

2013

**WEST NEW YORK HOUSING
AUTHORITY BUDGET**

Fiscal year: OCTOBER 1, 2013 to SEPTEMBER 30, 2014

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: C.M. Zappacosta Date: 10/18/13

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.

By: _____ Date: _____

CERTIFICATION

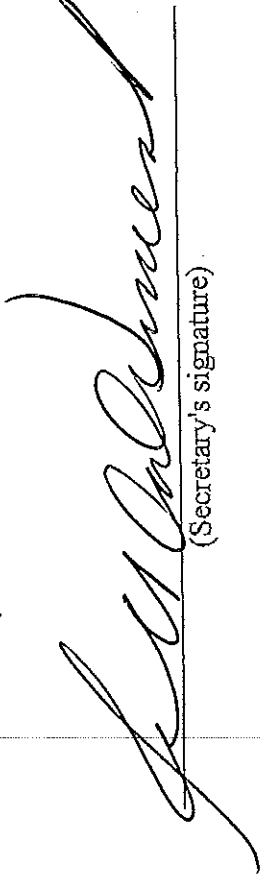
of the

2013

WEST NEW YORK HOUSING AUTHORITY
AUTHORITY CAPITAL BUDGET/PROGRAM

FISCAL YEAR: FROM 10/01/2013 TO 9/30/2014

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the Members of the Housing Authority, on the *26th day of August 2013*.


(Secretary's signature)

ROBERT A. DIVINCENT
(name)

Executive Director
(title)

6100 ADAMS STREET
(address)

WEST NEW YORK, NJ 07093
(address)

201-868-6100/201-868-3393
(phone number)/(fax number)

RECEIVED

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WEST NEW YORK HOUSING AUTHORITY

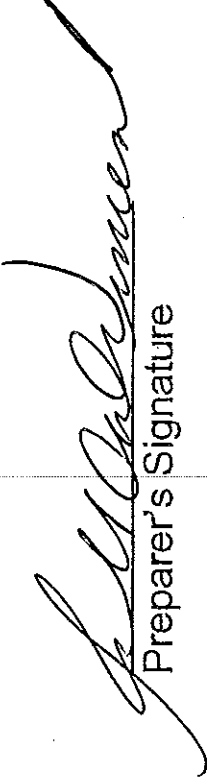
PREPARER'S CERTIFICATION
2013

WEST NEW YORK
HOUSING AUTHORITY BUDGET

Fiscal year: FROM OCTOBER 1, 2013 to SEPT. 30, 2014

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 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 Supplemental Schedules are completed and attached.



Preparer's Signature

ROBERT A. DIVINCENC
Print Name

EXECUTIVE DIRECTOR
Title

6100 ADAMS STREET
Address

WEST NEW YORK, NEW JERSEY 07093
City, State and Zip Code

201-868-6100/201-868-3393
Phone Number/ Fax Number

CERTIFICATION

of the

2013

**WEST NEW YORK HOUSING AUTHORITY
AUTHORITY CAPITAL BUDGET/PROGRAM**

FISCAL YEAR: FROM 10/01/2013 TO 9/30/2014

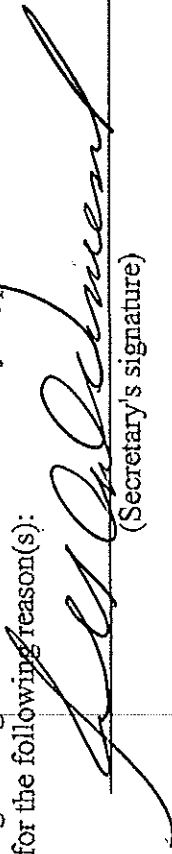
(X)

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N. J. A. C. 5: 3 1-2.2, along with the Annual Budget, by the Members of the Hoboken Housing Authority, on the 26 day of August, 2013.

OR

()

It is further certified that the Members body of the Housing Authority have elected to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N. J. A. C. 5: 3 1-2.2 for the following reason(s):


(Secretary's signature)

ROBERT A. DIVINCENZI
(name)

Executive Director
(title)

6100 ADAMS STREET
(address)

WEST NEW YORK, NJ 07093
(address)

201-868-6100/201-868-3393
(phone number)(fax number)

CB-1

2013
WEST NEW YORK HOUSING AUTHORITY

AUTHORITY CAPITAL BUDGET

FISCAL YEAR: FROM 10/1/2013 TO 9/30/2014

CAPITAL BUDGET/PROGRAM MESSAGE

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

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

YES

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

YES

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

YES FOR LEVERAGING WORK

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

NO

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

NO IMPACT ON RENTS OR OTHER CHARGES BASED ON CURRENT REGULATIONS

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

YES

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APPROVAL CERTIFICATION

of the

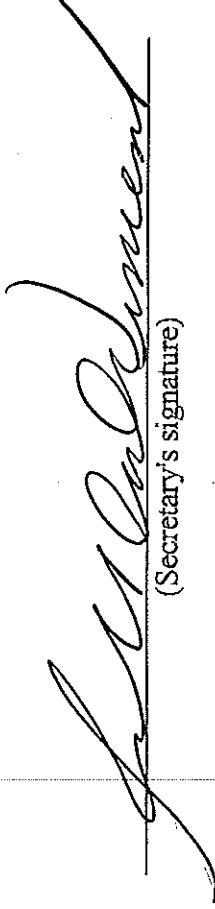
2013

WEST NEW YORK HOUSING AUTHORITY
AUTHORITY BUDGET

FISCAL YEAR: FROM 10/1/2013 TO 9/30/2014

It is hereby certified that the Housing Authority Budget, including Supplemental Schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the Members of the Hoboken Housing Authority, at an open public meeting held pursuant to N. J. A. C. 5: 3 1-2.3, on the 26 day of August, 2013.

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.



(Secretary's signature)

ROBERT A. DIVINCENC
(name)

Executive Director
(title)

6100 ADAMS STREET
(address)

WEST NEW YORK, NJ 07093
(address)

201-868-6100/201-868-3393
(phone number)(fax number)

2013
WEST NEW YORK HOUSING AUTHORITY
AUTHORITY BUDGET

FISCAL YEAR: FROM TO 10/1/2013 TO 9/30/2014

BUDGET MESSAGE

1. Complete a brief statement on the 2013 proposed Annual Budget and make comparison to the current year's adopted budget. Explain significant increases or decreases, if any.

The budget is substantially similar to the current years budget with reduced funding from HUD for the housing choice voucher program and public housing operating subsidy.

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.

Anticipated revenues are expected to substantially provide for the proposed budget's expenditures with the balance to be provided from surplus.

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 should not impact on the proposed budget.

4. Describe the reasons for utilizing Fund Balance in the proposed Annual Budget, i. e. rate stabilization, debt service reduction, to balance the budget, etc.

To provide for reduced funding from HUD for the housing choice voucher and public housing programs.

5. If the proposed Annual Budget contains an Accumulated Deficit either existing or anticipated, pursuant to N. J. S. 40A: 5A-12, then an explanation as to reasons for occurrence must be disclosed.

N/A

		2013							
HOUSING AUTHORITY BUDGET									
SUPPLEMENTAL SCHEDULES									
WEST NEW YORK HOUSING AUTHORITY									
FISCAL YEAR: FROM OCTOBER 1, 2013 TO SEPTEMBER 30, 2014									
===== OPERATING APPROPRIATIONS =====									
ADMINISTRATION	TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS				
Salaries & Wages	* B-1 * \$888,610	\$464,150	\$0	\$183,740	\$240,720				*
Fringe Benefits	* B-2 * \$663,239	\$411,631	\$0	\$139,000	\$112,608				*
Other Expenses	* B-3 * \$464,100	\$372,520	\$0	\$71,580	\$20,000				*
TOTAL ADMINISTRATION	* E-1 * \$2,015,949	\$1,248,301	\$0	\$394,320	\$373,328				
COST OF PROVIDING SERVICES	TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHERS	OTHER PROGRAMS				
Salaries & Wages									
Tenant Services	* \$31,600	\$21,600	\$0	\$0	\$10,000				*
Maintenance & Operation	* \$534,250	\$426,640	\$0	\$0	\$107,610				*
Protective Services	* \$244,500	\$155,660	\$0	\$0	\$88,850				*
Utility Labor	* \$106,500	\$106,500	\$0	\$0	\$0				*
Total Salaries & Wages	* B-4 * \$916,850	\$710,390	\$0	\$0	\$206,460				*
Fringe Benefits	* B-5 * \$632,141	\$535,559	\$0	\$0	\$96,582				*
Other Expenses									
Tenant Services	* \$20,000	\$20,000	\$0	\$0	\$0				*
Utilities	* \$1,810,600	\$1,810,600	\$0	\$0	\$0				*
Maintenance & Operation									
Materials & Contract Cost	* \$845,000	\$845,000	\$0	\$0	\$0				*
Protective Services									
Materials & Contract Cost	* \$0	\$0	\$0	\$0	\$0				*
Insurance	* \$344,500	\$258,200	\$0	\$22,500	\$63,800				*
P.I.L.O.T	* \$91,140	\$91,140	\$0	\$0	\$0				*
Terminal Leave Payments	* \$0	\$0	\$0	\$0	\$0				*
Collection Losses	* \$20,000	\$20,000	\$0	\$0	\$0				*
Other General Expense	* \$0	\$0	\$0	\$0	\$0				*
Rents	* \$2,749,200	\$0	\$0	\$2,749,200	\$0				*
Extraordinary Maintenance	* \$50,000	\$50,000	\$0	\$0	\$0				*
Replacement of Non-Expendible Equ	* \$44,000	\$44,000	\$0	\$0	\$0				*
Property Betterment/Additions	* \$0	\$0	\$0	\$0	\$0				*
Other Costs	* \$0	\$0	\$0	\$0	\$0				*
Total Other Expenses	* B-6 * \$5,974,440	\$3,138,940	\$0	\$2,771,700	\$63,800				*
TOTAL COST OF PROVIDING SERVICE*	* \$7,523,431	\$4,384,889	\$0	\$2,771,700	\$366,942				*
=====									
PAGE SS-5									

2013				
HOUSING AUTHORITY BUDGET				
SUPPLEMENTAL SCHEDULES				
WEST NEW YORK HOUSING AUTHORITY				
FISCAL YEAR: FROM OCTOBER 1, 2013 TO SEPTEMBER 30, 2014				
====UNRESERVED FUND BALANCE====				
		CROSS REF.	2013 PROPOSED BUDGET	
(1)	BEGINNING BALANCE OCTOBER 1, 2012	* AUDIT*	\$3,862,589	*
	EXCLUDES COMPONENT UNIT			
(2)	UTILIZED IN CURRENT YEAR'S ADOPTED BUDGET	*	\$52,379	*
(3)	PROPOSED BALANCE AVAILABLE	*	\$3,810,210	*
(4)	ESTIMATED RESULTS OF OPERATION CURRENT BUDGE*	*	\$0	*
(5)	ESTIMATED AVAILABLE BALANCE	*	\$3,810,210	*
(6)	UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*	\$0	*
(7)	UTILIZED IN PROPOSED BUDGET	*	\$273,156	*
(8)	TOTAL FUND BALANCE UTILIZED	*	\$273,156	*
(9)	PROPOSED BALANCE AFTER UTILIZATION IN BUDGE*	*	\$3,537,054	*
====RESTRICTED FUND BALANCE====				
		CROSS REF.	2013 PROPOSED BUDGET	
(1)	BEGINNING BALANCE OCTOBER 1, 2012	* AUDIT*	\$257,850	*
(2)	UTILIZED IN CURRENT YEARS ADOPTED BUDGET	*	\$0	*
(3)	PROPOSED BALANCE AVAILABLE	*	\$257,850	*
(4)	ESTIMATED RESULTS OF OPERATION CURRENT BUDGE*	*	(\$100,000)	*
(5)	ESTIMATED AVAILABLE BALANCE	*	\$157,850	*
(6)	UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*	\$0	*
(7)	UTILIZED IN PROPOSED BUDGET	*	\$0	*
(8)	TOTAL RESTRICTED FUND BALANCE UTILIZED	*	\$0	*
(9)	PROPOSED BALANCE AFTER UTILIZATION IN BUDGE*	*	\$157,850	*
PAGE SS-9				

2013			
HOUSING AUTHORITY BUDGET			
SUPPLEMENTAL SCHEDULES			
WEST NEW YORK HOUSING AUTHORITY			
FISCAL YEAR: FROM OCTOBER 1, 2013 TO SEPTEMBER 30, 2014			
====UNRESERVED FUND BALANCE====			
	CROSS REF.	2013	PROPOSED BUDGET
(1) BEGINNING BALANCE OCTOBER 1, 2012	* AUDIT*		\$3,862,589 *
EXCLUDES COMPONENT UNIT			
(2) UTILIZED IN CURRENT YEAR'S ADOPTED BUDGET	*		\$52,379 *
(3) PROPOSED BALANCE AVAILABLE	*		\$3,810,210 *
(4) ESTIMATED RESULTS OF OPERATION CURRENT BUDGE*	*		\$0 *
(5) ESTIMATED AVAILABLE BALANCE	*		\$3,810,210 *
(6) UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*		\$0 *
(7) UTILIZED IN PROPOSED BUDGET	*		\$273,156 *
(8) TOTAL FUND BALANCE UTILIZED	*		\$273,156 *
(9) PROPOSED BALANCE AFTER UTILIZATION IN BUDGE*	*		\$3,537,054 *
====RESTRICTED FUND BALANCE====			
	CROSS REF.	2013	PROPOSED BUDGET
(1) BEGINNING BALANCE OCTOBER 1, 2012	* AUDIT*		\$257,850 *
(2) UTILIZED IN CURRENT YEARS ADOPTED BUDGET	*		\$0 *
(3) PROPOSED BALANCE AVAILABLE	*		\$257,850 *
(4) ESTIMATED RESULTS OF OPERATION CURRENT BUDGE*	*		\$0 *
(5) ESTIMATED AVAILABLE BALANCE	*		\$257,850 *
(6) UTILIZED IN PROPOSED YEAR'S CAPITAL BUDGET	*		\$0 *
(7) UTILIZED IN PROPOSED BUDGET	*		\$100,000 *
(8) TOTAL RESTRICTED FUND BALANCE UTILIZED	*		\$100,000 *
(9) PROPOSED BALANCE AFTER UTILIZATION IN BUDGE*	*		\$157,850 *
PAGE SS-9			

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT												
WEST NEW YORK HOUSING AUTHORITY												
FISCAL YEAR 2013												
FISCAL PERIOD OCTOBER 1, 2013 to SEPTEMBER 30, 2014												
OPERATING BUDGET												
Line No.	Acct. No.	Description	PROPOSED BUDGET	HOUSING Mangement Proposed Budget	Public Housing Proposed Budget	Section 8 Proposed Budget	Housing Voucher Proposed Budget	Other Programs Proposed Budget				
TOTAL HOUSING AUTHORITY PROPOSED BUDGET			\$0	\$0	\$0	\$0	\$0	\$0				
Homebuyers Monthly Payments For												
10	7710	Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0				
20	7712	Earned Home Payments	\$0	\$0	\$0	\$0	\$0	\$0				
30	7714	Non-routine Maintenance Res.	\$0	\$0	\$0	\$0	\$0	\$0				
40	Total	Break Even Amount	\$0	\$0	\$0	\$0	\$0	\$0				
50	7716	Excess (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0				
60	7790	Homebuyers Monthly Pay.	\$0	\$0	\$0	\$0	\$0	\$0				
Operating Receipts												
65	2210	Section 8/Voucher Payments	\$3,007,320	\$0	\$0	\$0	\$3,007,320	\$0				
70	3110	Dwelling Rental	\$2,756,930	\$2,756,930	\$0	\$0	\$0	\$0				
80	3120	Excess Utilities	\$53,140	\$53,140	\$0	\$0	\$0	\$0				
90	3190	Non dwelling Rental	\$18,400	\$18,400	\$0	\$0	\$0	\$0				
100	Total	Rental Income	\$5,835,790	\$2,828,470	\$0	\$0	\$3,007,320	\$0				
110	3610	Interest Income	\$20,460	\$10,460	\$0	\$0	\$10,000	\$0				
120	3690	Other Income	\$1,015,170	\$210,000	\$0	\$0	\$65,000	\$740,170				
130	Total	Operating Income	\$6,871,420	\$3,048,930	\$0	\$0	\$3,082,320	\$740,170				
135	-	Grant Revenue	\$0	\$0	\$0	\$0	\$0	\$0				
137	Total	Operating Income (inc. grants)	\$6,871,420	\$3,048,930	\$0	\$0	\$3,082,320	\$740,170				
Operating Expenditures - Administration												
140	4110	Administrative Salaries	\$988,610	\$464,150	\$0	\$0	\$183,740	\$240,720				
150	4130	Legal	\$75,000	\$60,000	\$0	\$0	\$5,000	\$10,000				
160	4140	Staff Training	\$35,000	\$28,000	\$0	\$0	\$7,000	\$0				
170	4150	Travel	\$39,000	\$31,200	\$0	\$0	\$7,800	\$0				
180	4170	Accounting Fees	\$66,000	\$51,740	\$0	\$0	\$4,260	\$10,000				
190	4171	Auditing Fees	\$15,600	\$12,480	\$0	\$0	\$3,120	\$0				
200	4190	Other Admin. Expenses	\$233,500	\$189,100	\$0	\$0	\$44,400	\$0				
210	Total	Administrative Expense	\$1,352,710	\$836,670	\$0	\$0	\$255,320	\$260,720				
Tenant Services												
220	4210	Salaries	\$31,600	\$21,600	\$0	\$0	\$0	\$10,000				
230	4220	Recreation, Public. & Other	\$10,000	\$10,000	\$0	\$0	\$0	\$0				
240	4230	Contract Cost	\$10,000	\$10,000	\$0	\$0	\$0	\$0				
250	Total	Tenant Service Expense	\$51,600	\$41,600	\$0	\$0	\$0	\$10,000				
Utilities												
260	4310	Water	\$276,140	\$276,140	\$0	\$0	\$0	\$0				
270	4320	Electricity	\$665,780	\$665,780	\$0	\$0	\$0	\$0				
280	4330	Gas	\$477,690	\$477,690	\$0	\$0	\$0	\$0				
290	4340	Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0				
300	4350	Labor	\$106,500	\$106,500	\$0	\$0	\$0	\$0				
310	4390	Other	\$390,990	\$390,990	\$0	\$0	\$0	\$0				
320	Total	Utilities Expense	\$1,917,100	\$1,917,100	\$0	\$0	\$0	\$0				
Ordinary Maintenance & Operations												
330	4410	Labor	\$534,250	\$426,640	\$0	\$0	\$0	\$107,610				
340	4420	Materials	\$250,000	\$250,000	\$0	\$0	\$0	\$0				
350	4430	Contract Cost	\$595,000	\$595,000	\$0	\$0	\$0	\$0				
360	Total	Ordinary Maint & Oper. Expense	\$1,379,250	\$1,271,640	\$0	\$0	\$0	\$107,610				
PAGE SS-10												

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT									
WEST NEW YORK HOUSING AUTHORITY									
FISCAL YEAR 2013									
FISCAL PERIOD OCTOBER 1, 2013 to SEPTEMBER 30, 2014									
OPERATING BUDGET									
Line No.	Acct. No.	Description	TOTAL HOUSING AUTHORITY PROPOSED BUDGET	Public Housing Management Proposed Budget	Section 8 Proposed Budget	Housing Voucher Proposed Budget	Other Programs Proposed Budget		
Protective Services									
370	4460	Labor	\$244,500 *	\$155,650 *	\$0 *	\$0 *	\$88,850 *		
380	4470	Materials	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
390	4480	Contract Cost	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
400	Total Protective Services Expense		\$244,500 *	\$155,650 *	\$0 *	\$0 *	\$88,850 *		
General Expense									
410	4510	Insurance	\$344,500 *	\$258,200 *	\$0 *	\$22,500 *	\$63,800 *		
420	4520	Payment in Lieu of Taxes	\$91,140 *	\$91,140 *	\$0 *	\$0 *	\$0 *		
430	4530	Terminal Leave Payments	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
440	4540	Employee Benefits	\$1,295,380 *	\$947,190 *	\$0 *	\$139,000 *	\$209,190 *		
450	4570	Collection Losses	\$20,000 *	\$20,000 *	\$0 *	\$0 *	\$0 *		
460	4590	Other General Expense	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
470	Total General Expense		\$1,751,020 *	\$1,316,530 *	\$0 *	\$161,500 *	\$272,990 *		
480	Total Sum of Routine Expenses		\$6,696,180 *	\$5,539,190 *	\$0 *	\$416,820 *	\$740,170 *		
Rent for Leased Dwellings									
490	4710	Rents to Owners	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
495	4715	Sept. 8/Housing Voucher Payments*	\$2,749,200 *	\$0 *	\$0 *	\$2,749,200 *	\$0 *		
500	Total Renting Expense		\$9,445,380 *	\$5,539,190 *	\$0 *	\$3,166,020 *	\$740,170 *		
Nonroutine Expenditures									
510	4610	Extraordinary Maintenance	\$50,000 *	\$50,000 *	\$0 *	\$0 *	\$0 *		
520	7520	Replace. of Nonexpendable Equip.	\$44,000 *	\$44,000 *	\$0 *	\$0 *	\$0 *		
530	7540	Property Betterment & Additions	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
540	Total Nonroutine Expenditures		\$94,000 *	\$94,000 *	\$0 *	\$0 *	\$0 *		
550	Total Operating Expenditures		\$9,539,380 *	\$5,633,190 *	\$0 *	\$3,166,020 *	\$740,170 *		
Prior Period Adjustments									
560	6010	Prior Period Adjustments	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
Other Expenditures									
570	Deficiency		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
580	Total Operating Expenditures		\$9,539,380 *	\$5,633,190 *	\$0 *	\$3,166,020 *	\$740,170 *		
590	Residual Receipts		(\$2,667,960) *	(\$2,584,260) *	(\$0) *	(\$83,700) *	\$0 *		
HUD Contributions									
600	8010	Basic Annual Contribution	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
610	8011	Prior Year Adjustment	\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
620	Total Basic Annual Contribution		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
630	8020	Contribution Earned	\$2,394,804 *	\$2,394,804 *	\$0 *	\$0 *	\$0 *		
640	Mandatory		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
650	Other		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
660	Other		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
670	Total Year End Adjustments		\$0 *	\$0 *	\$0 *	\$0 *	\$0 *		
680	8020	Total Operating Subsidy - Current	\$2,394,804 *	\$2,394,804 *	\$0 *	\$0 *	\$0 *		
690	Total HUD Contributions		\$2,394,804 *	\$2,394,804 *	\$0 *	\$0 *	\$0 *		
700	Residual Receipts		(\$273,156) *	(\$189,456) *	(\$0) *	(\$83,700) *	\$0 *		
PAGE SS-11									

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT										
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES										
HOUSING VOUCHER ASSISTANCE PAYMENTS					FISCAL YEAR 2013					
FISCAL PERIOD OCTOBER 1, 2013 to SEPTEMBER 30, 2014										
WEST NEW YORK HOUSING AUTHORITY										
PROJECT NO.	NJ 39-V030-001		NO. OF DWELLING UNITS	462	NO. OF UNIT MONTHS		5,544			
PART I	(a)	(b)	(c)	(d)	(e)	(f)	(g)			
ESTIMATE	WTW	0	\$0	\$800	0	\$0	\$0			
	1BR	0	\$0	\$0	0	\$0	\$0			
	2BR	462	\$700	\$150	\$550	5,544	\$3,049,200			
	3BR	0	\$0	\$0	0	\$0	\$0			
	4BR	0	\$0	\$0	0	\$0	\$0			
	11									
	12				SUBTOTAL		\$3,049,200			
	13									
	14				VACANCY FACTOR		\$300,000			
	15	TOTAL					\$2,749,200			
PART II	UAR #	HUD %	PRODUCT	%			ADMIN. FEE			
ADMIN. FEE	(a)	(b)	(c)	(d)			(e)			
	5,544	\$0.00	\$0	100.00%			\$255,000			
	17									
TOTAL	18	5,544					\$255,000			
PART III	# OF FAMILIES	FEE PER FAMILY								
HARD TO HOUSE FEE	19	0	\$75							
PART IV										
ADMINISTRATIVE EXPENSES			PHA ESTIMATES	HUD MODIFICATIONS						
	20	SALARIES	(a)	(b)						
	21	EMPL. BEN.	\$0	\$0						
	22	LEGAL	\$0	\$0						
	23	TRAVEL	\$0	\$0						
	24	SUNDRY	\$0	\$0						
	25	OFFICE RENT	\$0	\$0						
	26	ACCT. FEE	\$0	\$0						
	27	TOTAL ADMIN. EXPENSES	\$0	\$0						
NON-EXPENDABLE EQUIPMENT EXPENSES										
	28	OFFICE EQUIPMENT	\$0	\$0						
	29	OFFICE FURNISHINGS	\$0	\$0						
	30	AUTOMOTIVE	\$0	\$0						
	31	OTHER	\$0	\$0						
	32	TOTAL NON-EXPENDABLE EQUIP.	\$0	\$0						
GENERAL EXPENSES										
	33	MAINT. & OPER.	\$0	\$0						
	34	INSURANCE	\$0	\$0						
	35	SUNDRY	\$0	\$0						
	36	TOTAL GENERAL EXPENSE	\$0	\$0						
TOTAL PRELIMINARY EXPENSES										
	37	SUM OF LINES 27,32, AND 36	\$0	\$0						
PAGE SS-18										

2013

HOUSING AUTHORITY CAPITAL PROGRAM

WEST NEW YORK HOUSING AUTHORITY

FISCAL YEAR: FROM OCTOBER 1, 2013 TO SEPTEMBER 30, 2014

5 YEAR CAPITAL IMPROVEMENT PLAN COSTS

PROJECTS	ESTIMATED TOTAL COST	2014	2015	2016	2017	2018
A MANAGEMENT IMPROVEMEN	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
B FEES AND COSTS	\$375,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
C DWELLING STRUCTURES	\$2,000,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
D	\$0	\$0	\$0	\$0	\$0	\$0
E	\$0	\$0	\$0	\$0	\$0	\$0
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$0	\$0	\$0	\$0	\$0	\$0
H	\$0	\$0	\$0	\$0	\$0	\$0
I	\$0	\$0	\$0	\$0	\$0	\$0
J	\$0	\$0	\$0	\$0	\$0	\$0
K	\$0	\$0	\$0	\$0	\$0	\$0
L	\$0	\$0	\$0	\$0	\$0	\$0
M	\$0	\$0	\$0	\$0	\$0	\$0
N	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$2,675,000	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000

WEST NEW YORK URBAN RENEWAL II, LP
BUDGET
FISCAL YEAR ENDING DECEMBER 31, 2014

	TOTAL BUDGET
REVENUE:	
RENTAL INCOME	498,500
VACANCY LOSS	(9,970)
OTHER INCOME	6,500
TOTAL INCOME	<u>495,030</u>
EXPENSES:	
MANAGEMENT:	
ADMINISTRATIVE SALARIES	100,290
MAINTENANCE SALARIES	37,450
SECURITY SALARIES	24,020
LEGAL FEES	2,500
ACCOUNTING FEES	2,500
AUDIT FEES	12,500
SUNDRY ADMINISTRATIVE	10,000
PAYROLL TAXES AND HEALTH BENEFITS	55,000
MAINTENANCE SUPPLIES	27,500
MAINTENANCE CONTRACT COSTS	47,500
MANAGEMENT FEE	24,430
TOTAL MANAGEMENT AND MAINTENANCE	<u>343,690</u>
GENERAL:	
UTILITIES	100,000
INSURANCE	23,800
PILOT	4,900
RESERVE FOR REPAIR AND REPLACEMENT	21,300
TOTAL GENERAL EXPENSES	<u>150,000</u>
TOTAL EXPENSES	<u>493,690</u>
EXCESS OF REVENUE OVER EXPENSES	<u><u>1,340</u></u>

WEST NEW YORK URBAN RENEWAL I, LP
BUDGET
FISCAL YEAR ENDING DECEMBER 31, 2014

REVENUE:	MADISON AND DEWEY	FILLMORE	TOTAL BUDGET
RENTAL INCOME	290,000	905,000	1,195,000
VACANCY LOSS	(5,800)	(18,100)	(23,900)
OTHER INCOME	15,000	60,000	75,000
TOTAL INCOME	299,200	946,900	1,245,100
EXPENSES:			
MANAGEMENT:			
ADMINISTRATIVE SALARIES	15,000	51,930	66,930
MAINTENANCE SALARIES	9,890	17,610	27,500
SECURITY SALARIES	9,830	55,000	64,830
LEGAL FEES	1,800	5,700	7,500
ACCOUNTING FEES	1,800	5,700	7,500
AUDIT FEES	3,500	9,000	12,500
SUNDRY ADMINISTRATIVE	5,000	15,000	20,000
PAYROLL TAXES AND HEALTH BENEFITS	12,500	60,500	73,000
MAINTENANCE SUPPLIES	15,000	35,000	50,000
MAINTENANCE CONTRACT COSTS	35,000	125,000	160,000
MANAGEMENT FEE	14,210	44,350	58,560
TOTAL MANAGEMENT AND MAINTENANCE	123,530	424,790	548,320
GENERAL:			
UTILITIES	80,000	220,000	300,000
INSURANCE	10,000	30,000	40,000
PILOT	2,850	24,120	26,970
DEBT SERVICE	65,147	206,297	271,444
RESERVE FOR REPAIR AND REPLACEMENT	10,300	32,600	42,900
TOTAL GENERAL EXPENSES	168,297	513,017	681,314
TOTAL EXPENSES	291,827	937,807	1,229,634
EXCESS OF REVENUE OVER EXPENSES	7,373	9,093	16,466

HOUSING AUTHORITY
WEST NEW YORK, N.J.

RESOLUTION

No. 2013 -- 021

On motion of Commissioner Camilo

Seconded by Commissioner Fernandez

FISCAL YEAR: FROM OCTOBER 1, 2013 TO SEPTEMBER 30, 2014

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority of West New York for the fiscal year beginning October 1, 2013 and ending September 30, 2014 has been presented for adoption before the Members of the Housing Authority at its open public meeting of August 26, 2013; and

WHEREAS, the Annual budget as introduced reflects Total Revenues of \$9,266,224 Total Appropriations, including any Accumulated Deficit if any, of \$9,539,380 and Total Fund Balance utilized of \$273,156; and *increased bond balance*

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$575,000 and Total Fund Balance planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees and other user 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

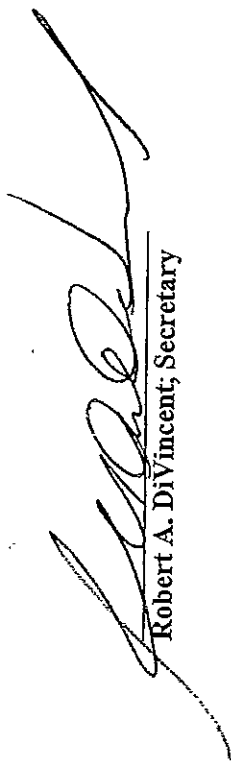
WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this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

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority of West New York, at an open public meeting held on August 26, 2013 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Housing Authority for the fiscal year beginning 10/01/13 and ending 9/30/14, 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 Housing Authority of West New York will consider the Annual Budget and Capital Budget/Program for adoption in October 21, 2013.

It is hereby certified that at a special budget meeting of the Board of Commissioners of the Housing Authority of the Town of West New York held on the 26th day of August 2013 the foregoing resolution was duly adopted 6 members voting in the affirmative and 0 in the negative.



Robert A. DiVincent, Secretary