortgage and Interest	-	17,981	
Capital Impr. & Extraordinary Maint.	2,683,785	1,923,726	72%
Total Expenses	9,714,997	4,404,336	45%
Revenue over Expenses	(9,714,997)	(4,404,336)	
NON-OPERATING			
Capital Assets	-	-	
Current Portion - Long Term Debt	-	-	
Transfers and Surplus	9,714,997	1,348,254	14%
<i>Transfers In</i>	<i>9,714,997</i>	<i>1,434,342</i>	<i>15%</i>
<i>Transfers Out</i>	-	<i>(86,088)</i>	
<i>Surplus/Reserves</i>	-	-	
<i>Excess Cash Transfers</i>	-	-	
<i>Transfers Replacement Reserves</i>	-	-	
Total Non-Operating	9,714,997	1,348,254	14%
Net Revenue over Expenses	0	(3,056,082)	

HACLA 2024 Budget - Q3 (Jan-Sep)
Community Affairs Programs

	ALL COMMUNITY AFFAIRS			COMMUNITY ENGAGEMENT			PROGRAM PARTNERSHIPS		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE									
HUD Grants and Revenue	558,739	396,586	71%	-	-		-	-	
Other Grants	551,993	419,726	76%	-	-		-	-	
TOTAL REVENUE	1,110,732	816,312	73%	-	-		-	-	
EXPENSES									
Personnel	3,605,246	1,877,794	52%	1,514,615	661,280	44%	1,182,693	516,176	44%
Office Expenses	175,629	108,829	62%	88,299	65,197	74%	87,130	42,981	49%
Travel	11,500	9,030	79%	5,000	7,405	148%	6,500	1,625	25%
Other Administrative	204,000	45,509	22%	172,000	25,108	15%	32,000	20,401	64%
Tenant Services	277,700	161,010	58%	57,000	1,076	2%	30,200	16,151	53%
Ordinary Maint. - Materials	5,000	768	15%	1,000	718	72%	4,000	50	1%
Ordinary Maint. - Contract Srvs	500	-	0%	500	-	0%	-	-	
Insurance	44,192	30,290	69%	16,957	11,571	68%	15,143	10,247	68%
TOTAL EXPENSES	4,323,768	2,233,229	52%	1,855,370	772,355	42%	1,357,665	607,631	45%
Revenue over Expenses	(3,213,036)	(1,416,918)		(1,855,370)	(772,355)		(1,357,665)	(607,631)	
NON-OPERATING									
Transfers and Surplus	3,213,036	1,416,918	44%	1,855,370	772,355	42%	1,357,665	607,631	45%
Total Non-Operating	3,213,036	1,416,918	44%	1,855,370	772,355	42%	1,357,665	607,631	45%
Net Revenue over Expenses	-	(0)		-	(0)		-	-	

HACLA 2024 Budget - Q3 (Jan-Sep)
Community Affairs Programs

Account Name	RESIDENT LIAISONS			H.O.M .E.		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
REVENUE						
HUD Grants and Revenue	558,739	396,586	71%	-	-	
Other Grants	-	-		551,993	419,726	76%
TOTAL REVENUE	558,739	396,586	71%	551,993	419,726	76%
EXPENSES						
Personnel	363,602	302,562	83%	544,337	397,775	73%
Office Expenses	200	497	248%	-	153	
Travel	-	-		-	-	
Other Administrative	-	-		-	-	
Tenant Services	190,500	90,524	48%	-	53,259	
Ordinary Maint. - Materials	-	-		-	-	
Ordinary Maint. - Contract Srvs	-	-		-	-	
Insurance	4,436	3,002	68%	7,656	5,470	71%
TOTAL EXPENSES	558,739	396,586	71%	551,993	456,657	83%
Revenue over Expenses	-	-		-	(36,931)	
NON-OPERATING						
Transfers and Surplus	-	-		-	36,931	
Total Non-Operating	-	-		-	36,931	
Net Revenue over Expenses	-	-		-	-	

HACLA 2024 Budget - Q3 (Jan-Sep)
LA LOMOD & E3 Housing Solutions

Account Name	LA LOMOD & E3			LA LOMOD			E3 HOUSING SOLUTIONS		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
HUD Grants and Revenue	1,106,210,051	842,026,108	76%	1,106,210,051	842,026,108	76%	-	-	
<i>HAP Income</i>	1,072,000,000	816,099,536	76%	1,072,000,000	816,099,536	76%	-	-	
<i>Administrative Fee - S8 Special Allocation</i>	34,210,051	25,926,573	76%	34,210,051	25,926,573	76%	-	-	
Other Revenue	2,557,500	1,704,159	67%	2,507,500	1,680,929	67%	50,000	23,229	46%
TOTAL REVENUE	1,108,767,551	843,730,267	76%	1,108,717,551	843,707,038	76%	50,000	23,229	46%
Administrative Salaries & Benefits	9,688,484	4,334,343	45%	9,595,782	4,238,883	44%	92,702	95,460	103%
Auditing Fees	15,600	12,000	77%	15,600	12,000	77%	-	-	
Management Fees	5,131,508	3,888,986	76%	5,131,508	3,888,986	76%	-	-	
Marketing and Leasing	65,000	55,249	85%	60,000	28,443	47%	5,000	26,806	536%
Office Expenses	552,789	488,871	88%	547,539	486,627	89%	5,250	2,244	43%
Legal Expenses	400,000	58,322	15%	400,000	58,322	15%	-	-	
Travel	62,500	33,894	54%	55,500	33,513	60%	7,000	381	5%
Other Administrative	2,961,990	322,179	11%	2,902,740	318,847	11%	59,250	3,331	6%
Ordinary Maint. - Materials	1,000	-	0%	1,000	-	0%	-	-	
Ordinary Maint. - Contract Srvs	7,000	-	0%	7,000	-	0%	-	-	
Insurance	531,500	355,343	67%	531,500	355,343	67%	-	-	
Housing Assistance Payments	1,072,000,000	816,099,536	76%	1,072,000,000	816,099,536	76%	-	-	
TOTAL EXPENSES	1,091,417,370	825,648,723	76%	1,091,248,168	825,520,501	76%	169,202	128,222	76%
Revenue over Expenses	17,350,181	18,081,544		17,469,383	18,186,537		(119,202)	(104,993)	
Non-Operating									
Transfers and Surplus	(17,350,181)	(3,809,877)	22%	(17,469,383)	(3,914,869)	22%	119,202	104,993	88%
<i>Transfers In</i>	119,202	104,993	88%	-	-		119,202	104,993	88%
<i>Transfers Out</i>	(8,588,873)	(3,914,869)	46%	(8,588,873)	(3,914,869)	46%	-	-	
<i>Surplus to Reserves</i>	(8,880,510)	-	0%	(8,880,510)	-	0%	-	-	
TOTAL NON-OPERATING	(17,350,181)	(3,809,877)	22%	(17,469,383)	(3,914,869)	22%	119,202	104,993	88%
Net Revenue over Expenses	0	14,271,668		(0)	14,271,668		-	-	

HACLA 2024 Budget - Q3 (Jan-Sep)

ALL CENTRAL OFFICE

	ALL COCC			BOARD, EXEC, ITGR, PUB REL			HUMAN RESOURCES		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue									
Management Fees	41,381,744	31,500,392	76%	-	-		-	-	
<i>Management Fee</i>	33,817,344	25,817,857	76%	-	-		-	-	
<i>Asset Management Fee</i>	713,340	536,400	75%	-	-		-	-	
<i>Book-keeping Fee</i>	4,948,962	3,751,583	76%	-	-		-	-	
<i>Fee for Service Costs - Out</i>	1,902,098	1,394,553	73%	-	-		-	-	
Other Revenue	1,075,000	916,635	85%	-	-		5,000	250,045	5001%
<i>Other Income</i>	25,000	261,574	1046%	-	-		5,000	250,045	5001%
<i>Labor Compliance Fee</i>	520,000	180,000	35%	-	-		-	-	
<i>Interest Earned on Investments</i>	530,000	475,062	90%	-	-		-	-	
TOTAL REVENUE	42,456,744	32,417,027	76%	-	-		5,000	250,045	5001%
Expenses									
Personnel	30,212,676	21,392,326	71%	4,978,724	3,553,880	71%	3,230,257	2,272,097	70%
Auditing Fees	155,000	140,000	90%	-	-		-	-	
Office Expenses	5,904,391	4,577,956	78%	606,022	435,794	72%	384,353	256,370	67%
Legal Expenses	320,000	295,457	92%	5,000	-	0%	50,000	49,465	99%
Travel	102,119	52,964	52%	44,650	29,737	67%	30,100	17,835	59%
Other Administrative	6,324,245	3,212,799	51%	498,940	305,769	61%	244,500	95,036	39%
Ordinary Maint. - Materials	30,000	26,863	90%	2,500	198	8%	-	-	
Ordinary Maint. - Contract Srvs	34,263	21,100	62%	1,500	328	22%	-	-	
Protective Services - Other Costs	6,000	181	3%	-	-		6,000	181	3%
Insurance	1,120,551	1,013,660	90%	-	-		1,024,829	947,730	92%
TOTAL EXPENSES	44,209,246	30,733,306	70%	6,137,336	4,325,706	70%	4,970,038	3,638,714	73%
Revenue over Expenses	(1,752,502)	1,683,721							
Non-Operating									
Transfers and Surplus	1,931,502	(1,954,836)	-101%	-	(188,739)		-	-	
<i>Transfers In</i>	3,819,682	1,882,552	49%	-	-		-	-	
<i>Transfers Out</i>	(9,658,299)	(3,837,388)	40%	-	(188,739)		-	-	
<i>Reserves</i>	7,770,119	-	0%	-	-		-	-	
Total Non-Operating	1,752,502	(1,954,836)	-112%	-	(188,739)		-	-	
Net Revenue over Expenses	(0)	(271,116)							

HACLA 2024 Budget - Q3 (Jan-Sep)

ALL CENTRAL OFFICE

	INFORMATION TECHNOLOGY			FINANCE			LEGAL, GENERAL SERVICES		
Account Name	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue									
Management Fees	-	-		38,324,887	28,951,080	76%	1,902,098	1,394,553	73%
<i>Management Fee</i>	-	-		32,662,585	24,663,098	76%	-	-	
<i>Asset Management Fee</i>	-	-		713,340	536,400	75%	-	-	
<i>Book-keeping Fee</i>	-	-		4,948,962	3,751,583	76%	-	-	
<i>Fee for Service Costs - Out</i>	-	-		-	-		1,902,098	1,394,553	73%
Other Revenue	-	1,914		545,000	466,958	86%	520,000	183,929	35%
<i>Other Income</i>	-	1,914		15,000	1,117	7%	-	3,929	
<i>Labor Compliance Fee</i>	-	-		-	-		520,000	180,000	35%
<i>Interest Earned on Investments</i>	-	-		530,000	465,842	88%	-	-	
TOTAL REVENUE	-	1,914		38,869,887	29,418,039	76%	2,422,098	1,578,482	65%
Expenses									
Personnel	2,807,770	1,630,918	58%	8,303,339	5,764,947	69%	7,015,052	5,278,464	75%
Auditing Fees	-	-		155,000	140,000	90%	-	-	
Office Expenses	3,424,263	2,888,446	84%	351,593	248,522	71%	502,348	312,833	62%
Legal Expenses	-	-		-	-		265,000	245,992	93%
Travel	3,000	2,762	92%	5,600	-	0%	11,569	2,630	23%
Other Administrative	5,264,179	2,625,724	50%	129,000	48,453	38%	107,396	37,353	35%
Ordinary Maint. - Materials	500	112	22%	-	-		500	206	41%
Ordinary Maint. - Contract Svcs	3,000	-	0%	-	-		3,500	135	4%
Protective Services - Other Costs	-	-		-	-		-	-	
Insurance	-	-		-	-		-	-	
TOTAL EXPENSES	11,502,712	7,147,961	62%	8,944,531	6,201,922	69%	7,905,364	5,877,612	74%
Revenue over Expenses									
Non-Operating									
Transfers and Surplus	-	-		(1,054,579)	(3,603,555)	342%	368,549	(33,631)	-9%
<i>Transfers In</i>	-	-		1,177,150	-	0%	25,000	11,463	46%
<i>Transfers Out</i>	-	-		(9,658,299)	(3,603,555)	37%	-	(45,094)	
<i>Reserves</i>	-	-		7,426,571	-	0%	343,549	-	0%
Total Non-Operating	-	-		(1,054,579)	(3,603,555)	342%	189,549	(33,631)	-18%
Net Revenue over Expenses									

HACLA 2024 Budget - Q3 (Jan-Sep)

ALL CENTRAL OFFICE

Account Name	SUPPORT SERVICES			Housing Services Admin			Capital Grant Admin		
	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD	BUDGET	Q3 (Jan-Sep)	% YTD
Revenue									
Management Fees	-	-		-	-		1,154,759	1,154,759	100%
<i>Management Fee</i>	-	-		-	-		1,154,759	1,154,759	100%
<i>Asset Management Fee</i>	-	-		-	-		-	-	
<i>Book-keeping Fee</i>	-	-		-	-		-	-	
<i>Fee for Service Costs - Out</i>	-	-		-	-		-	-	
Other Revenue	-	-		-	1,161		5,000	12,628	253%
<i>Other Income</i>	-	-		-	1,161		5,000	3,408	68%
<i>Labor Compliance Fee</i>	-	-		-	-		-	-	
<i>Interest Earned on Investments</i>	-	-		-	-		-	9,220	
TOTAL REVENUE	-	-		-	1,161		1,159,759	1,167,387	101%
Expenses									
Personnel	598,664	399,309	67%	2,325,625	1,746,189	75%	953,246	671,693	70%
Auditing Fees	-	-		-	-		-	-	
Office Expenses	367,608	234,655	64%	142,309	94,918	67%	125,895	105,057	83%
Legal Expenses	-	-		-	-		-	-	
Travel	-	-		7,200	-	0%	-	-	
Other Administrative	-	-		6,800	8,461	124%	10,931	5,318	49%
Ordinary Maint. - Materials	300	-	0%	550	-	0%	-	-	
Ordinary Maint. - Contract Srvs	5,400	959	18%	500	11	2%	7,363	6,757	92%
Protective Services - Other Costs	-	-		-	-		-	-	
Insurance	-	-		33,398	22,793	68%	62,324	43,137	69%
TOTAL EXPENSES	971,972	634,923	65%	2,516,382	1,872,372	74%	1,159,759	831,961	72%
Revenue over Expenses				(2,516,382)	(1,871,211)		-	335,425	
Non-Operating									
Transfers and Surplus	-	-		2,516,382	1,871,024	74%	-	65	
<i>Transfers In</i>	-	-		2,516,382	1,871,024	74%	-	65	
<i>Transfers Out</i>	-	-		-	-		-	(0)	
<i>Reserves</i>	-	-		-	-		-	-	
Total Non-Operating	-	-		2,516,382	1,871,024	74%	-	65	
Net Revenue over Expenses				-	(187)		-	335,490	