

*Authority Budget of:*

*West New York Housing Authority*

State Filing Year

2018

**APPROVED COPY**

*For the Period:*

*October 1, 2018*

*to*

*September 30, 2019*

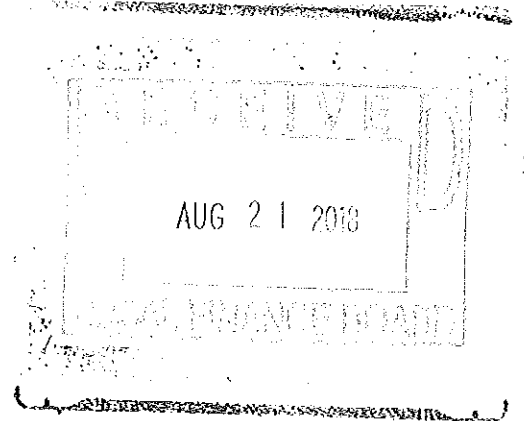
[www.wnyhousing.org](http://www.wnyhousing.org)

Authority Web Address

Department Of



Community  
Affairs



*Division of Local Government Services*

**2018 HOUSING AUTHORITY BUDGET**

**Certification Section**

2018

**WEST NEW YORK HOUSING AUTHORITY**

(Name)

AUG 21 2018

**HOUSING AUTHORITY BUDGET**

FISCAL YEAR: FROM OCTOBER 1, 2018 TO SEPTEMBER 30, 2019

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. Ewert CPA, RMA Date: 11/16/2018

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

# 2018 PREPARER'S CERTIFICATION

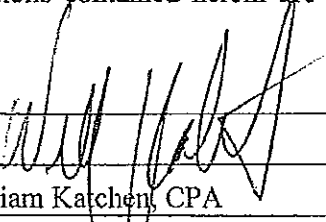
## WEST NEW YORK HOUSING AUTHORITY

### HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:10/1/2018 TO:9/30/2019

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		

AUG 21 2018

# 2018 APPROVAL CERTIFICATION

## WEST NEW YORK HOUSING AUTHORITY

(Name)

### HOUSING AUTHORITY BUDGET

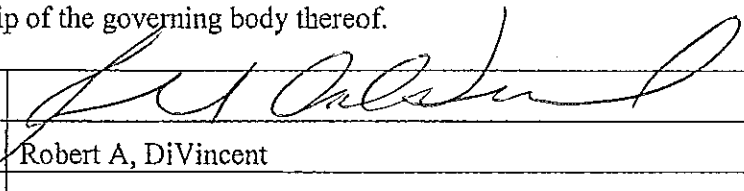
FISCAL  
YEAR:

FROM:10/1/2018

TO:9/30/2019

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 16 day of July, 2018.

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 A, 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.wyvhousing.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.

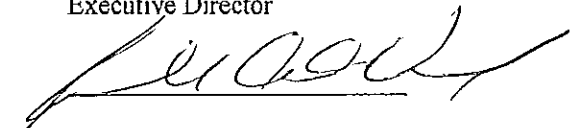
Name of Officer Certifying compliance

Robert A. DiVincent

Title of Officer Certifying compliance

Executive Director

Signature



HOUSING AUTHORITY

WEST NEW YORK, N.J

RESOLUTION

No. 2018 - 033

On motion of Chairman Parkinson

Seconded by Vice-Chairperson Roque  
Commissioner Fernandez

WHEREAS, THE WEST NEW YORK HOUSING AUTHORITY (hereinafter "Authority") is a public body, duly formed under the LOCAL REDEVELOPMENT AND HOUSING LAW, L. 1992 of Title 40A of the New Jersey Statutes Annotated) and possesses the power set forth therein; and

2018 HOUSING AUTHORITY BUDGET RESOLUTION  
WEST NEW YORK HOUSING AUTHORITY  
(Name)

FISCAL YEAR: FROM: 10/1/2018 TO: 9/30/2019

WHEREAS, the Annual Budget and Capital Budget for the West New York Housing Authority for the fiscal year beginning October 1, 2018 and ending, September 30, 2019 has been presented before the governing body of the West New York Housing Authority at its open public meeting of July 16, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 9,818,396, Total Appropriations, including any Accumulated Deficit if any, of \$ 9,901,060 and Total Unrestricted Net Position utilized of \$ 82,664; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$515,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ \_\_\_\_\_; 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 16, 2018 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, 10/1/2018 and ending, 9/30/2019 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 17, 2018.

(Secretary's Signature)

(Date)

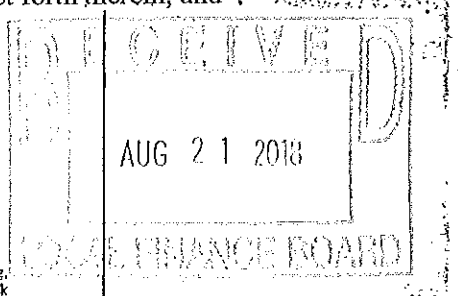
Governing Body Member:

Recorded Vote

Aye Nay

Abstain

Absent



Governing Body Member:

Recorded Vote

- Chairperson Parkinson
- Vice-Chairperson Roque
- Commissioner Fernandez
- Commissioner Fuentes

Aye	Nay	Abstain	Absent
X			
X			
X			
X			

# 2018 HOUSING AUTHORITY BUDGET RESOLUTION

WEST NEW YORK HOUSING AUTHORITY

(Name)

FISCAL  
YEAR:

FROM: 10/1/2018

TO: 9/30/2019

AUG 21 2018

WHEREAS, the Annual Budget and Capital Budget for the West New York Housing Authority for the fiscal year beginning, October 1, 2018 and ending, September 30, 2019 has been presented before the governing body of the West New York Housing Authority at its open public meeting of July 16, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 9,818,396, Total Appropriations, including any Accumulated Deficit if any, of \$ 9,901,060 and Total Unrestricted Net Position utilized of \$ 82,664; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$515,000 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 16, 2018 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, 10/1/2018 and ending, 9/30/2019 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 17, 2018.

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

Governing Body  
Member:

Recorded Vote

Aye

Nay

Abstain

Absent



**2018 HOUSING AUTHORITY BUDGET**

**Narrative and Information Section**

# 2018 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

WEST NEW YORK HOUSING AUTHORITY  
(Name)

## AUTHORITY BUDGET

FISCAL  
YEAR:

FROM:10/1/2018

TO:9/30/2019

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

1. Complete a brief statement on the 2018/2018-2019 proposed Annual Budget and make comparison to the 2017/2017-2018 adopted budget for each operation. Explain any variances over +/-10% (As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%) for each line item by operation. 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 anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD). See attached explanations.

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% (As shown on budget page F-2 explain reason for change for each revenue changing more than 10%) from the current year adopted budget. Revenues are not expected to be affected as the majority of charges to tenants are 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. HUD funding is anticipated at less than the maximum allowable based on lower Congressional funding. The results are the use of unrestricted net position.

5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).

None.

6. The proposed budget must not reflect an anticipated deficit from 2018/2018-2019 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. (Prepare a response to deficits caused by the implementation of GASB 68) The Authority anticipates a deficit in the proposed Budget based on projected HUD funding at a lower amount than what the Authority is entitled to. In the following year The Authority anticipates a conversion to RAD that is expected to generate expense cost savings resulting in forecasted surpluses in operations.

WEST NEW YORK HOUSING AUTHORITY

2018 NEW JERSEY BUDGET

PAGE N-1, QUESTION 1

Revenue:

- 1.) Excess utility income is higher based on estimated current year results.
- 2.) HUD operating subsidy is projected to be higher based on utility cost component included in the funding that is also projected to be higher.
- 3.) Other revenue is projected to be lower based on less anticipated capital funds due to the conversion to RAD.

Appropriations:

- 1.) Utility costs are budgeted higher utilizing HUD's inflation factor of 5.7% and HUD's rolling base formula for calculating utility funding.
- 2.) PILOT is projected to be lower based on the increased utility cost budget.
- 3.) Fringe benefits as a whole are expected to be higher based on the current year's annual pension appropriation as well as payroll tax costs while health benefit costs remain stable.

## HOUSING AUTHORITY CONTACT INFORMATION 2018

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

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

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

<b>Chief Executive Officer:</b>	Robert A. DiVincent		
<b>Phone: (ext.)</b>	201-868-6100	<b>Fax:</b>	201-868-3393
<b>E-mail:</b>	<a href="mailto:rdivincent@wnyhousing.org">rdivincent@wnyhousing.org</a>		

<b>Chief Financial Officer:</b>	William Katchen, CPA		
<b>Phone: (ext.)</b>	201-943-4449	<b>Fax:</b>	201-943-5099
<b>E-mail:</b>	<a href="mailto:bill@katchencpa.com">bill@katchencpa.com</a>		

<b>Name of Auditor:</b>	Anthony Giampaolo, CPA		
<b>Name of Firm:</b>	Hymanson, Parnes and Giampaolo		
<b>Address:</b>	467 Middletown-Lincroft Road		
<b>City, State, Zip:</b>	Lincroft	NJ	07738
<b>Phone: (ext.)</b>	732-842-4550	<b>Fax:</b>	732-842-4551
<b>E-mail:</b>	<a href="mailto:tony@hpgnj.com">tony@hpgnj.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

WEST NEW YORK HOUSING AUTHORITY  
(Name)

FISCAL YEAR: FROM:10/1/2018 TO:9/30/2019

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

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2016 or 2017) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 56
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2016 or 2017) Transmittal of Wage and Tax Statements: \$ 1,988,270.
- 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 (Most Recent Filing that March 31, 2017 or 2018 deadline has passed 2017 or 2018) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) 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 a narrative of your Authority's procedures for all employees. Union negotiations and Board review.*
- 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.*
- 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. (If your authority does not allow for reimbursements indicate that in answer)*
- 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? N/A *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.*

TRAVEL EXPENSES 06/01/2017 THRU 05/31/2018

DATE	PERSON	PURPOSE	COST
9/17 THRU 11/17	ADAM PARKINSON	RUTGERS COMM TRAINING	1,151.00
9/17 THRU 11/17	JONATHAN CASTANEDA	RUTGERS COMM TRAINING	1,151.00
9/17 THRU 11/17	JOSE ALCANTARA	RUTGERS COMM TRAINING	1,151.00
9/17 THRU 11/17	RUBEN RIVERA	RUTGERS COMM TRAINING	1,151.00
9/24/17-9/26/17	ROBERT DIVINCENT	N.J.A.H.R.A	600.00
9/24/17-9/26/17	MAYRET LEON	N.J.A.H.R.A	600.00
11/12/17-11/14/17	JOSEFINA CERDA	NJ/NAHRO	295.00
11/12/17-11/14/17	MAYRET LEON	NJ/NAHRO	295.00
11/12/17-11/14/17	MARY ZIELINSKI	NJ/NAHRO	295.00
11/12/17-11/14/17	ROBERT DIVINCENT	NJ/NAHRO	295.00
12/20/2017	ROBERT DIVINCENT	NJ/NAHRO	328.71
2/1/2018	ADAM PARKINSON	RUTGERS COMM TRAINING	687.00
2/1/2018	JOSE ALCANTARA	RUTGERS COMM TRAINING	677.00
5/3/2018	ROBERT DIVINCENT	NJ/NAHRO	500.00
	TOTAL		\$ 9,176.71

**FOOD VENDORS FOR HOUSING MEETINGS**

DATE	PAY DATE	CHECK #	MEETING DATE	VENDOR	ADDRESS	COST
6/19/2017	7/10/2017	2433	Jun-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$206.95
7/30/2017	8/14/2017	2553	Jul-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$204.00
8/21/2017	9/7/2017	2634	Aug-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$206.40
9/18/2017	10/2/2017	2709	Sep-17	CENTRO LATINO RESTAURANT	6217 BERGENLINE AVE. WNY, NJ 07093	\$190.17
10/16/2017	11/2/2017	2798	Oct-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$178.00
11/27/2017	12/7/2017	2906	Nov-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$198.00
12/18/2017	12/20/2017	3010	Dec-17	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$365.40
1/22/2018	2/1/2018	3117	Jan-18	CENTRO LATINO RESTAURANT	6217 BERGENLINE AVE. WNY, NJ 07093	\$164.25
2/26/2018	3/6/2018	3216	Feb-18	CENTRO LATINO RESTAURANT	6217 BERGENLINE AVE. WNY, NJ 07093	\$135.40
3/19/2018	4/5/2018	3314	Mar-18	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$225.85
4/26/2018	5/3/2018	3402	Apr-18	CATERING BY DOMINICK (SAL'S)	6127 BERGENLINE AVE, WNY, NJ 07093	\$227.80
5/21/2018	6/4/2018	3501	May-18	CENTRO LATINO RESTAURANT	6217 BERGENLINE AVE. WNY, NJ 07093	\$180.00
				<b>TOTAL</b>		<b>\$2,482.22</b>



/

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS  
WEST NEW YORK HOUSING AUTHORITY  
(Name)**

**FISCAL  
YEAR:**

**FROM:10/1/2018**

**TO:9/30/2019**

*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, 2018 Most recent available W-2 and 1099 should be used (2016 or 2017 Forms)(60 days prior to start of budget year is November 1, 2017, with 2016 being the most recent calendar year ended), and for fiscal years ending June 30, 2018, the calendar year 2017 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2018, with 2017 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.

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

For the Period October 1, 2018 to West New York Housing Authority September 30, 2019

Name	Title	Average Hours per Week Dedicated to Position	Position			Reportable Compensation from Authority (W-2/1099)			Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (4) See note below	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						
1 A. Parkinson	Chairperson		X											0
2 A. Roque	Vice-Chairperson		X											0
3 I. Fernández	Commissioner		X											0
4 T. Fuentes	Commissioner		X											0
5 R. Schauric	Commissioner		X											0
6 D. Velazquez	Commissioner		X											0
7 R. Divincenzi	Executive Director			X			241,556	60,389	301,945					301,945
8														0
9														0
10														0
11														0
12														0
13														0
14														0
15														0
Total:								60,389	301,945					301,945

(4) Insert "None" in this column for each individual that does not hold a position with another Public Entity



# Schedule of Health Benefits - Detailed Cost Analysis

West New York Housing Authority  
 For the Period October 1, 2018 to September 30, 2019

	Annual Cost		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	# of Covered Members (Medical & Rx) Proposed Budget	Estimate Proposed Budget							
<b>Active Employees - Health Benefits - Annual Cost</b>									
Single Coverage	20	\$ 11,861	\$ 237,220	19	11,861	\$ 11,861	\$ 225,359	\$ 11,861	5.3%
Parent & Child	3	21,232	63,696	4	21,232	21,232	84,928	(21,232)	-25.0%
Employee & Spouse (or Partner)	16	23,722	379,552	15	23,722	23,722	355,830	23,722	6.7%
Family	11	33,093	364,023	11	33,093	33,093	364,023	-	0.0%
Employee Cost Sharing Contribution (enter as negative -)		(86,292)					(40,550)	(45,742)	112.8%
Subtotal	50	958,199		49			989,590	(31,391)	-3.2%
<b>Commissioners - Health Benefits - Annual Cost</b>									
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					#DIV/0!
<b>Retirees - Health Benefits - Annual Cost</b>									
Single Coverage	8	6,304	50,432	9	6,773	6,773	60,957	(10,525)	-17.3%
Parent & Child									#DIV/0!
Employee & Spouse (or Partner)	5	12,608	63,040	5	13,547	13,547	67,735	(4,695)	-6.9%
Family	1	25,675	25,675	1	26,411	26,411	26,411	(736)	-2.8%
Employee Cost Sharing Contribution (enter as negative -)									#DIV/0!
Subtotal	14	139,147		15			155,103	(15,956)	-10.3%
<b>GRAND TOTAL</b>	<b>64</b>	<b>\$ 1,097,346</b>	<b>\$ 1,144,693</b>	<b>64</b>			<b>\$ 1,144,693</b>	<b>\$ (47,347)</b>	<b>-4.1%</b>

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)  Yes  No  
 Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)  Yes  No

**Note: Remember to Enter an amount in rows for Employee Cost Sharing**





**West New York Housing Authority**  
Compensated Absences 9/30/2017

Name	Title	Total payment at retirement Col' NRS	AMP 1		AMP 2		MOD	COCC		VOUCHER	COCC		Total
			FAMILY	SENIOR	FAMILY	SENIOR		FAMILY	SENIOR		FAMILY	SENIOR	
Rodriguez	Bldg Maint Worker												
Ruoba	Bldg Maint Worker												
Urrutia	Bldg Maint Worker	3,703.13											3,703.13
Obergh	Bldg Maint Worker	7,979.95											7,979.95
Suarez	Bldg Maint Worker	627.26											627.26
Soto	Bldg Maint Worker	1,515.00											1,515.00
Hernandez	Bldg Maint Worker												
Polo	Bldg Maint Worker												
Velez	Bldg Maint Worker	416.47											416.47
Rodas	Bldg Maint Worker	795.07											795.07
Rodas	Bldg Maint Worker	1,573.92											1,573.92
Seez	Bldg Maint Worker	1,229.56											1,229.56
Guzman	Bldg Maint Worker	757.21											757.21
Neiron	Bldg Maint Worker												
		57,225.56	10,672.24	30,713.92					6,652.55	9,186.85			57,225.56
<b>Security</b>													
Sanchez	Security	1,026.65											1,026.65
Ambran	Security	30.44											30.44
Rendon	Security												
Rosario	Security												
Rodas	Security	1,492.63											1,492.63
Gonzalez	Security	501.69							356.20	145.49			501.69
Conde	Security												
Hernandez	Security	1,948.89											1,948.89
Antonio	Security	180.25											180.25
Cedeno	Security	274.30											274.30
Rouse	Security	3,628.55											3,628.55
Savannah	Security	1,081.09											1,081.09
Herrero	Security												
Cueva	Security												
Josue	Security	(203.36)											(203.36)
Valdez	Security	3,408.83							715.66	988.29			3,408.83
Vargas	Security	489.56											489.56
Unamor	Security												
Carlos	Security												
Dones	Security												
Josue	Security												
Dennise	Security												
		13,859.52							1,071.86	1,131.78			13,859.52
			20,471.52	47,144.53					199,103.12	13,873.32			411,568.25
		7.65%	1,556.07	3,606.56					15,231.39	999.31			31,459.97
			22,027.59	50,751.09					214,334.51	14,872.63			443,028.22
			23,699.66	46,163.37					347,799.81	10,901.81			
			(1,672.07)	4,917.72					(131,465.30)	3,970.42			81,620.72





**2018 HOUSING AUTHORITY BUDGET**

**Financial Schedules Section**

**SUMMARY**

West New York Housing Authority  
 For the Period October 1, 2018 to September 30, 2019

	FY 2018 Proposed Budget				FY 2017 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
<b>REVENUES</b>							
Total Operating Revenues	\$ 6,190,046	\$ -	\$ 2,985,000	\$ 632,590	\$ 9,807,636	\$ 359,041	3.8%
Total Non-Operating Revenues	10,460	-	300	-	10,760	(450)	-4.0%
Total Anticipated Revenues	6,200,506	-	2,985,300	632,590	9,459,805	358,591	3.8%
<b>APPROPRIATIONS</b>							
Total Administration	1,489,730	-	409,930	333,880	2,233,540	89,370	4.2%
Total Cost of Providing Services	4,695,310	-	2,672,500	298,710	7,567,520	426,840	5.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	6,185,040	-	3,082,430	632,590	9,901,060	516,210	5.5%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	6,185,040	-	3,082,430	632,590	9,901,060	516,210	5.5%
Less: Total Unrestricted Net Position Utilized	(14,466)	-	97,130	-	82,664	82,664	#DIV/0!
Net Total Appropriations	6,200,506	-	2,985,300	632,590	9,818,396	433,546	4.6%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ -	\$ -	\$ -	\$ -	\$ 74,955	\$ (74,955)	-100.0%

# Revenue Schedule

West New York Housing Authority  
For the Period October 1, 2018 to September 30, 2019

	<b>FY 2018 Proposed Budget</b>				<b>FY 2017 Adopted Budget</b>			<b>\$ Increase (Decrease)</b>	<b>% Increase (Decrease)</b>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations	All Operations
						Proposed vs. Adopted	Proposed vs. Adopted	Proposed vs. Adopted	Proposed vs. Adopted
<b>OPERATING REVENUES</b>									
<i>Rental Fees</i>									
Homebuyers' Monthly Payments					\$ -	\$ -	\$ -		#DIV/0!
Dwelling Rental	3012600				3,012,600	3,001,370	11,230		0.4%
Excess Utilities	53390				53,390	38,350	15,040		39.1%
Non-Dwelling Rental					-	-	-		#DIV/0!
HUD Operating Subsidy	2845056				2,845,056	2,516,015	329,041		13.1%
New Construction - Acc Section 8					-	-	-		#DIV/0!
Voucher - Acc Housing Voucher			2960000		2,960,000	2,960,000	-		0.0%
Total Rental Fees	5,911,046	-	2,960,000	-	8,871,046	8,515,735	355,311		4.2%
<i>Other Operating Revenues (List)</i>									
Late Charges and Prorations	279000		25000	632590	936,590	932,860	3,730		0.4%
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Type In (Grant, Other Rev)					-	-	-		#DIV/0!
Total Other Revenue	279,000	-	25,000	632,590	936,590	932,860	3,730		0.4%
Total Operating Revenues	6,190,046	-	2,985,000	632,590	9,807,636	9,448,595	359,041		3.8%
<b>NON-OPERATING REVENUES</b>									
<i>Other Non-Operating Revenues (List)</i>									
Type In					-	-	-		#DIV/0!
Type In					-	-	-		#DIV/0!
Type In					-	-	-		#DIV/0!
Type In					-	-	-		#DIV/0!
Type In					-	-	-		#DIV/0!
Type In					-	-	-		#DIV/0!
Total Other Non-Operating Revenue					-	-	-		#DIV/0!
<i>Interest on Investments &amp; Deposits (List)</i>									
Interest Earned	10,460		300		10,760	11,210	(450)		-4.0%
Penalties					-	-	-		#DIV/0!
Other					-	-	-		#DIV/0!
Total Interest	10,460	-	300	-	10,760	11,210	(450)		-4.0%
Total Non-Operating Revenues	10,460	-	300	-	10,760	11,210	(450)		-4.0%
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 6,200,505</b>	<b>\$ -</b>	<b>\$ 2,985,300</b>	<b>\$ 632,590</b>	<b>\$ 9,818,395</b>	<b>\$ 9,459,805</b>	<b>\$ 358,591</b>		<b>3.8%</b>

# Prior Year Adopted Revenue Schedule

West New York Housing Authority

*FY 2017 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING REVENUES</b>					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	3,001,370				3,001,370
Excess Utilities	38,350				38,350
Non-Dwelling Rental					-
HUD Operating Subsidy	2,516,015				2,516,015
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			2,960,000		2,960,000
<b>Total Rental Fees</b>	<b>5,555,735</b>	-	<b>2,960,000</b>	-	<b>8,515,735</b>
<i>Other Revenue (List)</i>					
Late Charges and Prorations	279,000		15,000	638,860	932,860
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
<b>Total Other Revenue</b>	<b>279,000</b>	-	<b>15,000</b>	<b>638,860</b>	<b>932,860</b>
<b>Total Operating Revenues</b>	<b>5,834,735</b>	-	<b>2,975,000</b>	<b>638,860</b>	<b>9,448,595</b>
<b>NON-OPERATING REVENUES</b>					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
<b>Total Other Non-Operating Revenues</b>					-
<i>Interest on Investments &amp; Deposits</i>					
Interest Earned	10,460		750		11,210
Penalties					-
Other					-
<b>Total Interest</b>	<b>10,460</b>	-	<b>750</b>	-	<b>11,210</b>
<b>Total Non-Operating Revenues</b>	<b>10,460</b>	-	<b>750</b>	-	<b>11,210</b>
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 5,845,195</b>	<b>\$ -</b>	<b>\$ 2,975,750</b>	<b>\$ 638,860</b>	<b>\$ 9,459,805</b>

## Appropriations Schedule

West New York Housing Authority  
For the Period October 1, 2018 to September 30, 2019

	<b>FY 2018 Proposed Budget</b>				<b>FY 2017 Adopted Budget</b>		<b>\$ Increase (Decrease)</b>	<b>% Increase (Decrease)</b>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	Proposed vs. Adopted	Proposed vs. Adopted
							All Operations	All Operations
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	523,350		226,610	227,590	\$ 977,550	\$ 964,220	\$ 13,330	1.4%
Fringe Benefits	589,600		110,000	86,290	785,890	715,850	70,040	9.8%
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	56,000		6,000	10,000	72,000	66,000	6,000	9.1%
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	1,489,730	-	409,930	333,880	2,233,540	2,144,170	89,370	4.2%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services				76,760	663,730	640,060	23,670	3.7%
Salary & Wages - Maintenance & Operation	586,970			98,360	299,600	306,750	(7,150)	-2.3%
Salary & Wages - Protective Services	201,240				118,750	114,860	3,890	3.4%
Salary & Wages - Utility Labor	118,750				617,340	617,230	70,700	11.5%
Fringe Benefits	20,000			70,590	20,000	20,000	-	0.0%
Tenant Services	1,890,210				1,890,210	1,565,990	324,220	20.7%
Utilities	820,000				820,000	780,000	40,000	5.1%
Maintenance & Operation					-	-	-	#DIV/0!
Protective Services					-	-	-	#DIV/0!
Insurance	238,200		12,500	53,000	303,700	314,500	(10,800)	-3.4%
Payment in Lieu of Taxes (PILOT)	106,600				106,600	136,790	(30,190)	-22.1%
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	2,660,000	-	0.0%
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	4,696,310	-	2,672,500	298,710	7,667,520	7,253,180	414,340	5.7%
Total Principal Payments on Debt Service In Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	6,186,040	-	3,082,430	632,590	9,901,060	9,397,350	503,710	5.4%
<b>NON-OPERATING APPROPRIATIONS</b>								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#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!
<b>TOTAL APPROPRIATIONS</b>	6,186,040	-	3,082,430	632,590	9,901,060	9,397,350	503,710	5.4%
<b>ACCUMULATED DEFICIT</b>								
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	6,186,040	-	3,082,430	632,590	9,901,060	9,397,350	503,710	5.4%
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other	(14,466)		97,130		82,664	82,664	-	#DIV/0!
Total Unrestricted Net Position Utilized	(14,466)		97,130		82,664	82,664	-	#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	\$ 6,200,506	\$ -	\$ 2,985,300	\$ 632,590	\$ 9,818,396	\$ 9,397,350	\$ 421,046	4.5%

\* 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 \$ 309,302.00 \$ - \$ 154,121.50 \$ 31,629.50 \$ 495,053.00

## Prior Year Adopted Appropriations Schedule

### West New York Housing Authority

	FY 2017 Adopted Budget				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 500,130		\$ 218,260	\$ 245,830	\$ 964,220
Fringe Benefits	539,600		102,500	73,750	715,850
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
<b>Total Administration</b>	<b>1,412,250</b>	-	<b>392,340</b>	<b>339,580</b>	<b>2,144,170</b>
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	515,930			124,130	640,060
Salary & Wages - Protective Services	195,400			111,350	306,750
Salary & Wages - Utility Labor	114,860				114,860
Fringe Benefits	617,230				617,230
Tenant Services	20,000				20,000
Utilities	1,565,990				1,565,990
Maintenance & Operation	780,000				780,000
Protective Services					-
Insurance	238,200		12,500	63,800	314,500
Payment in Lieu of Taxes (PILOT)	136,790				136,790
Terminal Leave Payments					-
Collection Losses	20,000				20,000
Other General Expense					-
Rents			2,660,000		2,660,000
Extraordinary Maintenance	25,000				25,000
Replacement of Non-Expendible Equipment	52,000				52,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
<b>Total Cost of Providing Services</b>	<b>4,281,400</b>	-	<b>2,672,500</b>	<b>299,280</b>	<b>7,253,180</b>
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
<b>Total Operating Appropriations</b>	<b>5,693,650</b>	-	<b>3,064,840</b>	<b>638,860</b>	<b>9,397,350</b>
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
<b>Total Non-Operating Appropriations</b>	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	<b>5,693,650</b>	-	<b>3,064,840</b>	<b>638,860</b>	<b>9,397,350</b>
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>5,693,650</b>	-	<b>3,064,840</b>	<b>638,860</b>	<b>9,397,350</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation					-
Other	(89,090)		89,090		-
<b>Total Unrestricted Net Position Utilized</b>	<b>(89,090)</b>	-	<b>89,090</b>	-	-
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 5,782,740</b>	-	<b>\$ 2,975,750</b>	<b>\$ 638,860</b>	<b>\$ 9,397,350</b>

\* 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	\$ 284,682.50	-	\$ 153,242.00	\$ 31,943.00	\$ 469,867.50
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# Debt Service Schedule - Principal

West New York Housing Authority

If Authority has no debt X this box

X

	<i>Fiscal Year Ending in</i>					Total Principal Outstanding				
	Adopted Budget Year 2017	Proposed Budget Year 2018	2019	2020	2021		2022	2023	Thereafter	
Type in Issue Name										
Type in Issue Name										
Type in Issue Name										
Type in Issue Name										
<b>TOTAL PRINCIPAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LESS: HUD SUBSIDY</b>										
<b>NET PRINCIPAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

## Debt Service Schedule - Interest

West New York Housing Authority

IF Authority has no debt X this box

X

	<i>Fiscal Year Ending in</i>					Total Interest Payments Outstanding		
	Proposed Budget Year 2018	2019	2020	2021	2022		2023	Thereafter
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
Type in Issue Name								
<b>TOTAL INTEREST</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LESS: HUD SUBSIDY</b>								
<b>NET INTEREST</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



# Net Position Reconciliation

West New York Housing Authority  
 For the Period October 1, 2018 to September 30, 2019

## FY 2018 Proposed Budget

	Housing			Total All Operations
	Public Housing Management	Section 8	Voucher	
	\$ 24,691,133	\$ -	\$ (318,112)	\$ 8,265,069
	25,573,210			25,573,210
	6,385		1,381	7,766
	(888,462)		(319,493)	7,057,114
	5,142,907		768,480	5,911,387
	2,169,952		239,486	2,409,438
	62,445		(89,090)	(26,645)
	6,485,842		599,383	8,265,069
	(14,466)		97,130	82,664
	(14,466)		97,130	82,664
	\$ 6,501,308		\$ 502,253	\$ 8,265,069
				\$ 15,268,630

**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 \$ 309,302 \$ - \$ 154,122 \$ 31,630 \$ 495,053
- (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.

2018  
WEST NEW YORK  
HOUSING  
AUTHORITY

(Name)

HOUSING  
AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2018 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

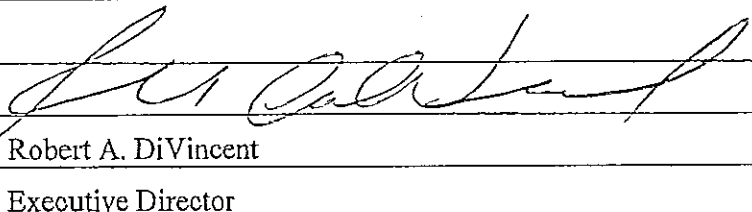
WEST NEW YORK HOUSING AUTHORITY  
(Name)

FISCAL YEAR: FROM:10/1/2018 TO:9/30/2019

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 \_\_\_\_16\_\_\_\_ day of July, 2018.

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 A. 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		

# 2018 CAPITAL BUDGET/PROGRAM MESSAGE

## West New York Housing Authority

(Name)

FISCAL  
YEAR:

FROM:10/1/2018

TO:9/30/2019

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?  
No.
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, fees and charges to tenants are primarily based on HUD formula.
6. Have the projects been reviewed and approved by HUD?  
Yes.

*Add additional sheets if necessary.*

# Proposed Capital Budget

West New York Housing Authority  
For the Period October 1, 2018 to September 30, 2019

	Estimated Total Cost	<i>Funding Sources</i>			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Fees and Costs	\$ 75,000			\$ 75,000	
Various Capital Proj.\Eqpt. Purchases	440,000			440,000	
Type In Description	-				
Type In Description	-				
Total	515,000	-	-	515,000	-
<i>Section 8</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
Type In Description	-				
Type In Description	-				
Type In Description	-				
Type In Description	-				
Total	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 515,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 515,000</b>	<b>\$ -</b>

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

West New York Housing Authority  
 For the Period October 1, 2018 to September 30, 2019

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					2022	2023
		Year 2018	2019	2020	2021	2022		
<i>Public Housing Management</i>								
Fees and Costs	\$ 450,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Varlous Capital Proj.\Eqpt. Purcl	2,640,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000
Type in Description	-	-						
Type in Description	-	-						
<b>Total</b>	<b>3,090,000</b>	<b>515,000</b>	<b>515,000</b>	<b>515,000</b>	<b>515,000</b>	<b>515,000</b>	<b>515,000</b>	<b>515,000</b>
<i>Section 8</i>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Housing Voucher</i>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Other Programs</i>								
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
Type in Description	-	-						
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>\$ 3,090,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>	<b>\$ 515,000</b>

*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, 2018                      to                      September 30, 2019

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Fees and Costs	\$ 450,000				\$ 450,000	
Various Capital Proj.\Eqpt. Purc	2,640,000				2,640,000	
Type in Description	-					
Type in Description	-					
Total	3,090,000	-	-	-	3,090,000	-
<i>Section 8</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 3,090,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,090,000</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	<b>\$ 3,090,000</b>					
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.*