

Fiscal Year

Start Year
2026

End Year
2027

Housing Authority Budget of:
Secaucus Housing Authority

State Filing Year

2027

For the Period:

April 1, 2026

to

March 31, 2027

www.secaucusha.org
Housing Authority Web Address



Division of Local Government Services

Schedule of Health Benefits - Detailed Cost Analysis

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

If no health benefits, check this box: ☐

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee	Total Cost Estimate	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	2	24,587.00	49,174.00	3	19,043.00	57,129.00	(7,955.00)	-13.9%
Parent & Child	3	44,010.00	132,030.00	2	34,087.00	68,174.00	63,856.00	93.7%
Employee & Spouse (or Partner)	2	49,173.00	98,346.00	1	38,086.00	38,086.00	60,260.00	158.2%
Family	2	68,597.00	137,194.00	4	53,150.00	212,520.00	(75,326.00)	-35.4%
Employee Cost Sharing Contribution (enter as negative -)			(7,740.00)			(9,600.00)	1,860.00	-19.4%
Subtotal	9		409,004.00	10		366,309.00	42,695.00	11.7%
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	5	7,592.00	37,960.00	3	5,940.00	17,820.00	20,140.00	113.0%
Parent & Child			-			-	-	-
Employee & Spouse (or Partner)			-			-	-	-
Family			-			-	-	-
Employee Cost Sharing Contribution (enter as negative -)	5		37,960.00	3		17,820.00	20,140.00	113.0%
Subtotal								
GRAND TOTAL								
	14		446,964.00	13		384,129.00	62,835.00	16.4%

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

Yes	No
Yes	No

Securus Housing Authority
ACCUMULATED ABSENCE LIABILITY
Compensatory Time

N-6 Accumulated Absence Liability

Secaucus Housing Authority

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

If no shared services, check this box: ☐ Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

Comments (Enter more specifics if needed)

**Agreement
Effective
Date**

Amount to be	Received by/ Paid	Agreement	End Date	from Authority
--------------	-------------------	-----------	----------	----------------

Amount to be

[illegible]

SUMMARY

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

FY 2027 Proposed Budget					FY 2026 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted		% Increase (Decrease) Proposed vs. Adopted	
Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations	All Operations	All Operations	All Operations
REVENUES										
Total Operating Revenues	\$ 2,990,166	\$ -	\$ 5,920,000	\$ -	\$ 8,910,166	\$ 8,394,250	\$ 515,916	6.1%		
Total Non-Operating Revenues	49,570	-	37,500	-	87,170	67,170	20,000	23.8%		
Total Anticipated Revenues	3,039,836	-	5,957,500	-	8,997,336	8,461,420	535,916	6.3%		
APPROPRIATIONS										
Total Administration	536,170	-	551,820	-	1,087,990	967,320	120,670	12.5%		
Total Cost of Providing Services	2,154,270	-	5,396,200	-	7,550,470	6,937,190	613,280	8.8%		
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	64,568	63,432	1,136	1.8%		
Total Operating Appropriations	2,690,440	-	5,948,020	-	8,703,028	7,967,942	735,086	9.2%		
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	70,690	71,826	(1,136)	-1.6%		
Total Other Non-Operating Appropriations	150,000	-	-	-	150,000	150,000	-	0.0%		
Total Non-Operating Appropriations	150,000	-	-	-	220,690	221,826	(1,136)	-0.5%		
Accumulated Deficit	-	-	-	-	-	-	-		#DIV/0!	
Total Appropriations and Accumulated Deficit	2,840,440	-	5,948,020	-	8,923,718	8,189,768	733,950	9.0%		
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!	
Net Total Appropriations	2,840,440	-	5,948,020	-	8,923,718	8,189,768	733,950	9.0%		
ANTICIPATED SURPLUS (DEFICIT)	\$ 199,396	\$ -	\$ 9,480	\$ -	\$ 73,618	\$ 271,652	\$ (198,034)	-72.9%		

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

[illegible]

Appropriations Schedule

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

	FY 2027 Proposed Budget				FY 2026 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section B	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	215,510		206,150		\$ 421,660	\$ 364,370	\$ 57,290 15.7%
Fringe Benefits	165,610		165,620		331,230	327,050	4,180 1.3%
Legal	15,000		15,000		30,000	28,000	2,000 7.1%
Staff Training	4,000		4,000		8,000	8,000	- 0.0%
Travel	15,500		15,500		31,000	31,000	- 0.0%
Accounting Fees	19,800		19,800		39,600	37,400	2,200 5.9%
Auditing Fees	7,750		7,750		15,500	14,500	1,000 6.9%
Miscellaneous Administration*	93,000		118,000		211,000	157,000	54,000 34.4%
Total Administration	536,170		551,820		1,087,990	967,320	120,670 12.5%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services	29,000		8,000		37,000	35,000	2,000 5.7%
Salary & Wages - Maintenance & Operation	295,140		9,000		304,140	261,420	42,720 16.3%
Salary & Wages - Protective Services					-	-	#DIV/0!
Salary & Wages - Utility Labor	27,800				27,800	34,050	(6,250) -18.4%
Fringe Benefits	294,410		1,700		296,110	234,700	61,410 26.2%
Tenant Services	22,000				22,000	20,000	2,000 10.0%
Utilities	501,400				501,400	471,500	29,900 6.3%
Maintenance & Operation	612,500				612,500	592,500	20,000 3.4%
Protective Services					-	-	#DIV/0!
Insurance	117,500		27,500		145,000	129,000	16,000 12.4%
Payment in Lieu of Taxes (PILOT)	113,520				113,520	108,020	5,500 5.1%
Terminal Leave Payments					-	-	#DIV/0!
Collection Losses	1,000				1,000	1,000	- 0.0%
Other General Expense					-	-	#DIV/0!
Rents			5,350,000		5,350,000	5,050,000	300,000 5.9%
Extraordinary Maintenance	120,000				120,000	-	120,000 #DIV/0!
Replacement of Non-Expendible Equipment	20,000				20,000	-	20,000 #DIV/0!
Property Betterment/Additions					-	-	#DIV/0!
Miscellaneous COPS*					-	-	#DIV/0!
Total Cost of Providing Services	2,154,270		5,396,200		7,550,470	6,937,190	613,280 8.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	64,568	63,432	1,136 1.8%
Total Operating Appropriations	2,690,440		5,948,020		8,703,028	7,967,942	735,086 9.2%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	70,690	71,826	(1,136) -1.6%
Operations & Maintenance Reserve					-	-	#DIV/0!
Renewal & Replacement Reserve	150,000				150,000	150,000	- 0.0%
Municipality/County Appropriation					-	-	#DIV/0!
Other Reserves					-	-	#DIV/0!
Total Non-Operating Appropriations	150,000				220,690	221,826	(1,136) -0.5%
TOTAL APPROPRIATIONS	2,840,440		5,948,020		8,923,718	8,189,768	733,950 9.0%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,840,440		5,948,020		8,923,718	8,189,768	733,950 9.0%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation					-	-	#DIV/0!
Other					-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,840,440	\$ -	\$ 5,948,020	\$ -	\$ 8,923,718	\$ 8,189,768	\$ 733,950 9.0%

* 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 \$ 134,522.00 \$ - \$ 297,401.00 \$ - \$ 435,151.40

Prior Year Adopted Appropriations Schedule

Secaucus Housing Authority

FY 2026 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 129,180		\$ 295,190		\$ 364,370
Fringe Benefits	124,680		202,370		327,050
Legal	14,000		14,000		28,000
Staff Training	4,000		4,000		8,000
Travel	15,500		15,500		31,000
Accounting Fees	18,700		18,700		37,400
Auditing Fees	7,250		7,250		14,500
Miscellaneous Administration*	66,000		91,000		157,000
Total Administration	379,310		588,010		967,320
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	28,000		7,000		35,000
Salary & Wages - Maintenance & Operation	252,420		9,000		261,420
Salary & Wages - Protective Services	34,050				34,050
Salary & Wages - Utility Labor	232,700		2,000		234,700
Fringe Benefits	20,000				20,000
Tenant Services	471,500				471,500
Utilities	592,500				592,500
Maintenance & Operation	107,000		22,000		129,000
Protective Services	108,020				108,020
Insurance					
Payment in Lieu of Taxes (PILOT)					
Terminal Leave Payments					
Collection Losses					
Other General Expense	1,000				1,000
Rents					
Extraordinary Maintenance			5,050,000		5,050,000
Replacement of Non-Expendible Equipment					
Property Betterment/Additions					
Miscellaneous COPS*					
Total Cost of Providing Services	1,847,190		5,090,000		6,937,190
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	63,432
Total Operating Appropriations	2,226,500		5,678,010		7,967,942
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	71,826
Operations & Maintenance Reserve	150,000				150,000
Renewal & Replacement Reserve					
Municipality/County Appropriation					
Other Reserves					
Total Non-Operating Appropriations	150,000				221,826
TOTAL APPROPRIATIONS	2,376,500		5,678,010		8,189,768
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,376,500		5,678,010		8,189,768
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					
Other					
Total Unrestricted Net Position Utilized					
TOTAL NET APPROPRIATIONS	\$ 2,376,500	\$ -	\$ 5,678,010	\$ -	\$ 8,189,768

* 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 \$ 111,325.00 \$ - \$ 283,900.50 \$ - \$ 398,397.10

Secaucus Housing Authority.

Fiscal Year-Ending in:

	Date of Local Finance Board Approval	2026 (Adopted Budget)	2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Principal Outstanding
RAD Mortgage		\$ 63,432	\$ 64,568	\$ 66,934	\$ 69,388	\$ 71,931	\$ 73,931	\$ 75,931	\$ 1,194,043	\$ 1,616,726.00
TOTAL PRINCIPAL		63,432	64,568	66,934	69,388	71,931	73,931	75,931	1,194,043	-
LESS: HUD SUBSIDY		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
NET PRINCIPAL		\$ 63,432	\$ 64,568	\$ 66,934	\$ 69,388	\$ 71,931	\$ 73,931	\$ 75,931	\$ 1,194,043	\$ 1,616,726

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

Bond Rating:
Year of last Rating:

Moody's.

Fitch

Standard & Poors

100

—

If no rating, type "Not Applicable".

Net Position Reconciliation

Secaucus Housing Authority

For the Period: April 01, 2026 to March 31, 2027

FY 2027 Proposed Budget

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
\$ 7,320,667.00	\$ 970,100	\$ -	\$ -	\$ 8,290,767
7,898,432	-	-	-	7,898,432
436,833	-	-	-	436,833
(1,014,598)	-	970,100	-	(44,498)
646,096	253,520	-	-	899,616
2,186,158	251,622	-	-	2,437,780
62,162	(40,510)	-	-	21,652

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	1,879,818	-	1,434,732	-	3,314,550
Unrestricted Net Position Utilized in Proposed Capital Budget	625,000	-	-	-	625,000
Appropriation to Municipality/County (3)	625,000	-	-	-	625,000
Total Unrestricted Net Position Utilized in Proposed Budget	1,254,818	-	1,434,732	-	2,689,550

PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR

- (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 \$ 134,522 \$ - \$ 297,401 \$ - \$ 435,151
 (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.

Proposed Capital Budget

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Air Handler	\$ 75,000	\$ 75,000				
Parking Lot Repaving	75,000	75,000				
Common Area Apt. Flooring	475,000	475,000				
Total	625,000	625,000	-	-	-	-
Section 8						
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 625,000	\$ 625,000	\$ -	\$ -	\$ -	\$ -

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

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2027	2028	2029	2030	2031	2032
Public Housing Management							
Air Handler	\$ 75,000	\$ 75,000					
Parking Lot Repaving	75,000	75,000					
Common Area Apt. Flooring	475,000	475,000					
Various Capital Improvements	150,000	-	30,000	30,000	30,000	30,000	30,000
Total	775,000	625,000	30,000	30,000	30,000	30,000	30,000
Section 8							
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 775,000	\$ 625,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000

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

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Air Handler	\$ 75,000	\$ 75,000				
Parking Lot Repaving	75,000	75,000				
Common Area Apt. Flooring	475,000	475,000				
Various Capital Improvements	150,000		150,000			
Total	775,000	625,000	150,000	-	-	-
Section 8						
Total						
Housing Voucher						
Total						
Other Programs						
Total						
TOTAL	\$ 775,000	\$ 625,000	\$ 150,000	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 775,000					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

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

Schedule of Health Benefits - Detailed Cost Analysis

Secaucus Housing Authority

For the Period: April 01, 2026 to March 31, 2027

If no health benefits, check this box: ☐

	# of Covered Members	Annual Cost Estimate per Employee	Total Cost Estimate	# of Covered Members	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	(Medical & Rx) Proposed Budget			(Medical & Rx) Current Year				
Active Employees - Health Benefits - Annual Cost								
Single Coverage	2	24,587.00	49,174.00	3	19,043.00	57,129.00	(7,955.00)	-13.9%
Parent & Child	3	44,010.00	132,030.00	2	34,087.00	68,174.00	63,856.00	93.7%
Employee & Spouse (or Partner)	2	49,173.00	98,346.00	1	38,086.00	38,086.00	60,260.00	158.2%
Family	2	68,597.00	137,194.00	4	53,130.00	212,520.00	(75,326.00)	-35.4%
Employee Cost Sharing Contribution (enter as negative -)			(7,740.00)			(9,600.00)	1,860.00	-19.4%
Subtotal	9		409,004.00	10		366,309.00	42,695.00	11.7%
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	5	7,592.00	37,960.00	3	5,940.00	17,820.00	20,140.00	113.0%
Parent & Child			-			-	-	-
Employee & Spouse (or Partner)			-			-	-	-
Family			-			-	-	-
Employee Cost Sharing Contribution (enter as negative -)	5		37,960.00	3		17,820.00	20,140.00	113.0%
Subtotal								
GRAND TOTAL	14		446,964.00	13		384,129.00	62,835.00	16.4%

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

Yes	
Yes	

Secaucus Housing Authority ACCUMULATED ABSENCE LIABILITY

If no accumulated absences, check this box: ☐

Beginning Unit or Non-Union Position Expires for Benefit (List Non-Union Employees by Individual Position Rather Than Total (Name Individual))	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit (CFC applicable items)	
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Individual Employment Agreement
1. [Name]												
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TOTALS (PAGES ONLY)	138.75	\$49,450.41	44.00	\$14,400.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00

Not Accumulated Absence Liability

SUMMARY

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

FY 2027 Proposed Budget				FY 2026 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted		% Increase (Decrease) Proposed vs. Adopted	
Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations	All Operations	All Operations
REVENUES									
Total Operating Revenues	\$ 2,990,166	\$ -	\$ 5,920,000	\$ -	\$ 8,910,166	\$ 8,394,250	\$ 515,916	6.1%	
Total Non-Operating Revenues	49,670	-	37,500	-	87,170	67,170	20,000	23.8%	
Total Anticipated Revenues	3,039,836	-	5,957,500	-	8,997,336	8,461,420	535,916	6.3%	
APPROPRIATIONS									
Total Administration	536,170	-	551,820	-	1,087,990	967,320	120,670	12.5%	
Total Cost of Providing Services	2,154,270	-	5,396,200	-	7,550,470	6,937,180	613,280	8.3%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	64,568	63,432	1,136	1.8%	
Total Operating Appropriations	2,690,440	-	5,948,020	-	8,703,028	7,967,942	735,086	9.2%	
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	70,690	71,826	(1,136)	-1.6%	
Total Other Non-Operating Appropriations	150,000	-	-	-	150,000	150,000	-	0.0%	
Total Non-Operating Appropriations	150,000	-	-	-	220,690	221,826	(1,136)	-0.5%	
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,840,440	-	5,948,020	-	8,923,718	8,189,768	733,950	9.0%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,840,440	-	5,948,020	-	8,923,718	8,189,768	733,950	9.0%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 199,396	\$ -	\$ 9,480	\$ -	\$ 73,618	\$ 271,652	\$ (198,034)	-72.9%	

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

Prior Year Adopted Revenue Schedule:

Secaucus Housing Authority

[illegible]

Appropriations Schedule

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

	FY 2027 Proposed Budget				FY 2026 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	215,510		206,150		\$ 421,660	\$ 364,370	\$ 57,290 15.7%
Fringe Benefits	165,610		165,620		331,230	327,050	4,180 1.3%
Legal	15,000		15,000		30,000	28,000	2,000 7.1%
Staff Training	4,000		4,000		8,000	8,000	- 0.0%
Travel	15,500		15,500		31,000	31,000	- 0.0%
Accounting Fees	19,800		19,800		39,600	37,400	2,200 5.9%
Auditing Fees	7,750		7,750		15,500	14,500	1,000 6.9%
Miscellaneous Administration*	93,000		118,000		211,000	157,000	54,000 34.4%
Total Administration	536,170		551,820		1,087,990	967,320	120,670 12.5%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services	29,000		8,000		37,000	35,000	2,000 5.7%
Salary & Wages - Maintenance & Operation	295,140		9,000		304,140	261,420	42,720 16.3%
Salary & Wages - Protective Services					-	-	#DIV/0!
Salary & Wages - Utility Labor	27,800				27,800	34,050	(6,250) -18.4%
Fringe Benefits	294,410		1,700		296,110	234,700	61,410 26.2%
Tenant Services	22,000				22,000	20,000	2,000 10.0%
Utilities	501,400				501,400	471,500	29,900 6.3%
Maintenance & Operation	612,500				612,500	592,500	20,000 3.4%
Protective Services					-	-	#DIV/0!
Insurance	117,500		27,500		145,000	129,000	16,000 12.4%
Payment in Lieu of Taxes (PILOT)	113,520				113,520	108,020	5,500 5.1%
Terminal Leave Payments					-	-	#DIV/0!
Collection Losses	1,000				1,000	1,000	- 0.0%
Other General Expense					-	-	#DIV/0!
Rents			5,350,000		5,350,000	5,050,000	300,000 5.9%
Extraordinary Maintenance	120,000				120,000	-	120,000 #DIV/0!
Replacement of Non-Expendible Equipment	20,000				20,000	-	20,000 #DIV/0!
Property Betterment/Additions					-	-	#DIV/0!
Miscellaneous COPS*					-	-	#DIV/0!
Total Cost of Providing Services	2,154,270		5,396,200		7,550,470	6,937,190	613,280 8.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	64,568	63,432	1,136 1.8%
Total Operating Appropriations	2,690,440		5,948,020		8,703,028	7,967,942	735,086 9.2%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	70,690	71,826	(1,136) -1.6%
Operations & Maintenance Reserve					-	-	#DIV/0!
Renewal & Replacement Reserve	150,000				150,000	150,000	- 0.0%
Municipality/County Appropriation					-	-	#DIV/0!
Other Reserves					-	-	#DIV/0!
Total Non-Operating Appropriations	150,000				220,690	221,826	(1,136) -0.5%
TOTAL APPROPRIATIONS	2,840,440		5,948,020		8,923,718	8,189,768	733,950 9.0%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT					-	-	#DIV/0!
UNRESTRICTED NET POSITION UTILIZED	2,840,440		5,948,020		8,923,718	8,189,768	733,950 9.0%
Municipality/County Appropriation					-	-	#DIV/0!
Other					-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,840,440	\$ -	\$ 5,948,020	\$ -	\$ 8,923,718	\$ 8,189,768	\$ 733,950 9.0%

* 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 \$ 134,522.00 \$ - \$ 297,401.00 \$ - \$ 435,151.40

Prior Year Adopted Appropriations Schedule

Secaucus Housing Authority

	FY 2026 Adopted Budget			
	Public Housing Management	Section 8	Housing Voucher	Other Programs
OPERATING APPROPRIATIONS	Total All Operations			
Administration				
Salary & Wages	\$ 129,180		\$ 235,190	\$ 364,370
Fringe Benefits	124,680		202,370	327,050
Legal	14,000		14,000	28,000
Staff Training	4,000		4,000	8,000
Travel	15,500		15,500	31,000
Accounting Fees	18,700		18,700	37,400
Auditing Fees	7,250		7,250	14,500
Miscellaneous Administration*	66,000		91,000	157,000
Total Administration	379,310		588,010	967,320
Cost of Providing Services				
Salary & Wages - Tenant Services	28,000		7,000	35,000
Salary & Wages - Maintenance & Operation	252,420		9,000	261,420
Salary & Wages - Protective Services				
Salary & Wages - Utility Labor	34,050			34,050
Fringe Benefits	232,700		2,000	234,700
Tenant Services	20,000			20,000
Utilities	471,500			471,500
Maintenance & Operation	592,500			592,500
Protective Services				
Insurance	107,000		22,000	129,000
Payment in Lieu of Taxes (PILOT)	108,020			108,020
Terminal Leave Payments				
Collection Losses	1,000			1,000
Other General Expense				
Rents				
Extraordinary Maintenance			5,050,000	5,050,000
Replacement of Non-Expendible Equipment				
Property Betterment/Additions				
Miscellaneous COPS*				
Total Cost of Providing Services	1,847,190		5,090,000	6,937,190
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX
Total Operating Appropriations	2,226,500		5,678,010	7,904,510
NON-OPERATING APPROPRIATIONS				
Total Interest Payments on Debt	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX
Operations & Maintenance Reserve				71,826
Renewal & Replacement Reserve	150,000			150,000
Municipality/County Appropriation				
Other Reserves				
Total Non-Operating Appropriations	150,000			71,826
TOTAL APPROPRIATIONS	2,376,500		5,678,010	7,976,336
ACCUMULATED DEFICIT				
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,376,500		5,678,010	7,976,336
UNRESTRICTED NET POSITION UTILIZED				
Municipality/County Appropriation				
Other				
Total Unrestricted Net Position Utilized				
TOTAL NET APPROPRIATIONS	\$ 2,376,500	\$ -	\$ 5,678,010	\$ 8,054,510

* 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 \$ 111,325.00 \$ - \$ 283,900.50 \$ - \$ 395,225.50

Secaucus Housing Authority.

Fiscal Year-Ending in:

	Date of Local Finance Board Approval	2026 (Adopted Budget)	2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Principal Outstanding
RAD Mortgage		\$ 63,432	\$ 64,568	\$ 66,934	\$ 69,388	\$ 71,931	\$ 73,931	\$ 75,931	\$ 1,194,043	\$ 1,616,726.00
TOTAL PRINCIPAL		63,432	64,568	66,934	69,388	71,931	73,931	75,931	1,194,043	1,616,726
LESS: HUD SUBSIDY		-	-	-	-	-	-	-	-	-
NET PRINCIPAL		\$ 63,432	\$ 64,568	\$ 66,934	\$ 69,388	\$ 71,931	\$ 73,931	\$ 75,931	\$ 1,194,043	\$ 1,616,726

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

Bond Rating	Year of Last Rating
Aaa	1987
Aaa	1986
Aaa	1985
Aaa	1984
Aaa	1983
Aaa	1982
Aaa	1981
Aaa	1980
Aaa	1979
Aaa	1978
Aaa	1977
Aaa	1976
Aaa	1975
Aaa	1974
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Moody's:

Fitch

Standard & Poors

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Secaucus Housing Authority

If authority has no debt check this box: ☐

	Fiscal Year Ending in								Total Interest Payments Outstanding
	2026 (Adopted Budget)	2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	
RAD Mortgage	71,826	70,690	68,324	65,870	63,327	61,327	59,327	964,112	
TOTAL INTEREST	71,826	70,690	68,324	65,870	63,327	61,327	59,327	964,112	
LESS: HUD SUBSIDY									
NET INTEREST	\$ 71,826	\$ 70,690	\$ 68,324	\$ 65,870	\$ 63,327	\$ 61,327	\$ 59,327	\$ 964,112	
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Net Position Reconciliation

Secaucus Housing Authority

For the Period: April 01, 2026 to March 31, 2027

FY 2027 Proposed Budget

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
\$ 7,320,667.00	\$ -	\$ 970,100	\$ -	\$ 8,290,767
7,898,432	-	-	-	7,898,432
436,833	-	-	-	436,833
(1,014,598)	-	970,100	-	(44,498)
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)				
646,096	-	253,520	-	899,616
2,186,158	-	251,622	-	2,437,780
62,162	-	(40,510)	-	21,652

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)

1,879,818	-	1,434,732	-	3,314,550
-	-	-	-	-
625,000	-	-	-	625,000
-	-	-	-	-
625,000	-	-	-	625,000
\$ 1,254,818	\$ -	\$ 1,434,732	\$ -	\$ 2,689,550

- (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 \$ 134,522 \$ - \$ 297,401 \$ - \$ 435,151
- (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.

Proposed Capital Budget

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Air Handler	\$ 75,000	\$ 75,000				
Parking Lot Repaving	75,000	75,000				
Common Area/Apt. Flooring	475,000	475,000				
Total	625,000	625,000	-	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 625,000	\$ 625,000	\$ -	\$ -	\$ -	\$ -

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

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2027	2028	2029	2030	2031	2032
Public Housing Management							
Air Handler	\$ 75,000	\$ 75,000					
Parking Lot Repaving	75,000	75,000					
Common Area/Apt. Flooring	475,000	475,000					
Various Capital Improvements	150,000		30,000	30,000	30,000	30,000	30,000
Total	775,000	625,000	30,000	30,000	30,000	30,000	30,000
Section 8							
Total							
Housing Voucher							
Total							
Other Programs							
Total							
TOTAL	\$ 775,000	\$ 625,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000

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

Secaucus Housing Authority
For the Period: April 01, 2026 to March 31, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Air Handler	\$ 75,000	\$ 75,000				
Parking Lot Repaving	75,000	75,000				
Common Area Apt. Flooring	475,000	475,000				
Various Capital Improvements	150,000		150,000			
Total	775,000	625,000	150,000	-	-	-
Section 8						
Total						
Housing Voucher						
Total						
Other Programs						
Total						
TOTAL	\$ 775,000	\$ 625,000	\$ 150,000	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 775,000					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

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