

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		<input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing		
[X] Original [] Revision No. :		MARCH 31, 2015		<input type="checkbox"/> IHA Owned Mutual Help Homeownership		
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)		SECAUCUS HOUSING AUTHORITY		<input type="checkbox"/> PHA/IHA Leased Rental Housing		
f. Address (city, State, zip code)		700 County Avenue, Secaucus, New Jersey 07094		<input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership		
g. ACC Number		h. PAS/LOCCS Project No.		<input type="checkbox"/> PHA/IHA Leased Homeownership		
NY-1001		NJ083-001/005				
j. No. of Dwelling Units		k. No. of Unit Months Available		m. No. of Projects		
275		3,300		3		
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	\$356.65	\$1,176,950		
080	3120	Excess Utilities	\$4.73	\$16,600		
090	3190	Nondwelling Rentals	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$361.38	\$1,192,550		
110	3610	Interest on General Fund Investments	\$1.35	\$4,460		
120	3690	Other Operating Receipts	\$25.76	\$85,000		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$388.49	\$1,282,010		
Operating Expenditures - Administration:						
140	4110	Administrative Salaries	\$55.99	\$184,760		
150	4130	Legal Expense	\$6.30	\$20,800		
160	4140	Staff Training	\$1.94	\$6,400		
170	4150	Travel	\$7.52	\$24,800		
180	4170	Accounting Fees	\$7.42	\$24,500		
190	4171	Auditing Fees	\$1.33	\$4,400		
200	4190	Other Administrative Expenses	\$30.97	\$102,200		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$111.47	\$367,860		
Tenant Services:						
220	4210	Salaries	\$10.45	\$34,500		
230	4220	Recreation, Publications and Other Services	\$1.52	\$6,000		
240	4230	Contract Costs, Training and Other	\$3.03	\$10,000		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$15.00	\$49,500		
Utilities:						
260	4310	Water	\$10.44	\$49,550		
270	4320	Electricity	\$90.14	\$305,170		
280	4330	Gas	\$22.69	\$26,080		
290	4340	Fuel	\$10.27	\$0		
300	4350	Labor	\$11.79	\$38,910		
310	4390	Other utilities expense	\$5.08	\$16,780		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$150.41	\$436,490		

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	\$71.22	\$235,030		
340	4420	Materials	\$24.24	\$60,000		
350	4430	Contract Costs	\$68.18	\$225,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$163.64	\$540,030		
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	\$22.12	\$73,000		
420	4520	Payments in Lieu of Taxes	\$22.91	\$75,610		
430	4530	Terminal Leave Payments	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$93.49	\$308,510		
450	4570	Collection Losses	\$0.30	\$1,000		
460	4590	Other General Expense	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$138.82	\$458,120		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$579.34	\$1,852,000		
Rent for Leased Dwellings:						
490	4710	Rents to Owners of Leased Dwellings				
500	Total	Operating Expense (sum of lines 480 and 490)				
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	\$0.00	\$0		
520	7520	Replacement of Nonexpendable Equipment	\$0.00	\$0		
530	7540	Property Betterments and Additions	\$0.00	\$0		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$0.00	\$0		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$579.34	\$1,852,000		
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)	\$579.34	\$1,852,000		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$190.85)	(\$569,990)		
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)	\$185.24	\$611,301		
640		Mandatory PFS Adjustments (net):	(\$27.79)	(\$91,695)		
650		Other (specify):		\$0		
660		Other (specify):				
670		Total Year-end Adjustments/Other (plus or minus 640-660)	(\$27.79)	(\$91,695)		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$157.45	\$519,606		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$157.45	\$519,606		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	(\$33.40)	(\$50,384)		

Name of PHA / IHA SECAUCUS HOUSING AUTHORITY		Fiscal Year Ending MARCH 31, 2015	
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		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	\$928,000	

		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): MARCH 31, 2013	\$1,121,579	
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE MARCH 31, 2014 <input type="checkbox"/> Actual for FYE MARCH 31, 2014	(\$41,297)	
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE MARCH 31, 2014 <input type="checkbox"/> Actual for FYE MARCH 31, 2014	\$1,080,282	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE MARCH 31, 2015 Enter Amount from Line 700	(\$50,384)	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE MARCH 31, 2015 (Sum of lines 800 and 810)	\$1,029,898	
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. 2577-0028 (Exp. 9/30/01)

Name of Housing Authority SECAUCUS HOUSING AUTHORITY	Locality SECAUCUS, NEW JERSEY	Fiscal Year End MARCH 31, 2015	Allocation of Salaries by Program										
			Present Salary Rate As of (date) 03/31/15	Requested Budget Year		Management	Modernization CAPITAL	Development	Section 8 Programs	Other Programs	Longevity	Method of Allocation (12)	
				Salary Rate (3)	Estimated Payment Amount (5)								Estimated Payment No. Months (4)
ADMINISTRATION:													
1) Executive Director C. MARRA	\$88,860	\$81,010	12	\$81,010	\$0	\$0	\$0	\$30,000					
2) DEPUTY EXECUTIVE DIRECTOR J. NASZIMENKO	\$64,700	\$60,100	12	\$60,100	\$0	\$0	\$33,190	\$33,000					
3) ADMINISTRATIVE ASSISTANT F. PEIN	\$55,880	\$57,170	12	\$57,170	\$0	\$0	\$42,170	\$15,000					
4) CLERK/TYPIST T. WEINBRECHT	\$53,560	\$54,700	12	\$54,700	\$0	\$0	\$41,700	\$13,000					
5) IT TECH A. GREEN	\$8,400	\$8,000	12	\$8,000	\$0	\$0	\$6,600	\$2,000					
7)	\$0	\$0	12	\$0	\$0	\$0	\$0	\$0					
8)	\$0	\$0	12	\$0	\$0	\$0	\$0	\$0					
9)	\$0	\$0	12	\$0	\$0	\$0	\$0	\$0					
TOTAL ADMINISTRATION		\$277,780		\$277,780	\$0	\$0	\$184,700	\$63,000	\$0				
TENANT SERVICES													
1) TENANT SERVICES L. FANNING	\$46,350	\$47,600	12	\$47,600	\$13,000	\$0	\$34,500						
2)	\$0	\$0	0	\$0	\$0	\$0	\$0						
3)	\$0	\$0	12	\$0	\$0	\$0	\$0						
4)	\$0	\$0	12	\$0	\$0	\$0	\$0						
TOTAL TENANT SERVICES		\$47,600		\$47,600	\$13,000	\$0	\$34,500		\$0				
UTILITY LABOR													
1) VARIOUS ALLOCATIONS	\$37,140	\$38,910	12	\$38,910	\$38,910		\$38,910						
2)													
3)													
TOTAL UTILITY LABOR		\$38,910		\$38,910	\$38,910		\$38,910						

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.
Warnings: 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. 3729.3602)

Executive Director or Designated Official: _____ Date: _____

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

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

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

OMB Approval No. 2577-0028 (Exp. 03/31/01)

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

Position Title By Organizational Unit and Function (1)	Procent Salary Rate As of (date) 03/31/14 (2)	Retructured Budget Year		Management (6)	Modernization (7)	Development UTILTY LAZOR (8)	Section 8 Programs (9)	Other Programs (10)	Longevity (11)	Method of Allocation (12)
		No. Months (4)	Estimated Payment Amount (5)							
MAINTENANCE STAFF:										
1) WORKING MAINTENANCE SUPERVISOR J. JUNEWICZ	\$70,880	12	\$72,280	\$57,830		\$14,480				
2) MAINTENANCE WORKER R. GALLO	\$63,910	12	\$65,380	\$52,300		\$13,080				
3) MAINTENANCE WORKER H. KOWALEWSKI	\$55,580	12	\$56,840	\$45,470		\$11,370				
4) CUSTODIAN G. KOHL	\$33,180	12	\$34,430	\$34,430			\$0			
5) OVERTIME AND ON CALL	\$54,000	12	\$54,000	\$45,000			\$9,000			
6)		12	\$0	\$0						
TOTAL MAINTENANCE LABOR			\$282,940	\$235,030	\$0	\$38,910	\$9,000	\$0	\$0	

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: _____

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

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. 2577-0020 (exp. 03/30/2001)

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

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

(1) Description	(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1 Legal Expense (see Special Note in Instructions)	\$26,000	\$20,800	\$0	\$5,200	\$0
2 Training (list and provide justification)	\$8,000	\$6,400	\$0	\$1,600	\$0
3 Travel					
Trips to Conventions and Meetings (list and provide just.)	\$26,000	\$20,800	\$0	\$5,200	\$0
4 Other Travel:					
Outside Area of Jurisdiction	\$0	\$0	\$0	\$0	\$0
5 Within Area of Jurisdiction	\$5,000	\$4,000	\$0	\$1,000	\$0
6 Total Travel	\$31,000	\$24,800	\$0	\$6,200	\$0
7 Accounting	\$30,000	\$24,500	\$0	\$5,500	\$0
8 Auditing	\$10,000	\$4,400	\$0	\$5,600	\$0
9 Sundry					
Rental of Office Space	\$0	\$0	\$0	\$0	\$0
10 Publications	\$9,000	\$7,200	\$0	\$1,800	\$0
11 Membership Dues and Fees (list orgn. and amount)	\$20,000	\$16,000	\$0	\$4,000	\$0
12 Telephone, Fax, Electronic Communications	\$24,000	\$19,200	\$0	\$4,800	\$0
13 Collection Agent Fees and Court Costs	\$0	\$0	\$0	\$0	\$0
14 Administrative Services Contracts (list and provide just.)	\$15,000	\$15,000	\$0	\$0	\$0
15 Forms, Stationary and Office Supplies	\$28,000	\$22,400	\$0	\$5,600	\$0
16 Other Sundry Expense (provide breakdown)	\$28,000	\$22,400	\$0	\$5,600	\$0
17 Total Sundry	\$124,000	\$102,200	\$0	\$21,800	\$0
18 Total Administration Expense Other Than Salaries	\$229,000	\$183,100	\$0	\$45,900	\$0

PERCENTAGE OF EXPENSES TO BE CHARGED TO MANAGEMENT: 80.00%
 =====

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. 03/31/2011)

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 602(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:
SECAUCUS HOUSING AUTHORITY	SECAUCUS, NEW JERSEY	MARCH 31, 2016

Operating Receipts

Dwelling Rental: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number the number of dwelling units available for occupancy and the number accepted for the same month and. 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: 11/1/2013 equals 99,070 divided by 275 occupied units = \$360.25 Avg. Monthly Dwelling Rental (AMDR)

times 1.00 Change Factor, X 99% Occupancy Rate, equals \$ 356.7 times 3,300 Unit Months Available

equals \$1,176,945

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: \$15,600

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 \$990,000 times Estimated Average T-Bill Rate of 0.45%
 equals \$4,455 which is \$1.35 PUM times 3,300 Unit Months Available
 equals \$4,460

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
VARIOUS	\$0	minus pass-throughs of:	\$0 equals	\$0
Laundry & Vending in the amount of:	\$35,000	N/A, as long as Notice PIH 86-24 in effect	equals	\$35,000
Late Charges in the amount of:	\$10,000	N/A, as long as Notice PIH 96-24 in effect	equals	\$10,000
PATRIOT COMMONS MGMT:	\$40,000	(CARRIED OVER)	equals	\$40,000
CAPITAL OPERATIONS	\$0			0
	=====			=====
	\$85,000			\$85,000
			PUM equals	\$25.76

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)	HUD-Aided Management Program				
		Equivalent Full-Time Positions (2)	Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration--Nontechnical Salaries (1)	7	6.25	\$184,760		\$0	\$93,000
Administration--Technical Salaries (1)						
Ordinary Maintenance and Operation--Labor (1)	6	6.00	\$235,030			
Utilities--Labor (1)			\$38,910			
Other (Specify) (Tenant Services, Legal, etc.) (1)	3	3.00	\$67,020		\$40,000	
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 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: \$80,000

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

SNOW REMOVAL	\$5,000	Elevator Service/Repairs	\$35,000
Pest Control	\$15,000	Carpentry	\$10,000
Fire Alarm Service	\$20,000	Locksmith	\$10,000
Apartment Painting	\$17,500	Generator	\$10,000
Other	\$35,000		=====
Office Eqpt. Maintenance	\$10,000	TOTAL CONTRACTS:	\$225,000
Janitorial Contract	7,500		
Electrical	10,000		
Emergency Call System	20,000		
Grounds Maintenance	10,000		
	10,000		

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

	MGMT.	VOUCHERS	TOTAL
MULTI PERIL	\$59,000	1,000	60,000
WORKER'S COMP. IPOL	\$14,000	2,000	16,000
	\$0	0	0
	\$0		
	\$0		
	\$0		
TOTAL INSURANCE:	\$73,000	3,000	76,000

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

FICA:	7.65% X Total Payroll of	\$515,200	equals:	\$39,413 per year
	=====		equals	\$215,000 per year
Retirement:	9.50% X Total Payroll of	\$515,200	equals:	\$48,944 per year
	=====			
Unemployment:	1.00% times 1st	\$32,000 /person \$	515,200 equals	\$5,152 per year
	=====			=====
		TOTAL BENEFITS:		\$308,509

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: **\$1,000 for the Requested Budget Year.**
=====

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

See HUD 52567 (Schedule of Nonroutine Expenditures)

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

N/A

Calculation of Allowable Utilities Expense Level

PHA-Owned Rental-Housing Operating Fund

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

OMB Approval No. 2577-0029 (exp. 5/31/2001)

a) Public Housing Agency		b) Operating Fund Project Number		c) New Project Numbers		d) Fiscal Year Ending		e) Type of Submission		f) Revision No. ()	
SECAUCUS HOUSING AUTHORITY						MARCH 31, 2015		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No. ()	
						NY-1001		<input checked="" type="checkbox"/> Energy Performance Contract		<input type="checkbox"/> Utility Rate Incentive	
Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (specify type e.g., oil, coal, wood)	(7)	(8)	(9)		
01	UMA and actual consumption for old project for 12 month period which ended 12 months before the Requested Budget Year. 2012	3,300	6,531,962	2,206,795	26,817						
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. 2011	3,300	6,531,962	2,206,795	26,817						
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. 2010	3,300	6,531,962	2,206,795	26,817						
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	9,900	19,595,886	6,620,385	80,451				0		
05	Estimated Unit Months available for old projects for Requested Budget Year.	3,300									
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3).	3									
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	3,300	6,531,962	2,206,795	26,817				0		
08	Estimated UMA and consumption for new projects.										
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	3,300	6,531,962	2,206,795	26,817				0		
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09)	Costs	\$49,550	\$305,169	\$26,077				\$16,197	\$580	
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$387,572									
12	Est. PJM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3).	\$120.48									
13	Rate		\$0.00740	\$0.13480	\$0.84850						
14	Unit of Consumption		Gallon	Kwh	THERMS				5		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in federal law or regulation and other eligibility			
01	FICA contributions <small>94,000-90,000=4,000X7.65%</small>	\$306	
02	Unemployment compensation <small>25,000-25,000=800X10 EMP X1%</small>	\$80	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	275	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident participation (Sum of Part D, Lines 09 thru 11)	275	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	\$6,875	
14	Other approved funding, not listed (Specify in Section 3)	\$0	
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	\$7,261	
Part E. Calculation of Operating Subsidy Eligibility Before Year-End Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	\$549,055	
02	Actual cost of Independent Audit (IA)	\$4,400	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	\$611,301	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	\$0	
02	Additional subject fiscal year operating subsidy eligibility (specify)	\$0	
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year	\$0	
04	HUD discretionary adjustments	\$0	
05	Other (specify)	\$0	
06	Other (specify)	\$0	
07	Unfunded portion due to proration	\$0	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	(\$91,695)	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	\$519,606	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		(
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal yr (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (identify individual amounts under Section 3)	()	(
03	Total additional amount due HUD (Include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	\$0	

HOUSING AUTHORITY OF SECAUCUS
HUDSON COUNTY, NEW JERSEY

RESOLUTION # 2014-2

INTRODUCED BY: COMMISSIONER

SECONDED BY: COMMISSIONER

DATE: January 23, 2014

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority for the fiscal year beginning April 1, 2014 and ending March 31, 2015 has been presented before the Members of the Housing Authority at its open public meeting of January 23, 2014; and

WHEREAS, the Annual Budget introduced reflects Total Revenues of \$4,042,716. Total Appropriations, including any Accumulated Deficit if any of \$4,114,900 and Total Fund Balance utilized of \$72,184; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$120,000 and Total Fund Balance planned to be utilized as funding thereof, of \$0; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority, at an open public meeting held on January 23, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Housing Authority for the fiscal year beginning 4/1/14 and ending 3/31/15, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption at its March 27, 2014 meeting

Christopher Marra, Executive Director

Date

Recorded Vote

Governing Body Member

Aye

Nav

Abstain

Absent

Chairman

Vice Chairperson

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

2014

HOUSING AUTHORITY BUDGET

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

---ANTICIPATED REVENUES---

	CROSS REF.	2014 PROPOSED BUDGET	2013 CURRENT YEAR'S ADOPTED BUDGET
OPERATING REVENUES			
TOTAL RENTAL FEES	* A-1 *	\$3,937,756 *	\$4,149,123 *
OTHER OPERATING REVENUES	* A-2 *	\$0 *	\$0 *
	* *	\$0 *	\$0 *
	* *	\$0 *	\$0 *
TOTAL OPERATING REVENUES	* R-1 *	\$3,937,756 *	\$4,149,123 *
NON-OPERATING REVENUES	CROSS REF.	2014 PROPOSED BUDGET	2013 CURRENT YEAR'S ADOPTED BUDGET
OPERATING GRANTS & ENTITLEMENTS	* A-3 *	\$0 *	\$0 *
LOCAL SUBSIDIES & DONATIONS	* A-4 *	\$0 *	\$0 *
INTEREST ON INVESTMENTS	* A-5 *	\$5,460 *	\$2,490 *
OTHER NON-OPERATING REVENUES	* A-6 *	\$99,500 *	\$89,000 *
TOTAL NON-OPERATING REVENUES	* R-2 *	\$104,960 *	\$91,490 *
TOTAL ANTICIPATED REVENUES (R-1 + R-2)	* R-3 *	\$4,042,716 *	\$4,240,613 *

2014

HOUSING AUTHORITY BUDGET

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

---BUDGETED APPROPRIATIONS---

--OPERATING APPROPRIATIONS--

*****		2014	2013
ADMINISTRATION	CROSS REF.	PROPOSED BUDGET	CURRENT YEAR'S ADOPTED BUDGET
*****	*****	*****	*****
SALARY & WAGES	* B-1 *	\$278,760 *	\$314,370 *
FRINGE BENEFITS	* B-2 *	\$164,714 *	\$185,386 *
OTHER EXPENSES	* B-3 *	\$229,000 *	\$229,000 *
TOTAL ADMINISTRATION	* E-1 *	\$672,474 *	\$728,756 *
*****		2014	2013
COST OF PROVIDING SERVICES	CROSS REF.	PROPOSED BUDGET	CURRENT YEAR'S ADOPTED BUDGET
*****	*****	*****	*****
SALARY & WAGES	* B-4 *	\$330,440 *	\$315,720 *
FRINGE BENEFITS	* B-5 *	\$186,796 *	\$173,914 *
OTHER EXPENSES	* B-6 *	\$2,925,190 *	\$3,080,820 *
TOTAL COST OF PROVIDING SERVICES	* E-2 *	\$3,442,426 *	\$3,570,454 *
NET PRINCIPAL DEBT PAYMENTS IN LIEU OF DEPRECIATION	* D-1 *	\$0 *	\$0 *
TOTAL OPERATING APPROPRIATIONS (E-1 + E-2 + D-1)	* E-3 *	\$4,114,900 *	\$4,299,210 *

2014

HOUSING AUTHORITY BUDGET

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

---BUDGETED APPROPRIATIONS---

--NON-OPERATING APPROPRIATIONS--

	CROSS REF.	2014 PROPOSED BUDGET	2013 CURRENT YEAR'S ADOPTED BUDGET
NET INTEREST DEBT PAYMENTS	* D-2 *	\$0 *	\$0 *
OPERATING RESERVE	* C-1 *	\$0 *	\$0 *
OPERATING RESERVE - SECT 8	* C-2 *	\$0 *	\$0 *
OTHER NON-OPERATING APPROPRIATION	* C-3 *	\$0 *	\$0 *
OTHER (SECT. 8 / HOUSING VOUCHER)	* C-4 *	\$0 *	\$0 *
TOTAL NON-OPERATING APPROPRIATIONS (D-2+C-1+C-2+C-3+C-4)	* E-4 *	\$0 *	\$0 *
ACCUMULATED DEFICIT	* E-5 *	\$0 *	\$0 *
TOTAL OPERATING & NON-OPERATING APPROPRIATIONS & ACCUMULATED DEFICIT (E-3+E-4+E-5)	* E-6 *	\$4,114,900 *	\$4,299,210 *
LESS : FUND BALANCE UTILIZED TO BALANCE BUDGET	* R-4 *	\$72,184 *	\$58,597 *
TOTAL APPROPRIATIONS & FUND BALANCE (E-6 - R-4)	* E-7 *	\$4,042,716 *	\$4,240,613 *

2014

HOUSING AUTHORITY BUDGET

SUPPLEMENTAL SCHEDULES

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM April 1, 2014 TO March 31, 2015

==== OPERATING REVENUES ====

----RENTAL FEES----	CROSS REF	TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
HOMEBUYERS MONTHLY PAYMENTS *	Line 60 *	\$0	\$0	\$0	\$0	\$0 *
DWELLING RENTAL	* Line 70 *	\$1,176,950	\$1,176,950	\$0	\$0	\$0 *
EXCESS UTILITIES	* Line 80 *	\$15,600	\$15,600	\$0	\$0	\$0 *
NON-DWELLING RENTAL	* Line 90 *	\$0	\$0	\$0	\$0	\$0 *
HUD OPERATING SUBSIDY	* Line 690 *	\$519,606	\$519,606	\$0	\$0	\$0 *
OTHER INCOME	* Line 120 *	\$0	\$0	\$0	\$0	\$0 *
CERTIFICATE-ACC SECTION 8	* Line 13 *	\$0	\$0	\$0	\$0	\$0 *
VOUCHER-ACC HOUSING VOUCHER *	Line 13 *	\$2,225,600	\$0	\$0	\$2,225,600	\$0 *
TOTAL RENTAL FEES	* A-1 *	\$3,937,756	\$1,712,156	\$0	\$2,225,600	\$0 *

---OTHER OPERATING REVENUES---

LIST IN DETAIL:	TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
(1)	\$0	\$0	\$0	\$0	\$0 *
(2)	\$0	\$0	\$0	\$0	\$0 *
(3)	\$0	\$0	\$0	\$0	\$0 *
(4)	\$0	\$0	\$0	\$0	\$0 *
(5)	\$0	\$0	\$0	\$0	\$0 *
TOTAL OTHER OPERATING REVENUE	* A-2 *	\$0	\$0	\$0	\$0 *

2014

HOUSING AUTHORITY BUDGET

SUPPLEMENTAL SCHEDULES

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

==== NON-OPERATING REVENUES ====

----GRANTS &----
----ENTITLEMENTS----

			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
LIST IN DETAIL:			-----	-----	-----	-----	-----
(1)	*	*	\$0	\$0	\$0	\$0	\$0
(2)	*	*	\$0	\$0	\$0	\$0	\$0
(3)	*	*	\$0	\$0	\$0	\$0	\$0
(4)	*	*	\$0	\$0	\$0	\$0	\$0
(5)	*	*	\$0	\$0	\$0	\$0	\$0
TOTAL GRANTS & ENTITLEMENTS	*	A-3	\$0	\$0	\$0	\$0	\$0
			=====	=====	=====	=====	=====

----LOCAL SUBSIDIES----
----& DONATIONS----

			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
LIST IN DETAIL:			-----	-----	-----	-----	-----
(1)	*	*	\$0	\$0	\$0	\$0	\$0
(2)	*	*	\$0	\$0	\$0	\$0	\$0
(3)	*	*	\$0	\$0	\$0	\$0	\$0
(4)	*	*	\$0	\$0	\$0	\$0	\$0
(5)	*	*	\$0	\$0	\$0	\$0	\$0
TOTAL SUBSIDIES & DONATIONS	*	A-4	\$0	\$0	\$0	\$0	\$0
			=====	=====	=====	=====	=====

2014

**HOUSING AUTHORITY BUDGET
SUPPLEMENTAL SCHEDULES**

SECAUCUS HOUSING AUTHORITY

FISCAL PERIOD April 1, 2014 to March 31, 2015

==== NON-OPERATING REVENUES ====

---INTEREST ON INVESTMENTS--- ---AND DEPOSITS---			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
INVESTMENTS	*	*	\$5,460	\$4,460	\$0	\$1,000	\$0 *
SECURITY DEPOSITS	*	*	\$0	\$0	\$0	\$0	\$0 *
PENALTIES	*	*	\$0	\$0	\$0	\$0	\$0 *
OTHER INVESTMENTS	*	*	\$0	\$0	\$0	\$0	\$0 *
TOTAL INTEREST ON INVESTMENTS & DEPOSITS	*	A-5 *	\$5,460	\$4,460	\$0	\$1,000	\$0 *
---OTHER NON-OPERATING REVENUES---			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
LIST IN DETAIL:							
(1)	*	*	\$99,500	\$85,000	\$0	\$1,500	\$13,000 *
(2)	*	*	\$0	\$0	\$0	\$0	\$0 *
(3)	*	*	\$0	\$0	\$0	\$0	\$0 *
(4)	*	*	\$0	\$0	\$0	\$0	\$0 *
(5)	*	*	\$0	\$0	\$0	\$0	\$0 *
TOTAL OTHER NON-OPERATING REVENUES	*	A-6 *	\$99,500	\$85,000	\$0	\$1,500	\$13,000 *

2014

HOUSING AUTHORITY BUDGET

SUPPLEMENTAL SCHEDULES

CAUCUS HOUSING AUTHORITY

FISCAL PERIOD April 1, 2014 to March 31, 2015

==== OPERATING APPROPRIATIONS ====

ADMINISTRATION			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
Salaries & Wages	* B-1 *		\$278,760	\$184,760	\$0	\$94,000	\$0 *
Fringe Benefits	* B-2 *		\$164,714	\$125,471	\$0	\$39,243	\$0 *
Other Expenses	* B-3 *		\$229,000	\$183,100	\$0	\$45,900	\$0 *
TOTAL ADMINISTRATION	* E-1 *		\$672,474	\$493,331	\$0	\$179,143	\$0
=====							
COST OF PROVIDING SERVICES			TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS
Salaries & Wages							
Tenant Services	* *		\$47,500	\$34,500	\$0	\$0	\$13,000 *
Maintenance & Operation	* *		\$244,030	\$235,030	\$0	\$9,000	\$0 *
Protective Services	* *		\$0	\$0	\$0	\$0	\$0 *
Utility Labor	* *		\$38,910	\$38,910	\$0	\$0	\$0
Total Salaries & Wages	* B-4 *		\$330,440	\$308,440	\$0	\$9,000	\$13,000 *
Fringe Benefits	* B-5 *		\$186,796	\$183,039	\$0	\$3,757	\$0 *
Other Expenses							
Tenant Services	* *		\$15,000	\$15,000	\$0	\$0	\$0 *
Utilities	* *		\$397,580	\$397,580	\$0	\$0	\$0 *
Maintenance & Operation							
Materials & Contract Cost	* *		\$305,000	\$305,000	\$0	\$0	\$0 *
Protective Services							
Materials & Contract Cost	* *		\$0	\$0	\$0	\$0	\$0 *
Insurance	* *		\$76,000	\$73,000	\$0	\$3,000	\$0 *
P.I.L.O.T	* *		\$75,610	\$75,610	\$0	\$0	\$0 *
Terminal Leave Payments	* *		\$0	\$0	\$0	\$0	\$0 *
Collection Losses	* *		\$1,000	\$1,000	\$0	\$0	\$0 *
Other General Expense	* *		\$0	\$0	\$0	\$0	\$0 *
Rents	* *		\$2,055,000	\$0	\$0	\$2,055,000	\$0 *
Extraordinary Maintenance	* *		\$0	\$0	\$0	\$0	\$0 *
Replacement of Non-Expendible Equ	* *		\$0	\$0	\$0	\$0	\$0 *
Property Betterment/Additions	* *		\$0	\$0	\$0	\$0	\$0 *
Other Costs	* *		\$0	\$0	\$0	\$0	\$0 *
Total Other Expenses	* B-6 *		\$2,925,190	\$867,190	\$0	\$2,058,000	\$0 *
TOTAL COST OF PROVIDING SERVICE	* *		\$3,442,426	\$1,358,669	\$0	\$2,070,757	\$13,000 *
=====							

2014

HOUSING AUTHORITY BUDGET

SUPPLEMENTAL SCHEDULES

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM April 1, 2014 TO March 31, 2015

====UNRESERVED FUND BALANCE====

2014

CROSS

PROPOSED

REF.

BUDGET

(1)	BEGINNING BALANCE APRIL 1, 2013	*	AUDIT	*	\$1,609,272	*
(2)	UTILIZED IN CURRENT YEAR'S ADOPTED BUDGET	*		*	\$58,597	*
(3)	PROPOSED BALANCE AVAILABLE	*		*	\$1,550,675	*
(4)	ESTIMATED RESULTS OF OPERATION CURRENT BUDGET	*		*	\$0	*
(5)	ESTIMATED AVAILABLE BALANCE	*		*	\$1,550,675	*
(6)	UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*		*	\$0	*
(7)	UTILIZED IN PROPOSED BUDGET	*		*	\$72,184	*
(8)	TOTAL FUND BALANCE UTILIZED	*		*	\$72,184	*
(9)	PROPOSED BALANCE AFTER UTILIZATION IN BUDGET	*		*	\$1,478,491	*

====RESTRICTED FUND BALANCE====

2014

CROSS

PROPOSED

REF.

BUDGET

(1)	BEGINNING BALANCE APRIL 1, 2012	*	AUDIT	*	\$165,888	*
(2)	UTILIZED IN CURRENT YEARS ADOPTED BUDGET	*		*	\$0	*
(3)	PROPOSED BALANCE AVAILABLE	*		*	\$165,888	*
(4)	ESTIMATED RESULTS OF OPERATION CURRENT BUDGET	*		*	(\$50,000)	*
(5)	ESTIMATED AVAILABLE BALANCE	*		*	\$115,888	*
(6)	UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*		*	\$0	*
(7)	UTILIZED IN PROPOSED BUDGET	*		*	\$0	*
(8)	TOTAL RESTRICTED FUND BALANCE UTILIZED	*		*	\$0	*
(9)	PROPOSED BALANCE AFTER UTILIZATION IN BUDGET	*		*	\$115,888	*

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR 2014

FISCAL PERIOD April 1, 2014 to March 31, 2015

OPERATING BUDGET

Line No.	Acct. No.	Description	TOTAL HOUSING AUTHORITY	Public Housing Mangement	Section 8	Housing Voucher	Other Programs
			PROPOSED BUDGET	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
Homebuyers Monthly Payments For							
10	7710	Operating Expense	\$0	\$0	\$0	\$0	\$0
20	7712	Earned Home Payments	\$0	\$0	\$0	\$0	\$0
30	7714	Non-routine Maintenance Res.	\$0	\$0	\$0	\$0	\$0
40	Total	Break Even Amount	\$0	\$0	\$0	\$0	\$0
50	7716	Excess (Deficit)	\$0	\$0	\$0	\$0	\$0
60	7790	Homebuyers Monthly Pay.	\$0	\$0	\$0	\$0	\$0
Operating Receipts							
65	2210	Section 8/Voucher Payments	\$2,225,600	\$0	\$0	\$2,225,600	\$0
70	3110	Dwelling Rental	\$1,176,950	\$1,176,950	\$0	\$0	\$0
80	3120	Excess Utilities	\$15,600	\$15,600	\$0	\$0	\$0
90	3190	Nondwelling Rental	\$0	\$0	\$0	\$0	\$0
100	Total	Rental Income	\$3,418,150	\$1,192,550	\$0	\$2,225,600	\$0
110	3610	Interest Income	\$5,460	\$4,460	\$0	\$1,000	\$0
120	3690	Other Income	\$99,500	\$85,000	\$0	\$1,500	\$13,000
130	Total	Operating Income	\$3,523,110	\$1,282,010	\$0	\$2,228,100	\$13,000
135	-	Grant Revenue	\$0	\$0	\$0	\$0	\$0
Total Operating Income(Inc. grants)			\$3,523,110	\$1,282,010	\$0	\$2,228,100	\$13,000
Operating Expenditures - Administration							
140	4110	Administrative Salaries	\$278,760	\$184,760	\$0	\$94,000	\$0
150	4130	Legal	\$26,000	\$20,800	\$0	\$5,200	\$0
160	4140	Staff Training	\$8,000	\$6,400	\$0	\$1,600	\$0
170	4150	Travel	\$31,000	\$24,800	\$0	\$6,200	\$0
180	4170	Accounting Fees	\$30,000	\$24,500	\$0	\$5,500	\$0
190	4171	Auditing Fees	\$10,000	\$4,400	\$0	\$5,600	\$0
200	4190	Other Admin. Expenses	\$124,000	\$102,200	\$0	\$21,800	\$0
210	Total	Administrative Expense	\$507,760	\$367,860	\$0	\$139,900	\$0
Tenant Services							
220	4210	Salaries	\$47,500	\$34,500	\$0	\$0	\$13,000
230	4220	Recreation, Public. & Other	\$5,000	\$5,000	\$0	\$0	\$0
240	4230	Contract Cost	\$10,000	\$10,000	\$0	\$0	\$0
250	Total	Tenant Service Expense	\$62,500	\$49,500	\$0	\$0	\$13,000
Utilities							
260	4310	Water	\$49,550	\$49,550	\$0	\$0	\$0
270	4320	Electricity	\$305,170	\$305,170	\$0	\$0	\$0
280	4330	Gas	\$26,080	\$26,080	\$0	\$0	\$0
290	4340	Fuel Oil	\$0	\$0	\$0	\$0	\$0
300	4350	Labor	\$38,910	\$38,910	\$0	\$0	\$0
310	4390	Other	\$16,780	\$16,780	\$0	\$0	\$0
320	Total	Utilities Expense	\$436,490	\$436,490	\$0	\$0	\$0
Ordinary Maintenance & Operations							
330	4410	Labor	\$244,030	\$235,030	\$0	\$9,000	\$0
	4420	Materials	\$80,000	\$80,000	\$0	\$0	\$0
350	4430	Contract Cost	\$225,000	\$225,000	\$0	\$0	\$0
360	Total	Ordinary Maint & Oper. Expense	\$549,030	\$540,030	\$0	\$9,000	\$0

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECAUCUS HOUSING AUTHORITY**

FISCAL YEAR 2014

FISCAL PERIOD April 1, 2014 to March 31, 2015

OPERATING BUDGET

Line No.	Acct. No.	Description	TOTAL HOUSING AUTHORITY PROPOSED BUDGET	Public Housing Mangement Proposed Budget	Section 8 Proposed Budget	Housing Voucher Proposed Budget	Other Programs Proposed Budget
Protective Services							
370	4460	Labor	\$0	\$0	\$0	\$0	\$0
380	4470	Materials	\$0	\$0	\$0	\$0	\$0
390	4480	Contract Cost	\$0	\$0	\$0	\$0	\$0
400		Total Protective Services Expense	\$0	\$0	\$0	\$0	\$0
General Expense							
410	4510	Insurance	\$76,000	\$73,000	\$0	\$3,000	\$0
420	4520	Payment in Lieu of Taxes	\$75,610	\$75,610	\$0	\$0	\$0
430	4530	Terminal Leave Payments	\$0	\$0	\$0	\$0	\$0
440	4540	Employee Benefits	\$351,510	\$308,510	\$0	\$43,000	\$0
450	4570	Collection Losses	\$1,000	\$1,000	\$0	\$0	\$0
460	4590	Other General Expense	\$0	\$0	\$0	\$0	\$0
470		Total General Expense	\$504,120	\$458,120	\$0	\$46,000	\$0
480		Total Sum of Routine Expenses	\$2,059,900	\$1,852,000	\$0	\$194,900	\$13,000
Rent for Leased Dwellings							
490	4710	Rents to Owners	\$0	\$0	\$0	\$0	\$0
495	4715	Sec. 8/Housing Voucher Payments	\$2,055,000	\$0	\$0	\$2,055,000	\$0
500		Operating Expense	\$4,114,900	\$1,852,000	\$0	\$2,249,900	\$13,000
Nonroutine Expenditures							
510	4610	Extraordinary Maintenance	\$0	\$0	\$0	\$0	\$0
520	7520	Replace. of Nonexpendable Equip.	\$0	\$0	\$0	\$0	\$0
530	7540	Property Betterment & Additions	\$0	\$0	\$0	\$0	\$0
540		Total Nonroutine Expenditures	\$0	\$0	\$0	\$0	\$0
550		Total Operating Expenditures	\$4,114,900	\$1,852,000	\$0	\$2,249,900	\$13,000
Prior Period Adjustments							
560	6010	Prior Period Adjustments	\$0	\$0	\$0	\$0	\$0
Other Expenditures							
570		Deficiency	\$0	\$0	\$0	\$0	\$0
580		Total Operating Expenditures	\$4,114,900	\$1,852,000	\$0	\$2,249,900	\$13,000
590		Residual Receipts	(\$591,790)	(\$569,990)	(\$0)	(\$21,800)	(\$0)
HUD Contributions							
600	8010	Basic Annual Contribution	\$0	\$0	\$0	\$0	\$0
610	8011	Prior Year Adjustment	\$0	\$0	\$0	\$0	\$0
620		Total Basic Annual Contribution	\$0	\$0	\$0	\$0	\$0
630	8020	Contribution Earned	\$611,301	\$611,301	\$0	\$0	\$0
640		Mandatory	(\$91,695)	(\$91,695)	\$0	\$0	\$0
650		Other	\$0	\$0	\$0	\$0	\$0
660		Other	\$0	\$0	\$0	\$0	\$0
670		Total Year End Adjustments	(\$91,695)	(\$91,695)	\$0	\$0	\$0
680	8020	Total Operating Subsidy - Current	\$519,606	\$519,606	\$0	\$0	\$0
690		Total HUD Contributions	\$519,606	\$519,606	\$0	\$0	\$0
700		Residual Receipts	(\$72,184)	(\$50,384)	(\$0)	(\$21,800)	(\$0)

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES**

**HOUSING VOUCHER ASSISTANCE PAYMENTS
SECAUCUS HOUSING AUTHORITY**

PROJECT NO.	NJ39-VO83-001	NO. OF DWELLING UNITS	250
		NO. OF UNIT MONTHS	3,000

11	MAXIMUM ANNUAL CONTRIBUTIONS	\$2,225,600
12	PRORATA MAXIMUM ANNUAL CONTRIBUTION	\$0
13	FISCAL YEAR TOTAL	\$2,225,600
14	PROJECT ACCOUNT BALANCE	\$0
15	TOTAL ANNUAL CONTRIBUTIONS	\$2,225,600

ALC	EXPIR. DATE	
NJ#	date	\$0
NJ#	date	\$0
NJ#	date	\$0
NJ#	date	\$0
NJ#	date	\$0
TOTAL ALC		\$0

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES
HOUSING VOUCHER ASSISTANCE PAYMENTS
SECAUCUS HOUSING AUTHORITY**

ATTACHMENT I

PROJECT NO.	NJ39-VO83-001	NO. OF DWELLING UNITS	250
		NO. OF UNIT MONTHS	3,000

# UNITS LEASED	AVERAGE PAYMENT	EST. # OF UNITS	UNIT MTHS LEASED	AVERAGE PAYMENT
0	\$0	0	0	\$0

12	PRELIMINARY ADMIN. & GEN. EXPENSE	\$0
13	ESTIMATED HOUSING ASSISTANCE PAYMENTS	\$2,055,000
14	ESTIMATED ONGOING ADMIN. FEE	\$165,000
15	ESTIMATED HARD TO HOUSE FEE	\$0
16	INDEPENDENT PUBLIC ACCT. FEE	\$5,600
17	TOTAL FUNDS REQUIRED	\$2,225,600

18	PAYMENTS PREVIOUSLY APPROVED	\$0
19	ADJUSTMENT TO REQUISITION	\$0

20	TOTAL PAYMENT REQUIREMENT	\$2,225,600
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21	EQUAL INSTALLMENTS	UNEQUAL INSTALLMENTS
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22	INSTALLMENTS					
	1	2	3	4	5	6
	\$185,467	\$185,467	\$185,467	\$185,467	\$185,467	\$185,467
	7	8	9	10	11	12
	\$185,467	\$185,467	\$185,467	\$185,467	\$185,467	\$185,467

22a	TOTAL	\$2,225,600
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CERTIFICATION

of the

2014

SECAUCUS HOUSING AUTHORITY

AUTHORITY CAPITAL BUDGET/PROGRAM

FISCAL YEAR: FROM 4/01/2014 TO 3/31/2015

(X)

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N. J. A. C. 5: 3 1-2.2, along with the Annual Budget, by the Members of the Housing Authority, on the 23 day of January, 2014.

OR

()

It is further certified that the Members body of the Housing Authority have elected NOT to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N. J. A. C. 5: 3 1-2.2 for the following reason(s):

(Secretary's signature)

Christopher Marra

(name)

Executive Director

(title)

700 COUNTY AVENUE

(address)

SECAUCUS, New Jersey 07094

(address)

201-867-2957/201-867-5902

(phone number)(fax number)

CB-1

2014
SECAUCUS HOUSING AUTHORITY

AUTHORITY CAPITAL BUDGET

FISCAL YEAR: FROM 4/1/2014 TO 3/31/2015

CAPITAL BUDGET/PROGRAM MESSAGE

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 spend funds. Rather it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

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

YES

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

YES

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

NO

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

NO

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

NO IMPACT ON RENTS OR OTHER CHARGES BASED ON CURRENT REGULATIONS

6. Has the project been reviewed and approved by HUD?

YES

2014

HOUSING AUTHORITY CAPITAL BUDGET

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM April 1, 2014 TO March 31, 2015

PROPOSED YEAR'S CAPITAL IMPROVEMENT PLAN

-----FUNDING SOURCES-----

PROJECTS	ESTIMATED TOTAL COST	FUND BALANCE	RENEWAL &	DEBT	OTHER
			REPLACEMENT RESERVE	AUTHORIZATION	SOURCES
A) MANAGEMENT IMPROVE.	\$20,000	\$0	\$0	\$0	\$20,000
B) AIE FEES	\$20,000	\$0	\$0	\$0	\$20,000
C) VARIOUS DWELL. PROJ.	\$80,000	\$0	\$0	\$0	\$80,000
D)	\$0	\$0	\$0	\$0	\$0
E)	\$0	\$0	\$0	\$0	\$0
F	\$0	\$0	\$0	\$0	\$0
G	\$0	\$0	\$0	\$0	\$0
H	\$0	\$0	\$0	\$0	\$0
I	\$0	\$0	\$0	\$0	\$0
J	\$0	\$0	\$0	\$0	\$0
K	\$0	\$0	\$0	\$0	\$0
L	\$0	\$0	\$0	\$0	\$0
M	\$0	\$0	\$0	\$0	\$0
N	\$0	\$0	\$0	\$0	\$0
TOTAL	\$120,000	\$0	\$0	\$0	\$120,000
	=====	=====	=====	=====	=====

2014

HOUSING AUTHORITY CAPITAL PROGRAM

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM April 1, 2014 TO March 31, 2015

5 YEAR CAPITAL IMPROVEMENT PLAN COSTS

PROJECTS	ESTIMATED TOTAL COST	2015	2016	2017	2018	2019
A) MANAGEMENT IMPROVE.	\$100,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
B) A/E FEES	\$100,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
C) VARIOUS DWELL. PROJECTS	\$400,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
D)	\$0	\$0	\$0	\$0	\$0	\$0
E	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
G	\$0	\$0	\$0	\$0	\$0	\$0
H	\$0	\$0	\$0	\$0	\$0	\$0
I	\$0	\$0	\$0	\$0	\$0	\$0
J	\$0	\$0	\$0	\$0	\$0	\$0
K	\$0	\$0	\$0	\$0	\$0	\$0
L	\$0	\$0	\$0	\$0	\$0	\$0
M	\$0	\$0	\$0	\$0	\$0	\$0
N	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$600,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000

2014

HOUSING AUTHORITY CAPITAL PROGRAM

SECAUCUS HOUSING AUTHORITY

FISCAL YEAR: FROM APRIL 1, 2014 TO MARCH 31, 2015

5 YEAR CAPITAL PLAN FUNDING SOURCES: From Year 2014 to Year 2018

-----FUNDING SOURCES-----

PROJECTS	ESTIMATED TOTAL COST	FUND BALANCE	RENEWAL & REPLACEMENT	DEBT	OTHER
			RESERVE	AUTHORIZATION	SOURCES
A) MANAGEMENT IMPROVE.	\$100,000	\$0	\$0	\$0	\$100,000
B) A/E FEES	\$100,000	\$0	\$0	\$0	\$100,000
C) VARIOUS DWELLING PROJ.	\$400,000	\$0	\$0	\$0	\$400,000
D)	\$0	\$0	\$0	\$0	\$0
E)	\$0	\$0	\$0	\$0	\$0
F)	\$0	\$0	\$0	\$0	\$0
G)	\$0	\$0	\$0	\$0	\$0
H)	\$0	\$0	\$0	\$0	\$0
I)	\$0	\$0	\$0	\$0	\$0
J)	\$0	\$0	\$0	\$0	\$0
K)	\$0	\$0	\$0	\$0	\$0
L)	\$0	\$0	\$0	\$0	\$0
M)	\$0	\$0	\$0	\$0	\$0
N)	\$0	\$0	\$0	\$0	\$0
TOTAL	\$600,000	\$0	\$0	\$0	\$600,000