

Rev 1

Operating Budget

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB approved No. 2577-0026 (exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U. S. Department of Housing and Urban Development, Washington, D. C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D. C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission Original	b. Fiscal Year Ending March 31, 2027	c. No. of months (check one) X 12 mo. Other (specify)	d. Type of HUD assisted project(s) O1 X PHA/IHA Owned Rental Housing O2 IHA Owned Mutual Help Homeownership O3 PHA/IHA Leased Rental Housing O4 PHA/IHA Owned Turnkey III Homeownership O5 PHA/IHA Leased Homeownership
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Newburgh Housing Authority			f. HUD Field Office New York, N Y
f. Address (city, state, zip code) 40 Walsh Road Newburgh, N Y 12550			g. ACC Number NY 489
h. PAS / LOCCS Project No. NY051001014M			i. No. of Dwelling Units 135
j. No. of Unit Months 1,620			k. No. of Projects 2

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. PUM (2)	X Estimate or Actuals Current Budget 2028 PUM (3)	Requested Budget Estimates		
					PHA/IHA Estimate		HUD Modifications
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)
Homebuyers Monthly Payments for:							
10	7710	Operating Expenses					
20	7712	Earned Home Payments					
30	7714	Nonroutine Maintenance Reserve					
40	Total Break-even Amount (sum lines 010, 020, and 030)						
50	7716	Excess(or Deficit) in Break-Even					
60	7790	Homebuyers Monthly Payments-Contra					
Operating Receipts							
70	3110	Dwelling Rental		393.33	379.03	694,400	
80	3120	Excess Utilities					
90	3190	Nondwelling rental		3.11	3.78	6,120	
100	Total Rental Income (sum of lines 070, 080, and 090)			396.44	382.81	700,520	
110	3610	Interest on General Fund Investments		0.06	1.85	3,000	
120	3690	Other Income		7.59	9.75	15,800	
130	Total Operating Income (sum of lines 100, 110, and 120)			404.10	394.41	719,320	
Operating Expenditures - Administration							
140	4110	Administrative Salaries		86.19	109.25	176,990	
150	4130	Legal		12.35	50.00	81,000	
160	4140	Staff training		4.94	4.94	8,000	
170	4150	Travel		3.02	5.25	8,500	
180	4170	Accounting Fees		0.00	0.00	0	
190	4171	Auditing Fees		2.96	3.70	6,000	
195	4172	Financial Consultant Fees		0.00			
200	4190	Other Administrative Expenses		26.57	35.40	57,350	
210	Total Administrative Expenses (sum of line 140 thru line 200)			136.03	208.54	337,840	
Tenant Services:							
220	4210	Salaries					
230	4220	Recreation, publications and other services		27.53	18.52	30,000	
240	4230	Contract Costs, Training and Other					
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)			27.53	18.52	30,000	
Utilities:							
260	4310	Water / Sewer		67.90	80.25	130,000	
270	4320	Electricity		33.95	37.04	60,000	
280	4330	Gas		45.06	43.21	70,000	
290	4340	Fuel					
300	4350	Labor					
310	4390	Other utilities					
320	Total Utilities Expense (sum of line 260 thru line 310)			146.91	160.49	260,000	

Name of PHA/HA Newburgh Housing Authority			Fiscal Year Ending March 31, 2027					
Line No.	Acct. No.	Description (1)	Actuals	X Estimate	PHA/HA Estimates		HUD Modifications	
			Last Fiscal Yr. PUM (2)	or Actuals Current Budget 2026 PUM (3)	PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor		98.49	153.94	249,390		
340	4420	Materials		28.40	45.68	74,000		
350	4430	Contract Costs		62.64	92.53	149,900		
360		Total Ordinary Maintenance & Operation Expense (lines 330 to 350)		190.77	292.15	473,290		
Protective Services:								
370	4460	Labor						
380	4470	Materials						
390	4480	Contract Costs		0.00	74.07	120,000		
400		Total Protective Services Expense (sum of lines 370 to 390)		0.00				
General Expenses:								
410	4510	Insurance		52.92	71.43	115,720		
420	4520	Payments in Lieu of Taxes						
430	4530	Terminal Leave Payments		2.84	3.09	5,000		
440	4540	Employee Benefits		109.37	197.08	319,270		
450	4570	Collection Losses		13.58	135.80	220,000		
460	4590	Other General Expenses		16.67	16.67	27,000		
470		Total General Expenses (sum of lines 410 thru line 460)		195.38	424.07	686,990		
480		Total Routine Expenses (sum of lines 210, 250, 320, 360, 400, and 470)		696.62	1,103.78	1,788,120		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500		Total Operating Expense (sum of lines 480 and 490)		696.62	1,103.78	1,788,120		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance						
530	7540	Property Betterments and Additions						
540		Total Nonroutine Expenditures (sum of lines 510, 520, and 530)						
550		Total Operating Expenditures (sum of lines 500 and 540)		696.62	1,103.78	1,788,120		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580		Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		696.62	1,103.78	1,788,120		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		(292.52)	(659.75)	(1,068,800)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year						
610	8011	Prior Year Adjustments - (Debt) Credit						
620		Total Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op. Sub. - Cur. Yr.		292.52	469.40	760,430		
640		Mandatory PFS Adjustments (net):						
650		Other (specify):						
660		Other (specify):						
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)						
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)		292.52	469.40	760,430		
690		Total HUD Contributions (sum of lines 620 and 680)		292.52	469.40	760,430		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)				(308,370)		

Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part 1 - Maximum Operating Reserve - End of Current Budget Year			
740	2821	PHA/IHA - Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form Hud-52564	

Part 11 - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780		Unrestricted Net Assets (Deficit) at End of Previous Fiscal Year - Actual for FYE March 31, 2025	1,111,084
790		Increase (Decrease) Unrestricted Net Assets - Current Budget Year (check one) Estimated for FYE March 31, 2025	100,000
		Actual for FYE	
800		Unrestricted Net Assets (Deficit) at End of Current Budget Year (check one) Estimated for FYE March 31, 2026	1,211,084
		Actual for FYE	
810		Increase (Decrease) Unrestricted Net Assets - Requested Budget Year Estimated for FYE Mar 31, 2027 Enter Amount from line 700	(462,680)
820		Unrestricted Net Assets (Deficit) at End of Requested Budget Year Estimated for FYE March 31, 2027	748,404
830		Cash Reserve Requirement - _____ % of line 480	

Comments:

PHA /IHA Approval Name Lawrence R Jackson
 Title Executive Director
 Signature 
 Field Office Approval Name _____
 Title _____
 Signature _____

Date 3/13/26

Date _____

Rev 1
chg

Operating Budget
Summary of Budget Data
and Justifications

**U. S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB approved No. 2577-0026 (exp. 10/31/97)

Public Reporting Burden for this collection of information is estimated to average 1.0 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D. C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D C 20503. Do not send this completed form to either of the above addressees.

Name of Local Housing Authority:		Locality:		Fiscal Year Ending:		
Newburgh Housing Authority		Newburgh, New York		March 31, 2027		
(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other	
1 Legal Expense (see Special Note in Instructions)	117,000	81,000	P-1 P-2	36,000		
2 Training (list and provide justification)	10,000	8,000	Q	2,000		
3 Travel						
Trips To Conventions and Meetings (list and provide justification)	0	0				
4 Other Travel:	0					
Outside Area of Jurisdiction	6,800	5,500	R-1	1,300		
5 Within Area of Jurisdiction	6,000	3,000	R-2	3,000		
6 Total Travel	12,800	8,500		4,300		
7 Accounting	0	0		0		
8 Auditing	12,500	6,000	S	6,500		
9 Financial Consultant						
10 Sundry	0					
Rental of Office Space	6,120		S-1	6,120		
11 Publications	2,000	1,000	T-1a	1,000		
12 Membership Dues and Fees (list organization and amount)	2,150	700	T-2	1,450		
13 Telephone, Fax, Electronic Communications	11,500	6,500	T-3	5,000		
14 Collection Agent Fees and Court Costs	0	0				
15 Administrative Services Contracts - Copier	5,600	3,400	T-4	2,200		
16 Forms, Stationary and Office Supplies	10,000	3,000	T-5	7,000		
17 Other Sundry Expense (provide breakdown)	96,400	42,750		53,650		
18 Total Sundry	133,770	57,350		76,420		
19 Total Administration Expense Other Than Salaries	286,070	160,850		125,220		
Line 17-Other Sundry						
Postage	8,000	4,000	T-6	4,000		
Advertising	900	500	T-1b	400		
Software/Internet Support	45,000	23,000	T-7	22,000		
Fiscal Agent Fee/Bank Charges	2,300	2,300	T-12	0		
Tenant Screening	1,400	900	T-8	500		
Administrative Consulting	22,000	0	T-10	22,000		
Temporary Office Help	2,000	1,000	T-11	1,000		
Other	14,800	11,050	T-9	3,750		
	96,400	42,750		53,650		

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Convictions may result in criminal and/or civil penalties.

(18 U. S. C. 1001, 1010, 1012; 31 U. S. C. 3729, 3802)

Signature of authorized representative & Date:

Interest on General Fund Investments: State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, operating expenditures, etc. , which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution or interest income between housing programs.

Other Comments on Estimates of Operating Receipts: Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

Tenant Charges (Late Fees Etc)	9,600
Laundry Commissions	4,000
Insurance Dividends	1,500
Miscellaneous	700
	15,800

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on HUD-52566, Schedule of All Positions and Salaries, as follows:

- Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566
- Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to such housing at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10+ 7/10 + 5/10).
- Column (3) Enter the portion of total salary expense shown in Column (5) or Column (6), from HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased Housing.
- Column (4) Enter the portion of total salary expense shown in Column (5) or Column (10), form HUD-52566, allocable to Section 23 Leased housing management.
- Column (5) Enter the portion of total salary expense shown in column (5) or Column (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6) Enter the portion of total salary expense shown in Column (5) or Column (9), form HUD-52566, allocable to Section 8 Program.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must equitably distributed to account lines Ordinary Maintenance and Operations-Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program		
			Salary Expense		
			Management (3)	Sec 8 Voucher (4)	Capital Fund Prog (5)
Administration-Nontechnical Salaries (1)	6	5.5	176,990	203,370	56,140
Administration-Technical Salaries (1)					
Ordinary Maintenance and Operation-Labor(1)	5	4.5	249,390		
Utilities-Labor (1)					
Other - Tenant Services					
Extraordinary Maintenance Work Projects (2)					
Betterments and Additions Work Projects (2)					

- 1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget), the amount of salary expense shown in Column (4) on the corresponding line above.
- 2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on form HUD-52567

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

Travel, Publications, Membership Dues and Fees, Telephone and Telegraph, and Sundry: In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

Utilities: Give an explanation of substantial Requested Budget Year estimated increases over PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense".

Water	130,000
Electricity	60,000
Gas	70,000
	260,000

Ordinary Maintenance & Operation-Materials: Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for materials in the Current Budget Year.

Maintenance- Materials	60,000
Maintenance- Ranges & Refrig	14,000
	74,000

Ordinary Maintenance & Operation-Contract Costs: List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditures for Contract Services in the Current Budget Year. If the LHA has contract for maintenance of elevator cabs, give contract cost per cab.

Exterminating	12,000	14,000	26,000
Elevator	0	8,000	8,000
Building Repairs	15,000		15,000
Heating	3,000		3,000
Trash Collection	30,000	15,000	45,000
Electrical	6,000		4,500
Auto & Truck	2,500		2,500
Plumbing	20,000		20,000
Alarm	1,500		1,500
Uniforms	2,500		2,500
Landscaping	6,000		6,000
Locksmith	900		1,200
Fire Inspections	1,500		1,500
Consultants	3,000		3,000
Site Improvements	4,000		4,000
Energy Audit	2,000		2,000
Security CCTV	3,000	1,200	4,200
	112,900	38,200	149,900

Insurance: Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

	Total	LIH	HCV
Fire/Property Package	66,950	66,950	0
Commercial Liability	17,680	12,460	5,220
Flood	13,660	13,660	0
Automobile Incl Excess	11,910	8,070	3,840
Workmen Compensation	20,250	14,580	5,670
Directors & Public Officials	0	0	0
	130,450	115,720	14,730

Employee Benefit Contributions: List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

	Total	LIH	HCV
Social Security	51,440	36,910	14,530
Medical & Dental Insurance	248,400	185,010	63,390
Retirement	102,040	76,190	25,850
Retiree's Benefits	16,240	16,240	0
Disability	2,400	1,800	600
Unemployment Insurance	4,460	3,120	1,340
	424,980	319,270	105,710

Collection Losses: State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Extraordinary Maintenance, Replacement of Equipment, and Betterments and Additions: Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget Year and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to from HUD-52567 need not be repeated here.

Tenant Service Contracts: List all contracts. Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.