

Fiscal Year

Start Year

2025

—

End Year

2025

***Housing Authority Budget of:  
Weehawken Housing Authority***

State Filing Year

2025

*For the Period:*

*January 1, 2025*

*to*

*December 31, 2025*

[www.weehawkenha.com](http://www.weehawkenha.com)

Housing Authority Web Address



***Division of Local Government Services***

**2025 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2025**

Weehawken Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

**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: \_\_\_\_\_ Date: \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_

# 2025 PREPARER'S CERTIFICATION

Weehawken Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital 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 form, and content, the budget will permit the exercise of the comptroller function within the 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, Suite 303 Cliffside Park, NJ 07010
Phone Number:	201943-4449
Fax Number:	201-943-5099
E-mail Address:	bill@katchencpa.com

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing 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 Annual Comprehensive Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure 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) for the most recent fiscal year and immediately preceding 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:

James Barracato

Title of Officer Certifying Compliance:

Executive Director

Signature:

# **2025 APPROVAL CERTIFICATION**

Weehawken Housing Authority

## **HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Weehawken Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on December 17, 2024.

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

<b>Officer's Signature:</b>	
<b>Name:</b>	James Barracato
<b>Title:</b>	Excecutive Director
<b>Address:</b>	525 Gregory Avenue Weehawken, NJ 07087
<b>Phone Number:</b>	201-348-4188
<b>Fax Number:</b>	201-348-4457
<b>E-mail Address:</b>	j.barracato@weehawkenhousing.org>

**2025 HOUSING AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

## Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*Answer all questions below using the space provided. Do not attach answers as a separate document.*

1. Complete a brief statement on the Fiscal Year 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

The proposed budget reflects the following variances:

Revenue:

1. Prorations to other programs- Increased to projected allocations for 2025.

Expenditures:

1. Fringe Benefits- Expected to be higher due to increasing health benefit cost for 2025.

2. Legal- Expected to be higher based on actual and projected fees.

3. PILOT- Expected cost based on Formula.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program

The local economy is stable. Supply chain shortages and cost increases in supplies remain a challenge.

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 expected that unrestricted net position will be utilized.



# 2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*Answer all questions below using the space provided. Do not attach answers as a separate document.*

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

None except for the annual PILOT

5. The proposed budget must not reflect an anticipated deficit from 2025 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year 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 accumulated deficit at the end of the prior year is principally due to accounting for noncash OPEB and pension calculations. The proposed budget anticipates a surplus in iopeerations that is expected to reduce the deficit.

(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) and similar types of deficits in the audit report.

# HOUSING AUTHORITY CONTACT INFORMATION

## 2025

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>	22-1917087		
<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>	bill@katchencpa.com		

<b>Chief Executive Officer*</b>	James Barracato		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-348-4188	<b>Fax:</b>	201-348-4457
<b>E-mail:</b>	jbarracato@weehawkenhousing.org		

<b>Chief Financial Officer*</b>	William Katchen, CPA		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-943-4449	<b>Fax:</b>	201-943-5099
<b>E-mail:</b>	bill@katchencpa.com		

<b>Name of Auditor:</b>	Anthony Giampaolo, CPA		
<b>Name of Firm:</b>	Giampaolo and Associates		
<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>	tony@hpgnj.com		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

12

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 369,166.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

*If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.*

6. 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?

No

*If the answer to any of the above is "yes", provide 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.*

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract\*?

No

*\*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.*

*If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.*

8. 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).

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

## Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

9. Did the Authority pay for meals or catering during the current fiscal year?

Yes

*If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4?

Yes

*If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*

11. 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
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

No
No
No
No
No
No
No
No
No

*If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.*

12. 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).*

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination?

No

*If "yes", provide explanation, including amount paid.*

14. Did the Authority make 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", provide explanation including amount paid.*

15. 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", provide 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.*

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

16. 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.)?

*If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.*

17. 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?

*If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.*

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Weehawken Housing Authority

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*Use the space below to provide clarification for any Questionnaire responses.*

Page N-3, Question 8- Compensation of staff is reviewed and approved annually by the Board of the Authority.

Page N-3, Question 9- meals, sandwiches and refreshments served at Board meetings totalled-\$1,290

Page N-3, Question 10- Travel expenses to mid-year and annual conferences in NJ totalled- \$1,057

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

**Weehawken Housing Authority**

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*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 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.
- 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 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 during the most recent fiscal year completed.

**Commissioner:** A member of the governing body of the authority with voting rights. Include alternates for the 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 officer as officers, if applicable. 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

- 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): The aggregate compensation that is reported (or 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.

**Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)**  
**Weehawken Housing Authority**  
**For the Period: January 01, 2025 to December 31, 2025**

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)				Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 D. Facchini			X								\$	-
2 C. Marchetti			X								\$	-
3 C. Neresian			X								\$	-
4 M. Schmidt			X								\$	-
5 A. Orecchio			X								\$	-
6 J. Barracato	Executive Director			X				\$ 45,808.00			\$ 4,581.00	50,389.00
7 D. Vetter	Ass't. to the Executive Director	35		X							\$	-
8											\$	-
9											\$	-
10											\$	-
11											\$	-
12											\$	-
13											\$	-
14											\$	-
15											\$	-
16											\$	-
17											\$	-
18											\$	-
19											\$	-
20											\$	-
21											\$	-
22											\$	-
23											\$	-
24											\$	-
25											\$	-
26											\$	-
27											\$	-
28											\$	-
29											\$	-
30											\$	-
31											\$	-
32											\$	-
33											\$	-
34											\$	-
35											\$	-
<b>Total:</b>								\$ 45,808.00	\$ -	\$ -	\$ 4,581.00	\$ 50,389.00



Schedule of Health Benefits - Detailed Cost Analysis

Weehawken Housing Authority

For the Period: January 01, 2025 to December 31, 2025

If no health benefits, check this box: ☐

		# of Covered Members	Annual Cost	Total Cost	# of Covered Members	Annual Cost per Employee	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
		(Medical & Rx) Proposed Budget	Estimate per Employee	Estimate	(Medical & Rx) Current Year	Year	Year Cost		
<b>Active Employees - Health Benefits - Annual Cost</b>									
Single Coverage	2	18,277.00		36,554.00	2	14,886.00	29,772.00	6,782.00	22.8%
Parent & Child	2	45,894.00		91,788.00			-	91,788.00	
Employee & Spouse (or Partner)	1	29,873.00		29,873.00	1	29,772.00	29,772.00	101.00	0.3%
Family				-			-	-	-
Employee Cost Sharing Contribution (enter as negative - )							(8,986.00)	8,986.00	-100.0%
Subtotal	5			158,215.00	3		50,558.00	107,657.00	212.9%
<b>Commissioners - Health Benefits - Annual Cost</b>									
Single Coverage				-			-	-	-
Parent & Child				-			-	-	-
Employee & Spouse (or Partner)				-			-	-	-
Family				-			-	-	-
Employee Cost Sharing Contribution (enter as negative - )								-	-
Subtotal				-			-	-	-
<b>Retirees - Health Benefits - Annual Cost</b>									
Single Coverage	1	5,880.00		5,880.00	1	5,940.00	5,940.00	(60.00)	-1.0%
Parent & Child				-			-	-	-
Employee & Spouse (or Partner)	2	19,170.00		38,340.00	2	23,997.00	47,994.00	(9,654.00)	-20.1%
Family				-			-	-	-
Employee Cost Sharing Contribution (enter as negative - )								-	-
Subtotal	3			44,220.00	3		53,934.00	(9,714.00)	-18.0%
GRAND TOTAL	8			202,435.00	6		104,492.00	97,943.00	93.7%

Is medical coverage provided by the SHBP (Yes or No)?

Is prescription drug coverage provided by the SHBP (Yes or No)?

Yes
Yes

☐ If no accumulated absences, check this box:

**N-6 Accumulated Absence Liability**



**2025 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Weehawken Housing Authority  
For the Period: January 01, 2025 to December 31, 2025

	FY 2025 Proposed Budget					FY 2024 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		Adopted		Adopted	
<b>REVENUES</b>											
Total Operating Revenues	\$ 984,880	\$ -	\$ 4,565,000	\$ 249,200	\$ 5,799,080	\$ 5,325,834	\$ 473,246		8.9%		
Total Non-Operating Revenues	15,400	-	7,200	-	22,600	22,600	-		0.0%		
Total Anticipated Revenues	1,000,280	-	4,572,200	249,200	5,821,680	5,348,434	473,246		8.8%		
<b>APPROPRIATIONS</b>											
Total Administration	206,300	-	334,940	180,290	721,530	645,390	76,140		11.8%		
Total Cost of Providing Services	532,730	-	4,233,700	68,910	4,835,340	4,435,160	400,180		9.0%		
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	23,966	23,215	751		3.2%		
Total Operating Appropriations	739,030	-	4,568,640	249,200	5,580,836	5,103,765	477,071		9.3%		
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	30,265	31,016	(751)		-2.4%		
Total Other Non-Operating Appropriations	75,000	-	-	-	75,000	75,000	-		0.0%		
Total Non-Operating Appropriations	75,000	-	-	-	105,265	106,016	(751)		-0.7%		
Accumulated Deficit	-	-	-	-	-	-	-			#DIV/0!	
Total Appropriations and Accumulated Deficit	814,030	-	4,568,640	249,200	5,686,101	5,209,781	476,320		9.1%		
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-			#DIV/0!	
Net Total Appropriations	814,030	-	4,568,640	249,200	5,686,101	5,209,781	476,320		9.1%		
ANTICIPATED SURPLUS (DEFICIT)	\$ 186,250	\$ -	\$ 3,560	\$ -	\$ 135,579	\$ 138,653	\$ (3,074)		-2.2%		

**Weehawken Housing Authority**  
For the Period: January 01, 2025 to December 31, 2025

Page F-2

### Prior Year Adopted Revenue Schedule

**Weehawken Housing Authority****FY 2024 Adopted Budget**[illegible]

# Appropriations Schedule

Weehawken Housing Authority  
For the Period: January 01, 2025 to December 31, 2025

	FY 2025 Proposed Budget				FY 2024 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
<b>OPERATING APPROPRIATIONS</b>							
<i>Administration</i>							
Salary & Wages	83,560		132,630	102,590	\$ 318,780	\$ 312,720	\$ 6,060 1.9%
Fringe Benefits	61,540		110,510	77,700	249,750	185,270	64,480 34.8%
Legal	8,000		12,000		20,000	15,000	5,000 33.3%
Staff Training	1,600		2,400		4,000	4,000	- 0.0%
Travel	1,800		2,700		4,500	4,500	- 0.0%
Accounting Fees	12,000		18,000		30,000	30,000	- 0.0%
Auditing Fees	5,800		8,700		14,500	13,900	600 4.3%
Miscellaneous Administration*	32,000		48,000		80,000	80,000	- 0.0%
Total Administration	206,300	-	334,940	180,290	721,530	645,390	76,140 11.8%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	- #DIV/0!
Salary & Wages - Maintenance & Operation	39,930			35,590	75,520	74,200	1,320 1.8%
Salary & Wages - Protective Services					-	-	- #DIV/0!
Salary & Wages - Utility Labor					-	-	- #DIV/0!
Fringe Benefits	41,040			33,320	74,360	61,690	12,670 20.5%
Tenant Services	5,000				5,000	5,000	- 0.0%
Utilities	152,000				152,000	152,000	- 0.0%
Maintenance & Operation	189,000				189,000	184,500	4,500 2.4%
Protective Services					-	-	- #DIV/0!
Insurance	53,600		10,700		64,300	61,800	2,500 4.0%
Payment in Lieu of Taxes (PILOT)	24,960				24,960	18,770	6,190 33.0%
Terminal Leave Payments					-	-	- #DIV/0!
Collection Losses	1,200				1,200	1,200	- 0.0%
Other General Expense			23,000		23,000	25,000	(2,000) -8.0%
Rents			4,200,000		4,200,000	3,825,000	375,000 9.8%
Extraordinary Maintenance					-	-	- #DIV/0!
Replacement of Non-Expendible Equipment	26,000				26,000	26,000	- 0.0%
Property Betterment/Additions					-	-	- #DIV/0!
Miscellaneous COPS*					-	-	- #DIV/0!
Total Cost of Providing Services	532,730	-	4,233,700	68,910	4,835,340	4,435,160	400,180 9.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	23,966	23,215	751 3.2%
Total Operating Appropriations	739,030	-	4,568,640	249,200	5,580,836	5,103,765	477,071 9.3%
<b>NON-OPERATING APPROPRIATIONS</b>							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	30,265	31,016	(751) -2.4%
Operations & Maintenance Reserve					-	-	- #DIV/0!
Renewal & Replacement Reserve	75,000				75,000	75,000	- 0.0%
Municipality/County Appropriation					-	-	- #DIV/0!
Other Reserves					-	-	- #DIV/0!
Total Non-Operating Appropriations	75,000	-	-	-	105,265	106,016	(751) -0.7%
<b>TOTAL APPROPRIATIONS</b>	814,030	-	4,568,640	249,200	5,686,101	5,209,781	476,320 9.1%
<b>ACCUMULATED DEFICIT</b>					-	-	- #DIV/0!
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	814,030	-	4,568,640	249,200	5,686,101	5,209,781	476,320 9.1%
<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>	\$ 814,030	\$ -	\$ 4,568,640	\$ 249,200	\$ 5,686,101	\$ 5,209,781	\$ 476,320 9.1%

\* 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      \$ 36,951.50      \$ -      \$ 228,432.00      \$ 12,460.00      \$ 279,041.80



# Prior Year Adopted Appropriations Schedule

## Weehawken Housing Authority

FY 2025 Adopted Budget					
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 83,960		\$ 127,540	\$ 101,220	\$ 312,720
Fringe Benefits	49,200		79,960	56,110	185,270
Legal	6,000		9,000		15,000
Staff Training	1,600		2,400		4,000
Travel	1,800		2,700		4,500
Accounting Fees	12,000		18,000		30,000
Auditing Fees	5,540		8,360		13,900
Miscellaneous Administration*	32,000		48,000		80,000
Total Administration	192,100	-	295,960	157,330	645,390
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	39,200			35,000	74,200
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	32,780			28,910	61,690
Tenant Services	5,000				5,000
Utilities	152,000				152,000
Maintenance & Operation	184,500				184,500
Protective Services					-
Insurance	52,650		9,150		61,800
Payment in Lieu of Taxes (PILOT)	18,770				18,770
Terminal Leave Payments					-
Collection Losses	1,200				1,200
Other General Expense			25,000		25,000
Rents			3,825,000		3,825,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	26,000				26,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	512,100	-	3,859,150	63,910	4,435,160
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	23,215
Total Operating Appropriations	704,200	-	4,155,110	221,240	5,103,765
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	31,016
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	75,000				75,000
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	75,000	-	-	-	106,016
<b>TOTAL APPROPRIATIONS</b>	779,200	-	4,155,110	221,240	5,209,781
<b>ACCUMULATED DEFICIT</b>					
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	779,200	-	4,155,110	221,240	5,209,781
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 779,200	\$ -	\$ 4,155,110	\$ 221,240	\$ 5,209,781

\* 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 \$ 35,210.00 \$ - \$ 207,755.50 \$ 11,062.00 \$ 255,188.25

# Debt Service Schedule - Principal

Weehawken Housing Authority

If authority has no debt check this box: ☐

	Date of Local Finance Board Approval	Fiscal Year Ending in							Total Principal Outstanding
		2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	
RAO Loan		\$ 23,215	\$ 23,966	\$ 25,815	\$ 27,635	\$ 27,587	\$ 28,485	\$ 29,383	\$ 675,366
									\$ 838,237.00
TOTAL PRINCIPAL		23,215	23,966	25,815	27,635	27,587	28,485	29,383	675,366
LESS: HUD SUBSIDY									
NET PRINCIPAL		\$ 23,215	\$ 23,966	\$ 25,815	\$ 27,635	\$ 27,587	\$ 28,485	\$ 29,383	\$ 675,366
									\$ 838,237

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 "Not Applicable".

**Weehawken Housing Authority**

Fiscal Year Ending in

**RAD Loan**

# Net Position Reconciliation

Weehawken Housing Authority

For the Period: January 01, 2025 to December 31, 2025

## FY 2025 Proposed Budget

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
\$ 2,098,757.00	\$ -	\$ 437,566	\$ -	\$ 2,536,323
2,467,318				2,467,318
574,046				574,046
(942,607)	-	437,566	-	(505,041)
575,479		362,727		938,206
845,468		66,500		911,968
111,563		27,090		138,653
				-

### 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	589,903	-	893,883	-	1,483,786
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)	\$ 589,903	\$ -	\$ 893,883	\$ -	\$ 1,483,786
-----	------------	------	------------	------	--------------

- (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 \$ 36,367 \$ - \$ 223,842 \$ 12,460 \$ 273,867
- (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.

**2025**

**Weehawken Housing Authority**

---

(Housing Authority Name)

**2025 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

**Weehawken Housing Authority**

(Housing Authority Name)

**Fiscal Year: January 01, 2025 to December 31, 2025**

*Place an "X" in the box for the applicable statement below:*

- ☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Weehawken Housing Authority, on December 17, 2024.
- ☐ It is hereby certified that the governing body of the Weehawken Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Weehawken Housing Authority, for the following reason(s):

<b>Officer's Signature:</b>	
<b>Name:</b>	James Barracato
<b>Title:</b>	Excecutive Director
<b>Address:</b>	525 Gregory Avenue Weehawken, NJ 07087
<b>Phone Number:</b>	201-348-4188
<b>Fax Number:</b>	201-348-4457
<b>E-mail Address:</b>	jamesbarracato@gmail.com

# 2025 CAPITAL BUDGET/PROGRAM MESSAGE

Weehawken Housing Authority

**Fiscal Year: January 01, 2025 to December 31, 2025**

*Answer all questions below using the space provided.*

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 fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the 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?

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?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

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).

N/A

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

Weehawken Housing Authority  
For the Period: January 01, 2025 to December 31, 2025

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Interior Apt. Renovations	\$ 75,000	\$ 75,000				
	-					
	-					
	-					
Total	75,000	-	75,000	-	-	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -

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 01, 2025 to December 31, 2025

		Fiscal Year Beginning In						
	Estimated Total Cost	Current Budget Year 2025	2026	2027	2028	2029	2030	
Public Housing Management								
Interior Apt. Renovations	\$ 200,000	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
	-	-						
	-	-						
	-	-						
Total	200,000	75,000	25,000	25,000	25,000	25,000	25,000	
Section 8								
	-	-						
	-	-						
	-	-						
	-	-						
Total	-	-	-	-	-	-	-	
Housing Voucher								
	-	-						
	-	-						
	-	-						
	-	-						
Total	-	-	-	-	-	-	-	
Other Programs								
	-	-						
	-	-						
	-	-						
	-	-						
Total	-	-	-	-	-	-	-	
TOTAL	\$ 200,000	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 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 01, 2025 to December 31, 2025

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Interior Apt. Renovations	\$ 200,000		\$ 200,000			
	-					
	-					
	-					
Total	200,000	-	200,000	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	\$ 200,000					
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.

Annual List of Change Orders Approved  
Pursuant to N.J.A.C. 5:30-11

Contracting Unit: \_\_\_\_\_ Weehawken Housing Authority \_\_\_\_\_ Year Ending: \_\_\_\_\_ December 31, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)  
If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here ☒ and certify below.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Clerk/Secretary to the Governing Body