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Name Weehawken Housing Authority - 2023 Introduced Budget

Current Year 2023

Budget Type Introduced

DLGS Examiner

Status Reason Introduced

Submitted On 1/12/2023

Public Hearing Date 3/2/2023

Adopted Date

Email: Paul.Ewert@dca.nj.gov

Phone (609) 913-4399



Fiscal Year Start Year End Year
 2023 – 2023

*Housing Authority Budget of:
Weehawken Housing Authority*

State Filing Year 2023

For the Period: January 1, 2023 to December 31, 2023

www.weehawkenha.com
Housing Authority Web Address



Division of Local Government Services

Resolution No. 2022-13

**RESOLUTION OF THE COMMISSIONERS OF THE WEEHAWKEN
HOUSING AUTHORITY APPROVING THE LATE FILING OF
THE 2023 BUDGET**

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

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

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

Now Therefore Be It Resolved by the Commissioners of the Weehawken Housing Authority approving the late filing of the 2023 Budget.

Motion- Commissioner Schmid
Second- Commissioner Nevesian

Board Member	Ayes	Nays	Abstain
DOMFACCHINI	- AYE		
CAROL NEVESIAN	- AYE		
MARIE SCHMID	- AYE		
LEONARD LAURICELLA	- ABSENT		
CATHERINE MARCETTI	AYE		
AL. ORECCHIO	- ABSENT		

**2023 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2023

Weehawken Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2023 to December 31, 2023

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: _____

2023 PREPARER'S CERTIFICATION

Weehawken Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2023 to December 31, 2023

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
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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 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: Interim Executive Director
Signature: jamesbarracato@gmail.com

2023 APPROVAL CERTIFICATION

Weehawken Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2023 to December 31, 2023

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 15, 2022.

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.

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

HOUSING AUTHORITY CONTACT INFORMATION

2023

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

Name of Authority:	Weehawken Housing Authority		
Federal ID Number:	22-1917087		
Address:	525 Gregory Avenue		
City, State, Zip:	Weehawken	NJ	07087
Phone: (ext.)	201-348-4188	Fax:	201-348-4457

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

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

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

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

**2023 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Weehawken Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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 2023 proposed Annual Budget and make comparison to the Fiscal Year 2022 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:
Prorations to other programs are projected to be lower due to retirement of staff and related reimbursmenets.

Expenses:
Administrative Salaries are budgeted higher with the addition of an Executive Director.
Tenant Services salaries are budgweted lower as the position has been eliminated in this budget.
Utilities are budgeted lower based on prior year and current year projections.
PILOT is budgeted higher 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 and recovering from the COVID 19 pandemic. Job loss and supply chain shortages remian 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 ezpected that unrestricted net position will be utilized.

2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Weehawken Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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 2023 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 iooperations 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

2023

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<i>Federal ID Number:</i>	22-1917087		
<i>Address:</i>	525 Gregory Avenue		
<i>City, State, Zip:</i>	Weehawken	NJ	07087
<i>Phone: (ext.)</i>	201-348-4188	<i>Fax:</i>	201-348-4457

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

Chief Executive Officer*	James Barracato		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-348-4188	<i>Fax:</i>	201-348-4457
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Chief Financial Officer*	William Katchen, CPA		
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<i>Phone: (ext.)</i>	201-943-4449	<i>Fax:</i>	201-943-5099
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Name of Auditor:	Anthony Giamapolo, CPA		
<i>Name of Firm:</i>	Giampaolo and Associates		
<i>Address:</i>	467 Middletown-Lincroft Road		
<i>City, State, Zip:</i>	Lincroft	NJ	07738
<i>Phone: (ext.)</i>	732-842-4550	<i>Fax:</i>	732-842-4551
<i>E-mail:</i>	tony@hpgnj.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Weehawken Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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

11

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:

\$ 342,957.00

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, 2023 to December 31, 2023

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	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", 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, 2023 to December 31, 2023

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.)? No
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? No
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? 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.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Weehawken Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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.

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

Weehawken Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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, 2023 to December 31, 2023

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	Former Key Employee Officer	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 D. Facchini	Chairperson		X						
2 L. Lauricella	Commissioner		X						
3 C. Marchetti	Commissioner		X						
4 C. Nerserian	Commissioner		X						
5 M. Schmidt	Commissioner		X						
6 A. Orecchio	Commissioner		X						
7 J. Barracato	Interim Executive Director			X					
8 D. Vetter	Ass't. to the Executive Director	35		X	\$ 61,500.00		\$ 18,450.00	\$ 79,950.00	
9									
10									
11									
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25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
Total:					\$ 61,500.00	\$ -	\$ -	\$ 18,450.00	\$ 79,950.00

Schedule of Health Benefits - Detailed Cost Analysis

Weehawken Housing Authority

For the Period: January 01, 2023 to December 31, 2023

If no health benefits, check this box:

	# of Covered Members		Annual Cost		Total Cost		# of Covered Members		Annual Cost per		Total Current		% Increase	
	Proposed Budget	(Medical & Rx)	Proposed Budget	Employee Estimate	Proposed Budget	Employee Estimate	Current Year	(Medical & Rx)	Year	Employee Current	Year Cost	(Decrease)	(Decrease)	
Active Employees - Health Benefits - Annual Cost														
Single Coverage	1		13,781.00		13,781.00		2		12,801.00	25,602.00	(11,821.00)			-46.2%
Parent & Child														
Employee & Spouse (or Partner)	1		28,726.00		28,726.00		1		25,495.00	25,495.00	3,231.00			12.7%
Family	2		39,261.00		78,522.00		2		34,496.00	68,992.00	9,530.00			13.8%
Employee Cost Sharing Contribution (enter as negative -)					(15,545.00)					(9,536.00)	(6,009.00)			63.0%
Subtotal	4		105,484.00		105,484.00		5			110,553.00	(5,069.00)			-4.6%
Commissioners - Health Benefits - Annual Cost														
Single Coverage														
Parent & Child														
Employee & Spouse (or Partner)														
Family														
Employee Cost Sharing Contribution (enter as negative -)														
Subtotal														
Retirees - Health Benefits - Annual Cost														
Single Coverage	1		5,525.00		5,525.00		1		4,432.00	4,432.00	1,093.00			24.7%
Parent & Child														
Employee & Spouse (or Partner)	1		37,660.00		37,660.00		1		24,287.00	24,287.00	13,373.00			55.1%
Family														
Employee Cost Sharing Contribution (enter as negative -)														
Subtotal	2		43,185.00		43,185.00		2			28,719.00	14,466.00			50.4%
GRAND TOTAL	6		148,669.00		148,669.00		7			139,272.00	9,397.00			6.7%

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

**2023 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Weehawken Housing Authority
For the Period: January 01, 2023 to December 31, 2023

	FY 2023 Proposed Budget				FY 2022 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations		
REVENUES								
Total Operating Revenues	\$ 889,163	\$ -	\$ 3,850,000	\$ 219,520	\$ 4,958,683	\$ 4,724,072	\$ 234,611	5.0%
Total Non-Operating Revenues	2,200	-	-	2,200	-	-	-	0.0%
Total Anticipated Revenues	891,363	-	3,850,000	219,520	4,960,883	4,726,272	234,611	5.0%
APPROPRIATIONS								
Total Administration	155,760	-	285,260	140,780	581,800	552,360	29,440	5.3%
Total Cost of Providing Services	532,500	-	3,532,600	78,740	4,143,840	3,970,390	173,450	4.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	22,806	22,406	400	1.8%
Total Operating Appropriations	688,260	-	3,817,860	219,520	4,748,446	4,545,156	203,290	4.5%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	31,425	31,825	(400)	-1.3%
Total Other Non-Operating Appropriations	75,000	-	-	-	75,000	75,000	-	0.0%
Total Non-Operating Appropriations	75,000	-	-	-	106,425	106,825	(400)	-0.4%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	763,260	-	3,817,860	219,520	4,854,871	4,651,981	202,890	4.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	763,260	-	3,817,860	219,520	4,854,871	4,651,981	202,890	4.4%
ANTICIPATED SURPLUS (DEFICIT)	\$ 128,103	\$ -	\$ 32,140	\$ -	\$ 106,012	\$ 74,291	\$ 31,721	42.7%

Appropriations Schedule

Weehawken Housing Authority
For the Period: January 01, 2023 to December 31, 2023

	FY 2023 Proposed Budget				Total All Operations	FY 2022 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted			
	Public Housing Management	Section 8	Housing Voucher	Other Programs					Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS											
<i>Administration</i>											
Salary & Wages	76,570		124,860	89,780	\$ 291,210	\$ 250,140	\$ 41,070	16.4%			
Fringe Benefits	22,590		75,500	51,000	149,090	160,720	(11,630)	-7.2%			
Legal	6,000		9,000		15,000	15,000	-	0.0%			
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	3,200		4,800		8,000	8,000	-	0.0%			
Miscellaneous Administration*	32,000		48,000		80,000	80,000	-	0.0%			
Total Administration	155,760	-	285,260	140,780	581,800	552,360	29,440	5.3%			
<i>Cost of Providing Services</i>											
Salary & Wages - Tenant Services					-	62,160	(62,160)	-100.0%			
Salary & Wages - Maintenance & Operation	61,160			44,740	105,900	114,970	(9,070)	-7.9%			
Salary & Wages - Protective Services					-	-	-	#DIV/0!			
Salary & Wages - Utility Labor					-	-	-	#DIV/0!			
Fringe Benefits	57,470			34,000	91,470	86,720	4,750	5.5%			
Tenant Services	5,000				5,000	5,000	-	0.0%			
Utilities	152,000				152,000	171,770	(19,770)	-11.5%			
Maintenance & Operation	167,000				167,000	164,500	2,500	1.5%			
Protective Services					-	-	-	#DIV/0!			
Insurance	43,900		7,600		51,500	47,900	3,600	7.5%			
Payment in Lieu of Taxes (PILOT)	18,770				18,770	15,170	3,600	23.7%			
Terminal Leave Payments					-	-	-	#DIV/0!			
Collection Losses	1,200				1,200	1,200	-	0.0%			
Other General Expense			25,000		25,000	25,000	-	0.0%			
Rents			3,500,000		3,500,000	3,250,000	250,000	7.7%			
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	532,500	-	3,532,600	78,740	4,143,840	3,970,390	173,450	4.4%			
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	22,806	22,406	400	1.8%			
Total Operating Appropriations	688,260	-	3,817,860	219,520	4,748,446	4,545,156	203,290	4.5%			
NON-OPERATING APPROPRIATIONS											
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	31,425	31,825	(400)	-1.3%			
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	-	-	-	106,425	106,825	(400)	-0.4%			
TOTAL APPROPRIATIONS	763,260	-	3,817,860	219,520	4,854,871	4,651,981	202,890	4.4%			
ACCUMULATED DEFICIT					-	-	-	#DIV/0!			
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	763,260	-	3,817,860	219,520	4,854,871	4,651,981	202,890	4.4%			
UNRESTRICTED NET POSITION UTILIZED											
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!			
Other					-	-	-	#DIV/0!			
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!			
TOTAL NET APPROPRIATIONS	\$ 763,260	\$ -	\$ 3,817,860	\$ 219,520	\$ 4,854,871	\$ 4,651,981	\$ 202,890	4.4%			

* 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 \$ 34,413.00 \$ - \$ 190,893.00 \$ 10,976.00 \$ 237,422.30

Prior Year Adopted Appropriations Schedule

Weehawken Housing Authority

FY 2022 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 64,020		\$ 119,300	\$ 66,820	\$ 250,140
Fringe Benefits	21,490		84,230	55,000	160,720
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	3,200		4,800		8,000
Miscellaneous Administration*	32,000		48,000		80,000
Total Administration	142,110	-	288,430	121,820	552,360
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services				62,160	62,160
Salary & Wages - Maintenance & Operation	72,010			42,960	114,970
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	50,140			36,580	86,720
Tenant Services	5,000				5,000
Utilities	171,770				171,770
Maintenance & Operation	164,500				164,500
Protective Services					-
Insurance	41,900		6,000		47,900
Payment in Lieu of Taxes (PILOT)	15,170				15,170
Terminal Leave Payments					-
Collection Losses	1,200				1,200
Other General Expense			25,000		25,000
Rents			3,250,000		3,250,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	26,000				26,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	547,690	-	3,281,000	141,700	3,970,390
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	22,406
Total Operating Appropriations	689,800	-	3,569,430	263,520	4,545,156
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	31,825
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	75,000				75,000
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	75,000	-	-	-	106,825
TOTAL APPROPRIATIONS	764,800	-	3,569,430	263,520	4,651,981
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	764,800	-	3,569,430	263,520	4,651,981
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized					-
TOTAL NET APPROPRIATIONS	\$ 764,800	\$ -	\$ 3,569,430	\$ 263,520	\$ 4,651,981

* 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	\$ 34,490.00	\$ -	\$ 178,471.50	\$ 13,176.00	\$ 227,257.80
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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	
		2022 (Adopted Budget)	2023 (Proposed Budget)	2024	2025	2026	2027	2028		Thereafter
IRAD Loan		\$ 22,406	\$ 22,806	\$ 23,215	\$ 23,966	\$ 25,791	\$ 26,689	\$ 27,587	\$ 734,612	\$ 884,666.00
TOTAL PRINCIPAL		22,406	22,806	23,215	23,966	25,791	26,689	27,587	734,612	884,666
LESS: HUD SUBSIDY										
NET PRINCIPAL		\$ 22,406	\$ 22,806	\$ 23,215	\$ 23,966	\$ 25,791	\$ 26,689	\$ 27,587	\$ 734,612	\$ 884,666

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

Moody's		Standard & Poors	
Bond Rating	N/A	Fitch	N/A
Year of Last Rating			

if no rating, type "Not Applicable".

Debt Service Schedule - Interest

Weehawken Housing Authority

If authority has no debt check this box:

	<i>Fiscal Year Ending in</i>						Total Interest Payments Outstanding		
	2022 (Adopted Budget)	2023 (Proposed Budget)	2024	2025	2026	2027		2028	Thereafter
RAD Loan	31,825	31,425	31,016	30,265	28,440	27,542	26,644	361,928	537,260
TOTAL INTEREST	31,825	31,425	31,016	30,265	28,440	27,542	26,644	361,928	537,260
LESS: HUD SUBSIDY									
NET INTEREST	\$ 31,825	\$ 31,425	\$ 31,016	\$ 30,265	\$ 28,440	\$ 27,542	\$ 26,644	\$ 361,928	\$ 537,260

Net Position Reconciliation

Weehawken Housing Authority

For the Period: January 01, 2023 to December 31, 2023

FY 2023 Proposed Budget

	Public Housing		Housing		Section 8	Other Programs	Total All Operations
	Management		Voucher				
	\$ 1,734,146.00	\$ -	\$ 182,336	\$ -			\$ 1,916,482
	2,577,468						2,577,468
	180,335		55,294				180,335
	(1,023,657)		127,042				(896,615)
	486,390		250,311				736,701
	1,143,691		234,250				1,377,941
	43,721		30,570				74,291
	650,145		642,173				1,292,318
	-		-				-
	-		-				-
	-		-				-
	-		-				-
	\$ 650,145	\$ -	\$ 642,173	\$ -			\$ 1,292,318

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

\$ 34,956 \$ - \$ 190,893 \$ 11,821 \$ 238,810

(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.

2023

Weehawken Housing Authority

(Housing Authority Name)

**2023 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2023 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Weehawken Housing Authority

(Housing Authority Name)

Fiscal Year: January 01, 2023 to December 31, 2023

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 15, 2022.
- 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):

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

2023 CAPITAL BUDGET/PROGRAM MESSAGE

Weehawken Housing Authority

Fiscal Year: January 01, 2023 to December 31, 2023

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, 2023 to December 31, 2023

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Interior Apt. Renovations	\$ 65,000		\$ 65,000		
Total	65,000	-	65,000	-	-
<i>Section 8</i>					
	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 65,000	\$ -	\$ 65,000	\$ -	\$ -

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, 2023 to December 31, 2023

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2023	2024	2025	2026	2027	2028
<i>Public Housing Management</i>							
Interior Apt. Renovations	\$ 190,000	\$ 65,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Paving and Striping	50,000	-	50,000	-	-	-	-
Total	240,000	65,000	75,000	25,000	25,000	25,000	25,000
<i>Section 8</i>							
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
TOTAL	\$ 240,000	\$ 65,000	\$ 75,000	\$ 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, 2023 to December 31, 2023

	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>						
Interior Apt. Renovations	\$ 190,000		\$ 190,000			
Paving and Striping	50,000		50,000			
Total	240,000	-	240,000	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 240,000	\$ -	\$ 240,000	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	<u>\$ 240,000</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.

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

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

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

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

PHA Name: Weehawken Housing Authority

PHA Code: NJ077

PHA Fiscal Year Beginning: 1/1/2023

Board Resolution Number: 2022-11

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

DATE

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

12/15/2023

Operating Budget submitted to HUD, if applicable, on:

Operating Budget revision approved by Board resolution on:

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

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

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

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

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

Print Board Chairman's Name: DOM FACCHINI	Signature: <i>Dom Facchini</i>	Date: <u>12-15-2022</u>
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Operating Budget

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

See page four for instructions and the Public reporting burden statement

a. Type of Submission		b. Fiscal Year Ending	
[X] Original [] Revision No. :		DECEMBER 31, 2023	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)		<input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing <input type="checkbox"/> IHA Owned Mutual Help Homeownership <input type="checkbox"/> PHA/IHA Leased Rental Housing <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership <input type="checkbox"/> PHA/IHA Leased Homeownership	
f. Address (city, State, zip code)		525 GREGORY AVENUE, WEEHAWKEN, NEW JERSEY	
g. ACC Number		h. PAS/LOCCS Project No.	
NY-10001		NJ077-001	

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

Line No.	Acct. No.	Description (1)	Requested Budget Estimates			
			PHA/IHA Estimates		HUD Modifications	
			PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:						
010	7710	Operating Expenses				
020	7712	Earned Home Payments Account				
030	7714	Nonroutine Maintenance Reserves				
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)				
050	7716	Excess (or Deficit) in Break-Even Amount				
060	7790	Homebuyers Monthly Payments (Contra)				
Operating Receipts						
070	3110	Dwelling Rentals	\$285.90	\$339,650		
080	3120	Excess Utilities	\$0.00	\$0		
090	3190	Nondwelling Rentals	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$285.90	\$339,650		
110	3610	Interest on General Fund Investments	\$1.85	\$2,200		
120	3690	Other Operating Receipts	\$3.37	\$4,000		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$291.12	\$345,850		
Operating Expenditures - Administration:						
140	4110	Administrative Salaries	\$64.45	\$76,570		
150	4130	Legal Expense	\$5.05	\$6,000		
160	4140	Staff Training	\$1.35	\$1,600		
170	4150	Travel	\$1.52	\$1,800		
180	4170	Accounting Fees	\$10.10	\$12,000		
190	4171	Auditing Fees	\$2.69	\$3,200		
200	4190	Other Administrative Expenses	\$26.94	\$32,000		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$112.10	\$133,170		
Tenant Services:						
220	4210	Salaries	\$0.00	\$0		
230	4220	Recreation, Publications and Other Services	\$0.00	\$0		
240	4230	Contract Costs, Training and Other	\$4.21	\$5,000		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$4.21	\$5,000		
Utilities:						
260	4310	Water	\$26.64	\$30,000		
270	4320	Electricity	\$41.57	\$84,000		
280	4330	Gas	\$0.00	\$0		
290	4340	Fuel	\$28.26	\$0		
300	4350	Labor	\$0.00	\$0		
310	4390	Other utilities expense	\$31.99	\$38,000		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$128.46	\$152,000		

facsimile form

HUD-52564 (3/95)

Previous editions are obsolete

ref. Handbook 7475.1

Line No.	Acct. No.	Description (1)	Requested Budget Estimates			
			PHA/IHA Estimates		HUD Modifications	
			PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:						
330	4410	Labor	\$51.48	\$61,160		
340	4420	Materials	\$29.88	\$35,500		
350	4430	Contract Costs	\$110.69	\$131,500		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$192.05	\$228,160		
Protective Services:						
370	3110	Labor	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0		
390	3190	Contract Costs	\$0.00	\$0		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00	\$0		
General Expense:						
410	4510	Insurance	\$36.95	\$43,900		
420	4520	Payments in Lieu of Taxes	\$15.80	\$18,770		
430	4530	Terminal Leave Payments	\$0.00			
440	4540	Employee Benefit Contributions	\$67.39	\$80,060		
450	4570	Collection Losses	\$1.01	\$1,200		
460	4590	Other General Expense	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$121.15	\$143,930		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$557.97	\$662,260		
Rent for Leased Dwellings:						
490	4710	Rents to Owners of Leased Dwellings				
500	Total	Operating Expense (sum of lines 480 and 490)				
Nonroutine Expenditures:						
510	4610	Loan Debt Service	\$45.65	\$54,231		
520	7520	Replacement of Nonexpendable Equipment	\$21.89	\$26,000		
530	7540	Deposits to Reserve for Repair and replacement	\$63.13	\$75,000		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$130.67	\$155,231		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$688.64	\$817,491		
Prior Year Adjustments:						
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0		
Other Expenditures:						
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year				
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$688.64	\$817,491		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$397.52)	(\$471,641)		
HUD Contributions:						
600	8010	Basic Annual Contribution Earned - Leased Projects:Current Yr				
610	8011	Prior Year Adjustments - (Debit) Credit				
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)				
630	8020	Contributions Earned - Op.Sub:-Cur.Yr. (before year-end adj)	\$0.00	\$0		
640		Mandatory PFS Adjustments (net):	\$0.00	\$0		
650		HAP		\$545,513		
660		Other (specify):				
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$545,513		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$0.00	\$545,513		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$0.00	\$545,513		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)				
		Enter here and on line 810	(\$397.52)	\$73,872		

Name of PHA / IHA WEEHAWKEN HOUSING AUTHORITY	Fiscal Year Ending DECEMBER 31, 2023
--	---

		Operating Reserve	PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year				
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	\$331,130	

Part II - Provision for and Estimated or Actual Operating Reserve at FY End				
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):	DECEMBER 31, 2021	(\$1,023,657)
790		Provision for Operating Reserve - Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	DECEMBER 31, 2022	\$43,721
		<input type="checkbox"/> Actual for FYE	DECEMBER 31, 2022	
800		Operating Reserve at End of Current Budget Year (check one)		
		<input checked="" type="checkbox"/> Estimated for FYE	DECEMBER 31, 2022	(\$979,936)
		<input type="checkbox"/> Actual for FYE	DECEMBER 31, 2022	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE	DECEMBER 31, 2023	
		Enter Amount from Line 700		\$73,872
820		Operating Reserve at End of Requested Budget Year Estimated for FYE	DECEMBER 31, 2023	
		(Sum of lines 800 and 810)		(\$906,064)
830		Cash Reserve Requirement:	0% % of line 480	\$0

Comments

PHA / IHA Approval

Name _____
 Title _____
 Signature _____

Date _____

Field Office Approval

Name _____
 Title _____
 Signature _____

Date _____

**Operating Budget
Schedule of All Positions and Salaries**

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

OMB Approval No. 2577-0026 (Exp. 6/30/01)

Name of Housing Authority WEEHAWKEN HOUSING AUTHORITY	Locality WEEHAWKEN, NEW JERSEY	Present Salary Rate As of (date) 12/31/22	Requested Budget Year				Allocation of Salaries by Program				Fiscal Year End DECEMBER 31, 2023											
			Position Title By Organizational Unit and Function	Salary Rate	No. Months	Estimated Payment Amount	Management 4800 Park	Modernization 2-4 POTTER	Development 2-4 POTTER	Section 8 Programs		Other Programs PLEASANT AVE	Longevity	Method of Allocation								
															(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
ADMINISTRATION:																						
1) Interim Executive Director J. BARRACATO		\$34,500	\$50,000	12	\$50,000	\$17,500	\$5,000	\$2,500	\$22,500	\$2,500												
2) Administrative D. VETTER		\$68,500	\$70,560	12	\$70,560	\$27,210	\$17,640	\$3,530	\$18,650	\$3,530												
3) Sec. & Coordinator S. JENNINGS		\$68,500	\$70,560	12	\$70,560	\$0	\$17,640	\$3,530	\$45,860	\$3,530												
4) Administrative A. Visaggio		\$16,900	\$19,470	12	\$19,470	\$7,780	\$4,870	\$970	\$4,880	\$970												
5) BOOKKEEPER/CLERICAL J. VENTURA		\$8,610	\$9,000	12	\$9,000	\$3,600	\$2,250	\$450	\$2,250	\$450												
6) HCV INSPECTOR F. TATTOLI		\$10,110	\$10,420	12	\$10,420	\$0	\$0	\$0	\$10,420	\$0												
7) ADMINISTRATIVE D. Perez		\$40,000	\$41,200	12	\$41,200	\$16,480	\$10,300	\$2,060	\$10,300	\$2,060												
8) Administrative Overtime		\$20,000	\$20,000	12	\$20,000	\$4,000	\$4,000	\$1,000	\$10,000	\$1,000												
TOTAL ADMINISTRATION					\$291,210	\$76,570	\$61,700	\$14,040	\$124,860	\$14,040												
TENANT SERVICES																						
1)					\$0																	
2)					\$0																	
3)					\$0																	
TOTAL TENANT SERVICES					\$0																	
UTILITY LABOR																						
1) Building Maintenance Worker				12																		
2) Building Maintenance Worker				12																		
3)																						
TOTAL UTILITY LABOR					\$0				\$0													
											Executive Director or Designated Official	Date	NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.									

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompanying therewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (16 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**Operating Budget
Schedule of All Positions and Salaries**

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

OMB Approval No. 2577-0026 (Exp. 6/30/01)
Fiscal Year End DECEMBER 31, 2023

Name of Housing Authority WEEHAWKEN HOUSING AUTHORITY	Locality WEEHAWKEN, NEW JERSEY	Present Salary Rate As of (date) 12/31/22	Requested Budget Year		Allocation of Salaries by Program					Method of Allocation (12)	
			Salary Rate (3)	Estimated Payment	Management 4800 Park (7)	Development 2-4 POTTER (8)	Section 8 Programs (9)	Other Programs PLEASANT AVE (10)	Longevity (11)		
(1)	(2)	(3)	No. Months (4)	Amount (5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
MAINTENANCE STAFF:											
1) Building Maintenance Worker V. MOTTA		\$39,510	12	\$40,700	\$24,420	\$8,140	\$4,070		\$4,070		
2) Building Maintenance Worker Vacant		\$0	12	\$30,000	\$21,740	\$5,260	\$1,000		\$2,000		
3) BUILDING CLEANING K. LEVIEN		\$5,200	12	\$5,200	\$0	\$0	\$0		\$5,200		
4) BUILDING CLEANING P. MAZURE		\$5,000	12	\$5,000	\$15,000	\$5,000	\$1,500		\$5,000		
5) OVERTIME AND EMERGENCY ON CALL		\$20,000	12	\$25,000					\$3,500		
TOTAL MAINTENANCE LABOR				\$105,900	\$61,160	\$18,400	\$6,570	\$0	\$19,770	\$0	

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

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
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Executive Director or Designated Official _____ Date _____

facsimile form HUD-52566 (3/95)
ref. Handbook 7475.1

Page ___ of ___

Operating Budget
Schedule of Administration
Expenses Other Than Salary

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

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

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 60(4) of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority: WEEHAWKEN HOUSING AUTHORITY	Locality: WEEHAWKEN, NEW JERSEY	Fiscal Year End: DECEMBER 31, 2023
--	---	--

(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1 Legal Expense (see Special Note in Instructions)	\$15,000	\$6,000	\$0	\$9,000	\$0
2 Training (list and provide justification)	\$4,000	\$1,600	\$0	\$2,400	\$0
3 Travel					
Trips to Conventions and Meetings (list and provide just.)	\$1,500	\$600	\$0	\$900	\$0
4 Other Travel:					
Outside Area of Jurisdiction	\$1,500	\$600	\$0	\$900	\$0
5 Within Area of Jurisdiction	\$1,500	\$600	\$0	\$900	\$0
6 Total Travel	\$4,500	\$1,800	\$0	\$2,700	\$0
7 Accounting	\$30,000	\$12,000	\$0	\$18,000	\$0
8 Auditing	\$8,000	\$3,200	\$0	\$4,800	\$0
9 Sundry					
Rental of Office Space		\$0	\$0	\$0	\$0
10 Publications	\$5,000	\$2,000	\$0	\$3,000	\$0
11 Membership Dues and Fees (list orgn. and amount)	\$4,000	\$1,600	\$0	\$2,400	\$0
12 Telephone, Fax, Electronic Communications	\$15,000	\$6,000	\$0	\$9,000	\$0
13 Collection Agent Fees and Court Costs	\$0	\$0	\$0	\$0	\$0
14 Administrative Services Contracts (list and provide just.)	\$30,000	\$12,000	\$0	\$18,000	\$0
15 Forms, Stationary and Office Supplies	\$11,000	\$4,400	\$0	\$6,600	\$0
16 Other Sundry Expense (provide breakdown)	\$15,000	\$6,000	\$0	\$9,000	\$0
17 Total Sundry	\$80,000	\$32,000	\$0	\$48,000	\$0
18 Total Administration Expense Other Than Salaries	\$141,500	\$56,600	\$0	\$84,900	\$0

PERCENTAGE OF EXPENSES TO BE CHARGED TO MANAGEMENT: 40.00%
 =====

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

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

Signature of authorized representative and Date:

Operating Budget

Summary of Budget Data and Justifications

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

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

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 604(4) of the Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. The information does not lend itself to confidentiality.

Name of Local Housing Authority	Locality	Fiscal Year Ending:
WEEHAWKEN HOUSING AUTHORITY	WEEHAWKEN, NEW JERSEY	DECEMBER 31, 2023

Operating Receipts

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

Monthly Rent Roll as of: 11 /1/ 2022 equals 27,715 divided by 95 occupied units = \$291.74 Avg. Monthly Dwelling Rental (AMDR)

times 1.00 Change Factor, X 98% Occupancy Rate, equals \$ 285.9 times 1,188 Unit Months Available

=====
equals \$339,649

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

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

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

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

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

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

2. Comments

Nondwelling Rent estimated in the amount of: \$0

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

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

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

	<u>Gross Amt.</u>				<u>Net Amt.</u>
Sales and Services to Residents of:	\$0	minus pass-throughs of:	\$0	equals	\$0
Cable TV in the amount of :	\$0	minus pass-throughs of:	\$0	equals	\$0
Laundry & Vending in the amount of:	\$3,000	N/A, as long as Notice PIH 96-24 in effect		equals	\$3,000
Late Charges in the amount of:	\$1,000	N/A, as long as Notice PIH 96-24 in effect		equals	\$1,000
CAPITAL-OPERATIONS	\$0	(CARRIED OVER)		equals	\$0
	=====				=====
	\$4,000				\$4,000
				PUM equals	\$3.37

Operating Expenditures

Summary of Staffing and Salary Data

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

- Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10).
- Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management.
- Column (5) Enter the portion of total salary expense shown in Column (5) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6) Enter the portion of total salary expense shown in Column (5) or (9), form HUD-52566, allocable to Section 8 programs.

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

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program			
			Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration--Nontechnical Salaries (1)	7	6.50	\$76,570		\$61,700	\$124,860
Administration--Technical Salaries (1)						
Ordinary Maintenance and Operation--Labor (1)	6	6.00	\$73,580			\$5,000
Utilities--Labor (1)			\$0			
Other (Specify) (Tenant Services, Legal, etc.) (1)			\$0			
Extraordinary Maintenance Work Projects (2)						
Betterments and Additions Work Projects (2)						

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

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

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

SEE HUD 52566

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

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

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

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

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

Materials Estimated at: \$35,500

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

ELECTRIC REPAIRS	\$7,500	MISC. REPAIRS	\$80,000
Pest Control	\$7,500	ELEVATOR SERVICE	\$9,000
EMERGENCY ALARM	\$5,000		
HARDWARE/SOFTWARE MAINTENANCE	\$7,500		
Other (HVAC)	\$15,000		
	\$0	TOTAL CONTRACTS:	===== \$131,500

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

	MGMT.	VOUCHERS	TOTAL
ALL LINES	\$39,000	-	39,000
WORKER'S COMP./POL	\$4,900	7,600	12,500

TOTAL INSURANCE: \$43,900 7,600 51,500

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

FICA:	7.65% X Total Payroll of =====	\$137,730	equals:	\$10,536 per year
Hospitalization:			equals	\$57,470 per year
Retirement:	7.75% X Total Payroll of =====	\$137,730	equals:	\$10,674 per year
Unemployment:	1.00% times 1st =====	\$37,500 /person \$	137,730 equals	\$1,377 per year =====
TOTAL BENEFITS:				\$80,057

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

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

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

See HUD 52567 (Schedule of Nonroutine Expenditures)

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

N/A