

Board Resolution Approving the AMP Budgets
PHA Board Resolution
Approving Operating Budget

OMB No. 2577-0026 Approving
(exp. 10/31/2009)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Real Estate Assessment Center (PIH-REAC)

Previous editions are obsolete form HUD-52574 (08/2005) Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Weehawken Housing Authority

PHA Code: NJ077

PHA Fiscal Year Beginning: 1/1/2016

Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

Operating Budgets (for COCC and all Projects) approved by Board resolution on:

1/21/2016

Operating Budget submitted to HUD, if applicable, on:

Operating Budget revision approved by Board resolution on:

Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairman's Name: <u>Dominick Farrell</u>	Signature: <u>Dominick Farrell</u>	Date: <u>1-21-16</u>
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Operating Budget

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for instructions and the Public reporting burden statement

a. Type of Submission		b. Fiscal Year Ending	
[X] Original [] Revision No. :		DECEMBER 31, 2015	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)		<input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing <input type="checkbox"/> IHA Owned Mutual Help Homeownership <input type="checkbox"/> PHA/IHA Leased Rental Housing <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership <input type="checkbox"/> PHA/IHA Leased Homeownership	
f. Address (city, State, zip code)		525 GREGORY AVENUE, WEEHAWKEN, NEW JERSEY	
g. ACC Number		h. PAS/LOCCS Project No.	
NY-10001		NJ077-001	

j. No. of Dwelling Units	k. No. of Unit Months Available	m. No. of Projects
99	1,188	1

Line No.	Acct. No.	Description (1)	Requested Budget Estimates			
			PHA/IHA Estimates		HUD Modifications	
			PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:						
010	7710	Operating Expenses				
020	7712	Earned Home Payments Account				
030	7714	Nonroutine Maintenance Reserves				
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)				
050	7716	Excess (or Deficit) in Break-Even Amount				
060	7790	Homebuyers Monthly Payments (Contra)				
Operating Receipts						
070	3110	Dwelling Rentals	\$290.74	\$345,400		
080	3120	Excess Utilities	\$0.00	\$0		
090	3190	Non dwelling Rentals	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$290.74	\$345,400		
110	3610	Interest on General Fund Investments	\$1.86	\$2,200		
120	3690	Other Operating Receipts	\$20.20	\$24,000		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$312.79	\$371,600		
Operating Expenditures - Administration:						
140	4110	Administrative Salaries	\$80.82	\$98,020		
150	4130	Legal Expense	\$9.47	\$11,250		
160	4140	Staff Training	\$2.53	\$3,000		
170	4150	Travel	\$2.90	\$3,450		
180	4170	Accounting Fees	\$17.60	\$21,150		
190	4171	Auditing Fees	\$10.52	\$12,500		
200	4190	Other Administrative Expenses	\$50.61	\$60,000		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$174.55	\$207,370		
Tenant Services:						
220	4210	Salaries	\$0.00	\$0		
230	4220	Recreation, Publications and Other Services	\$0.00	\$0		
240	4230	Contract Costs, Training and Other	\$4.21	\$5,000		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$4.21	\$5,000		
Utilities:						
260	4310	Water	\$19.70	\$23,400		
270	4320	Electricity	\$67.74	\$80,480		
280	4330	Gas	\$21.74	\$25,830		
290	4340	Fuel	\$0.00	\$0		
300	4350	Labor	\$0.00	\$0		
310	4390	Other utilities expense	\$0.00	\$0		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$109.18	\$129,710		

Previous editions are obsolete

facsimile form

HUD-52564 (3/95)

ref. Handbook 7475.1

Line No.	Acct. No.	Description (1)	Requested Budget Estimates			
			PHA/IHA Estimates		HUD Modifications	
			PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:						
330	4410	Labor	\$60.25	\$71,680		
340	4420	Materials	\$16.84	\$20,000		
350	4430	Contract Costs	\$55.66	\$66,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$132.65	\$157,680		
Protective Services:						
370	3110	Labor	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0		
390	3190	Contract Costs	\$0.00	\$0		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00	\$0		
General Expense:						
410	4510	Insurance	\$30.64	\$36,400		
420	4520	Payments in Lieu of Taxes	\$18.16	\$21,670		
430	4530	Terminal Leave Payments	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$96.55	\$114,700		
450	4570	Collection Losses	\$1.01	\$1,200		
460	4590	Other General Expense	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$146.36	\$173,870		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	\$566.96	\$673,530		
Rent for Leased Dwellings:						
490	4710	Rents to Owners of Leased Dwellings				
500	Total	Operating Expense (sum of lines 480 and 490)				
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	\$0.00	\$0		
520	7520	Replacement of Nonexpendable Equipment	\$4.21	\$5,000		
530	7540	Property Betterments and Additions	\$0.00	\$0		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$4.21	\$5,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$671.16	\$678,530		
Prior Year Adjustments:						
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0		
Other Expenditures:						
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year				
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$671.16	\$678,530		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$258.37)	(\$306,930)		
HUD Contributions:						
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Yr				
610	8011	Prior Year Adjustments - (Debit) Credit				
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)				
630	8020	Contributions Earned - Op.Sub;-Cur.Yr. (before year-end adj)	\$0.00	\$0		
640		Mandatory PFS Adjustments (net):	\$243.81	\$289,647		
650		Other (specify):				
660		Other (specify):				
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$243.81	\$289,647		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$243.81	\$289,647		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$243.81	\$289,647		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)				
		Enter here and on line 810	(\$14.56)	(\$17,283)		

Name of PHA / IHA WEEHAWKEN HOUSING AUTHORITY		Fiscal Year Ending DECEMBER 31, 2016	
		Operating Reserve	PHA/IHA Estimates
		Part I - Maximum Operating Reserve - End of Current Budget Year	HUD Modifications
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 60% of Line 480, column 5, form HUD-52564	\$336,765

Part II - Provision for and Estimated or Actual Operating Reserve at FY End			
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): DECEMBER 31, 2013	\$127,013
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE DECEMBER 31, 2014 <input type="checkbox"/> Actual for FYE DECEMBER 31, 2014	(\$8,043)
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE DECEMBER 31, 2014 <input type="checkbox"/> Actual for FYE DECEMBER 31, 2014	\$118,970
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE DECEMBER 31, 2015 Enter Amount from Line 700	(\$17,283)
820		Operating Reserve at End of Requested Budget Year Estimated for FYE DECEMBER 31, 2015 (Sum of lines 800 and 810)	\$101,687
830		Cash Reserve Requirement: 0% % of line 480	\$0

Comments

PHA / IHA Approval

Name _____
 Title _____
 Signature _____

Date _____

Field Office Approval

Name _____
 Title _____
 Signature _____

Date _____

Operating Budget Schedule of All Positions and Salaries

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

Name of Housing Authority: **WEEHAWKEN HOUSING AUTHORITY** Locality: **WEEHAWKEN, NEW JERSEY** OMB Approval No. 2577-0026 (Exp. 6/30/11)
Fiscal Year End: **DECEMBER 31, 2015**

Position Title By Organizational Unit and Function	Present Salary Rate Ad of (Date) 12/31/15	Estimated Budget Year			Management Expense	Modernization Expense	Development Expense	Section & Program	Other Programs	Allocation of Salaries by Program	Method of Allocation
		Salary Rate	No. Months	Amount							
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
ADMINISTRATION:											
1) Assistant Executive Director	\$75,770	\$77,290	12	\$77,290	\$56,000	\$7,000	\$1,500	\$6,000	\$5,790		
A. VISA/GGIO											
2) ADMINISTRATIVE	\$38,850	\$39,430	12	\$39,430	\$33,520		\$1,000	\$0	\$4,910		
D. VETTER											
3) Sec. 8 Coordinator	\$46,820	\$47,760	12	\$47,760	\$0		\$47,760				
S. JENNINGS											
4) Sec. 8 Secretary/Clerk	\$31,890	\$32,530	12	\$32,530	\$0		\$32,530				
S. JENNINGS											
5) BOOKKEEPER/CLERICAL	\$8,510	\$8,790	12	\$8,790	\$6,500		\$0	\$2,290			
J. HAMILTON											
6) HCY INSPECTOR	\$10,110	\$10,320	12	\$10,320			\$10,320				
F. TATTOLI											
7) ADMINISTRATIVE	\$46,590	\$47,520	12	\$47,520	\$0		\$17,500	\$4,000	\$28,020		
F. MATTACE											
8) ADMINISTRATIVE	\$12,890	\$13,150	12	\$13,150	\$0		\$5,590		\$8,570		
A. DECOSMIS											
9)											
10)											
TOTAL ADMINISTRATION											
				\$276,730	\$266,580	\$7,000	\$26,580	\$102,900	\$44,290	\$0	
TENANT SERVICES											
1)											
2)											
3)											
				\$0	\$0						
TOTAL TENANT SERVICES											
				\$0	\$0						
UTILITY LABOR											
1) Building Maintenance Worker			12								
2) Building Maintenance Worker			12								
3)											
				\$0	\$0						
TOTAL UTILITY LABOR											
				\$0	\$0						

NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.

Operating Budget Schedule of All Positions and Salaries

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

Name of Housing Authority: **WEEHAWKEN HOUSING AUTHORITY** Locality: **WEEHAWKEN, NEW JERSEY** OMB Approval No. 2577-0028 (Exp. 6/30/11)
Fiscal Year End: **DECEMBER 31, 2015**

Position Title By Organizational Unit and Function	Present Salary Rate As of (date) 12/31/15	Fostered Budget Year			Allocation of Salaries by Program			Method of Allocation			
		Salary Rate	Estimated No. Months	Estimated Amount	Management Development Other Programs	Management Development Other Programs	Longevity				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1) Building Maintenance Worker V. MOTA	\$33,340	\$34,010	12	\$34,010	\$27,510		\$2,500		\$4,000		
2) Building Maintenance Worker Vacant	\$20,800	\$20,800	12	\$20,800	\$16,800		\$2,000		\$2,000		
3) BUILDING CLEANING K. LEVEN	\$3,750	\$3,750	12	\$3,750	\$0	\$0			\$3,750		
4) BUILDING CLEANING P. MAZURE	\$4,100	\$4,100	12	\$4,100	\$0	\$0			\$4,100		
5) BUILDING CLEANING A. GROSSANO	\$15,270	\$15,270	12	\$15,270	\$15,270						
6) BUILDING CLEANING V. MOHAN	\$8,320	\$8,320	12	\$8,320	\$0		\$8,320				
7) OVERTIME AND EMERGENCY ON CALL	\$20,000	\$20,000	12	\$20,000	\$15,000		\$3,000		\$2,000		
TOTAL MAINTENANCE LABOR				\$106,250	\$74,580	\$0	\$15,820	\$0	\$15,850	\$0	

NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A
VARIETY OF POSITIONS WHICH EXCEED 100% OF
HIS/HER TIME.

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director or Designated Official _____ Date _____

Operating Budget
Schedule of Administration
Expenses Other Than Salary

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

OMB Approval No. 2577-0028 (exp. 03/30/2001)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 604 of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority: **WEEHAWKEN HOUSING AUTHORITY** Locality: **WEEHAWKEN, NEW JERSEY** Fiscal Year End: **DECEMBER 31, 2015**

(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1 Legal Expense (see Special Note in Instructions)	\$15,000	\$11,250	\$0	\$3,750	\$0
2 Training (list and provide justification)	\$4,000	\$3,000	\$0	\$1,000	\$0
3 Travel					
Trips to Conventions and Meetings (list and provide just.)	\$1,500	\$1,150	\$0	\$350	\$0
4 Other Travel:					
Outside Area of Jurisdiction	\$1,500	\$1,150	\$0	\$350	\$0
5 Within Area of Jurisdiction	\$1,500	\$1,150	\$0	\$350	\$0
6 Total Travel	\$4,500	\$3,450	\$0	\$1,050	\$0
7 Accounting	\$28,200	\$21,150	\$0	\$7,050	\$0
8 Auditing	\$15,000	\$12,500	\$0	\$2,500	\$0
9 Sundry					
Rental of Office Space		\$0	\$0	\$0	\$0
10 Publications	\$5,000	\$3,750	\$0	\$1,250	\$0
11 Membership Dues and Fees (list orgn. and amount)	\$4,000	\$3,000	\$0	\$1,000	\$0
12 Telephone, Fax, Electronic Communications	\$15,000	\$11,250	\$0	\$3,750	\$0
13 Collection Agent Fees and Court Costs	\$0	\$0	\$0	\$0	\$0
14 Administrative Services Contracts (list and provide just.)	\$30,000	\$22,500	\$0	\$7,500	\$0
15 Forms, Stationary and Office Supplies	\$11,000	\$8,250	\$0	\$2,750	\$0
16 Other Sundry Expense (provide breakdown)	\$15,000	\$11,250	\$0	\$3,750	\$0
17 Total Sundry	\$80,000	\$60,000	\$0	\$20,000	\$0
18 Total Administration Expense Other Than Salaries	\$146,700	\$111,350	\$0	\$35,350	\$0

PERCENTAGE OF EXPENSES TO BE CHARGED TO MANAGEMENT: 75.00%

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative and Date:

X

Operating Budget
 Summary of Budget Data
 and Justifications

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

OMB Approval No. 2577-0026 (exp. 02/28/2011)

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 604 of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. The information does not lend itself to confidentiality.

Name of Local Housing Authority	Locality	Fiscal Year Ending:
WEEHAWKEN HOUSING AUTHORITY	WEEHAWKEN, NEW JERSEY	DECEMBER 31, 2016

Operating Receipts

Dwelling Rental: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment of utility costs by HA and/or tenant.

Monthly Rent Roll as of: 11/1/2014 equals 28,487 divided by 97 occupied units = \$293.88 Avg. Monthly Dwelling Rental (AMDR)
 times 1.00 Change Factor, X 99% Occupancy Rate, equals \$ 290.7 times 1,188 Unit Months Available
 equals \$346,389

NOTE: HUD eliminates the Change Factor from time to time. We currently default this to 1.03, per instructions for FY2001, but check with your Field Office each year.

Excess Utilities: (NOT for Section 23 Leased housing.) Check appropriate spaces in Item 1, and explain "Other". Under Item 2, explain basis for determining excess utility consumption. For example: Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas [] Electricity [] Other [] (Specify) _____
 2. Comments:

Excess Utility Income estimated in the amount of: \$0

Nondwelling Rent: (NOT for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example, Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Space Rented	To Whom	Rental Terms
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

2. Comments

Nondwelling Rent estimated in the amount of: \$0

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

Estimated Cash Avail. for Investment of \$440,000 times Estimated Average T-Bill Rate of 0.50%
 equals \$2,200 which is \$1.85 PUM times 1,188 Unit Months Available
 equals \$2,200

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

	Gross Amt.			Net Amt.
Sales and Services to Residents of:	\$0	minus pass-throughs of:	\$0 equals	\$0
Cable TV in the amount of:	\$0	minus pass-throughs of:	\$0 equals	\$0
Laundry & Vending in the amount of:	\$8,000	N/A, as long as Notice PIH 86-24 in effect	equals	\$6,000
Late Charges in the amount of:	\$6,000	N/A, as long as Notice PIH 86-24 in effect	equals	\$6,000
CAPITAL-OPERATIONS	\$12,000	(CARRIED OVER)	equals	\$12,000
	=====			=====
	\$24,000		PUM equals	\$24,000
				\$20.20

Operating Expenditures

Summary of Staffing and Salary Data

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

- Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 60% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10).
- Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management.
- Column (5) Enter the portion of total salary expense shown in Column (5) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6) Enter the portion of total salary expense shown in Column (5) or (9), form HUD-52566, allocable to Section 8 programs.

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

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration—Nontechnical Salaries (1)	7	6.50	\$96,020		\$7,000	\$102,900
Administration—Technical Salaries (1)						
Ordinary Maintenance and Operation—Labor (1)	6	5.00	\$74,580			\$5,000
Utilities—Labor (1)			\$0			
Other (Specify) (Tenant Services, Legal, etc.) (1)			\$0			
Extraordinary Maintenance Work Projects (2)						
Betterments and Additions Work Projects (2)						

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

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52159) and justify all deviations from these rates.

SEE HUD 52566

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

Refer to HUD-52571 (Administrative Expenses Other Than Salaries)

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

Refer to HUD-52722A (Calculation of Allowable Utilities Expense Level)

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

Materials Estimated at: \$25,000

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

ELECTRIC REPAIRS	\$7,500	MISC. REPAIRS	\$22,000
Pest Control	\$7,500	ELEVATOR SERVICE	\$9,000
EMERGENCY ALARM	\$5,000		
HARDWARE/SOFTWARE MAINTENANCE	\$7,500		
Other (HVAC)	\$7,500		
	\$0	TOTAL CONTRACTS:	=====
			\$66,000

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

	MOMT.	VOUCHERS	TOTAL
ALL LINES	\$32,000	-	32,000
WORKER'S COMP. POL	\$4,400	6,600	11,000

TOTAL INSURANCE: \$36,400 6,600 43,000

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

FICA:	7.65% X Total Payroll of	\$176,600	equals:	\$13,510 per year
Hospitalization:			equals	\$80,000 per year
Retirement:	11.00% X Total Payroll of	\$176,600	equals:	\$19,426 per year
Unemployment:	1.00% times 1st	\$33,000 /person \$	176,600 equals	\$1,766 per year
TOTAL BENEFITS:				\$114,702

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

Estimated at: \$1,200 for the Requested Budget Year.

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

See HUD 52567 (Schedule of Nonroutine Expenditures)

Contracts: List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

N/A

Calculation of Allowable Utilities Expense Level

PHIA-Owned Rental-Housing Operating Fund

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

DMB Approval No. 2577-0029 (exp. 10/31/2004)

a) Public Housing Agency		b) Operating Fund Project Number		c) New Project Numbers		d) Fiscal Year Ending		f) Type of Submission		g) Revision No. ()	
WEENAWKEN HOUSING AUTHORITY NJ046-001						DECEMBER 31, 2015		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No. ()	
						NY-520		<input type="checkbox"/> Energy Performance Contract		<input type="checkbox"/> Utility Rate Incentive	
Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (specify type e.g., oil, coal, wood)	SEWER				
01	UMA and actual consumption for old project for 12 month period which ended 12 months before the Requested Budget Year. 2004	1,188	3,119,908	532,398	0			(7)	(8)	(9)	
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. 2003	1,188	3,119,908	532,398	0						
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. 2002	1,188	3,119,908	532,398	0						
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	3,564	9,359,724	1,597,194	0						
05	Estimated Units Months available for old projects for Requested Budget Year.	1,188									
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3).	3									
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	1,188	3,119,908	532,398	0						
08	Estimated UMA and consumption for new projects.										
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	1,188	3,119,908	532,398	0						
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09)	Costs	\$23,398	\$60,475	\$25,630						\$0
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$128,704									
12	Est. PJM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3).	\$109.18									
13	Rate		\$0.00710	\$0.14310	\$0.00000						\$0.00000
14	Unit of Consumption		Gallon	Kwh	100Cu.FL						GALLONS

Previous Editions are Obsolete

**Operating Budget
Schedule of Nonroutine Expenditures**

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

Public Reporting Burden for this collection of information is estimated to average 0.75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing this collection of information. Send comments regarding this burden estimate, including suggestions for reducing this burden, to the Report Management Office, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3900 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send the completed form to either of the above addresses.

OAH Approval No. 2577-0026 (Exp. 6/30/2011)

WEEHAWKEN HOUSING AUTHORITY

WEEHAWKEN, NEW JERSEY

Fiscal Year Ending
DECEMBER 31, 2015

Work Project Number (1)	Description of Work, Project (List Extraordinary Maintenance and Additions separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List Replacements and Additions separately) (8)	Requested Budget		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		No. of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
EM 95-1	1) VARIOUS WORK ITEMS	NJ077-001	\$0	0%	\$0	100%				
	TOTAL EXTRAORDINARY MAINTENANCE:		\$0		\$0				\$0	
RE 95-1	REPLACEMENT OF EQUIPMENT									
	1) Ranges							5	\$450	\$2,250
	2) Refrigerators							5	\$550	\$2,750
RE 95-2										\$0
RE 95-3										\$0
	TOTAL REPLACEMENT:									\$0
	TOTAL REPLACEMENTS & ADDITIONS:									\$5,000
BA 95-1	BETTERMENTS & ADDITIONS									\$0
	1)									\$0
	2)									\$0
	3)									\$0
	4)									\$0
	5)									\$0
	6)									\$0
	TOTAL BETTERMENTS & ADDITIONS:									\$0

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012-31 U.S.C. 3728, 3802)

**Operating Budget
Schedule of Administration
Expenses Other Than Salary**

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

OMB Approval No. 2517-0029 (exp. 03/2011)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct surveys, gathering and maintaining the data needed, and completing and reviewing the collection of information unless it displays a valid OMB control number. This information is required by Section 604 of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority: **WEEHAWKEN HOUSING AUTHORITY**
 Locality: **WEEHAWKEN, NEW JERSEY**
 Fiscal Year End: **DECEMBER 31, 2015**

Description	PERCENTAGE OF EXPENSES TO BE CHARGED TO MANAGEMENT:			
	(1)	(2)	(3)	(4)
1 Legal Expense (see Special Note in Instructions)	\$15,000	\$11,250	\$0	\$3,750
2 Training (list and provide justification)	\$4,000	\$3,000	\$0	\$1,000
3 Travel				
4 Other Travel:				
Trips to Conventions and Meetings (list and provide just.)	\$1,500	\$1,150	\$0	\$350
Outside Area of Jurisdiction	\$1,500	\$1,150	\$0	\$350
Within Area of Jurisdiction	\$1,500	\$1,150	\$0	\$350
6 Total Travel	\$4,500	\$3,450	\$0	\$1,050
7 Accounting	\$28,200	\$21,150	\$0	\$7,050
8 Auditing	\$15,000	\$12,500	\$0	\$2,500
9 Sundry				
Rental of Office Space		\$0	\$0	\$0
10 Publications	\$5,000	\$3,750	\$0	\$1,250
11 Membership Dues and Fees (list orgn. and amount)	\$4,000	\$3,000	\$0	\$1,000
12 Telephone, Fax, Electronic Communications	\$15,000	\$11,250	\$0	\$3,750
13 Collection Agent Fees and Court Costs	\$0	\$0	\$0	\$0
14 Administrative Services Contracts (list and provide just.)	\$30,000	\$22,500	\$0	\$7,500
15 Forms, Stationary and Office Supplies	\$11,000	\$8,250	\$0	\$2,750
16 Other Sundry Expense (provide breakdown)	\$15,000	\$11,250	\$0	\$3,750
17 Total Sundry	\$80,000	\$60,000	\$0	\$20,000
18 Total Administration Expense Other Than Salaries	\$148,700	\$111,350	\$0	\$35,350
75.00%				

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 Signature of authorized representative and Date: _____

Operating Budget
Schedule of All Positions and Salaries

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

Name of Housing Authority: WEEHAWKEN HOUSING AUTHORITY
Locality: WEEHAWKEN, NEW JERSEY
OMB Approval No. 2577-0025 (Exp. 6/30/11)

By Organizational Unit and Function	Position Title	Present Salary Rate As of 12/31/15	Requested Budget Year							Allocation of Salaries by Program	Method of Allocation
			Salary Rate	Estimated No. Months	Amount	Management	Modernization	Development	Section 8 Programs		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)

MAINTENANCE STAFF:											
1) Building Maintenance Worker V. MOTTA		\$33,340	12	\$34,010	\$27,510			\$2,500	\$4,000		
2) Building Maintenance Worker Vacant		\$20,800	12	\$20,800	\$16,800			\$2,000	\$2,000		
3) BUILDING CLEANING K. LEYEN		\$3,750	12	\$3,750	\$0	\$0		\$2,750	\$4,100		
4) BUILDING CLEANING P. MAZURE		\$4,100	12	\$4,100	\$0			\$0	\$4,100		
5) BUILDING CLEANING A. GROSSANO		\$15,270	12	\$15,270	\$15,270						
6) BUILDING CLEANING V. MOYAN		\$8,320	12	\$8,320	\$0			\$8,320			
7) OVERTIME AND EMERGENCY ON CALL		\$20,000	12	\$20,000	\$15,000			\$3,000	\$2,000		
TOTAL MAINTENANCE LABOR				\$108,250	\$74,580	\$0	\$15,820	\$0	\$15,850	\$0	

NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.

Line No.	Acct. No.	Description	Requested Budget Estimates		HUD Modifications	
			Amount (To Nearest \$10)	PUM (To Nearest \$10)	Amount (To Nearest \$10)	PUM (To Nearest \$10)
Ordinary Maintenance and Operation:						
330	4410	Labor	\$71,580			
340	4420	Materials	\$20,000			
350	4430	Contract Costs	\$55,566			
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$132,655			
Protective Services:						
370	3110	Labor	\$0.00			
380	3120	Materials	\$0.00			
390	3190	Contract Costs	\$0.00			
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00			
General Expense:						
410	4510	Insurance	\$36,400			
420	4520	Payments in Lieu of Taxes	\$18,166			
430	4530	Terminal Leave Payments	\$0.00			
440	4540	Employer Benefit Contributions	\$96,555			
450	4570	Collection Losses	\$1,011			
460	4590	Other General Expense	\$0.00			
470	Total	General Expense (sum of lines 410 to 460)	\$146,366			
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	\$566,955			
Rent for Leased Dwellings:						
490	4710	Rents to Owners of Leased Dwellings				
500	Total	Operating Expense (sum of lines 480 and 490)				
Nonroutine Expenses:						
510	4610	Extraordinary Maintenance	\$0.00			
520	7520	Replacement of Nonexpendable Equipment	\$4,211			
530	7540	Property Betterments and Additions	\$0.00			
540	Total	Nonroutine Expenses (sum of lines 510, 520, and 530)	\$4,211			
Prior Year Adjustments:						
550	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00			
Other Expenses:						
570	Total	Delinquency in Residual Receipts at End of Preceding Fiscal Year				
580	Total	Operating Expenses, including prior year adjustments and other expenditures (line 550 plus or minus line 570)	\$671,166			
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$268,937)			
HUD Contributions:						
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Yr				
610	8011	Prior Year Adjustments - (Debit) Credit				
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)	\$0.00			
630	8020	Contributions Earned - CP, Sub-Cur. Yr. (before year-end adj)	\$0.00			
640		Mandatory PFS Adjustments (net):	\$243,811			
650		Other (specify):				
660		Other (specify):				
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$243,811			
680	8020	Total Operating Subsidy-current Year (630 plus or minus 670)	\$243,811			
690	Total	HUD Contributions (sum of lines 620 and 680)	\$243,811			
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)	(\$14,666)			
Enter here and on line 810						

Requested Budget Estimates		HUD Modifications	
Amount (To Nearest \$10)	PUM (To Nearest \$10)	Amount (To Nearest \$10)	PUM (To Nearest \$10)

Name of PHA / IHA

WEEHAWKEN HOUSING AUTHORITY

Fiscal Year Ending

DECEMBER 31, 2015

Operating Reserve	PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year		
PHA / IHA-Leased Housing - Section 23 or 10(c)		
740	2821	
50% of Line 480, column 5, form HUD-52564		
		\$338,765

Part II - Provision for and Estimated or Actual Operating Reserve at FY End	
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): DECEMBER 31, 2013
	\$127,013
790	Provision for Operating Reserve - Current Budget Year (check one)
	<input checked="" type="checkbox"/> Estimated for FYE DECEMBER 31, 2014
	<input type="checkbox"/> Actual for FYE DECEMBER 31, 2014
	Operating Reserve at End of Current Budget Year (check one)
	<input checked="" type="checkbox"/> Estimated for FYE DECEMBER 31, 2014
	<input type="checkbox"/> Actual for FYE DECEMBER 31, 2014
800	
	\$118,970
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE DECEMBER 31, 2015
	Enter Amount from Line 700
	Operating Reserve at End of Requested Budget Year Estimated for FYE DECEMBER 31, 2015
	(Sum of lines 800 and 810)
	\$101,887
830	Cash Reserve Requirement:
	0% % of line 480
	\$0

Comments

PHA / IHA Approval

Name

Title

Signature

Field Office Approval

Name

Title

Signature

Date

Date

facsimile form

HUD-52564 (3/85)

ref. Handbook 7475.1

Board Resolution Approving the AMP Budgets

PHA Board Resolution

Approving Operating Budget

OMB No. 2577-0026 Approving (exp. 10/31/2009)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Real Estate Assessment Center (PIH-REAC)

Previous editions are obsolete form HUD-52574 (08/2005) Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Weehawken Housing Authority

PHA Fiscal Year Beginning: 1/1/2016

Board Resolution Number: _____

PHA Code: M1077

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budgets (for COCC and all Projects) approved by Board resolution on: _____
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

1/21/2016

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

I hereby certify that all the information stated within, as well as any information provided in the accompanying herewith, if applicable, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairman's Name:	Signature:	Date:
------------------------------	------------	-------

Previous editions are obsolete form

HUD-52574 (08/2005)

Operating Budget

OMB Approval No. 2577-0026 (exp. 6/30/2011)

See page four for instructions and the Public reporting burden statement

a. Type of Submission		b. Fiscal Year Ending	
[X] Original [] Revision No.:		DECEMBER 31, 2015	
c. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)			
WEHAWKEN HOUSING AUTHORITY			
d. Address (city, State, zip code)			
525 GREGORY AVENUE, WEHAWKEN, NEW JERSEY			
e. ACC Number			
NY-10001			
f. PASA/OCCS Project No.			
NJ077-001			
j. No. of Dwelling Units		k. No. of Unit Months Available	
99		1,188	
l. No. of Projects		m. No. of Projects	
1		1	

Line No.	Acct. No.	Description	Homebuyers Monthly Payments for:		
			(4) PUM (To Nearest \$10)	(5) PUM (To Nearest \$10)	(7) Amount (To Nearest \$10)
Requested Budget Estimates					
PHA/IHA Estimates					
HUD Modifications					

Homebuyers Monthly Payments for:		Operating Receipts	
010	7710	Operating Expenses	
020	7712	Earned Home Payments Account	
030	7714	Nonroutine Maintenance Reserves	
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)	
050	7716	Excess (or Deficit) in Break-Even Amount	
060	7790	Homebuyers Monthly Payments (Cont'd)	
070	3110	Dwelling Rentals	\$290,74
080	3120	Excess Utilities	\$0
090	3190	Non dwelling Rentals	\$0
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$290,74
110	3610	Interest on General Fund Investments	\$1,85
120	3690	Other Operating Receipts	\$24,000
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$312,79

Operating Expenditures - Administration:			
140	4110	Administrative Salaries	\$98,020
150	4130	Legal Expense	\$9,47
160	4140	Staff Training	\$2,53
170	4150	Travel	\$2,90
180	4170	Accounting Fees	\$17,89
190	4171	Auditing Fees	\$10,52
200	4190	Other Administrative Expenses	\$50,51
210	Total	Administrative Expense (sum of line 140 thru 200)	\$174,55

Tenant Services:			
220	4210	Salaries	\$0
230	4220	Recreation, Publications and Other Services	\$0
240	4230	Contract Costs, Training and Other	\$4,21
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$4,21

Utilities:			
260	4310	Water	\$23,400
270	4320	Electricity	\$80,480
280	4330	Gas	\$21,74
290	4340	Fuel	\$0
300	4350	Labor	\$0
310	4390	Other utilities expense	\$0
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$109,18

HUD-52564 (3/95)	
facsimile form	
ref. Handbook 7475.1	

Previous editions are obsolete

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-5215B) and justify all deviations from these rates.

SEE HUD 62566

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

Refer to HUD-52571 (Administrative Expenses Other Than Salaries)

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

Refer to HUD-5272A (Calculation of Allowable Utilities Expense Level)

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

Materials Estimated at \$25,000

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

ELECTRIC REPAIRS	\$7,500	MISC. REPAIRS	\$22,000
Pest Control	\$7,500	ELEVATOR SERVICE	\$9,000
EMERGENCY ALARM	\$5,000		
HARDWARE/SOFTWARE MAINTENANCE	\$7,500		
Other (HVAC)	\$7,500		
	\$0	TOTAL CONTRACTS:	\$66,000

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

ALL LINES
 WORKERS COMP, POL
 MGMT. \$32,000
 \$4,400
 32,000
 4,400
 TOTAL 36,400

TOTAL INSURANCE:

\$36,400 6,600 43,000

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

FCIA: 7.65% X Total Payroll of \$176,600 equals: \$13,510 per year

Hospitalization: 11.00% X Total Payroll of \$176,600 equals: \$19,426 per year

Retirement: 1.00% times 1st \$33,000 /person \$ 176,600 equals: \$1,766 per year

TOTAL BENEFITS: \$14,702

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

Estimated at: \$1,200 for the Requested Budget Year.

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

See HUD 52567 (Schedule of Nonroutine Expenditures)

Contracts: List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditures for these contracts in the Current Budget Year.

N/A

Operating Budget Summary of Budget Data and Justifications

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

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching
sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct
or sponsor, and a person is not required to respond to, a collection of information unless it bears the collection of information displays a valid OMB control number.
This information is required by Section 604 of the Housing Act of 1937. The information is the operating budget for the low-income housing program
and provides a summary of proposed budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified
amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance
with procedures prescribed by HUD. Responses are required to obtain benefits. The information does not lend itself to confidentiality.
Name of Local Housing Authority

WEHAWKEN HOUSING AUTHORITY	WEHAWKEN, NEW JERSEY	Local Authority
Name of Local Housing Authority		
Fiscal Year Ending: DECEMBER 31, 2015		

Operating Receipts

Dwelling Receipts: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number
the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater
or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost
of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

Monthly Rent Roll as of: 11/17/2014 equals 28,487 divided by 97 occupied units = \$293.88 Avg. Monthly Dwelling Rental (AMDR)

times 1.00 Change Factor, X 99% Occupancy Rate, equals \$ 290.7 times 1,188 Unit Months Available equals \$345,388

NOTE: HUD eliminates the Change Factor from time to time. We currently default this to 1.00, per instructions for FY2001, but check with your Field Office each year.

Excess Utilities: (NOT for Section 23 Leased housing.) Check appropriate spaces in Item 1, and explain "Other". Under Item 2, explain basis for determining excess utility consumption. For
example: Gas; individual check meters at CH-100-1, portion of excess over allowances at CH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in
allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas [] Electricity [] Other [] (Specify)

Excess Utility Income estimated in the amount of: \$0

2. Comments

1. Space Rented To Whom Rental Terms

Nondwelling Rent: (NOT for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example, Community Building Space - Nursery
School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

Nondwelling Rent estimated in the amount of: \$0

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

Estimated Cash Avail. for Investment of \$440,000 times Estimated Average T-Bill Rate of 0.50% equals \$2,200 which is \$1.85 PUM times 1.188 Unit Months Available equals \$2,200

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

Gross Amt.	\$0	minus pass-throughs of:	\$0	equals	\$0
Sales and Services to Residents of:	\$0	minus pass-throughs of:	\$0	equals	\$0
Cable TV in the amount of:	\$0	minus pass-throughs of:	\$0	equals	\$0
Laundry & Vending in the amount of:	\$6,000	N/A, as long as Notice PIH 96-24 in effect	\$6,000	equals	\$6,000
Late Charges in the amount of:	\$6,000	N/A, as long as Notice PIH 96-24 in effect	\$6,000	equals	\$6,000
CAPITAL-OPERATIONS	\$12,000	(CARRIED OVER)	\$12,000	equals	\$12,000
	\$24,000		\$24,000	equals	\$24,000
Operating Expenditures	\$20,200		\$20,200	equals	\$20,200
Summary of Staffing and Salary Data					

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

Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566. Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 60% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10). Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing. Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management. Column (5) Enter the portion of total salary expense shown in Column (5) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program). Column (6) Enter the portion of total salary expense shown in Column (5) or (8), form HUD-52566, allocable to Section 8 programs. Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equivalently distributed to account lines

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	Salary Expense		
			Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration-Nontechnical Salaries (1)	7	6.50	\$98,020	\$7,000	\$102,900
Administration-Technical Salaries (1)					
Ordinary Maintenance and Operation-Labor (1)	8	8.00	\$74,580		\$5,000
Utilities-Labor (1)			\$0		
Other (Specify) (Tenant Services, Legal, etc.) (1)			\$0		
Extraordinary Maintenance Work Projects (2)					
Bedroom and Additions Work Projects (2)					

1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget) the amount of salary expense shown in Column (4) on the corresponding line above.

2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Bedrooms and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on HUD-52567.

Calculation of Allowable Utilities Expense Level

PHA-Owned Rental-Housing
Operating Fund

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

a) Public Housing Agency:

WEEHAWKEN HOUSING AUTHORITY N0468-001

b) Operating Fund Project Number

c) New Project Numbers

d) Fiscal Year Ending

DECEMBER 31, 2015

e) ACC Number

NY-520

f) Type of Submission Original

Revision No. ()

g) Energy Performance Contract

Utility Rate Incentive

Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (specify type e.g., oil, coal, wood)	Type of Submission	
							<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. ()
01	UMA and actual consumption for old project for 12 month period which ended 12 months before the Requested Budget Year.	1,188	3,119,908	532,398	0		<input checked="" type="checkbox"/>	
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	1,188	3,119,908	532,398	0		<input checked="" type="checkbox"/>	
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	1,188	3,119,908	532,398	0		<input checked="" type="checkbox"/>	
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	3,564	9,359,724	1,597,194	0		<input checked="" type="checkbox"/>	
05	Estimated Utility Months available for old projects for Requested Budget Year.	1,188					<input checked="" type="checkbox"/>	
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3).	3					<input checked="" type="checkbox"/>	
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	1,188	3,119,908	532,398	0		<input checked="" type="checkbox"/>	
08	Estimated UMA and consumption for new projects.						<input checked="" type="checkbox"/>	
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	1,188	3,119,908	532,398	0		<input checked="" type="checkbox"/>	
10	Estimated cost of consumption on line 09 for Requested Budget Year (line 13 times line 09)	Costs	\$23,398	\$80,475	\$25,830	\$0	<input checked="" type="checkbox"/>	
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$129,704					<input checked="" type="checkbox"/>	
12	Est. PUMA cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (line 11 divided by line 09 col. 3).	\$109.18					<input checked="" type="checkbox"/>	
13	Rate		\$0.00710	\$0.14310	\$0.00008	\$0.00000	<input checked="" type="checkbox"/>	
14	Unit of Consumption		Gallon	Kwh	100CU.FL	GALLONS	<input checked="" type="checkbox"/>	