

**RESOLUTION NO. 2025-12-1**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF MARIN**

**BOARD OF COMMISSIONERS**

**APPROVING THE 2026 AUTHORITY-WIDE BUDGET**

**Whereas**, on December 16, 2025, in accordance with the Department of Housing and Urban Development requirements, the Executive Director submitted to the Board of Commissioners of the Housing Authority a comprehensive budget for the 2026 fiscal year;

**Whereas**, This comprehensive budget encompasses all Marin Housing Authority (MHA) programs and funds which include the Public Housing project-based operating budgets for each asset management project (AMP) of MHA;

**Whereas**, the Board of Commissioners of the Authority is required to annually review and adopt MHA's annual budget; and

**Whereas**, the Board has determined that the proposed expenditures are necessary for the efficient and economical operation of MHA for the purpose of serving its residents and clients.

**Now, Therefore, Be It Resolved** by the Board of Commissioners of MHA that the fiscal year 2026 budget is hereby adopted. The operating budgets and capital programs attached hereto are hereby appropriated for the 2026 calendar year.

PASSED AND ADOPTED at a meeting of the Commissioner of the Housing Authority of the County of Marin, held on December 16, 2025, by the following vote:

AYES:	SUPERVISORS:	Lucan, Colbert, Rodoni, Moulton-Peters, Sackett
NOES:	NONE	
ABSTAIN:	NONE	
ABSENT:	NONE	

  
\_\_\_\_\_  
PRESIDENT, BOARD OF COMMISSIONERS

ATTEST:

  
\_\_\_\_\_  
DEPUTY CLERK

December 16, 2025

Board of Commissioners  
Housing Authority of the County of Marin  
3501 Civic Center Drive  
San Rafael, CA 94903



Executive Director  
Kimberly Carroll

**Subject:** Adoption of the 2026 Consolidated Budget for the Marin Housing Authority

**Recommendation:** Adopt Resolution 2025-12-1

**Summary:** The Marin Housing Authority (MHA) budget year begins on January 1, each year. MHA's operations include Public Housing, Voucher, Central Office Cost Center, Supportive Housing, Home Ownership initiatives, and non-HUD properties.

Approval of the consolidated budget for the Authority is being sought.

The proposed operating budgets for 2026 are as follows:

Program	Revenue	Expenses	Net income (loss)
Public Housing	\$6,381,357	\$6,810,949	(\$429,592)
PH-Capital Fund	\$1,718,374	\$1,288,782	\$429,592
Voucher	\$77,751,865	\$77,996,052	(\$244,187)
Central Office	\$2,311,373	\$2,324,021	(\$12,648)
Supportive Housing	\$5,470,297	\$5,487,675	(\$17,378)
Home Ownership	\$384,310	\$384,310	\$0
Isabel Cook	\$863,450	\$458,733	\$404,717
Fairfax Vest Pocket	\$278,587	\$266,732	\$11,855
Local Fund	\$60,000	\$43,200	\$16,800
<b>Total</b>	<b>\$95,219,613</b>	<b>\$95,060,454</b>	<b>\$159,159</b>

**Conclusion:** This budget is intended to ensure that MHA remains financially sound while delivering services according to its mission statement. Conversion of 88 units of Public Housing under RAD/Section 18, planned for early 2026, has allowed this property to report a balanced budget. The loss incurred by the Voucher program will be covered by Voucher reserves retained from prior periods. The loss incurred by Central Office and Supportive Housing will be offset by gains in the Local Fund and Isable Cook. The remaining gains in non-HUD properties will be reserved for future use.

MHA continues to strive for operational effectiveness in its effort to serve our residents and clients.

Housing Authority of  
The County of Marin

415/491-2525

(FAX) 415/472-2186  
(TDD) 1-800-735-2929

www.marinhousing.org

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**Financial Impact:** Budgeted revenues exceed budgeted expenses in 2026 by \$159,159 for the Authority as a whole.

Sincerely,

A handwritten signature in blue ink that reads "K. Carroll". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Kimberly Carroll  
Executive Director

**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
3000-00-000	INCOME									
3199-00-000	-	-	1,362,251		-	-	813,450	278,587	-	2,454,288
3499-00-000	-	77,721,865	5,016,106	1,718,374	20,000	5,470,297	-	-	-	89,946,642
3699-00-000	2,311,373	30,000	3,000		364,310	-	50,000	-	60,000	2,818,683
	-	-	-		-	-	-	-	-	-
3999-00-000	<b>TOTAL INCOME</b>	<b>77,751,865</b>	<b>6,381,357</b>	<b>1,718,374</b>	<b>384,310</b>	<b>5,470,297</b>	<b>863,450</b>	<b>278,587</b>	<b>60,000</b>	<b>95,219,613</b>
	-	-	-		-	-	-	-	-	-
4000-00-000	EXPENSES									
	-	-	-		-	-	-	-	-	-
	-	-	-		-	-	-	-	-	-
4199-00-000	2,155,725	4,090,483	2,735,215	171,837	360,610	1,874,775	161,364	63,785	200	11,613,994
4299-00-000	-	4,000	43,737		-	-	3,000	-	-	50,737
4399-00-000	62,580	-	1,606,098		-	-	57,500	17,400	-	1,743,578
4499-00-000	81,457	10,000	1,664,506	1,116,943	2,000	3,400	150,900	81,024	-	3,110,231
4599-00-000	24,260	62,100	417,045		21,700	9,500	13,250	11,700	-	559,555
4799-00-000	-	73,829,469	298,348		-	3,600,000	-	-	-	77,727,817
4899-00-000	-	-	46,000		-	-	72,720	92,823	43,000	254,543
	-	-	-		-	-	-	-	-	-
8000-00-000	<b>TOTAL EXPENSES</b>	<b>77,996,052</b>	<b>6,810,949</b>	<b>1,288,781</b>	<b>384,310</b>	<b>5,487,675</b>	<b>458,734</b>	<b>266,732</b>	<b>43,200</b>	<b>95,060,454</b>
	-	-	-		-	-	-	-	-	-
9000-00-000	<b>NET INCOME</b>	<b>(12,648)</b>	<b>(429,592)</b>	<b>429,594</b>	<b>-</b>	<b>(17,378)</b>	<b>404,716</b>	<b>11,855</b>	<b>16,800</b>	<b>159,160</b>
		<b>(244,187)</b>	<b>429,593</b>						<b>-</b>	<b>429,593</b>
				<b>(429,594)</b>					<b>-</b>	<b>(429,594)</b>
		<b>244,187</b>								<b>244,187</b>
							<b>(391,491)</b>	<b>(7,641)</b>	<b>-</b>	<b>(399,132)</b>
								<b>(4,214)</b>	<b>-</b>	<b>(4,214)</b>
	<b>NET INCOME</b>	<b>0</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>(17,378)</b>	<b>13,225</b>	<b>-</b>	<b>16,800</b>	<b>0</b>



**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

		Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
3650-00-000	Miscellaneous Other Income	-	-	3,000	-	-	-	-	-	-	3,000
3670-00-000	Corte Madera City Contribution	-	-	-	-	23,560	-	-	-	-	23,560
3670-10-000	County of Marin Contribution	-	-	-	-	70,972	-	-	-	-	70,972
3670-20-000	Larkspur City Contribution	-	-	-	-	26,504	-	-	-	-	26,504
3670-30-000	Mill Valley Contribution	-	-	-	-	19,141	-	-	-	-	19,141
3670-40-000	San Anselmo City Contribution	-	-	-	-	2,208	-	-	-	-	2,208
3670-50-000	San Rafael Contribution	-	-	-	-	86,873	-	-	-	-	86,873
3670-60-000	Tiburon City Contribution	-	-	-	-	11,044	-	-	-	-	11,044
3680-01-000	Resale Fees	-	-	-	-	60,374	-	-	-	-	60,374
3680-02-000	Loan Setup Fee	-	-	-	-	20,000	-	-	-	-	20,000
3680-03-000	Application Fee	-	-	-	-	133	-	-	-	-	133
3680-05-000	Monitoring Fee	-	-	-	-	32,500	-	-	-	-	32,500
3699-00-000	TOTAL OTHER INCOME	2,311,373	30,000	3,000	-	364,310	-	50,000	-	60,000	2,818,683
		-	-	-	-	-	-	-	-	-	-
3999-00-000	<b>TOTAL INCOME</b>	2,311,373	77,751,865	6,381,357	1,718,374	384,310	5,470,297	863,450	278,587	60,000	95,219,613
		-	-	-	-	-	-	-	-	-	-
4000-00-000	EXPENSES	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
4100-00-000	ADMINISTRATIVE	-	-	-	-	-	-	-	-	-	-
4100-99-000	Administrative Salaries	-	-	-	-	-	-	-	-	-	-
4110-00-000	Administrative Salaries-Direct	1,102,884	1,577,717	914,326	-	158,080	1,070,957	42,000	13,800	-	4,879,764
4110-03-000	Compensated Absences	64,077	81,568	66,702	-	6,500	46,965	2,200	720	-	268,731
4110-04-000	Administrative Benefit	202,240	271,305	145,988	-	18,140	191,260	7,610	2,551	-	839,094
4110-05-000	Fed ER-Paid Tax Expense	75,934	108,607	99,623	-	10,885	73,735	4,000	1,387	-	374,171
4110-06-000	CA ER-Paid Tax Expense	8,437	12,088	11,069	-	1,210	8,193	530	111	-	41,638
4110-07-000	Adm WorkComp Benefits	42,020	60,115	34,836	-	6,025	40,803	1,570	526	-	185,895
4110-08-000	Other Post Employment Benefit	22,471	30,145	28,827	-	2,015	21,251	1,238	400	-	106,347
4110-09-000	Pension Expense (GASB 68) Adm	224,711	301,452	288,274	-	20,155	212,511	12,382	4,500	-	1,063,984
4110-13-000	Maint WorkComp Benefits	-	-	20,293	-	-	-	684	228	-	21,205
4110-99-000	Total Administrative Salaries	1,742,774	2,442,996	1,609,938	-	223,010	1,665,675	72,214	24,223	-	7,780,830
4130-00-000	Legal Expense	-	-	-	-	-	-	-	-	-	-
4130-01-000	Unlawful Detainers	-	-	22,000	-	-	-	-	-	-	22,000
4130-03-000	Tenant Screening	-	80,000	1,500	-	-	-	-	-	-	81,500
4130-04-000	General Legal Expense	170,000	80,000	103,000	-	15,000	-	5,000	5,000	-	378,000
4131-00-000	Total Legal Expense	170,000	160,000	126,500	-	15,000	-	5,000	5,000	-	481,500



**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
4200-00-000	TENANT SERVICES	-	-	-	-	-	-	-	-	-
4220-01-000	Other Tenant Svcs.	-	4,000	39,830	-	-	-	-	-	43,830
4230-01-000	Tenant Relocation	-	-	3,907	-	-	3,000	-	-	6,907
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	4,000	43,737	-	-	3,000	-	-	50,737
4300-00-000	UTILITIES	-	-	-	-	-	-	-	-	-
4310-00-000	Water	4,330	-	315,328	-	-	24,000	7,000	-	350,658
4320-00-000	Electricity	41,135	-	126,509	-	-	1,000	2,000	-	170,644
4320-01-000	Electricity-Vacant Units	-	-	156	-	-	-	-	-	156
4330-00-000	Gas	7,995	-	269,156	-	-	-	1,500	-	278,651
4330-01-000	Gas-Vacant Units	-	-	70	-	-	-	-	-	70
4340-00-000	Garbage/Trash Removal	7,837	-	369,268	-	-	17,500	1,400	-	396,005
4390-00-000	Sewer	1,282	-	525,610	-	-	15,000	5,500	-	547,392
4399-00-000	TOTAL UTILITY EXPENSES	62,580	-	1,606,098	-	-	57,500	17,400	-	1,743,578
4400-00-000	MAINTENANCE AND OPERATIONS	-	-	-	-	-	-	-	-	-
4400-99-000	General Maint Expense	-	-	-	-	-	-	-	-	-
4410-00-000	Maintenance Salaries	-	-	532,629	-	-	18,000	6,000	-	556,629
4410-03-000	Maintenance - Temporary Labor	-	2,000	-	-	-	-	-	-	2,000
4410-04-000	Maint. Empl. Rent Free Unit	-	-	-	-	-	-	11,174	-	11,174
4410-05-000	Employee Benefit Contribution-Maint.	-	-	113,458	-	-	4,000	1,200	-	118,658
4411-00-000	Maintenance Uniforms	-	-	4,500	-	-	300	-	-	4,800
4412-00-000	Maintenance Travel/Training	-	-	-	-	-	300	400	-	700
4413-00-000	Vehicle Gas, Oil, Grease	720	4,000	15,000	-	2,700	-	-	-	22,420
4419-00-000	Total General Maint Expense	720	6,000	665,586	-	2,700	22,600	18,774	-	716,381
4420-00-000	Materials	-	-	-	-	-	-	-	-	-
4420-01-000	Supplies-Grounds	-	-	-	-	-	-	-	-	-
4420-02-000	Supplies-Appliance	-	-	84,966	-	-	3,000	2,000	-	89,966
4420-03-000	Supplies-Decorating	-	-	12,342	-	-	1,000	500	-	13,842
4420-04-000	Supplies-Electrical	693	-	18,832	-	-	1,000	200	-	20,726
4420-05-000	Supplies-Exterminating	-	-	12	-	-	-	-	-	12
4420-06-000	Supplies-Janitorial/Cleaning	2,615	-	12,153	-	-	100	400	-	15,268
4420-07-000	Supplies-Maint/Repairs	3,010	-	41,566	-	-	2,000	5,000	-	51,576
4420-08-000	Supplies-Plumbing	-	-	27,792	-	-	1,000	800	-	29,592
4420-09-000	Supplies-Tools and Equipment	219	-	11,649	-	-	500	100	-	12,469
4420-11-000	Supplies-General Materials	205	-	16,368	-	-	15,000	500	-	32,072



**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
4587-00-000	Loan Mgmt. & Setup Costs	-	-	-	20,000	-	-	-	-	20,000
4589-00-000	Language Efficiency Program Costs	-	100	723	-	-	-	-	-	823
4590-00-000	Other General Expense	500	-	663	-	-	-	-	-	1,163
4599-00-000	<b>TOTAL GENERAL EXPENSES</b>	24,260	62,100	417,045	21,700	9,500	13,250	11,700	-	559,555
4700-00-000	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-
4715-00-000	Housing Assistance Payments	-	72,919,469	-	-	3,500,000	-	-	-	76,419,469
4715-01-000	Tenant Utility Payments	-	360,000	231,691	-	50,000	-	-	-	641,691
4715-02-000	Portable Out HAP Payments	-	211,000	-	-	-	-	-	-	211,000
4715-03-000	FSS Escrow Payments	-	314,000	66,657	-	-	-	-	-	380,657
4715-04-000	Security Deposit Assistance	-	-	-	-	40,000	-	-	-	40,000
4715-05-000	Vacancy loss	-	25,000	-	-	-	-	-	-	25,000
4715-06-000	Damage Assistance	-	-	-	-	10,000	-	-	-	10,000
4799-00-000	<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	-	73,829,469	298,348	-	3,600,000	-	-	-	77,727,817
4800-00-000	FINANCING EXPENSE	-	-	-	-	-	-	-	-	-
4851-00-000	Interest Expense-Loan 1	-	-	-	-	-	72,720	92,823	-	165,543
4856-00-000	Debt Service/Interest Expense	-	-	46,000	-	-	-	-	43,000	89,000
4899-00-000	<b>TOTAL FINANCING EXPENSES</b>	-	-	46,000	-	-	72,720	92,823	43,000	254,543
8000-00-000	<b>TOTAL EXPENSES</b>	2,324,022	77,996,052	6,810,949	1,288,781	384,310	5,487,675	458,734	266,732	95,060,454
9000-00-000	<b>NET INCOME</b>	(12,648)	(244,187)	(429,592)	429,594	-	(17,378)	404,716	11,855	159,160
	<b>TRANSFER IN</b>			429,593						429,593
	<b>TRANSFER OUT</b>				(429,594)					(429,594)
	<b>USE OF RESERVES TO COVER LOSS</b>		244,187							244,187
	<b>CAPTIAL RESERVE DEPOSIT</b>						(391,491)	(7,641)	-	(399,132)
	<b>OPT RESERVE DEPOSIT</b>							(4,214)	-	(4,214)
	<b>NET INCOME</b>	(12,648)	0	1	-	-	(17,378)	13,225	-	16,800

**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	
		Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total		
3000-00-000	INCOME																					
3100-00-000	TENANT INCOME																					
3101-00-000	Rental Income																					
3111-00-000	Tenant Rent	-	-	-	-	1,471,864	1,286,611	-	-	-	-	184,432	185,000	43,696	71,319	-	-	-	-	1,699,992	1,542,930	
3111-01-000	Tenant Payment Agreement	-	-	-	-	85,920	69,170	-	-	-	-	-	-	-	-	-	-	-	-	-	85,920	69,170
3111-02-000	Tenant Subsidy	-	-	-	-	-	-	-	-	-	-	642,643	645,000	238,653	212,724	-	-	-	-	881,296	857,724	
3113-00-000	Less: Vacancies	-	-	-	-	-	-	-	-	-	-	-	(16,600)	-	(5,681)	-	-	-	-	-	-	(22,281)
3119-00-000	Total Rental Income	-	-	-	-	1,557,784	1,355,781	-	-	-	-	827,075	813,400	282,349	278,362	-	-	-	-	2,667,208	2,447,543	
3120-00-000	Other Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3120-01-000	Laundry and Vending	-	-	-	-	7,643	6,470	-	-	-	-	-	-	-	200	-	-	-	-	7,643	6,670	
3120-06-000	NSF Charges	-	-	-	-	100	-	-	-	-	-	33	50	-	25	-	-	-	-	133	75	
3129-00-000	Total Other Tenant Income	-	-	-	-	7,803	6,470	-	-	-	-	33	50	-	225	-	-	-	-	7,837	6,745	
3199-00-000	TOTAL TENANT INCOME	-	-	-	-	1,565,587	1,362,251	-	-	-	-	827,108	813,450	282,349	278,587	-	-	-	-	2,675,044	2,454,288	
3400-00-000	GRANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3401-00-000	PH Operating Subsidy	-	-	-	-	4,975,124	4,891,106	-	-	-	-	-	-	-	-	-	-	-	-	-	4,975,124	4,891,106
3410-01-000	Section 8 HAP Earned	-	-	73,796,543	72,829,469	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73,796,543	72,829,469
3410-02-000	Section 8 Admin. Fee Income	-	-	4,295,703	3,867,396	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,295,703	3,867,396
3410-04-000	Section 8 Port-In Admin Fees Earned	-	-	29,937	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,937	25,000
3410-06-000	Section 8 Port In HAP Earned	-	-	1,069,833	1,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,069,833	1,000,000
3415-00-000	Grant Income HUD Admin	-	-	-	-	-	-	-	-	586,064	620,691	-	-	-	-	-	-	-	-	-	586,064	620,691
3415-01-000	Grant Income HUD HAP	-	-	-	-	-	-	-	-	1,818,007	2,494,199	-	-	-	-	-	-	-	-	-	1,818,007	2,494,199
3416-00-000	Grant Income State Admin	-	-	-	-	-	-	-	20,000	54,100	47,124	-	-	-	-	-	-	-	-	-	54,100	67,124
3416-01-000	Grant Income State HAP	-	-	-	-	-	-	-	-	297,805	305,801	-	-	-	-	-	-	-	-	-	297,805	305,801
3417-00-000	Grant Income County	-	-	-	-	125,000	125,000	-	-	2,130,900	2,002,482	-	-	-	-	-	-	-	-	-	2,255,900	2,127,482
3420-00-000	Capital Fund Grants	-	-	-	-	-	-	1,632,764	1,718,374	-	-	-	-	-	-	-	-	-	-	-	1,632,764	1,718,374
3499-00-000	TOTAL GRANT INCOME	-	-	79,192,017	77,721,865	5,100,124	5,016,106	1,632,764	1,718,374	-	20,000	4,886,876	5,470,297	-	-	-	-	-	-	-	90,811,781	89,946,642
3600-00-000	OTHER INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3611-00-000	Investment Income - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	6,175	-	-	-	-	-	-	6,175	-
3611-01-000	Investment Income Unrestricted	32,419	30,000	80,008	30,000	6,924	-	-	-	12,133	11,000	903	-	65,654	50,000	-	-	10,744	10,000	208,785	131,000	
3612-00-000	Loan Interest Income	-	-	-	-	-	-	-	-	397	-	-	-	-	-	-	-	-	-	-	397	-
3613-00-000	Bond Management Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,942	50,000	26,942	50,000	
3615-00-000	FSS Interest Income	-	-	(42,584)	-	(7,243)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(49,828)	-
3620-00-000	COCC-Management Fee Income	1,744,988	1,893,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,744,988	1,893,836
3620-01-000	COCC-Bookkeeping Income	304,415	295,653	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	304,415	295,653
3620-02-000	COCC-Asset Management income	90,605	91,885	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,605	91,885
3650-00-000	Miscellaneous Other Income	3,888	-	-	-	4,275	3,000	-	-	2,297	-	-	-	-	-	-	-	27,212	-	37,672	3,000	
3670-00-000	Corte Madera City Contribution	-	-	-	-	-	-	-	-	23,560	23,560	-	-	-	-	-	-	-	-	-	23,560	23,560
3670-10-000	County of Marin Contribution	-	-	-	-	-	-	-	-	70,972	70,972	-	-	-	-	-	-	-	-	-	70,972	70,972
3670-20-000	Larkspur City Contribution	-	-	-	-	-	-	-	-	26,504	26,504	-	-	-	-	-	-	-	-	-	26,504	26,504





**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
		Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total	
4400-00-000	MAINTENANCE AND OPERATIONS	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
4400-99-000	General Maint Expense	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
4410-00-000	Maintenance Salaries	6,647	-	-	-	456,290	532,629			-	-	-	-	15,603	18,000	5,201	6,000	-	-	483,741	556,629
4410-02-000	Maint on-call service	-	-	-	-	-	-			-	-	-	-	1,580	-	-	-	-	-	1,580	-
4410-03-000	Maintenance - Temporary Labor	1,224	-	1,095	2,000	36,423	-			-	-	-	-	-	-	-	-	-	-	38,742	2,000
4410-04-000	Maint. Empl. Rent Free Unit	-	-	-	-	-	-			-	-	-	-	-	-	-	11,174	-	-	-	11,174
4410-05-000	Employee Benefit Contribution-Maint.	-	-	-	-	194,726	113,458			-	-	-	-	5,133	4,000	1,711	1,200	-	-	201,570	118,658
4411-00-000	Maintenance Uniforms	-	-	-	-	4,504	4,500			-	-	-	-	-	300	-	-	-	-	4,504	4,800
4412-00-000	Maintenance Travel/Training	-	-	-	-	-	-			-	-	-	-	376	300	376	400	-	-	752	700
4413-00-000	Vehicle Gas, Oil, Grease	693	720	1,679	4,000	12,125	15,000			-	-	2,700	2,700	-	-	-	-	-	-	17,196	22,420
4419-00-000	Total General Maint Expense	8,564	720	2,773	6,000	704,067	665,586			-	-	2,700	2,700	22,691	22,600	7,288	18,774	-	-	748,084	716,381
4420-00-000	Materials	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
4420-02-000	Supplies-Appliance	-	-	-	-	98,368	84,966			-	-	-	-	1,381	3,000	1,487	2,000	-	-	101,235	89,966
4420-03-000	Supplies-Decorating	-	-	-	-	13,719	12,342			-	-	-	-	418	1,000	490	500	-	-	14,626	13,842
4420-04-000	Supplies-Electrical	660	693	-	-	19,713	18,832			-	-	-	-	950	1,000	154	200	-	-	21,478	20,726
4420-05-000	Supplies-Exterminating	-	-	-	-	16	12			-	-	-	-	-	-	-	-	-	-	16	12
4420-06-000	Supplies-Janitorial/Cleaning	2,491	2,615	-	-	14,574	12,153			-	-	-	-	29	100	352	400	-	-	17,445	15,268
4420-07-000	Supplies-Maint/Repairs	2,866	3,010	7,268	-	46,227	41,566			-	-	-	-	1,493	2,000	3,382	5,000	-	-	61,236	51,576
4420-08-000	Supplies-Plumbing	-	-	-	-	32,047	27,792			-	-	-	-	699	1,000	677	800	-	-	33,423	29,592
4420-09-000	Supplies-Tools and Equipment	209	219	-	-	40,838	11,649			-	-	-	-	77	500	87	100	-	-	41,210	12,469
4420-11-000	Supplies-General Materials	195	205	-	-	18,971	16,368			-	-	-	-	33	15,000	68	500	-	-	19,268	32,072
4420-13-000	Supplies - Cabinets	-	-	-	-	-	-			-	-	-	-	-	-	493	650	-	-	493	650
4429-00-000	Total Materials	6,421	6,742	7,268	-	284,472	225,680			-	-	-	-	5,080	23,600	7,190	10,150	-	-	310,430	266,172
4430-00-000	Contract Costs	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
4430-01-000	Contract-Alarm/Extinguisher	700	735	-	-	131	131			-	-	-	-	3,146	2,700	8,060	8,500	-	-	12,037	12,066
4430-02-000	Contract-Appliance	-	-	-	-	200	155			-	-	-	-	-	-	-	-	-	-	200	155
4430-03-000	Contract-Building Repairs	11,914	12,510	-	-	98,551	54,136			-	-	-	-	8,788	20,000	2,400	5,000	-	-	121,653	91,646
4430-05-000	Contract-Decorating/Painting	-	-	-	-	9,127	5,900			-	-	-	-	-	2,000	-	-	-	-	9,127	7,900
4430-06-000	Contract-Electrical	733	770	-	-	17,942	12,269			-	-	-	-	-	2,000	-	-	-	-	18,675	15,039
4430-07-000	Contract-Pest Control	1,610	1,690	-	-	76,560	65,742			-	-	-	-	1,912	2,000	4,796	5,500	-	-	84,878	74,932
4430-08-000	Contract-Floor Covering	-	-	-	-	50,944	30,201			-	-	-	-	-	15,000	-	-	-	-	50,944	45,201
4430-09-000	Contract-Grounds	15,450	16,223	-	-	402,114	301,847			-	-	-	-	22,731	10,000	23,329	12,000	-	-	463,623	340,069
4430-10-000	Contract-Janitorial/Cleaning	28,373	29,792	-	-	108,234	95,315			2,056	2,000	-	-	-	1,000	-	1,000	-	-	138,664	129,107
4430-11-000	Contract-Plumbing	2,408	5,000	-	-	106,681	81,149			-	-	-	-	2,933	10,000	160	1,000	-	-	112,182	97,149
4430-12-000	Contract-Window Covering	-	-	-	-	2,288	501			-	-	-	-	-	5,000	-	-	-	-	2,288	5,501
4430-13-000	Contract-HVAC	4,493	4,000	-	-	84,441	55,189			-	-	-	-	2,260	10,000	-	8,000	-	-	91,194	77,189
4430-14-000	Contract-Vehicle Maintenance	43	1,500	378	4,000	7,252	6,195			-	-	653	700	-	-	-	-	-	-	8,326	12,395
4430-16-000	Contract-Maintenance Consultants	-	-	-	-	7,033	6,511			-	-	-	-	-	-	-	-	-	-	7,033	6,511
4430-17-000	Contract-Elevator Monitoring	-	-	-	-	7,249	7,267			-	-	-	-	-	-	-	-	-	-	7,249	7,267
4430-18-000	Contract-Alarm Monitoring	1,690	1,775	-	-	-	-			-	-	-	-	364	-	3,793	4,000	-	-	5,847	5,775
4430-19-000	Contract-Sprinkler Monitoring	-	-	-	-	20,596	12,015			-	-	-	-	-	-	793	1,000	-	-	21,389	13,015
4430-23-000	Contract-Consultants	-	-	-	-	40,709	34,564			-	-	-	-	-	-	-	-	-	-	40,709	34,564
4430-25-000	Contract-Irrigation Repairs	-	-	-	-	-	-			-	-	-	-	-	-	6,154	6,000	-	-	6,154	6,000

**MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2026**

		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
		Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total	
4430-99-000	Contract Costs-Other	-	-	-	-	4,527	4,153		1,116,943	-	-	-	-	100	25,000	77	100	-	-	4,704	1,146,196
4439-00-000	Total Contract Costs	67,415	73,995	378	4,000	1,044,579	773,240		1,116,943	2,056	2,000	653	700	42,233	104,700	49,562	52,100	-	-	1,206,876	2,127,678
4499-00-000	TOTAL MAINTENACE EXPENSES	82,400	81,457	10,418	10,000	2,033,118	1,664,506	1,051,455	1,116,943	2,056	2,000	3,353	3,400	70,004	150,900	64,040	81,024	-	-	3,316,845	3,110,231
4500-00-000	GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4510-10-000	Property Insurance	7,912	8,200	-	-	238,586	248,603	-	-	-	-	-	-	8,149	8,500	5,204	5,500	-	-	259,851	270,803
4510-20-000	Liability Insurance	2,116	1,130	19,610	21,000	47,432	48,740	704	800	-	-	-	-	1,736	1,800	578	750	-	-	72,176	74,220
4510-30-000	Auto Insurance	3,414	3,800	8,207	10,000	29,934	31,410	-	-	-	-	9,344	9,500	-	500	-	200	-	-	50,899	55,410
4510-40-000	Directors and Officers Insurance	2,204	2,205	23,688	24,000	58,334	58,340	-	-	-	-	-	-	2,204	2,200	735	750	-	-	87,165	87,495
4510-50-000	Flood Insurance	-	-	-	-	-	3,166	-	-	-	-	-	-	-	-	3,613	4,500	-	-	3,613	7,666
4510-60-000	Cyber Insurance	-	-	3,600	7,000	-	5,100	480	900	-	-	-	-	120	250	-	-	-	-	4,200	13,250
4521-00-000	Misc. Taxes/Liscenses/Insurance	4,680	8,425	-	-	3,060	300	-	-	-	-	-	-	-	-	-	-	-	-	7,740	8,725
4570-00-000	Bad Debt-Tenant Rents	-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000
4580-00-000	Security-Locksmith Service	-	-	-	-	6,015	5,000	-	-	-	-	-	-	-	-	-	-	-	-	6,015	5,000
4587-00-000	Loan Mgmt. & Setup Costs	-	-	-	-	-	-	147	20,000	-	-	-	-	-	-	-	-	-	-	147	20,000
4589-00-000	Language Efficiency Program Costs	-	-	23	100	933	723	-	-	-	-	-	-	-	-	-	-	-	-	956	823
4590-00-000	Other General Expense	-	500	-	-	2,746	663	-	-	-	-	-	-	-	-	-	-	-	-	2,746	1,163
4599-00-000	TOTAL GENERAL EXPENSES	20,325	24,260	55,128	62,100	387,041	417,045	1,331	21,700	9,344	9,500	12,209	13,250	10,130	11,700	-	-	-	-	495,508	559,555
4700-00-000	HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4715-00-000	Housing Assistance Payments	-	-	73,881,644	72,919,469	-	-	-	-	2,843,209	3,500,000	-	-	-	-	-	-	-	-	76,724,854	76,419,469
4715-01-000	Tenant Utility Payments	-	-	409,153	360,000	296,228	231,691	-	-	43,585	50,000	-	-	-	-	-	-	-	-	748,967	641,691
4715-02-000	Portable Out HAP Payments	-	-	215,319	211,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215,319	211,000
4715-03-000	FSS Escrow Payments	-	-	337,188	314,000	51,647	66,657	-	-	-	-	-	-	-	-	-	-	-	-	388,835	380,657
4715-04-000	Security Deposit Assistance	-	-	(2,871)	-	-	-	-	-	51,397	40,000	-	-	-	-	-	-	-	-	48,527	40,000
4715-05-000	Vacancy loss	-	-	23,072	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,072	25,000
4715-06-000	Damage Assistance	-	-	4,000	-	-	-	-	-	47,012	10,000	-	-	-	-	-	-	-	-	51,012	10,000
4715-07-000	Landlord Incentive	-	-	-	-	-	-	-	-	2,667	-	-	-	-	-	-	-	-	-	2,667	-
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	74,867,506	73,829,469	347,875	298,348	-	-	2,987,871	3,600,000	-	-	-	-	-	-	-	-	78,203,251	77,727,817
4800-00-000	FINANCING EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4851-00-000	Interest Expense-Loan 1	-	-	-	-	-	-	-	-	-	-	21,352	72,720	153,031	92,823	-	-	-	-	174,383	165,543
4856-00-000	Debt Service/Interest Expense	-	-	-	-	7,574	46,000	-	-	-	-	-	-	-	-	-	-	36,747	43,000	44,322	89,000
4899-00-000	TOTAL FINANCING EXPENSES	-	-	-	-	7,574	46,000	-	-	-	-	-	-	21,352	72,720	153,031	92,823	36,747	43,000	218,705	254,543
8000-00-000	<b>TOTAL EXPENSES</b>	2,439,081	2,324,022	79,067,168	77,996,052	7,474,411	6,810,949	1,214,731	1,288,781	388,473	384,310	4,915,492	5,487,675	271,238	458,734	288,524	266,732	36,968	43,200	96,096,085	95,060,454
9000-00-000	<b>NET INCOME</b>	(262,766)	(12,648)	162,272	(244,187)	(804,744)	(429,592)	418,033	429,594	60,693	-	(25,416)	(17,378)	621,523	404,716	0	11,855	27,930	16,800	197,527	159,160
	<b>TRANSFER IN</b>					418,775	429,593													418,775	429,593
	<b>TRANSFER OUT</b>							(418,033)	(429,594)											(418,033)	(429,594)
	<b>USE OF RESERVES TO COVER LOSS</b>	155,215		(162,272)	244,187	132,533														125,476	244,187
	<b>CAPTIAL RESERVE DEPOSIT</b>												(327,871)	(391,491)			(7,641)			(327,871)	(399,132)
	<b>OPT RESERVE DEPOSIT</b>																(4,214)			-	(4,214)
	<b>NET INCOME</b>	(107,551)	(12,648)	0	0	(253,436)	1	-	-	60,693	-	(25,416)	(17,378)	293,652	13,225	0	-	27,930	16,800	(4,126)	0

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	Tenant Rent	823,351	638,097	109,580	109,580	127,485	127,485	62,037	62,037	216,164	216,164	133,247	133,247	1,471,864	1,286,611
3111-01-000	Tenant Payment Agreement	79,033	61,251	470	470	2,452	2,452	4,997	4,997	(1,033)	-	-	-	85,920	69,170
3119-00-000	Total Rental Income	902,384	699,348	110,051	110,051	129,937	129,937	67,035	67,035	215,131	216,164	133,247	133,247	1,557,784	1,355,781
3120-00-000	Other Tenant Income														
3120-01-000	Laundry and Vending	5,217	4,043	-	-	1,209	1,209	-	-	436	436	782	782	7,643	6,470
3120-04-000	Late Charges	40	-	-	-	-	-	-	-	-	-	-	-	40	-
3120-06-000	NSF Charges	100	-	-	-	-	-	-	-	-	-	-	-	100	-
3120-09-000	Misc.Tenant Income	20	-	-	-	-	-	-	-	-	-	-	-	20	-
3129-00-000	Total Other Tenant Income	5,377	4,043	-	-	1,209	1,209	-	-	436	436	782	782	7,803	6,470
3199-00-000	NET TENANT INCOME	907,761	703,391	110,051	110,051	131,146	131,146	67,035	67,035	215,566	216,600	134,029	134,029	1,565,587	1,362,251
3400-00-000	GRANT INCOME														
3401-00-000	PH Operating Subsidy	3,477,112	3,546,749	302,701	268,871	279,506	268,871	209,542	188,210	434,606	376,420	271,658	241,984	4,975,124	4,891,106
3417-00-000	Grant Income County	125,000	125,000	-	-	-	-	-	-	-	-	-	-	125,000	125,000
3499-00-000	TOTAL GRANT INCOME	3,602,112	3,671,749	302,701	268,871	279,506	268,871	209,542	188,210	434,606	376,420	271,658	241,984	5,100,124	5,016,106
3600-00-000	OTHER INCOME														
3611-01-000	Investment Income Unrestricted	6,924	-	-	-	-	-	-	-	-	-	-	-	6,924	-
3615-00-000	FSS Interest Income	(7,243)	-	-	-	-	-	-	-	-	-	-	-	(7,243)	-
3650-00-000	Miscellaneous Other Income	3,000	3,000	-	-	-	-	-	-	1,275	-	-	-	4,275	3,000
3699-00-000	TOTAL OTHER INCOME	2,681	3,000	-	-	-	-	-	-	1,275	-	-	-	3,956	3,000
3999-00-000	TOTAL INCOME	4,512,554	4,378,140	412,752	378,922	410,652	400,017	276,577	255,245	651,447	593,020	405,686	376,013	6,669,667	6,381,357

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries-Direct	403,701	607,427	84,595	74,934	46,966	57,991	32,446	39,668	67,128	81,823	42,647	52,483	677,482	914,326
4110-03-000	Compensated Absences	49,668	39,554	8,296	4,927	6,420	4,021	5,884	4,813	12,089	9,814	5,702	3,573	88,060	66,702
4110-04-000	Administrative Benefit	110,673	95,908	29,137	13,157	12,248	9,231	8,262	6,284	16,896	13,005	11,238	8,403	188,454	145,988
4110-05-000	Fed ER-Paid Tax Expense	56,296	67,049	8,712	7,089	5,746	5,922	4,590	4,688	9,420	9,607	5,115	5,267	89,879	99,623
4110-06-000	CA ER-Paid Tax Expense	4,524	7,450	939	788	523	658	405	521	840	1,067	463	585	7,694	11,069
4110-07-000	Adm WorkComp Benefits	9,182	23,143	1,870	2,855	1,079	2,209	708	1,511	1,461	3,117	988	2,000	15,289	34,836
4110-08-000	Other Post Employment Benefit	5,477	19,382	-	2,022	-	1,586	-	1,451	-	2,973	-	1,414	5,477	28,827
4110-09-000	Pension Expense (GASB 68) Adm	209,051	193,822	27,516	20,218	15,009	15,855	9,649	14,510	21,441	29,734	12,865	14,135	295,530	288,274
4110-13-000	Maint WorkComp Benefits	9,315	13,961	755	1,068	755	1,068	795	1,083	1,612	2,199	647	915	13,878	20,293
4110-99-000	Total Administrative Salaries	857,887	1,067,696	161,820	127,057	88,745	98,541	62,739	74,530	130,888	153,339	79,665	88,775	1,381,744	1,609,938
4130-00-000	Legal Expense														
4130-01-000	Unlawful Detainers	11,692	13,129	187	1,774	-	1,774	4,000	1,242	4,667	2,484	-	1,597	20,546	22,000
4130-03-000	Tenant Screening	984	895	-	121	-	121	-	85	-	169	-	109	984	1,500
4130-04-000	General Legal Expense	162,185	61,468	16,890	8,306	12,874	8,306	8,812	5,815	22,181	11,629	11,279	7,476	234,221	103,000
4131-00-000	Total Legal Expense	174,861	75,492	17,076	10,202	12,874	10,202	12,812	7,141	26,847	14,282	11,279	9,181	255,750	126,500
4139-00-000	Other Admin Expenses														
4140-00-000	Staff Training	2,887	2,984	194	403	194	403	136	282	296	565	175	363	3,883	5,000
4140-10-000	Conferences	467	-	-	-	-	-	-	-	-	-	-	-	467	-
4150-00-000	Travel	864	1,194	415	161	415	161	291	113	581	226	374	145	2,940	2,000
4160-00-000	Consulting	50,000	19,880	9,204	2,686	8,649	2,686	5,875	1,881	12,239	3,761	7,506	2,418	93,474	33,312
4171-00-000	Auditing Fees	8,000	8,355	1,333	1,129	1,333	1,129	1,067	790	1,333	1,581	1,333	1,016	14,400	14,000
4173-00-000	COCC-Management Fee	311,194	309,521	41,493	41,827	41,493	41,827	31,119	29,279	57,052	58,558	36,306	37,644	518,657	518,657
4173-01-000	COCC-Bookkeeping Fee	26,784	26,640	3,571	3,600	3,571	3,600	2,678	2,520	4,910	5,040	3,125	3,240	44,640	44,640
4173-02-000	COCC-Asset Management Fee	35,712	35,520	4,762	4,800	4,762	4,800	3,571	3,360	6,547	6,720	4,166	4,320	59,520	59,520
4182-00-000	Contract Labor	14,980	5,968	898	806	898	806	674	565	1,235	1,129	786	726	19,472	10,000
4189-00-000	Total Other Admin Expenses	450,888	410,061	61,871	55,414	61,315	55,414	45,411	38,790	84,195	77,579	53,772	49,872	757,452	687,129

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4190-00-000	Miscellaneous Admin Expenses														
4190-01-000	Membership and Fees	319	179	-	24	-	24	-	17	-	34	-	22	319	300
4190-02-000	Publications	4,561	4,774	666	645	666	645	466	452	933	903	600	581	7,892	8,000
4190-03-000	Advertising	8,119	2,984	-	403	-	403	-	282	-	565	-	363	8,119	5,000
4190-04-000	Office Supplies	11,859	8,952	259	1,210	241	1,210	273	847	1,864	1,694	462	1,089	14,959	15,000
4190-06-000	IT Hardwares	2,381	2,387	297	323	297	323	223	226	409	452	260	290	3,867	4,000
4190-07-000	Telephone	4,058	5,073	475	685	760	685	336	480	1,973	960	403	617	8,005	8,500
4190-08-000	Postage	20,103	15,580	771	771	755	755	575	575	1,006	1,006	680	680	23,891	19,368
4190-09-000	Software License Fees	10,008	8,952	1,490	1,210	1,269	1,210	787	847	1,838	1,694	1,094	1,089	16,486	15,000
4190-10-000	Copiers	4,202	-	-	-	-	-	-	-	-	-	-	-	4,202	-
4190-11-000	Printer Supplies	550	1,000	-	-	-	-	-	-	207	-	-	-	756	1,000
4190-12-000	IT Software	3,783	62,661	309	8,468	256	8,468	159	5,927	371	11,855	221	7,621	5,099	105,000
4190-13-000	Internet	13,141	8,355	(3,665)	1,129	2,807	1,129	4,462	790	335	1,581	(3,143)	1,016	13,936	14,000
4190-16-000	Office Events	3,154	597	-	81	-	81	-	56	-	113	-	73	3,154	1,000
4190-17-000	Temporary Administrative Labor	70,000	-	-	-	-	-	-	-	-	-	-	-	70,000	-
4190-18-000	Small Office Equipment	712	597	-	81	-	81	-	56	-	113	-	73	712	1,000
4190-19-000	Commissioners Expense	-	298	-	40	-	40	-	28	-	56	-	36	-	500
4190-20-000	Bank/Processing Fees	16,025	17,903	2,974	2,419	2,974	2,419	2,087	1,694	4,161	3,387	2,674	2,177	30,895	30,000
4190-21-000	Sponsorships	267	-	-	-	-	-	-	-	-	-	-	-	267	-
4190-22-000	Other Misc Admin Expenses	17,531	8,343	(987)	1,127	(987)	1,127	(411)	789	3,690	1,578	(2,471)	1,015	16,365	13,980
4190-23-000	IT Services	108,621	41,774	16,199	5,645	14,580	5,645	9,360	3,952	20,921	7,903	12,819	5,081	182,500	70,000
4191-00-000	Total Miscellaneous Admin Expenses	299,390	190,408	18,789	24,262	23,618	24,246	18,318	17,018	37,708	33,893	13,598	21,821	411,421	311,648
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,783,027	1,743,657	259,556	216,934	186,553	188,402	139,281	137,479	279,638	279,093	158,313	169,649	2,806,368	2,735,215
4200-00-000	TENANT SERVICES														
4220-01-000	Other Tenant Svcs.	37,114	28,763	1,240	1,240	1,240	1,240	2,548	2,548	4,163	4,163	1,876	1,876	48,180	39,830
4230-01-000	Tenant Relocation	2,899	2,246	-	-	-	-	-	-	1,660	1,660	-	-	4,559	3,907
4299-00-000	TOTAL TENANT SERVICES EXPENSES	40,013	31,010	1,240	1,240	1,240	1,240	2,548	2,548	5,823	5,823	1,876	1,876	52,739	43,737

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4300-00-000	UTILITIES														
4310-00-000	Water	262,686	213,760	11,561	12,139	20,213	21,223	19,252	20,215	23,694	24,878	22,012	23,113	359,417	315,328
4320-00-000	Electricity	114,627	93,277	3,185	3,344	5,465	5,738	2,369	2,488	18,629	19,561	2,001	2,101	146,276	126,509
4320-01-000	Electricity-Vacant Units	106	86	32	33	35	37	-	-	-	-	-	-	173	156
4330-00-000	Gas	303,925	247,319	2,399	2,519	2,257	2,370	936	983	13,787	14,476	1,418	1,489	324,722	269,156
4330-01-000	Gas-Vacant Units	-	-	53	56	14	15	-	-	-	-	-	-	67	70
4340-00-000	Garbage/Trash Removal	264,425	215,176	17,318	16,440	28,643	28,932	18,254	17,520	65,873	66,000	24,913	25,200	419,427	369,268
4390-00-000	Sewer	343,643	279,640	27,920	27,920	48,816	48,816	41,300	41,300	84,000	84,000	43,934	43,934	589,613	525,610
4399-00-000	TOTAL UTILITY EXPENSES	1,289,412	1,049,259	62,468	62,451	105,443	107,131	82,112	82,506	205,983	208,915	94,279	95,837	1,839,696	1,606,098
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	306,415	366,419	24,767	28,026	24,767	28,026	26,152	28,425	52,971	57,712	21,219	24,022	456,290	532,629
4410-03-000	Maintenance - Temporary Labor	36,423	-	-	-	-	-	-	-	-	-	-	-	36,423	-
4410-05-000	Employee Benefit Contribution-Maint.	130,011	78,532	7,906	5,039	7,906	5,039	13,903	6,775	28,225	13,755	6,776	4,319	194,726	113,458
4411-00-000	Maintenace Uniforms	4,504	2,685	-	363	-	363	-	254	-	508	-	327	4,504	4,500
4413-00-000	Vehicle Gas, Oil, Grease	7,247	8,952	976	1,210	976	1,210	683	847	1,366	1,694	878	1,089	12,125	15,000
4419-00-000	Total General Maint Expense	484,599	456,587	33,648	34,637	33,648	34,637	40,738	36,301	82,561	73,668	28,873	29,756	704,067	665,586
4420-00-000	Materials														
4420-02-000	Supplies-Appliance	59,565	46,163	3,788	3,788	9,510	9,510	6,242	6,242	12,378	12,378	6,886	6,886	98,368	84,966
4420-03-000	Supplies-Decorating	6,120	4,743	493	493	1,743	1,743	2,394	2,394	1,154	1,154	1,815	1,815	13,719	12,342
4420-04-000	Supplies-Electrical	3,914	3,033	4,912	4,912	224	224	55	55	9,248	9,248	1,360	1,360	19,713	18,832
4420-05-000	Supplies-Exterminating	16	12	-	-	-	-	-	-	-	-	-	-	16	12
4420-06-000	Supplies-Janitorial/Cleaning	10,760	8,339	1,235	1,235	538	538	743	743	710	710	588	588	14,574	12,153
4420-07-000	Supplies-Maint/Repairs	20,713	16,052	1,758	1,758	8,099	8,099	7,858	7,858	7,553	7,553	246	246	46,227	41,566
4420-08-000	Supplies-Plumbing	18,913	14,658	3,629	3,629	2,792	2,792	2,071	2,071	2,491	2,491	2,152	2,152	32,047	27,792
4420-09-000	Supplies-Tools and Equipment	40,838	11,649	-	-	-	-	-	-	-	-	-	-	40,838	11,649
4420-11-000	Supplies-General Materials	11,571	8,968	1,392	1,392	971	971	1,231	1,231	2,617	2,617	1,188	1,188	18,971	16,368
4429-00-000	Total Materials	172,409	113,617	17,206	17,206	23,876	23,876	20,595	20,595	36,151	36,151	14,235	14,235	284,472	225,680

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4430-00-000	Contract Costs														
4430-01-000	Contract-Alarm/Extinguisher	-	-	131	131	-	-	-	-	-	-	-	-	131	131
4430-02-000	Contract-Appliances	200	155											200	155
4430-03-000	Contract-Building Repairs	24,692	19,136	15,080	7,000	13,333	7,000	14,200	7,000	19,245	7,000	12,000	7,000	98,551	54,136
4430-05-000	Contract-Decorating/Painting	-	-	-	-	3,400	2,000	-	-	3,827	2,000	1,900	1,900	9,127	5,900
4430-06-000	Contract-Electrical	13,379	10,369	-	-	-	-	-	-	4,163	1,500	400	400	17,942	12,269
4430-07-000	Contract-Pest Control	48,080	37,262	6,147	6,147	5,562	5,562	1,724	1,724	6,715	6,715	8,332	8,332	76,560	65,742
4430-08-000	Contract-Floor Covering	18,324	14,201	2,662	2,000	5,857	4,000	5,324	4,000	18,777	6,000	-	-	50,944	30,201
4430-09-000	Contract-Grounds	235,585	152,579	32,108	32,108	36,660	36,660	37,848	28,500	39,356	32,000	20,556	20,000	402,114	301,847
4430-10-000	Contract-Janitorial/Cleaning	57,420	44,501	6,720	6,720	19,268	19,268	9,353	9,353	7,753	7,753	7,720	7,720	108,234	95,315
4430-11-000	Contract-Plumbing	69,844	54,129	667	667	12,717	9,000	3,813	3,813	15,100	9,000	4,540	4,540	106,681	81,149
4430-12-000	Contract-Window Covering	-	-	2,187	400	-	-	20	20	81	81	-	-	2,288	501
4430-13-000	Contract-HVAC	51,824	40,164	2,251	2,251	-	-	773	773	19,812	10,000	9,780	2,000	84,441	55,189
4430-14-000	Contract-Vehicle Maintenance	4,696	3,639	511	511	511	511	358	358	716	716	460	460	7,252	6,195
4430-16-000	Contract-Maintenance Consultants	2,320	1,798	2,420	2,420	309	309	232	232	1,481	1,481	271	271	7,033	6,511
4430-17-000	Contract-Elevator Monitoring	-	-	-	-	-	-	-	-	7,249	7,267	-	-	7,249	7,267
4430-19-000	Contract-Sprinkler Monitoring	1,602	1,241	214	214	213	213	160	160	18,220	10,000	187	187	20,596	12,015
4430-23-000	Contract-Consultants	27,310	21,165	2,680	2,680	2,680	2,680	2,189	2,189	3,416	3,416	2,435	2,435	40,709	34,564
4430-99-000	Contract Costs-Other	1,660	1,287	900	900	-	-	-	-	1,967	1,967	-	-	4,527	4,153
4439-00-000	Total Contract Costs	556,936	401,625	74,678	64,149	100,511	87,203	75,995	58,123	167,878	106,896	68,581	55,244	1,044,579	773,240
4499-00-000	TOTAL MAINTENACE EXPENSES	1,213,944	971,830	125,533	115,992	158,035	145,716	137,327	115,018	286,591	216,716	111,688	99,235	2,033,118	1,664,507

**Property Comparison  
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4500-00-000	GENERAL EXPENSES														
4510-05-000	Insurance Claim Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4510-10-000	Property Insurance	176,581	183,933	12,018	12,500	12,367	12,900	7,897	8,300	17,338	18,050	12,386	12,920	238,586	248,603
4510-20-000	Liability Insurance	30,789	31,400	3,250	3,400	3,249	3,400	2,679	2,800	4,546	4,700	2,919	3,040	47,432	48,740
4510-30-000	Auto Insurance	18,386	18,500	2,310	2,600	2,310	2,600	1,617	1,800	3,233	3,600	2,079	2,310	29,934	31,410
4510-40-000	Directors and Officers Insurance	37,020	37,000	4,290	4,290	4,292	4,290	3,048	3,050	5,808	5,810	3,876	3,900	58,334	58,340
4510-50-000	Flood Insurance	-	-	-	-	-	-	-	3,166	-	-	-	-	-	3,166
4510-60-000	Cyber Insurance	-	3,450	-	450	-	250	-	250	-	450	-	250	-	5,100
4521-00-000	Misc. Taxes/Liscenses/Insurance	1,920	50	240	50	120	50	120	50	540	50	120	50	3,060	300
4570-00-000	Bad Debt-Tenant Rents	-	8,952	-	1,210	-	1,210	-	847	-	1,694	-	1,089	-	15,000
4580-00-000	Security-Locksmith Service	4,758	2,984	-	403	903	403	210	282	-	565	144	363	6,015	5,000
4589-00-000	Language Efficiency Program Costs	933	723	-	-	-	-	-	-	-	-	-	-	933	723
4590-00-000	Other General	855	663	112	-	72	-	83	-	1,624	-	-	-	2,746	663
4599-00-000	TOTAL GENERAL EXPENSES	271,242	287,654	22,220	24,903	23,314	25,103	15,653	20,545	33,090	34,918	21,523	23,922	387,041	417,045
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-000	Tenant Utility Payments	286,831	222,294	4,595	4,595	1,377	1,377	1,287	1,287	1,371	1,371	768	768	296,228	231,691
4715-03-000	FSS Escrow Payments	51,647	66,657	-	-	-	-	-	-	-	-	-	-	51,647	66,657
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	338,477	288,951	4,595	4,595	1,377	1,377	1,287	1,287	1,371	1,371	768	768	347,875	298,348
4800-00-000	FINANCING EXPENSE														
4856-00-000	Debt Service/Interest Expense	4,545	27,452	606	3,710	606	3,710	379	2,597	909	5,194	529	3,339	7,574	46,000
4899-00-000	TOTAL FINANCING EXPENSES	4,545	27,452	606	3,710	606	3,710	379	2,597	909	5,194	529	3,339	7,574	46,000
5233-00-000	Gain/loss from prpt Dmge & Ins Prcd							-	-	-	-	-	-	-	-
8000-00-000	TOTAL EXPENSES	4,940,660	4,399,812	476,217	429,825	476,567	472,679	378,586	361,980	813,405	752,029	388,976	394,625	7,474,411	6,810,949
9000-00-000	NET INCOME	(428,106)	(21,672)	(63,466)	(50,902)	(65,915)	(72,661)	(102,009)	(106,735)	(161,958)	(159,009)	16,710	(18,612)	(804,744)	(429,593)
3660-00-000	Transfer-in from PHCFP	251,265	21,672	40,856	50,902	40,856	72,661	28,600	106,735	57,198	159,009	-	18,612	418,775	429,593
	NET INCOME after transfer	(176,841)	(0)	(22,610)	0	(25,059)	0	(73,409)	0	(104,760)	(0)	16,710	0	(385,969)	0