

BAHA Building and 375 Beale Inc. Operations
BAHA Operating Budget by Group
As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue:					
Assessment Fee - Shared Services	\$ 2,068,960	\$ 517,240	\$ (1,551,720)	25%	25%
Assessment Fee - Common Area	3,747,498	936,875	(2,810,623)	25%	25%
Lease income	10,162,288	2,516,270	(7,646,018)	25%	25%
Expense reimbursements	181,000	-	(181,000)	0%	25%
Other income - Parking	188,720	49,939	(138,781)	26%	25%
Other income - Antenna	3,935	955	(2,980)	24%	25%
Other income	-	1,660	1,660	N/A	25%
Interest Income	-	2,243	2,243	N/A	25%
Utility reimbursements	231,816	50,377	(181,439)	22%	25%
Total Operating Revenue	16,584,217	4,075,559	(12,327,219)	25%	25%
Expense:					
Staff Cost (In-House)					
Salaries and Benefits	1,275,660	184,202	(1,091,458)	14%	25%
Overhead	596,590	105,308	(491,282)	18%	25%
Total Staff Cost	1,872,250	289,510	(1,582,740)	15%	25%
Property Management Op Exp (CW)					
375 Beale Inc (SSO)	3,747,498	743,867	(3,003,631)	20%	25%
Building Op Exp	5,088,679	1,643,319	(3,445,360)	32%	25%
Total Property Management Op Exp	8,836,177	2,387,186	(6,448,991)	27%	25%
In-House Op Exp					
375 Beale Inc (SSO)	1,090,510	126,681	(963,829)	12%	25%
Building Op Exp	889,000	115,592	(773,408)	13%	25%
Total In-House Op Exp	1,979,510	242,273	(1,737,237)	12%	25%
Total Operating Exp	12,687,937	2,918,969	(9,768,968)	23%	25%
Total Operating Suplus (Deficit) before Transfer and Depreciation	3,896,280	1,156,590	(2,558,251)	30%	25%
Transfer In/(Out)	(3,896,283)	(1,000,000)	2,896,283	26%	25%
Depreciation	7,314,218	355,282	(6,958,936)	5%	25%
Total Operating Suplus (Deficit)	<u>\$ (7,314,221)</u>	<u>\$ (198,692)</u>			

BAHA Building Operations

As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue					
Lease income	\$ 10,162,283	\$ 2,516,270	\$ (7,646,013)	25%	25%
Expense reimbursements	412,816	50,377	(362,439)	12%	25%
Other income - Parking	188,720	49,939	(138,781)	26%	25%
Other income - Antenna	3,936	955	(2,981)	24%	25%
Other income	-	1,660	1,660	N/A	25%
Interest Income	-	2,209	2,209	N/A	25%
Total Revenue	10,767,755	2,621,410	(8,146,345)	24%	25%
In-House Op Exp					
Salaries and Benefits	636,150	73,244	(562,906)	12%	25%
Overhead	257,650	41,873	(215,777)	16%	25%
Contractual services	180,000	-	(180,000)	0%	25%
IT Licenses, Maintenance	461,000	101,469	(359,531)	22%	25%
Audit/Accounting/Other	75,000	14,123	(60,877)	19%	25%
Other Op Exp	58,000	-	(58,000)	0%	25%
Insurance	20,000	-	(20,000)	0%	25%
Art Related	75,000	-	(75,000)	0%	25%
Lease Commission	20,000	-	(20,000)	0%	25%
Total In-House Op Exp	1,782,800	230,709	(1,552,091)	13%	25%
Property Management Op Exp (CW)					
Contractual services	639,451	133,922	(505,529)	21%	25%
Building Repair and Maint.	1,095,701	200,657	(895,044)	18%	25%
Security	673,711	137,405	(536,306)	20%	25%
Parking	318,984	67,697	(251,287)	21%	25%
Other Op Exp	28,087	6,142	(21,945)	22%	25%
Insurance	256,657	45,659	(210,998)	18%	25%
Utility - Ele	340,807	113,868	(226,939)	33%	25%
Utility - Gas	36,007	5,038	(30,969)	14%	25%
Utility - Water	62,830	9,621	(53,209)	15%	25%
Janitorial Service	964,812	182,300	(782,512)	19%	25%
Landscape	52,828	3,246	(49,582)	6%	25%
Possessory Tax	618,804	737,764	118,960	119%	25%
Total Property Management Op Exp	5,088,679	1,643,319	(3,445,360)	32%	25%
Total Operating Exp	6,871,479	1,874,028	(4,997,451)	27%	25%
Total Operating Suplus (Deficit) before Transfer and Depreciation	3,896,276	747,382	(3,148,894)	19%	25%
Transfer In/(Out)	(3,896,283)	(1,000,000)	2,896,283	26%	25%
Depreciation	7,314,218	355,282	(6,958,936)	5%	25%
Total Operating Suplus (Deficit)	\$ (7,314,225)	\$ (607,900)			

375 Beale Inc. Operations

As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Revenue					
Assessment Fee - Shared Services	\$ 2,068,960	\$ 517,240	\$ (1,551,720)	25%	25%
Assessment Fee - Common Area	3,747,498	936,875	(2,810,623)	25%	25%
Other income	-	-	-	0%	
Interest Income	-	34	34	N/A	25%
Total Revenue	5,816,458	1,454,149	(4,362,309)	25%	25%
In-House Op Exp					
Salaries and Benefits	639,510	110,958	(528,552)	17%	25%
Overhead	338,940	63,435	(275,505)	19%	25%
IT Licenses, Maintenance	707,510	91,144	(616,366)	13%	25%
Audit/Accounting/Other	63,000	11,724	(51,276)	19%	25%
Office Supplies	97,000	8,269	(88,731)	9%	25%
Coffee/Tea Service	110,000	-	(110,000)	0%	25%
Other Op Exp	88,000	15,216	(72,784)	17%	25%
Special Event Setups	25,000	328	(24,672)	1%	25%
Total In-House Op Exp	2,068,960	301,074	(1,767,886)	15%	25%
Property Management Op Exp (CW)					
Contractual services	473,603	100,141	(373,462)	21%	25%
Building Repair and Maint.	815,517	149,347	(666,170)	18%	25%
Security	509,584	102,269	(407,315)	20%	25%
Other Op Exp	20,904	4,571	(16,333)	22%	25%
Insurance	195,826	33,984	(161,842)	17%	25%
Utility - Ele	564,556	167,474	(397,082)	30%	25%
Utility - Gas	26,799	3,749	(23,050)	14%	25%
Utility - Water	46,763	7,161	(39,602)	15%	25%
Janitorial Service	1,046,687	170,853	(875,834)	16%	25%
Landscape	47,259	4,318	(42,941)	9%	25%
Total Property Management Op Exp	3,747,498	743,867	(3,003,631)	20%	25%
Total Operating Exp	5,816,458	1,044,941	(4,771,517)	18%	25%
Total Operating Suplus (Deficit)	\$ -	\$ 409,208			

Property Management Operations (CW)

As of September 30, 2020

	FY2020-21 Budget	Actual YTD	Budget Bal Over/(Under)	% of Budget	Year Expired
Op Exp - Split among 375 Beale Inc. and BAHA Building Operation					
Contractual services	1,050,788	233,598	(817,190)	22%	25%
Building Repair and Maint.	1,911,218	350,004	(1,561,214)	18%	25%
Security	1,175,145	239,674	(935,471)	20%	25%
Parking	318,984	67,697	(251,287)	21%	25%
Other Op Exp	48,991	10,713	(38,278)	22%	25%
Insurance	447,683	79,643	(368,040)	18%	25%
Utility - Ele	594,466	198,619	(395,847)	33%	25%
Utility - Gas	62,806	8,787	(54,019)	14%	25%
Utility - Water	109,593	16,782	(92,811)	15%	25%
Janitorial Service	1,682,909	317,983	(1,364,926)	19%	25%
Landscape	92,147	5,662	(86,485)	6%	25%
Total Op Exp	7,494,730	1,529,162	(5,965,568)	20%	25%
Op Exp - 375 Beale Inc.					
Contractual services	25,232	465	(24,767)	2%	25%
Security	8,150	-	(8,150)	0%	25%
Insurance	4,800	-	(4,800)	0%	25%
Utility - Ele	310,897	82,723	(228,174)	27%	25%
Janitorial Service	328,586	35,170	(293,416)	11%	25%
Landscape	7,940	1,902	(6,038)	24%	25%
Total Op Exp - 375 Beale Inc.	685,605	120,260	(565,345)	18%	25%
Op Exp - BAHA Building Operation					
Contractual services	37,034		(37,034)	0%	25%
Possessory Tax	618,804	737,764	118,960	119%	25%
Total Op Exp - BAHA Building Operation	655,838	737,764	81,926	112%	25%
Total Operating Exp	\$ 8,836,173	\$ 2,387,186	(6,448,987)	27%	25%
Depreciation - BAHA Building Operation	1,514,218	355,282	(1,158,936)	23%	25%
Total Expense	\$ 10,350,391	\$ 2,742,468	\$ (7,607,923)	26%	25%

BAHA Building Development Fund
As of September 2020 - Life To Date

		Budget LTD	Actual LTD	Encumbrances		Total LTD	Budget Balance Over/(Under)	% of Budget
Revenue:								
R1	Insurance Proceeds	\$ 1,817,087	\$ 1,817,087	\$ -	\$	1,817,087	\$ -	100%
R2	Transfer in from MTC	801,160	801,160	-		801,160	-	100%
R3	Transfer in from SAFE	112,910	112,910	-		112,910	-	100%
R4	Transfer in from BATA	6,906,010	6,906,010	-		6,906,010	-	100%
R6	Purchase from ABAG	1,600,000	5,815,497	-		5,815,497	4,215,497	363%
R7	Purchase from Air District	34,000,000	34,141,265	-		34,141,265	141,265	100%
R8	Reimbursement from PG&E	54,601	54,601	-		54,601	-	100%
R9	TFCA Grant	82,000	17,128	-		17,128	(64,872)	21%
R10	Grant Local Match from MTC	119,000	119,000	-		119,000	-	100%
R11	Grant Local Match from Air District	150,000	150,000	-		150,000	-	100%
R12	SPANs Savings	33,000,000	33,000,000	-		33,000,000	-	100%
R13	Capital Contribution (BATA)	193,310,846	193,610,846	-		193,610,846	300,000	100%
R15	Interest Revenue	-	304,737	-		304,737	304,737	-100%
R16	Reimbursement for Capital Expenditure	-	1,156,132	-		1,156,132	1,156,132	-100%
R17	Miscellaneous	-	27,133	-		27,133	27,133	-100%
R18	Transfer in from BAHA Operation	290,781	245,634	-		245,634	(45,147)	-100%
Total Revenue		272,244,395	278,279,140	-		278,279,140	6,034,745	
Expenses:								
	Purchase Building	\$ 93,000,000	\$ 93,000,000	\$ -	\$	93,000,000	\$ -	100%
E1	Building Development	154,207,882	153,548,564	-		153,548,564	(659,318)	100%
E2	Insurance	573,017	573,017	-		573,017	-	100%
E4	Furniture, Fixtures, Equipment	15,000,000	15,000,000	-		15,000,000	-	100%
E5	12V Feed	307,606	307,606	-		307,606	-	100%
E6	EV Station Project	351,000	340,324	-		340,324	(10,676)	97%
E7	Staff Costs	8,404,890	8,262,311	-		8,262,311	(142,579)	98%
E8	Transfer Out	400,000	-	-		-	(400,000)	0%
Total Expenses		272,244,395	271,031,822	-		271,031,822	(1,212,573)	
Transfer to CDF			6,034,745					

**BAHA Commercial Development Fund
As of September 2020 - Life To Date**

Program #	Budget	Tenant Improvements	Commissions	Total	LTD Expense	Enc Amt	Budget Bal Over/(Under)
	Sales Proceeds			\$ 24,139,154			
	Air District Contribution			3,000,000			
	BCDC			2,518,283			
	Cubic Reimbursement for TI			100,000			
				<u>\$ 29,757,437</u>			
9135	T.I. Rutherford and Chekene	\$ 1,112,749	\$ 123,181	\$ 1,235,930	\$ 1,235,930	\$ -	\$ -
9136	Conduent	-	110,975	110,975	110,975	-	-
9137	T.I. Degenkolb	1,834,670	452,740	2,287,410	2,287,410	-	-
9138	T.I. Twilio	8,341,938	1,836,460	10,178,398	10,178,398	-	-
9139	Engineering/Architectural	350,000	-	350,000	350,000	-	-
9140	T.I. Ada's Café	465,454	-	465,454	465,454	-	-
9141	BCDC	7,016,736	-	7,016,736	7,016,736	-	-
9142	Cubic	518,648	44,000	562,648	562,648	-	-
9144	Retail Space	5,049,886	-	5,049,886	4,255,397	303,947	(490,542)
	Total Tenant Improvements	\$ 24,690,081	\$ 2,567,356	\$ 27,257,437	\$ 26,462,948	\$ 303,947	\$ (490,542)
	Transfer Out - Building Improvement			\$ 2,500,000	\$ 2,100,000		\$ (400,000)
	Total Budgeted CDF Expenses			\$ 29,757,437	\$ 28,562,948	\$ 303,947	\$ (890,542)
	Net			\$ -			

Completed Project

BAHA Building Improvement Fund
As of September 2020 - Life To Date

Program #	Program Name	LTD FY2020-21	LTD Expense	Enc Amt	Budget Bal Over/(Under)
	Transfer In	\$4,529,000			
	In-House Improvement Project				
9160	IT Improvement Project	\$984,000	\$360,377	\$229,058	-\$394,565
9161	Agency Space Moditications	350,000	9,314	128,092	-\$212,594
9162	Agency Infrastructure Improvements	320,000	0	300,000	-\$20,000
9163	Level 1 Public Space Modifications	900,000	0	300,000	-\$600,000
	Total In-House Project	<u>\$2,554,000</u>	<u>\$369,691</u>	<u>\$957,150</u>	<u>-\$1,227,159</u>
	CW Improvement Project				
9180	AHUs1-4 Eyebrow Install	\$860,000	\$71,756	\$795,575	\$7,331
9181	Building Improvement	1,115,000	317,847	740,000	-\$57,153
	Total CW Project	<u>\$1,975,000</u>	<u>\$389,603</u>	<u>\$1,535,575</u>	<u>-\$57,153</u>
	Total Building Improvement Budget	<u>\$4,529,000</u>	<u>\$759,294</u>	<u>\$2,492,725</u>	<u>-\$1,284,312</u>