

2016

West New York Housing Authority

(name)

Housing Authority Budget

www.wnyhousing.org
(Authority Web Address)

Department Of



Community
Affairs

APPROVED COPY

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LOCAL GOVERNMENT SERVICES

Division of Local Government Services

2016

West New York Housing Authority
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM October 1, 2016 TO September 30, 2017

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: Paul D. Curran CPA, RMA Date: 9/13/2016

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: _____

2016 PREPARER'S CERTIFICATION


West New York Housing Authority
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 10/1/2016 TO: 9/30/2017

It is hereby certified that the Housing Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Housing Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:			
Name:	William Katchen, CPA		
Title:	Fee Accountant		
Address:	Suite 303, 596 Anderson Avenue, Cliffside Park, NJ 07010		
Phone Number:	201-943-4449	Fax Number:	201-943-5099
E-mail address	bill@katchencpa.com		

D

2016 APPROVAL CERTIFICATION

West New York Housing Authority

(Name)

HOUSING AUTHORITY BUDGET

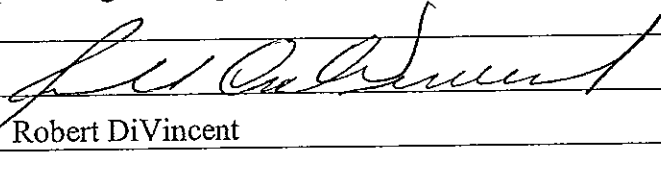
FISCAL
YEAR:

FROM:10/1/2016

TO:9/30/2017

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the West New York Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 25 day of July, 2016.

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

Officer's Signature:			
Name:	Robert DiVincent		
Title:	Executive Director		
Address:	6100 Adams Street, West New York, NJ 07093		
Phone Number:	201-868-6100	Fax Number:	201-868-3393
E-mail address	rdivincent@wnyhousing.org		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.wnyhousing.org

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
- Commencing with 2013, 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
- Commencing with 2012, the complete annual audits of the most recent fiscal year and immediately two prior years
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- Beginning January 1, 2013, the approved minutes of each meeting of the Authority including all resolutions of the board and their committees, for at least three consecutive fiscal years
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying compliance

Robert Di Vincent

Title of Officer Certifying compliance

Executive Director

Signature

INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.wnyhousing.org

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.

*Dot
Marked off
X*

- A description of the Authority's mission and responsibilities
- Commencing with 2013, 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
- Commencing with 2012, the complete annual audits of the most recent fiscal year and immediately two prior years
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- Beginning January 1, 2013, the approved minutes of each meeting of the Authority including all resolutions of the board and their committees, for at least three consecutive fiscal years
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

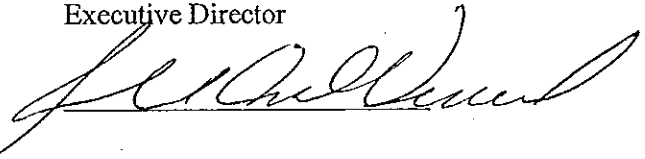
Name of Officer Certifying compliance

Robert Di Vincent

Title of Officer Certifying compliance

Executive Director

Signature



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2016 HOUSING AUTHORITY BUDGET RESOLUTION

West New York Housing Authority

(Name)

FISCAL YEAR: FROM:10/1/2016 TO:9/30/2017

WHEREAS, the Annual Budget and Capital Budget for the West New York Housing Authority for the fiscal year beginning, October 1, 2016 and ending, September 30, 2017 has been presented before the governing body of the West New York Housing Authority at its open public meeting of July 25, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 9,429,065, Total Appropriations, including any Accumulated Deficit if any, of \$ 9,574,740 and Total Unrestricted Net Position utilized of 145,675; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$695,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ 0; and

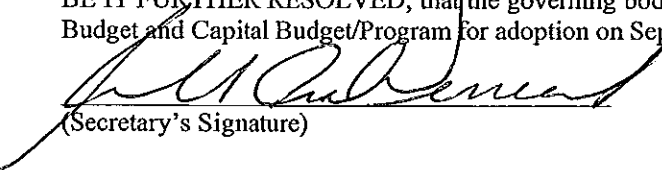
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the West New York Housing Authority, at an open public meeting held on July 25, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning, 10/1/2016 and ending, 9/30/2017 is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the West New York Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 19, 2016.


(Secretary's Signature)

7/25/16
(Date)

Governing Body Member:	Recorded Vote Aye Nay Abstain Absent
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See Supervisor's Report G. Val.

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HOUSING AUTHORITY
WEST NEW YORK, N.J.

RESOLUTION

No. 2016 – 033

On motion of Commissioner Fuentes

Seconded by Commissioner Oms

2016 HOUSING AUTHORITY BUDGET RESOLUTION
West New York Housing Authority
(Name)

FISCAL YEAR: FROM:10/1/2016 TO:9/30/2017

WHEREAS, the Annual Budget and Capital Budget for the West New York Housing Authority for the fiscal year beginning, October 1, 2016 and ending, September 30, 2017 has been presented before the governing body of the West New York Housing Authority at its open public meeting of July 25, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 9,429,065 , Total Appropriations, including any Accumulated Deficit if any, of \$ 9,574,740 and Total Unrestricted Net Position utilized of 145,675; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$695,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ _____ 0 _____; and


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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the West New York Housing Authority, at an open public meeting held on July 25, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the West New York Housing Authority for the fiscal year beginning, 10/1/2016 and ending, 9/30/2017 is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the West New York Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 19, 2016.


(Secretary's Signature)

9/25/16
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Chairperson Rodriguez	X			
Vice-Chairperson Roque				X
Commissioner Fernandez	X			
Commissioner Oms	X			
Commissioner Fuentes	X			
Commissioner Perez				X

2016 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2016 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

West New York Housing Authority

(Name)

AUTHORITY BUDGET

FISCAL
YEAR:

FROM:10/1/2016

TO:9/30/2017

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

1. Complete a brief statement on the 2016 proposed Annual Budget and make comparison to the 2015 adopted budget. Explain any variances over +/-10% for each line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if the anticipated HUD Operating Subsidy has increased 15%, provide documentation that supports the increased HUD Operating Subsidy to the Housing Authority. **The budget is similar to the current budget with reduced HUD operating subsidy principally due to reduced utility funding and higher rental income projections. Non dwelling revenue is lower as space previously rented is not expected to be in the proposed year. In expenditures, salaries are expected to be lower due to staff turnover and the elimination of a bus driver position. Utilities and insurance expense will be lower based on confirmed premiums and utility raters, specifically natural gas. Rents to landlords are expected to be higher based on additional leasing efforts by Authority staff.**

2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges, and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% from the current year adopted budget.

The proposed budget will not have an impact on the anticipated revenues that are substantially based on HUD formula.

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

The local economy is stable and not expected to impact the proposed budget.

4. 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.

Unrestricted net position is expected to be utilized based on lower HUD funding levels.

5. Is the Authority required to implement project-based budgeting and asset management under HUD rules and regulations? If yes, has the Authority's governing body adopted a project-based budget?
Yes.

6. The proposed budget must not reflect an anticipated deficit from 2016 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

There is no anticipated deficit.

7. Attach a schedule of the Authority's existing rate structure (rent, maintenance/utilities, etc.) and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in the rate structure, if applicable.

Revenue is based on HUD formula, there are various amounts paid by tenants.

8. Attach a copy of the Authority's most recent Annual Operating Data submission to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) under the Authority's Continuing Disclosure Agreements for any debt issuances outstanding. Examples of Annual Operating Data may include rents and collections; number of tenants; number of available housing units; etc. See Local Finance Notice 2014-9 for more information. N/A.

HOUSING AUTHORITY CONTACT INFORMATION 2016

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

Name of Authority:	West New York Housing Authority		
Federal ID Number:	22-6001532		
Address:	6100 Adams Street		
City, State, Zip:	West New York	NJ	07093
Phone: (ext.)	201-868-6100	Fax:	201-868-3393

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

Chief Executive Officer:	Robert DiVincent		
Phone: (ext.)	201-868-6100	Fax:	201-868-3393
E-mail:	rdivincent@wnyhousing.org		

Chief Financial Officer:	William Katchen		
Phone: (ext.)	201-943-4449	Fax:	201-943-5099
E-mail:	bill@katchencpa.com		

Name of Auditor:	Anthony Giampaolo		
Name of Firm:	Hymanson, Parnes and Giampaolo		
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		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

West New York Housing Authority (Name)

FISCAL
YEAR:

FROM:10/1/2016

TO:9/30/2017

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in calendar year 2014 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 65
- 2) Provide the amount of total salaries and wages for calendar year 2014 as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 1,905,669
- 3) Provide the number of regular voting members of the governing body: 7
- 4) Provide the number of alternate voting members of the governing body: 0
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year because of their relationship with the Authority file the form as required? Yes If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NoIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. *Attach narrative. Review by Commissioners, negotiation of collective bargaining agreement and HUD required comparability study.*
- 11) Did the Authority pay for meals or catering during the current fiscal year? Yes If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? Yes If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

MEALS FOR MONTHLY BOARD MEETINGS
10/01/2015 THRU 06/30/2016

Oct-15	
Nov-15	194.55
Dec-15	134.82
Jan-16	187.85
Feb-16	131.00
Mar-16	186.70
Apr-16	109.50
May-16	137.95
Jun-16	193.40

TOTAL \$ 1,275.77 ✓

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TRAVEL EXPENSES 10/01/2015 THRU 07/31/2016

DATE	PERSON	PURPOSE	COST
10/31/2015	WENDELL OMS	COMMISSIONER TRAINING	600.00
11/21/2015	WENDELL OMS	COMMISSIONER TRAINING	600.00
1/10-1/13/16	ROBERT DIVINCENT	PHADA COMM. CONF.	865.00 REGISTRATION
1/10-1/13/16	ROBERT DIVINCENT	PHADA COMM. CONF.	1,662.40 MEALS/ROOM
1/10-1/13/16	ROBERT DIVINCENT	PHADA COMM. CONF.	416.48 CAR RENTAL
		TOTAL	\$ 4,143.88

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**HOUSING AUTHORITY INFORMATIONAL
QUESTIONNAIRE (CONTINUED)**
West New York Housing Authority
(Name)

**FISCAL
YEAR:**

FROM:10/1/2016

TO:9/30/2017

- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
- a. First class or charter travel No
 - b. Travel for companions No
 - c. Tax indemnification and gross-up payments No
 - d. Discretionary spending account No
 - e. Housing allowance or residence for personal use No
 - f. Payments for business use of personal residence No
 - g. Vehicle/auto allowance or vehicle for personal use No
 - h. Health or social club dues or initiation fees No
 - i. Personal services (i.e.: maid, chauffeur, chef) No
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) 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.*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No *If "yes," attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No *If "yes," attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? NA *If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future.*
- 18) Did the Authority receive any notices from the Department of Housing and Urban Development or any other entity regarding maintenance or repairs required to the Authority's facilities to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No *If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? No *If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*
- 20) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No *If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.*

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

West New York Housing Authority

(Name)

**FISCAL
YEAR:**

FROM:10/1/2016

TO:9/30/2017

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and all 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: The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2016, the calendar year 2014 W-2 and 1099 should be used (60 days prior to start of budget year is November 1, 2015, with 2014 being the most recent calendar year ended), and for fiscal years ending June 30, 2017, the calendar year 2015 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2016, with 2015 being the most recent calendar year ended).

Other Public Entity: Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

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Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

For the Period October 1, 2016 to September 30, 2017 West New York Housing Authority

Name	Title	Position			Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where individual is an Employee or Member of the Governing Body	Positions held at Other Public Entities Listed in Column D	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column D	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
		Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend								
Joseph															
1 Rodriguez	Chairperson	X					None	\$	-	None			\$	-	
2 Aida Roque	Vice Chairperson	X					None		-	None				-	
3 Irene Fernandez	Commissioner	X					None		-	None				-	
4 Carmen Perez	Commissioner	X					None		-	None				-	
5 Wendell Onis	Commissioner	X					None		-	None				-	
6 Tania Fuentes	Commissioner Executive	X					None		-	Town of West New York	Police Officer	40	103,620	103,620	
7 Robert DiVincent	Director	X		X			217,040	79,964	297,004	None				297,004	
8															
9															
10															
11															
12															
13															
14															
15															
Total:							\$ 217,040	\$	\$ 79,964	\$ 297,004			\$ 103,620	\$	\$ 400,624

Enter the total number of employees/ independent contractors who received more than \$100,000 in total reportable compensation for the most recent fiscal year completed:

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

West New York Housing Authority

For the Period October 1, 2016

to September 30, 2017

Reportable Compensation from Authority (W-2/ 1099)

Name	Title	Average Hours per Week Dedicated to Position	Position			Reportable Compensation from Authority (W-2/ 1099)			Names of Other Public Entities where Individual is an Employee or Member of the Governing Body	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities		
			Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend						Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)
1 Joseph Rodriguez	Chairperson		X												
2 Alda Roque	Vice Chairperson		X												
3 Irene Fernandez	Commissioner		X												
4 Carmen Perez	Commissioner		X												
5 Wendell Oms	Commissioner		X												
6 Tania Fuentes	Commissioner		X												
7 Robert DiVincent	Director				X								297,004		
8															
9															
10															
11															
12															
13															
14															
15															
Total:											\$ 217,040	\$ -	\$ -	\$ 79,964	\$ 297,004

Enter the total number of employees/independent contractors who received more than \$100,000 in total reportable compensation for the most recent fiscal year completed:

Schedule of Health Benefits - Detailed Cost Analysis

West New York Housing Authority
 For the Period October 1, 2016 to September 30, 2017

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	Actual	Proposed Budget	Actual						
Active Employees - Health Benefits - Annual Cost										
Single Coverage	16	16	\$ 12,408	\$ 198,528	\$ 198,528	16	\$ 11,873	\$ 189,968	\$ 8,560	4.5%
Parent & Child	7	7	22,210	155,470	155,470	7	21,253	148,771	6,699	4.5%
Employee & Spouse (or Partner)	18	18	24,815	446,670	446,670	18	23,746	427,428	19,242	4.5%
Family	10	10	34,620	346,200	346,200	10	33,126	331,260	14,940	4.5%
Employee Cost Sharing Contribution (enter as negative -)				(76,456)	(76,456)			(73,164)	(3,292)	4.5%
Subtotal	51	51		1,070,412	1,070,412	51		1,024,263	46,149	4.5%
Commissioners - Health Benefits - Annual Cost										
Single Coverage										#DIV/0!
Parent & Child										#DIV/0!
Employee & Spouse (or Partner)										#DIV/0!
Family										#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	0	0				0				#DIV/0!
Retirees - Health Benefits - Annual Cost										
Single Coverage	9	9	6,777	60,993	60,993	9	6,485	58,365	2,628	4.5%
Parent & Child										#DIV/0!
Employee & Spouse (or Partner)	5	5	13,555	67,775	67,775	5	12,971	64,855	2,920	4.5%
Family	1	1	26,836	26,836	26,836	1	25,680	25,680	1,156	4.5%
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!
Subtotal	15	15		155,604	155,604	15		148,900	6,704	4.5%
GRAND TOTAL	66	66		\$ 1,226,016	\$ 1,226,016	66		\$ 1,173,163	\$ 52,853	4.5%

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

Schedule of Health Benefits - Detailed Cost Analysis

West New York Housing Authority
 For the Period October 1, 2016 to September 30, 2017

	# of Covered Members (Medical & Rx) Proposed		Annual Cost Estimate per Employee Proposed		Total Cost Estimate Proposed	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year		Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Budget	Budget	Budget	Budget			Current Year	Current Year			
Active Employees - Health Benefits - Annual Cost											
Single Coverage	16	\$ 12,408	16	\$ 11,879	\$ 198,528	16	\$ 11,879	\$ 189,968	\$ 8,560	4.5%	
Parent & Child	7	22,210	7	21,253	155,470	7	21,253	148,771	6,699	4.5%	
Employee & Spouse (or Partner)	18	24,815	18	23,746	446,670	18	23,746	427,428	19,242	4.5%	
Family	10	34,620	10	33,426	346,200	10	33,426	331,260	14,940	4.5%	
Employee Cost Sharing Contribution (enter as negative -)					(76,456)			(73,164)	(3,292)	4.5%	
Subtotal	51		51		1,070,412	51		1,024,263	46,149	4.5%	
Commissioners - Health Benefits - Annual Cost											
Single Coverage										#DIV/0!	
Parent & Child										#DIV/0!	
Employee & Spouse (or Partner)										#DIV/0!	
Family										#DIV/0!	
Employee Cost Sharing Contribution (enter as negative -)										#DIV/0!	
Subtotal	0		0			0				#DIV/0!	
Retirees - Health Benefits - Annual Cost											
Single Coverage	9	6,777	9	6,485	60,993	9	6,485	58,365	2,628	4.5%	
Parent & Child	5	13,555	5	12,971	67,775	5	12,971	64,855	2,920	4.5%	
Employee & Spouse (or Partner)	1	26,836	1	25,680	26,836	1	25,680	25,680	1,156	4.5%	
Family										#DIV/0!	
Employee Cost Sharing Contribution (enter as negative -)										4.5%	
Subtotal	15		15		155,604	15		148,900	6,704	4.5%	
GRAND TOTAL	66		66		#####	66		\$ 1,173,163	\$ 52,853	4.5%	

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

✓
2016 HOUSING AUTHORITY BUDGET

Financial Schedules Section

2016 Budget Summary

West New York Housing Authority
 For the Period October 1, 2016 to September 30, 2017

	Proposed Budget				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	\$ 5,781,265	\$ -	\$ 2,975,000	\$ 661,590	\$ 9,417,855	\$ 9,343,594	\$ 74,261	0.8%
Total Non-Operating Revenues	10,460	-	750	-	11,210	11,210	-	0.0%
Total Anticipated Revenues	5,791,725	-	2,975,750	661,590	9,429,065	9,354,804	74,261	0.8%
APPROPRIATIONS								
Total Administration	1,384,760	-	382,400	320,870	2,088,030	2,090,570	(2,540)	-0.1%
Total Cost of Providing Services	4,473,490	-	2,672,500	340,720	7,486,710	7,343,810	142,900	1.9%
Net Principal Payments on Debt Service in Lieu of Depreciation	-	-	-	-	-	-	-	#DIV/0!
Total Operating Appropriations	5,858,250	-	3,054,900	661,590	9,574,740	9,434,380	140,360	1.5%
Net Interest Payments on Debt	-	-	-	-	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	5,858,250	-	3,054,900	661,590	9,574,740	9,434,380	140,360	1.5%
Less: Total Unrestricted Net Position Utilized	66,525	-	79,150	-	145,675	79,576	66,099	83.1%
Net Total Appropriations	5,791,725	-	2,975,750	661,590	9,429,065	9,354,804	74,261	0.8%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

2016 Revenue Schedule

West New York Housing Authority
For the Period October 1, 2016 to September 30, 2017

	Proposed Budget				Total All Operations	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
										All Operations
OPERATING REVENUES										
<i>Rental Fees</i>										
Homebuyers' Monthly Payments					\$ -		\$ -	\$ -	#DIV/0!	
Dwelling Rental	2,925,820				2,925,820	2,860,390	65,430		2.3%	
Excess Utilities	51,630				51,630	51,630	-		0.0%	
Non-Dwelling Rental					-	30,000	(30,000)		-100.0%	
HUD Operating Subsidy	2,533,815				2,533,815	2,701,204	(167,389)		-6.2%	
New Construction - Acc Section 8					-	-	-		#DIV/0!	
Voucher - Acc Housing Voucher			2,960,000		2,960,000	2,755,700	204,300		7.4%	
Total Rental Fees	5,511,265	-	2,960,000	-	8,471,265	8,398,924	72,341		0.9%	
<i>Other Operating Revenues (List)</i>										
Late Charges/prorations	270,000		15,000	661,590	946,590	944,670	1,920		0.2%	
Other Revenue 2					-	-	-		#DIV/0!	
Other Revenue 3					-	-	-		#DIV/0!	
Other Revenue 4					-	-	-		#DIV/0!	
Total Other Revenue	270,000	-	15,000	661,590	946,590	944,670	1,920		0.2%	
Total Operating Revenues	5,781,265	-	2,975,000	661,590	9,417,855	9,343,594	74,261		0.8%	
NON-OPERATING REVENUES										
<i>Grants & Entitlements (List)</i>										
Grant #1					-	-	-		#DIV/0!	
Grant #2					-	-	-		#DIV/0!	
Grant #3					-	-	-		#DIV/0!	
Grant #4					-	-	-		#DIV/0!	
Total Grants & Entitlements					-	-	-		#DIV/0!	
<i>Local Subsidies & Donations (List)</i>										
Local Subsidy #1					-	-	-		#DIV/0!	
Local Subsidy #2					-	-	-		#DIV/0!	
Local Subsidy #3					-	-	-		#DIV/0!	
Local Subsidy #4					-	-	-		#DIV/0!	
Total Local Subsidies & Donations					-	-	-		#DIV/0!	
<i>Interest on Investments & Deposits</i>										
Investments	10,460		750		11,210	11,210	-		0.0%	
Security Deposits					-	-	-		#DIV/0!	
Penalties					-	-	-		#DIV/0!	
Other Investments					-	-	-		#DIV/0!	
Total Interest	10,460	-	750	-	11,210	11,210	-		0.0%	
<i>Other Non-Operating Revenues (List)</i>										
Other Non-Operating #1					-	-	-		#DIV/0!	
Other Non-Operating #2					-	-	-		#DIV/0!	
Other Non-Operating #3					-	-	-		#DIV/0!	
Other Non-Operating #4					-	-	-		#DIV/0!	
Total Non-Operating Revenues	10,460	-	750	-	11,210	11,210	-		0.0%	
TOTAL ANTICIPATED REVENUES	\$ 5,791,725	\$ -	\$ 2,975,750	\$ 661,590	\$ 9,429,065	\$ 9,354,804	\$ 74,261		0.8%	

2015 Adopted Revenue Schedule

West New York Housing Authority

	<i>Adopted Budget</i>				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	2,860,390				2,860,390
Excess Utilities	51,630				51,630
Non-Dwelling Rental	30,000				30,000
HUD Operating Subsidy	2,701,204				2,701,204
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			2,755,700		2,755,700
Total Rental Fees	5,643,224	-	2,755,700	-	8,398,924
<i>Other Operating Revenues (List)</i>					
Late Chgs./Prorations	270,000		15,000	659,670	944,670
Other Revenue 2					-
Other Revenue 3					-
Other Revenue 4					-
Total Other Revenue	270,000	-	15,000	659,670	944,670
Total Operating Revenues	5,913,224	-	2,770,700	659,670	9,343,594
NON-OPERATING REVENUES					
<i>Grants & Entitlements (List)</i>					
Grant #1					-
Grant #2					-
Grant #3					-
Grant #4					-
Total Grants & Entitlements					-
<i>Local Subsidies & Donations (List)</i>					
Local Subsidy #1					-
Local Subsidy #2					-
Local Subsidy #3					-
Local Subsidy #4					-
Total Local Subsidies & Donations					-
<i>Interest on Investments & Deposits</i>					
Investments	10,460		750		11,210
Security Deposits					-
Penalties					-
Other Investments					-
Total Interest	10,460	-	750	-	11,210
<i>Other Non-Operating Revenues (List)</i>					
a					-
Other Non-Operating #2					-
Other Non-Operating #3					-
Other Non-Operating #4					-
Other Non-Operating Revenues					-
Total Non-Operating Revenues	10,460	-	750	-	11,210
TOTAL ANTICIPATED REVENUES	\$ 5,923,684	\$ -	\$ 2,771,450	\$ 659,670	\$ 9,354,804

2016 Appropriations Schedule

West New York Housing Authority
For the Period October 1, 2016 to September 30, 2017

	Proposed Budget				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
OPERATING APPROPRIATIONS									
<i>Administration</i>									
Salary & Wages	\$ 458,830		\$ 210,820	\$ 232,490	\$ 902,140	\$ 915,270	\$ (13,130)	-1.4%	
Fringe Benefits	553,410		100,000	68,380	721,790	711,200	10,590	1.5%	
Legal	60,000		5,000	10,000	75,000	75,000	-	0.0%	
Staff Training	28,000		7,000		35,000	35,000	-	0.0%	
Travel	31,200		7,800		39,000	39,000	-	0.0%	
Accounting Fees	51,740		4,260	10,000	66,000	66,000	-	0.0%	
Auditing Fees	12,480		3,120		15,600	15,600	-	0.0%	
Miscellaneous Administration*	189,100		44,400		233,500	233,500	-	0.0%	
Total Administration	1,384,760	-	382,400	320,870	2,088,030	2,090,570	(2,540)	-0.1%	
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	31,600	(31,600)	-100.0%	
Salary & Wages - Maintenance & Operation	510,420			118,890	629,310	609,350	19,960	3.3%	
Salary & Wages - Protective Services	188,310			94,910	283,220	279,480	3,740	1.3%	
Salary & Wages - Utility Labor	110,780				110,780	107,970	2,810	2.6%	
Fringe Benefits	599,530			63,120	662,650	662,010	640	0.1%	
Tenant Services	20,000				20,000	20,000	-	0.0%	
Utilities	1,825,090		12,500	63,800	1,901,390	1,982,550	(81,160)	-4.1%	
Maintenance & Operation	780,000				780,000	655,000	125,000	19.1%	
Protective Services					-	-	-	#DIV/0!	
Insurance	238,200				238,200	338,700	(100,500)	-29.7%	
Payment in Lieu of Taxes (PILOT)	104,160				104,160	85,150	19,010	22.3%	
Terminal Leave Payments					-	-	-	#DIV/0!	
Collection Losses	20,000				20,000	20,000	-	0.0%	
Other General Expense					-	-	-	#DIV/0!	
Rents			2,660,000		2,660,000	2,475,000	185,000	7.5%	
Extraordinary Maintenance	25,000				25,000	25,000	-	0.0%	
Replacement of Non-Expendible Equipment	52,000				52,000	52,000	-	0.0%	
Property Betterment/Additions					-	-	-	#DIV/0!	
Miscellaneous COPS*					-	-	-	#DIV/0!	
Total Cost of Providing Services	4,473,490	-	2,672,500	340,720	7,486,710	7,343,810	142,900	1.9%	
Net Principal Payments on Debt Service in Lieu of Depreciation					-	-	-	#DIV/0!	
Total Operating Appropriations	5,858,250	-	3,054,900	661,590	9,574,740	9,434,380	140,360	1.5%	
NON-OPERATING APPROPRIATIONS									
Net Interest Payments on Debt					-	-	-	#DIV/0!	
Operations & Maintenance Reserve					-	-	-	#DIV/0!	
Renewal & Replacement Reserve					-	-	-	#DIV/0!	
Municipality/County Appropriation					-	-	-	#DIV/0!	
Other Reserves					-	-	-	#DIV/0!	
Total Non-Operating Appropriations					-	-	-	#DIV/0!	
TOTAL APPROPRIATIONS	5,858,250	-	3,054,900	661,590	9,574,740	9,434,380	140,360	1.5%	
ACCUMULATED DEFICIT					-	-	-	#DIV/0!	
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,858,250	-	3,054,900	661,590	9,574,740	9,434,380	140,360	1.5%	
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation					-	-	-	#DIV/0!	
Other	66,525		79,150		145,675	79,576	66,099	83.1%	
Total Unrestricted Net Position Utilized	66,525	-	79,150	-	145,675	79,576	66,099	83.1%	
TOTAL NET APPROPRIATIONS	\$ 5,791,725	\$ -	\$ 2,975,750	\$ 661,590	\$ 9,429,065	\$ 9,354,804	\$ 74,261	0.8%	

* 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 \$ 292,912.50 \$ - \$ 152,745.00 \$ 33,079.50 \$ 478,737.00

2015 Adopted Appropriations Schedule

West New York Housing Authority

	<i>Adopted Budget</i>				
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 489,360		\$ 195,840	\$ 230,070	\$ 915,270
Fringe Benefits	552,820		90,000	68,380	711,200
Legal	60,000		5,000	10,000	75,000
Staff Training	28,000		7,000		35,000
Travel	31,200		7,800		39,000
Accounting Fees	51,740		4,260	10,000	66,000
Auditing Fees	12,480		3,120		15,600
Miscellaneous Administration*	189,100		44,400		233,500
Total Administration	1,414,700	-	357,420	318,450	2,090,570
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	21,600			10,000	31,600
Salary & Wages - Maintenance & Operation	493,100			116,250	609,350
Salary & Wages - Protective Services	185,630			93,850	279,480
Salary & Wages - Utility Labor	107,970				107,970
Fringe Benefits	598,890			63,120	662,010
Tenant Services	20,000				20,000
Utilities	1,982,550				1,982,550
Maintenance & Operation	655,000				655,000
Protective Services					-
Insurance	258,200		22,500	58,000	338,700
Payment in Lieu of Taxes (PILOT)	85,150				85,150
Terminal Leave Payments					-
Collection Losses	20,000				20,000
Other General Expense					-
Rents			2,475,000		2,475,000
Extraordinary Maintenance	25,000				25,000
Replacement of Non-Expendible Equipment	52,000				52,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	4,505,090	-	2,497,500	341,220	7,343,810
Net Principal Payments on Debt Service in Lieu of Depreciation					-
Total Operating Appropriations	5,919,790	-	2,854,920	659,670	9,434,380
NON-OPERATING APPROPRIATIONS					
Net Interest Payments on Debt					-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations					-
TOTAL APPROPRIATIONS	5,919,790	-	2,854,920	659,670	9,434,380
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,919,790	-	2,854,920	659,670	9,434,380
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other	(3,894)		83,470		79,576
Total Unrestricted Net Position Utilized	(3,894)		83,470		79,576
TOTAL NET APPROPRIATIONS	\$ 5,923,684	\$ -	\$ 2,771,450	\$ 659,670	\$ 9,354,804

* 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 \$ 295,989.50 \$ - \$ 142,746.00 \$ 32,983.50 \$ 471,719.00

5 Year Debt Service Schedule - Principal

West New York Housing Authority

Fiscal Year Beginning in

	Current Year (2015)	2016	2017	2018	2019	2020	2021	Thereafter	Total Principal Outstanding
Debt Issuance #1	None	None							#VALUE!
Debt Issuance #2									
Debt Issuance #3									
Debt Issuance #4									#VALUE!
TOTAL PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LESS: HUD SUBSIDY									
NET PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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	Standard & Poors

5 Year Debt Service Schedule - Interest

West New York Housing Authority

Fiscal Year Beginning in

	Current Year (2015)	2016	2017	2018	2019	2020	2021	Thereafter	Total Interest Payments Outstanding
Debt Issuance #1	None	None							#VALUE!
Debt Issuance #2	None	None							#VALUE!
Debt Issuance #3	None	None							#VALUE!
Debt Issuance #4	None	None							#VALUE!
TOTAL INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LESS: HUD SUBSIDY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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2016 Net Position Reconciliation

West New York Housing Authority to September 30, 2017
 For the Period October 1, 2016

	<i>Proposed Budget</i>
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	
Less: Invested in Capital Assets, Net of Related Debt (1)	29,066,216
Less: Restricted for Debt Service Reserve (1)	25,177,923
Less: Other Restricted Net Position (1)	-
Total Unrestricted Net Position (1)	3,200,738
Less: Designated for Non-Operating Improvements & Repairs	-
Less: Designated for Rate Stabilization	-
Less: Other Designated by Resolution	-
Plus: Accrued Unfunded Pension Liability (1)	3,934,001
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,360,105
Plus: Estimated Income (Loss) on Current Year Operations (2)	(79,576)
Plus: Other Adjustments (attach schedule)	-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	5,902,085
Unrestricted Net Position Utilized to Balance Proposed Budget	145,675
Unrestricted Net Position Utilized in Proposed Capital Budget	-
Appropriation to Municipality/County (3)	-
Total Unrestricted Net Position Utilized in Proposed Budget	145,675
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 5,756,410

(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 \$ 292,913
 (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.

2016 Net Position Reconciliation

West New York Housing Authority

For the Period

October 1, 2016

to

September 30, 2017

Proposed Budget

Total All Operations	
\$ 25,901,728	X
25,177,923	
36,251	
687,554	X
3,934,001	
1,360,105	
(79,576)	
5,902,084	
145,675	
-	
-	
145,675	
\$ 5,756,409	

X = Does Not Apply to Aud - Review

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 \$ 292,913

(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.

D

2016
West New York
Housing Authority
(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2016 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

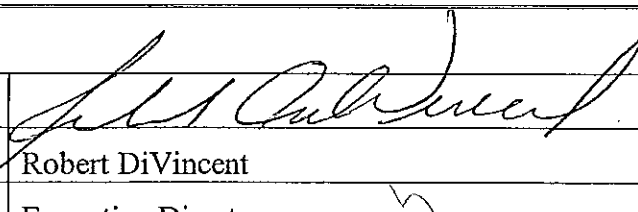
West New York Housing Authority

FISCAL YEAR: FROM:10/1/2016 TO:9/30/2017

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the West New York Housing Authority, on the 25 day of July, 2016.

OR

It is hereby certified that the governing body of the _____ Housing Authority have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): _____

Officer's Signature:			
Name:	Robert DiVincent		
Title:	Executive Director		
Address:	6100 Adams Street, West New York, NJ 07093		
Phone Number:	201-868-6100	Fax Number:	201-868-3393
E-mail address	rdivincent@wnyhousing.org		

2016 CAPITAL BUDGET/PROGRAM MESSAGE

West New York Housing Authority (Name)

FISCAL YEAR: FROM:10/1/2016 TO:9/30/2017

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing 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 Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?
Yes.
4. Are any of the capital projects/project financings being undertaken in a community that 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, rents set by HUD formula.
6. Have the projects been reviewed and approved by HUD?
Yes.

Add additional sheets if necessary.

2016 Proposed Capital Budget

West New York Housing Authority

For the Period October 1, 2016 to September 30, 2017

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Operations	\$ 80,000				\$ 80,000	
Management Improvements	100,000				100,000	
Fees and Costs	75,000				75,000	
Dwelling Structures	400,000				400,000	
Eqpt. Purchases	40,000				40,000	
Project F Description	-					
Project G Description	-					
TOTAL PROPOSED CAPITAL BUDGET	\$ 695,000	- \$	- \$	- \$	695,000 \$	-

Enter brief description of up to seven projects above. For more than seven budgeted projects, please attach additional schedules. Input total amount of all projects on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

West New York Housing Authority

October 1, 2016 to September 30, 2017

Fiscal Year Beginning in

Estimated Total Cost	Current Year				
	2017	2018	2019	2020	2021
Operations	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Management Improvements	100,000	100,000	100,000	100,000	100,000
Fees and Costs	75,000	75,000	75,000	75,000	75,000
Dwelling Structures	400,000	400,000	400,000	400,000	400,000
Eqpt. Purchases	40,000	40,000	40,000	40,000	40,000
Project F Description	-	-	-	-	-
Project G Description	-	-	-	-	-
TOTAL	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000

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

West New York Housing Authority

For the Period October 1, 2016

to

September 30, 2017

Funding Sources

	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Operations	\$ 480,000				\$ 480,000	
Management Improvements	600,000				600,000	
Fees and Costs	450,000				450,000	
Dwelling Structures	2,400,000				2,400,000	
Eqpt. Purchases	240,000				240,000	
Project F Description	-					
Project G Description	-					
TOTAL	\$ 4,170,000	-	-	-	\$ 4,170,000	-
Total 5 Year Plan per CB-4	\$ 4,170,000					
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.