



**RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF WEEHAWKEN APPROVING THE LATE FILING OF THE 2020 BUDGET**

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

Whereas, the Budget was not prepared on a timely basis as insurance and health benefit cost estimates were not received and potential HUD funding could not be determined, and;

Whereas, after preparation, the 2020 budget can be reviewed for approval.

Now Therefore Be It Resolved by the Commissioners of the Housing Authority of Weehawken approving the late filing of the 2020 Budget.

	YEA	NAY
Chairman Dom Facchini	✓	
Secretary Marie Schmidt	✓	
Treasurer Leonard Laimella	✓	
Vice Chair Eleanor King	✓	
Commissioner Cathy Marchetti	✓	
Commissioner <del>Al</del> Al Paschid	✓	
Commissioner Carmig Nasesian	✓	

**2020 (2020-2021) HOUSING AUTHORITY BUDGET**

**Certification Section**

2020 (2020-2021)

**WEEHAWKEN HOUSING AUTHORITY**

(Name)

**HOUSING AUTHORITY BUDGET**

FISCAL YEAR: FROM January 1, 2020 TO December 31, 2020

**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. Gwert CPA, RMA Date: 2/24/2020

**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. Gwert CPA, RMA Date: 3/3/2020

# 2020 (2020-2021) PREPARER'S CERTIFICATION

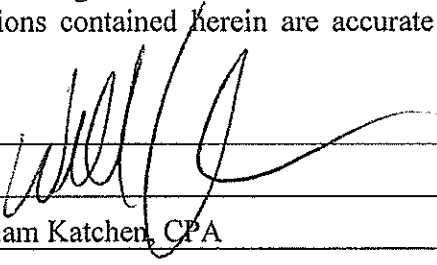
WEEHAWKEN HOUSING AUTHORITY  
(Name)

## HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:1/1/2020 TO:12/31/2020

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		

# 2020 (2020-2021) APPROVAL CERTIFICATION

## WEEHAWKEN HOUSING AUTHORITY

(Name)

### HOUSING AUTHORITY BUDGET

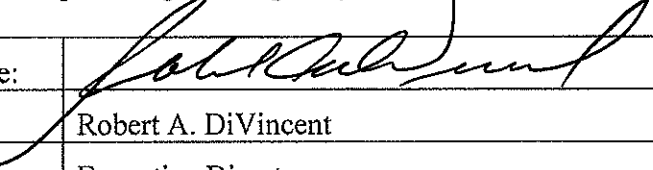
**FISCAL  
YEAR:**

**FROM:1/1/2020**

**TO:12/31/2020**

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 18 day of December, 2019.

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	<a href="http://www.weehawkenha.com">www.weehawkenha.com</a>		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.weehawkennha.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



# 2020 (2020-2021) HOUSING AUTHORITY BUDGET RESOLUTION

WEEHAWKEN HOUSING AUTHORITY  
(Name)

**FISCAL YEAR:**                      **FROM: 1/1/2020**                      **TO: 12/31/2020**

WHEREAS, the Annual Budget and Capital Budget for the Weehawken Housing Authority for the fiscal year beginning, January 1, 2020 and ending, December 31, 2020 has been presented before the governing body of the Weehawken Housing Authority at its open public meeting of December 18, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 4,419,786, Total Appropriations, including any Accumulated Deficit if any, of \$ 4,343,363 and Total Unrestricted Net Position utilized of \_\_\_\_\_ 0 \_\_\_\_\_; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$56,611 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

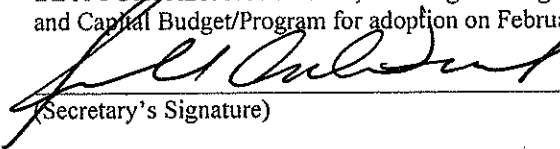
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Weehawken Housing Authority, at an open public meeting held on December 18, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Weehawken Housing Authority for the fiscal year beginning, 1/1/2020 and ending, 12/31/2020 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Weehawken Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on February 27, 2020.

  
(Secretary's Signature)

12-18-19  
(Date)

Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent

Note Fill in the name of Each Commissioner and indicate their recorded Vote

Dom Facchin: Chairman - AYE  
 Eleanor Bez Vice Chair - AYE  
 Treasurer Leonard Iannicella - AYE  
 Secretary Maria Schmidt - AYE  
 Commissioner Carnio Nevesian - AYE  
 Commissioner Cathy Marchetti - AYE  
 Commissioner Al Drecchio - AYE



# 2020 (2020-2021) ADOPTION CERTIFICATION

## WEEHAWKEN HOUSING AUTHORITY

(Name)

### HOUSING AUTHORITY BUDGET

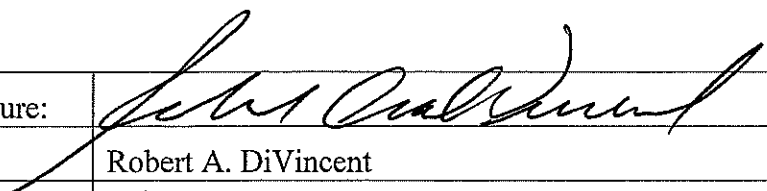
FISCAL  
YEAR:

FROM: 1/1/2020

TO: 12/31/2020

**Note: This is filled on for Adoption of the Budget Don't fill in for Introduction of the Budget**

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 27 day of, February, 2020.

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	<a href="http://www.weehawkenha.com">www.weehawkenha.com</a>		

# 2020 (2020-2021) ADOPTED BUDGET RESOLUTION

Important --The Amounts on this page need to agree with budget pages F-1 and CB-3. Fill these amounts in after you finalize the amounts on pages F-1 and CB-3. Re-check before this resolution is adopted

## WEEHAWKEN HOUSING AUTHORITY (Name) HOUSING AUTHORITY

FISCAL YEAR: FROM: 1/1/2020 TO: 12/31/2020

WHEREAS, the Annual Budget and Capital Budget/Program for the Weehawken Housing Authority for the fiscal year beginning January 1, 2020 and ending, December 31, 2020 has been presented for adoption before the governing body of the Weehawken Housing Authority at its open public meeting of February 27, 2020; and

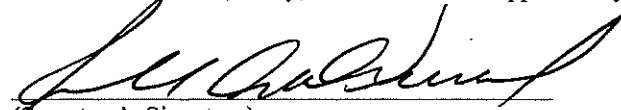
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 4,419,786, Total Appropriations, including any Accumulated Deficit, if any, of \$4,343,363 and Total Unrestricted Net Position utilized of \$ \_\_\_\_\_ 0 \_\_\_\_\_; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$56,611 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 February 27, 2020 that the Annual Budget and Capital Budget/Program of the Weehawken Housing Authority for the fiscal year beginning, 1/1/2020 and, ending, 12/31/2020 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)

2/27/20  
(Date)

Governing Body Recorded Vote  
Member: Aye Nay Abstain Absent  
Note Fill in the name of Each Commissioner and indicate their recorded Vote

- Chairman Facchini - AYE
- Commissioner Nersesian - AYE
- Commissioner Lannella - AYE
- Commissioner Marretti - AYE
- Commissioner Bez - AYE
- Commissioner Schmid - AYE
- Commissioner Orecchio - AYE

**2020 (2020-2021) HOUSING AUTHORITY BUDGET**

**Narrative and Information Section**

**2020(2020-2021) HOUSING AUTHORITY BUDGET  
MESSAGE & ANALYSIS  
WEEHAWKEN HOUSING AUTHORITY  
(Name)**

**AUTHORITY BUDGET**

**FISCAL YEAR: FROM:1/1/2020 TO:12/31/2020**

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

1. Complete a brief statement on the 2020/2020-2021 proposed Annual Budget and make comparison to the 2019/2019-2020 adopted budget for each **Revenues and Appropriations**. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each **revenue and appropriation** changing more than 10%) for each individual revenue and appropriation line item. 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. (Example Rate Increase authorized by resolution or by HUD). **See attached explanation for variances.**

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. **Example would be effect on a recession in the economy on the housing Authority The local economy is stable and not expected to have an impact on the proposed budget.**

3. 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. **It is not anticipated that unrestricted net position will be utilized.**

4. Identify any sources of funds transferred to the County/Municipality as a Pilot Payments, or a shared service and explain the reason for the transfer -- **Housing Authorities cannot transfer Unrestricted Net Position** (i.e.: to balance the County/Municipality budget, etc.).  
**None.**

5. The proposed budget must not reflect an anticipated deficit from 2020/2020-2021 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. **The Authority projects a surplus in operations in the budget that will reduce the accumulated deficit shown in the prior year's audit.**

**(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75).**

**Weehawken Housing Authority**  
**Page N-1, Question 1**

**Revenue:**

1. Port In Fees-Eliminated as all Port In Vouchers are absorbed by the Authority.
2. Prorations-Increased to provide for additional effort in management of other Programs\Complexes.
3. Misc. income -Is expected to be lower based on current and prior year actual results.

**Expenses:**

1. Auditing Fees- Expected to be lower based on prior and current year results.
2. Tenant Services Salaries- Expected to be higher based on actual hours and salary anticipated to be paid.
3. Rents- Expected to be higher after a full year of conversion to RAD.
4. Maintenance and Repairs- Based on age of building and expected work the budget has been increased.
5. PILOT-Expected to be lower based on formula.
6. Replacement of Equipment- Expected to be higher based on increased needs to replace older ranges and refrigerators.
7. Renewal and Replacement Reserve Contribution- increased to accelerate contributions into this account.

# HOUSING AUTHORITY CONTACT INFORMATION

## AUTHORITY CONTACT INFORMATION

### 2020 (2020-2021)

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

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

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

<b>Chief Executive Officer:(1)</b>	Robert A. DiVincent		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	201-348-4188	<b>Fax:</b>	201-348-4457
<b>E-mail:</b>	<a href="http://www.weehawkenha.com">www.weehawkenha.com</a>		

<b>Chief Financial Officer(1)</b>	William Katchen, CPA		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	201-943-4449	<b>Fax:</b>	201-943-5099
<b>E-mail:</b>	<a href="mailto:bill@katchencpa.com">bill@katchencpa.com</a>		

<b>Name of Auditor:</b>	Anthony Giampaolo, CPA		
<b>Name of Firm:</b>	Hymanson, Parnes and Giampaolo		
<b>Address:</b>	467 Middletown-Lincroft Road		
<b>City, State, Zip:</b>	Lincroft	NJ	07738
<b>Phone: (ext.)</b>	732-842-4550	<b>Fax:</b>	732-842-4551
<b>E-mail:</b>	<a href="mailto:Tony@hpgnj.com">Tony@hpgnj.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

WEEHAWKEN HOUSING AUTHORITY

(Name)

FISCAL  
YEAR:

FROM: 1/1/2020

TO: 12/31/2020

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 2018 or 2019**) 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 2018 or 2019**) Transmittal of Wage and Tax Statements: \$303,066
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 as per statute for your Authority))
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 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, 2019 or 2020 deadline has passed 2019 or 2020**) 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 endorsement 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 Authority's procedures for all individuals listed on Page N-4 (2 of 2). Board review and action.**

11) Did the Authority pay for meals or catering during the current fiscal year? Yes If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed. **Monthly Board meeting sandwiches and refreshments cost for 2019 of \$81,895.**

11) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? No If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

12) 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
- b. Travel for companions No
- c. Tax indemnification and gross-up payments No
- d. Discretionary spending account No
- e. Housing allowance or residence for personal use No
- f. Payments for business use of personal residence No
- g. Vehicle/auto allowance or vehicle for personal use No
- h. Health or social club dues or initiation fees No
- i. Personal services (i.e.: maid, chauffeur, chef) No

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.

13) 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 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)

14) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No If "yes," attach explanation including amount paid.

15) 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 If "yes," attach explanation including amount paid.

16) 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 If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable) (Loans from a Bank or State Agencies are not bonded Debt)

17) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No 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.

18) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? No 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.

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 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 If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.



*(This page is directions for filling in page (N-4 (2-of 2) ) (No answers should be entered on this page)*

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

**FISCAL  
YEAR:**

**FROM:1/1/2020**

**TO:12/31/2020**

*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 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:** (Use the Most Recent W-2 available 2018 or 2019. 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, 2020, the most recent W-2 and 1099 should be used 2019 or 2018 (60 days prior to start of budget year is November 1, 2019, with 2018 being the most recent calendar year ended), and for fiscal years ending June 30, 2020, the calendar year 2019 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2019 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.



# Schedule of Health Benefits - Detailed Cost Analysis

Weehawken Housing Authority  
 For the Period January 1, 2020 to December 31, 2020

Inout: X - in Box Below If this Page is Non-Applicable

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee Proposed Budget		Total Cost Estimate Proposed Budget		# of Covered Members (Medical & Rx) Current Year		Annual Cost per Employee Current Year		Total Prior Year Cost		\$ Increase (Decrease)		% Increase (Decrease)	
	Proposed	Budget	Proposed	Budget	Proposed	Budget	Current Year	Current Year	Current Year	Current Year	Prior Year	Current Year	Prior Year	Current Year	Prior Year	Current Year
<b>Active Employees - Health Benefits - Annual Cost</b>																
Single Coverage	2	\$ 12,388	\$ 24,776	2	\$ 12,217	\$ 24,434	2	\$ 12,217	\$ 24,434	\$ 342	1.4%					
Parent & Child	1	22,175	22,175	1	21,869	21,869	1	21,869	21,869	306	1.4%					
Employee & Spouse (or Partner)	1	24,776	24,776	1	24,434	24,434	1	24,434	24,434	342	1.4%					
Family	1	33,179	33,179	1	32,781	32,781	1	32,781	32,781	398	1.2%					
Employee Cost Sharing Contribution (enter as negative - )			(8,210)			(8,540)					330					
<b>Subtotal</b>	<b>5</b>		<b>96,696</b>	<b>5</b>		<b>94,978</b>	<b>5</b>		<b>1,718</b>		<b>1.8%</b>					
<b>Commissioners - Health Benefits - Annual Cost</b>																
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!
<b>Subtotal</b>	<b>0</b>			<b>0</b>			<b>0</b>									#DIV/0!
<b>Retirees - Health Benefits - Annual Cost</b>																
Single Coverage	1	4,096	4,096	1	6,841	6,841	1	6,841	6,841	(2,745)	-40.1%					
Parent & Child																#DIV/0!
Employee & Spouse (or Partner)	1	21,866	21,866	1	34,992	34,992	1	34,992	34,992	(13,126)	-37.5%					
Family																#DIV/0!
Employee Cost Sharing Contribution (enter as negative - )																#DIV/0!
<b>Subtotal</b>	<b>2</b>		<b>25,962</b>	<b>2</b>		<b>41,833</b>	<b>2</b>		<b>(15,871)</b>		<b>-37.9%</b>					
<b>GRAND TOTAL</b>	<b>7</b>		<b>\$ 122,658</b>	<b>7</b>		<b>\$ 136,811</b>	<b>7</b>		<b>\$ (14,153)</b>		<b>-10.3%</b>					

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)	Yes <input type="checkbox"/> No <input type="checkbox"/>

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



7/5/2019

WEEHAWKEN HOUSING AUTHORITY										
12/31/2018										
COMPENSATED ABSENCES										
Name	Base Annual	Daily Rate	Sick Days	Vacation Days	Sick Liquidation	Vacation Liquidation	Total Liquidation		PHA	VOUCHER
Decosmis, Antello	12,885.60	49.56	199	96	4,931.22	4,757.76	9,688.98		9,688.98	
Grossano, Anna	15,264.60	58.71	0	54	0.00	3,170.34	3,170.34		3,170.34	
Jennings, Susan	46,818.20	180.07	0	0	0.00	0.00	0.00			0.00
Mota, Virgilio	40,309.69	155.04	196	67	15,193.65	10,387.50	25,581.15		25,581.15	
Perez, Debora	28,912.00	111.20	22	17	1,223.20	1,890.40	3,113.60			3,113.60
Vetter, Darlene	58,003.40	223.09	22	4	2,453.99	892.36	3,346.35		3,245.96	100.39
				<b>Grand Totals:</b>	<b>23,802.06</b>	<b>21,098.36</b>	<b>44,900.42</b>		<b>41,686.43</b>	<b>3,213.99</b>
				7.65%			<b>3,434.88</b>		<b>3,189.01</b>	<b>245.87</b>
							<b>48,335.30</b>	12/31/2018	<b>44,875.44</b>	<b>3,459.86</b>
								12/31/2017	<b>37,591.28</b>	<b>6,298.80</b>
								payout		
								adjustment	<b>7,284.16</b>	<b>(2,838.94)</b>



**2020 (2021) HOUSING AUTHORITY BUDGET**

**Financial Schedules Section**

# SUMMARY

Weehawken Housing Authority  
 For the Period January 1, 2020 to December 31, 2020

	<b>FY 2020 Proposed Budget</b>				FY 2019 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
<b>REVENUES</b>							
Total Operating Revenues	\$ 816,746	\$ -	\$ 3,400,000	\$ 200,840	\$ 4,417,586	\$ 4,142,906	6.6%
Total Non-Operating Revenues	2,200	-	-	-	2,200	-	0.0%
Total Anticipated Revenues	818,946	-	3,400,000	200,840	4,419,786	274,680	6.6%
<b>APPROPRIATIONS</b>							
Total Administration	143,110	-	257,530	119,490	520,130	(10,870)	-2.0%
Total Cost of Providing Services	503,652	-	3,129,000	81,350	3,714,002	251,972	7.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	20,763	20,131	3.1%
Total Operating Appropriations	646,762	-	3,386,530	200,840	4,254,895	241,734	6.0%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	33,468	(632)	-1.9%
Total Other Non-Operating Appropriations	55,000	-	-	-	55,000	29,380	114.7%
Total Non-Operating Appropriations	55,000	-	-	-	88,468	28,748	48.1%
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	701,762	-	3,386,530	200,840	4,343,363	270,482	6.6%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	701,762	-	3,386,530	200,840	4,343,363	270,482	6.6%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 117,184	\$ -	\$ 13,470	\$ -	\$ 76,423	\$ 4,198	5.8%



## Revenue Schedule

Weehawken Housing Authority  
For the Period January 1, 2020 to December 31, 2020

	<b>FY 2020 Proposed Budget</b>				<b>FY 2019 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental	310,090			310,090	323,460	(13,370)	-4.1%	
Excess Utilities				-	-	-	#DIV/0!	
Non-Dwelling Rental				-	-	-	#DIV/0!	
HUD Operating Subsidy	502,656			502,656	474,996	27,660	5.8%	
New Construction - Acc Section 8				-	-	-	#DIV/0!	
Voucher - Acc Housing Voucher			3,400,000	3,400,000	3,175,000	225,000	7.1%	
<b>Total Rental Fees</b>	<b>812,746</b>	<b>-</b>	<b>3,400,000</b>	<b>-</b>	<b>4,212,746</b>	<b>3,973,456</b>	<b>239,290</b>	<b>6.0%</b>
<i>Other Operating Revenues (List)</i>								
Laundry, late fees, Misc. Income	4,000			4,000	10,000	(6,000)	-60.0%	
Port In Fees				-	2,500	(2,500)	-100.0%	
Prorations			200,840	200,840	156,950	43,890	28.0%	
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!	
Type in (Grant, Other Rev)				-	-	-	#DIV/0!	
<b>Total Other Revenue</b>	<b>4,000</b>	<b>-</b>	<b>-</b>	<b>200,840</b>	<b>204,840</b>	<b>169,450</b>	<b>35,390</b>	<b>20.9%</b>
<b>Total Operating Revenues</b>	<b>816,746</b>	<b>-</b>	<b>3,400,000</b>	<b>200,840</b>	<b>4,417,586</b>	<b>4,142,906</b>	<b>274,680</b>	<b>6.6%</b>
<b>NON-OPERATING REVENUES</b>								
<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!	
<b>Total Other Non-Operating Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<i>Interest on Investments &amp; Deposits (List)</i>								
Interest Earned	2,200			2,200	2,200	-	0.0%	
Penalties				-	-	-	#DIV/0!	
Other				-	-	-	#DIV/0!	
<b>Total Interest</b>	<b>2,200</b>	<b>-</b>	<b>-</b>	<b>2,200</b>	<b>2,200</b>	<b>-</b>	<b>0.0%</b>	
<b>Total Non-Operating Revenues</b>	<b>2,200</b>	<b>-</b>	<b>-</b>	<b>2,200</b>	<b>2,200</b>	<b>-</b>	<b>0.0%</b>	
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 818,946</b>	<b>\$ -</b>	<b>#####</b>	<b>\$ 200,840</b>	<b>\$ 4,419,786</b>	<b>\$ 4,145,106</b>	<b>\$ 274,680</b>	<b>6.6%</b>

# Prior Year Adopted Revenue Schedule

Weehawken Housing Authority

*FY 2019 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING REVENUES</b>					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	323,460				323,460
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy	474,996				474,996
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			3,175,000		3,175,000
<b>Total Rental Fees</b>	<b>798,456</b>	<b>-</b>	<b>3,175,000</b>	<b>-</b>	<b>3,973,456</b>
<i>Other Revenue (List)</i>					
Laundry, late fees, Misc. Income	10,000				10,000
Port In Fees			2,500		2,500
prorations				156,950	156,950
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)					-
<b>Total Other Revenue</b>	<b>10,000</b>	<b>-</b>	<b>2,500</b>	<b>156,950</b>	<b>169,450</b>
<b>Total Operating Revenues</b>	<b>808,456</b>	<b>-</b>	<b>3,177,500</b>	<b>156,950</b>	<b>4,142,906</b>
<b>NON-OPERATING REVENUES</b>					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
<i>Other Non-Operating Revenues</i>	-	-	-	-	-
<i>Interest on Investments &amp; Deposits</i>					
Interest Earned	2,200				2,200
Penalties					-
Other					-
<b>Total Interest</b>	<b>2,200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,200</b>
<b>Total Non-Operating Revenues</b>	<b>2,200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,200</b>
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 810,656</b>	<b>\$ -</b>	<b>\$ 3,177,500</b>	<b>\$ 156,950</b>	<b>\$ 4,145,106</b>

## Appropriations Schedule

Weehawken Housing Authority  
For the Period January 1, 2020 to December 31, 2020

	<b>FY 2020 Proposed Budget</b>				Total All Operations	FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs				
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	47,710		114,130	77,590	\$ 239,430	\$ 223,700	\$ 15,730	7.0%
Fringe Benefits	24,650		72,650	41,900	139,200	153,800	(14,600)	-9.5%
Legal	7,500		7,500		15,000	15,000	-	0.0%
Staff Training	2,000		2,000		4,000	4,000	-	0.0%
Travel	2,250		2,250		4,500	4,500	-	0.0%
Accounting Fees	15,000		15,000		30,000	30,000	-	0.0%
Auditing Fees	4,000		4,000		8,000	15,000	(7,000)	-46.7%
Miscellaneous Administration*	40,000		40,000		80,000	85,000	(5,000)	-5.9%
Total Administration	143,110	-	257,530	119,490	520,130	531,000	(10,870)	-2.0%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	17,920			11,980	29,900	25,000	4,900	19.6%
Salary & Wages - Maintenance & Operation	64,530			41,460	105,990	100,230	5,760	5.7%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	41,960			27,910	69,870	73,050	(3,180)	-4.4%
Tenant Services	5,000				5,000	5,000	-	0.0%
Utilities	171,702				171,702	168,000	3,702	2.2%
Maintenance & Operation	126,500				126,500	98,000	28,500	29.1%
Protective Services					-	-	-	#DIV/0!
Insurance	37,000		6,000		43,000	43,000	-	0.0%
Payment in Lieu of Taxes (PILOT)	13,840				13,840	15,550	(1,710)	-11.0%
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			3,100,000		3,100,000	2,900,000	200,000	6.9%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment	24,000				24,000	10,000	14,000	140.0%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	503,652	-	3,129,000	81,350	3,714,002	3,462,030	251,972	7.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	20,763	20,131	632	3.1%
Total Operating Appropriations	646,762	-	3,386,530	200,840	4,254,895	4,013,161	241,734	6.0%
<b>NON-OPERATING APPROPRIATIONS</b>								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	33,468	34,100	(632)	-1.9%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve	55,000				55,000	25,620	29,380	114.7%
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	55,000	-	-	-	88,468	59,720	28,748	48.1%
<b>TOTAL APPROPRIATIONS</b>	701,762	-	3,386,530	200,840	4,343,363	4,072,881	270,482	6.6%
<b>ACCUMULATED DEFICIT</b>								
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	701,762	-	3,386,530	200,840	4,343,363	4,072,881	270,482	6.6%
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	-	#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	\$ 701,762	\$ -	\$ 3,386,530	\$ 200,840	\$ 4,343,363	\$ 4,072,881	\$ 270,482	6.6%

\* 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      \$ 32,338.10      \$ -      \$ 169,326.50      \$ 10,042.00      \$ 212,744.75

## Prior Year Adopted Appropriations Schedule

### Weehawken Housing Authority

#### FY 2019 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 91,310		\$ 78,690	\$ 53,700	\$ 223,700
Fringe Benefits	54,800		63,000	36,000	153,800
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	258,810	-	182,490	89,700	531,000
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	17,500			7,500	25,000
Salary & Wages - Maintenance & Operation	64,480			35,750	100,230
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	49,050			24,000	73,050
Tenant Services	5,000				5,000
Utilities	168,000				168,000
Maintenance & Operation	98,000				98,000
Protective Services					-
Insurance	37,000		6,000		43,000
Payment in Lieu of Taxes (PILOT)	15,550				15,550
Terminal Leave Payments					-
Collection Losses	1,200				1,200
Other General Expense			23,000		23,000
Rents			2,900,000		2,900,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	10,000				10,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	465,780	-	2,929,000	67,250	3,462,030
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	20,131
Total Operating Appropriations	724,590	-	3,111,490	156,950	4,013,161
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	34,100
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	25,620				25,620
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	25,620	-	-	-	59,720
<b>TOTAL APPROPRIATIONS</b>	750,210	-	3,111,490	156,950	4,072,881
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	750,210	-	3,111,490	156,950	4,072,881
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 750,210	\$ -	\$ 3,111,490	\$ 156,950	\$ 4,072,881

\* 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

# Debt Service Schedule - Principal

Weehawken Housing Authority

If Authority has no debt X this box

*Fiscal Year Ending in*

	Fiscal Year Ending in						Total Principal Outstanding		
	Adopted Budget Year 2019	Proposed Budget Year 2020	2021	2022	2023	2024		2025	Thereafter
RAD Loan	\$ 20,131	\$ 20,763	\$ 21,606	\$ 22,386	\$ 23,215	\$ 23,944	\$ 25,047	\$ 812,535	\$ 949,496
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
<b>TOTAL PRINCIPAL</b>	20,131	20,763	21,606	22,386	23,215	23,944	25,047	812,535	949,496
<b>LESS: HUD SUBSIDY</b>									
<b>NET PRINCIPAL</b>	\$ 20,131	\$ 20,763	\$ 21,606	\$ 22,386	\$ 23,215	\$ 23,944	\$ 25,047	\$ 812,535	\$ 949,496

*Indicate the Authority's most recent bond rating and the year of the rating by ratings service.*

Bond Rating	Moody's	Standard & Poors
Year of Last Rating	Fitch	
	N/A	N/A
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
	2021	2022	2023	2024	2025	2026		
<b>Adopted Budget Year 2019</b>	34,100							
<b>Proposed Budget Year 2020</b>	33,468							
RAD Loan		32,625	31,846	31,016	30,287	29,184	266,871	455,297
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
<b>TOTAL INTEREST</b>	34,100	32,625	31,846	31,016	30,287	29,184	266,871	455,297
<b>LESS: HUD SUBSIDY</b>								
<b>NET INTEREST</b>	\$ 34,100	\$ 32,625	\$ 31,846	\$ 31,016	\$ 30,287	\$ 29,184	\$ 266,871	\$ 455,297

# Net Position Reconciliation

Weehawken Housing Authority

For the Period January 1, 2020 to December 31, 2020

## FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
	\$ 2,142,396	-	\$ 285,561	-	\$ 2,427,957
	1,936,952				1,936,952
	921,548		304,613		1,226,161
	(716,104)	-	(19,052)	-	(735,156)
	504,563		295,702		800,265
	406,770		191,421		598,191
	6,215		66,010		72,225
	201,444	-	534,081	-	735,525
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	\$ 201,444	-	\$ 534,081	-	\$ 735,525

**TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)**

- Less: Invested in Capital Assets, Net of Related Debt (1)
- Less: Restricted for Debt Service Reserve (1)
- Less: Other Restricted Net Position (1)
- Total Unrestricted Net Position (1)
- Less: Designated for Non-Operating Improvements & Repairs
- Less: Designated for Rate Stabilization
- Less: Other Designated by Resolution
- Plus: Accrued Unfunded Pension Liability (1)
- Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)
- Plus: Estimated Income (Loss) on Current Year Operations (2)
- Plus: Other Adjustments (attach schedule)

**UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET**

- 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)

- (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 \$ 32,338 \$ - \$ 169,327 \$ 10,042 \$ 212,745
- (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.

2020 (2020-2021)  
WEEHAWKEN  
HOUSING  
AUTHORITY  
(Name)

HOUSING  
AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM





# 2020 (2020-2021) CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

**WEEHAWKEN HOUSING AUTHORITY**  
(Name)

**FISCAL YEAR: FROM: 1/1/2020 TO: 12/31/2020**

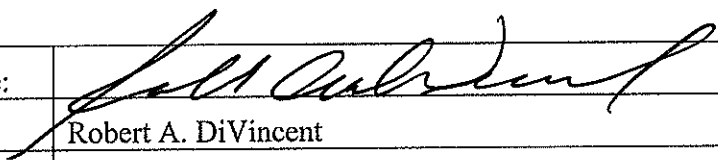
enter X to the left if this paragraph is applicable

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 \_\_\_18\_\_\_ day of December, 2019.

**OR**

enter X to the left if this paragraph is applicable

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		

# 2020 (2020-2021) CAPITAL BUDGET/PROGRAM MESSAGE

## Weehawken Housing Authority

(Name)

**FISCAL  
YEAR:**

**FROM:1/1/2020**

**TO:12/31/2020**

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 each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (This may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these Projects?

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 a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?

Yes.

4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example HUD Funding or Other sources)

N/A

5. Have the current capital projects been reviewed and approved by HUD?

Yes.

*Add additional sheets if necessary.*

# Proposed Capital Budget

Weehawken Housing Authority  
For the Period January 1, 2020 to December 31, 2020

	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	\$ 56,611		\$ 56,611			
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	56,611	-	56,611	-	-	-
<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	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 56,611</b>	<b>\$ -</b>	<b>\$ 56,611</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

*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, 2020 to December 31, 2020

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget					
		Year 2020	2021	2022	2023	2024	2025
<i>Public Housing Management</i>							
RAD Capital Projects	\$ 280,710	\$ 56,611	\$ 57,774	\$ 91,325	\$ 25,000	\$ 25,000	\$ 25,000
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
<b>Total</b>	<b>280,710</b>	<b>56,611</b>	<b>57,774</b>	<b>91,325</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
<i>Section 8</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Housing Voucher</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Other Programs</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>\$ 280,710</b>	<b>\$ 56,611</b>	<b>\$ 57,774</b>	<b>\$ 91,325</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>

*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, 2020 to December 31, 2020

	Estimated Total Cost	<i>Funding Sources</i>				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
RAD Capital Projects	\$ 280,710		\$ 280,710			
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	280,710	-	280,710	-	-	-
<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	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 280,710</b>	<b>\$ -</b>	<b>\$ 280,710</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	<u>\$ 280,710</u>					
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.*