



2026 Authorities Budget

ADOPTED

1. Authority of Improvements in Municipalities
2. Industrial Development Authority
3. Higher Education Building Authority
4. Residential Finance Authority
5. Hospital Development Authority
6. Redevelopment Authority of Allegheny County

Authorities
2026 Combined Proposed Budget

REVENUE:	AIM	HDA	HEBA	IDA	RFA-BDF	RFA-GF	RFA-LIL	RAAC	TOTAL
Beginning Operating Reserve	\$ 863,331	\$ 2,404,645	\$ 628,895	\$ 1,210,287	\$ 2,236,489	\$ 627,434	\$ 1,123,824	\$ 1,450,211	\$ 10,545,116
Operating Revenue:									
UDAG Administrative Fees	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Agenda Fee	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 2,000
Closing Fees	\$ 5,000	\$ 25,000	\$ 15,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Annual Fees	\$ 24,614	\$ 648,256	\$ 202,496	\$ 85,785	\$ -	\$ 3,392	\$ -	\$ -	\$ 964,543
Interest Income	\$ 30,122	\$ 103,185	\$ 26,153	\$ 45,606	\$ -	\$ 17,608	\$ 8,417	\$ 261,034	\$ 492,125
DCA Mortgage Payment Principal	\$ 20,000						\$ 6,275	\$ -	\$ 26,275
CDBG Mortgage Payment Principal							\$ 5,604	\$ -	\$ 5,604
Project Fees	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Loan Interest	\$ 804	\$ -	\$ -	\$ -	\$ 4,011	\$ -	\$ -	\$ -	\$ 4,815
Other Income	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 500	\$ -	\$ -	\$ 1,500
Bakery Square Admin-DOT				\$ 33,000					\$ 33,000
BakerySquare Admin -EDA				\$ 47,000					\$ 47,000
EDA Administrative Fees				\$ 65,000					\$ 65,000
TEFRA/Highest Elected Official	\$ -	\$ 2,000	\$ 2,000	\$ 2,000					\$ 6,000
County Capital Admin						\$ -	\$ -	\$ -	\$ -
County Capital Admin Carry Over							\$ 414,900	\$ -	\$ 414,900
RFA-BD Transfer						\$ 618,000			\$ 618,000
Annual TIF fees							\$ 35,000	\$ -	\$ 35,000
Dividend Income					\$ 99,020			\$ 1,000	\$ 100,020
RACP Fees							\$ 256,500	\$ -	\$ 256,500
GED/TF Admin							\$ 600,000	\$ -	\$ 600,000
EDF Fees							\$ 17,429	\$ -	\$ 17,429
EDA fees				\$ 750					\$ 750
Strategic Plan							\$ 150,000	\$ -	\$ 150,000
LERTA Fees							\$ 16,500	\$ -	\$ 16,500
LSA Admin Fees							\$ 33,143	\$ -	\$ 33,143
Tourism Fund							\$ 600,000	\$ -	\$ 600,000
OP REV TOT	\$ 88,540	\$ 783,941	\$ 251,149	\$ 290,641	\$ 103,031	\$ 639,500	\$ 20,296	\$ 2,385,506	\$ 4,562,604
Operating Expenses:									
Admin Contract	\$ 92,700	\$ 473,800	\$ 154,500	\$ 206,000	\$ 618,000	\$ 618,000	\$ 618,000	\$ 2,781,000	
Advertising	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 6,000
Audit	\$ 9,240	\$ 7,210	\$ 7,210	\$ 15,450	\$ -	\$ 14,420	\$ -	\$ 47,200	\$ 100,730
Conference/Travel	\$ 500	\$ -	\$ -	\$ 1,000	\$ -	\$ 500	\$ -	\$ 7,000	\$ 9,000
Insurance (Officer Liability)	\$ 1,700	\$ 2,500	\$ 1,700	\$ 2,500	\$ -	\$ 1,700	\$ -	\$ 27,701	\$ 37,801
Legal	\$ 11,088	\$ 11,088	\$ 11,088	\$ 13,588	\$ -	\$ 11,088	\$ -	\$ 174,661	\$ 232,601
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 6,000
Bank fees	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438	\$ 10,080	\$ 10,926
Software	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ -	\$ 1,204	\$ -	\$ 1,204	\$ 7,224
Furniture	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 12,000
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 45	\$ -	\$ 2,625	\$ -	\$ 1,475	\$ 4,145
Agent Fee					\$ 9,243				\$ 9,243
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Professional - Consulting	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 1,302,900	\$ 1,317,900
Prop Mgmt & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,948	\$ -	\$ 39,948
Meetings	\$ 1,500	\$ 1,000	\$ 1,000	\$ 5,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 10,500
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ 32,000
OP EXP TOTAL	\$ 122,340	\$ 500,802	\$ 180,702	\$ 248,787	\$ 643,243	\$ 654,537	\$ 438	\$ 2,297,169	\$ 4,648,018
REV-EXP	\$ (33,800)	\$ 283,139	\$ 70,447	\$ 41,854	\$ (540,212)	\$ (15,037)	\$ 19,858	\$ 88,337	\$ (85,414)

AIM HIGHLIGHTS

- There is one active loan: East Deer (matures 2027). Once the loan is repaid the program will become inactive
- There are four active Bank Qualified Notes three of which will mature between 2026-2029. The annual fees received by the authority will be reduced by 71% between 2026 – 2029.
- Budgeting for one Bank Qualified Note in 2026
- There were no Bank Qualified Notes in 2025.
- AIM received a \$2,500 annual administrative fee for the UDAG-grant made to West Elizabeth Borough that is administered by AIM.
- There are limited funds remaining in the UDAG grant - enough to fund 2-3 projects. Anticipate this fee ending in 5-7 years.

THE AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES
GENERAL FUND
2026 PROPOSED BUDGET

	2025 Adopted Budget	2025 Projected Revenues/Costs	2026 Proposed Budget	Increase/ (Decrease)	
					Notes
Beginning Operating Reserve	\$ 1,112,140	\$ 872,805	\$ 863,331	\$ (248,809)	1
<u>REVENUES</u>					
Administrative Fees	2,500	\$ -	2,500	\$ -	2
Agenda Fee	500	\$ -	500	\$ -	3
Closing Fees	5,000	\$ -	5,000	\$ -	4
Annual Fees	25,614	23,364	24,614	\$ (1,000)	5
Interest Income	21,176	29,128	30,122	\$ 8,946	6
Project Fees	5,000	\$ -	5,000	\$ -	7
Loan Principal	50,436	50,443	20,000	\$ (30,436)	8a
Loan Interest	1,536	804	804	\$ (732)	8b
TOTAL REVENUES	\$ 111,762	\$ 103,740	\$ 88,540	\$ (23,221)	
<u>EXPENSES</u>					
Administrative Contract ACED	\$ 90,000	\$ 90,000	\$ 92,700	\$ 2,700	9
Advertising	\$ 1,000	\$ -	\$ 1,000	\$ -	10
Audit	\$ 9,000	\$ 9,000	\$ 9,240	\$ 240	11
Conference/Travel	\$ 500	\$ -	\$ 500	\$ -	12
Insurance (Officer Liability)	\$ 1,700	\$ 1,700	\$ 1,700	\$ -	13
Legal	\$ 10,560	\$ 10,560	\$ 11,088	\$ 528	14
Meeting	\$ 1,000	500	\$ 1,500	\$ 500	15
Office Supplies	\$ 1,000	250	\$ 1,000	\$ -	16
Bank fees	\$ 408	\$ -	\$ 408	\$ -	17
Software	\$ 1,004	1,204	\$ 1,204	\$ 200	18
Furniture	\$ 2,000	\$ -	\$ 2,000	\$ -	19
TOTAL EXPENSES	\$ 118,172	\$ 113,214	\$ 122,340	\$ 4,168	
Net Revenue / (Deficit)	\$ (6,410)	\$ (9,474)	\$ (33,800)	\$ (27,391)	
Ending Reserve	\$ 1,105,730	\$ 863,331	\$ 829,531		

**ALLEGHENY COUNTY
AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES
GENERAL FUND
NOTES TO THE 2026
PROPOSED BUDGET**

1 BEGINNING OPERATING RESERVE

2025 Beginning Operating Reserve	\$ 872,805
Projected 2025 Revenue/(Deficit)	\$ (9,474)
2025 Ending Reserve	<u><u>\$ 863,331</u></u>

2 ADMINISTRATIVE FEES

Fee charged to West Elizabeth for administering UDAG Grant.	<u><u>\$ 2,500</u></u>
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3 AGENDA FEES

Assume projection for 2026 is based upon one new bank issuance for the year.	<u><u>\$ 500</u></u>
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4 CLOSING FEES

For 2026, we estimate there will be one (1) new bank issuance for a total of \$5,000,000 with closing fees of \$5,000.	<u><u>\$ 5,000</u></u>
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5 ANNUAL FEES

See Schedule A (rounded). Plus one (1) new bank qualified note at a total of with annual fees of \$1,250.	<u><u>\$ 24,614</u></u>
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6 INTEREST INCOME

Based on historical rates throughout 2025	<u><u>\$ 30,122</u></u>
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7 PROJECT FEES

It is projected that there will be one new bank qualified notes issued during 2026.	<u><u>\$ 5,000</u></u>
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8a LOAN PRINCIPAL

Loan principal repayments presented as income for budgeting purposes only	<u><u>\$ 20,000</u></u>
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8b LOAN INTEREST

Township of East Deer	\$ 804	-
Total:	\$ 804	\$ 804
		<u><u>\$ 804</u></u>

9 ACED ADMINISTRATIVE CONTRACT

The administrative contract between AIM and Allegheny County.	<u><u>\$ 92,700</u></u>
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**ALLEGHENY COUNTY
AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES
GENERAL FUND
NOTES TO THE 2026
PROPOSED BUDGET**

10 ADVERTISING

Required to publish audited statements

\$ 1,000

11 AUDIT

Awarded to Zelenkofske & Axelrod.

\$ 9,000

12 CONFERENCE/TRAVEL

Expected expenses for travel will not exceed \$500 in 2025.

\$ 500

13 INSURANCE

2025 Director and Officer's insurance expense is estimated at \$1,700.00

\$ 1,700

14 LEGAL

Fees based on current Clark Hill, PLC contract:

\$ 11,088

15 MEETINGS

To cover monthly meetings and special meetings.

\$ 1,500

16 OFFICE SUPPLIES

Allowance for the purchase of general office supplies

\$ 1,000

17 BANK FEES

Based on 2025 actuals

\$ 408

18 SOFTWARE

AIM's share of QuickBooks annual fee

\$ 1,204

19 FURNITURE

Includes ADA door improvements and window signage.

\$ 2,000

THE AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES
UDAG GENERAL FUND
2026 PROPOSED BUDGET

	2025 Adopted Budget	2025 Projected Revenue/Costs	2026 Proposed Budget	Variance
Beginning Operating Reserve	\$64,152	\$64,182	\$64,342	\$190 1

REVENUES

Interest Income					
W. Elizabeth UDAG	\$3,040	\$2,760	\$2,484	(\$556)	2
TOTAL REVENUES	\$3,040	\$2,760	\$2,484	(\$556)	

EXPENSES

Administrative	\$2,500	\$2,500	\$2,500	\$0	3
UDAG Disbursements					
W. Elizabeth	\$40,000	\$0	\$0	(\$40,000)	4
Miscellaneous	\$100	\$100	\$100	\$0	5
TOTAL EXPENSES	\$42,600	\$2,600	\$2,600	(\$40,000)	
Excess (Deficit) Revenues	(\$39,560)	\$160	(\$116)	\$39,444	
Ending Operating Reserve	\$24,592	\$64,342	\$64,226	\$39,634	

THE AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES
UDAG GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET

1 BEGINNING OPERATING RESERVE

2025 Beginning Operating Reserve	\$ 64,182
Projected 2025 Revenue/(Deficit)	\$ 160
2025 Ending Operating Reserve	<u>\$ 64,342</u>

2 INTEREST INCOME

Based on 2025 interest earned.	<u>\$ 2,484.00</u>
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3 ADMINISTRATIVE

Fees paid to AIM for administrating UDAG grants. Maximum fee can not exceed interest income on investments or \$2,500.00	<u>\$ 2,500.00</u>
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4 UDAG Disbursements

No longer considering buying snow plow truck.	\$ -
	<u>\$ -</u>

5 MISCELLANEOUS

Estimate expense for postage, vouchers, and bank service charges.	<u>\$ 100</u>
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IDA HIGHLIGHTS

- EDA Admin Fee were added to the budget, as a revenue source. IDA is permitted to draw 5% of Revolving Loan Fund (RLF) balance for administrative costs. Due to limited program activity these funds have not typically been drawn.
- EDA Loan Fees were as a revenue source. IDA did not collect annual fees on outstanding loans during COVID. IDA will resume collecting these fees in 2026. The fee is \$250 per loan.
- TEFRA (Tax Equity and Fiscal Responsibility Act) hearing fee was added as a revenue source. Each bond issued by the IDA is required to hold a TEFRA hearing. IDA charges a separate \$2,000 fee per hearing which was not included in previous budgets.
- Admin fees for the administration of the Bakery Square expansion projects (DOT/EDA) were added as new revenue sources. The IDA is acting as the applicant for 2 Federal grants, one from DOT and the other EDA, to support the expansion of Bakery Square in the City of Pittsburgh. Fees are currently being negotiated with both Agencies. Conservatively 5% of the grant amount was used for budgeting purposes. That budgeted amount is shown spread over 3 years.
- There are seventeen active bond issuances of which seven mature by 2034. These maturities will result in a 45% decrease in annual fees.
- One bond issuance is budgeted in 2026.
- The Administrative Contract fee for the IDA has increased for 2026. The increase is necessary to allow staff to market the IDA in order to generate new revenue and due to increased workload resulting from pending and current projects.

**ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

	2025 Adopted Budget	2025 Projected Revenues/Costs	2026 Proposed Budget	Increase/ (Decrease)	
Beginning Operating Reserve	\$ 1,275,040	\$ 1,299,950	\$ 1,189,037	\$ (86,003)	1
<u>REVENUES</u>					
EDA Admin Fee	\$ 65,000	\$ -	\$ 65,000	\$ -	2
EDA Loan Fees	\$ 750	\$ 250	\$ 750	\$ -	3
Agenda Fees	\$ 500	\$ -	\$ 500	\$ -	4
Annual Fees	\$ 76,785	\$ 73,785	\$ 85,785	\$ 9,000	5
Closing Fees	\$ 5,000	\$ -	\$ 5,000	\$ -	6
Project Fees	\$ 5,000	\$ -	\$ 5,000	\$ -	7
TEFRA fee	\$ 2,000	\$ -	\$ 2,000	\$ -	8
Interest Income	\$ 34,462	\$ 44,771	\$ 45,606	\$ 11,144	9
Other Income	\$ 3,000	\$ -	\$ 1,000	\$ (2,000)	10
RCP / DOT admin fee	\$ 33,000	\$ -	\$ 33,000	\$ -	11a
PW admin fee	\$ 47,000	\$ -	\$ 47,000	\$ -	11b
TOTAL REVENUES	\$ 272,497	\$ 118,806	\$ 290,641	\$ 18,144	
<u>EXPENSES</u>					
ACED Administrative Contract	\$ 200,000	\$ 200,000	\$ 206,000	\$ 6,000	12
Audit	\$ 15,000	\$ 15,000	\$ 15,450	\$ 450	13
Conference/Travel	\$ 1,000	\$ -	\$ 1,000	\$ -	14
Dues & Subscriptions	\$ 45	\$ -	\$ 45	\$ -	15
Insurance	\$ 3,100	\$ 2,750	\$ 2,500	\$ (600)	16
Legal	\$ 10,560	\$ 10,560	\$ 13,588	\$ 3,028	17
Advertising	\$ 1,000	\$ 61	\$ 1,000	\$ -	18
Meetings	\$ 5,000	\$ -	\$ 5,000	\$ -	19
Office Supplies	\$ 1,000	\$ -	\$ 1,000	\$ -	20
Software	\$ 1,004	\$ 1,205	\$ 1,205	\$ 201	21
Banking service charges	\$ 532	\$ 142	\$ -	\$ (532)	22
Furniture	\$ 2,000	\$ -	\$ 2,000	\$ -	23
TOTAL EXPENSES	\$ 240,241	\$ 229,718	\$ 248,788	\$ 8,547	
Excess (Deficit) Revenues	\$ 32,256	\$ (110,913)	\$ 41,853	\$ 9,597	
Over Expenses					
Ending Operating Reserve	<u><u>\$ 1,307,296</u></u>	<u><u>\$ 1,189,037</u></u>	<u><u>\$ 1,230,890</u></u>	<u><u>\$ (76,406)</u></u>	

**ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET**

1 <u>BEGINNING OPERATING RESERVE</u>	
2025 Beginning Operating Reserve	\$1,299,950
Projected 2025 Revenue/(Deficit)	(\$100,413)
2025 Ending Operating Reserve	<u><u>\$1,199,537</u></u>
2 <u>EDA Admin Fee</u>	\$65,000
5% admin fee may be drawn on EDA Legacy Loan Funds	
3 <u>EDA Loan Fees</u>	\$750
\$250 per loan	
4 <u>AGENDA FEES</u>	\$500
Assume projection for 2026 is based on one new project @ \$500.00 per deal.	
5 <u>ANNUAL FEES</u>	\$85,785
(See Schedule A)	
6 <u>CLOSING FEES</u>	\$5,000
We estimate there will be one (1) new bond issue for a total of \$5,000,000.00 with closing fees of \$5,000.00.	
7 <u>PROJECT FEES</u>	\$5,000
We estimate there will be one (1) new bond issue for a total of \$5,000,000.00 with project fees of \$5,000.00.	
8 <u>TEFRA fees</u>	\$2,000
Estimating one TEFRA hearing fee collected in 2026.	
9 <u>INTEREST INCOME</u>	\$45,606
Based on 2025 historical monthly amounts.	
10 <u>OTHER INCOME</u>	\$1,000
Allowance for various undetermined revenues, such as fees for copies, (RTK) that may be received throughout the year.	
11a <u>RCP / DOT</u>	\$33,000
5% admin spread over 3 years	
11b <u>PW</u>	\$47,000
5% admin spread over 3 years	
12 <u>ADMINISTRATIVE FEE</u>	\$ 206,000
Administrative contract between IDA and the Allegheny County due to additional project activity and increased marketing efforts.	

**ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET**

13 <u>AUDIT</u>	<u>\$15,450</u>
Audit Awarded to Zelenkofske & Axelrod	
14 <u>CONFERENCE/TRAVEL</u>	<u>\$1,000</u>
Assume expenses for travel will not exceed \$1,000.00 in 2026. Examples of travel expenses include airfare, conference registration fees, food and lodging, for administrative support while conducting authority business.	
15 <u>DUES & SUBSCRIPTIONS</u>	<u>\$45</u>
Assume annual dues and memberships will be collected as follows: "Good Standing Certificate"	
16 <u>INSURANCE</u>	<u>\$2,500</u>
2026 Director & Officer's insurance expense is estimated at \$2,500.00 Based on estimated total ACED authorities aggregate of \$15,000.00. (\$15,000 / 6 authorities) Each authority is invoiced separately.	
17 <u>LEGAL</u>	<u>\$11,088</u>
Fees based on current Clark Hill, PLC contract:	
18 <u>LEGAL ADVERTISING</u>	<u>\$1,000</u>
Budget includes costs to advertise the annual audited financial statements plus any additional public meetings which need to be advertised.	
19 <u>MEETINGS</u>	<u>\$5,000</u>
Expected expense includes meeting and special meetings.	
20 <u>OFFICE SUPPLIES</u>	<u>\$1,000</u>
Allowance for the purchase of general office supplies	
21 <u>SOFTWARE</u>	<u>\$1,205</u>
IDA's share of Quickbooks annual fee	
22 <u>BANKING SERVICE CHARGES</u>	<u>\$0</u>
Based on 2025 actuals	
23 <u>FURNITURE</u>	<u>\$2,000</u>
Includes ADA door improvements and window signage.	

HEBA HIGHLIGHTS

- There are currently eighteen active bond issuances, six of which will mature in the next ten years (five between 2030-2034) resulting in a 24% decrease in annual fees.
- One new issuance is budgeted for 2026. There was one new issuance in 2025.

**ALLEGHENY COUNTY HIGHER EDUCATION BUILDING AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

	2025 Adopted Budget	2025 Projected Revenues/Costs	2026 Proposed Budget	Increase / (Decrease)	Notes
Beginning Operating Reserve	\$574,818	\$528,118	\$615,154	\$40,336	1
<u>REVENUES</u>					
Agenda Fees	\$500	\$500	\$500	\$0	2
Annual Fees	\$216,238	\$198,746	\$202,496	(\$13,742)	3
Closing Fees	\$15,000	\$26,200	\$15,000	\$0	4
Project Fees	\$5,000	\$5,000	\$5,000	\$0	5
Interest Income	\$22,266	\$25,694	\$26,153	\$3,887	6
Highest Elected Official	\$0	\$2,000	\$2,000	\$2,000	7
TOTAL REVENUES	\$ 259,004	\$ 258,140	\$ 251,149	\$ (7,855)	
<u>EXPENSES</u>					
ACED Administrative Contract	\$150,000	\$150,000	\$154,500	\$4,500	8
Audit	\$7,000	\$7,000	\$7,210	\$210	9
Insurance	\$1,700	\$1,700	\$1,700	\$0	10
Legal	\$10,560	\$10,560	\$11,088	\$528	11
Advertising	\$1,000	\$500	\$1,000	\$0	12
Software	\$1,205	\$1,204	\$1,204	(\$1)	13
Meeting	\$1,000	\$0	\$1,000	\$0	14
Office Supplies	\$1,000	\$0	\$1,000	\$0	15
Banking Service Charges	\$428	\$140	\$0	\$0	16
Furniture	\$2,000	\$0	\$2,000	\$0	17
TOTAL EXPENSES	\$175,893	\$171,104	\$180,702	\$5,237	
Excess (Deficit) Revenues Over Expenses	<u>\$83,111</u>	<u>\$87,036</u>	<u>\$70,447</u>	<u>(\$13,092)</u>	
Ending Operating Reserve	\$657,929	\$615,154	\$685,602	\$27,245	

**ALLEGHENY COUNTY HIGHER EDUCATION BUILDING AUTHORITY
GENERAL FUND
NOTES TO THE 2026 ROPOSED BUDGET**

1 BEGINNING OPERATING RESERVE

2025 Beginning Net Position	\$ 528,118
Projected 2025 Deficit/Revenue	87,036
2025 Ending Operating Reserve	<u><u>\$ 615,154</u></u>

2 AGENDA FEES

Agenda fees are monies paid by participants who request new financing agreements with the Board of Directors. Using a conservative approach, it is estimated that there will be one (1) new bond issue in 2025 at a total of \$15,000,000 with agenda fees of \$500.

3 ANNUAL FEES

See schedule A.

	\$ 202,496
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4 CLOSING FEES

Using a conservative approach, it is estimated that there will be one (1) new bond issue in 2025 at a total of \$15,000,000 with closing fees totaling \$15,000.

5 PROJECT FEES

Using a conservative approach, it is estimated that there will be one (1) new bond issue in 2025 at a total of \$15,000,000 with project fees totaling \$5,000

6. INTEREST INCOME

Based on 2025 interest earned.

7 HIGHEST ELECTED OFFICIAL

8 ACED ADMINISTRATIVE CONTRACT
Administrative contract between the HEBA and Allegheny County.

9 AUDIT

Awarded to Zelenkofske & Axelrod

10 INSURANCE

2026 Director & Officer's insurance expense is estimated at \$1,700.00

11 LEGAL

Fees based on current Clark Hill, PLC contract:

12 ADVERTISING

Budget includes cost for the annual audited financial statements and any additional meetings which have to be advertised.

13 SOFTWARE

HEBA's share of QuickBooks annual fee

14 MEETING

To cover monthly meetings and special meetings.

ALLEGHENY COUNTY HIGHER EDUCATION BUILDING AUTHORITY
GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET

15 <u>OFFICE SUPPLIES</u>	<u>\$</u> <u>1,000</u>
Allowance for the purchase of general office supplies	
16 <u>BANKING SERVICE CHARGES</u>	<u>\$</u> <u>-</u>
Based on 2025 actual expenses	
17 <u>FURNITURE</u>	<u>\$</u> <u>2,000</u>
Includes ADA door improvements and window signage.	

RFA HIGHLIGHTS

- There are three budgets for RFA, the General Fund, Bond Defeasance Fund, and Low Interest Loan Fund. RFA has historically presented three separate budgets that included restricted funds (LIL). NOTE: When all three funds combined, they are balanced.
- The Bond Defeasance Fund and Low Interest Loan Fund are for specific purposes. The Bond Defeasance Fund was created to fund a first-time homebuyer program and two housing projects. The Low Interest Loan program was created to fund a home improvement loan program. Neither fund has much activity, and all current expenses are administrative.
- Because the Bond Defeasance Fund is flexible those funds are used to fund the RFA Administrative Contract. For consistency with other Authorities the funds are transferred to the RFA General Fund rather than paid directly for the Bond Defeasance Fund. The increase in the Administrative Contract was due to anticipated workload increases for new housing programs.
- This Budget reflects operating/administrative costs. There are other funds that RFA administers such as 1st Home Allegheny that are not included in the budget as they are program related.

ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
ACRFA BOND DEFEASANCE FUND
2026 PROPOSED BUDGET

	2025 Adopted Budget	2025 Projected Revenue/Costs	2026 Proposed Budget	Increase/ (Decrease)	
Total Beginning Reserve	<u><u>\$ 2,739,444</u></u>	<u><u>\$ 2,739,444</u></u>	<u><u>\$ 2,236,489</u></u>	<u><u>\$ (502,955)</u></u>	1
<u>REVENUES</u>					
Escrow Investment Income	\$ 126,789	\$ 99,020	\$ 99,020	\$ (27,769)	2
Loan Interest	\$ 4,011	\$ 3,025	\$ 4,011	\$ -	3
TOTAL REVENUES	<u><u>\$ 130,800</u></u>	<u><u>\$ 102,045</u></u>	<u><u>\$ 103,031</u></u>	<u><u>\$ (27,769)</u></u>	
<u>EXPENSES</u>					
ACED Administrative Contract	\$ 600,000	\$ 600,000	\$ 618,000	\$ 18,000	4
Consulting	\$ 45,000	\$ 5,000	\$ 15,000	\$ (30,000)	5
Depository Agent fee	\$ 8,243	\$ -	\$ 9,243	\$ 1,000	7
Bad Debt Expense	\$ 1,000	\$ -	\$ 1,000	\$ -	8
TOTAL EXPENSES	<u><u>\$ 654,243</u></u>	<u><u>\$ 605,000</u></u>	<u><u>\$ 643,243</u></u>	<u><u>\$ (11,000)</u></u>	
Excess (Deficit) Revenues Over Expenses	<u><u>\$ (523,443)</u></u>	<u><u>\$ (502,955)</u></u>	<u><u>\$ (540,212)</u></u>	<u><u>\$ (16,769)</u></u>	
Ending Operating Reserve	<u><u>\$ 2,216,001</u></u>	<u><u>\$ 2,236,489</u></u>	<u><u>\$ 1,696,277</u></u>	<u><u>\$ (519,724)</u></u>	

**ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
ACRFA BOND DEFEASANCE FUND
2026 PROPOSED PROGRAM BUDGET**

1. BEGINNING PROGRAM RESERVE

2025 beginning Program Reserve	\$ 2,236,489
Projected 2025 Excess(Deficit)	(540,212)
2025 Ending Program Reserve	<u><u>\$ 1,696,277</u></u>

2. ESCROW INVESTMENT INCOME

Based on 2025 historical monthly amounts.	<u><u>\$ 99,020</u></u>
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3 LOAN INTEREST

Rolling Woods monthly loan payment consists of principal & Interest.	\$ 4,011
The interest portion will be recognized as income.	<u><u>\$ 4,011</u></u>

4 ADMINISTRATIVE CONTRACT - ACED

Administrative contract between RFA and the Allegheny County.	<u><u>\$ 618,000</u></u>
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6 CONSULTING

Caine Mitter professional consulting	<u><u>\$ 15,000</u></u>
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7 DEPOSITORY AGENT FEE

ACRFA acct. 1983D annual	\$ 3,148
ACRFA acct. 1984D annual	\$ 2,915
ACRFA acct. 1985D semi annual	\$ 3,180
	<u><u>\$ 9,243</u></u>

8 BAD DEBT EXPENSE

The RFA assumes there will be a limited number of write-offs in 2026.	<u><u>\$ 1,000.00</u></u>
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**ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

	2025 Adopted Budget	2025 Projected Revenue/Costs	2026 Proposed Budget	Increase/ (Decrease)	Notes
Beginning Operating Reserve	\$ 643,182	\$ 643,182	\$ 627,434	\$ (15,748)	1
<u>REVENUES</u>					
ACED Administrative Contract	\$ 600,000	\$ 600,000	\$ 618,000	\$ 18,000	2
Agenda Fees	\$ -	\$ -	\$ -	\$ -	3
Annual Fees	\$ 4,218	\$ 4,708	\$ 3,392	\$ (826)	4
Application Fees	\$ -	\$ -	\$ -	\$ -	5
Closing Fees	\$ -	\$ -	\$ -	\$ -	6
Interest Income	\$ 3,454	\$ 10,885	\$ 17,608	\$ 14,154	7
Other Income	\$ 500	\$ -	\$ 500	\$ -	8
TOTAL REVENUES	\$ 608,172	\$ 615,593	\$ 639,500	\$ 31,328	
<u>EXPENSES</u>					
ACED Administrative Contract	\$ 600,000	\$ 600,000	\$ 618,000	\$ 18,000	10
Audit	\$ 12,900	\$ 14,000	\$ 14,420	\$ 1,520	11
Conference & Travel	\$ 500	\$ -	\$ 500	\$ -	12
Membership, Dues & Subscriptions	\$ -	\$ 2,180	\$ 2,625	\$ 2,625	13
Insurance	\$ 1,700	\$ 1,700	\$ 1,700	\$ -	14
Legal	\$ 10,560	\$ 10,560	\$ 11,088	\$ 528	15
Advertising	\$ 1,000	\$ -	\$ 1,000	\$ -	16
Meetings	\$ 1,000	\$ 1,136	\$ 1,000	\$ -	17
Office Supplies	\$ 500	\$ -	\$ 1,000	\$ 500	18
Software	\$ 1,000	\$ 1,204	\$ 1,204	\$ 204	19
Banking Service Fees	\$ 2,000	\$ 561	\$ -		20
Furniture	\$ 3,000	\$ -	\$ 2,000	\$ (1,000)	21
TOTAL EXPENSES	\$ 634,160	\$ 631,341	\$ 654,537	\$ 22,377	
Excess (Deficit) Revenues Over Expenses	\$ (25,988)	\$ (15,748)	\$ (15,037)	\$ 8,951	
Ending Operating Reserve	\$ 617,194	\$ 627,434	\$ 612,396	\$ (6,798)	

**ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

1. BEGINNING OPERATING RESERVE

2025 Beginning Operating Reserve	\$ 643,182
Projected 2025 Excess(Deficit)	(15,748)
2025 Ending Operating Reserve	<u><u>\$ 627,434</u></u>

2. ADMINISTRATIVE CONTRACT - ACED

3% increase for 2026 compared to 2025	<u><u>\$ 618,000</u></u>
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3. AGENDA FEES

Projection assumes no new projects in 2026.	<u><u>\$ 0</u></u>
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4. ANNUAL FEES

Annual Fees

2017 Series BBB Semi Annual Fee - May *	\$ 915.80
2018 Series BBB Semi Annual Fee - Nov *	\$1,007.00
2007 Series Independent Housing Annual Fee	\$ 344.00
2013 Series Rolling Woods Annual Fee	\$ 1,125.00
Total Annual Fees in 2026	<u><u>\$ 3,391.80</u></u>

*Estimates- See Schedule A

5. APPLICATION FEES

The First Time Homebuyer Program will not charge the \$1,000 fee to the participating lenders for Single Family Series.	<u><u>\$ 0</u></u>
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6. CLOSING FEES

We are not anticipating any new bond deals in 2026	<u><u>\$ 0</u></u>
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7. INTEREST INCOME

Based on 2025 historical monthly amounts.	<u><u>\$ 17,608</u></u>
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8. OTHER INCOME

Projection assumes various undetermined revenue that may be received throughout the year.	<u><u>\$ 500</u></u>
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9. ADMINISTRATIVE CONTRACT - ACED

Administrative contract between the RFA and Allegheny County. Funds flow through RFA General Fund - no effect on income or expense.	<u><u>\$ 618,000</u></u>
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**ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

11 <u>AUDIT</u>		
Awarded to Zelenkofske & Axelrod	\$ <u>14,420</u>	
12 <u>CONFERENCE & TRAVEL</u>		
Allowance for conference registration fees, hotel charges, meals and mileage.	\$ <u>500</u>	
13 <u>DUES AND SUBSCRIPTIONS</u>		
National Association of Local Housing Finance Agencies annual subscription	\$ <u>2,625</u>	
14 <u>INSURANCE</u>		
Insurance Premiums included for 2026: Directors & Officers Liability Insurance Premium	\$ <u>1,700</u>	
15 <u>LEGAL</u>		
Fees are based on current Clark Hill, PLC contract.	\$ <u>11,088</u>	
16 <u>LEGAL ADVERTISING</u>		
Budgeted for the 2026 audited financials advertisement.	\$ <u>1,000</u>	
17 <u>MEETINGS</u>		
To cover monthly meetings and special meetings.	\$ <u>1,000</u>	
18 <u>OFFICE SUPPLIES</u>		
Allowance for the purchase of general office supplies	\$ <u>1,000</u>	
19 <u>SOFTWARE</u>		
RFA's share of QuickBooks annual fee	\$ <u>1,204</u>	
20 <u>BANING FEES</u>		
Monthly service fees	\$ <u>-</u>	
21 <u>FURNITURE</u>		
Includes ADA door improvements and window signage.	\$ <u>2,000</u>	

**ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
LOW INTEREST LOANS
2026 PROPOSED PROGRAM BUDGET**

	2025 Adopted Budget	2025 Projected Revenue/Costs	2026 Proposed Budget	Increase/ (Decrease)	
	\$	\$	\$	\$	Notes
Beginning Program Reserve	\$ 1,114,857	\$ 1,103,966	\$ 1,123,824	\$ 8,967	1
<u>REVENUES</u>					
Community Development Block Grant	\$ 5,605	\$ 5,604	\$ 5,605	\$ -	2
Department of Community Affairs	\$ 6,275	\$ 6,275	\$ 6,275	\$ -	3
Interest Income	\$ 7,345	\$ 8,417	\$ 8,417	\$ 1,072	4
TOTAL REVENUES	\$ 19,225	\$ 20,296	\$ 20,297	\$ 1,072	
<u>EXPENSES</u>					
Banking Service Fees	\$ 500	\$ 438	\$ 438	\$ (62)	5
TOTAL EXPENSES	\$ 1,000	\$ 438	\$ 438	\$ (62)	
Net Revenue / (Deficit)	\$ 18,225	\$ 19,858	\$ 19,859	\$ 1,134	
Ending Program Reserve	\$ 1,133,082	\$ 1,123,824	\$ 1,143,683	\$ 10,101	

ALLEGHENY COUNTY RESIDENTIAL FINANCE AUTHORITY
LOW INTEREST LOANS
2026 PROPOSED PROGRAM BUDGET

1. BEGINNING PROGRAM RESERVE

2025 Beginning Program Reserve	\$ 1,103,966
Projected 2025 Excess/(Deficit)	19,858
2025 Ending Program Reserve	<u><u>\$ 1,123,824</u></u>

2. COMMUNITY DEVELOPMENT BLOCK GRANTS

See Schedule A (Rounded)	<u><u>\$ 5,605</u></u>
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3. DEPARTMENT OF COMMUNITY AFFAIRS

See Schedule A (Rounded)	<u><u>\$ 6,275</u></u>
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4. INTEREST INCOME

Based on 2025 historical monthly amounts.	<u><u>\$ 8,417</u></u>
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5 BANKING SERVICE FEES

Monthly banking fees	<u><u>\$ 438</u></u>
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HDA HIGHLIGHTS

- There are currently eleven active bond issuances, two of which will mature in 2027. The maturities will result in a 4% decrease in annual fees at the end of 2027.
- The HDA is in a stable position due to the bond amounts being large, five of the active issuances are over \$100 million, which will generate higher fees.
- Two new bond issuances are budgeted for 2026. Heritage Valley expected to close early in 2026. AHN closed a new bond deal during 2025 and two more expected in 2026.

**ALLEGHENY COUNTY HOSPITAL DEVELOPMENT AUTHORITY
GENERAL FUND
2026 PROPOSED BUDGET**

	2025 Adopted Budget	2025 Projected Revenues/Costs	2026 Proposed Budget	Increase / (Decrease)	
Beginning Operating Reserve	\$ 2,143,293	\$ 2,310,078	\$ 2,562,337	\$ 419,044	1

REVENUES

Agenda Fees	\$ 500	\$ 1,000	\$ 500	\$ -	2
Annual Fees	\$ 646,181	\$ 614,506	\$ 648,256	\$ 2,075	3
Closing Fees	\$ 25,000	\$ 15,000	\$ 25,000	\$ -	4
Project Fees	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	5
Highest Elected Official Fee	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	6
Interest Income	\$ 65,559	\$ 96,147	\$ 103,185	\$ 37,626	7
TOTAL REVENUES	\$ 742,240	\$ 733,653	\$ 783,941	\$ 41,701	

EXPENSES

ACED Administrative Contract	\$ 460,000	\$ 460,000	\$ 473,800	\$ 13,800	8
Audit	\$ 7,000	\$ 7,000	\$ 7,210	\$ 210	9
Insurance	\$ 2,500	\$ 2,222	\$ 2,500	\$ -	10
Legal	\$ 10,560	\$ 10,560	\$ 11,088	\$ 528	11
Advertising	\$ 1,000	\$ -	\$ 1,000	\$ -	12
Office Supplies	\$ 1,000	\$ 250	\$ 1,000	\$ -	13
Meeting	\$ 1,000		\$ 1,000		14
Software	\$ 1,004	\$ 1,205	\$ 1,205	\$ 201	15
Bank Service Charges	\$ 367	\$ 157	\$ -	\$ (367)	16
Furniture	\$ 2,000	\$ -	\$ 2,000	\$ 14,372	17
TOTAL EXPENSES	\$ 486,431	\$ 481,394	\$ 500,803	\$ 28,744	

Excess (Deficit) Revenues Over Expenses	\$ 255,809	\$ 252,259	\$ 283,138	\$ 27,329	
Ending Operating Reserve	\$ 2,399,102	\$ 2,562,337	\$ 2,845,475	\$ 446,373	

**ALLEGHENY COUNTY HOSPITAL DEVELOPMENT AUTHORITY
GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET**

1 <u>BEGINNING OPERATING RESERVE</u>	
2025 Beginning Net Position	\$ 2,310,078
Projected 2025 Deficit/ Revenue	252,259
2025 Ending Operating Reserve	<u><u>\$ 2,562,337</u></u>
2 <u>AGENDA FEES</u>	<u><u>\$ 500</u></u>
Projecting 1 new project(s) at the cost of \$500 each.	
3 <u>ANNUAL FEES</u>	<u><u>\$ 648,256</u></u>
2026 Annual Fees (see schedule A)	
4 <u>CLOSING FEES</u>	<u><u>\$ 25,000</u></u>
Projecting one new bond issue in 2026 at a total of \$40,000,000 with closing fees totaling \$25,000.	
5 <u>PROJECT FEES</u>	<u><u>\$ 5,000</u></u>
Projecting one new bond issue in 2026 at a total of \$40,000,000 with project fees of \$5,000.	
6 <u>HIGHEST ELECTED OFFICIAL</u>	<u><u>\$ 2,000</u></u>
7 <u>INTEREST INCOME</u>	<u><u>\$ 103,185</u></u>
Based on 2025 interest earned.	
8 <u>ACED ADMINISTRATIVE CONTRACT</u>	<u><u>\$ 473,800</u></u>
The administrative contract between HDA and Allegheny County.	
9 <u>AUDIT</u>	<u><u>\$ 7,000</u></u>
Audit Awarded to Zelenkofske & Axelrod	
10 <u>INSURANCE</u>	<u><u>\$ 2,500</u></u>
2026 Director & Officer's insurance	
11 <u>LEGAL</u>	<u><u>\$ 11,088</u></u>
Fees based on current Clark Hill, PLC contract:	
12 <u>ADVERTISING</u>	<u><u>\$ 1,000</u></u>
Budget includes cost publishing the 2026 annual audited financial statements and any additional meetings which have to be advertised.	

**ALLEGHENY COUNTY HOSPITAL DEVELOPMENT AUTHORITY
GENERAL FUND
NOTES TO THE 2026 PROPOSED BUDGET**

13 <u>MEETING</u>	\$ 1,000
To cover monthly meetings and special meetings.	
14 <u>OFFICE SUPPLIES</u>	\$ 1,000
Allowance for the purchase of general office supplies	
15 <u>SOFTWARE</u>	\$ 1,205
HDA's share of QuickBooks annual fee	
16 <u>BANKING SERVICE CHARGE</u>	\$ 367
Based on 2025 average	
17 <u>FURNITURE</u>	\$ 2,000
Includes ADA door improvements and window signage.	

RAAC Highlights

- EDF fees were added as a revenue source. Each EDF borrower is assessed an Annual Fee of .1% of the original loan amount. These fees were suspended during COVID and will be resumed in 2026. These are managed by Business Development.
- LERTA fees were included as a revenue source. Fees for LERTA applications are paid to the Department for processing and presenting the applications. The fee is deposited into the RAAC account. Fees for County only LERTA are 3,000 USD and the downtown LERTA are 2,500 USD.
- County Capital Admin continues as a revenue source. The authority is expected to receive funds related to Tourism revenues.
- The increase in the Consulting Services line item is due to plans to secure a firm to develop a Strategic Plan for the Department, to hire a TIF Consultant, to look at the Housing assessment study, the Mon Valley initiative and other strategic investments for the County. Additionally, unexpended prior year capital funds have been carried over for 2026 to offset these expenses.
- The line item Miscellaneous Expense is to purchase and install dedicated chargers for 2 electric vehicles and an upgrade to ACED's audio visual equipment.
- This Budget reflects operating/administrative costs. There are other funds that RAAC administers that are not included in the budget as they are program related:
 - Active Allegheny-REACH
 - AHILP
 - ARPA
 - CITF
 - EPA
 - GEDTF
 - LEAD
 - LSA
 - Business Development Funded Programs
 - VPRP - \$250,000 allocated from County Capital Budget

**Redevelopment Authority of Allegheny County
General Fund
2026 Proposed Budget**

	2025		2026	Increase/ (Decrease)	Notes
	2025 Adopted Budget	Projected Revenues / Costs			
Beginning Operating Reserve	\$ 487,130	\$ 487,130	\$ 1,450,211	\$ 963,081	1
<u>Revenues</u>					
EDF Admin Fees	\$ 22,000	\$ -	\$ 17,429	\$ (4,571)	2
Annual TIF Fees	\$ 95,000	\$ 81,000	\$ 35,000	\$ (60,000)	3
TIF Issuance Fees	\$ -	\$ -	\$ -	\$ -	4
Interest Income	\$ 23,491	\$ 36,381	\$ 261,034	\$ 237,543	5
RACP Grant Fees	\$ 473,431	\$ 180,000	\$ 256,500	\$ (216,931)	6
Dividends	\$ 1,000	\$ 1,638	\$ 1,000	\$ -	7
GEDTF Admin Fees	\$ 600,000	\$ 525,618	\$ 600,000	\$ -	8
LERTA fees	\$ 16,500	\$ 2,500	\$ 16,500	\$ -	9
Strategic Plan	\$ 150,000	\$ -	\$ 150,000	\$ -	10
County Capital Admin	\$ 200,000	\$ 1,000,000	\$ -	\$ (200,000)	11
County Capital Admin Carry over	\$ -	\$ -	\$ 414,900	\$ 414,900	12
Tourism Funds	\$ -	\$ -	\$ 600,000	\$ 600,000	13
LSA Admin fees	\$ -	\$ 75,000	\$ 33,143	\$ 33,143	14
Heinz Endowments	\$ -	\$ -	\$ 190,000		15
Total Revenues	\$ 1,581,422	\$ 1,902,137	\$ 2,385,506	\$ 804,084	
<u>Expenses</u>					
ACED Administrative Contract	\$ 600,000	\$ 600,000	\$ 618,000	\$ (18,000)	16
Audit	\$ 40,000	\$ 43,000	\$ 47,200	\$ (7,200)	17
Conference & Travel	\$ 5,000	\$ 7,023	\$ 7,000	\$ (2,000)	18
Insurance	\$ 29,300	\$ 29,300	\$ 27,701	\$ 1,599	19
Legal	\$ 144,000	\$ 166,344	\$ 174,661	\$ (30,661)	20
Advertising	\$ 1,000	\$ 472	\$ 1,000	\$ -	21
Professional - Consulting	\$ 248,000	\$ 15,333	\$ 1,302,900	\$ (1,054,900)	22
Prop Mgmt. & Maintenance	\$ 15,000	\$ 32,673	\$ 30,000	\$ (15,000)	23
Parking	\$ 30,000	\$ 34,895	\$ 39,948	\$ (9,948)	24
Banking Service Charges	\$ 8,067	\$ 7,144	\$ 10,080	\$ (2,013)	25
Dues & Subscriptions	\$ 1,475	\$ 262	\$ 1,475	\$ -	26
Meetings	\$ 1,000	\$ 1,348	\$ 1,000	\$ -	27
Office Supplies	\$ 1,000	\$ 58	\$ 1,000	\$ -	28
Misc	\$ 12,000	\$ -	\$ 32,000	\$ (20,000)	29
Software	\$ 1,004	\$ 1,204	\$ 1,204	\$ (200)	30
Furniture	\$ 2,000	\$ -	\$ 2,000	\$ -	31
Total Expenses	\$ 1,138,846	\$ 939,056	\$ 2,297,169	\$ (1,158,323)	
Excess (Deficit) Revenues Over Expenses	\$ 442,576	\$ 963,081	\$ 88,336	\$ 1,962,407	
Ending Operating Reserve	\$ 929,706	\$ 1,450,211	\$ 1,538,547	\$ 2,925,488	

**Redevelopment Authority of Allegheny County
General Fund
2026 Proposed Budget**

	<u>Amount</u>
1 <u>OPERATING RESERVE</u>	
Projected Beginning Operating Reserve	\$ 487,130
Projected 2026 Surplus/(Deficit)	963,081
2026 Ending Operating Reserve	<u><u>\$ 1,450,211</u></u>
2 <u>EDF ADMINISTRATIVE FEE</u>	
RAAC's annual administrative fees collected on each EDF loan.	<u><u>\$ 17,429</u></u>
3 <u>ANNUAL TIF FEES (SCHEDULE A)</u>	
<u>2026 Projection = \$35,000</u>	
Clinton Phase 2 = \$15,000	\$ 15,000
McClaren = \$20,000	\$ 20,000
Northfield = \$15,000	\$ 15,000
4 <u>TIF ISSUANCE FEE</u>	
No new TIF issuances expected in 2026.	<u><u>\$ -</u></u>
5 <u>INTEREST INCOME</u>	
Based on historical rates throughout 2025	\$ 61,034
Earned interest from interest yielding accounts	<u><u>\$ 200,000</u></u>
	<u><u>\$ 261,034</u></u>
6 <u>RACP ADMIN REVENUES (SCHEDULE B)</u>	<u><u>\$ 256,500</u></u>
7 <u>DIVIDEND</u>	
Former RAAC employee pension trust receipts	<u><u>\$ 1,000</u></u>
8 <u>GAMING ECONOMIC DEVELOPMENT TOURISM FUND</u>	<u><u>\$ 600,000</u></u>
5% of awarded amount	
9 <u>LERTA fees</u>	
Incentive to redevelop aging and deteriorated properties.	
Downtown 3 @ \$2,500 each (projected)	\$ 7,500
Other county 3 @ \$3,000 each (projected)	\$ 9,000
	<u><u>\$ 16,500</u></u>
10 <u>STRATEGIC PLAN</u>	
Admin fee to be received	<u><u>\$ 150,000</u></u>
11 <u>COUNTY CAPITAL ADMIN</u>	<u><u>\$ -</u></u>
\$1 million received in 2025	
12 <u>COUNTY CAPITAL ADMIN CARRY OVER</u>	<u><u>\$ 414,900</u></u>
Balance received from 1 million in 2025 to cover:	
Strategic Plan, Housing Needs Assessments and Land Bank feasibility report	
13 <u>COUNTY TOURISM FUNDS</u>	
Tourism Fund. Source = hotel taxes. \$3M grant. 20% admin to be collected	<u><u>\$ 600,000</u></u>
14 <u>ACED ADMINISTRATIVE FEE</u>	
RAAC admin fees paid to Allegheny County.	<u><u>\$ 618,000</u></u>
15 <u>HEINZ ENDOWMENTS</u>	<u><u>\$ 190,000</u></u>
To provide housing needs assessment - \$165,000	
To provide Land Bank Feasibility Study - \$99,900	
Balance to be funded by 2025 capital funds held by RAAC	
16 <u>LSA ADMIN FEES</u>	<u><u>\$ 33,143</u></u>

**Redevelopment Authority of Allegheny County
General Fund
2026 Proposed Budget**

17	<u>AUDIT</u>		\$ <u>47,200</u>
	Awarded to Zelenkofske & Axelrod		
18	<u>CONFERENCE & TRAVEL</u>		\$ <u>7,000</u>
	The general fund will incur \$7,000 for conferences and travel expenses annually.		
19	<u>INSURANCE</u>		\$ <u>27,701</u>
	General Liability + Director and Officer		
20	<u>LEGAL</u>		\$ <u>174,661</u>
	Comprehensive Legal Services Contract - Papernick & Gefsky		
			<u>\$ 174,661</u>
21	<u>ADVERTISING</u>		\$ <u>1,000</u>
	The general fund will incur \$1,000 for legal advertising for 2025.		
22	<u>PROFESSIONAL</u>		
	Three Plus One Consulting	\$ 23,000	
	Proposed TIF consultant	\$ 75,000	
	Strategic Plan	\$ 150,000	
	Housing Needs Assessments	\$ 165,000	
	Housing Fund Report - BDP	\$ 40,000	
	Housing Fund Report - Enterprise	\$ 40,000	
	Land Bank Feasibility Report	\$ 99,900	
	Mon Valley Forward and Economic Development Strategy Plan (interest income)	\$ 200,000	
	Main Streets - total of \$1.5M over three years	\$ 500,000	
	Communications Support	\$ 10,000	
		<u>\$ 1,302,900</u>	
23	<u>PROPERTY MGMT & MAINTENANCE</u>		\$ <u>30,000</u>
	Property Management & Maintenance is an expenditure item for costs incurred for the maintenance of property owned by RAAC such as snow, tree and weed removal. The general fund will be reimbursed from specific projects when funding is available.		
24	<u>PARKING</u>		\$ <u>39,948</u>
	Staff Parking		
25	<u>BANKING SERVICE CHARGES</u>		\$ <u>10,080</u>
	Charges for general fund accounts only. Based on 2025 actual charges.		
26	<u>SUBSCRIPTIONS</u>		\$ <u>1,475</u>
	Various local & national subscriptions		
27	<u>MEETING</u>		\$ <u>1,000</u>
	To cover monthly meetings and special meetings.		
28	<u>OFFICE SUPPLIES</u>		\$ <u>1,000</u>
	Allowance for the purchase of general office supplies		
29	<u>MISCELLANEOUS</u>		\$ <u>32,000</u>
	Car chargers and AV Equipment (to be shared with other authorities)		
30	<u>SOFTWARE</u>		\$ <u>1,205</u>
	RAAC's share of QuickBooks financial software		
31	<u>FURNITURE</u>		\$ <u>2,000</u>
	Includes ADA door improvements and window signage		