

BAY AREA HEADQUARTERS AUTHORITY (BAHA) FY 2026-27 OPERATING BUDGET

	Actuals 03/31/2026	FY 2025-26 Approved	FY 2026-27 Draft	Change in \$ Increase/(Decrease)	Change in % Increase/(Decrease)
Revenue:					
Assessment fee - shared services	\$ 3,464,051	\$ 4,618,734	\$ 3,918,943	\$ (699,791)	-15.2%
Assessment fee - common area	3,227,751	4,303,668	4,341,440	37,772	0.9%
Lease income	3,362,361	4,502,206	4,699,383	197,177	4.4%
Expense reimbursements	380,282	359,524	309,127	(50,397)	-14.0%
Other income - parking	133,605	151,286	135,136	(16,150)	-10.7%
Utility reimbursements	57,344	68,902	60,629	(8,273)	-12.0%
Other income	135,316	918,509	125,280	(793,229)	-86.4%
Total revenue	\$ 10,760,711	\$ 14,922,829	\$ 13,589,938	\$ (1,332,891)	-8.9%
Expenses:					
Salaries and benefits	\$ 1,272,040	\$ 2,418,546	\$ 2,544,860	\$ 126,314	5.2%
Overhead	621,540	986,607	837,592	(149,015)	-15.1%
Professional fees	103,500	1,121,775	753,058	(368,717)	-32.9%
Computer maintenance and services	1,170,467	2,241,184	2,170,913	(70,271)	-3.1%
Supplies and equipment rental	80,267	277,500	207,000	(70,500)	-25.4%
Other expenses	328,152	1,036,657	747,930	(288,727)	-27.9%
Insurance	44,351	58,784	53,670	(5,114)	-8.7%
Cleaning services	-	45,000	45,000	-	0.0%
Security	-	75,000	75,000	-	0.0%
Contractual services - CW	6,325,996	9,070,091	9,034,937	(35,154)	-0.4%
Total expense	\$ 9,946,314	\$ 17,331,144	\$ 16,469,960	\$ (861,184)	-5.0%
Operating surplus/(deficit) before transfers	\$ 814,397	\$ (2,408,315)	\$ (2,880,022)	\$ (471,707)	19.6%
Transfers in/(out):					
Transfer in from Operating Reserve	\$ 2,408,315	\$ 10,761,345	\$ 4,598,568	\$ (6,162,777)	-57.3%
Transfer to Capital	(8,353,030)	(8,353,030)	(1,718,546)	6,634,484	-79.4%
Total transfer	\$ (5,944,715)	\$ 2,408,315	\$ 2,880,022	\$ 471,707	19.6%
Operating surplus/(deficit)	\$ (5,130,318)	\$ -	\$ -	\$ -	0%

BAY AREA HEADQUARTERS AUTHORITY (BAHA) FY 2026-27 OPERATING BUDGET

	Actuals 03/31/2026	FY 2025-26 Approved	Building and Commercial Operations	375 Beale Condo and Shared Services	BAHA Operating	FY 2026-27 Draft
Revenue:						
Assessment fee - shared services	\$ 3,464,051	\$ 4,618,734	\$ -	\$ 3,918,943	\$ -	\$ 3,918,943
Assessment fee - common area	3,227,751	4,303,668	-	4,341,440	-	4,341,440
Lease income	3,362,361	4,502,206	4,699,383	-	-	4,699,383
Expense reimbursements	380,282	359,524	-	-	309,127	309,127
Parking	133,605	151,286	135,136	-	-	135,136
Utility reimbursements	57,344	68,902	60,629	-	-	60,629
Other revenue	135,316	918,509	-	62,529	62,751	125,280
Total revenue	\$ 10,760,711	\$ 14,922,829	\$ 4,895,148	\$ 8,322,912	\$ 371,878	\$ 13,589,938
Expenses:						
Salaries and benefits	\$ 1,272,040	\$ 2,418,546	\$ -	\$ 1,889,751	\$ 655,109	\$ 2,544,860
Overhead	621,540	986,607	-	604,579	233,014	837,592
Repairs and maintenance	-	-	-	-	-	-
Professional fees	103,500	1,121,775	-	200,038	553,020	753,058
Computer maintenance and services	1,170,467	2,241,184	-	992,576	1,178,337	2,170,913
Supplies and equipment rental	80,267	277,500	-	117,000	90,000	207,000
Other expenses	328,152	1,036,657	420,930	115,000	212,000	747,930
Insurance	44,351	58,784	-	-	53,670	53,670
Cleaning services	-	45,000	-	-	45,000	45,000
Security	-	75,000	-	-	75,000	75,000
Contractual services - CW	6,325,996	9,070,091	4,693,497	4,341,440	-	9,034,937
Total expense w/o depreciation	\$ 9,946,314	\$ 17,331,144	\$ 5,114,427	\$ 8,260,384	\$ 3,095,150	\$ 16,469,960
Operating surplus/(deficit) before transfers	\$ 814,398	\$ (2,408,315)	\$ (219,279)	\$ 62,528	\$ (2,723,272)	\$ (2,880,022)
Transfers In/(Out)						
Transfer in from Operating Reserve	\$ 2,408,315	\$ 10,761,345	\$ -	\$ -	\$ 4,598,568	\$ 4,598,568
Transfer to Capital Reserve	(8,353,030)	(8,353,030)	-	-	(1,718,546)	(1,718,546)
Total transfers	\$ (5,944,715)	\$ 2,408,315	\$ -	\$ -	\$ 2,880,022	\$ 2,880,022
Total Operating Surplus/(Deficit)	\$ (5,130,318)	\$ -	\$ (219,279)	\$ 62,528	\$ 156,750	\$ -

Distribution of Condo Area Fees

Common Area	FY 2025-26		FY 2026-27	
	Approved		Draft	Change \$
BAAQMD	\$ 1,953,004	\$	1,970,145	\$ 17,141
ABAG*	202,494		227,342	\$ 24,848
BATA/MTC	2,148,170		2,143,953	(4,217)
Total	\$ 4,303,668	\$	4,341,440	\$ 37,772
Shared Services				
BAAQMD	\$ 2,095,981	\$	1,778,417	\$ (317,564)
ABAG	217,318		205,217	\$ (12,101)
BATA/MTC	2,305,435		1,935,309	(370,126)
Total	\$ 4,618,734	\$	3,918,943	\$ (699,791)
Grand Total	\$ 8,922,402	\$	8,260,383	\$ (662,019)

* Max ABAG assessment fee for FY 2026-27 is \$432,559 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%
	211,182 **	100.00%
375 Condo Sq. Ft		
375 Beale Condo	211,182 **	42.67%
BAHA Commercial	283,774	57.33%
Total CC&R Sq. Ft.	494,956	100.00%
** Agency Space RSF from CC&R Exhibit B and 15,600 RSF for 1st floor conference room.		

Building Development Budget FY 2026-27

	FY 2025-26 Life-To-Date (LTD)	Actuals as of March 2026 Life-To-Date (LTD)	March 2026 Remaining Balance	FY 2026-27 Draft	FY 2026-27 Life-To-Date (LTD)
Sources					
Insurance proceeds	\$ 1,817,087	\$ 1,885,068	\$ (67,981)	\$ -	\$ 1,817,087
Transfer in from MTC	801,160	801,160	-	-	801,160
Transfer in from SAFE	112,910	112,910	-	-	112,910
Purchase from ABAG	1,600,000	5,015,497	(3,415,497)	-	1,600,000
Purchase from Air District	34,000,000	29,684,243	4,315,757	-	34,000,000
Reimbursement from PG&E	54,601	54,601	-	-	54,601
TFCA Grant	82,000	82,000	-	-	82,000
Grant Local Match from MTC/BATA	119,000	119,000	-	-	119,000
Grant Local Match from Air District	150,000	150,000	-	-	150,000
Capital Contribution (BATA), SPANs & staff costs	285,356,009	285,356,009	-	-	285,356,009
Interest Revenue	-	1,400,196	(1,400,196)	622,857	622,857
Reimbursement for Capital Expenditure	-	1,156,132	(1,156,132)	-	-
Miscellaneous	-	984	(984)	-	-
Transfer in from BAHA Operation	290,781	245,634	45,147	-	290,781
Total Transfer In	\$ 324,383,548	\$ 326,063,433	\$ (1,679,885)	\$ 622,857	\$ 325,006,405
Uses					
Purchase Building	\$ 93,000,000	\$ 93,000,000	\$ -	\$ -	\$ 93,000,000
Building Development	154,207,882	153,941,120	266,762	-	154,207,882
Insurance	573,017	573,317	(300)	-	573,017
Furniture, Fixtures, Equipment	15,000,000	15,000,000	-	-	15,000,000
12V Feed	307,606	307,606	-	-	307,606
EV Charging Station	351,000	340,324	10,676	-	351,000
Staff Costs	8,404,890	8,290,594	114,296	-	8,404,890
Transfer Out	400,000	186,280	213,720	622,857	1,022,857
Total Usage	\$ 272,244,395	\$ 271,639,241	\$ 605,154	\$ 622,857	\$ 272,867,252

Commercial Development Fund Life To Date thru FY 2026-27

Program #	Budget	FY 2025-26 Life-To-Date (LTD)	Actuals as of March 2026 Life-To-Date Actual	March 2026 Remaining Balance	FY 2026-27 Draft			FY 2026-27 Life-To-Date (LTD)
					Tenant Improvements	Commissions	Total	
9143	Transfer In	\$ 52,139,153	\$ 54,424,192	\$ (2,285,039)	\$ -	\$ -	\$ -	\$ 52,139,153
9140	Ada's Café	465,454	279,174	186,280	-	-	-	465,454
9141	BCDC	7,016,736	7,016,736	(0)	-	-	-	7,016,736
9142	Cubic Reimbursement for TI	562,648	562,648	0	-	-	-	562,648
9144	Air District	3,000,000	3,000,000	-	-	-	-	3,000,000
9145	T.I. WETA	220,482	220,482	-	-	-	-	220,482
		<u>\$ 63,404,473</u>	<u>\$ 65,503,232</u>	<u>\$ (2,098,759)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,404,473</u>
9135	T.I. Rutherford and Chekene	\$ 1,235,930	\$ 599,726	\$ 636,204	\$ -	\$ -	\$ -	\$ 1,235,930
9136	Conduent (Xerox)	110,975	110,975	(0)	-	-	-	110,975
9137	T.I. Degenkolb	2,287,410	2,287,410	0	-	-	-	2,287,410
9138	T.I. Twilio	10,178,398	10,178,398	-	-	-	-	10,178,398
9139	Engineering/Architectural	350,000	350,000	-	-	-	-	350,000
9140	T.I. Ada's Café	465,454	279,174	186,280	-	-	-	465,454
9141	BCDC	7,016,736	7,016,736	(0)	-	-	-	7,016,736
9142	Cubic	562,648	562,648	0	-	-	-	562,648
9144	Temazcal	5,049,886	4,760,648	289,238	-	-	-	5,049,886
9145	T.I. WETA	220,482	-	220,482	-	-	-	220,482
	Total Tenant Improvements	<u>\$ 27,477,919</u>	<u>\$ 26,145,715</u>	<u>\$ 1,332,204</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 27,477,919</u>
	Surplus/(deficit) before transfers	<u>\$ 35,926,554</u>	<u>\$ 39,357,517</u>	<u>\$ (3,430,963)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,926,554</u>
	Transfer Out - Building Improvement	<u>\$ 2,500,000</u>	<u>\$ 2,518,283</u>	<u>\$ (18,283)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,500,000</u>
	Net	<u><u>\$ 33,426,554</u></u>	<u><u>\$ 36,839,234</u></u>	<u><u>\$ (3,412,680)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 33,426,554</u></u>

Building Improvement Fund Life-To-Date (LTD)

Program # Budget	FY 2025-26 Life-To-Date (LTD)	Actuals as of March 2026 Life-To-Date (LTD)	March 2026 Remaining Balance	FY 2026-27 Draft	FY 2026-27 Life-To-Date (LTD)
Transfer In from Operating Reserve	\$ 41,319,437	\$ 41,319,437	\$ 21,407,911	\$ 1,718,546	\$ 43,037,983
Transfer In from Building Development Budget - Interest Revenue				622,857	622,857
Total Transfers	\$ 41,319,437	\$ 41,319,437	\$ 21,407,911	\$ 2,341,403	\$ 43,660,840
In-House Improvement Project					
9160 IT Improvement Project	\$ 5,569,500	\$ 2,615,982	\$ 2,953,518	\$ -	\$ 5,569,500
9161 Agency Space Modification	8,378,834	1,865,788	6,513,046	(3,375,689)	5,003,146
9162 Agency Infrastructure Improvement	4,125,565	432,893	3,692,672	(2,200,000)	1,925,565
9163 Level 1 Public Space Modifications	4,532,166	5,167,431	(635,265)	635,265	5,167,431
Total In-House Project	\$ 22,606,065	\$ 10,082,095	\$ 12,523,970	\$ (4,940,424)	\$ 17,665,642
CW Improvement Project					
9180 AHUs1-4 Eyebrow Install	\$ 1,210,258	\$ 577,024	\$ 633,234	\$ 591,403	\$ 1,801,661
9181 Building Improvement	8,740,348	4,403,115	4,337,233	750,000	9,490,348
9182 Façade Repair & Window Replacement	7,512,766	4,799,611	2,713,154	5,940,424	13,453,189
Total CW Project	\$ 17,463,372	\$ 9,779,751	\$ 7,683,621	\$ 7,281,827	\$ 24,745,198
Total Building Improvement Budget	\$ 40,069,437	\$ 19,861,846	\$ 20,207,591	\$ 2,341,403	\$ 42,410,840
9130 Lease Commissions	\$ 1,250,000	\$ 49,680	\$ 1,200,320	\$ -	\$ 1,250,000
Net	\$ -	\$ 21,407,911	\$ -	\$ -	\$ -

Reclasses:

\$635,265 from WE 9161 to 9163 to zero out project

\$1,540,423.50 from WE 9161 to 9182 to adjust for initial façade budget not included in 9182

\$1,200,000 from WE 9161 to 9182 to cover additional façade budget ask

\$750,000 from WE 9162 to 9181 to cover CW asks for Media Source - Screen, UPS Batteries Replacement, and potential TI costs

\$1,450,000 from WE 9162 to 9182 to cover additional façade budget ask