

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**

Summary Of Operating Budget For Year Ending: March 31, 2020

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

(1) Acct No	(2) Account Classification	Cumulative Amounts At End Of				(7) Division Adjustments	(8) Prior Year Actual 2018	FINAL
		(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	\$551,820		506,691	
3110.2	Dwelling Rent Surcharge	269,542	539,083	808,625	\$1,078,166		998,897	
3110.3	Retractive Surcharge	1,250	2,500	3,750	\$5,000		17,560	
3110.4	Excess Utility Charges	2,030	4,060	6,090	\$8,120		7,884	
3111	Total Dwelling Rent	410,777	821,553	1,232,330	\$1,643,106		1,531,032	
	Less: Dwelling Vacancy Loss	2,625	5,250	7,875	\$10,500		0	
3390	Net Dwelling Rent	408,152	816,303	1,224,455	\$1,632,606		\$1,531,032	
3510	Net Non-Dwelling Rent	10,161	20,323	30,484	\$40,645		40,179	
3590	Sales and Services to Tenants	4,400	8,800	13,200	\$17,600		12,809	
3610	Miscellaneous Project Income	7,700	15,400	23,100	\$30,800		35,289	
	Interest Earned	63	125	188	\$250		256	
	Total Operating Income	430,475	860,951	1,291,426	\$1,721,901		1,619,565	
EXPENSE								
4110	Project Office Salaries	0	0	0	\$0		0	
4120	Central Office Salaries	58,798	117,596	176,394	\$235,192		195,339	
4130	Legal, Fiscal & Other Fees	18,800	37,600	56,400	\$75,200		65,390	
4140	Project Office Expense	0	0	0	\$0		0	
4150	Central Office Expense	15,000	30,000	45,000	\$60,000		58,279	
	Total Management	92,598	185,196	277,794	\$370,392		319,008	
4210.1	Janitorial-Wages (see pg. 3)	0	0	0	\$0		0	
4210.2	Janitorial-Other	1,000	2,000	3,000	\$4,000		1,641	
4210.3	Exterminating	4,625	9,250	13,875	\$18,500		9,985	
4220.1	Security-Wages (See pg. 3)	0	0	0	\$0		0	
4220.2	Security-Other	52,428	104,856	157,284	\$209,712		193,489	
	Total Operating Services	58,053	116,106	174,159	\$232,212		205,115	
4310	Water	12,000	24,000	36,000	\$48,000		32,948	
4320	Electricity	25,921	51,842	77,764	\$103,685		86,404	
4330	Gas	0	0	0	\$0		0	
4340	Heating - Fuel	23,606	47,213	70,819	\$94,426		78,688	
4350	Heating-Wages (See pg. 3)	0	0	0	\$0		0	
	Total Utilities	61,528	123,055	184,583	\$246,110		198,040	
4402	Project Maintenance-Salaries	60,030	120,060	180,090	\$240,120		210,017	
4410	Grounds	10,425	20,850	31,275	\$41,700		28,088	
4420	Structures	5,750	11,500	17,250	\$23,000		18,911	
4430	Painting and Decorating	2,250	4,500	6,750	\$9,000		2,375	
4440.1	Plumbing and Gas Systems	4,250	8,500	12,750	\$17,000		14,146	
4440.2	Electrical System	1,000	2,000	3,000	\$4,000		10,024	
4440.3	Heating and Ventilating System	3,000	6,000	9,000	\$12,000		11,046	
4440.4	Elevator System	0	0	0	\$0		0	
4480.1	Ranges	375	750	1,125	\$1,500		2,228	
4480.2	Refrigerators	375	750	1,125	\$1,500		831	
4490	Other Equipment	1,413	2,825	4,238	\$5,650		2,080	
	Total Repairs and Maintenance	88,868	177,735	266,603	\$355,470		299,746	
4710	Insurance	16,750	33,500	50,250	\$67,000		65,399	
4713	Municipal Service Charges	0	0	0	\$0		0	
4716	Interest on Indebtedness	1,782	3,564	5,345	\$7,127		10,295	
4717	Amortization of Indebtedness	13,199	26,398	39,597	\$52,796		52,796	
4730	Real Estate Taxes	9,000	18,000	27,000	\$36,000		30,990	
4740	Pension and Other Funds	78,867	157,733	236,600	\$315,466		210,701	
4760	Community Activities	8,868	17,737	26,605	\$35,473		4,858	
4770	Collection Losses	0	0	0	\$0		143,198	
	Total Other Exp	128,466	256,931	386,397	\$513,862		518,237	
4891	Tot Oper. Exp. Before Prov Res:	429,512	859,023	1,288,535	\$1,718,047		1,540,146	
4894	Provision for Replacements	2,284	4,568	6,852	\$9,136		9,136	
4895	Provision for Painting and Decorating	(500)	(1,000)	(1,500)	-\$2,000		(2,000)	
4899	Provision for Vacancy & Collection Los	0	0	0	\$1,641		1,641	
	Provision for Oper. Improvements	13,750	27,500	41,250	\$55,000		55,955	
	Total Oper. Exp. After prov. Res.	445,456	890,912	1,336,368	\$1,781,824		1,604,878	
6100	Net Operating Income or (Loss)	(14,981)	(29,961)	(44,942)	-\$59,923		\$14,682	
6200	Miscellaneous Losses	0	0	0	\$0		0	
	Operating Improvements	0	0	0	\$0		0	
	Total Extraordinary Expenses	0	0	0	\$0		0	
	Net Income (Loss) Before Subsidy	(14,981)	(29,961)	(44,942)	-\$59,923		14,682	

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, 2020

NYS # 115 A & B

Project: Walton Terrace & Depew Manor

Housing Authority: Village of Nyack Housing Authority

No. of DUs 136

No. of RRs 576

Factor* .017

For Division us Only Average Comparable Projects per RRYear	Expense Classification	Proposed Budget		Prior Year Actual (FY 13)	
		Total	per RR Total	Total	per RR Total
	a. Total Management	\$370,392	\$6,297	\$319,008	\$638
	b. Total Operating Services	\$232,212	\$3,948	\$205,115	\$410
	c. Total Repairs & Maintenance (excluding painting expenses)	\$346,470	\$5,890	\$297,371	\$595
	d. Aver. Ann. Painting Estimate	\$9,000	\$153	\$2,375	\$5
	e. Social & Community Services	\$35,473	\$603	\$4,858	\$10
	f. Insurance	\$67,000	\$1,139	\$65,399	\$131
	g. Employee Benefits Contribution	\$317,736	\$5,402	\$210,701	\$421
	h. Total "M&O" (Excluding Utilities) (Sum of a. through g.)	\$3,378,283	\$23,431	\$1,104,827	\$2,210
	i. Water	\$48,000	\$816	\$32,948	\$66
	j. Electricity	\$103,685	\$1,763	\$86,404	\$173
	k. Gas	\$0	\$0	\$0	\$0
	l. Fuel	\$94,426	\$1,605	\$78,688	\$157
	m. Heating Salaries	\$0	\$0	\$0	\$0
	n. Total Utilities	\$246,110	\$4,184	\$198,040	\$396
	o. Total "M&O" (Including Utilities) (Sum of h. Plus n.)	\$1,624,394	\$27,615	\$1,302,867	\$2,606

Subsidy (Housing Authority Only)	Personnel				
	Authorized		Budgeted		Man Hrs. DU ** Per
Value of Tax Exemption	Proj.	Co.	Proj.	Co.	
Maximum State Subsidy					
Net Income or Loss	\$				45.88
Expense Subsidy (Deficit)	Administrative	3		3	
	Security				
	Janitorial				
	Maintenance				
	(Admin 120 x 52 divided by 136 DU) (Mice 154 x 52 divided by 136 DU)	3.85		3.85	58.88

* The factor is the number 1 divided by the number of RRs.
 The annual total multiplied by the factor gives
 the Per RRYr. 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 DUs.
 3.85 x 40 x 52/136=58.88(maintenance)3 x 40x52/136=45.88 (admin)
 Comments:

Report Prepared by: _____
 Title: _____

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

Fiscal Year Ending March 31, 2020

Name of Local Housing Authority
Village of Nyack Housing Authority

Project Name and Number
**Waldron Terrace
Depew Manor**

NYS 115A
NYS 115B

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 _____ 576/136 = 4.24							
Gross Floor Area Per Room <u>Not available</u> sq. ft.							
Date of Completion <u>115A = 1965; 115B = 1968</u>							
Total Cost of Land A = \$100,000 B = \$27,000							
Cost of Land Per Square Foot A = \$28; B = .50 Cost of Buildings B = 801,833							
Construction Costs Per Cubic-Foot/Per R.R. \$ <u>not available</u> Amount of Government Loan A & B = \$2,587,000 A = 0							
Former Population on Site \$ <u>A=0; B = 10</u> Number of Buildings Demolished B = not available A = 0							
Total Net Area A = 8.94 acres B = 1.35 acres Area Covered by Buildings A = 1.1 acres B = .36 acres							
Planted Area A = 7.84 acres B = .99 acres Paved Area not available _____ acres							
Former Site Density Per Gross Acre A = 0 B = 30 Present Site Density Per Gross Acre A = 265/site B = 53/site							

II. SPECIAL INFORMATION

Amount of Subsidy for Calendar Year	<u>\$61,507.00</u>	Average Rental Per R/R Without Utilities	<u>all utilities included</u> \$ 207.57/mo
Average Rental Per R/R With Utilities	<u>241.46/mo</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>7%</u>	Total Operating Expenses for Calendar Year	<u>\$1,720,317</u>
Average Operating Costs Per R/R	<u>\$155.30</u>	Annual Income - Rental of D.U.'s	_____
Annual Income - Other Sources	<u>not available</u>	Assessed Valuation of Property at Acquisition	<u>not available</u>
Aggregate Annual Income of Lowest Income Family	<u>\$0.00</u>	Aggregate Annual Income of Highest Income Family	<u>\$100,678</u>
Average Aggregate Annual Income of all families	<u>\$30,090.00</u>		

III. MISCELLANEOUS INFORMATION (Attach additional sheets if necessary)

1

OPERATING BUDGET PERSONNEL SCHEDULE

NYS 115A & 115B

FISCAL YEAR ENDING 2020

Ref No.	Civil Service Classification	POSITION TITLES** (List each position seperatly if sufficient space. Otherwise , group positions by title and Central Office or Project assignment)	NO OF POSITIONS AUTHORIZED		MUNIC GRADE	SALARIED PERSONNEL - ANNUAL SALARY					(HOURLY EMPLOYEES) HOURLY RATE	
			PROJECT	C.O (a)		MINIMUM	MAXIMUM	Hours per week	NO. OF INCREMENTS	LONG STEPS	MINIMUM	MAXIMUM
1	PJC--E	Secretary, Village of Nyack Housing Authority *		1 (a)		80,000	140,691	40			38.46	67.64
2	AccCikFr - C	Account Clerk -		1 (b)		31,231	46,717	40			15.01	22.46
3	HPA -C	Housing Program Assistant -		1 (c)		30,940	59,758	40			14.88	28.73
4	MM1 - NC	Maintenance Mechanic I -		1 (d)		55,000	69,347	40			26.44	33.34
5	MM - NC	Assistant Maintenance Mechanic -		1 (e)		22,857	66,019	40			10.99	31.74
6	AMM - NC	Assistant Maintenance Mechanic -		1 (f)		31,850	45,198	40			15.31	21.73
7	AMM - NC or AMM - NC	LFT Assistant Maintenance Mechanic - make ft		1 (g)		31,850	45,386	40			20.42	21.82
8	PTC1 - NC	Part - Time Clerk - eliminating		1 (h)		13,702	0	17			15.50	0.00
9	HPA -C	Housing Program Assistant -		1 (i)		30,940	44,346	40			14.88	21.32
10	HPA -C	Housing Program Assistant		1 (j)		27,898	36,855	35			18.50	19.25

* List numerically and use for reference in connection with PAYROLL SUMMARRY (Page 3)

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.

- CIVIL SERVICE CLASSIFICATION
- E - Exempt
 - C - Competitive
 - NC - Non Competitive

- () Each Pay Period
- () At intervals of ____ Pay Periods
- (X) At Time of Any Change in Previously Certified Payroll
- (X) Other (Describe) annually

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

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

* title change in process

** Use approved Civil Sevice Titles only, not office titles

PAYROLL SUMMARY

(a) Ref. No. *	(b) No. of Positions	(c) Avg. Ann. Sal. For Position In Budget Yr.	(d) Total Salary Expense (b x c)	Amount of Total Charged to this Budget		Acct. # 4110 Project Office Salaries	Acct. #4120 Central Office Salaries	Acct. #4210.1 Janitorial Wages	Acct. # 4220.1 Security Wages	Acct. 4350 Heating Wages	Acct. # 4402 Project Maintenance Salaries	Other Salaries	
				Percent	Amount							Amount	Describe
1	1	\$140,690.68	\$140,690.68	85%	\$119,587.08		\$119,587.08						
2	1	\$46,716.80	\$46,716.80	90%	\$42,045.12		\$42,045.12						
3	1	\$59,758.40	\$59,758.40	0%	\$0.00		\$0.00						
4	1	\$69,347.20	\$69,347.20	100%	\$69,347.20						\$69,347.20		
5	1	\$66,019.20	\$66,019.20	95%	\$62,718.24						\$62,718.24		
6	1	\$45,198.40	\$45,198.40	95%	\$42,938.48						\$42,938.48		
7	1	\$45,385.60	\$45,385.60	95%	\$43,116.32						\$43,116.32		
8	1	\$0.00	\$0.00	100%	\$0.00		\$0.00						
9	1	\$44,345.60	\$44,345.60	100%	\$44,345.60		\$44,345.60						
10	1	\$36,855.00	\$36,855.00	25%	\$9,213.75		\$9,213.75						
	<i>overtime charged to office</i>						\$10,000.00						
	<i>overtime charged to mtce.</i>										\$12,000.00		
	<i>Accruals</i>						\$10,000.00				\$10,000.00		
TOTAL PAYROLL			\$554,316.88		\$433,311.79		\$235,191.55				\$240,120.24		

* Same as on Operating Budget Personnel Schedule, Page 2

3110.1 - DWELLING RENT SCHEDULED							
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 \$1,078,166

1. Current Surcharges for Year Ended March 2018 \$998,897.00
2. Scheduled Dwelling Rent for Same Quarter \$506,691.00
3. Current Surcharges (Line 1) as Percentage of SCHEDULED Rent (Line 2) 197.141%
4. Annual Dwelling Rent Scheduled this Budget (Acct. 3110.1 Above) \$551,820.00
5. Current Percentage (Line 3) or Adjusted Percentage (Explain) 197%
6. Estimated Surcharges for this Budget \$1,078,166.00

Explanation of use of Adjusted, rather than Current Percentage

We are anticipating full occupancy during the 2019-2020 budget year. Revenue will be at max. We also anticipate increase in the surcharge revenue over the previous budget year, since we accept Section 8 for our NYS Public Housing.

We currently anticipate an increase in revenue for the 2020 budget year, which will compensate for our recent decrease in revenue due to vacancies, as well as anticipated decreases, due to job loss.

We also adjusted the percentage by reviewing the surcharge received during the months of April thru Une 2018.

3110.3 - RETROACTIVE SURCHARGES

\$5,000

Explanation: many of the retro accounts have been paid off and I do not anticipate a high number for the 2020 FY

3110.4 - EXCESS UTILITY CHARGES

\$8,120.00

Explanation:

Electricity: *We are charging for AC's in windows at \$30 per month, prorated @ \$1 per day. Estimate 204 months tenants also pay for use of*
 Gas: *appliances estimate \$4000*
 Other:

3111 - DWELLING VACANCY LOSS

\$10,500.00

1 No of Anticipated Vacancies	2 Average Duration of Vacancy (Days)	3 No. of Rent Days Lost Through Vacancies (columns 1 x 2)	4 Average Monthly Rent Divided by thirty	5 Dwelling Vacancy Loss (Columns 3 x 4)
7	60	420	25	10500

3390 - NET NON-DWELLING RENT

\$40,645.00

Parking Spaces - No. Assigned _____ @ Monthly Rate of _____ x 12 = \$ _____

COMMUNITY SPACES UNDER LEASE				
Description of Space	Name of Lessor	Lease Expires	Annual Amount of Payment	
1 Land lease	NHAC	2049	21397	
2 Office Space	NHA Section 8 Tenants	monthly 904 x12	8400	
3 Parking				
			TOTAL (lines 1 & 2)	\$40,645.00

Community Spaces Not Under Lease

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

Other (explain) _____ \$ _____

BUDGETED TOTAL

\$40,645.00

3510 - SALES AND SERVICES TO TENANTS

\$12,600.00

DESCRIPTION	ANNUAL AMOUNT
Breakage and Damage	\$7,000.00
Fuses, sink stoppers, trays, etc.	\$1,550.00
Sales of Keys, Name Plates	\$1,550.00
Fumigation and Extermination	
Service charges late fees	\$7,500.00
BUDGET AMOUNT	\$17,600.00

3590 - MISCELLANEOUS PROJECT INCOME

\$30,800.00

DESCRIPTION	ANNUAL AMOUNT
Laundry Machines <i>estimated receipts on contract</i>	\$7,000.00
Lockouts	
PSM Management fee	\$23,800.00
Section 8 inspection fee	
BUDGET AMOUNT	\$30,800.00

3610 - INTEREST EARNED

\$250.00

On Administration Fund Investments		\$250.00
On Development Fund Investments (After Substantial Completion)	\$	
Less: Allowable to Off-Site Clearance		
TOTAL		\$250.00

4110 - PROJECT OFFICE SALARIES

\$0.00

See Estimated Payroll Distribution for Detail. (Page 3)

4120 - CENTRAL OFFICE SALARIES

\$235,192

See Estimated Payroll Distribution for Detail. (Page 3)

4130 - LEGAL, FISCAL AND OTHER FEES

Annual Fee of Attorney: \$

Development \$
 Administration \$75,200.00
 Other \$

DESCRIPTION OF SERVICE	TOTAL FEE	% APPLICABLE TO THIS PROJECT	ANNUAL AMOUNT
Legal Fees		100%	\$45,000.00
Accounting Fees		100%	\$14,000.00
Div. of Housing & Community Renewal Fees			
Collection Agency Fees			
Court Costs		50%	\$7,800.00
Other Fees and Expenses (Specify) . AUDIT.		100%	\$8,400.00
Other Board member Fees			\$75,200.00
		BUDGET AMOUNT	

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>	
	BUDGET AMOUNT
	0

4150 - CENTRALL OFFICE EXPENSES

\$60,000.00

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.
 installation of new computer system (computers, servers & software)*

4210.1 - JANITORIAL - WAGES

\$0.00

See Estimated Payroll Distribution for Detail. (Page 3)

4210.2 - JANITORIAL - OTHER

\$4,000.00

DESCRIPTION	ANNUAL AMOUNT
Supplies - (cleaning powder, disinfectants, polish, rags, scouring powder, soap, toilet tissue, wax, etc.)	\$900.00
Equipment - (buckets, dust pans, mops, sponges, brooms, etc.)	\$500.00
Uniforms - (includes all staff uniforms except security)	\$1,800.00
4 X \$450=1800	
No. Unit Cost	
Other - Describe 4 winter coats & misc	\$800.00
<i>in addition to the two uniforms rain gear and winter outerwear is supplied for staff & training</i>	
TOTAL	\$4,000.00

42210.3 - EXTERMINATING

\$18,500.00

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

DESCRIPTION	ANNUAL AMOUNT
Contact For Period From April 1, 2019 to March 31, 2020	\$5,500.00
Materials - Roach Powder, Rat Traps, Mouse Seed, Phosphorous Paste, Etc.	\$2,000.00
Equipment - Bulbs, Sprayers, Flashlights, Etc.	
Miscellaneous - Describe <i>Termite prevention; carpenter bees, ants, bedbugs</i> bed bug monitoring & treatment	\$4,000.00 \$7,000.00
BUDGET AMOUNT	\$18,500.00

4220.1 - SECURITY - WAGES

\$0.00

See Estimated Payroll Distribution For Detail (page 3)

4220.2 - SECURITY - OTHER

\$209,712.00

DESCRIPTION	ANNUAL AMOUNT
Uniforms: _____ No. _____ X \$ _____ Unit Cost _____	
Raincoats and Boots	
Flashlights and Night Sticks	\$1,000.00
Miscellaneous (\$5000) <i>alarm & camera maintenance as needed & security; secu</i>	\$208,712.00
BUDGET AMOUNT	\$209,712.00

4310 - WATER

\$48,000

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

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

Cumulative Consumption in Units of (_____ Gals.) (<u>XX</u> Cu. Ft.)	QUARTERS				Per Du/ Per Mo.
	1st	2nd	3rd	4th	
Prior Year Actual 2018	282,410	592,920	918,170	1,213,930	743.8
Estimate - This Budget	305,000	610,000	915,000	1,220,000	747.5
<i>COST (10% rate increase)</i>					
Prior Year Actual 2018	\$3,344	\$10,794	\$17,285	\$32,948	\$20.19
Budget Amount	\$12,000	\$24,000	\$36,000	\$48,000	\$29.41

4320. - ELECTRICITY

\$103,685

No. of Electric Ranges: 0

Rate Classification # _____

Average Rate Per KWH # supply by other vendor delivery by O&R

anticipated a 20% increase

Cumulative Consumption in KWH units	QUARTERS				Per Du/ Per Mo.		
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.			
CONSUMPTION							
Prior Year Actual	2018	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			\$27,815	\$64,566	\$91,475	\$103,685	\$63.53
Prior Year Actual	2018		\$23,179	\$53,805	\$76,229	\$86,404	\$52.94

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

\$94,425.60

_____ 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 20% 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		\$23,606	\$47,213	\$70,819	\$94,426	\$57.86
Prior Year Actual	2018	\$25,271	\$34,175	\$66,072	\$78,688	\$48.22

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

\$240,120

See Estimated Payroll Distribution For Detail (Page 3)

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$60,030	\$120,060	\$180,090	\$240,120	\$240,120
Last Year's Actual	2018 \$47,807	\$46,709	\$40,742	\$210,017	\$210,017

4410 - GROUNDS

\$41,700.00

MATERIALS	Cu. Yds. @	Cu. Yds. @	Lbs. @	Lbs. @	No. @	No. @	Total Materials
Top Soil							\$900
Humus							
Fertilizer							\$900
Grass Seed							\$900
Shrubs-Spread:	Type	Type	No.	No.			\$900
Tree Replacement	Type	Type	No.	No.			\$900
Contract Work (Describe - Asphalt, Concrete, Curbing, Fern Landscaping matce Tree & Shrub Replacement - Attache Additional Pages, If necessary) maintenance annual fencing repairs							
GRAND TOTAL							
misc.							
\$41,700							
QUARTERS	1st	2nd	3rd	4th	TOTAL		
Budget Amount	\$10,425	\$20,850	\$31,275	\$41,700	\$41,700		
Last Year's Actual	2018 \$7,022	\$14,044	\$21,066	\$28,088	\$28,088.00		

4420 - STRUCTURES

\$23,000.00

MATERIALS	GRAND TOTAL				
Glass, Putty	\$				
Carpentry and Hardware	\$23,000				
Masonry and Plaster	\$23,000				
Roofing and Sheet Metal					
Miscellaneous					
Total Materials					
\$23,000					
Non-Routine and/or Contract Work (Describe)					
GRAND TOTAL					
\$23,000					
QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$5,750	\$11,500	\$1,725,000	\$23,000	\$23,000
Last Year's Actual	2018 \$4,728	\$9,456	\$14,183	\$18,911	\$18,911

4430- PAINTING AND DECORATING

\$9,000.00

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				
6_Apts. @ \$900	unknown		900	5400
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>125</u> @ _____ \$ <u>18.00</u> other materials		\$ <u>2,250</u> \$ <u>1,350</u>		\$ <u>2,250</u> \$ <u>1,350</u>
TOTAL		\$	\$	\$ <u>9,000.00</u>

QUARTERS	1st	2nd	3rd	4th	TOTAL
Budget Amount	\$	\$	\$	\$	\$ <u>9,000.00</u>

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

4440.1 - PLUMBING AND GAS SYSTEMS

\$17,000.00

MATERIALS		\$
Fixtures		
Pipes, Fittings, Valves, Etc.		\$6,000
Motors and Controls		
Packing and Washers		\$6,000
Miscellaneous		
Total Materials		\$12,000
Non-Routine Work (Describe)		
<i>shared plumbing expenses</i>		\$5,000
Contract Work (Describe)		
GRAND TOTAL		<u>\$17,000</u>

4440.2 - ELECTRICAL SYSTEM

\$4,000.00

MATERIALS		\$
Fixtures and Wiring		
Conduit and Fittings		
Fuses, Switches, Sockets, Etc.		
Bulbs, Globes and Lamps		
Miscellaneous		
Total Materials		\$4,000
Non-Routine Work (Describe)		
Contract Work (Describe)		
GRAND TOTAL		<u>\$4,000</u>

4440.3 - HEATING AND VENTILATING SYSTEM

\$12,000.00

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		\$6,000			
Non-Routine Work (describe)					
<i>Emergency repairs</i>		\$6,000			
Contract Work (Describe)					
GRAND TOTAL		<u>\$12,000</u>			
QUARTERS					
Budget Amount	1st	2nd	3rd	4th	TOTAL
	\$3,000	\$6,000	\$9,000	\$12,000	\$12,000
Last Year's Actual	\$2,762	\$5,523	\$8,285	\$11,046	\$11,046

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

\$1,500.00

MATERIALS		\$
Burner Elements		
Doors, Grids, Hinges, Shelves		
Boilers, Handles, Cocks, Etc.		
Linings, Sides, Splash, Plates, etc.		
Oven Controls		
Miscellaneous		
Total Materials		\$1,500
Non-Routine Items (Describe)		
Contract Work (Describe)		
GRAND TOTAL		<u>\$1,500</u>

4480.2- REFRIGERATORS

\$1,500.00

MATERIALS		\$
Paint		
Cold Controls, Relays, Etc.		
Hardware		
Trays and Grids		
Gaskets		
Miscellaneous		
Total Materials		\$1,500
Non-Routine Items (describe)		
Contract Work (Describe)		
GRAND TOTAL		<u>\$1,500</u>

4490 - OTHER EQUIPMENT

\$5,650

MATERIALS	4490.1* Equipment	4490.2* Expendable Supplies	TOTAL
MATERIALS			
Motor Vehicle Operating Costs Including Gasoline and Oil	\$3,900		\$3,900
Laundry Equipment			
Shop Equipment (Tools, Etc.)	\$1,000		\$1,000
Operating Equipment (Ash Cans, Etc.)			
Recreational and Playground Equipment			
Office Furniture and Equipment	\$750		\$750
Miscellaneous			
TOTAL			\$5,650

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

4710 - INSURANCE

67,000

DESCRIPTION	Amount of Coverage	Term	Annual Gross Premium	Est. Div. Rate %	Budget Amount (Net Annual Premium)
Public Liability	2,000,000	1 yr	17,000		
Fire Including Rent			28,000		
Boiler			1800		
Automobile			4000		
Hold-Up Burglary			1800		
Fidelity Bond			5000		
Worker's Compensation			3000		
Other - certificates / increases			6400		
					67,000

4313 - MUNICIPAL SERVICE CHARGES

\$0.00

Type of Service	Budget Amount

4716 - INTEREST ON INDEBTNESS

\$7,127

(1) Type of Debt*	(2) Six Month Periods of Interest From To	(3) Amount of Interest For Period	(4) *** Amount Chargeable to this Budget
<i>Original bonds</i>	<i>April 2, 2018</i>	<i>October 1, 2019</i>	<i>\$3,960</i>
	<i>October 2, 2019</i>	<i>April 1, 2020</i>	<i>\$3,168</i>
	20	20	\$0.00
	20	20	\$0.00
	20	20	\$0.00
	20	20	\$0.00
	20	20	\$0.00
	20	20	\$0.00
	20	20	\$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	Less: Interest Allocated to Off-Site Clearance	Net Interest
<u>\$7,127</u>	<u>\$0</u>	<u>\$7,127</u>

4717 - PROVISION FOR AMORTIZATION

\$52,796

4730 - REAL ESTATE TAXES

\$36,000.00

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	\$ _____	<i>Includes sewer, etc. on undeveloped land, on reassessed land, and PILOT on donated land</i>	
City, Town, or Village	_____		
School	_____		
Other (Explain)	_____		
TOTAL TAX RATE	_____		

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

4740 - PENSION AND OTHER FUNDS

\$317,736

Subject to Pension Contributions	<u>Salaries</u>	<u>Estimated Rate</u>	<u>Amount</u>
	\$433,311.79	18%	\$77,996.12
Subject to Social Security Payments	<u>433,312</u>	<u>0.0765</u>	<u>33,148</u>
Health Insurance Premium		192,000
Other: (Describe)	<i>disability, unemployment, OPEB obligation, allowance for increase</i>		14,592
TOTAL			<u>\$317,736</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

\$35,473.00

DESCRIPTION	4760.1 Salaries	4760.2 Supplies	TOTAL
<i>Board/ Director discretionary activities</i>		25,000	25,000
<i>Resident events - Waldron Terrace</i>		5,000	5,000
<i>Resident events - Depew Manor</i>		5,473	5,473
TOTAL		35473	35473

4770 - COLLECTION LOSSES

\$0.00

Explanation:

4891 - PROVISION FOR REPLACEMENTS

\$9,136.00

Check Basics:

1. Approved Replacement Schedule

_____ 2. Interest Saving Method

_____ 3. Other (Explain) _____

1. Estimated Balance in Replacement Reserve as at (Incl. Interest on Reserve Fund Investment)	\$ _____	TOTALS
2. Minus: Proposed Charges to Replacement Reserve (per A/C no. 2510 Listed Below)	\$ _____	\$ _____
3. Provision For Replacement On This Budget plus	\$ _____	\$ _____
4. Estimated Interest Earned on Reserve Fund Investments	\$ _____	\$ _____
5. Estimated Balance in Replacement Reserve as at End of Budget Year (Line 2 plus Line 4)		\$ _____

2510 - CHARGES TO REPLACEMENT RESERVES

Sub - Account No.	Item Description	Estimated Cost	Less Trade-In	Net Cost
Budget Amount				\$0

INFORMATION ON ITEM BEING REPLACED

Ref. No Above	Acquisition Cost	Year Acquired	Total Mileage*	Repair Cost Year	Past
<i>Stoves</i>		<i>1960-1990</i>	<i>15-40 yrs</i>		
<i>Water Heaters</i>		<i>1990-2000</i>	<i>10+ years</i>		
<i>Refrigerators</i>		<i>1990 -</i>	<i>10+ years</i>		
<i>dumpsters</i>		<i>1980 & older</i>	<i>20+ years</i>		

Comments:

 *If Applicable.

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 Budget 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

	No. of Yrs. In Cycle	Average Annual Estimate
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 Vacancy 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 the 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

\$66,259.00

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
* If space inadequate, list JUSTIFICATION on an attached sheet				
TOTAL EST. COST				66,259

6100 - MISCELLANEOUS LOSSES

\$ _____

DESCRIPTION	Estimated Loss

6210 - OPERATING IMPROVEMENTS

\$ _____

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

Sub-Account No.	ITEM	JUSTIFICATION *	EST. DATE OF COMPLETION	EST. COST
* If space inadequate, list JUSTIFICATION on an attached sheet				
<p><i>Some of the items in account 2590 will be completed during 2018-2019. Our best estimate would be approximately \$218,610, but all of that is listed in account 2590</i></p>				
TOTAL EST. COST				\$ _____

ACCT. 2590 RESERVE FOR OPERATING IMPROVEMENTS

BALANCE 3/31/2018 \$2,116,146.00
 Date Amount

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.

Sub - Account No.	JOB DESCRIPTION	FISCAL YR. AUTHORIZED	AMOUNT AUTHORIZED	AMOUNT EXPENDED	RESERVE BALANCE
	<p><i>Expenditures during FY2018 were \$163,689 unexpected expenditures include, PNA, Fence, watermain breaks, upgrade in computer system, etc. Continuing projects (done in part each year) include:</i></p> <p><i>Upgrade laundry room- amount unknown</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>Additional projects include as per PNA:</p> <p>Depew Manor:</p> <p><i>upgrade community room bathrooms to ADA standards</i></p> <p><i>replace 4 entry doors if needed (\$13,200)</i></p> <p><i>GFI in apartments \$1260</i></p> <p><i>replace 7 furnacnes \$24,500</i></p> <p><i>replace 8 hotater heaters (\$360)</i></p> <p style="text-align: right;">Total Depew Manor \$39,320</p> <p>\$39,320.00</p>				
	<p>Waldron Terrace:</p> <p><i>Doors for dumpster area (\$25,000)</i></p> <p><i>Paving at Waldron Terrace \$170,000</i></p> <p><i>playground addition, estimated at 300,000</i></p> <p><i>truck purchase 50,000.00</i></p> <p><i>Fence replacement repair (20,000)</i></p> <p><i>Gfi installation (2,700)</i></p> <p><i>5 furnances replaced (17,500); 5 hot water heaterd (2,250)</i></p> <p><i>other emergency projects will be used in this account -</i></p> <p style="text-align: right;"><i>Estimate of charges against this account\$</i></p> <p style="text-align: right;">Total Waldron Terrace \$419,550</p> <p>\$587,450.00</p>				
	Totals		\$	\$	\$654,270.00

UNCOMPLETED IMPROVEMENTS CHARGEABLE TO DEVELOPMENT FUNDS

Itemize below Uncompleted Improvements from which Development Funds 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.