

FY26 LHC Operating Budget vs Actual at April 30, 2026

Prepared for the May LHC Board Meeting

9/10/2025

LHC Operating Budget	Adopted FY26	Actual YTD FY26	Variance from Budget	Notes
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REVENUES:

Home/Nat'l Hsg Trust Fund Pgm & Agency Adm Fees	1,500,000	1,337,282	(162,718)	← General increased activity in Nat'l Housing Trust Fund Pgm.
Rental Properties (VDJ, WB, MC)	1,000,000	1,512,114	512,114	← Change in mgmt contracts made effective November 1. New Mgmt companies will disburse income quarterly to LHC.
Rental Assistance (LHA) - Supportive Housing	1,183,637	1,302,066	118,429	
Homelessness Solutions	988,984	1,640,540	651,556	
Compliance Monitoring - LIHTC Recipients	500,000	639,525	139,525	
Housing Devpmt - LIHTC Fees, M2M & Risk Sharing	2,123,100	2,741,670	618,570	← Nov funding round \$1.6M; Dec award fees \$417K.
Housing Devpmt - Issuer Fees, MRB Appl. Fees	724,000	1,132,489	408,489	
Energy Pgms (LIHEAP, LIHWAP, BILWAP, WAP)	1,323,264	786,835	(536,430)	
Perf-Based Section 8 Contract Administration	4,047,912	3,616,279	(431,633)	
Homeownership - Homebuyer Counseling Programs	58,400	102,602	44,202	
Homeownership - Bond Deal Income	1,261,000	1,084,856	(176,144)	
Disaster Housing Programs - Administrative Fees	4,153,068	3,794,705	(358,363)	
Miscellaneous Income	75,945	66,190	(9,755)	

TOTAL OPERATING REVENUES:	18,939,310	19,757,155	817,845
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EXPENDITURES:

Human Resources	13,723,801	10,468,261	(3,255,540)	
Travel & Training	257,796	93,716	(164,080)	
Operating Services	1,253,853	1,829,308	575,455	← Overage due mainly to ORM payment \$777K.
Building Expenses	577,307	514,506	(62,801)	
Supplies	122,340	40,912	(81,428)	
Auditing	270,240	227,550	(42,690)	
Legal Services	51,500	49,710	(1,790)	
Professional Services	2,209,017	2,916,419	707,402	

TOTAL OPERATING EXPENSES:	18,465,854	16,140,382	(2,325,472)
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INCOME/(LOSS) FROM OPERATIONS:	473,456	3,616,773	3,143,317
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Capital Expenditures	0	0	0
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Income/(Loss) from Operations (incl. Cap. Exps):	473,456	3,616,773	3,143,317
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Transfer from General Fund	0	0	0
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Net Income/(Loss) after Transfer:	473,456	3,616,773	3,143,317
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Overall Comments: Year-to-date cash flow is substantially unchanged at 4/30/2026. LHC YTD operating income is \$3.6M compared to an adjusted \$3.5M at 3/31/2026.