

**NEW YORK STATE HOUSING FINANCE AGENCY
STATE OF NEW YORK MORTGAGE AGENCY
NEW YORK STATE AFFORDABLE HOUSING CORPORATION
STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY
TOBACCO SETTLEMENT FINANCING CORPORATION**

Administrative Budget Request

and

Financial Plans

Fiscal Year Ending October 31, 2023

(Fiscal Year Ending March 31, 2024 for AHC)

HFA, SONYMA, AHC, MBBA and TSFC

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**Fiscal Year 2023 Financial Plans
(Fiscal Year 2024 Financial Plan for AHC)**

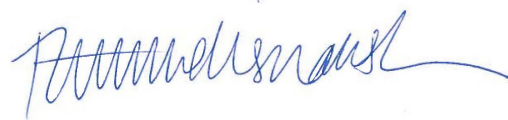
and the Agencies

Fiscal Year 2023 Administrative Budget Request

CERTIFICATION BY THE CHIEF EXECUTIVE OFFICER

Presented herewith are financial plans for program revenues and expenses through fiscal year end October 31, 2026 (March 31, 2027 for AHC) and the proposed administrative budget request for the period November 1, 2022 to October 31, 2023 in a manner consistent with that prescribed by the State Comptroller. The financial plans and budget were prepared in accordance with generally accepted accounting principles on a modified accrual basis.

These budgets are an estimate of revenues and expenses for the fiscal years ending October 31, 2023, 2024, 2025 and 2026, (March 31, 2024, 2025, 2026 and 2027 for AHC) and to the best of my knowledge, after reasonable inquiry, are based on reasonable assumptions and methods of estimation. Certain estimates and assumptions are detailed in the section entitled "Significant Budget Changes". The Agencies have used their best efforts to prepare the financial plans and budget in accordance with the State Comptroller's Regulation 203.



RuthAnne Visnauskas
Commissioner and Chief Executive Officer

HFA, SONYMA, AHC, MBBA and TSFC

EXPLANATION OF THE PUBLIC AUTHORITY'S RELATIONSHIP WITH THE UNIT OR UNITS OF GOVERNMENT, IF ANY, ON WHOSE BEHALF OR BENEFIT THE AUTHORITY WAS ESTABLISHED

The State of New York Mortgage Agency ("SONYMA"), the New York State Housing Finance Agency ("HFA"), and the State of New York Municipal Bond Bank Agency ("MBBA") (collectively, along with their subsidiaries, the "Agencies") are corporate governmental agencies, constituting public benefit corporations of the State of New York.

Each Agency is created pursuant to state statute, and each Agency's powers and obligations are set forth in their enabling statutes. Each is governed by Boards of Directors (or Members in the case of HFA). Each has adopted By-laws that govern the functioning of each Agency. None of the Agencies have taxing powers.

Their governing boards are comprised of certain ex officio members, the State Comptroller or a member appointed by the State Comptroller, the Chairman of HFA, and members appointed by the Governor, with the advice and consent of the Senate and the Speaker of the Assembly. Each Agency has its own independent board.

The New York State Affordable Housing Corporation ("AHC"), and the Tobacco Settlement Financing Corporation ("TSFC") are subsidiaries of HFA and MBBA, respectively, and have the same boards as their parent corporations.

HFA, SONYMA, AHC, MBBA and TSFC

DESCRIPTION OF THE BUDGET PROCESS

General Information

The fiscal year end for HFA, SONYMA, MBBA and TSFC is October 31. AHC's fiscal year end is March 31.

Administrative Budget

The New York State Housing Finance Agency, the State of New York Mortgage Agency, the New York State Affordable Housing Corporation, the State of New York Municipal Bond Bank Agency, and the Tobacco Settlement Financing Corporation (collectively referred to as the "Agencies" or individually the "Agency") share offices, administrative functions and staff. As such, one administrative budget accounts for the administrative expenses of all of the Agencies.

In general, expenses and contracts are processed through HFA or SONYMA. Common operating expenses are typically shared equally by HFA and SONYMA while other more specific expenses are directly charged to either Agency or allocated based on each respective Agencies' payroll allocation (discussed below). Certain expenses are allocated to the AHC, MBBA and TSFC on a direct charge or payroll allocation basis.

The Administrative budget is prepared on a modified accrual basis.

Cash Budgets

HFA and MBBA annually prepare "Program Budgets" which are required by bond resolution and are filed with the bond trustees. These budgets account for the "restricted" funds held by HFA and MBBA- those used to collect principal and interest on loans and pay debt service on bonds. These budgets are prepared on a cash basis and demonstrate to bond holders that there will be sufficient cash to pay debt service on the bonds in the upcoming year.

Financial Plan

The financial plan for each Agency is prepared on a modified accrual basis. Each Agency files its own financial plan.

Budget Process

Administrative Budget

The budget process begins with a review of the current expense categories and accounts to determine if reclassifications of expenses or new expense categories are warranted. This review takes place in early May to ensure that all system changes can be made on a timely basis. At this time the budget officer also reviews the Agencies' organization chart and ensures that the proper authorizations for the unit budget preparation, entry and approval are in place.

The second step in the budget process, which also takes place in May, is to circulate to each unit head a "Staff Allocation Table". This report lists each employee and the time allocated to each of the five Agencies (based on each employee's best estimate). This allocation becomes the basis for the monthly allocation of salaries and employee benefits to each of the five Agencies.

A meeting is scheduled with the Executive Staff, Chief Financial Officer ("CFO") and budget officer to discuss the staffing levels and overall budget plan. Based on current and anticipated fiscal needs, a general direction for discretionary spending is determined. Restrictions on travel and any other State mandates are taken into consideration as well.

By mid-June, unit supervisors are asked to submit a budget for select administrative expenses expected to be incurred by their unit. For example, all units will be asked to justify expenditures for travel, consultants, membership fees, education, books & periodicals, and temporary help. The Facilities Administration unit will also be asked to budget for rent, postage, auto expenses, office supplies and purchase of furniture & fixtures among other things. To assist in the budget process, each unit is provided with two years of expense information, as well as the current year-to-date data. At this time, the Agencies' Comptroller ("Comptroller") is asked to prepare the program budgets (fiscal plans) with a forecast of revenues and expenses for the next three years.

Once each unit has entered their budget request, the budget officer compiles all of the unit requests and begins the review process. Budget requests may be reduced where expenses are not substantiated, or prior spending does not support the current request. A proposed budget request is then drafted and circulated to the Chief Executive Officer ("CEO"), the CFO and the Executive Staff for comment. Final changes are incorporated, and the budget is prepared for distribution. The proposed budget is posted on the Public Authorities Reporting Information System ("PARIS") within ninety days prior to fiscal year end October 31. Notification of such posting is delivered to the Authority Budget Office, Chairman of the Assembly Ways and Means Committee, NYS Division of the Budget and the Chairman of the Senate Finance Committee. Thirty days before the September board meetings, the budget is posted on the Agencies' web site for public inspection. The proposed budget is presented to and approved by the respective Boards at the September Board meetings. In accordance with the State Comptrollers' regulations, within seven days of the beginning of the fiscal year, the approved budget is to be posted on the Agencies' web site and in no less than five convenient places for the public to inspect. An approved budget is also sent to the State Comptroller.

Quarterly, a year-to-date expenditure report is circulated to unit supervisors, an executive staffer, and the CFO. The report highlights any expenditures over the budgeted amounts.

On a quarterly basis, an information report is prepared for the Boards, updating them on the status of the Agencies' budget.

Cash Budget

During May and June, the Assistant Treasurer collects information from various sources and prepares preliminary cash budgets for HFA and MBBA as required by each bond resolution. The cash budget demonstrates to the respective trustees that the Agencies will be able to meet their debt service requirements.

Financial Plan

In late June to early July the Comptroller collects information from various sources and prepares a financial plan for each Agency. The financial plans do not include information on conduit debt. The financial plans are prepared using the modified accrual basis and are intended to give information to the reader as to whether the Agencies will have excess revenues, or a deficit based on a particular year's projected activities. The financial plan includes a three-year projection of revenues and expenses. All budgetary assumptions are reviewed and documented. On a quarterly basis, an information report is prepared for the Boards, updating them on the status of each Agency's Financial Plan.

HFA, SONYMA, AHC, MBBA and TSFC

Fiscal Year 2023 Financial Plan and Administrative Budget Time Line

2022

- May 2 - July 15 • Preparation of cash budgets by Treasury (HFA and MBBA).

- May 16 - 31 • Issue Staff Allocation memo (responses due May 31)
June 1 - 2 • and Fiscal 2023 Budget Request memo (issue June 1, responses due Jun 20) to SVPs.

- June 14 • Request debt issuance and financing projections from appropriate sources (responses due Jun 29).

- June 10 - July 6 • CFO/COO/CEO discuss conceptual overview of 2023 budget and status of 2022 Budget.
Formulation of financial plans and administrative budgets.

- July 6 • Preliminary budget to CFO/COO/CEO for review and comment.

- July 18 - July 29 • CFO/COO meeting for review and comment on draft budget request
Production of budget and supporting documentation.

- August 3 • Mail proposed Budget to ABO, Assembly Ways & Means, DOB & Senate Finance Committee. Enter budget data on PARIS (to transmit to OSC).

- August 5 • Post proposed FY 2023 Financial Plan and Administrative Budget on website (Legal will post to five other locations).

- September 15 • Request Audit Committee and Board Approval.

- October 12 • Make approved budget available on website (Legal will post to five other locations).

- December 8 • Prepare Final 2022 Budget Analysis for Board Presentation.

2023

- January 6 • Finalize Board memo and budget data for Board Presentation.

- January 19 • Present final 2022 budget vs actual to the Board.

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Administrative Budget Request

Fiscal Year Ending October 31, 2023

(Fiscal Year Ending March 31, 2024 for AHC)

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FISCAL YEAR 2023 ADMINISTRATIVE BUDGET REQUEST

The administrative budget is an estimate of the resources needed to administer the New York State Housing Finance Agency (HFA), the State of New York Mortgage Agency (SONYMA), the New York State Affordable Housing Corporation (AHC), the State of New York Municipal Bond Bank Agency (MBBA), and the Tobacco Settlement Financing Corporation (TSFC) (together the “Agencies” or individually the “Agency”). Although a consolidated budget request is presented for approval, all expenses are tracked by each Agency.

Expenses that are not directly attributable to a particular Agency are allocated. The allocation of expenses among the Agencies is as follows:

- Salaries and benefits are allocated to each Agency based on a “Salary Allocation” table which is updated as employee responsibilities change.
- Rent, office supplies and other common costs are allocated 50% to HFA and 50% to SONYMA. HFA’s share is further allocated to MBBA and TSFC.

Please refer to the “Expense Allocation” section for more detailed information on allocation of expenses.

Individual expenses are detailed within the five categories listed below:

- Personal Services (which includes salaries and benefits)
- Other Than Personal Services
- Capital Expenses (which includes leasehold improvements and purchases of furniture, office equipment and personal computers)
- State Assessments and Other
- Banking, Financing and Servicing Fees

The Agencies process three separate payrolls (HFA, SONYMA and AHC). The number of budgeted positions for the combined Agencies is 353.

Please note that this administrative budget does not include expenses or identify revenues pertaining to funds held by depositories or trustees that are restricted by bond resolution. A separate “Program Budget” is prepared by bond indenture, and is submitted to the Board for approval and distributed to the bond trustee in accordance with the requirements of the governing bond resolution. Other operating expenses and revenues are identified in each Agency’s financial plan.

The attached proposed Fiscal Year 2023 Administrative Budget Request (for the period November 1, 2022 to October 31, 2023) totals \$99.9 million.

A brief summary by expense category is as follows:

	<u>2021</u> <u>Actuals</u>	<u>2022</u> <u>Approved Budget</u>	<u>2022</u> <u>Projected</u>	<u>2023</u> <u>Request</u>	<u>22/23 Budget</u> <u>\$ Variance / %</u>
			<i>(dollars in thousands)</i>		
Personal Services	\$43,989	53,598	51,621	54,796	+1,198/2.24%
Other than Personal Services	18,526	22,195	18,889	22,341	+146/0.66%
Capital Expenses	1,798	2,886	2,749	3,383	+497/17.22%
State Assessments and Other	18,701	17,939	17,939	17,939	
Banking, Financing & Servicing	<u>1,242</u>	<u>1,313</u>	<u>1,313</u>	<u>1,425</u>	<u>+112/8.53%</u>
TOTALS	84,256	97,931	92,511	99,884	+1,953/1.99%

HFA / SONYMA / AHC / MBBA / TSFC - FY 2023 Analysis Worksheet

(dollars in thousands)

	FY 2021 Actuals	FY 2022 Approved Budget	FY 2023 Budget Request	2022 / 2023 Variance: Increase (Decrease)	2022 / 2023 Percent Change
Salaries - Regular	30,035	35,933	37,015	1,082	3.01%
Salaries - Overtime	70	60	79	19	31.67%
Temporary / Hourly Employees	452	917	1,160	243	26.50%
Subtotal - Salaries	30,557	36,910	38,254	1,344	3.64%
Dental Insurance Premiums	618	794	844	50	6.30%
Disability Insurance	145	143	130	(13)	-9.09%
Transportation Mobility Tax	84	96	87	(9)	-9.38%
Education - Contractual	13	50	72	22	44.00%
FICA Taxes	2,174	2,740	2,832	92	3.36%
Health Insurance Premiums	6,111	7,633	7,746	113	1.48%
Paid Family Leave	22	11	10	(1)	-9.09%
Miscellaneous	46	64	58	(6)	-9.38%
Optical Plan	101	121	110	(11)	-9.09%
Pension Fund Payments	3,634	4,556	4,129	(427)	-9.37%
Unemployment Insurance	0	6	5	(1)	-16.67%
Vacation Exchange	435	419	469	50	11.93%
Workers Compensation	49	55	50	(5)	-9.09%
Subtotal - Benefits	13,432	16,688	16,542	(146)	-0.87%
TOTAL PERSONAL SERVICE	43,989	53,598	54,796	1,198	2.24%
Audit Fees	462	548	526	(22)	-4.01%
Automobile Expenses	35	40	40	0	0.00%
Books and Periodicals	32	31	32	1	3.23%
Cleaning and Minor Repairs	180	180	180	0	0.00%
Communication / Telephone	865	678	750	72	10.62%
Consultants	3,709	4,391	4,188	(203)	-4.62%
Courier Service	22	30	30	0	0.00%
IT Disaster Recovery	61	89	89	0	0.00%
E - Services	144	227	237	10	4.41%
Education - Agency Directed	36	123	169	46	37.40%
Information Technology - Maintenance	5,367	6,935	7,205	270	3.89%
Insurance	383	744	775	31	4.17%
Legal Expenses	816	658	685	27	4.10%
Marketing and Advertising	325	599	599	0	0.00%
Membership / Sponsorship Fees	52	162	145	(17)	-10.49%
Miscellaneous Other Than Personal Services	0	2	2	0	0.00%
Office Equipment - Rental and Maintenance	112	131	116	(15)	-11.45%
Office Supplies	34	200	150	(50)	-25.00%
Postage	21	52	50	(2)	-3.85%
Printing	0	0	0	0	N/A
Rent	5,796	5,734	5,735	1	0.02%
Travel Expenses	74	603	603	0	0.00%
Workshop & Conference Fees	0	38	35	(3)	-7.89%
TOTAL OTHER THAN PERSONAL SERVICE	18,526	22,195	22,341	146	0.66%
TOTAL ADMINISTRATIVE EXPENSES	62,515	75,793	77,137	1,344	1.77%
Furniture and Fixtures	10	28	25	(3)	-10.71%
Information Technology - Acquisition	1,787	2,735	3,238	503	18.39%
Leasehold Improvements	0	100	100	0	0.00%
Purchase of Office Equipment	1	23	20	(3)	-13.04%
TOTAL CAPITAL EXPENSES	1,798	2,886	3,383	497	17.22%
TOTAL ADMINISTRATIVE AND CAPITAL	64,313	78,679	80,520	1,841	2.34%
Cost Recovery	14,541	13,791	13,791	0	0.00%
Department of Civil Service	3	10	10	0	0.00%
Department of Taxation and Finance	320	300	300	0	0.00%
DHCR Mortgage Servicing	3,833	3,833	3,833	0	0.00%
State Archives	4	5	5	0	0.00%
Funding of Capital Grant Program	0	0	0	0	N/A
TOTAL STATE ASSESSMENTS	18,701	17,939	17,939	0	0.00%
BANKING, FINANCING, SERVICING FEES	1,242	1,313	1,425	112	8.53%
GRAND TOTAL	\$ 84,256	97,931	99,884	1,953	1.99%

Discretionary	\$ 7,806	\$ 11,082	\$ 11,676	\$ 594	5.36%
Non-discretionary	\$ 76,450	\$ 86,849	\$ 88,208	\$ 1,359	1.56%
Grand Total	\$ 84,256	97,931	99,884	1,953	1.99%

HFA, SONYMA, AHC, MBBA and TSFC

SIGNIFICANT BUDGET ITEMS

Fiscal Years (“FY”) 2023 and 2022

Personnel Service

Salaries – Regular	FY 2023:	\$37.02 million
	FY 2022:	\$35.93 million

The FY 2023 budget request will be used to pay current salaries, associated contractual union increases and approved managerial/confidential increases. The budget for salaries is based upon approved agency staffing level.

Benefits

Pension Fund	FY 2023:	\$4.13 million
	FY 2022:	\$4.56 million

Pension fund costs have decreased 9.37% due to a decrease in the actual pension invoice compared to the prior year.

Other Than Personnel Service

Consultants	FY 2023:	\$4.19 million
	FY 2022:	\$4.39 million

The decrease in general consultant expense is primarily the result of an analysis of actual expense incurred in FY 2022. The consultants needed were primarily for BAM post go-live.

Communications	FY 2023:	\$750,000
	FY 2022:	\$678,000

This increase is due to the need for additional lines and related service upgrades that are anticipated for new hires at 641 Lexington Ave.

Capital Expenses

Information Technology - Acquisition

FY 2023: \$3.24 million

FY 2022: \$2.74 million

A Department of Financial Service Audit finding requires SONYMA to provide additional security for the information collected from borrowers. Additional costs are for hardware and software purchases, general security intrusion prevention/detection, and website development.

HFA, SONYMA, AHC, MBBA and TSFC

REVENUE SOURCES FISCAL 2023 BUDGET

Unrestricted operating revenues from HFA, SONYMA, AHC, MBBA and TSFC support this administrative budget. Most revenues received by the Agencies are restricted by bond resolution or law. Each Agency contributes to the budget at a level which approximates the actual cost of the resources committed to that Agency. To the extent that AHC or MBBA revenues are insufficient to support their allocated administrative expenses, HFA will continue to subsidize their operations.

HFA - Revenues available to pay administrative expenses are derived predominantly from ongoing servicing and monitoring fees (currently approximately \$65.2 million annually), up-front financing fees and earnings on certain investments. Most of the monies available to pay operating expenses are deposited in the HFA Operating Fund. As a result of the elimination of AHC admin fee, HFA will cover all administrative expenses for AHC for fiscal 2023.

SONYMA - Funds to pay administrative expenses are available from the “spread” or difference between what SONYMA collects on its mortgage loans and what it pays on its bonds outstanding used to finance those loans. This excess accumulates in the bond resolution accounts and is transferred to pay expenses when needed and only after passing certain resolution funding tests. The share of costs allocable to the Mortgage Insurance Fund are funded through mortgage surtax receipts.

AHC - The annual legislative appropriation includes a provision providing for payment of administrative expenses in an amount up to 5% of the annual appropriation (Admin. Fee). The Division of Budget has informed AHC’s management that due to budget constraints, the State will no longer be able to provide for payment of the Admin. Fee now or in the foreseeable future. As AHC does not have any other revenue source, HFA will be required to pay all AHC administrative expenses without any provision for reimbursement. The AHC administrative expense for fiscal year 2022 was \$2.8 million, and we expect the fiscal year 2023 expense to be approximately \$3.7 million.

MBBA – Servicing fees are expected to total approximately \$99,000 in fiscal 2023. The fee is based on the amount of bonds outstanding. Any additional funds needed to cover administrative expenses are taken from the available fund balance.

TSFC - In accordance with the Master Servicing Agreement with the State, TSFC’s expenses are reimbursed from the Tobacco Settlement Revenues. There are no bonds outstanding.

Sources of funds to pay the Fiscal 2023 Administrative Budget expenses are expected to be as follows:

<u>Agency</u>	<u>% Share</u>	<u>Allocation</u>
HFA	59.14	59,076,000
SONYMA	36.16	36,122,000
AHC	3.94	3,935,000
MBBA	0.49	486,000
TSFC	0.27	265,000
	100.00%	\$ 99,884,000

HFA, SONYMA, AHC, MBBA and TSFC

EXPENSE ALLOCATIONS

There are three basic methodologies for allocating expenses:

Staff Allocation Table: Personal services and attendant benefits are allocated based on an annual survey of staff time devoted to each of the Agencies.

As a result of the survey, it was determined that salaries and benefits would be allocated to each Agency as follows:

	<u>Salaries</u>	<u>% Allocation of Benefits Cost</u>
HFA	\$ 20,637,000	53.9%
SONYMA	\$ 14,338,000	37.5%
AHC	\$ 2,836,000	7.4%
MBBA	\$ 304,000	.8%
TSFC	\$ 139,000	.4%
	<u>\$ 38,254,000</u>	<u>100.00%</u>

Common Cost Allocation: Common costs are shared equally between HFA and SONYMA. Common costs include all expense items except personal services (including fringe benefits), consultant fees, membership fees, printing, audit fees, travel expenditures, marketing and advertising, state assessments, servicing fees, rating agency fees, trustee and paying agent fees and any other expenses which are directly charged to the appropriate Agency.

Expenses allocated to SONYMA are further charged to Single Family (75%) and MIF (25%).

Expenses allocated to HFA are further allocated to MBBA, TSFC and individual programs that maintain available fund balances.

Direct Charges: These are costs that are attributable to a specific Agency.

HFA, SONYMA, AHC, MBBA and TSFC
Report of Actual Administrative Expenses by Agency
Fiscal year ending October 31, 2022 (AHC ending March 31, 2023) as of June 30, 2022
(dollars in thousands)

	FY 2022 Approved Budget	June 30, 2022 EXPENSE ALLOCATION					COMBINED TOTAL	Percent of Budget Completed*
		HFA	SONYMA	AHC	MBBA	TSFC		
Salaries - Regular	35,933	9,959	6,660	1,394	148	67	18,228	51%
Salaries - Overtime	60	13	32	3			48	80%
Temporary / Hourly Employees	917	156	302		1	1	460	50%
Subtotal - Salaries	36,910	10,128	6,994	1,397	149	68	18,736	51%
Dental Insurance Premiums	794	225	159	29	3	2	418	53%
Disability Insurance	143	45	31	6	1		83	58%
Transportation Mobility Tax	96	27	18	4	1		50	52%
Education - Contractual	50	10	5				15	30%
FICA Taxes	2,740	715	478	100	10	5	1,308	48%
Health Insurance Premiums	7,633	2,444	1,570	364	36	16	4,430	58%
Family Leave Insurance	11	0						0%
Miscellaneous	64	21	19	1			41	64%
Optical Plan	121	37	23	6	1		67	55%
Pension Fund Payments	4,556	1,723	2,263	3	1		3,990	88%
Unemployment Insurance	6	0						0%
Vacation Exchange	419	232	174	46	3	2	457	109%
Workers Compensation	55	16	14	1			31	56%
Subtotal - Benefits	16,688	5,495	4,754	560	56	25	10,890	65%
TOTAL PERSONAL SERVICE	53,598	15,623	11,748	1,957	205	93	29,626	55%
Audit Fees	548	0	0	11			11	2%
Automobile Expenses	40	10	10				20	50%
Books and Periodicals	31	1	2				3	10%
Cleaning and Minor Repairs	180	65	66		1		132	73%
Communication / Telephone	678	267	262		2	2	533	79%
Consultants	4,391	1,376	300				1,676	38%
Courier Service	30	15	17				32	107%
IT Disaster Recovery	89	16	16				32	36%
E - Services	227	35	43	15			93	41%
Education - Agency Directed	123	6	4				10	8%
Information Technology - Maintenance	6,935	3,947	874		5	5	4,831	70%
Insurance	744	203	205		2	1	411	55%
Legal Expenses	658	25	32		1	1	59	9%
Marketing and Advertising	599	4	285				289	48%
Membership / Sponsorship Fees	162	5	21				26	16%
Misc Other Than Personal Services	2	0						0%
Office Equipment - Rental & Maintenance	131	26	27				53	40%
Office Supplies	200	18	22				40	20%
Postage	52	10	10				20	38%
Printing	0	0						0%
Rent	5,734	2,197	2,202		16	15	4,430	77%
Travel Expenses	603	52	20	1			73	12%
Workshops	38	0						0%
TOTAL OTHER THAN PS	22,195	8,278	4,418	27	27	24	12,774	58%
TOTAL ADMIN EXPENSES	75,793	23,901	16,166	1,984	232	117	42,400	56%
Furniture and Fixtures	28	0	5				5	18%
Information Technology - Acquisition	2,735	47	23				70	3%
Leasehold Improvements	100	0						0%
Purchase of Office Equipment	23	2	2				4	17%
TOTAL CAPITAL EXPENSES	2,886	49	30	0	0	0	79	3%
TOTAL ADMIN & CAPITAL	78,679	23,950	16,196	1,984	232	117	42,479	54%
Cost Recovery	13,791	7,820	5,971				13,791	100%
Department of Civil Service	10	0						0%
Department of Taxation and Finance	300	138		25			163	54%
DHCR Mortgage Servicing	3,833	1,597					1,597	42%
State Archives	5	0						0%
Funding of Capital Grant Program	0	0						0%
TOTAL STATE ASSESSMENTS & OTHER	17,939	9,555	5,971	25	0	0	15,551	87%
BANKING, FINANCING, SERVICING FEES	1,313	647	105	0	8	9	769	59%
GRAND TOTAL	97,931	34,152	22,272	2,009	240	126	58,799	60%
Percent of Overall Expenditures		58.1%	37.9%	3.4%	0.4%	0.2%		

HFA, SONYMA, AHC, MBBA and TSFC
FISCAL YEAR 2022: ACTUALS (June 30, 2022) & PROJECTED TO YEAR END

(dollars in thousands)

	FY 2022 Approved Budget	Actuals as of June 30, 2022	Percent of Budget Completed	Projected Expense to Oct. 31, 2022	Percent of Budget
Salaries - Regular	35,933	18,228	51%	35,933	
Salaries - Overtime	60	48	80%	60	
Temporary / Hourly Employees	917	460	50%	917	
Subtotal - Salaries	36,910	18,736	51%	36,910	100.00%
Dental Insurance Premiums	794	418	53%	627	
Disability Insurance	143	83	58%	125	
Transportation Mobility Tax	96	50	52%	75	
Education - Contractual	50	15	30%	23	
FICA Taxes	2,740	1,308	48%	1,962	
Health Insurance Premiums	7,633	4,430	58%	6,645	
Family Leave Insurance	11		N/A	5	
Miscellaneous	64	41	64%	62	
Optical Plan	121	67	55%	121	
Pension Fund Payments	4,556	3,990	88%	4,556	
Unemployment Insurance	6		0%	6	
Vacation Exchange	419	457	109%	457	
Workers Compensation	55	31	56%	47	
Subtotal - Benefits	16,688	10,890	65%	14,711	88.15%
TOTAL PERSONNEL SERVICE	53,598	29,626	55%	51,621	96.31%
Audit Fees	548	11	2%	548	
Automobile Expenses	40	20	50%	30	
Books and Periodicals	31	3	10%	5	
Cleaning and Minor Repairs	180	132	73%	180	
Communication / Telephone	678	533	79%	678	
Consultants	4,391	1,676	38%	2,514	
Courier Service	30	32	107%	32	
IT Disaster Recovery	89	32	36%	48	
E - Services	227	93	41%	140	
Education - Agency Directed	123	10	8%	15	
Information Technology - Maintenance	6,935	4,831	70%	6,935	
Insurance	744	411	55%	617	
Legal Expenses	658	59	9%	658	
Marketing and Advertising	599	289	48%	434	
Membership / Sponsorship Fees	162	26	16%	39	
Miscellaneous Other Than Personal Services	2		0%	2	
Office Equipment - Rental and Maintenance	131	53	40%	80	
Office Supplies	200	40	20%	60	
Postage	52	20	38%	30	
Printing	0		N/A	0	
Rent	5,734	4,430	77%	5,734	
Travel Expenses	603	73	12%	110	
Workshops	38		0%	0	
TOTAL OTHER THAN PS	22,195	12,774	58%	18,889	85.10%
TOTAL OPERATING EXPENSES	75,793	42,400	56%	70,510	93.03%
Furniture and Fixtures	28	5	18%	8	
Information Technology - Acquisition	2,735	70	3%	2,735	
Leasehold Improvements	100		0%	0	
Purchase of Office Equipment	23	4	17%	6	
TOTAL CAPITAL EXPENSES	2,886	79	3%	2,749	95.25%
TOTAL OPERATING AND CAPITAL	78,679	42,479	54%	73,259	93.11%
Cost Recovery	13,791	13,791	100%	13,791	
Department of Civil Service	10		0%	10	
Department of Taxation and Finance	300	163	54%	300	
DHCR Mortgage Servicing	3,833	1,597	42%	3,833	
State Archives	5		0%	5	
Funding of Capital Grant Program	0		N/A	0	
TOTAL STATE ASSESSMENTS & OTHER	17,939	15,551	87%	17,939	100.00%
BANKING, FINANCING, SERVICING	1,313	769	59%	1,313	100.00%
GRAND TOTAL	97,931	58,799	60%	92,511	94.47%

HFA, SONYMA, AHC, MBBA and TSFC
FISCAL YEAR 2022 ADMINISTRATIVE BUDGET REQUEST and PROJECTION to 2026

(dollars in thousands)

	FY 2022 Budget	FY 2023 Budget Request	Projected 2024	Projected 2025	Projected 2026
Salaries - Regular	35,933	37,015	38,125	39,269	40,447
Salaries - Overtime	60	79	79	79	79
Temporary / Hourly Employees	917	1,160	1,160	1,160	1,160
Subtotal - Salaries	36,910	38,254	39,364	40,508	41,686
Dental Insurance Premiums	794	844	861	878	896
Disability Insurance	143	130	134	138	142
Transportation Mobility Tax	96	87	88	89	90
Education - Contractual	50	72	73	73	74
FICA Taxes	2,740	2,832	2,917	3,004	3,095
Health Insurance Premiums	7,633	7,746	8,133	8,540	8,967
Family Leave Insurance	11	10	10	10	10
Miscellaneous	64	58	58	58	58
Optical Plan	121	110	113	117	120
Pension Fund Payments	4,556	4,129	4,377	4,639	4,918
Unemployment Insurance	6	5	5	5	5
Vacation Exchange	419	469	478	488	498
Workers Compensation	55	50	50	50	50
Subtotal - Benefits	16,688	16,542	17,297	18,089	18,923
TOTAL PERSONNEL SERVICE	53,598	54,796	56,661	58,597	60,609
Audit Fees	548	526	552	580	609
Automobile Expenses	40	40	40	41	41
Books and Periodicals	31	32	32	32	32
Cleaning and Minor Repairs	180	180	184	187	191
Communication / Telephone	678	750	765	780	796
Consultants	4,391	4,188	4,272	4,357	4,444
Courier Service	30	30	30	31	31
IT Disaster Recovery	89	89	90	91	92
E - Services	227	237	239	242	244
Education - Agency Directed	123	169	171	172	174
Information Technology - Maintenance	6,935	7,205	7,565	7,944	8,341
Insurance	744	775	791	806	822
Legal Expenses	658	685	699	713	727
Marketing and Advertising	599	599	599	599	599
Membership Fees / Sponsorship Fees	162	145	148	151	154
Miscellaneous Other Than Personal Services	2	2	2	2	2
Office Equipment - Rental and Maintenance	131	116	119	123	127
Office Supplies	200	150	153	156	159
Postage	52	50	51	51	52
Printing	0	0	0	0	0
Rent	5,734	5,735	5,850	5,967	6,086
Travel Expenses	603	603	633	665	698
Workshops	38	35	35	35	35
TOTAL OTHER THAN PERSONNEL SERVICE	22,195	22,341	23,020	23,725	24,456
TOTAL ADMINISTRATIVE EXPENSES	75,793	77,137	79,681	82,322	85,065
Furniture and Fixtures	28	25	26	26	27
Information Technology - Acquisition	2,735	3,238	3,400	3,570	3,748
Leasehold Improvements	100	100	102	105	108
Purchase of Office Equipment	23	20	21	21	22
TOTAL CAPITAL EXPENSES	2,886	3,383	3,549	3,722	3,905
TOTAL ADMINISTRATIVE AND CAPITAL	78,679	80,520	83,230	86,044	88,970
Cost Recovery	13,791	13,791	13,791	13,791	13,791
Department of Civil Service	10	10	10	10	10
Department of Taxation and Finance	300	300	306	312	318
DHCR Mortgage Servicing	3,833	3,833	3,833	3,833	3,833
State Archives	5	5	5	5	5
Funding of Capital Grant Program	0	0	0	0	0
TOTAL STATE ASSESSMENTS & OTHER	17,939	17,939	17,945	17,951	17,957
BANKING, FINANCING, SERVICING FEES	1,313	1,425	1,496	1,571	1,650
GRAND TOTAL	97,931	99,884	102,671	105,566	108,577
BUDGET PERCENTAGE CHANGE PROJECTED		1.99%	2.79%	2.82%	2.85%

HFA, SONYMA, AHC, MBBA and TSFC
BUDGET PROJECTION ASSUMPTIONS
for Fiscal Years 2024, 2025 and 2026

The following represents the Agencies' assumptions, based on recent trends and our best estimates, for the projected budget

	Annual Percentage Change	Notes
Salaries - Regular	+ 3%	approximately each year for the next 3 years
Salaries - Overtime		no change
Temporary / Hourly Employees		no change
Dental Insurance Premiums	+ 2%	each year for the next 3 years
Disability Insurance	+ 3%	each year for the next 3 years
Transportation Mobility Tax	+ 1%	each year for the next 3 years
Education - Contractual	+ 1%	each year for the next 3 years
FICA Taxes	+ 3%	each year for the next 3 years
Health Insurance Premiums	+ 5%	each year for the next 3 years
Family Leave Insurance		no change
Miscellaneous		no change
Optical Plan	+ 3%	each year for the next 3 years
Pension Fund Payments	+ 6%	each year for the next 3 years
Unemployment Insurance		no change
Vacation Exchange	+ 2%	each year for the next 3 years
Workers Compensation		no change
Audit Fees	+ 5%	each year for the next 3 years
Automobile Expenses	+ 1%	each year for the next 3 years
Books and Periodicals		no change
Cleaning and Minor Repairs	+ 2%	each year for the next 3 years
Communication / Telephone	+ 2%	each year for the next 3 years
Consultants	+ 2%	each year for the next 3 years
Courier Service	+ 1%	each year for the next 3 years
Disaster Recovery	+ 1%	each year for the next 3 years
E - Services	+ 1%	each year for the next 3 years
Education - Agency Directed	+ 1%	each year for the next 3 years
Information Technology - Maintenance	+ 5%	each year for the next 3 years
Insurance	+ 2%	each year for the next 3 years
Legal Expenses	+ 2%	each year for the next 3 years
Marketing and Advertising		no change
Membership / Sponsorship Fees	+ 2%	each year for the next 3 years
Miscellaneous Other Than Personal Services		no change
Office Equipment - Rental and Maintenance	+ 3%	each year for the next 3 years
Office Supplies	+ 2%	each year for the next 3 years
Postage	+ 1%	each year for the next 3 years
Printing		no change
Rent	+ 2%	each year for the next 3 years
Travel Expenses	+ 5%	5% each year due to integration
Workshops		no change
Furniture and Fixtures	+ 2%	each year for the next 3 years
Information Technology - Acquisition	+ 5%	each year for the next 3 years
Leasehold Improvements	+ 2%	each year for the next 3 years
Purchase of Office Equipment	+ 3%	each year for the next 3 years
Department of Civil Service		no change
Department of Taxation and Finance	+ 2%	each year for the next 3 years
DHCR Mortgage Servicing		no change
State Archives		no change
Funding of Capital Grant Program		no change
Banking, Financing and Servicing Fees	+ 5%	each year for the next 3 years

NYSHFA / SONYMA / MBBA / TSFC / AHC
Detail Report of FY 2021 Administrative Expenses by Agency
November 1, 2020 to October 31, 2021
(dollars in thousands)

	HFA	AHC	MBBA	TSFC	SONYMA	COMBINED TOTAL
Salaries - Regular	16,248	1,994	299	98	11,396	30,035
Salaries - Overtime	30	4			36	70
Temporary / Hourly Employees	223		2	2	225	452
Subtotal - Salaries	16,501	1,998	301	100	11,657	30,557
Dental Insurance Premiums	336	44	7	2	229	618
Disability Insurance	79	10	2	1	53	145
Transportation Mobility Tax	44	6	1	1	32	84
Education - Contractual	8				5	13
FICA Taxes	1,176	144	21	7	826	2,174
Health Insurance Premiums	3,372	473	64	22	2,180	6,111
Paid Family Leave	12	2			8	22
Miscellaneous	24	2			20	46
Optical Plan	56	7	1		37	101
Pension Fund Payments	1,598	4	1		2,031	3,634
Unemployment Insurance	0				0	0
Vacation Exchange	220	41	3	2	169	435
Workers Compensation	27	3	1		18	49
Subtotal - Benefits	6,952	736	101	35	5,608	13,432
TOTAL PERSONAL SERVICE	23,453	2,734	402	135	17,265	43,989
Audit Fees (Independent/Compliance Audits)	230	22	19	17	174	462
Automobile Expenses	17				18	35
Books and Periodicals	16				16	32
Cleaning and Minor Repairs	86		2	2	90	180
Communication / Telephone	433		6	5	421	865
Consultants	2,807				902	3,709
Courier Service	11				11	22
Disaster Recovery	31				30	61
E - Services	51	26	1	1	65	144
Education - Agency Directed	22				14	36
Information Technology - Maintenance	4,714		6	5	642	5,367
Insurance	183		4	4	192	383
Legal Expenses	478	9	3	3	323	816
Marketing and Advertising	6				319	325
Membership / Sponsorship Fees	26				26	52
Misc Other Than Personal Services	0					0
Office Equipment - Rental & Maintenance	54		1	1	56	112
Office Supplies	14		1	1	18	34
Postage	11				10	21
Printing	0					0
Rent	2,832		44	38	2,882	5,796
Travel Expenses	53				21	74
Workshops	0					0
TOTAL OTHER THAN PS	12,075	57	87	77	6,230	18,526
TOTAL OPERATING EXP	35,528	2,791	489	212	23,495	62,515
Furniture and Fixtures	5				5	10
Information Technology - Acquisition	845		7	6	929	1,787
Leasehold Improvements	0					0
Purchase of Office Equipment	1					1
TOTAL CAPITAL EXPENSES	851		7	6	934	1,798
TOTAL OPERAT & CAPITAL	36,379	2,791	496	218	24,429	64,313
Cost Recovery	8,195				6,346	14,541
Department of Civil Service	3					3
Department of Taxation and Finance	270	50				320
DHCR Mortgage Servicing	3,833					3,833
State Archives	2				2	4
Funding of Capital Grant Program	0					0
TOTAL STATE ASSESSMTS	12,303	50	0	0	6,348	18,701
BANKING, FINANCING, SERVICING FEES	962	0	28	10	242	1,242
GRAND TOTAL	49,644	2,841	524	228	31,019	84,256
Percent of Overall Expenditures	58.9%	3.4%	0.6%	0.3%	36.8%	100%

**NEW YORK STATE
HOUSING FINANCE AGENCY**

Financial Plan

**Fiscal Year Ending October 31, 2023
with projections for
FY 2024, 2025 and 2026**

New York State Housing Finance Agency
BUDGET AND FINANCIAL PLAN - (EXCLUSIVE OF CONDUIT DEBT)
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS
In Thousands (000's)

	Last Year (Actual) 2021	Current Year (Estimated) 2022	Next Year (Adopted) 2023	Proposed 2024	Proposed 2025	Proposed 2026
<u>REVENUE & FINANCING SOURCES</u>						
Operating Revenues						
Charges for services	57,852	88,877	105,080	110,393	110,712	110,773
Rental & financing income						
Other operating revenues						
Nonoperating Revenues						
Investment earnings	5,276	1,871	5,920	8,070	10,530	10,530
State subsidies/grants						
Federal subsidies/grants	1,392	1,400	1,400	1,400	1,400	1,400
Municipal subsidies/grants						
Public authority subsidies						
Other nonoperating revenues	205,562	166,618	201,731	196,201	245,270	247,129
Proceeds from the issuance of debt						
Total Revenues & Financing Sources	270,082	258,766	314,131	316,064	367,912	369,832
<u>EXPENDITURES</u>						
Operating Expenditures						
Salaries and wages	16,501	19,959	20,637	21,244	21,869	22,513
Other employee benefits	6,952	7,531	8,589	8,975	9,380	9,805
Professional services contracts	3,515	2,643	4,015	4,105	4,196	4,290
Supplies and materials	14	27	68	69	70	72
Other operating expenditures	22,662	24,373	25,767	26,336	26,934	27,556
Nonoperating Expenditures						
Payment of principal on bonds and financing arrangements						
Subsidy Loans	219,084	200,000	250,000	250,000	300,000	300,000
Interest and other financing charges						
Subsidies to other public authorities	-	2,833	3,655	3,935	4,063	4,196
Capital asset outlay						
Grants and donations	1,354	1,400	1,400	1,400	1,400	1,400
Other nonoperating expenditures						
Total Expenditures	270,082	258,766	314,131	316,064	367,912	369,832
<u>CAPITAL CONTRIBUTIONS</u>						
Excess (deficiency) of revenues and capital contributions over expenditures	-	-	-	-	-	-

NEW YORK STATE HOUSING FINANCE AGENCY

Budget and Financial Plan Line Explanation

2022 – 2026

HFA is presented as a conduit debt issuer. Therefore, bond issuances and related items are excluded from the Budget and Financial Plan.

Charges for services – Includes monthly servicing fees due from borrowers and anticipated fees projected to be received in connection with mortgage closings over the budgetary period.

Investment earnings – Includes projected earnings only on accounts considered unrestricted. In this case, it reflects projected earnings in the Agency’s Operating Fund. The investments are assumed to earn approximately 2.1% in 2022 and increase over the period to approximately 3.0% in 2026.

Federal subsidies/grants and grants and donations – Represents Federal Funds estimated to be received and disbursed under the programs which the Agency participates in.

Other non-operating revenues – Represents the use of accumulated prior years reserves to fund current operations.

Operating expenditures – Represents direct costs of the Agency as well as allocated expenses from the overall budget. Such amounts may include fees paid to trustees.

Subsidy loans – Represents the disbursement of available Agency resources to fund a portion of total Subsidy loans expended. This is estimated to be \$200 million in fiscal 2022, rising to \$300 million in fiscal 2026.

Subsidies to other public authorities– The New York State Affordable Housing Corporation (“AHC”) is a subsidiary of HFA. The administrative fee portion of AHC’s annual State Appropriation is no longer available to cover its administrative expenses. Therefore, HFA will need to transfer funds to AHC to cover all the expenses of AHC.

NEW YORK STATE HOUSING FINANCE AGENCY

Financial Plan Projection

2022 - 2026

For purposes of the Budget and Financial Plan, conduit debt activities are excluded. The Office of the State Comptroller has allowed for the exclusion of conduit debt because conduit debt is not required to be reported by Generally Accepted Accounting Principles (GAAP). This exclusion is in an attempt to provide more useful information about HFA's available operating funds.

Budgetary Assumptions:

- Projections of future mortgage advances in the Agency's pipeline are used in the calculation of "Charges for services". Charges for services include certain one-time closing fees and monthly servicing fees to be collected after closing.
- The increase in charges for services over the budget period is a result of an expectation of increased mortgage closings over the budgetary period.
- This forecast assumes no changes to the Agency's overall mission.
- This forecast assumes markets will be stable and interest rates will rise slightly over the next five years.
- Subsidy loans are included in the forecast as an estimation based on the current pipeline and on historical performance. Any significant repayments on subsidy loans are not expected to begin until after the period covered by this projection. This projection only reflects subsidy loan advances using available Agency resources.
- Economic conditions could impact the Agency's financial assumptions.

Budgetary Risks:

- The Agency will not issue bonds as forecasted. This will result in the Agency not earning the amount of fee income that is projected.
- A large number of mortgagors pay their loans in full which will result in a reduction in fee income.
- A large number of mortgagors do not pay principal, interest and fees.
- Increases in operating costs outpace increases in operating income.

STATE OF NEW YORK MORTGAGE AGENCY

Financial Plan

**Fiscal Year Ending October 31, 2023
with projections for
FY 2024, 2025 and 2026**

State of New York Mortgage Agency
BUDGET AND FINANCIAL PLAN
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS

In Thousands (000's)

	Last Year (Actual) 2021	Current Year (Estimated) 2022	Next Year (Adopted) 2023	Proposed 2024	Proposed 2025	Proposed 2026
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REVENUE & FINANCING SOURCES

Operating Revenues

Charges for services	421	300	350	350	350	350
Rental & financing income	114,622	110,484	113,794	130,259	137,154	142,785
Other operating revenues	20,592	20,500	21,000	21,500	22,000	22,500

Nonoperating Revenues

Investment earnings	43,398	44,309	45,461	46,643	48,043	49,484
State subsidies/grants	-	-	-	-	-	-
Federal subsidies/grants	-	-	-	-	-	-
Municipal subsidies/grants	-	-	-	-	-	-
Public authority subsidies	-	-	-	-	-	-
Other nonoperating revenues	674,583	504,797	487,406	508,453	520,608	534,641

Proceeds from the issuance of debt

	524,060	655,480	400,000	400,000	400,000	400,000
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Total Revenues & Financing Sources

	1,377,676	1,335,870	1,068,011	1,107,205	1,128,155	1,149,760
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EXPENDITURES

Operating Expenditures

Salaries and wages	11,657	13,771	14,338	14,744	15,162	15,592
Other employee benefits	5,608	6,243	6,816	7,138	7,476	7,833
Professional services contracts	1,399	997	1,305	1,336	1,368	1,402
Supplies and materials	18	33	82	84	86	87
Other operating expenditures	12,337	12,572	13,581	13,801	14,028	14,265

Nonoperating Expenditures

Payment of principal on bonds and financing arrangements	717,020	481,950	495,420	353,510	363,255	375,615
Interest and other financing charges	80,424	83,653	88,607	93,123	99,613	104,876
Subsidies to other public authorities	-	-	-	-	-	-
Capital asset outlay-COI	-	-	-	-	-	-
Grants and donations	-	-	-	-	-	-
Other nonoperating expenditures	471,882	446,114	446,883	447,999	448,931	449,523

Total Expenditures

	1,300,345	1,045,333	1,067,032	931,735	949,919	969,193
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CAPITAL CONTRIBUTIONS

Excess (deficiency) of revenues and capital contributions over expenditures

	77,331	290,537	979	175,470	178,236	180,567
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Projected bonds outstanding (end of year)

	2,691,791	2,865,321	2,769,901	2,816,391	2,973,744	3,132,770
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STATE OF NEW YORK MORTGAGE AGENCY

Budget and Financial Plan Line Explanation

2022 - 2026

Charges for services – Includes servicing fees for single family mortgages and single family mortgage commitment fees.

Rental & financing income – Represents interest due on the Agency’s single family mortgage loans.

Other operating revenues – Includes mortgage insurance premium and application fees received by the Mortgage Insurance Fund (“MIF”).

Investment earnings – Includes earnings on investments held by the Agency and assumes that interest rates will rise during reporting period.

Other nonoperating revenues – Includes principal payment collections (including estimated prepayments) on mortgage loans relating to the Single Family Program and mortgage recording tax receipts relating to the MIF.

Proceeds from the issuance of debt – Includes bonds anticipated to be issued for the Single Family Program.

Operating Expenditures – Represents direct costs of the Agency as well as allocated expenses from the overall budget. Such amounts include fees paid to trustees.

Payments of principal on bonds – This amount includes estimated bonds to be called or redeemed for the Single Family Program along with scheduled maturities. In fiscal 2022, bond principal and redemption payments are estimated to decrease by approximately \$235 million as compared to fiscal 2021. Bond payments and redemptions are estimated to average \$397 million for fiscal years 2023 through 2026. These projections are based on the cash flow model from our advisors which makes general assumptions about interest rates, mortgage prepayment speed, investment earnings, operating expenses and available cash.

Interest and other financing charges – This amount includes interest expense for the Single Family Program. Bond issuance expenses are also included on this line.

Other nonoperating expenses – Includes insurance reserves retained, payments made by the MIF to New York State and its Agencies and single family mortgage purchases.

STATE OF NEW YORK MORTGAGE AGENCY

Financial Plan Projection

2022 - 2026

Budgetary Assumptions:

Single Family Program Operations

- The Budget and Financial Plan is based on the assumption that on an annual basis, the Agency will issue approximately \$655 million in fiscal 2022 and \$400 million in the next four years in bonds of single family housing bonds. Cost of issuance expenses are estimated to be 1.1% of the total bonds issued. The Agency plans to use approximately 97% of such bond funds to purchase mortgage loans each year. The Agency's Down Payment Assistance Program is projected to account for approximately 2.89% of the total mortgages purchased.
- Although there is an inherent unpredictability of the market, it is assumed that interest rates will rise during reporting period.
- Economic conditions could impact the Agency's financial assumptions. Forecast assumes that expenses will remain relatively stable during the reporting periods.

Projected Bonds Outstanding

(in millions)

Projected bonds outstanding fiscal year ending October 31, 2022	\$ 2.865
Projected bonds outstanding fiscal year ending October 31, 2023	\$ 2.770
Projected bonds outstanding fiscal year ending October 31, 2024	\$ 2.816
Projected bonds outstanding fiscal year ending October 31, 2025	\$ 2.974
Projected bonds outstanding fiscal year ending October 31, 2026	\$ 3.133

MIF Operations

- Mortgage recording tax receipts ("MRT") were \$152 million for Fiscal 2021 and are projected at approximately \$155 million for Fiscal 2022 due to the decline in surtax receipts related to the economic hardships resulting from COVID-19. Over the next four years, MRT receipts are projected to increase at approximately \$5 million annually through fiscal 2026. Excess balance, if any, over this four year period will be a function of the volume of new commitments issued and new claims received from insured lenders.

**STATE OF NEW YORK
MUNICIPAL BOND BANK AGENCY**

Financial Plan

**Fiscal Year Ending October 31, 2023
with projections for
FY 2024, 2025 and 2026**

State of New York Municipal Bond Bank Agency
BUDGET AND FINANCIAL PLAN - (EXCLUSIVE OF CONDUIT DEBT)
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS
In Thousands (000's)

	Last Year (Actual) 2021	Current Year (Estimated) 2022	Next Year (Adopted) 2023	Proposed 2024	Proposed 2025	Proposed 2026
<u>REVENUE & FINANCING SOURCES</u>						
Operating Revenues						
Charges for services	90	113	99	86	75	65
Rental & financing income						
Other operating revenues						
Nonoperating Revenues						
Investment earnings	-	1	1	1	2	2
State subsidies/grants	-	-	-	-	-	-
Federal subsidies/grants						
Municipal subsidies/grants						
Public authority subsidies						
Other nonoperating revenues	388	343	386	415	441	468
Proceeds from the issuance of debt						
Total Revenues & Financing Sources	478	457	486	502	518	535
<u>EXPENDITURES</u>						
Operating Expenditures						
Salaries and wages	304	294	304	312	322	331
Other employee benefits	102	82	100	104	108	113
Professional services contracts	24	32	32	33	34	35
Supplies and materials	-	-	-	-	-	-
Other operating expenditures	48	49	50	53	54	56
Nonoperating Expenditures						
Payment of principal on bonds and financing arrangements						
Interest and other financing charges						
Subsidies to other public authorities						
Capital asset outlay						
State grants and donations						
Other nonoperating expenditures						
Total Expenditures	478	457	486	502	518	535
<u>CAPITAL CONTRIBUTIONS</u>						
Excess (deficiency) of revenues and capital contributions over expenditures	-	-	-	-	-	-

STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY

Budget and Financial Plan Line Explanation

2022 – 2026

MBBA is presented as a conduit debt issuer. Therefore, bond issuances and related items are excluded from the Budget and Financial Plan.

Charges for services – Includes the semi-annual servicing fees collected from municipalities over the budgetary period.

Other nonoperating revenues – Represents the use of Agency reserves used to fund that years' current operations.

Operating Expenditures – Represents direct costs of the Agency as well as allocated expenses from the overall budget. Such amounts may include fees paid to trustees.

STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY

Financial Plan Projection

2022 – 2026

The Agency was created to provide municipalities within the State with an alternative mechanism for selling general obligation bonds.

Administrative costs (including personnel) of TSFC, which is a Subsidiary of MBBA, are paid by MBBA. TSFC reimburses MBBA when funds are available.

With the exception of Refunding Bonds, no bonds have been issued since fiscal 2011. At that time, the Agency issued bonds in order to purchase local bonds issued by five municipalities in the State to finance or refinance purposes eligible in whole or in part for subsidies under the American Recovery and Reinvestment Act of 2009 (“ARRA”).

Budgetary Assumptions:

- For purposes of the Budget and Financial Plan, conduit debt activities are excluded. The Office of the State Comptroller has allowed for the exclusion of conduit debt because conduit debt is not required to be reported by Generally Accepted Accounting Principles (GAAP). This exclusion is an attempt to provide more useful information about MBBA's available operating funds.
- Fees will decrease each year due to the declining principal balance of the outstanding bonds.
- Economic conditions could impact the Agency's financial assumptions. Forecast assumes that revenues and expenses will remain relatively consistent with debt service schedules during the forecasted period.

**TOBACCO SETTLEMENT FINANCING
CORPORATION**

Financial Plan

**Fiscal Year Ending October 31, 2023
with projections for
FY 2024, 2025 and 2026**

Tobacco Settlement Financing Corporation (State of New York)
BUDGET AND FINANCIAL PLAN
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS
In Thousands (000's)

	Last Year (Actual) 2021	Current Year (Estimated) 2022	Next Year (Adopted) 2023	Proposed 2024	Proposed 2025	Proposed 2026
<u>REVENUE & FINANCING SOURCES</u>						
Operating Revenues						
Charges for services						
Rental & financing income	391,196	401,225	300,000	300,000	300,000	300,000
Other operating revenues						
Nonoperating Revenues						
Investment earnings	88	4,254	560	560	560	560
State subsidies/grants						
Federal subsidies/grants						
Municipal subsidies/grants						
Public authority subsidies						
Other nonoperating revenues	97	11				
Proceeds from the issuance of debt						
Total Revenues & Financing Sources	391,381	405,490	300,560	300,560	300,560	300,560
<u>EXPENDITURES</u>						
Operating Expenditures						
Salaries and wages	107	134	139	143	147	152
Other employee benefits	37	37	45	47	49	50
Professional services contracts	24	33	33	34	36	36
Supplies and materials	-	-	-	-	-	-
Other operating expenditures	56	46	48	50	51	54
Nonoperating Expenditures						
Transfers to New York State and financing arrangements	664	91				-
Interest and other financing charges						
Subsidies to other public authorities						
Capital asset outlay-COI						
Grants and donations						
Other nonoperating expenditures						
Total Expenditures	888	341	265	274	283	292
<u>CAPITAL CONTRIBUTIONS</u>						
Excess (deficiency) of revenues and capital contributions over expenditures	390,493	405,149	300,295	300,286	300,277	300,268

TOBACCO SETTLEMENT FINANCING CORPORATION

Budget and Financial Plan Line Explanation

2021 – 2026

Rental and financing income – Represents pledged revenues expected to be received by the Corporation from the New York State (the “State”) under the terms of the Master Settlement Agreement (“MSA”) that are used to pay principal and interest to the bondholders in June and December of each calendar year and the Corporation’s administrative expenses. Amounts vary from year to year and are primarily based on tobacco sales. The pledged revenues budgeted for 2021 – 2026 are the amounts presented in the 2013 official statement. The amounts for 2021 and 2022 are the actual amounts received in April of each year.

All outstanding bonds were called during previous fiscal periods. The Corporation will continue to receive tobacco settlement revenues, but will remit such funds less an allowance for expenses directly to the State.

Other nonoperating revenues – Represents revenue received as part of the Lehman Brothers bankruptcy settlement with TSFC.

Operating Expenditures – Represents direct costs of the Corporation as well as allocated expenses from the overall budget. Such amounts may include fees paid to trustees.

Transfers to New York State and financing arrangements – Pursuant to a request dated April 5th and April 7th, 2022 from the New York State Division of Budget and in compliance with TSFC legislative law, the Corporation transferred tobacco settlement revenues (TSRs) which totaled \$91 thousand to the Grand River Drive for Contract Attorneys payment. These transfers occurred in April 2022. Future TSRs will be held by the Corporation until such time as designated by the State for transfer, or other disposition.

TOBACCO SETTLEMENT FINANCING CORPORATION

Financial Plan Projection

2021 – 2026

Background Information

Pursuant to the Act and the Purchase and Sale Agreement, the State has sold to the Tobacco Settlement Financing Corporation (“TSFC” or “Corporation”) 100% of the annual payments, strategic contribution payments and lump sum payments payable to the State, pursuant to the Master Settlement Agreement, less certain unsold payments which remain the property of the State.

Administrative costs (including personnel) of TSFC are paid by MBBA. TSFC reimburses MBBA when pledged revenues are received. The Corporation does not have any employees.

The Corporation receives Tobacco Settlement Revenues in April of each fiscal year. The amounts received will be transferred to the State when requested by the New York State Division of Budget and in compliance with TSFC legislative law. All outstanding bonds were called during fiscal 2017.

Budgetary Assumptions

- Settlement Revenues are budgeted at the levels presented in the 2013 official statement.
- Pledged revenues will flow through the Corporation and upon request will be transferred to the State.

**NEW YORK STATE
AFFORDABLE HOUSING CORPORATION**

Financial Plan

**Fiscal Year Ending March 31, 2024
with projections for
FY 2025, 2026 and 2027**

New York State Affordable Housing Corporation
BUDGET AND FINANCIAL PLAN
BUDGETED REVENUES, EXPENDITURES, AND CHANGES IN CURRENT NET ASSETS
 In Thousands (000's)

	Last Year (Actual) 2022	Current Year (Estimated) 2023	Next Year (Adopted) 2024	Proposed 2025	Proposed 2026	Proposed 2027
<u>REVENUE & FINANCING SOURCES</u>						
Operating Revenues						
Charges for services	0	0	0	0	0	0
Rental & financing income						
Other operating revenues						
Nonoperating Revenues						
Investment earnings	1	0	0	0	0	0
State subsidies/grants	17,307	36,000	26,000	26,000	26,000	26,000
Federal subsidies/grants						
Municipal subsidies/grants						
Public authority subsidies (HFA)	2,833	3,655	3,935	4,063	4,196	4,335
Other nonoperating revenues	4,177	2,720	2,720	2,720	2,720	2,720
Proceeds from the issuance of debt						
Total Revenues & Financing Sources	24,318	42,375	32,655	32,783	32,916	33,055
<u>EXPENDITURES</u>						
Operating Expenditures						
Salaries and wages	2,040	2,752	2,836	2,921	3,008	3,098
Other employee benefits	757	818	992	1,033	1,076	1,122
Professional services contracts	49	15	14	15	16	17
Supplies and materials		-	-	-	-	-
Other operating expenditures	50	70	93	94	96	98
Nonoperating Expenditures						
Payment of principal on bonds and financing arrangements						
Interest and other financing charges						
Subsidies to other public authorities						
Capital asset outlay						
State grants and donations	18,877	36,000	26,000	26,000	26,000	26,000
Other nonoperating expenditures	2,545	2,720	2,720	2,720	2,720	2,720
Total Expenditures	24,318	42,375	32,655	32,783	32,916	33,055
<u>CAPITAL CONTRIBUTIONS</u>						
Excess (deficiency) of revenues and capital contributions over expenditures	-	-	-	-	-	-

NEW YORK STATE AFFORDABLE HOUSING CORPORATION

Budget and Financial Plan Line Explanation

2023 - 2027

State subsidies/grants – Funds received from the State to fund grant disbursements annually.

Public authority subsidies (HFA) - Transfer from HFA to cover administrative expenses in excess of the Corporation's annual appropriation projected to be allocated to cover such expenses.

Other nonoperating revenues – Repayment and Recapture funds received from homeowners available to fund housing grants.

Operating Expenditures - Represent administrative expenses of the Corporation.

State subsidies and grants - Disbursement of State appropriation funds to grantees.

Other nonoperating expenditures - Disbursement of repayment funds for Housing Grants and other expenditures.

NEW YORK STATE AFFORDABLE HOUSING CORPORATION

Financial Plan Projection 2022 - 2026

The New York State Affordable Housing Corporation (the “Corporation”) was created under the provisions of the New York State Private Housing Financing Law. The Corporation was established as a public benefit corporation and is a subsidiary of the New York State Housing Finance Agency (“the Agency”). The Corporation does not have financial accountability to the Agency; accordingly, it is not a component unit of the Agency in accordance with the requirements of Governmental Accounting Standards Board (“GASB”) Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*. Therefore, the financial activities of the Corporation are not included in the Agency’s financial statements. The Corporation is a component unit of the State of New York and accordingly is included in the State’s financial statements. The Corporation’s fiscal year end date is March 31st.

In order to fund its programs, upon approval by the New York State Division of the Budget and the Office of the State Comptroller, the Corporation receives an annual appropriation directly from the State of New York (the “State”). The amount of annual appropriation recorded as Grant Revenue has been \$26 million per year.

Budgetary Assumptions

- For fiscal 2022, the appropriation was \$26 million, however, the agency only spent \$21.4 million. It is projected the appropriation will be funded at \$36 million for fiscal year 2023. For the remainder of the budget period, it is assumed the appropriation will be funded at \$26 million.
- Appropriation funds allocated to a particular year but not drawn down in that year remain available as needed in future periods.
- Economic conditions could impact the Agency’s financial assumptions. The forecast assumes that expenses will remain relatively stable during the period.
- Repayment and Recapture Funds received in the current year will be advanced soon after receipt and the State appropriations are expected to be drawn down in full.