

**STATE OF NEW YORK
DIVISION OF HOUSING AND COMMUNITY RENEWAL**
25 Beaver Street
New York, New York 10004

Name of Local Agency: **Nyack Housing Authority**

Project (Name and Number): **NYS 115 A&B**

Draft 10/11/2022

Summary Of Operating Budget For Year Ending: March 31, 2024

Note: Round out all figures in this budget (including the prior year actual amounts) to the nearest dollar. 3%

(1) Acct No	(2) Account Classification	Cumulative Amounts At End Of				(7) Division Adjustments	(8) Prior Year Actual 2021
		(3) 1st Qtr	(4) 2nd Qtr	(5) 3rd Qtr	(6) 4th Qtr		
INCOME							
3110.1	Basic Rent Schedule Minimum	137,955	275,910	413,865	\$651,820		551,820
3110.2	Dwelling Rent Surcharge **	572,513	1,145,027	1,717,540	\$2,290,053		1,495,497
3110.3	Retroactive Surcharge	1,250	2,500	3,750	\$5,000		16,378
3110.4	Excess Utility Charges	2,648	5,295	7,943	\$10,590		7,754
	Total Dwelling Rent	714,366	1,428,732	2,143,097	\$2,857,463		2,071,449
3111	Less: Dwelling Vacancy Loss	3,168	6,336	9,504	\$12,672		0
	Net Dwelling Rent	711,198	1,422,396	2,133,593	\$2,844,791		\$2,071,449
3390	Net Non-Dwelling Rent	11,799	23,598	35,397	\$47,196		34,063
3510	Sales and Services to Tenants	2,388	4,775	7,163	\$9,550		15,854
3590	Miscellaneous Project Income	8,826	17,652	26,478	\$35,304		143,123.35
3610	Interest Earned	625	1,250	1,875	\$2,500		13,748.68
	Total Operating Income	734,835	1,469,671	2,204,506	\$2,939,341		2,278,238

EXPENSE							
4110	Project Office Salaries	0	0	0	\$0		0
4120	Central Office Salaries	72,825	145,650	218,475	\$291,300		243,383
4130	Legal, Fiscal & Other Fees	29,577	59,154	88,730	\$118,307		46,652
4140	Project Office Expense	0	0	0	\$0		0
4150	Central Office Expense	26,703	53,406	80,108	\$106,811		71,987
	Total Management	129,104	258,209	387,313	\$516,418		362,022
4210.1	Janitorial-Wages (see pg. 3)	0	0	0	\$0		0
4210.2	Janitorial-Other	1,725	3,450	5,175	\$6,900		3,561
4210.3	Exterminating	5,150	10,300	15,450	\$20,600		9,192
4220.1	Security-Wages (See pg. 3)	0	0	0	\$0		0
4220.2	Security-Other	4,910	9,820	14,730	\$19,640		6,206
	Total Operating Services	11,785	23,570	35,355	\$47,140		18,959
4310	Water	12,720	25,440	38,160	\$50,880		66,295
4320	Electricity	24,315	48,629	72,944	\$97,259		71,978
4330	Gas	0	0	0	\$0		0
4340	Heating - Fuel	27,434	54,867	82,301	\$109,734		60,550
4350	Heating-Wages (See pg. 3)	0	0	0	\$0		0
	Total Utilities	64,468	128,936	193,405	\$257,873		198,822
4402	Project Maintenance-Salaries	66,442	132,884	199,326	\$265,768		202,546
4410	Grounds	32,950	65,900	98,850	\$131,800		74,135
4420	Structures	22,500	45,000	67,500	\$90,000		27,853
4430	Painting and Decorating	7,688	15,375	23,063	\$30,750		4,477
4440.1	Plumbing and Gas Systems	10,000	20,000	30,000	\$40,000		16,744
4440.2	Electrical System	3,750	7,500	11,250	\$15,000		3,962
4440.3	Heating and Ventilating System	5,500	11,000	16,500	\$22,000		17,923
4440.4	Elevator System	0	0	0	\$0		0
4460.1	Ranges	1,500	3,000	4,500	\$6,000		1,091
4480.2	Refrigerators	2,000	4,000	6,000	\$8,000		64
4490	Other Equipment	4,125	8,250	12,375	\$16,500		105,803
	Total Repairs and Maintenance	156,455	312,909	469,364	\$625,818		454,598
4710	Insurance	22,000	44,000	66,000	\$88,000		72,070
4713	Municipal Service Charges	0	0	0	\$0		0
4716	Interest on Indebtedness	990	1,980	2,970	\$3,960	0	0
4717	Amortization of Indebtedness	13,199	26,398	39,597	\$52,796		0
4730	Real Estate Taxes	10,853	21,705	32,558	\$43,411		37,756
4740	Pension and Other Funds	87,515	175,031	262,546	\$350,091		276,723
4760	Community Activities	5,850	11,700	17,550	\$23,400		8,188
4770	Collection Losses	0	0	0	\$0		3,500
	Total Other Exp	140,407	280,814	421,221	\$561,628		398,238
	Tot Oper. Exp. Before Prov Res:	502,219	1,004,438	1,506,657	\$2,008,877		1,432,639
4881	Provision for Replacements	2,284	4,568	6,852	\$9,136		39,760
4894	Provision for Painting and Decorating	(500)	(1,000)	(1,500)	-\$2,000		0
4895	Provision for Vacancy & Collection Loss	0	0	0	\$1,841		0
4899	Provision for Oper. Improvements	230,422	460,844	691,265	\$921,687	0	817,884
	Total Oper. Exp. After prov. Res.	734,835	1,469,670	2,204,505	\$2,939,341		2,290,283
	Net Operating Income or (Loss)	0	0	0	\$0		-\$12,050
6100	Miscellaneous Losses	0	0	0	\$0		0
6200	Operating Improvements	0	0	0	\$0		0
	Total Extraordinary Expenses	0	0	0	\$0		0
	Net Income (Loss) Before Subsidy	0	0	0	\$0		(12,045)

Submitted budget, as summarized above, for indicated project is approved subject to any adjustments shown in column (7) and my letter of _____
Date: _____ Assistant Commissioner

STATE OF NEW YORK
DIVISION OF HOUSING AND COMMUNITY RENEWAL
25 Beaver Street
New York, New York 10004

Comparative Analysis of Summary of Proposed Operating Budget

Fiscal Year Ending: March 31, 2024

NYS # 115.A & B

Project: Waldron Terrace & Depew Manor

Housing Authority: Village of Nyack Housing Authority

No. of DUs 136

No. of RR's 576

Factor* .0017

For Division us Only	Expense Classification	Proposed Budget		Prior Year Actual (FY 13)	
		Total	per RR Total	Total	per RR Total
a. Total Management		\$516,418	\$8,779	\$362,022	\$724
b. Total Operating Services		\$47,140	\$801	\$18,959	\$38
c. Total Repairs & Maintenance (excluding painting expenses)		\$595,068	\$10,116	\$450,121	\$900
d. Aver. Ann. Painting Estimate		\$30,750	\$523	\$4,477	\$9
e. Social & Community Services		\$23,400	\$398	\$8,188	\$16
f. Insurance		\$88,000	\$1,496	\$72,070	\$144
g. Employee Benefits Contribution		\$350,061	\$5,951	\$276,723	\$553
h. Total "M&O" (Excluding Utilities) (Sum of a. through g.)		\$1,650,838	\$28,064	\$1,192,561	\$2,385
i. Water		\$50,880	\$865	\$66,295	\$133
j. Electricity		\$97,259	\$1,663	\$71,978	\$144
k. Gas		\$0	\$0	\$0	\$0
l. Fuel		\$109,734	\$1,865	\$60,550	\$121
m. Heating Salaries		\$0	\$0	\$0	\$0
n. Total Utilities		\$257,873	\$4,384	\$198,822	\$398
o. Total "M&O" (Including Utilities) (Sum of h. Plus n.)		\$1,908,710	\$32,448	\$1,391,383	\$2,783

Subsidy (Housing Authority Only)	Personnel				
	Value of Tax Exemption	Authorized		Budgeted	
		Proj.	Co.	Proj.	Co.
Maximum State Subsidy					
Net Income or Loss	\$0	Administrative	3.25	3.25	49.70
Expense Subsidy (Deficit)		Security			
		Janitorial			
		Maintenance	3.85	3.85	58.88

* The factor is the number 1 divided by the number of RR's.
The annual total multiplied by the factor gives the Per RR/Yr. figure.

** Man Hrs. Per DU - No. of Personnel (incl. Central Office percentage) x No. of Hrs. per work week x 52 divided by No. of DU's.
3.85 x 40 x 52/136=58.88(maintenance)3.25 x 40x52/136=49.70 (admin)

Comments:

Report Prepared by: Toni Keys

Title: Executive Director

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL
 25 Beaver Street, New York, New York 10004

Fiscal Year Ending March 31, 2024

Name of Local Housing Authority Village of Nyack Housing Authority	Project Name and Number Waldfon Terrace Depew Manor	NYS 115A NYS 115B
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OPERATING BUDGET - JUSTIFICATION AND NARRATIVE
ANNUAL REPORT - PROJECT INFORMATION
 (Consolidation Projects - Prepare Separate Sheet For Each Project in Consolidation)

I. BUILDING - DWELLING UNITS - AREAS

	Number of Residential Buildings	Number of Stories	Number of Stairwells	Number of Incinerators	Number of Elevators	Number of Dwelling Units	Number of Rental Rooms
115A	10	2	2	0	0	88	432
115B	2	2	12	0	0	48	144
Total	12	2	14	0	0	136	576
Average Number of Rental Rooms Per Dwelling Unit 4.24							
Gross Floor Area Per Room Not available sq. ft.							
Date of Completion 115A = 1965; 115B = 1968							
Cost of Land Per Square Foot \$ A = .28; B = .50							
Construction Costs Per Cubic-Foot/Per R.R. \$ not available							
Former Population on Site \$ A=0; B = 10							
Total Net Area A = 8.94 acres B = 1.35 acres							
Planted Area A = 7.84 acres B = .99 acres							
Former Site Density Per Gross Acre A = 0 B = 30							
Total Cost of Land A=\$100,000 B=\$27,000 A=1,785,116 B=801,833							
Cost of Buildings A&B = \$2,587,000 A=0 B =not available							
Amount of Government Loan A = 1.1 acres B = .36 acres							
Number of Buildings Demolished on Site B =not available							
Area Covered by Buildings not available acres							
Paved Area A=265/site B = 53/site							
Present Site Density Per Gross Acre							

II. SPECIAL INFORMATION

Amount of Subsidy for Calendar Year	<u>\$56,756</u>	Average Rental Per R/R Without Utilities	all utilities included \$ 207.57/mo
Average Rental Per R/R With Utilities	<u>241.46mo</u>	Number of Vacant Apartments (As of last day of Calendar Year)	<u>6</u>
Vacancy Percentage (As of last day of Calendar Year)	<u>4%</u>	Total Operating Expenses for Calendar Year	\$2,008,877
Average Operating Costs Per R/R	\$155.30	Annual Income - Renal of D.U.'s	
Annual Income - Other Sources	not available	Assessed Valuation of Property at Acquisition	not available
Aggregate Annual Income of Lowest Income Family	\$0.00	Aggregate Annual Income of Highest Income Family	<u>\$115,363</u>
Average Aggregate Annual Income of all families	\$30,770.00		

III. MISCELLANEOUS INFORMATION (Attach additional sheets if necessary)

OPERATING BUDGET PERSONNEL SCHEDULE

FISCAL YEAR ENDING 2024

Ref	Civil Service Classification	POSITION TITLES** (List each position separately if sufficient space. Otherwise, group positions by title and Central Office or Project assignment)	NO OF POSITIONS		MUNIC	SALARIED PERSONNEL - ANNUAL SALARY		LONG STEPS	MINIMUM	MAXIMUM
			AUTHORIZED	PROJECT C.O (a)		MAXIMUM	MINIMUM			

1	PJC-E	Secretary, Village of Nyack Housing Authority *	1 (a)			126,535	185,850	40	14	60.83	89.35
2	AccckFr - C	Account Clerk Typist -	1 (b)			40,709	59,783	40	14	19.57	28.74
3	HPA-C	Housing Program Assistant -	1 (c)			45,574	66,927	40	14	21.91	32.18
4	MM1 - NC	Maintenance Mechanic I -	1 (d)			59,270	87,040	40	14	28.50	41.85
5	MM - NC	Assistant Maintenance Mechanic -	1 (e)			43,201	63,442	40	14	20.77	30.50
6	AMM - NC or AMM - NC	Assistant Maintenance Mechanic -	1 (f)			43,201	63,442	40	14	20.77	30.50
7	AMM - NC	Assistant Maintenance Mechanic -	1 (g)			43,201	63,442	40	14	20.77	30.50
8	PTC1 - NC	Part - Time Clerk - vacant	1 (h)			14,940	21,939	17	14	16.90	24.82
9	HPA-C	Housing Program Assistant -	1 (i)			45,574	66,927	40	14	21.91	32.18
10	HPA-C	Housing Program Assistant	1 (j)			45,574	66,927	35	14	25.04	36.77

* List numerically and use for reference in connection with PAYROLL SUMMARY (Page 3)
CIVIL SERVICE CLASSIFICATION

E - Exempt

C - Competitive

NC - Non Competitive

** Use approved Civil Service Titles only, not office titles
* title change in process

PAYROLL CERTIFIED BY LOCAL CIVIL SERVICE COMMISSION

(a) Show Total number of positions (not pro-rata number) charged to State Projects. Indicate % charged to State in space(s) below. If more than on (1) ratio, note after Number of Positions which ration applies.
 () Each Pay Period
 () At intervals of _____ Pay Periods
 (X) At Time of Any Change in Previously Certified Payroll

(a) 85% (e) 95% (h) 100%
 (b) 90% (f) 95% (i) 100%
 (c) 0% (g) 95% (j) 25%
 (d) 100%

Ratio # 2 - _____ % Charged to State
 Ratio # 1 - (see below) _____ % Charged to State

3110.1 - DWELLING RENT SCHEDULED							\$551,820.00	
Depew Manor 115B				Waldron Terrace 115A				
Unit Size	No. of DU's	Minimum Rent Per Month	Monthly Dwelling Rent Scheduled	Unit Size	No. of DU's	Minimum Rent Per Month	Monthly Dwelling Rent Scheduled	
0 BR	24	248	\$5,952.00	1 BR	17	334	\$5,678.00	
1 BR	24	295	\$7,080.00	2 BR	31	365	\$11,315.00	
BR				3 BR	32	393	\$12,576.00	
BR				4 BR	8	423	\$3,384.00	
BR				BR				
BR				BR				
Totals							48	\$13,032.00
							88	\$32,953.00

TOTAL MONTHLY DWELLING RENT SCHEDULED: \$45,985.00 X 12 = \$551,820.00 (Budget Amount)

3110.2 - DWELLING RENT SURCHARGES

\$2,290,053

1. Current Surcharges for Year Ended March 2021 \$1,110,459.00
2. Scheduled Dwelling Rent for Same Quarter \$551,820.00
3. Current Surcharges (Line 1) as Percentage of Scheduled Rent (Line 2) 201.24%
4. Annual Dwelling Rent Scheduled this Budget (Acct. 3110.1 Above) \$551,820.00
5. Current Percentage (Line 3) or Adjusted Percentage (Explain) **415%**
6. Estimated Surcharges for this Budget ** \$2,290,053.00

Explanation of use of Adjusted, rather than Current Percentage
**** Please note that the surcharge amount includes HAP payments from our tenants that hold a Section 8 Housing Choice Voucher.**

We are anticipating full occupancy during the 2023-2024 budget year bringing revenue to maximum.

We have also been awarded 83 Project Based Vouchers (PBV) that will significantly increase the revenue by an estimated

1.3 million a year. We will also continue to accept Section 8 for our NYS Public Housing units that do not have a PBV.

Number 5 is an adjusted percentage due to the anticipated income from the PBV.

3110.3 - RETROACTIVE SURCHARGES

\$5,000

Explanation: Based on the current retroactive accounts currently owed, we anticipate \$ 5000 in payments.

3110.4 - EXCESS UTILITY CHARGES

\$10,590.00

Explanation:

Electricity:

We are charging for AC's in windows at \$30 per month, prorated @ \$1 per day \$13,200). Estimate 440 months tenants also pay for use of appliances estimate \$350 x 12= 4200

Gas:

Other:

3111 - DWELLING VACANCY LOSS

\$12,672.00

1	2	3	4	5
No of Anticipated Vacancies	Average Duration of Vacancy (Days)	No. of Rent Days Lost Through Vacancies (columns 1 x 2)	Average Monthly Rent Divided by thirty	Dwelling Vacancy Loss (Columns 3 x 4)
6	60	360	35.20	12672

3390 - NET NON-DWELLING RENT

\$47,196.00

Parking Spaces - No. Assigned **90** @ Monthly Rate of **\$10.00** x 12= **\$10,800.00**

COMMUNITY SPACES UNDER LEASE				Annual Amount of Payment
Description of Space	Name of Lessor	Lease Expires		
1 Land lease	NHAC	2049		\$27,996.00
2 Office Space	NHA Section 8 (700 x 12)			\$8,400.00
3 Parking	Tenants	monthly 900 x12		\$10,800.00
TOTAL (lines 1 & 2)				\$47,196.00

Community Spaces Not Under Lease

Est. No. Of Uses/Yr. _____ x Average Charge of \$ _____ \$

Other (explain) _____ \$

BUDGETED TOTAL

\$47,196.00

3510 - SALES AND SERVICES TO TENANTS

\$9,550.00

DESCRIPTION	ANNUAL AMOUNT
Breakage and Damage	\$2,500.00
Fuses, sink stoppers, trays, etc.	\$1,550.00
Sales of Keys, Name Plates	\$500.00
Fumigation and Extermination	
Service charges late fees	\$5,000.00
BUDGET AMOUNT	\$9,550.00

3590 - MISCELLANEOUS PROJECT INCOME

\$35,304.00

DESCRIPTION	ANNUAL AMOUNT
Laundry Machines <i>estimated receipts on contract</i>	\$8,028.00
Lockouts	\$325.00
PSH Management fee	\$26,951.00
Section 8 inspection fee	
BUDGET AMOUNT	\$35,304.00

3610 - INTEREST EARNED

\$2,500.00

On Administration Fund Investments

On Development Fund Investments (After Substantial Completion) \$ _____

Less: Allowable to Off-Site Clearance _____

TOTAL **\$0.00**

4110- PROJECT OFFICE SALARIES

\$0.00

See Estimated Payroll Distribution for Detail. (Page 3)

4120- CENTRAL OFFICE SALARIES

\$291,300

See Estimated Payroll Distribution for Detail. (Page 3)

4130 - LEGAL, FISCAL AND OTHER FEES

Annual Fee of Attorney: \$

Development Administration Other \$ \$ \$118,307.00

DESCRIPTION OF SERVICE	TOTAL FEE	% APPLICABLE TO THIS PROJECT	ANNUAL AMOUNT
Legal Fees		100%	\$58,807.00
Accounting Fees		100%	\$30,000.00
Div. of Housing & Community Renewal Fees			
Collection Agency Fees			
Court Costs			
Other Fees and Expenses (Specify) . <i>AUDIT.</i>		50%	\$15,000.00
Other Board member Fees		100%	\$14,500.00
		BUDGET AMOUNT	\$118,307.00

4140 - PROJECT OFFICE EXPENSES

\$0.00

DESCRIPTION	ANNUAL AMOUNT
Telephone and Fax Travel - Routine Authority Business Travel - Conferences and Meetings Postage Office Supplies Miscellaneous	
<i>We only have one Central Office</i>	
	0
	BUDGET AMOUNT

4150 - CENTRALL OFFICE EXPENSES

\$106,811.00

Include only those items charged to the State project with monthly or unit cost of \$50 or more. List items here.

Telephones, internet, travel, postage, office supplies, software, training, etc.

4210.1- JANITORIAL - WAGES

\$0.00

See Estimated Payroll Distribution for Detail. (Page 3)

4210.2 - JANITORIAL - OTHER

\$6,900.00

DESCRIPTION	ANNUAL AMOUNT
Supplies - (cleaning powder, disinfectants, polish, rags, scouring powder, soap, toilet tissue, wax, etc.)	\$2,000.00
Equipment - (buckets, dust pans, mops, sponges, brooms, etc.)	\$1,500.00
Uniforms - (includes all staff uniforms/ boots(except security)	\$2,400.00
4 X \$600=2400	
No. Unit Cost	
Other - boots for maintenance staff	\$1,000.00
<i>in addition to the two uniforms rain gear and winter outerwear is supplied for staff & training</i>	
TOTAL	\$6,900.00

4210.3 - EXTERMINATING

\$20,600.00

The Estimated Cost For This Item Does Not Include The Cost Of Materials Used on Tenants' Belongings

DESCRIPTION	ANNUAL AMOUNT
Contact For Period From <i>April 1, 2023 to March 31, 2024</i> Materials - Roach Powder, Rat Traps, Mouse Seed, Phosphorous Paste, Etc. Equipment - Bulbs, Sprayers, Flashlights, Etc. Miscellaneous - Describe <i>Termite prevention; carpenter bees, ants, bedbugs</i> bed bug monitoring & treatment	\$9,600.00 \$2,000.00 \$8,000.00 \$1,000.00
BUDGET AMOUNT	\$20,600.00

4220.1 - SECURITY - WAGES

\$0.00

See Estimated Payroll Distribution For Detail (page 3)

4220.2 - SECURITY - OTHER

\$19,640.00

DESCRIPTION	ANNUAL AMOUNT
Uniforms: _____ X \$ _____ Unit Cost _____ Raincoats and Boots Flashlights and Night Sticks <i>phone lines required by 44 control</i> Miscellaneous(\$17000) <i>alarm & camera maintenance as needed & security; sec</i>	\$2,640.00 \$17,000.00 \$19,640.00
BUDGET AMOUNT	\$19,640.00

4310 - WATER

\$50,880

Basis of Charge: (X) METER () FIXTURES
() FRONTAGE () OTHER

Rate if Metered \$ _____ Per Unit Of (_____ Gals.) (_____ Cu. Ft.)

CONSUMPTION	QUARTERS				Per Du/ Per Mo.
	1st	2nd	3rd	4th	
Prior Year Actual 2022	127,660	255,320	382,980	510,640	312.9
Estimate - This Budget	137,500	275,000	412,500	550,000	337.0
<i>COST (10% rate increase)</i>					
Prior Year Actual 2022	\$11,317	\$22,634	\$33,951	\$45,268	\$27.74
Budget Amount	\$12,720	\$25,440	\$38,160	\$50,880	\$31.18

4320. - ELECTRICITY

\$97,259

No. of Electric Ranges: 0
 Rate Classification # _____
 Average Rate Per KWH # supply by other vendor delivery by O&R

anticipated a 25% increase

Cumulative Consumption in KWH units		QUARTERS				Per Du/ Per Mo.
		1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	
CONSUMPTION						
Prior Year Actual	2021 136 du	162,500	364,840	541,840	726,768	445.3
BUDGET		218,000	436,000	654,000	872,000	534.3
Budget Amount		\$14,834	\$51,215	\$71,658	\$97,259	\$59.59
Prior Year Actual	2022	\$12,361	\$42,679	\$59,715	\$77,807	\$47.68

4330 - GAS \$0.00

Type: Natural Manufactured B.T.U. Content/ 1,000 Cu. Ft. _____ B.T.U.:S _____
 Rate Classification # _____ Rate Per _____ Cu. Ft. (Therms) \$ _____

we use the fuel category

Cumulative Consumption in Units of (_____ Cu. Ft.) (Therms)		QUARTERS				Per Du/ Per Mo.
		1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	
CONSUMPTION						
Prior Year Actual						
BUDGET						
Budget Amount						
Prior Year Actual						

4340 - HEATING - FUEL

\$109,734.00

_____ Oil - Cost Per Gallon \$ _____
 Gas - Cost Per Cu. Ft. (Therms) \$ _____
 Amount of Sq. Ft. of EDR Per Apartment _____ Sq. Ft.
 Type of Heating System: Central Group Individual Unit
 Type of Heat: Steam Hot Water Warm Air
 Domestic Hot Water Generation: Conjunction with Heating System
 Gas Fired Heaters Used all year Used Summer Only

Average Annual Degree Days for Locality _____; Prior Year Actual Degree Days _____

anticipated a 44% increase

Cumulative Consumption in Units of (ccf _____ Cu. Ft.) (Therms)		QUARTERS				Per Du/ Per Mo.
		1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	
CONSUMPTION						
Prior Year Actual	136 du	14,948	20,916	40,824	71,226	43.6
BUDGET		21,250	42,500	63,750	85,000	52.1
Budget Amount		\$27,434	\$54,867	\$82,301	\$109,734	\$67.24
Prior Year Actual	2022	\$12,100	\$16,905	\$35,418	\$73,156	\$44.83

4350 - HEATING - WAGES

\$0.00

See Estimated Payroll Distribution for detail (Page 3)

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount					
Last Year's Actual					

4402 - PROJECT MAINTENANCE SALARIES

\$265,768

See Estimated Payroll Distribution For Detail (Page 3)

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$66,442	\$132,884	\$199,326	\$265,768	\$265,768
Last Year's Actual 2019	\$47,807	\$46,709	\$40,742	\$210,017	\$210,017

4410 - GROUNDS

\$131,800.00

MATERIALS	1st	2nd	3rd	4th	TOTAL
Top Soil		Cu. Yds. @			\$1,800
Humus		Cu. Yds. @			
Fertilizer		lbs. @			\$1,800
Grass Seed		LBs. @			\$1,800
Shrubs-Spread:		Type No. @			\$1,800
Tree Replacement		Type No. @			
Total Materials					
Contract Work (Describe - Asphalt, Concrete, Curbing, Fen: <i>landscaping matce</i>)					
Tree & Shrub Replacement - Attache Additional Pages, if necessary) maintenance					
annual fencing repairs/ arborist & tree removal					
<i>misc. court yard projects</i>					
GRAND TOTAL					
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$32,950	\$65,900	\$98,850	\$131,800	\$131,800
Last Year's Actual 2022	\$15,453	\$30,906	\$46,358	\$61,811	\$61,811.00

4420 - STRUCTURES

\$90,000.00

MATERIALS	1st	2nd	3rd	4th	TOTAL
Glass, Putty					\$
Carpentry and Hardware					
Masonry and Plaster					
Roofing and Sheet Metal					
Miscellaneous					
Total Materials					
Non-Routine and/or					
Contract Work (Describe concrete, floors common buildings, hallway repair					
GRAND TOTAL					
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$22,500	\$45,000	\$6,750,000	\$90,000	\$90,000
Last Year's Actual 2022	\$8,653	\$17,306	\$25,958	\$34,611	\$34,611

4430- PAINTING AND DECORATING

\$30,750.00

Explanation: painting and decorating reserve is estimated at the amount of apartments that will be vacated and require rehab

DESCRIPTION	Year Last Painted	Material	Project Labor	Total Cost	
INTERIOR		\$	\$	\$	
Dwellings					
10_Apts. @ \$2300			2300	23000	
Stairwells					
No. _____ @ \$ _____					
Management Space					
Community Building					
Other, Describe Below					
EXTERIOR					
Frame and Trim					
Doors - No. _____ @ \$ _____					
Sash - No. _____ @ \$ _____					
Garbage Sheds - No. _____ @ \$ _____					
Other, Describe Below					
Shades - No. <u>250</u> @ <u>\$25.00</u> other materials		\$6,250 \$1,500		\$6,250 \$1,500	
TOTAL		\$	\$	\$30,750.00	
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$	\$	\$	\$	\$30,750.00

* **Note:** Contract Work shall be indicated by an asterisk (*) following the amount in the "Total Cost" Column

4440.1 - PLUMBING AND GAS SYSTEMS

\$40,000.00

MATERIALS	\$
Fixtures	
Pipes, Fittings, Valves, Etc.	\$10,000
Motors and Controls	
Packing and Washers	\$10,000
Miscellaneous	
Total Materials	\$20,000
Non-Routine Work (Describe) <i>shared plumbing expenses</i>	\$20,000
Contract Work (Describe)	
GRAND TOTAL	\$40,000

4440.2 - ELECTRICAL SYSTEM

\$15,000.00

MATERIALS	\$
Fixtures and Wiring	
Conduit and Fittings	
Fuses, Switches, Sockets, Etc.	
Bulbs, Globes and Lamps	
Miscellaneous	
Total Materials	\$15,000
Non-Routine Work (Describe)	
Contract Work (Describe)	
GRAND TOTAL	\$15,000

4440.3 - HEATING AND VENTILATING SYSTEM

\$22,000.00

MATERIALS	\$				
Boiler Parts					
Fire Box Materials and Refractories					
Operating and Control Parts					
Traps & Valves, F & T Traps, Pipes & Fittings					
Packing and Lubricants					
Miscellaneous					
Total Materials	\$12,000				
Non-Routine Work (describe) <i>Emergency repairs</i>	\$10,000				
Contract Work (Describe)					
GRAND TOTAL	\$22,000				
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$5,500	\$11,000	\$16,500	\$22,000	\$22,000
Last Year's Actual	\$3,400	\$6,799	\$10,199	\$13,598	\$13,598

4440.4 - ELEVATOR SYSTEM

\$0.00

MATERIALS		\$
Elevator Cable		
Car & Hatch Control Parts		
Lubricants		
Motor Parts		
Miscellaneous		
	Total Materials	\$
	Non-Routine Items and Contract Work (Describe)	
	Annual Maintenance Contract - Expires _____	
	Cost per month \$ _____	
	GRAND TOTAL	<u>\$0.00</u>

4480.1 - RANGES

\$6,000.00

MATERIALS		\$
Burner Elements		
Doors, Grids, Hinges, Shelves		
Boilers, Handles, Cocks, Etc.		
Linings, Sides, Splash, Plates, etc.		
Oven Controls		
Miscellaneous		
	Total Materials	\$6,000
	Non-Routine Items (Describe)	
	Contract Work (Describe)	
	GRAND TOTAL	<u>\$6,000</u>

4480.2- REFRIGERATORS

\$8,000.00

MATERIALS		\$
Paint		
Cold Controls, Relays, Etc.		
Hardware		
Trays and Grids		
Gaskets		
Miscellaneous		
	Total Materials	\$4,000
	Non-Routine Items (describe)	
	Contract Work (Describe)	
	GRAND TOTAL	<u>\$4,000</u>

4490 - OTHER EQUIPMENT

\$16,500

MATERIALS	4490.1* Equipment	4490.2* Expendable Supplies	TOTAL
MATERIALS			
Motor Vehicle Operating Costs Including Gasoline and Oil Laundry Equipment	\$7,000		\$7,000
Shop Equipment (Tools, Etc.)	\$8,000		\$8,000
Operating Equipment (Ash Cans, Etc.)			
Recreational and Playground Equipment			
Office Furniture and Equipment	\$1,500		\$1,500
Miscellaneous			
TOTAL			\$16,500

* - Show Cost Estimates for Items Having Useful Life of More Than One Year in this Column.

4710 - INSURANCE

88,000

DESCRIPTION	Amount of Coverage	Term	Annual Gross Premium	Est. Div. Rate %	Budget Amount (Net Annual Premium)	
Public Liability	2,000,000	1 yr	27,000			
Fire Including Rent			35,000			
Boiler			1800			
Automobile			6000			
Hold-Up Burglary			1800			
Fidelity Bond			7000			
Worker's Compensation			3000			
Other - certificates / increases			6400			
						88,000

4313 - MUNICIPAL SERVICE CHARGES

\$0.00

Type of Service	Budget Amount

4716 - INTEREST ON INDEBTNESS

\$3,960

(1) Type of Debt*	From	(2) Six Month Periods of Interest To	(3) Amount of Interest For Period	(4) *** Amount Chargeable to this Budget
<i>Original bonds</i>	<i>April 2, 2021</i>	<i>October 1, 2022</i>	<i>\$2,376</i>	<i>\$2,376</i>
	<i>October 2, 2021</i>	<i>April 1, 2022</i>	<i>\$1,584</i>	<i>\$1,584</i>
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00
	20	20	\$0.00	\$0.00

* BI - Bond Issue; TLN - Temporary Loan Notes

** Same as Column 3 if Interest Periods and Fiscal Year coincide, otherwise deduct from amount in Column 3 the Amount of Interest for any time of the Interest Period outside the Fiscal Year.

Total Interest Chargeable to this Budget \$3,960
Less: Interest Allocated to Off-Site Clearance \$0
Net Interest \$3,960

4717 - PROVISION FOR AMORTIZATION

\$52,796

4730 - REAL ESTATE TAXES

\$43,410.60

ASSESSED VALUATION**	TOTAL TAX RATE*	AMOUNT OF EXEMPTION	AMOUNT OF TAX
NON-EXEMPT \$ _____	_____	\$ _____	_____
EXEMPT \$ _____	_____	\$ _____	_____

* TOTAL TAX RATE PER \$100 OF A.V.

State or County \$ _____ includes sewer, etc. on
 City, Town, or Village _____ undeveloped land, on reassessed
 School _____ land, and PILOT on donated land
 Other (Explain) _____

TOTAL TAX RATE _____

*** If Different A.V.'s Are Used By Taxing Agencies. Use Highest A.V.

4740 - PENSION AND OTHER FUNDS

\$350,061

	Salaries	Estimated Rate	Amount
Subject to Pension Contributions	<u>\$557,068.18</u>	<u>20%</u>	<u>\$111,413.64</u>
Subject to Social Security Payments	<u>557,068</u>	<u>7.65%</u>	<u>42,616</u>
Health Insurance Premium			<u>181,440</u>
Other: (Describe) <i>disability, unemployment, OPEB obligation, allowance for increase</i>			<u>14,592</u>
		TOTAL	<u><u>\$350,061</u></u>

Note: This account reflects cost to Authority of benefits listed. It does NOT include employees' share of the total cost. Only salaries of employees who are members of Retirement System are subject to Pension Contribution. Only salaries, up to legal limit, or employees under Social Security are subject to Social Security Payment. Pension rate will be estimated and will include the rate of employees' contribution assumed by the Authority, if applicable.

4760 - SUPPLEMENTARY COMMUNITY ACTIVITIES

\$23,400.00

DESCRIPTION	4760.1 Salaries	4760.2 Supplies	TOTAL
<i>Board/ Director discretionary activities</i>		<u>15,000</u>	<u>15,000</u>
<i>Resident events - Waldron Terrace</i>		<u>5,000</u>	<u>5,000</u>
<i>Resident events - Depew Manor</i>		<u>3,400</u>	<u>3,400</u>
TOTAL		<u>23400</u>	<u>23400</u>

4770 - COLLECTION LOSSES

\$0.00

Explanation:

4894 - PROVISIONS FOR PAINTING

(\$2,000.00)

	DESCRIPTION	Amount
1.	Total Average Annual Estimate (*Below)	1. \$ _____
2.	Less (1/3) (1/4) of Excess Accumulation of \$ _____	2. \$ _____
	Sub Total	2a. \$ _____
3.	Less: Budgeted Estimate for Account No. 4430	3. \$ _____
4.	BUDGET AMOUNT (For Account 4894)	4. \$ _____
5.	Estimated PAINTING RESERVE Balance as at Beginning of Budge Year	5. \$ _____
6.	Estimated Balance in PAINTING RESERVE at end of this Budget Year (Line 4 plus 5)	6. \$ _____

Basis for Average Annual Cost Estimate

	<u>No. of Yrs. In Cycle</u>	<u>Average Annual Estimate</u>
Estimated Cost of Next Interior Paintin \$ _____ divided by _____	=	\$ _____
Estimated Cost of Next Exterior Paintin \$ _____ divided by _____	=	\$ _____
Estimated Cost of Shade Replacemen \$ _____ divided by _____	=	\$ _____
* TOTAL AVERAGE ANNUAL ESTIMATE		= \$ _____

Painting Contract Data:

Interior - Last Costs in Fiscal Yr. \$ _____ ; Next Scheduled For Fiscal Yr. _____
 Exterior - Last Costs in Fiscal Yr. \$ _____ ; Next Scheduled for Fiscal Yr. _____

4895 - PROVISION FOR VACANCY AND COLLECTION LOSSES

Total Dwelling Rent for this Budget Year \$ _____
 Vacancy and Collection Loss Allowance (Percentage) _____ %
 Total Vacancy and Collection Loss Allowance \$ _____
 Less: Budgeted Dwelling Vacancy Loss _____
 Budgeted Dwelling Collection Loss _____
 Total Budgeted Vacanancy and Collection Loss \$ _____
 Normal Provision for Vacancy and Collection Loss \$ _____
 Maximum Allowable Vacancy and Collection Loss Reserve Based on Quarter Ended _____ \$ _____
 Less: Estimated Vacancy and collection Loss Reserve (Account 2520) as of beginning of their Budget year \$ _____
 Maximum Provision For This Year \$ _____
 Provision for this Budget (Normal Provision or Maximum Provision for this year, whichever is less) \$ _____

4899 - PROVISION FOR OPERATING IMPROVEMENTS \$921,687.00

Note: Use this account for those operating improvements which will be charged to this budget year's operation but which will be actually paid for in future year(s), or for adding to funds previously set aside in prior year(s) for an operating improvement whose cost could not be funded in one year. Operating Improvements consist of additions, alterations, or betterments to a project including fixed or movable equipment (not originally in the project) to improve the operating efficiency of the project, or to effect economies in operation, or to increase the revenue, utility or functions of the project. Ordinary repairs or replacements should not be charged to this account. See also 6210 below.

Sub- Account No.	ITEM	JUSTIFICATION *	Est. DATE OF COMPLETION	EST. COST
	bathroom renovations (5) kitchen renovations (5)			\$75,000.00 \$90,000.00
	2590 offset			\$756,687.00
* If space inadequate, list JUSTIFICATION on an attached sheet				TOTAL EST. COST
				\$921,687.00

6100 - MISCELLANEOUS LOSSES

\$

DESCRIPTION	Estimated Loss

6210 - OPERATING IMPROVEMENTS

\$0.00

Items should be listed here ONLY if reasonably expected to be completed and paid for during this budget year. Do not list any items previously provided for an Account 2590 - Reserve for Operating Improvement (page 19)

Sub- Account No.	ITEM	JUSTIFICATION *	Est. DATE OF COMPLETION	EST. COST
	<i>Some of the items in account 2590 will be completed during 2023-2024</i>			
* If space inadequate, list JUSTIFICATION on an attached sheet				TOTAL EST. COST

ACCT. 2590 RESERVE FOR OPERATING IMPROVEMENTS

BALANCE 10/11/2022 \$1,446,092.00
Date Amount

Sub - Account No.	JOB DESCRIPTION	FISCAL YR. AUTHORIZED	AMOUNT AUTHORIZED	AMOUNT EXPENDED	RESERVE BALANCE
<p>NOTE: Itemize below uncompleted operating improvements which were charged to Provision for Operating Improvements, A/C 4899 in prior years and for which Administration Funds have been withdrawn and set aside to cover the estimated cost of the Operating Improvements.</p>					
	<p><i>unexpected expenditures include, PNA, Fence, watermain breaks; upgrade in computer system, etc. Continuing projects (done in part each year) include:</i></p> <p><i>Bathroom improvements: vanities, mirrors, light bars, lavatory supply and waste lines approx 1500</i></p> <p><i>Showers: single lever controls and all new piping approx. 3500</i></p> <p><i>Handicapped accoutrements: grab bars, alarms, etc. Approx 1500</i></p> <p><i>Furnaces: more efficient units (6 per year or as needed) approx 21000</i></p> <p><i>Additional projects include as per PNA: Depew Manor:</i></p> <p>GFI in apartments \$1260 replace 7 furnaces \$24,500 replace 8 hot water heaters (\$360) \$2880</p> <p>Total Depew Manor \$28,640</p> <p><i>Waldron Terrace:</i></p> <p><i>Gfi installation (2,700)</i></p> <p><i>Bathrooms/ Kitchens/other \$219,361.00</i></p> <p>5 furnaces replaced (17,500); 5 hot water heaters (2,250) Total Waldron Terrace \$241,811</p> <p><i>other emergency projects will be used in this account/ to be determined -</i></p>				<p>\$27,500.00</p> <p>\$28,640.00</p> <p>\$241,811.00</p> <p>\$623,736.00</p>
<p><i>Estimate of charges against this account\$</i></p>					
<p>Totals</p>				\$	\$921,687.00

UNCOMPLETED IMPROVEMENTS CHARGEABLE TO DEVELOPMENT FUNDS

Itemize below Uncompleted Improvements for which <u>Development Funds</u> have been allocated in prior years.						
ITEM No.	ACCOUNT NO.	JOB DESCRIPTION	FISCAL YR. AUTHORIZED	AMOUNT AUTHORIZED	AMOUNT EXPENDED	BALANCE UNEXPENDED
Totals				\$	\$	\$

IMPROVEMENTS CHARGEABLE TO DEVELOPMENT FUNDS

These charges consist of additions, alterations, or betterments to a project (including fixed or moveable equipment not originally in the project) to improve the operating efficiency of the project, or to effect economies in operation, or to increase the revenue, utility or function of the project, and which development funds are available.

ITEM NO.	ACCOUNT NO.	ITEM	JUSTIFICATION	Est. DATE OF COMPLETION	EST. COST
Sub-Tot \$					
ADD: Uncompleted Improvements Chargeable to Development Funds					
TOTAL \$					

* Transfer this figure to appropriate column at bottom of page.