

ADOPTED COPY Authority Budget of:

Weehawken Housing Authority

State Filing Year

2019

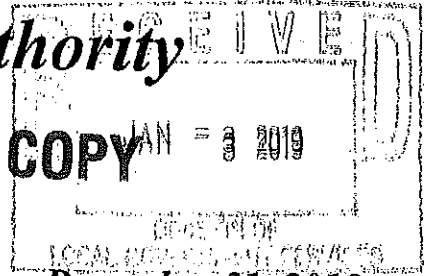
ADOPTED COPY

For the Period:

January 1, 2019

to

December 31, 2019



www.weehawkenha.com
Authority Web Address

APPROVED COPY

Department Of



**Community
Affairs**

Division of Local Government Services

Resolution No.

2018-09

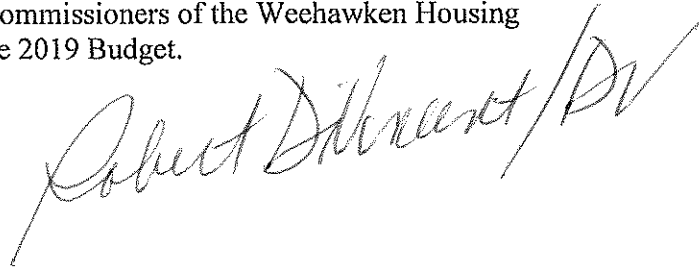
**RESOLUTION OF THE COMMISSIONERS OF THE WEEHAWKEN
HOUSING AUTHORITY APPROVING THE LATE FILING OF
THE 2019 BUDGET**

Whereas, the Weehawken Housing Authority is required to submit their approved Budget 60 days prior to the start of their fiscal year to the State of New Jersey, and;

Whereas, the Budget preparation was delayed until the Authority was able to reasonably determine amounts of insurance and health benefit expense, and;

Whereas, the Authority has estimated the amounts of the insurance and health benefit expenses required to be included in the proposed budget.

Now Therefore Be It Resolved by the Commissioners of the Weehawken Housing Authority approving the late filing of the 2019 Budget.

A handwritten signature in cursive script, appearing to read "Robert Dilworth/DW", is written over the bottom right portion of the resolution text.

2019 HOUSING AUTHORITY BUDGET

Certification Section

2019

WEEHAWKEN HOUSING AUTHORITY
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM January 1, 2019 TO December 31, 2019

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul D. Cwert CPA, RMA Date: 1/18/2019

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul D. Cwert CPA, RMA Date: 2/5/2019

2019 PREPARER'S CERTIFICATION

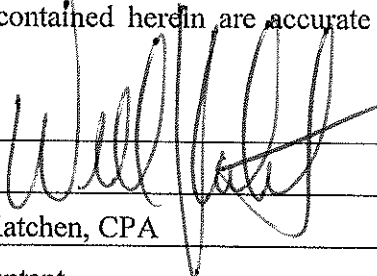
WEEHAWKEN HOUSING AUTHORITY
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:1/1/2019 TO:12/31/2019

It is hereby certified that the Housing Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Housing Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:			
Name:	William Katchen, CPA		
Title:	Fee Accountant		
Address:	596 Anderson Avenue, Suite 303, Cliffside Park, NJ 07010		
Phone Number:	201-943-4449	Fax Number:	201-943-5099
E-mail address	bill@katchencpa.com		

2019 APPROVAL CERTIFICATION

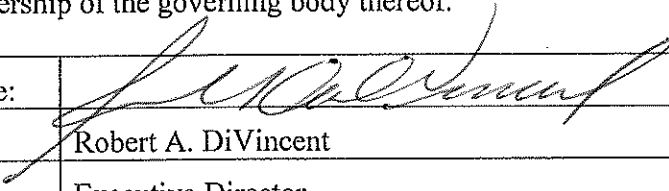
WEEHAWKEN HOUSING AUTHORITY
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 1/1/2019 TO: 12/31/2019

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Weehawken Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 19 day of December, 2018.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:			
Name:	Robert A. DiVincent		
Title:	Executive Director		
Address:	525 Gregory Avenue, Weehawken, NJ 07087		
Phone Number:	201-348-4188	Fax Number:	201-348-4457
E-mail address	www.weehawkenha.com		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.weehawkenha.com

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities
- The budgets for the current fiscal year and immediately preceding two prior years
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar information are items such as Revenue and Expenditures Pie Charts or other types of Charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority**)
- The complete (All Pages) annual audits (Not the Audit Synopsis) of the most recent fiscal year and immediately two prior years
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees, for at least three consecutive fiscal years
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying compliance

Robert A. DiVincent

Title of Officer Certifying compliance

Executive Director

Signature

2019 ADOPTION CERTIFICATION

WEEHAWKEN HOUSING AUTHORITY

(Name)

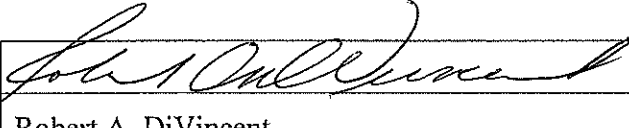
HOUSING AUTHORITY BUDGET

FISCAL
YEAR:

FROM:1/1/2019

TO:12/31/2019

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Weehawken Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 31 day of, January, 2019.

Officer's Signature:			
Name:	Robert A. DiVincent		
Title:	Executive Director		
Address:	525 Gregory Avenue, Weehawken, NJ 07087		
Phone Number:	201-348-4188	Fax Number:	201-348-4457
E-mail address	www.weehawkenha.com		

2019 ADOPTED BUDGET RESOLUTION

Res. # 2019-01

WEEHAWKEN (Name) HOUSING AUTHORITY

FISCAL YEAR: FROM: 1/1/2019 TO: 12/31/2019

WHEREAS, the Annual Budget and Capital Budget/Program for the Weehawken Housing Authority for the fiscal year beginning January 1, 2019 and ending, December 31, 2019 has been presented for adoption before the governing body of the Weehawken Housing Authority at its open public meeting of January 31, 2019; and

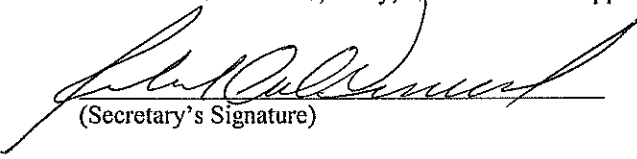
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 4,145,106, Total Appropriations, including any Accumulated Deficit, if any, of \$4,072,881 and Total Unrestricted Net Position utilized of \$ _____ 0 _____; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$55,501 and Total Unrestricted Net Position planned to be utilized of \$ _____ 0 _____; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Weehawken Housing Authority, at an open public meeting held on January 31, 2019 that the Annual Budget and Capital Budget/Program of the Weehawken Housing Authority for the fiscal year beginning, 1/1/2019 and, ending, 12/31/2019 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

1-31-19
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent

Chairman D. Facchini -	X			
Commissioner C. Neseccia -	X			
Commissioner M. Schmid -	X			
Commissioner E. Bez -				X
Commissioner R. Lauricella -	X			
Commissioner C. Marchetti -	X			
Commissioner A. Arcchio -	X			

2019 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2019 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

WEEHAWKEN HOUSING AUTHORITY
(Name)

AUTHORITY BUDGET

FISCAL
YEAR:

FROM:1/1/2019

TO:12/31/2019

Answer all questions below. Attach additional pages and schedules as needed.

1. Complete a brief statement on the 2019/2019-2020 proposed Annual Budget and make comparison to the 2018/2018-2019 adopted budget for each operation. Explain any variances over +/-10% (**As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%**) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD). **See attached.**
2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% (**As shown on budget page F-2 explain reason for change for each revenue changing more than 10%**) from the current year adopted budget. **Anticipated revenues, from tenants and HUD are principally based on formula and not expected to be impacted by the proposed budget.**
3. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **The local economy is stable and not expected to impact the proposed budget.**
4. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered. **The budget does not anticipate the use of unrestricted net position.**
5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).
None.
6. The proposed budget must not reflect an anticipated deficit from 2019/2019-2020 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question. (**Prepare a response to deficits caused by the implementation of GASB 68, 45**) **The budget anticipates a surplus in operations that will reduce the prior year's audited accumulated deficit.**

Weehawken Housing Authority
Page N-1, Question 1

Revenue:

1. Dwelling rental income- This line is net of anticipated HAP (subsidy).
2. HUD Operating Subsidy- The anticipated HAP to be received in 2019.
3. Misc. income -Is expected to be lower based on current and prior year actual results.
4. Port in fees- The Authority has absorbed port in recipients resulting in lower expected fees.

Expenses:

1. Utilities- Expected to be higher based on prior and current year results.
2. PILOT- Expected to be lower based on higher budgeted utility costs.
3. Rents- Expected to be higher after a full year of conversion to RAD.
4. Replacement of Equipment- Expected to be higher based on increased needs to replace older ranges and refrigerators.

HOUSING AUTHORITY CONTACT INFORMATION 2019

Please complete the following information regarding this Housing Authority. All information requested below must be completed.

Name of Authority:	Weehawken Housing Authority		
Federal ID Number:	22-1971087		
Address:	525 Gregory Avenue		
City, State, Zip:	Weehawken	NJ	07087
Phone: (ext.)	201-348-4188	Fax:	201-348-4457

Preparer's Name:	William Katchen, CPA		
Preparer's Address:	596 Anderson Avenue, Suite 303		
City, State, Zip:	Cliffside Park	NJ	07010
Phone: (ext.)	201-943-4449	Fax:	201-943-5099
E-mail:	bill@katchencpa.com		

Chief Executive Officer:	Robert A. DiVincent		
Phone: (ext.)	201-348-4188	Fax:	201-348-4457
E-mail:	www.weehawkenha.com		

Chief Financial Officer:	William Katchen, CPA		
Phone: (ext.)	201-943-4449	Fax:	201-943-5099
E-mail:	bill@katchencpa.com		

Name of Auditor:	Anthony Giampaolo, CPA		
Name of Firm:	Hymanson, Parnes and Giampaolo		
Address:	467 Middletown-Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:			

JPR 631421 JBR

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

WEEHAWKEN HOUSING AUTHORITY
(Name)

FISCAL YEAR: FROM: 1/1/2019 TO: 12/31/2019

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2017 or 2018) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 13
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2017 or 2018)Transmittal of Wage and Tax Statements: \$297,870
- 3) Provide the number of regular voting members of the governing body: 7
- 4) Provide the number of alternate voting members of the governing body: 0
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2018 or 2019 deadline has passed 2018 or 2019) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) Yes If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NoIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. ***Attach a narrative of your Authorities procedures for all employees. Board review and action.***
- 11) Did the Authority pay for meals or catering during the current fiscal year? Yes No *If "yes," attach Sandwiches and soft drinks- \$2,782..*
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? No Yes *If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
- a. First class or charter travel No Yes
 - b. Travel for companions No Yes
 - c. Tax indemnification and gross-up payments No Yes
 - d. Discretionary spending account No Yes
 - e. Housing allowance or residence for personal use No Yes
 - f. Payments for business use of personal residence No Yes
 - g. Vehicle/auto allowance or vehicle for personal use No Yes
 - h. Health or social club dues or initiation fees No Yes
 - i. Personal services (i.e.: maid, chauffeur, chef) No Yes
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes No *If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No Yes *If "yes," attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No Yes *If "yes," attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? N/A No Yes *If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future.*
- 18) Did the Authority receive any notices from the Department of Housing and Urban Development or any other entity regarding maintenance or repairs required to the Authority's facilities to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No Yes *If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations ? No Yes *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*
- 20) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No Yes *If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.*

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS
WEEHAWKEN HOUSING AUTHORITY
(Name)**

FISCAL YEAR: FROM:1/1/2019 TO:12/31/2019

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and all other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest compensated employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable compensation: The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2019 Most recent available W-2 and 1099 should be used (2017 or 2018 Forms)(60 days prior to start of budget year is November 1, 2018, with 2017 being the most recent calendar year ended), and for fiscal years ending June 30, 2019, the calendar year 2018 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2018 being the most recent calendar year ended).

Other Public Entity: Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

Weehawken Housing Authority
 December 31, 2019

A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

For the Period January 1, 2019 to December 31, 2019

Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Reportable Compensation from Authority (W-2/ 1099)		Estimated amount of other compensation from Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where individual is an Employee or Member of the Governing Body (1) See note below	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to Positions at Other Public Entities Used in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
								Base Salary/ Stipend	Bonus								
1 D. Pacchini	Chairperson		X									None					
2 L. Lauricella	Commissioner		X									Montclair State	Professor		114,163	34,250	148,413
3 E. Bez	Commissioner		X									None					0
4 C. Marchetti	Commissioner		X									None					0
5 C. Nersesian	Commissioner		X									NJPERS	Retired				0
6 A. Orocchio	Commissioner		X									Weehawken BOE	Principal		137,662	41,300	178,962
7 M. Schmidt	Commissioner		X									None					0
8 R. DiVincent	Executive Director			X				72,470				West New York HA	Exec. Director				314,026
9												None					0
10												None					0
11												None					0
12												None					0
13												None					0
14												None					0
15												None					0
Total:								\$ 241,556	\$ -	\$ 72,470	\$ 314,026	See note below			\$ 251,825	\$ 75,550	\$ 641,401

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

Schedule of Health Benefits - Detailed Cost Analysis

Weehawken Housing Authority
 For the Period January 1, 2019 to December 31, 2019

	# of Covered Members		Annual Cost Estimate		# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	Employee Proposed Budget	Total Cost Estimate Proposed Budget	Employee Proposed Budget					
Active Employees - Health Benefits - Annual Cost									
Single Coverage	2	\$ 12,217	\$ 24,434	2	\$ 11,861	\$ 23,722	\$ 712	3.0%	
Parent & Child	1	21,869	21,869	2	21,232	42,464	(20,595)	-48.5%	
Employee & Spouse (or Partner)	1	24,434	24,434	1	23,722	23,722	712	3.0%	
Family	1	32,781	32,781	1	31,827	31,827	954	3.0%	
Employee Cost Sharing Contribution (enter as negative -)			(8,540)			(17,451)	8,911	-51.1%	
Subtotal	5		94,978	6		104,284	(9,306)	-8.9%	
Commissioners - Health Benefits - Annual Cost									
Single Coverage								#DIV/0!	
Parent & Child								#DIV/0!	
Employee & Spouse (or Partner)								#DIV/0!	
Family								#DIV/0!	
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!	
Subtotal	0			0				#DIV/0!	
Retirees - Health Benefits - Annual Cost									
Single Coverage	1	6,841	6,841	1	6,773	6,773	68	1.0%	
Parent & Child								#DIV/0!	
Employee & Spouse (or Partner)	1	34,992	34,992	1	34,790	34,790	202	0.6%	
Family								#DIV/0!	
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!	
Subtotal	2		41,833	2		41,563	270	0.6%	
GRAND TOTAL	7		\$ 136,811	8		\$ 145,847	\$ (9,036)	-6.2%	

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)
 Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes	Yes or No
Yes	Yes or No

Note: Remember to Enter an amount in rows for Employee Cost Sharing

12/15/2018

WEEHAWKEN HOUSING AUTHORITY									
12/31/2017									
COMPENSATED ABSENCES									
Name	Base Annual	Daily Rate	Sick Days	Vacation Days	Sick Liquidation	Vacation Liquidation	Total Liquidation		
Decosmis, Aniello	12,885.60	49.56	185	76	4,584.30	3,766.56	8,350.86		
Grossano, Anna	15,264.34	58.71	0	53	0.00	3,111.58	3,111.58		
Jennings, Susan	45,000.05	173.08	27	10.5	2,336.54	1,817.31	4,153.85		
Mota, Virgilio	33,338.86	128.23	195	50	12,502.07	6,411.32	18,913.39		
Perez, Debora	28,912.00	111.20	18	5	1,000.80	556.00	1,556.80		
Vetter, Darlene	58,000.00	223.08	22	10	2,453.85	2,230.77	4,684.62		
				Grand Totals:	22,877.56	17,893.54	40,771.09		
				7.65%			3,118.99		
							43,890.08		

2019 HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

Weehawken Housing Authority
 January 1, 2019 to December 31, 2019

	FY 2019 Proposed Budget				FY 2018 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations		
REVENUES								
Total Operating Revenues	\$ 808,456	\$ -	\$ 3,177,500	\$ 156,950	\$ 4,142,906	\$ 3,570,426	\$ 572,480	16.0%
Total Non-Operating Revenues	2,200	-	-	2,200	-	2,200	-	0.0%
Total Anticipated Revenues	810,656	-	3,177,500	156,950	4,145,106	3,572,626	572,480	16.0%
APPROPRIATIONS								
Total Administration	258,810	-	182,490	89,700	531,000	530,190	810	0.2%
Total Cost of Providing Services	465,780	-	2,929,000	67,250	3,462,030	2,885,120	576,910	20.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	20,131	19,431	700	3.6%
Total Operating Appropriations	724,590	-	3,111,490	156,950	4,013,161	3,434,741	578,420	16.8%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	34,100	34,801	(701)	-2.0%
Total Other Non-Operating Appropriations	25,620	-	-	25,620	-	24,990	630	2.5%
Total Non-Operating Appropriations	25,620	-	-	59,720	-	59,791	(71)	-0.1%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	750,210	-	3,111,490	156,950	4,072,881	3,494,532	578,349	16.6%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	750,210	-	3,111,490	156,950	4,072,881	3,494,532	578,349	16.6%
ANTICIPATED SURPLUS (DEFICIT)	\$ 60,446	\$ -	\$ 66,010	\$ -	\$ 72,225	\$ 78,094	\$ (5,869)	-7.5%

Revenue Schedule

Weehawken Housing Authority
For the Period January 1, 2019 to December 31, 2019

	FY 2019 Proposed Budget				FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental	323460			323,460	787,776	(464,316)	-58.9%	
Excess Utilities				-	-	-	#DIV/0!	
Non-Dwelling Rental				-	-	-	#DIV/0!	
HUD Operating Subsidy	474996			474,996	-	474,996	#DIV/0!	
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			3175000	3,175,000	2,620,000	555,000	21.2%	
Total Rental Fees	798,456	-	3,175,000	-	3,973,456	3,407,776	565,680	15.6%
<i>Other Operating Revenues (List)</i>								
Laundry, late fees, Misc. Income	10000			10,000	12,000	(2,000)	-16.7%	
Port In Fees			2500	2,500	5,500	(3,000)	-54.5%	
Prorations			156950	156,950	145,150	11,800	8.1%	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
Total Other Revenue	10,000	-	2,500	156,950	169,450	162,650	6,800	4.2%
Total Operating Revenues	808,456	-	3,177,500	156,950	4,142,906	3,570,426	572,480	16.0%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Type in				-	-	-	#DIV/0!	
Type in				-	-	-	#DIV/0!	
Type in				-	-	-	#DIV/0!	
Type in				-	-	-	#DIV/0!	
Type in				-	-	-	#DIV/0!	
Type in				-	-	-	#DIV/0!	
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	#DIV/0!
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned	2,200			2,200	2,200	-	0.0%	
Penalties				-	-	-	#DIV/0!	
Other				-	-	-	#DIV/0!	
Total Interest	2,200	-	-	-	2,200	2,200	-	0.0%
Total Non-Operating Revenues	2,200	-	-	-	2,200	2,200	-	0.0%
TOTAL ANTICIPATED REVENUES	\$ 810,656	\$ -	\$ 3,177,500	\$ 156,950	\$ 4,145,106	\$ 3,572,626	\$ 572,480	16.0%

Prior Year Adopted Revenue Schedule

Weehawken Housing Authority

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	787,776				787,776
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy					-
New Construction - Acc Section 8 Voucher - Acc Housing Voucher			2,620,000		2,620,000
Total Rental Fees	787,776	-	2,620,000	-	3,407,776
<i>Other Revenue (List)</i>					
Laundry, late fees, Misc. Income	12000				12,000
Port In Fees			5,500		5,500
Prorations				145,150	145,150
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Total Other Revenue	12,000	-	5,500	145,150	162,650
Total Operating Revenues	799,776	-	2,625,500	145,150	3,570,426
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Total Other Non-Operating Revenues	-	-	-	-	-
<i>Interest on Investments & Deposits</i>					
Interest Earned	2,200				2,200
Penalties					-
Other					-
Total Interest	2,200	-	-	-	2,200
Total Non-Operating Revenues	2,200	-	-	-	2,200
TOTAL ANTICIPATED REVENUES	\$ 801,976	\$ -	\$ 2,625,500	\$ 145,150	\$ 3,572,626

Appropriations Schedule

Weehawken Housing Authority
For the Period January 1, 2019 to December 31, 2019

	FY 2019 Proposed Budget				FY 2018 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs				Total All Operations
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	91,310		78,690	53,700	\$ 223,700	\$ 212,310	\$ 11,390	5.4%
Fringe Benefits	54,800		63,000	36,000	153,800	164,380	(10,580)	-6.4%
Legal	11,250		3,750		15,000	15,000	-	0.0%
Staff Training	3,000		1,000		4,000	4,000	-	0.0%
Travel	3,450		1,050		4,500	4,500	-	0.0%
Accounting Fees	22,500		7,500		30,000	30,000	-	0.0%
Auditing Fees	12,500		2,500		15,000	15,000	-	0.0%
Miscellaneous Administration*	60,000		25,000		85,000	85,000	-	0.0%
Total Administration	258,810	-	182,490	89,700	531,000	530,190	810	0.2%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	17,500			7,500	25,000	-	25,000	#DIV/0!
Salary & Wages - Maintenance & Operation	64,480			35,750	100,230	99,380	850	0.9%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	49,050			24,000	73,050	75,910	(2,860)	-3.8%
Tenant Services	5,000				5,000	5,000	-	0.0%
Utilities	168,000				168,000	114,610	53,390	46.6%
Maintenance & Operation	98,000				98,000	95,500	2,500	2.6%
Protective Services					-	-	-	#DIV/0!
Insurance	37,000		6,000		43,000	43,000	-	0.0%
Payment in Lieu of Taxes (PILOT)	15,550				15,550	22,520	(6,970)	-31.0%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	1,200				1,200	1,200	-	0.0%
Other General Expense			23,000		23,000	23,000	-	0.0%
Rents			2,900,000		2,900,000	2,400,000	500,000	20.8%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment	10,000				10,000	5,000	5,000	100.0%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	465,780	-	2,929,000	67,250	3,462,030	2,885,120	576,910	20.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	20,131	19,431	700	3.6%
Total Operating Appropriations	724,590	-	3,111,490	156,950	4,013,161	3,434,741	578,420	16.8%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	34,100	34,801	(701)	-2.0%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve	25,620				25,620	24,990	630	2.5%
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	25,620	-	-	-	59,720	59,791	(71)	-0.1%
TOTAL APPROPRIATIONS	750,210	-	3,111,490	156,950	4,072,881	3,494,532	578,349	16.6%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	750,210	-	3,111,490	156,950	4,072,881	3,494,532	578,349	16.6%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 750,210	\$ -	\$ 3,111,490	\$ 156,950	\$ 4,072,881	\$ 3,494,532	\$ 578,349	16.6%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 36,229.50 \$ - \$ 155,574.50 \$ 7,847.50 \$ 200,658.05

Prior Year Adopted Appropriations Schedule

Weehawken Housing Authority

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 90,570		\$ 68,990	\$ 52,750	\$ 212,310
Fringe Benefits	76,980		51,000	36,400	164,380
Legal	11,250		3,750		15,000
Staff Training	3,000		1,000		4,000
Travel	3,450		1,050		4,500
Accounting Fees	22,500		7,500		30,000
Auditing Fees	12,500		2,500		15,000
Miscellaneous Administration*	60,000		25,000		85,000
Total Administration	280,250	-	160,790	89,150	530,190
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	64,480			34,900	99,380
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	54,810			21,100	75,910
Tenant Services	5,000				5,000
Utilities	114,610				114,610
Maintenance & Operation	95,500				95,500
Protective Services					-
Insurance	36,400		6,600		43,000
Payment in Lieu of Taxes (PILOT)	22,520				22,520
Terminal Leave Payments					-
Collection Losses	1,200				1,200
Other General Expense			23,000		23,000
Rents			2,400,000		2,400,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	5,000				5,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	399,520	-	2,429,600	56,000	2,885,120
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	19,431
Total Operating Appropriations	679,770	-	2,590,390	145,150	3,434,741
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	34,801
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	24,990				24,990
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	24,990	-	-	-	59,791
TOTAL APPROPRIATIONS	704,760	-	2,590,390	145,150	3,494,532
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	704,760	-	2,590,390	145,150	3,494,532
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 704,760	\$ -	\$ 2,590,390	\$ 145,150	\$ 3,494,532

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 33,988.50 \$ - \$ 129,519.50 \$ 7,257.50 \$ 171,737.05

Debt Service Schedule - Principal

Weehawken Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>						Total Principal Outstanding		
	Adopted Budget Year 2018	Proposed Budget Year 2019	2020	2021	2022	2023		2024	Thereafter
RAD Loan	\$ 19,431	\$ 20,131	\$ 20,763	\$ 21,606	\$ 22,386	\$ 23,193	\$ 23,944	\$ 838,115	\$ 970,138
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
TOTAL PRINCIPAL	19,431	20,131	20,763	21,606	22,386	23,193	23,944	838,115	970,138
LESS: HUD SUBSIDY									
NET PRINCIPAL	\$ 19,431	\$ 20,131	\$ 20,763	\$ 21,606	\$ 22,386	\$ 23,193	\$ 23,944	\$ 838,115	\$ 970,138

<i>Indicate the Authority's most recent bond rating and the year of the rating by ratings service.</i>			
	<i>Moody's</i>	<i>Fitch</i>	<i>Standard & Poors</i>
Bond Rating	N/A	N/A	N/A
Year of Last Rating			
If no Rating type in Not Applicable			

Debt Service Schedule - Interest

Weehawken Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>						Thereafter	Total Interest Payments Outstanding
	Proposed Budget Year 2019	2020	2021	2022	2023	2024		
RAD Loan	34,801	33,468	32,625	31,846	31,038	30,287	490,006	683,370
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
TOTAL INTEREST	34,801	33,468	32,625	31,846	31,038	30,287	490,006	683,370
LESS: HUD SUBSIDY								
NET INTEREST	\$ 34,801	\$ 33,468	\$ 32,625	\$ 31,846	\$ 31,038	\$ 30,287	\$ 490,006	\$ 683,370

Net Position Reconciliation

Weehawken Housing Authority

For the Period January 1, 2019 to December 31, 2019

FY 2019 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
	\$ 2,163,866	\$ -	\$ (91,518)	\$ -	\$ 2,072,348
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	1,930,629		-		1,930,629
Less: Invested in Capital Assets, Net of Related Debt (1)					-
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)	884,435		65,687		950,122
Total Unrestricted Net Position (1)	(651,198)		(157,205)		(808,403)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	557,577		314,328		871,905
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	261,328		122,978		384,306
Plus: Estimated Income (Loss) on Current Year Operations (2)	42,984		35,110		78,094
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	210,691		315,211		525,902
Unrestricted Net Position Utilized to Balance Proposed Budget					-
Unrestricted Net Position Utilized in Proposed Capital Budget					-
Appropriation to Municipality/County (3)					-
Total Unrestricted Net Position Utilized in Proposed Budget					-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR					-
(4)	\$ 210,691		\$ 315,211		\$ 525,902

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County \$ 36,230 \$ - \$ 155,362 \$ 7,848 \$ 200,445

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2019
WEEHAWKEN
HOUSING
AUTHORITY
(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2019 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

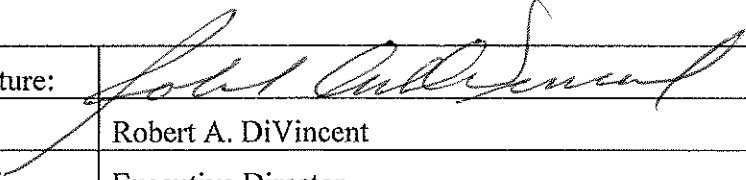
WEEHAWKEN HOUSING AUTHORITY
(Name)

FISCAL YEAR: **FROM:1/1/2019** **TO:12/31/2019**

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Weehawken Housing Authority, on the ____ 19 ____ day of December, 2018.

OR

It is hereby certified that the governing body of the _____ Housing Authority have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): _____

Officer's Signature:			
Name:	Robert A. DiVincent		
Title:	Executive Director		
Address:	525 Gregory Avenue, Weehawken, NJ 07087		
Phone Number:	201-348-4188	Fax Number:	201-348-4457
E-mail address	www.weehawkenha.com		

2019 CAPITAL BUDGET/PROGRAM MESSAGE

Weehawken Housing Authority

(Name)

FISCAL
YEAR:

FROM:1/1/2019

TO:12/31/2019

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing Authority?

Yes.

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

Yes.

3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?

Yes.

4. Are any of the capital projects/project financings being undertaken in a community that has a State Plan designated center? If so, please describe the relationship of same to the center's goals and objectives.

No.

5. Describe the impact on the schedule of rents and/or user charges if the proposed capital projects are undertaken. Indicate the impact on current and future year's schedules.

No impact on tenant charges that are based on HUD formula.

6. Have the projects been reviewed and approved by HUD?

Yes.

Add additional sheets if necessary.

Proposed Capital Budget

Weehawken Housing Authority
For the Period January 1, 2019 to December 31, 2019

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
RAD Capital Projects	\$ 55,501		\$ 55,501			
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	55,501	-	55,501	-	-	-
<i>Section 8</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 55,501	\$ -	\$ 55,501	\$ -	\$ -	\$ -

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

Weehawken Housing Authority
 For the Period January 1, 2019 to December 31, 2019

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2019	2020	2021	2022	2023	2024
<i>Public Housing Management</i>							
RAD Capital Projects	\$ 311,181	\$ 55,501	\$ 56,611	\$ 57,744	\$ 91,325	\$ 25,000	\$ 25,000
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	311,181	55,501	56,611	57,744	91,325	25,000	25,000
<i>Section 8</i>							
Type in Description	-						
Type in Description	-						
Type in Description	-						
Type in Description	-						
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
Type in Description	-						
Type in Description	-						
Type in Description	-						
Type in Description	-						
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
Type in Description	-						
Type in Description	-						
Type in Description	-						
Type in Description	-						
Total	-	-	-	-	-	-	-
TOTAL	\$ 311,181	\$ 55,501	\$ 56,611	\$ 57,744	\$ 91,325	\$ 25,000	\$ 25,000

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

5 Year Capital Improvement Plan Funding Sources

Weehawken Housing Authority

For the Period January 1, 2019 to December 31, 2019

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
RAD Capital Projects	\$ 311,181	\$ 311,181				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	311,181	-	311,181	-	-	-
<i>Section 8</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 311,181	\$ -	\$ 311,181	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 311,181					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.