

Executive Summary – FYE 2021 - 2024

The Buffalo Municipal Housing Authority (“BMHA”) presents its proposed Four-Year Plan, hereinafter (“Plan”) for the period July 1, 2020 and ending June 30, 2024. The Plan projects revenues in the amount of \$48.8 Million or, 3% more than the current year budget of \$47.5 Million. The Plan addresses the organizational changes necessary to continue to move the Authority towards fiscal stability, and provides a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Analysis of the BMHA operations in order to have a global understanding of the past year’s progress and future activities and challenges.

The efforts undertaken will continue to move the Authority in a direction that will improve the physical conditions of our properties. The BMHA continues to work closely with the United States Department of Housing and Urban Development to improve its Public Housing Assessment Subsystem (“PHAS”) Scores. A Recovery Agreement has been entered into between HUD, BMHA, and City of Buffalo. Many of the milestone in the agreement have been met, with the remaining milestones to be addressed during the period covered in this plan.

S.W.O.T. ANALYSIS

This brief S.W.O.T. Analysis looks at the Authority’s biggest strengths, weaknesses, opportunities, and threats for this reporting period.

❖ **Strengths**

- **Reorganization of personnel** -- Throughout this reporting period, the BMHA has taken drastic measures to address various staffing needs including reassignment of staff to disproportionately staffed properties, promotions, and resolving the expired collective bargaining agreements with all of its bargaining units. These measures not only help to bolster morale within the authority, but also help increase productivity for the betterment of providing services to the residents.
- **Staff training** – Throughout the year, the BMHA has provided multiple training opportunities including hosting authority-wide Procurement and Section 3 training and certification. Management and maintenance staff have collectively received training in maintenance supervisory and regulatory compliance. The Human Resource department continues to identify training partnerships in all areas relevant to the operations of the BMHA including, risk management, and workplace safety, etc.
- **New fleet of vehicles** -- BMHA acquired 18 new vehicles through a lease and maintenance agreement and sold all or most of the prior fleet due to the sheer age and low productivity of staff due to the stock of disabled vehicles being out of service.

❖ **Weaknesses**

- **Additional Training needed** -- While BMHA has provided considerable training to staff, significantly more training is needed in order to provide staff with the best tools for success and productivity, as well as expanding the knowledge of multiple program regulations and regulatory compliance as BMHA endeavors to reposition its assets.

❖ **Opportunities**

- **Request for Qualifications for Authority-Wide Developer Partner(s) ("RFQ")**

On February 20, 2020, the BMHA, along with Bridges Development, Inc., issued an RFQ for Authority-Wide Developer Partner(s) seeking qualified and experienced developers, specialized in affordable housing, to assist the Authority in the repositioning of much of its distressed portfolio. The RFQ allows developers to select from a choice of either, or both, Track 1 (High Priority Properties) or Track 2 (Remainder of Portfolio) when submitting their Statement of Qualifications. At the time of the issuance of this RFQ, it was anticipated that the entire portfolio could be redeveloped in approximately 5-6 years. In light of recent events with the Coronavirus (Covid-19) pandemic, this will need to be readdressed. More on Covid-19 will be discussed in the next paragraph, and also in the "Threats" section of this report.

- **Faircloth Limit**

An amendment to the public housing regulation known as the "Faircloth Amendment" limits the construction of any new public housing units that would result in a net increase of any units in place as of October 1, 1999. Currently, the BMHA is below its Faircloth limit by 342 units. An opportunity to bring these units back online exists through the RFQ process.

- **Capital Fund Financing Program (CFFP)**

This program allows the Authority to borrow the net present value of up to 30% of the twenty year future Capital Fund Program Allocation. This enables the Authority to enter into redevelopment transactions as well as capital improvements and for which long-term debt can be sustained. We have projected the BMHA is eligible to borrow over \$30 Million. The program allows the BMHA to address capital needs in a much faster pace thereby reducing maintenance costs.

- **Rental Assistance Demonstration Program (RAD)**

Bridges Development and BMHA successfully completed the RAD conversion and Low Income Housing Tax Credit (LIHTC) resyndication/recapitalization of the Frederick Douglass I 2017 property, better known as FD1. On April 8, 2020, the permanent loans were closed and construction loans paid in full. This \$16 million transaction allowed for the bifurcation of hot water and heat in antiquated systems in the units and new HVAC systems were installed. For the first time, the residents of the FD1 property are experiencing central AC. New kitchens, baths, unit-wide flooring, window treatments and colorful paint schemes are being enjoyed by the residents.

The successful closing of this transaction can leverage additional and future redevelopment activities within the BMHA portfolio. The BMHA will continue to be able to leverage private equity and financial resources to redevelop and reposition more of the distressed properties within its portfolio. As previously reported, the RAD program is one of the most powerful tools within the Authority's reach. RAD allows public housing developments in need of major capital improvements and/or redevelopment to be converted to the Section 8 platform. While RAD is not a funding source, it allows the BMHA and Bridges the ability to raise millions of dollars in private equity to be utilized for not only redevelopment, but also support long-term debt. The BMHA Annual Agency Plan identifies the following properties for potential RAD conversions: Shaffer Village Development, Commodore Perry Homes, and LBJ Apartments. Efforts are already in progress regarding the RAD applications for Commodore Perry Homes and Shaffer Village Developments, respectively.

All other federal and state program opportunities will be explored through the RFQ process.

- **Continuing education/training** – New staff hired in the executive offices will focus on the latest public housing notices, new regulations, and research the latest best practices across the nation. These efforts will assist in expanding the collective knowledge base and capacity of the Authority in order to provide decision makers necessary tools to move the BMHA forward.

❖ **Threats**

- **Coronavirus Disease 2019 (COVID-19)**

As of the date of this report, 25% of the BMHA residents authority-wide have not paid rent for the month of April, with some properties unpaid rent as high as 49%. Prior to the current pandemic emergency, the BMHA monthly unpaid rent trend was 13%. The monthly unpaid rent amount associated with April, 2020, is over \$300,000. Depending on how long this trend continues, this impact could be over \$1 Million. The Authority can

overcome changes in rent due to reduction of income through increased subsidy. However, residents' inability to pay their portion of the rent due to their own circumstances associated with the pandemic, such as increased food expenses, medical expenses, and medical personal protection equipment expenses, present a financial challenge to the BMHA which cannot be overcome.

- **Troubled Agency**

In February, 2019, the BMHA was issued a "Troubled Agency" designation by HUD. HUD assembled and assigned a Troubled Agency team who performed a review of the BMHA's operations and financial records. A Recovery Agreement was reached between HUD, BMHA, and the City of Buffalo and executed in November 2019. Many of the milestones in the agreement have been met and many are incorporated in this financial plan.

Summary Narrative of Budget and Financial Plan

The four year plan for fiscal year ending 2021 to 2024 represents a cumulative net operating income of \$10.8 Million before debt service on principal. The overall cash impact during the life of the plan is \$8.6 Million after the non-cash Other Post-Employment Benefits (OPEB) are factored out. The revenues rely on an optimistic operating subsidy proration of 97%, which was the proration for 2019.

In addition, to the revenue projections, many cost saving measures are beginning to be realized. Many services (garbage pick-up, snow removal and landscaping) previously outsourced are now being performed by staff, saving tens of thousands. Additionally, the leasing of new vehicles (including maintenance package), including maintenance, have allowed for reduction in garage staffing allowing for more work done at the properties.

The plan presented below demonstrates the Authority's commitment to fiscal stability while maintaining the properties in a safe, decent and affordable manner. Furthermore, the plan does not rely on the use of operating reserves to fund to operations.

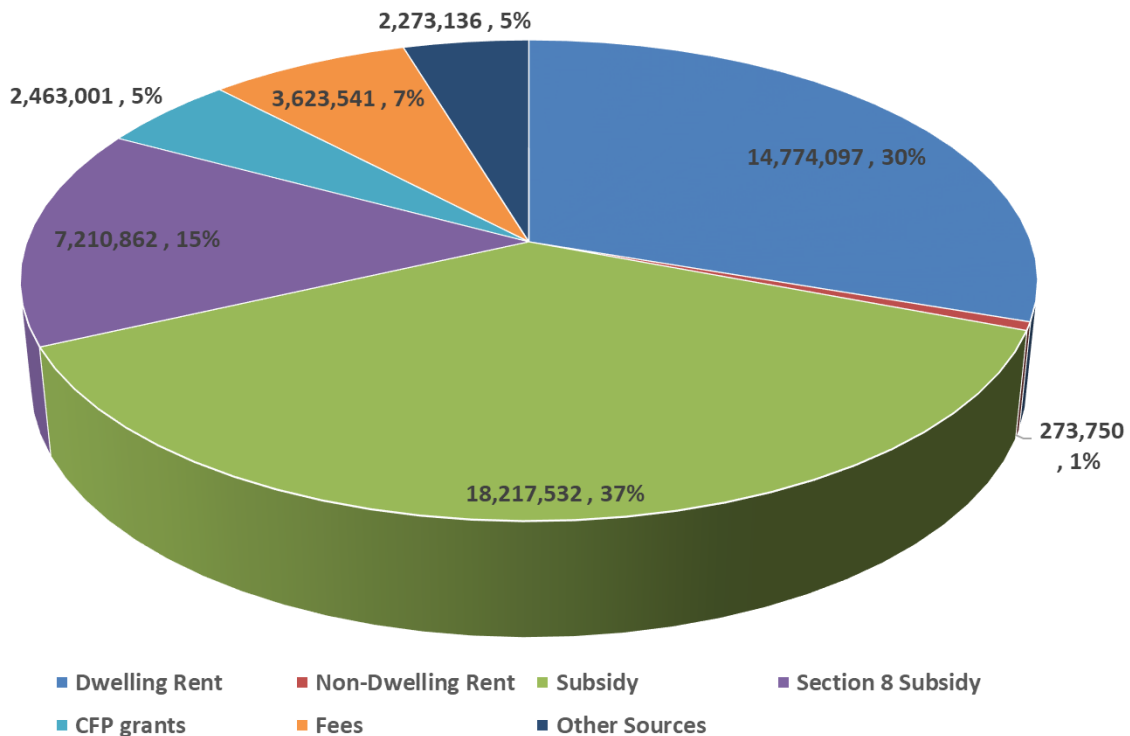
Revenues

Total revenues of \$ 48.8 million represents \$1.2 Million more than the current fiscal year budget of \$47.5 million or, 3% increase. Dwelling rental income is projected to increase by \$557 thousand or 4%, which is largely attributed to the rent increase at Marine Drive Apartments.

Operating subsidy is projected at a proration of 97% of eligible funding with an occupancy rate of 95% (excluding A.D. Price Courts and Commodore Perry Homes). An inflation factor of 2% for the remaining 3 years (FYE 2022, 2023, 2024) to the dwelling rental income and a 3% inflation

factor to the Operating Subsidy and Housing Choice Voucher payments. The occupancy rate is maintained at 95% throughout the plan years.

The Capital Fund administrative revenues are budgeted at \$1.1 Million throughout the plan. Capital Fund operations (1406) are allocated at \$2.4 million throughout the plan. The below chart illustrates the revenue categories for the fiscal period July 1, 2020 to June 30, 2021:



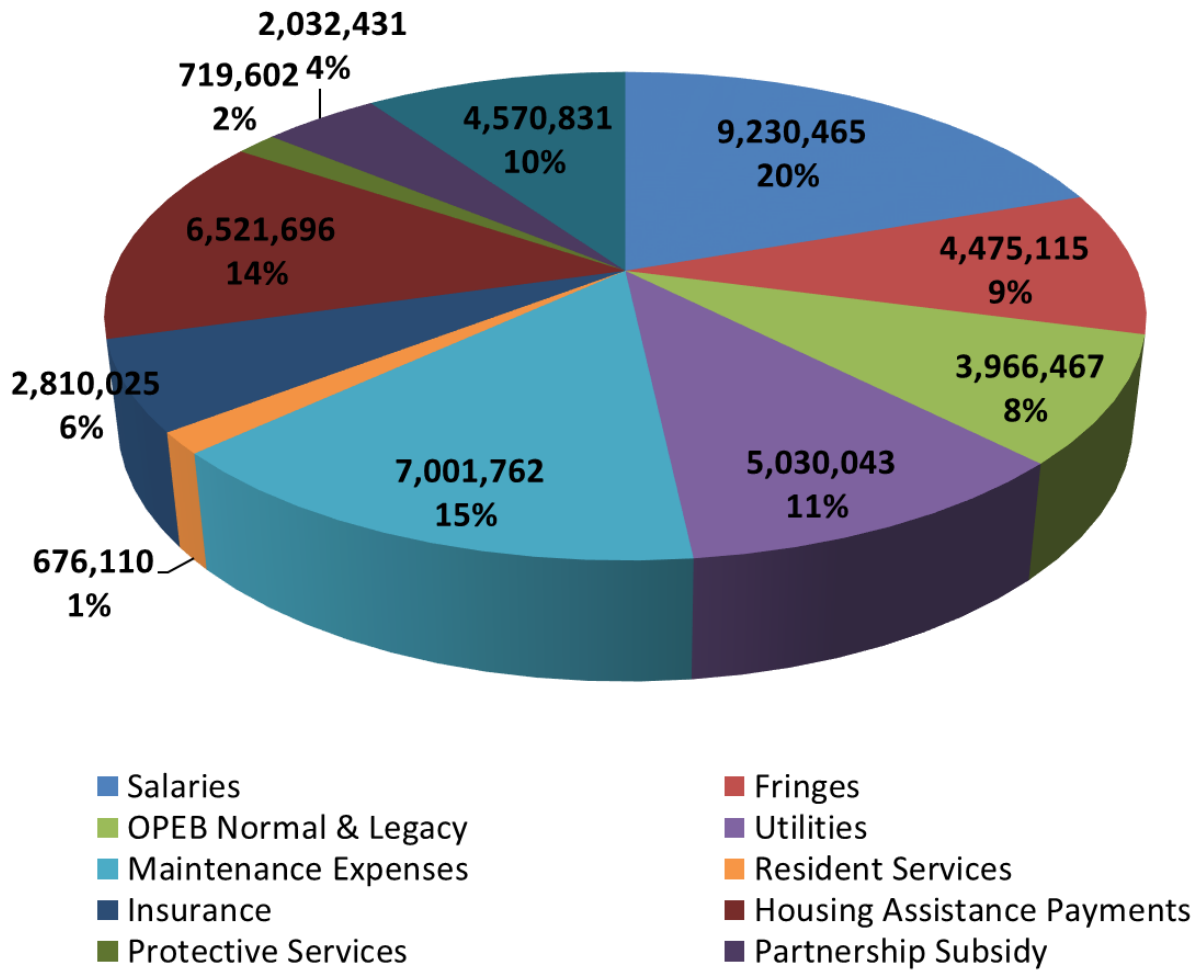
Total Operating Revenues - **48,835,919**

Expenses

The combined expenses are budgeted at \$47 Million, \$761 Thousand or 2% less than the current budget of \$46.2 Million. Some of the changes are attributed to performing services, previously outsourced now being performed by staff. In addition, the movement of retiree health benefits to the Medicare Advantage Plan have reduced the utilization rate, thereby reducing premiums. The workers compensation have also seen a substantial reduction due to a better experience rate, largely attributed to the training provided to staff.

A 2% inflation factor to salaries (as per memorandum of agreement with bargaining units) has been applied to the remaining years of the plan. Utilities and insurance are inflated 3% and

2% respectively. Unit turnaround contracting is projected to decrease by 5% due to performing more work by staff. The remaining expenses are project to have no increases. Below is the breakdown of the various expense categories for the fiscal year July 1, 2020 to June 30, 2021:



Total Operating Expenses - **47,034,548**

Summary Narrative of Human Capital Resources

Budgeted Positions by Department

DEPARTMENT	FYE 2021	FYE 2022	FYE 2023	FYE 2024
EXECUTIVE	11	11	11	11
MIS	3	3	3	3
FINANCE	11	11	11	11
PERSONNEL	3	3	3	3
CAPITAL IMPROVEMENTS	13	13	13	13
ASSET MANAGEMENT	118	118	118	118
TOTAL	159	159	159	159

Status of Positions as of April 16, 2020:

DEPARTMENT	Filled	Vacant	Total
EXECUTIVE	11	0	11
MIS	3	0	3
FINANCE	10	1	11
PERSONNEL	2	1	3
CAPITAL IMPROVEMENTS	11	2	13
ASSET MANAGEMENT	112	6	118
TOTAL	149	10	159

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Total AMPs Operating Budget
TOTAL NET DWELLING RENT	11,502,931
Non-Dwelling Rental Income	226,074
TOTAL SUBSIDY	18,217,532
Fraud Recovery	-
HUD PHA Grants - Vouchers	-
HCV Special Grant Income	-
Miscellaneous Project Income	-
Laundry Income	25,963
Interest Earned	-
Other Income	894,057
HCV Admin Fee Earned	-
Management Fees Earned	-
Asset Management Fee Earned	-
Bookkeeping Fees Earned	-
Front Line Service Fees	-
Other Fees	-
Retro Charges - Non retro rent	8,252
Investment Income	-
CFP Admin Fee	-
1406 Transfers	2,463,000
1408 Transters	1
Project Excess Transfer In	-
Total Other Revenue	3,391,273
TOTAL REVENUES	33,337,810
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	2,147,105
Legal Expense - External	-
Management Fee	2,326,168
Management Fee-State	-
HCV Management Fees	-
Bookkeeping Fee	283,726
Asset Management Fee	-
Staff Training	14,720
Staff Travel	64,011
Travel	-
Auditing Fees	86,651
Sundry	201,933
Office Supplies	18,339
Marketing & Advertising	7,440
Telephone and Internet Expenses	336,794
Software and Office Equipment	91,164
Tenant receivable Collection Cost	29,936
Vehicle Lease	-
TOTAL ADMINISTRATIVE EXPENSES	5,607,985
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	74,143
Resident Serv - Materials	2,063
Res Serv - Tenant Council Supplies	445
Resident Serv - Contract Costs	381,389
Tenant Representative Stipend	44,900
Total Council Resident Services	428,797
Res Serv - Tenant Council Contracts	2,350
Resident Services - Participation Funds	79,351
Resident Relocation Costs	10,566
TOTAL RESIDENT SERVICES COSTS	595,208

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Total AMPs Operating Budget
UTILITY EXPENSES	-
Water	1,111,456
Sewer	520,361
Electric	1,616,905
Gas	984,779
TOTAL UTILITY EMPLOYEE COST	347,926
Miscellaneous Utility Costs	185,738
Utility Reimbursements	3,115
TOTAL UTILITY EXPENSES	4,770,279
TOTAL MAINTENANCE EMPLOYEE COSTS	3,386,116
Maintenance Materials	680,037
Maintenance Equipment	69,410
TOTAL MATERIALS AND SUPPLIES	749,448
Maintenance Contract Costs - Misc	1,020,697
EPC Maintenance Contract	40,108
Maintenance Lease	192,168
Garbage & Trash Removal Lease	21,318
Garbage & Trash Removal	127,885
Unit Turnaround	650,033
Janitorial Costs	18,460
Exterminating Costs	191,256
Landscaping & Grounds	192,145
Plumbing & Gas System	236,038
Electrical Systems	128,511
Heating & Ventilating	133,539
Elevators	135,392
Snow Removal	122,922
Maintenance Vehicle Lease	83,940
Garbage & Trash Removal Vehicle Lease	11,658
Maintenance Costs - LIHTC	2,032,431
1406 Transfer out	-
TOTAL MAINTENANCE CONTRACT COSTS	5,338,501
TOTAL MAINTENANCE EXPENSES	9,474,065
Protective Services - Salaries	46,194
Protective Services - Materials	-
Protective Services - Contract Costs	635,972
TOTAL PROTECTIVE SERVICES COSTS	682,166
GENERAL EXPENSES	-
Property Insurance	758,607
Liability Insurance	814,920
Workers Compensation Insurance	644,251
Other Insurances	195,110
TOTAL INSURANCES	2,412,888
PILOT	405,145
Employee Benefits	2,850,668
OPEB	2,701,944
OPEB - Normal Costs	727,326
Collection Loss	229,996
Interest On Admin Notes	615,706
Other General Expense	7,629
TOTAL GENERAL EXPENSES	9,951,301

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Total AMPs Operating Budget
TOTAL ORDINARY & ROUTINE EXPENSES	31,081,004
EXTRAORDINARY EXPENSES	-
Extraordinary Maintenance	-
Casualty Loss	148,576
TOTAL EXTRAORDINARY EXPENSES	148,576
OTHER EXPENSES	-
HAP	-
UAP	-
Port Out HAP	-
Port Out Admin Fee	-
Real Estate Taxes	5,168
FSS Expense	21,149
TOTAL OTHER EXPENSES	26,317
TOTAL EXPENSES	31,254,069
NET INCOME	2,083,741
Debt Service	1,529,675
Income after Debt Service	554,066
OPEP Normal	727,326
Cash Impact	1,281,392

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	CENTRAL OFFICE COST CENTER Operating Budget
TOTAL NET DWELLING RENT	-
Non-Dwelling Rental Income	-
TOTAL SUBSIDY	-
Fraud Recovery	-
HUD PHA Grants - Vouchers	-
HCV Special Grant Income	-
Miscellaneous Project Income	-
Laundry Income	-
Interest Earned	499
Other Income	14,768
HCV Admin Fee Earned	-
Management Fees Earned	2,511,803
Asset Management Fee Earned	-
Bookkeeping Fees Earned	390,208
Front Line Service Fees	314,708
Other Fees	398,571
Retro Charges - Non retro rent	-
Investment Income	-
CFP Admin Fee	1,100,000
1406 Transfers	-
1408 Transfers	-
Project Excess Transfer In	-
Total Other Revenue	4,730,556
TOTAL REVENUES	4,730,556
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	2,182,307
Legal Expense - External	4,961
Management Fee	-
Management Fee-State	-
HCV Management Fees	-
Bookkeeping Fee	-
Asset Management Fee	-
Staff Training	10,454
Staff Travel	22,332
Travel	10,000
Auditing Fees	5,250
Sundry	44,417
Office Supplies	22,039
Marketing & Advertising	7,171
Telephone and Internet Expenses	45,876
Software and Office Equipment	36,246
Tenant receivable Collection Cost	-
Vehicle Lease	22,157
TOTAL ADMINISTRATIVE EXPENSES	2,413,210
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	62,437
Resident Serv - Materials	-
Res Serv - Tenant Council Supplies	-
Resident Serv - Contract Costs	-
Tenant Representative Stipend	-
Total Council Resident Services	-
Res Serv - Tenant Council Contracts	-
Resident Services - Participation Funds	-
Resident Relocation Costs	-
TOTAL RESIDENT SERVICES COSTS	62,437

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	CENTRAL OFFICE COST CENTER Operating Budget
UTILITY EXPENSES	-
Water	1,781
Sewer	855
Electric	16,138
Gas	5,689
TOTAL UTILITY EMPLOYEE COST	-
Miscellaneous Utility Costs	-
Utility Reimbursements	-
TOTAL UTILITY EXPENSES	24,462
TOTAL MAINTENANCE EMPLOYEE COSTS	239,530
Maintenance Materials	936
Maintenance Equipment	6,306
TOTAL MATERIALS AND SUPPLIES	7,242
Maintenance Contract Costs - Misc	10,732
EPC Maintenance Contract	395
Maintenance Lease	11,544
Garbage & Trash Removal Lease	-
Garbage & Trash Removal	-
Unit Turnaround	-
Janitorial Costs	1,191
Exterminating Costs	-
Landscaping & Grounds	-
Plumbing & Gas System	-
Electrical Systems	353
Heating & Ventilating	1,712
Elevators	-
Snow Removal	-
Maintenance Vehicle Lease	-
Garbage & Trash Removal Vehicle Lease	-
Maintenance Costs - LIHTC	-
1406 Transfer out	-
TOTAL MAINTENANCE CONTRACT COSTS	25,926
TOTAL MAINTENANCE EXPENSES	272,698
Protective Services - Salaries	91,257
Protective Services - Materials	-
Protective Services - Contract Costs	2,939
TOTAL PROTECTIVE SERVICES COSTS	94,196
GENERAL EXPENSES	-
Property Insurance	17,243
Liability Insurance	15,986
Workers Compensation Insurance	99,417
Other Insurances	978
TOTAL INSURANCES	133,624
PILOT	-
Employee Benefits	1,339,276
OPEB	-
OPEB - Normal Costs	450,597
Collection Loss	-
Interest On Admin Notes	3,208
Other General Expense	300,000
TOTAL GENERAL EXPENSES	2,226,705

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	CENTRAL OFFICE COST CENTER Operating Budget
TOTAL ORDINARY & ROUTINE EXPENSES	5,093,708
EXTRAORDINARY EXPENSES	-
Extraordinary Maintenance	-
Casualty Loss	-
TOTAL EXTRAORDINARY EXPENSES	-
OTHER EXPENSES	-
HAP	-
UAP	-
Port Out HAP	-
Port Out Admin Fee	-
Real Estate Taxes	-
FSS Expense	-
TOTAL OTHER EXPENSES	-
TOTAL EXPENSES	5,093,708
NET INCOME	(363,152)
Debt Service	6,999
Income after Debt Service	(370,150)
OPEP Normal	450,597
Cash Impact	80,447

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Marine Drive Operating Budget
TOTAL NET DWELLING RENT	3,271,166
Non-Dwelling Rental Income	47,676
TOTAL SUBSIDY	-
Fraud Recovery	-
HUD PHA Grants - Vouchers	-
HCV Special Grant Income	-
Miscellaneous Project Income	-
Laundry Income	55,157
Interest Earned	9,196
Other Income	53,175
HCV Admin Fee Earned	-
Management Fees Earned	-
Asset Management Fee Earned	-
Bookkeeping Fees Earned	-
Front Line Service Fees	-
Other Fees	-
Retro Charges - Non retro rent	-
Investment Income	158
CFP Admin Fee	-
1406 Transfers	-
1408 Transters	-
Project Excess Transfer In	-
Total Other Revenue	117,686
TOTAL REVENUES	3,436,528
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	179,277
Legal Expense - External	-
Management Fee	-
Management Fee-State	185,635
HCV Management Fees	-
Bookkeeping Fee	-
Asset Management Fee	-
Staff Training	3,475
Staff Travel	2,888
Travel	-
Auditing Fees	21,000
Sundry	21,328
Office Supplies	2,919
Marketing & Advertising	1,804
Telephone and Internet Expenses	29,302
Software and Office Equipment	9,947
Tenant receivable Collection Cost	1,490
Vehicle Lease	-
TOTAL ADMINISTRATIVE EXPENSES	459,065
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	-
Resident Serv - Materials	74
Res Serv - Tenant Council Supplies	-
Resident Serv - Contract Costs	1,080
Tenant Representative Stipend	10,800
Total Council Resident Services	11,954
Res Serv - Tenant Council Contracts	-
Resident Services - Participation Funds	6,512
Resident Relocation Costs	-
TOTAL RESIDENT SERVICES COSTS	18,466

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Marine Drive Operating Budget
UTILITY EXPENSES	-
Water	77,798
Sewer	35,519
Electric	177,964
Gas	274,123
TOTAL UTILITY EMPLOYEE COST	57,862
Miscellaneous Utility Costs	17,824
Utility Reimbursements	-
TOTAL UTILITY EXPENSES	641,089
TOTAL MAINTENANCE EMPLOYEE COSTS	406,330
Maintenance Materials	61,092
Maintenance Equipment	104
TOTAL MATERIALS AND SUPPLIES	61,196
Maintenance Contract Costs - Misc	123,033
EPC Maintenance Contract	9,288
Maintenance Lease	39,954
Garbage & Trash Removal Lease	1,526
Garbage & Trash Removal	55,811
Unit Turnaround	96,838
Janitorial Costs	172,559
Exterminating Costs	33,621
Landscaping & Grounds	5,073
Plumbing & Gas System	28,018
Electrical Systems	27,519
Heating & Ventilating	65,942
Elevators	110,339
Snow Removal	49,928
Maintenance Vehicle Lease	-
Garbage & Trash Removal Vehicle Lease	-
Maintenance Costs - LIHTC	-
1406 Transfer out	-
TOTAL MAINTENANCE CONTRACT COSTS	819,449
TOTAL MAINTENANCE EXPENSES	1,286,975
Protective Services - Salaries	9,981
Protective Services - Materials	654
Protective Services - Contract Costs	80,037
TOTAL PROTECTIVE SERVICES COSTS	90,672
GENERAL EXPENSES	-
Property Insurance	52,996
Liability Insurance	119,854
Workers Compensation Insurance	68,561
Other Insurances	18,765
TOTAL INSURANCES	260,176
PILOT	-
Employee Benefits	285,171
OPEB	-
OPEB - Normal Costs	86,600
Collection Loss	65,423
Interest On Admin Notes	162,803
Other General Expense	1,000
TOTAL GENERAL EXPENSES	861,173

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Marine Drive Operating Budget
TOTAL ORDINARY & ROUTINE EXPENSES	3,357,440
EXTRAORDINARY EXPENSES	-
Extraordinary Maintenance	-
Casualty Loss	-
TOTAL EXTRAORDINARY EXPENSES	-
OTHER EXPENSES	-
HAP	-
UAP	-
Port Out HAP	-
Port Out Admin Fee	-
Real Estate Taxes	11,812
FSS Expense	-
TOTAL OTHER EXPENSES	11,812
TOTAL EXPENSES	3,369,252
NET INCOME	67,276
Debt Service	257,417
Income after Debt Service	(190,141)
OPEP Normal	86,600
Cash Impact	(103,541)

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Section 8 (Combined) Operating Budget
TOTAL NET DWELLING RENT	-
Non-Dwelling Rental Income	-
TOTAL SUBSIDY	-
Fraud Recovery	86,847
HUD PHA Grants - Vouchers	6,369,722
HCV Special Grant Income	31,439
Miscellaneous Project Income	-
Laundry Income	-
Interest Earned	233
Other Income	1,644
HCV Admin Fee Earned	841,141
Management Fees Earned	-
Asset Management Fee Earned	-
Bookkeeping Fees Earned	-
Front Line Service Fees	-
Other Fees	-
Retro Charges - Non retro rent	-
Investment Income	-
CFP Admin Fee	-
1406 Transfers	-
1408 Transters	-
Project Excess Transfer In	-
Total Other Revenue	7,331,025
TOTAL REVENUES	7,331,025
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	-
Legal Expense - External	-
Management Fee	69,525
Management Fee-State	-
HCV Management Fees	578,899
Bookkeeping Fee	106,481
Asset Management Fee	-
Staff Training	-
Staff Travel	-
Travel	-
Auditing Fees	27,750
Sundry	1,353
Office Supplies	-
Marketing & Advertising	-
Telephone and Internet Expenses	7,947
Software and Office Equipment	2,591
Tenant receivable Collection Cost	-
Vehicle Lease	-
TOTAL ADMINISTRATIVE EXPENSES	794,546
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	-
Resident Serv - Materials	-
Res Serv - Tenant Council Supplies	-
Resident Serv - Contract Costs	-
Tenant Representative Stipend	-
Total Council Resident Services	-
Res Serv - Tenant Council Contracts	-
Resident Services - Participation Funds	-
Resident Relocation Costs	-
TOTAL RESIDENT SERVICES COSTS	-

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Section 8 (Combined) Operating Budget
UTILITY EXPENSES	-
Water	-
Sewer	-
Electric	-
Gas	-
TOTAL UTILITY EMPLOYEE COST	-
Miscellaneous Utility Costs	-
Utility Reimbursements	-
TOTAL UTILITY EXPENSES	-
TOTAL MAINTENANCE EMPLOYEE COSTS	-
Maintenance Materials	-
Maintenance Equipment	-
TOTAL MATERIALS AND SUPPLIES	-
Maintenance Contract Costs - Misc	-
EPC Maintenance Contract	-
Maintenance Lease	-
Garbage & Trash Removal Lease	-
Garbage & Trash Removal	-
Unit Turnaround	-
Janitorial Costs	-
Exterminating Costs	-
Landscaping & Grounds	-
Plumbing & Gas System	-
Electrical Systems	-
Heating & Ventilating	-
Elevators	-
Snow Removal	-
Maintenance Vehicle Lease	-
Garbage & Trash Removal Vehicle Lease	-
Maintenance Costs - LIHTC	-
1406 Transfer out	-
TOTAL MAINTENANCE CONTRACT COSTS	-
TOTAL MAINTENANCE EXPENSES	-
Protective Services - Salaries	-
Protective Services - Materials	-
Protective Services - Contract Costs	-
TOTAL PROTECTIVE SERVICES COSTS	-
GENERAL EXPENSES	-
Property Insurance	-
Liability Insurance	2,694
Workers Compensation Insurance	-
Other Insurances	644
TOTAL INSURANCES	3,338
PILOT	-
Employee Benefits	-
OPEB	-
OPEB - Normal Costs	-
Collection Loss	-
Interest On Admin Notes	-
Other General Expense	36,067
TOTAL GENERAL EXPENSES	39,405

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	Section 8 (Combined) Operating Budget
TOTAL ORDINARY & ROUTINE EXPENSES	833,952
EXTRAORDINARY EXPENSES	-
Extraordinary Maintenance	-
Casualty Loss	-
TOTAL EXTRAORDINARY EXPENSES	-
OTHER EXPENSES	-
HAP	6,270,796
UAP	48,124
Port Out HAP	158,103
Port Out Admin Fee	6,545
Real Estate Taxes	-
FSS Expense	-
TOTAL OTHER EXPENSES	6,483,568
TOTAL EXPENSES	7,317,519
NET INCOME	13,505
Debt Service	-
Income after Debt Service	13,505
OPEP Normal	-
Cash Impact	13,505

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	All Combined Operating Budget	Approved Budget 7/1/19 to 6/30/20	Change	% Change
TOTAL NET DWELLING RENT	14,774,097	14,196,118	577,980	4%
Non-Dwelling Rental Income	273,750	267,494	6,256	2%
TOTAL SUBSIDY	18,217,532	17,725,870	491,662	3%
Fraud Recovery	86,847	12,229	74,618	610%
HUD PHA Grants - Vouchers	6,369,722	6,213,780	155,942	3%
HCV Special Grant Income	31,439	73,082	(41,644)	-57%
Miscellaneous Project Income	-	98,263	(98,263)	-100%
Laundry Income	81,120	-	81,120	100%
Interest Earned	9,928	12,898	(2,970)	-23%
Other Income	963,644	575,260	388,384	68%
HCV Admin Fee Earned	841,141	854,934	(13,794)	-2%
Management Fees Earned	2,511,803	2,357,142	154,661	7%
Asset Management Fee Earned	-	-	-	0%
Bookkeeping Fees Earned	390,208	331,962	58,246	18%
Front Line Service Fees	314,708	305,791	8,917	3%
Other Fees	398,571	398,745	(174)	0%
Retro Charges - Non retro rent	8,252	773	7,479	968%
Investment Income	158	-	158	100%
CFP Admin Fee	1,100,000	1,100,000	-	0%
1406 Transfers	2,463,000	2,974,000	(511,000)	-17%
1408 Transfers	1	63,429	(63,428)	-100%
Project Excess Transfer In	-	-	-	0%
Total Other Revenue	15,570,540	15,372,288	198,252	1%
TOTAL REVENUES	48,835,919	47,561,770	1,274,149	3%
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	4,508,689	4,120,307	388,382	9%
Legal Expense - External	4,961	78,633	(73,672)	-94%
Management Fee	2,395,693	2,274,884	120,809	5%
Management Fee-State	185,635	305,794	(120,159)	-39%
HCV Management Fees	578,899	443,810	135,089	30%
Bookkeeping Fee	390,208	390,714	(507)	0%
Asset Management Fee	-	-	-	0%
Staff Training	28,648	5,812	22,836	393%
Staff Travel	89,231	101,625	(12,394)	-12%
Travel	10,000	40	9,960	24900%
Auditing Fees	140,651	85,755	54,896	64%
Sundry	269,030	213,821	55,209	26%
Office Supplies	43,297	34,170	9,127	27%
Marketing & Advertising	16,415	15,300	1,115	7%
Telephone and Internet Expenses	419,919	402,544	17,375	4%
Software and Office Equipment	139,948	117,446	22,502	19%
Tenant receivable Collection Cost	31,425	88,672	(57,247)	-65%
Vehicle Lease	22,157	22,157	(0)	0%
TOTAL ADMINISTRATIVE EXPENSES	9,274,806	8,701,484	573,322	7%
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	136,580	130,323	6,257	5%
Resident Serv - Materials	2,137	11,951	(9,814)	-82%
Res Serv - Tenant Council Supplies	445	2,840	(2,395)	-84%
Resident Serv - Contract Costs	382,469	386,886	(4,417)	-1%
Tenant Representative Stipend	55,700	70,600	(14,900)	-21%
Total Council Resident Services	440,751	472,277	(31,526)	-7%
Res Serv - Tenant Council Contracts	2,350	7,045	(4,695)	-67%
Resident Services - Participation Funds	85,863	74,816	11,047	15%
Resident Relocation Costs	10,566	40,997	(30,431)	-74%
TOTAL RESIDENT SERVICES COSTS	676,110	725,458	(49,348)	-7%

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	All Combined Operating Budget	Approved Budget 7/1/19 to 6/30/20	Change	% Change
UTILITY EXPENSES	-			
Water	1,191,034	985,927	205,107	21%
Sewer	556,735	516,203	40,532	8%
Electric	1,811,007	2,026,279	(215,272)	-11%
Gas	1,264,590	1,613,123	(348,533)	-22%
TOTAL UTILITY EMPLOYEE COST	405,788	389,053	16,735	4%
Miscellaneous Utility Costs	203,562	186,846	16,716	9%
Utility Reimbursements	3,115		3,115	100%
TOTAL UTILITY EXPENSES	5,435,831	5,717,431	(281,600)	-5%
TOTAL MAINTENANCE EMPLOYEE COSTS	4,031,976	3,837,798	194,178	5%
Maintenance Materials	742,065	609,255	132,810	22%
Maintenance Equipment	75,821	181,062	(105,241)	-58%
TOTAL MATERIALS AND SUPPLIES	817,886	790,317	27,569	3%
Maintenance Contract Costs - Misc	1,154,461	1,167,594	(13,133)	-1%
EPC Maintenance Contract	49,792	-	49,792	100%
Maintenance Lease	243,665	257,254	(13,589)	-5%
Garbage & Trash Removal Lease	22,844	48,005	(25,161)	-52%
Garbage & Trash Removal	183,696	364,560	(180,864)	-50%
Unit Turnaround	746,871	930,973	(184,102)	-20%
Janitorial Costs	192,210	105,866	86,344	82%
Exterminating Costs	224,877	282,693	(57,816)	-20%
Landscaping & Grounds	197,218	309,250	(112,032)	-36%
Plumbing & Gas System	264,056	304,716	(40,660)	-13%
Electrical Systems	156,383	131,322	25,061	19%
Heating & Ventilating	201,193	212,209	(11,016)	-5%
Elevators	245,731	308,838	(63,107)	-20%
Snow Removal	172,851	348,084	(175,233)	-50%
Maintenance Vehicle Lease	83,940	-	83,940	100%
Garbage & Trash Removal Vehicle Lease	11,658	-	11,658	100%
Maintenance Costs - LIHTC	2,032,431	1,867,236	165,195	9%
1406 Transfer out	-			0%
TOTAL MAINTENANCE CONTRACT COSTS	6,183,876	6,638,600	(454,724)	-7%
TOTAL MAINTENANCE EXPENSES	11,033,738	11,266,715	(232,977)	-2%
Protective Services - Salaries	147,432	156,825	(9,393)	-6%
Protective Services - Materials	654	-	654	100%
Protective Services - Contract Costs	718,948	704,960	13,988	2%
TOTAL PROTECTIVE SERVICES COSTS	867,034	861,785	5,249	1%
GENERAL EXPENSES	-			
Property Insurance	828,846	809,867	18,979	2%
Liability Insurance	953,454	823,943	129,511	16%
Workers Compensation Insurance	812,229	924,282	(112,053)	-12%
Other Insurances	215,497	194,088	21,409	11%
TOTAL INSURANCES	2,810,025	2,752,180	57,845	2%
PILOT	405,145	472,800	(67,655)	-14%
Employee Benefits	4,475,115	4,089,544	385,571	9%
OPEB	2,701,944	3,210,886	(508,942)	-16%
OPEB - Normal Costs	1,264,523	973,110	291,413	30%
Collection Loss	295,419	241,638	53,781	22%
Interest On Admin Notes	781,717	862,011	(80,294)	-9%
Other General Expense	344,696	196,784	147,912	75%
TOTAL GENERAL EXPENSES	13,078,584	12,798,953	279,631	2%

Buffalo Municipal Housing Authority Agency Budget

July 1, 2020 to June 30, 2021

Line Item	All Combined Operating Budget	Approved Budget 7/1/19 to 6/30/20	Change	% Change
TOTAL ORDINARY & ROUTINE EXPENSES	40,366,104	40,071,826	294,278	1%
EXTRAORDINARY EXPENSES	-			
Extraordinary Maintenance	-		-	0%
Casualty Loss	148,576	40,051	108,525	271%
TOTAL EXTRAORDINARY EXPENSES	148,576	40,051	108,525	271%
OTHER EXPENSES	-		-	#DIV/0!
HAP	6,270,796	5,887,728	383,068	7%
UAP	48,124	47,651	473	1%
Port Out HAP	158,103	190,218	(32,115)	-17%
Port Out Admin Fee	6,545	6,331	214	3%
Real Estate Taxes	16,980	14,232	2,748	19%
FSS Expense	21,149	15,279	5,870	38%
TOTAL OTHER EXPENSES	6,521,696	6,161,439	360,257	6%
TOTAL EXPENSES	47,034,548	46,273,316	761,232	2%
NET INCOME	1,801,371	1,288,454	512,917	40%
Debt Service	1,794,090	1,674,297	119,793	7%
Income after Debt Service	7,280	(385,843)	393,124	-102%
	7,280	(385,843)	393,124	-102%
OPEP Normal	1,264,523	973,110	291,413	30%
Cash Impact	1,271,803	587,267	684,537	117%

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	AMPs			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL NET DWELLING RENT	11,502,931	11,732,990	11,967,650	12,207,003
Non-Dwelling Rental Income	226,074	226,074	226,074	226,074
TOTAL SUBSIDY	18,217,532	18,764,058	19,326,979	19,906,789
Fraud Recovery	-	-	-	-
HUD PHA Grants - Vouchers	-	-	-	-
HCV Special Grant Income	-	-	-	-
Laundry Income	25,963	26,482	27,012	27,552
Interest Earned	-	-	-	-
Other Income	894,057	894,057	894,057	894,057
HCV Admin Fee Earned	-	-	-	-
Management Fees Earned	-	-	-	-
Asset Management Fee Earned	-	-	-	-
Bookkeeping Fees Earned	-	-	-	-
Front Line Service Fees	-	-	-	-
Other Fees	-	-	-	-
Retro Charges - Non retro rent	8,252	8,252	8,252	8,252
Investment Income	-	-	-	-
CFP Admin Fee	-	-	-	-
1406 Transfers	2,463,000	2,463,000	2,463,000	2,463,000
Total Other Revenue	3,391,273	3,391,792	3,392,322	3,392,862
TOTAL REVENUES	33,337,810	34,114,914	34,913,025	35,732,727
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	2,147,105	2,190,047	2,233,848	2,278,525
Legal Expense - External	-	-	-	-
Management Fee	2,326,168	2,326,168	2,326,168	2,326,168
Management Fee-State	-	-	-	-
HCV Management Fees	-	-	-	-
Bookkeeping Fee	283,726	283,726	283,726	283,726
Asset Management Fee	-	-	-	-
Staff Training	14,720	14,720	14,720	14,720
Staff Travel	64,011	64,011	64,011	64,011
Travel	-	-	-	-
Auditing Fees	86,651	86,651	86,651	86,651
Sundry	201,933	203,952	205,992	208,052
Office Supplies	18,339	18,339	18,339	18,339
Marketing & Advertising	7,440	7,440	7,440	7,440
Telephone and Internet Expenses	336,794	336,794	336,794	336,794
Software and Office Equipment	91,164	91,164	91,164	91,164
Tenant receivable Collection Cost	29,936	29,936	29,936	29,936
Vehicle Lease	-	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	5,607,985	5,652,947	5,698,787	5,745,524
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	74,143	75,622	77,131	78,670
Resident Serv - Materials	2,063	2,063	2,063	2,063

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	AMPs			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Res Serv - Tenant Council Supplies	445	445	445	445
Resident Serv - Contract Costs	381,389	381,389	381,389	381,389
Tenant Representative Stipend	44,900	44,900	44,900	44,900
Total Council Resident Services	428,797	428,797	428,797	428,797
Res Serv - Tenant Council Contracts	2,350	2,350	2,350	2,350
Resident Services - Participation Funds	79,351	79,351	79,351	79,351
Resident Relocation Costs	10,566	10,566	10,566	10,566
TOTAL RESIDENT SERVICES COSTS	595,208	596,687	598,195	599,734
UTILITY EXPENSES	-			
Water	1,111,456	1,144,800	1,179,144	1,214,518
Sewer	520,361	535,972	552,051	568,612
Electric	1,616,905	1,665,412	1,715,374	1,766,836
Gas	984,779	1,014,322	1,044,752	1,076,094
Fuel	-	-	-	-
TOTAL UTILITY EMPLOYEE COST	347,926	354,885	361,982	369,222
Miscellaneous Utility Costs	185,738	185,738	185,738	185,738
Utility Reimbursements	3,115	3,115	3,115	3,115
TOTAL UTILITY EXPENSES	4,770,279	4,904,243	5,042,156	5,184,135
TOTAL MAINTENANCE EMPLOYEE COSTS	3,386,116	3,449,854	3,514,867	3,581,180
Maintenance Materials	680,037	680,037	680,037	680,037
Maintenance Equipment	69,410	69,410	69,410	69,410
TOTAL MATERIALS AND SUPPLIES	749,448	749,448	749,448	749,448
Maintenance Contract Costs - Misc	1,020,697	1,020,697	1,020,697	1,020,697
EPC Maintenance Contract	40,108	41,312	42,551	43,827
Maintenance Lease	192,168	192,168	192,168	192,168
Garbage & Trash Removal Lease	21,318	21,318	21,318	21,318
Garbage & Trash Removal	127,885	127,885	127,885	127,885
Unit Turnaround	650,033	617,532	586,655	557,322
Janitorial Costs	18,460	18,460	18,460	18,460
Exterminating Costs	191,256	191,256	191,256	191,256
Landscaping & Grounds	192,145	192,145	192,145	192,145
Plumbing & Gas System	236,038	236,038	236,038	236,038
Electrical Systems	128,511	128,511	128,511	128,511
Heating & Ventilating	133,539	133,539	133,539	133,539
Elevators	135,392	135,392	135,392	135,392
Snow Removal	122,922	122,922	122,922	122,922
Maintenance Vehicle Lease	83,940	83,940	83,940	83,940
Garbage & Trash Removal Vehicle Lease	11,658	11,658	11,658	11,658
Maintenance Costs - LIHTC	2,032,431	2,073,079	2,114,541	2,156,832
TOTAL MAINTENANCE CONTRACT COSTS	5,338,501	5,347,851	5,359,676	5,373,910
TOTAL MAINTENANCE EXPENSES	9,474,065	9,547,153	9,623,990	9,704,538

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	AMPs			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL PROTECTIVE SERVICES COSTS	682,166	683,090	684,032	684,994
GENERAL EXPENSES	-			
Property Insurance	758,607	773,779	789,255	805,040
Liability Insurance	814,920	831,218	847,842	864,799
Workers Compensation Insurance	644,251	644,251	644,251	644,251
Other Insurances	195,110	199,012	202,992	207,052
TOTAL INSURANCES	2,412,888	2,448,260	2,484,341	2,521,142
PILOT	405,145	405,145	405,145	405,145
Employee Benefits	2,850,668	2,879,175	2,907,966	2,937,046
OPEB	2,701,944	2,701,944	2,701,944	2,701,944
OPEB - Normal Costs	727,326	727,326	727,326	727,326
Collection Loss	229,996	229,996	229,996	229,996
Interest On Admin Notes	615,706	615,706	615,706	615,706
Other General Expense	7,629	7,629	7,629	7,629
TOTAL GENERAL EXPENSES	9,951,301	10,015,180	10,080,052	10,145,934
TOTAL ORDINARY & ROUTINE EXPENSES	31,081,004	31,399,300	31,727,213	32,064,858
EXTRAORDINARY EXPENSES	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Casualty Loss	148,576	148,576	148,576	148,576
Project Excess Transfer Out	-	-	-	-
TOTAL EXTRAORDINARY EXPENSES	148,576	148,576	148,576	148,576
OTHER EXPENSES	-	-	-	-
HAP	-	-	-	-
UAP	-	-	-	-
Port Out HAP	-	-	-	-
Port Out Admin Fee	-	-	-	-
Real Estate Taxes	5,168	5,168	5,168	5,168
FSS Expense	21,149	21,149	21,149	21,149
TOTAL OTHER EXPENSES	26,317	26,317	26,317	26,317
TOTAL EXPENSES	31,254,069	31,572,364	31,900,278	32,237,923
NET INCOME	2,083,741	2,542,549	3,012,747	3,494,804
Debt Service	1,529,675	1,529,675	1,529,675	1,529,675
Income after Debt Service	554,066	1,012,874	1,483,072	1,965,129
OPEP Normal	727,326	727,326	727,326	727,326
Cash Impact	1,281,392	1,740,200	2,210,398	2,692,455

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	COCC			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL NET DWELLING RENT	-	-	-	-
Non-Dwelling Rental Income	-	-	-	-
TOTAL SUBSIDY	-	-	-	-
Fraud Recovery	-	-	-	-
HUD PHA Grants - Vouchers	-	-	-	-
HCV Special Grant Income	-	-	-	-
Laundry Income	-	-	-	-
Interest Earned	499	499	499	499
Other Income	14,768	14,768	14,768	14,768
HCV Admin Fee Earned	-	-	-	-
Management Fees Earned	2,511,803	2,511,803	2,511,803	2,511,803
Asset Management Fee Earned	-	-	-	-
Bookkeeping Fees Earned	390,208	390,208	390,208	390,208
Front Line Service Fees	314,708	314,708	314,708	314,708
Other Fees	398,571	398,571	398,571	398,571
Retro Charges - Non retro rent	-	-	-	-
Investment Income	-	-	-	-
CFP Admin Fee	1,100,000	1,120,000	1,120,000	1,120,000
1406 Transfers	-	-	-	-
Total Other Revenue	4,730,556	4,750,556	4,750,556	4,750,556
TOTAL REVENUES	4,730,556	4,750,556	4,750,556	4,750,556
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	2,182,307	2,225,953	2,270,472	2,315,882
Legal Expense - External	4,961	4,961	4,961	4,961
Management Fee	-	-	-	-
Management Fee-State	-	-	-	-
HCV Management Fees	-	-	-	-
Bookkeeping Fee	-	-	-	-
Asset Management Fee	-	-	-	-
Staff Training	10,454	10,454	10,454	10,454
Staff Travel	22,332	22,332	22,332	22,332
Travel	10,000	10,000	10,000	10,000
Auditing Fees	5,250	5,250	5,250	5,250
Sundry	44,417	44,861	45,310	45,763
Office Supplies	22,039	22,039	22,039	22,039
Marketing & Advertising	7,171	7,171	7,171	7,171
Telephone and Internet Expenses	45,876	45,876	45,876	45,876
Software and Office Equipment	36,246	36,246	36,246	36,246
Tenant receivable Collection Cost	-	-	-	-
Vehicle Lease	22,157	22,157	22,157	22,157
TOTAL ADMINISTRATIVE EXPENSES	2,413,210	2,457,300	2,502,268	2,548,130
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	62,437	63,686	64,959	66,259
Resident Serv - Materials	-	-	-	-

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	COCC			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Res Serv - Tenant Council Supplies	-	-	-	-
Resident Serv - Contract Costs	-	-	-	-
Tenant Representative Stipend	-	-	-	-
Total Council Resident Services	-	-	-	-
Res Serv - Tenant Council Contracts	-	-	-	-
Resident Services - Participation Funds	-	-	-	-
Resident Relocation Costs	-	-	-	-
TOTAL RESIDENT SERVICES COSTS	62,437	63,686	64,959	66,259
UTILITY EXPENSES	-			
Water	1,781	1,834	1,889	1,946
Sewer	855	881	907	935
Electric	16,138	16,622	17,121	17,634
Gas	5,689	5,859	6,035	6,216
Fuel	-	-	-	-
TOTAL UTILITY EMPLOYEE COST	-	-	-	-
Miscellaneous Utility Costs	-	-	-	-
Utility Reimbursements	-	-	-	-
TOTAL UTILITY EXPENSES	24,462	25,196	25,952	26,731
TOTAL MAINTENANCE EMPLOYEE COSTS	239,530	244,321	249,207	254,191
Maintenance Materials	936	936	936	936
Maintenance Equipment	6,306	6,306	6,306	6,306
TOTAL MATERIALS AND SUPPLIES	7,242	7,242	7,242	7,242
Maintenance Contract Costs - Misc	10,732	10,732	10,732	10,732
EPC Maintenance Contract	395	407	419	431
Maintenance Lease	11,544	11,544	11,544	11,544
Garbage & Trash Removal Lease	-	-	-	-
Garbage & Trash Removal	-	-	-	-
Unit Turnaround	-	-	-	-
Janitorial Costs	1,191	1,191	1,191	1,191
Exterminating Costs	-	-	-	-
Landscaping & Grounds	-	-	-	-
Plumbing & Gas System	-	-	-	-
Electrical Systems	353	353	353	353
Heating & Ventilating	1,712	1,712	1,712	1,712
Elevators	-	-	-	-
Snow Removal	-	-	-	-
Maintenance Vehicle Lease	-	-	-	-
Garbage & Trash Removal Vehicle Lease	-	-	-	-
Maintenance Costs - LIHTC	-	-	-	-
TOTAL MAINTENANCE CONTRACT COSTS	25,926	25,938	25,950	25,962
TOTAL MAINTENANCE EXPENSES	272,698	277,500	282,399	287,396

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	COCC			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL PROTECTIVE SERVICES COSTS	94,196	96,021	97,883	99,782
GENERAL EXPENSES	-			
Property Insurance	17,243	17,588	17,940	18,298
Liability Insurance	15,986	16,306	16,632	16,964
Workers Compensation Insurance	99,417	99,417	99,417	99,417
Other Insurances	978	998	1,018	1,038
TOTAL INSURANCES	133,624	134,308	135,006	135,717
PILOT	-	-	-	-
Employee Benefits	1,339,276	1,352,669	1,366,196	1,379,858
OPEB	-	-	-	-
OPEB - Normal Costs	450,597	450,597	450,597	450,597
Collection Loss	-	-	-	-
Interest On Admin Notes	3,208	3,208	3,208	3,208
Other General Expense	300,000	300,000	300,000	300,000
TOTAL GENERAL EXPENSES	2,226,705	2,240,782	2,255,007	2,269,380
TOTAL ORDINARY & ROUTINE EXPENSES	5,093,708	5,160,486	5,228,468	5,297,677
EXTRAORDINARY EXPENSES	-			
Extraordinary Maintenance	-	-	-	-
Casualty Loss	-	-	-	-
Project Excess Transfer Out	-	-	-	-
TOTAL EXTRAORDINARY EXPENSES	-	-	-	-
OTHER EXPENSES	-	-	-	-
HAP	-	-	-	-
UAP	-	-	-	-
Port Out HAP	-	-	-	-
Port Out Admin Fee	-	-	-	-
Real Estate Taxes	-	-	-	-
FSS Expense	-	-	-	-
TOTAL OTHER EXPENSES	-	-	-	-
TOTAL EXPENSES	5,093,708	5,160,486	5,228,468	5,297,677
NET INCOME	(363,152)	(409,929)	(477,911)	(547,121)
Debt Service	6,999	6,999	6,999	6,999
Income after Debt Service	(370,150)	(416,928)	(484,910)	(554,120)
OPEP Normal	450,597	450,597	450,597	450,597
Cash Impact	80,447	33,670	(34,312)	(103,522)

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	Marine Drive			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL NET DWELLING RENT	3,271,166	3,336,589	3,403,321	3,471,387
Non-Dwelling Rental Income	47,676	47,676	47,676	47,676
TOTAL SUBSIDY	-	-	-	-
Fraud Recovery	-	-	-	-
HUD PHA Grants - Vouchers	-	-	-	-
HCV Special Grant Income	-	-	-	-
Laundry Income	55,157	56,261	57,386	58,533
Interest Earned	9,196	9,196	9,196	9,196
Other Income	53,175	53,175	53,175	53,175
HCV Admin Fee Earned	-	-	-	-
Management Fees Earned	-	-	-	-
Asset Management Fee Earned	-	-	-	-
Bookkeeping Fees Earned	-	-	-	-
Front Line Service Fees	-	-	-	-
Other Fees	-	-	-	-
Retro Charges - Non retro rent	-	-	-	-
Investment Income	158	158	158	158
CFP Admin Fee	-	-	-	-
1406 Transfers	-	-	-	-
Total Other Revenue	117,686	118,789	119,915	121,062
TOTAL REVENUES	3,436,528	3,503,054	3,570,911	3,640,126
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	179,277	182,863	186,520	190,250
Legal Expense - External	-	-	-	-
Management Fee	-	-	-	-
Management Fee-State	185,635	185,635	185,635	185,635
HCV Management Fees	-	-	-	-
Bookkeeping Fee	-	-	-	-
Asset Management Fee	-	-	-	-
Staff Training	3,475	3,475	3,475	3,475
Staff Travel	2,888	2,888	2,888	2,888
Travel	-	-	-	-
Auditing Fees	21,000	21,000	21,000	21,000
Sundry	21,328	21,542	21,757	21,975
Office Supplies	2,919	2,919	2,919	2,919
Marketing & Advertising	1,804	1,804	1,804	1,804
Telephone and Internet Expenses	29,302	29,302	29,302	29,302
Software and Office Equipment	9,947	9,947	9,947	9,947
Tenant receivable Collection Cost	1,490	1,490	1,490	1,490
Vehicle Lease	-	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	459,065	462,864	466,736	470,684
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	-	-	-	-
Resident Serv - Materials	74	74	74	74

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	Marine Drive			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Res Serv - Tenant Council Supplies	-	-	-	-
Resident Serv - Contract Costs	1,080	1,080	1,080	1,080
Tenant Representative Stipend	10,800	10,800	10,800	10,800
Total Council Resident Services	11,954	11,954	11,954	11,954
Res Serv - Tenant Council Contracts	-	-	-	-
Resident Services - Participation Funds	6,512	6,512	6,512	6,512
Resident Relocation Costs	-	-	-	-
TOTAL RESIDENT SERVICES COSTS	18,466	18,466	18,466	18,466
UTILITY EXPENSES	-			
Water	77,798	80,131	82,535	85,011
Sewer	35,519	36,584	37,682	38,812
Electric	177,964	183,303	188,802	194,466
Gas	274,123	282,347	290,817	299,542
Fuel	-	-	-	-
TOTAL UTILITY EMPLOYEE COST	57,862	59,019	60,200	61,404
Miscellaneous Utility Costs	17,824	17,824	17,824	17,824
Utility Reimbursements	-	-	-	-
TOTAL UTILITY EXPENSES	641,089	659,209	677,860	697,059
TOTAL MAINTENANCE EMPLOYEE COSTS	406,330	414,062	421,948	429,992
Maintenance Materials	61,092	61,092	61,092	61,092
Maintenance Equipment	104	104	104	104
TOTAL MATERIALS AND SUPPLIES	61,196	61,196	61,196	61,196
Maintenance Contract Costs - Misc	123,033	123,033	123,033	123,033
EPC Maintenance Contract	9,288	9,567	9,854	10,150
Maintenance Lease	39,954	39,954	39,954	39,954
Garbage & Trash Removal Lease	1,526	1,526	1,526	1,526
Garbage & Trash Removal	55,811	55,811	55,811	55,811
Unit Turnaround	96,838	91,996	87,396	83,026
Janitorial Costs	172,559	172,559	172,559	172,559
Exterminating Costs	33,621	33,621	33,621	33,621
Landscaping & Grounds	5,073	5,073	5,073	5,073
Plumbing & Gas System	28,018	28,018	28,018	28,018
Electrical Systems	27,519	27,519	27,519	27,519
Heating & Ventilating	65,942	65,942	65,942	65,942
Elevators	110,339	110,339	110,339	110,339
Snow Removal	49,928	49,928	49,928	49,928
Maintenance Vehicle Lease	-	-	-	-
Garbage & Trash Removal Vehicle Lease	-	-	-	-
Maintenance Costs - LIHTC	-	-	-	-
TOTAL MAINTENANCE CONTRACT COSTS	819,449	814,886	810,573	806,499
TOTAL MAINTENANCE EXPENSES	1,286,975	1,290,144	1,293,717	1,297,687

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	Marine Drive			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL PROTECTIVE SERVICES COSTS	90,672	90,871	91,075	91,283
GENERAL EXPENSES	-			
Property Insurance	52,996	54,056	55,137	56,240
Liability Insurance	119,854	122,251	124,697	127,190
Workers Compensation Insurance	68,561	68,561	68,561	68,561
Other Insurances	18,765	19,140	19,523	19,913
TOTAL INSURANCES	260,176	264,008	267,917	271,904
PILOT	-	-	-	-
Employee Benefits	285,171	288,023	290,903	293,812
OPEB	-	-	-	-
OPEB - Normal Costs	86,600	86,600	86,600	86,600
Collection Loss	65,423	65,423	65,423	65,423
Interest On Admin Notes	162,803	162,803	162,803	162,803
Other General Expense	1,000	1,000	1,000	1,000
TOTAL GENERAL EXPENSES	861,173	867,857	874,646	881,542
TOTAL ORDINARY & ROUTINE EXPENSES	3,357,440	3,389,410	3,422,501	3,456,722
EXTRAORDINARY EXPENSES	-			
Extraordinary Maintenance	-	-	-	-
Casualty Loss	-	-	-	-
Project Excess Transfer Out	-	-	-	-
TOTAL EXTRAORDINARY EXPENSES	-	-	-	-
OTHER EXPENSES	-	-	-	-
HAP	-	-	-	-
UAP	-	-	-	-
Port Out HAP	-	-	-	-
Port Out Admin Fee	-	-	-	-
Real Estate Taxes	11,812	11,812	11,812	11,812
FSS Expense	-	-	-	-
TOTAL OTHER EXPENSES	11,812	11,812	11,812	11,812
TOTAL EXPENSES	3,369,252	3,401,222	3,434,313	3,468,533
NET INCOME	67,276	101,832	136,599	171,592
Debt Service	257,417	257,417	257,417	257,417
Income after Debt Service	(190,141)	(155,585)	(120,818)	(85,825)
OPEP Normal	86,600	86,600	86,600	86,600
Cash Impact	(103,541)	(68,985)	(34,218)	775

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	Section 8			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL NET DWELLING RENT	-	-	-	-
Non-Dwelling Rental Income	-	-	-	-
TOTAL SUBSIDY	-	-	-	-
Fraud Recovery	86,847	86,847	86,847	86,847
HUD PHA Grants - Vouchers	6,369,722	6,560,813	6,757,638	6,960,367
HCV Special Grant Income	31,439	32,067	32,709	33,363
Laundry Income	-	-	-	-
Interest Earned	233	233	233	233
Other Income	1,644	1,644	1,644	1,644
HCV Admin Fee Earned	841,141	866,375	892,366	919,137
Management Fees Earned	-	-	-	-
Asset Management Fee Earned	-	-	-	-
Bookkeeping Fees Earned	-	-	-	-
Front Line Service Fees	-	-	-	-
Other Fees	-	-	-	-
Retro Charges - Non retro rent	-	-	-	-
Investment Income	-	-	-	-
CFP Admin Fee	-	-	-	-
1406 Transfers	-	-	-	-
Total Other Revenue	7,331,025	7,547,979	7,771,436	8,001,591
TOTAL REVENUES	7,331,025	7,547,979	7,771,436	8,001,591
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	-	-	-	-
Legal Expense - External	-	-	-	-
Management Fee	69,525	69,525	69,525	69,525
Management Fee-State	-	-	-	-
HCV Management Fees	578,899	578,899	578,899	578,899
Bookkeeping Fee	106,481	106,481	106,481	106,481
Asset Management Fee	-	-	-	-
Staff Training	-	-	-	-
Staff Travel	-	-	-	-
Travel	-	-	-	-
Auditing Fees	27,750	27,750	27,750	27,750
Sundry	1,353	1,366	1,380	1,394
Office Supplies	-	-	-	-
Marketing & Advertising	-	-	-	-
Telephone and Internet Expenses	7,947	7,947	7,947	7,947
Software and Office Equipment	2,591	2,591	2,591	2,591
Tenant receivable Collection Cost	-	-	-	-
Vehicle Lease	-	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	794,546	794,560	794,574	794,587
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	-	-	-	-
Resident Serv - Materials	-	-	-	-

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	Section 8			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Res Serv - Tenant Council Supplies	-	-	-	-
Resident Serv - Contract Costs	-	-	-	-
Tenant Representative Stipend	-	-	-	-
Total Council Resident Services	-	-	-	-
Res Serv - Tenant Council Contracts	-	-	-	-
Resident Services - Participation Funds	-	-	-	-
Resident Relocation Costs	-	-	-	-
TOTAL RESIDENT SERVICES COSTS	-	-	-	-
UTILITY EXPENSES	-	-	-	-
Water	-	-	-	-
Sewer	-	-	-	-
Electric	-	-	-	-
Gas	-	-	-	-
Fuel	-	-	-	-
TOTAL UTILITY EMPLOYEE COST	-	-	-	-
Miscellaneous Utility Costs	-	-	-	-
Utility Reimbursements	-	-	-	-
TOTAL UTILITY EXPENSES	-	-	-	-
TOTAL MAINTENANCE EMPLOYEE COSTS	-	-	-	-
Maintenance Materials	-	-	-	-
Maintenance Equipment	-	-	-	-
TOTAL MATERIALS AND SUPPLIES	-	-	-	-
Maintenance Contract Costs - Misc	-	-	-	-
EPC Maintenance Contract	-	-	-	-
Maintenance Lease	-	-	-	-
Garbage & Trash Removal Lease	-	-	-	-
Garbage & Trash Removal	-	-	-	-
Unit Turnaround	-	-	-	-
Janitorial Costs	-	-	-	-
Exterminating Costs	-	-	-	-
Landscaping & Grounds	-	-	-	-
Plumbing & Gas System	-	-	-	-
Electrical Systems	-	-	-	-
Heating & Ventilating	-	-	-	-
Elevators	-	-	-	-
Snow Removal	-	-	-	-
Maintenance Vehicle Lease	-	-	-	-
Garbage & Trash Removal Vehicle Lease	-	-	-	-
Maintenance Costs - LIHTC	-	-	-	-
TOTAL MAINTENANCE CONTRACT COSTS	-	-	-	-
TOTAL MAINTENANCE EXPENSES	-	-	-	-

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	Section 8			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL PROTECTIVE SERVICES COSTS	-	-	-	-
GENERAL EXPENSES	-	-	-	-
Property Insurance	-	-	-	-
Liability Insurance	2,694	2,748	2,803	2,859
Workers Compensation Insurance	-	-	-	-
Other Insurances	644	657	670	684
TOTAL INSURANCES	3,338	3,405	3,473	3,543
PILOT	-	-	-	-
Employee Benefits	-	-	-	-
OPEB	-	-	-	-
OPEB - Normal Costs	-	-	-	-
Collection Loss	-	-	-	-
Interest On Admin Notes	-	-	-	-
Other General Expense	36,067	36,067	36,067	36,067
TOTAL GENERAL EXPENSES	39,405	39,472	39,540	39,610
TOTAL ORDINARY & ROUTINE EXPENSES	833,952	834,032	834,114	834,197
EXTRAORDINARY EXPENSES	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Casualty Loss	-	-	-	-
Project Excess Transfer Out	-	-	-	-
TOTAL EXTRAORDINARY EXPENSES	-	-	-	-
OTHER EXPENSES	-	-	-	-
HAP	6,270,796	6,333,504	6,396,839	6,460,808
UAP	48,124	48,124	48,124	48,124
Port Out HAP	158,103	158,103	158,103	158,103
Port Out Admin Fee	6,545	6,545	6,545	6,545
Real Estate Taxes	-	-	-	-
FSS Expense	-	-	-	-
TOTAL OTHER EXPENSES	6,483,568	6,546,276	6,609,611	6,673,579
TOTAL EXPENSES	7,317,519	7,380,308	7,443,724	7,507,776
NET INCOME	13,505	167,672	327,712	493,815
Debt Service	-	-	-	-
Income after Debt Service	13,505	167,672	327,712	493,815
OPEP Normal	-	-	-	-
Cash Impact	13,505	167,672	327,712	493,815

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	All Cost Centers Combined			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL NET DWELLING RENT	14,774,097	15,069,579	15,370,971	15,678,390
Non-Dwelling Rental Income	273,750	273,750	273,750	273,750
TOTAL SUBSIDY	18,217,532	18,764,058	19,326,979	19,906,789
Fraud Recovery	86,847	86,847	86,847	86,847
HUD PHA Grants - Vouchers	6,369,722	6,560,813	6,757,638	6,960,367
HCV Special Grant Income	31,439	32,067	32,709	33,363
Laundry Income	81,120	82,742	84,397	86,085
Interest Earned	9,928	9,928	9,928	9,928
Other Income	963,644	963,644	963,644	963,644
HCV Admin Fee Earned	841,141	866,375	892,366	919,137
Management Fees Earned	2,511,803	2,511,803	2,511,803	2,511,803
Asset Management Fee Earned	-	-	-	-
Bookkeeping Fees Earned	390,208	390,208	390,208	390,208
Front Line Service Fees	314,708	314,708	314,708	314,708
Other Fees	398,571	398,571	398,571	398,571
Retro Charges - Non retro rent	8,252	8,252	8,252	8,252
Investment Income	158	158	158	158
CFP Admin Fee	1,100,000	1,120,000	1,120,000	1,120,000
1406 Transfers	2,463,000	2,463,000	2,463,000	2,463,000
Total Other Revenue	15,570,540	15,809,117	16,034,229	16,266,071
TOTAL REVENUES	48,835,919	49,916,504	51,005,929	52,125,000
TOTAL ADMINISTRATIVE EMPLOYEE COSTS	4,508,689	4,598,863	4,690,840	4,784,657
Legal Expense - External	4,961	4,961	4,961	4,961
Management Fee	2,395,693	2,395,693	2,395,693	2,395,693
Management Fee-State	185,635	185,635	185,635	185,635
HCV Management Fees	578,899	578,899	578,899	578,899
Bookkeeping Fee	390,208	390,208	390,208	390,208
Asset Management Fee	-	-	-	-
Staff Training	28,648	28,648	28,648	28,648
Staff Travel	89,231	89,231	89,231	89,231
Travel	10,000	10,000	10,000	10,000
Auditing Fees	140,651	140,651	140,651	140,651
Sundry	269,030	271,721	274,438	277,182
Office Supplies	43,297	43,297	43,297	43,297
Marketing & Advertising	16,415	16,415	16,415	16,415
Telephone and Internet Expenses	419,919	419,919	419,919	419,919
Software and Office Equipment	139,948	139,948	139,948	139,948
Tenant receivable Collection Cost	31,425	31,425	31,425	31,425
Vehicle Lease	22,157	22,157	22,157	22,157
TOTAL ADMINISTRATIVE EXPENSES	9,274,806	9,367,670	9,462,365	9,558,926
TOTAL RESIDENT SERVICES EMPLOYEE COSTS	136,580	139,308	142,090	144,928
Resident Serv - Materials	2,137	2,137	2,137	2,137

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
 FYE 2021 - 2024

	All Cost Centers Combined			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Res Serv - Tenant Council Supplies	445	445	445	445
Resident Serv - Contract Costs	382,469	382,469	382,469	382,469
Tenant Representative Stipend	55,700	55,700	55,700	55,700
Total Council Resident Services	440,751	440,751	440,751	440,751
Res Serv - Tenant Council Contracts	2,350	2,350	2,350	2,350
Resident Services - Participation Funds	85,863	85,863	85,863	85,863
Resident Relocation Costs	10,566	10,566	10,566	10,566
TOTAL RESIDENT SERVICES COSTS	676,110	678,838	681,620	684,458
UTILITY EXPENSES	-	-	-	-
Water	1,191,034	1,226,765	1,263,568	1,301,475
Sewer	556,735	573,437	590,640	608,359
Electric	1,811,007	1,865,337	1,921,297	1,978,936
Gas	1,264,590	1,302,528	1,341,604	1,381,852
Fuel	-	-	-	-
TOTAL UTILITY EMPLOYEE COST	405,788	413,904	422,182	430,625
Miscellaneous Utility Costs	203,562	203,562	203,562	203,562
Utility Reimbursements	3,115	3,115	3,115	3,115
TOTAL UTILITY EXPENSES	5,435,831	5,588,648	5,745,968	5,907,925
TOTAL MAINTENANCE EMPLOYEE COSTS	4,031,976	4,108,236	4,186,022	4,265,364
Maintenance Materials	742,065	742,065	742,065	742,065
Maintenance Equipment	75,821	75,821	75,821	75,821
TOTAL MATERIALS AND SUPPLIES	817,886	817,886	817,886	817,886
Maintenance Contract Costs - Misc	1,154,461	1,154,461	1,154,461	1,154,461
EPC Maintenance Contract	49,792	51,285	52,824	54,409
Maintenance Lease	243,665	243,665	243,665	243,665
Garbage & Trash Removal Lease	22,844	22,844	22,844	22,844
Garbage & Trash Removal	183,696	183,696	183,696	183,696
Unit Turnaround	746,871	709,528	674,051	640,349
Janitorial Costs	192,210	192,210	192,210	192,210
Exterminating Costs	224,877	224,877	224,877	224,877
Landscaping & Grounds	197,218	197,218	197,218	197,218
Plumbing & Gas System	264,056	264,056	264,056	264,056
Electrical Systems	156,383	156,383	156,383	156,383
Heating & Ventilating	201,193	201,193	201,193	201,193
Elevators	245,731	245,731	245,731	245,731
Snow Removal	172,851	172,851	172,851	172,851
Maintenance Vehicle Lease	83,940	83,940	83,940	83,940
Garbage & Trash Removal Vehicle Lease	11,658	11,658	11,658	11,658
Maintenance Costs - LIHTC	2,032,431	2,073,079	2,114,541	2,156,832
TOTAL MAINTENANCE CONTRACT COSTS	6,183,876	6,188,675	6,196,199	6,206,371
TOTAL MAINTENANCE EXPENSES	11,033,738	11,114,797	11,200,107	11,289,621

Buffalo Municipal Housing Authority - Operating Budget and Four Year Plan by Cost Centers
FYE 2021 - 2024

	All Cost Centers Combined			
	FYE 2021	FYE 2022	FYE 2023	FYE 2024
TOTAL PROTECTIVE SERVICES COSTS	867,034	869,982	872,990	876,058
GENERAL EXPENSES	-	-	-	-
Property Insurance	828,846	845,423	862,331	879,578
Liability Insurance	953,454	972,523	991,974	1,011,813
Workers Compensation Insurance	812,229	812,229	812,229	812,229
Other Insurances	215,497	219,807	224,203	228,687
TOTAL INSURANCES	2,810,025	2,849,981	2,890,736	2,932,306
PILOT	405,145	405,145	405,145	405,145
Employee Benefits	4,475,115	4,519,866	4,565,065	4,610,715
OPEB	2,701,944	2,701,944	2,701,944	2,701,944
OPEB - Normal Costs	1,264,523	1,264,523	1,264,523	1,264,523
Collection Loss	295,419	295,419	295,419	295,419
Interest On Admin Notes	781,717	781,717	781,717	781,717
Other General Expense	344,696	344,696	344,696	344,696
TOTAL GENERAL EXPENSES	13,078,584	13,163,291	13,249,245	13,336,466
TOTAL ORDINARY & ROUTINE EXPENSES	40,366,104	40,783,228	41,212,295	41,653,454
EXTRAORDINARY EXPENSES	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Casualty Loss	148,576	148,576	148,576	148,576
Project Excess Transfer Out	-	-	-	-
TOTAL EXTRAORDINARY EXPENSES	148,576	148,576	148,576	148,576
OTHER EXPENSES	-	-	-	-
HAP	6,270,796	6,333,504	6,396,839	6,460,808
UAP	48,124	48,124	48,124	48,124
Port Out HAP	158,103	158,103	158,103	158,103
Port Out Admin Fee	6,545	6,545	6,545	6,545
Real Estate Taxes	16,980	16,980	16,980	16,980
FSS Expense	21,149	21,149	21,149	21,149
TOTAL OTHER EXPENSES	6,521,696	6,584,404	6,647,739	6,711,708
TOTAL EXPENSES	47,034,548	47,514,380	48,006,782	48,511,910
NET INCOME	1,801,371	2,402,124	2,999,146	3,613,090
Debt Service	1,794,090	1,794,090	1,794,090	1,794,090
Income after Debt Service	7,280	608,034	1,205,056	1,819,000
OPEP Normal	1,264,523	1,264,523	1,264,523	1,264,523
Cash Impact	1,271,803	1,872,557	2,469,579	3,083,523