

Bay Area Headquarters Authority (BAHA) Draft FY 2023-24 Operating and Capital Budget

	Actuals as of 02/28/2023	Adopted FY 2022-23	Draft FY 2023-24	Change in % Increase/(Decrease)	Change in \$ Increase/(Decrease)
Revenue:					
Assessment fee - shared services	\$ 2,385,787	\$ 3,181,049	\$ 4,219,701	32.7%	\$ 1,038,652
Assessment fee - common area	3,067,822	4,090,429	4,654,080	13.8%	563,651
Lease income	7,108,108	10,643,074	10,149,405	-4.6%	(493,669)
Expense reimbursements	93,987	190,400	258,400	35.7%	68,000
Other income - parking	101,751	109,995	103,515	-5.9%	(6,480)
Utility reimbursements	78,854	172,829	96,784	-44.0%	(76,045)
Other income	169,757	11,621	366,963	3057.8%	355,342
Total revenue	13,006,065	18,399,397	19,848,848	7.9%	1,449,451
Expenses:					
Salaries and Benefits	890,307	1,485,099	1,653,147	11.3%	168,048
Overhead	433,134	742,550	826,574	11.3%	84,024
Temp service	-	150,000	200,000	33.3%	50,000
Legal services	-	50,000	52,700	5.4%	2,700
Other contractual services	60,059	450,000	538,750	19.7%	88,750
IT licenses, maintenance	621,470	1,692,300	2,442,884	44.4%	750,584
Audit/tax prep	89,063	134,500	125,000	-7.1%	(9,500)
Supplies	35,794	147,000	167,000	13.6%	20,000
Parking operation	-	350,682	350,682	0.0%	-
Catering	5,903	130,000	30,000	-76.9%	(100,000)
Other expenses	96,861	440,000	300,600	-31.7%	(139,400)
Furniture Replacement	-	-	262,500	100.0%	262,500
Special Event Setups	851	30,000	91,500	205.0%	61,500
Insurance	54,893	65,000	84,066	29.3%	19,066
Art related	19,625	75,000	150,000	100.0%	75,000
Café Space Project	12,523	150,000	200,000	33.3%	50,000
Lease commission	-	500,000	-	-100.0%	(500,000)
Utility	-	-	-	0.0%	-
Cleaning Service	1,548	15,000	20,000	33.3%	5,000
Security	-	50,000	52,500	5.0%	2,500
Contractual services - CW	6,547,788	9,083,191	10,069,429	10.9%	986,238
Total expense	8,869,819	15,740,322	17,617,332	11.9%	1,877,010
Operating surplus/(deficit) before transfers	4,136,246	2,659,075	2,231,515	-16.1%	(427,560)
Transfers in/(out):					
Transfer in from Operating Reserve	-	-	13,739,086	-100.0%	13,739,086
Transfer to BATA	(1,080,623)	-	-	-100.0%	\$ -
Transfer to BATA for FY17 Excess Assessment	-	-	(255,718)	-100.0%	(255,718)
Transfer to MTC for FY17 Excess Assessment	-	-	(220,298)	-100.0%	(220,298)
Transfer to Capital	-	(2,659,075)	(15,494,586)	482.7%	(12,835,511)
Total transfer	(1,080,623)	(2,659,075)	(2,231,516)	-16.1%	427,559
Operating surplus/(deficit)	\$ 3,055,623	\$ -	\$ (0)	\$ -	\$ (0)

Bay Area Headquarters (BAHA) Draft FY 2023-24 Operating and Capital Budget

	Actuals as of 02/28/2023	Adopted FY 2022-23	Building and Commercial Operations- CW	Condo and Shared Services	BAHA Operating	Draft FY 2023-24
Revenue:						
Assessment fee - shared services	\$ 2,385,787	\$ 3,181,049	\$ -	\$ 4,219,701	\$ -	\$ 4,219,701
Assessment fee - common area	3,067,822	4,090,429	-	4,654,080	-	4,654,080
Lease income	7,108,108	10,643,074	10,149,405	-	-	10,149,405
Expense reimbursements	93,987	190,400	-	-	258,400	258,400
Parking	101,751	109,995	103,515	-	-	103,515
Utility reimbursements	78,854	172,829	96,784	-	-	96,784
Other revenue	169,757	11,621	11,968	-	354,995	366,963
Total revenue	13,006,065	18,399,397	10,361,672	8,873,781	613,395	19,848,848
Expenses:						
Salaries and Benefits	890,307	1,485,099	-	1,114,238	538,910	1,653,147
Overhead	433,134	742,550	-	557,119	269,455	826,574
Temp Service	-	150,000	-	100,000	100,000	200,000
Legal services	-	50,000	-	250	52,450	52,700
Other contractual services	60,059	450,000	-	-	538,750	538,750
IT licenses, maintenance	621,470	1,692,300	-	1,659,984	782,900	2,442,884
Audit/tax prep	89,063	134,500	-	56,500	68,500	125,000
Supplies	35,794	147,000	-	132,000	35,000	167,000
Parking operation	-	350,682	320,682	-	30,000	350,682
Catering	5,903	130,000	-	5,000	25,000	30,000
Other expenses	96,861	440,000	-	132,350	168,250	300,600
Special Event Setups	851	30,000	-	91,500	-	91,500
Insurance	54,893	65,000	-	-	84,066	84,066
Furniture Replacement	-	-	-	262,500	-	262,500
Art Related	19,625	75,000	-	-	150,000	150,000
Café Space Project	12,523	150,000	-	-	200,000	200,000
Lease commission	-	500,000	-	-	-	-
Utility	-	-	-	-	-	-
Janitorial	1,548	15,000	-	-	20,000	20,000
Security	-	50,000	-	-	52,500	52,500
Contractual services - CW	6,547,788	9,083,191	5,426,108	4,643,321	-	10,069,429
Total expense w/o depreciation	8,869,819	15,740,322	5,746,790	8,754,762	3,115,780	17,617,332
Operating surplus/(deficit) before transfers	4,136,246	2,659,075	4,614,882	119,019	(2,502,385)	2,231,515
Transfers In/(Out)						
Transfer in from Operating Reserve	-	-	-	-	13,739,086	13,739,086
Transfer to BATA	(1,080,623)	-	-	-	-	-
Transfer to BATA for FY17 Excess Assessment	-	-	-	-	(255,718)	(255,718)
Transfer to MTC for FY17 Excess Assessment	-	-	-	-	(220,298)	(220,298)
Transfer to Capital Reserve	-	(2,659,075)	-	-	(15,494,586)	(15,494,586)
Total transfers	(1,080,623)	(2,659,075)	-	-	(2,231,516)	(2,231,516)
Total Operating Surplus/(Deficit)	3,055,623	-	4,614,882	119,019	(4,733,901)	-

Distribution of Condo Area Fees

<u>FY 2023-24</u>			
	Common Area	Shared Services	Total
BAAQMD	\$ 2,107,138	\$ 1,865,772	\$ 3,972,910
ABAG	221,556	186,822	408,378
BATA/MTC	2,325,386	2,167,107	4,492,493
Total	<u>\$ 4,654,080</u>	<u>\$ 4,219,701</u>	<u>\$ 8,873,781</u>

<u>FY 2022-23</u>			
	Common Area	Shared Services	Total
BAAQMD	\$ 1,856,236	\$ 1,443,560	\$ 3,299,796
ABAG	98,432	287,567	385,999
BATA/MTC	2,135,761	1,449,922	3,585,683
Total	<u>\$ 4,090,429</u>	<u>\$ 3,181,049</u>	<u>\$ 7,271,478</u>

<u>Diff</u>			
BAAQMD	\$ 250,902	\$ 422,212	\$ 673,114
ABAG	123,124	(100,745)	22,379
BATA/MTC	189,625	717,185	906,810
Total	<u>\$ 563,651</u>	<u>\$ 1,038,652</u>	<u>\$ 1,602,303</u>

* Max ABAG assessment fee for FY 2022-24 is \$408,378 based on CC&R Section 2.01(h)(6). Per MTC Commission approval on December 15, 2021, ABAG shared services are paid by MTC and ABAG will pay all Common Area assessments.

	RSF	
MTC/BATA	96,257	45.58%
BAAQMD	95,834	45.38%
ABAG	19,091	9.04%
375 Condo Sq. Ft	211,182 **	42.67%
Total CC&R Sq. Ft.	494,956	57.33%

** Agency Space RSF from CC&R Exhibit B and 15,600 RSF for 1st floor

Building Improvement Fund Life-To-Date (LTD) thru FY 2023-24

Program #	Budget	LTD Budget Thru FY 2022-23	LTD Actuals as of 3/31/2023	Remaining Budget as of 4/17/2023	Draft FY 2023-24	LTD Budget Thru FY 23-24
	Transfer In	\$ 7,188,075	\$ 7,188,075	\$ 5,173,009	\$ 15,494,586	\$ 22,682,661
	In-House Improvement Project					
9160	IT Improvement Project	1,644,000	640,168	1,003,832	1,655,000	3,299,000
9161	Agency Space Modification	950,000	12,196	937,804	750,000	1,700,000
9162	Agency Infrastructure Improvement	520,000	144,749	375,251	8,550,000	9,070,000
9163	Level 1 Public Space Modifications	1,411,000	20,376	1,390,624	-	1,411,000
	Total In-House Project	4,525,000	817,489	3,707,511	10,955,000	15,480,000
	CW Improvement Project					
9180	AHUs1-4 Eyebrow Install	860,000	203,500	656,500		860,000
9181	Building Improvement	3,185,000	994,077	2,190,923	2,407,660	5,592,660
	Total CW Project	4,045,000	1,197,577	2,847,423	2,407,660	6,452,660
	Total Building Improvement Budget	\$ 8,570,000	\$ 2,015,066	\$ 6,554,934	\$ 13,362,660	\$ 21,932,660
	Lease Commissions	\$ -	\$ -		750,000	\$ 750,000
	Net	\$ (1,381,925)	\$ 5,173,009	\$ 1,381,925	\$ 1,381,925	\$ 0