

Buffalo Erie Niagara Land Improvement Corp.

Statement of Activities

	2026	Budget		2026 Actual
		2027	2028	Total (estimate)
Revenue				
2000 Contribution Revenue - Grants				
2025 Land Bank Initiative Phase II	-	200,000	200,000	522,315
2035 Adams (AHOP/City)	2,670,000	2,000,000	-	668,895
2050 ARPA - City	5,317,232	-	-	5,317,232
2051 ARPA - County	6,370,528	-	-	6,370,528
Total 2000 Contribution Revenue	15,751,979	2,200,000	200,000	12,878,970
2601 Property Sales				
Adams	2,880,000	2,912,000	-	-
ARPA	5,436,000	6,200,000	-	4,198,000
LBI	965,000	645,000	800,000	468,770
Total 2601 Property Sales	9,281,000	9,757,000	800,000	4,666,770
Total Revenue	25,032,979	11,957,000	1,000,000	17,545,740
5000 Cost of Property Sales				
5100 Adams Street Infill	3,700,000	3,762,000	-	-
5110 ARPA	8,855,000	16,000,000	-	10,000,000
5120 LBI	1,650,000	860,000	1,000,000	970,000
Total 5000 Cost of Property Sales	14,205,000	20,622,000	1,000,000	10,970,000
Gross Profit	10,827,979	(8,665,000)	-	6,575,740
Expenditures				
5900 Office Rent	34,000	34,000	35,020	28,390
6000 Payroll				-
6010 Payroll - Salary (Gross)	435,750	448,823	462,288	338,032
6020 Payroll - Payroll Taxes	35,700	36,771	37,874	26,565
6023 Payroll Taxes - NYS Unemploy	630	650	670	-
6030 Employee Health Insurance	70,000	72,100	74,263	36,732
6032 Employee Vision Insurance	1,680	2,750	2,833	2,671
6040 Payroll - SEP Contribution	40,950	42,179	43,444	16,947
6050 Payroll - Payroll Processing	2,835	2,000	2,060	1,825
6055 Personnel - Fringe	1,155	1,190	1,226	-
Total 6000 Payroll	588,700	606,463	624,658	422,772
6110 Legal & Professional Fees	80,000	50,000	51,500	21,043
6210 Employee Reimbursement				1,277
6212 Employee Reimburse - Mileage	630	650	670	88
6213 Parking Reimburse	6,300	6,500	6,695	4,547
Total 6210 Employee Reimburse	6,930	7,150	7,365	5,912
6310 Office Expenses	7,035	15,000	15,450	14,196
6311 Office Software	10,500	11,000	11,330	9,041
6312 Internet	2,310	2,350	2,421	2,216
6314 Phone	2,310	2,350	2,421	1,971
6316 Website Expenses	4,200	3,000	3,090	2,500
Total 6310 Office Expenses	26,355	33,700	34,712	29,924
6320 Postage	1,155	500	515	-

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		2027	2028	Total (estimate)
6335 Advertising	1,155	5,000	5,150	8,239
6350 Dues & Subscriptions	7,350	7,500	7,725	4,303
6360 Property Related Materials	1,155	1,250	1,288	1,119
6400 Bank Charges	1,250	6,000	6,180	5,797
6500 Professional Services	54,600	80,000	82,400	87,700
6800 Travel				
6805 Travel - Lodging	3,150	3,250	3,348	147
6807 Travel - Car Rental	315	325	335	-
6808 Travel - Gas	315	325	335	63
6810 Travel Meals	315	325	335	68
6812 Travel - Conference Fees	2,625	2,700	2,781	-
6815 Travel - Airfare	2,100	2,200	2,266	-
Total 6800 Travel	8,820	9,125	9,400	277
6820 Meeting Meals	1,680	1,500	1,545	725
6900 Insurance	190,000	100,000	103,000	198,910
6950 Workers' Compensation	1,470	1,800	1,854	1,760
6970 Disability Insurance	1,470	2,200	2,266	2,188
7030 Interest Expense		65,000	-	60,532
Total Expenditures	1,006,090	1,011,188	974,578	879,591
Net Operating Income (Loss)	9,821,889	(9,676,188)	(974,578)	5,696,149
Interest Revenue	40,000	75,000	75,000	198,346
Net Income (Loss)	9,861,889	(9,601,188)	(899,578)	5,894,495