

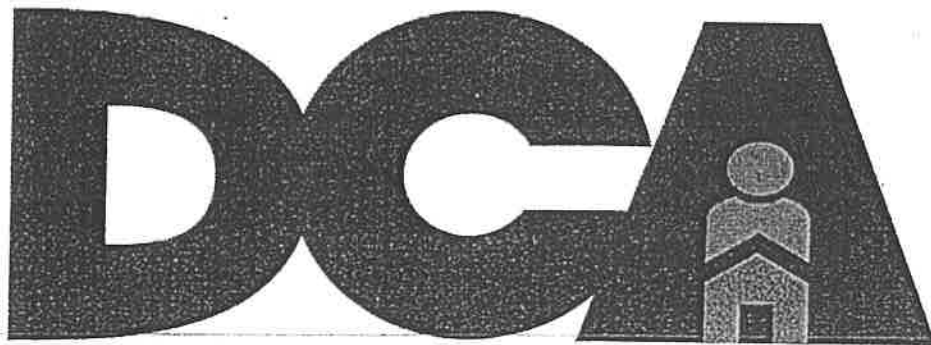
Fiscal Year Start Year End Year
 2023 2024

*Housing Authority Budget of:
Perth Amboy Housing Authority*

State Filing Year 2023

For the Period: April 1, 2023 to March 31, 2024

[www. Perthamboyha.org](http://www.Perthamboyha.org)
Housing Authority Web Address



NJ DEPARTMENT OF
CommunityAffairs

Division of Local Government Services

**2023 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2023

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2023 to March 31, 2024

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: _____ Date: _____

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: _____

2023 PREPARER'S CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2023 to March 31, 2024

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital 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 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 required schedules are completed and attached.

Preparer's Signature:	tfurlong@perthamboyha.org
Name:	Thomas Furlong
Title:	Director of Financial Operations
Address:	881 Amboy Ave., P.O. 390
	Perth Amboy, NJ 08862
Phone Number:	732-826-3118
Fax Number:	732-826-3111
E-mail Address:	tfurlong@perthamboyha.org

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.Perthamboyha.org
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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.
- 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 *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding 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.
- 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: Douglas Dzema
Title of Officer Certifying Compliance: Executive Director
Signature: ddzema@perthamboyha.org

2023 APPROVAL CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2023 to March 31, 2024

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Perth Amboy Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on January 11, 2023.

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

Officer's Signature:	ddzema@perthamboyha.org
Name:	Douglas Dzema
Title:	Executive Director
Address:	881 Amboy Ave., P.O. 390 Perth Amboy, NJ 08862
Phone Number:	732-826-3118
Fax Number:	732-826-3111
E-mail Address:	ddzema@perthamboyha.org

2023 HOUSING AUTHORITY BUDGET RESOLUTION

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

WHEREAS, the Annual Budget for Perth Amboy Housing Authority for the fiscal year beginning April 01, 2023 and ending March 31, 2024 has been presented before the governing body of the Perth Amboy Housing Authority at its open public meeting of January 11, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$24,991,820.00, Total Appropriations including any Accumulated Deficit, if any, of \$24,908,072.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; 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 Perth Amboy Housing Authority, at an open public meeting held on January 11, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Perth Amboy Housing Authority for the fiscal year beginning April 01, 2023 and ending March 31, 2024, 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 Perth Amboy Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on March 08, 2023.

ddzema@perthamboyha.org
(Secretary's Signature)

1/11/2023
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Edna Dorothy Carty-Daniel	X			
David Benyola	X			
Miguel Arocho				X
Fernando Gonzalez	X			
Gregory Pabon	X			
Wilfredo Soto	X			
Open				

2023 ADOPTION CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2023 to March 31, 2024

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Perth Amboy Housing Authority, pursuant to N.J.A.C 5:31-2.3, on March 15, 2023.

Officer's Signature:	ddzema@perthamboyha.org		
Name:	Douglas Dzema		
Title:	Executive Director		
Address:	881 Amboy Ave., P.O. 390 Perth Amboy, NJ 08862		
Phone Number:	732-826-3118	Fax:	732-826-3111
E-mail address:	ddzema@perthamboyha.org		

2023 ADOPTED BUDGET RESOLUTION

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the Perth Amboy Housing Authority for the fiscal year beginning April 01, 2023 and ending March 31, 2024 has been presented for adoption before the governing body of the Perth Amboy Housing Authority at its open public meeting of March 15, 2023; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$24,991,820.00, Total Appropriations, including any Accumulated Deficit, if any, of \$24,908,072.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Perth Amboy Housing Authority at an open public meeting held on March 15, 2023 that the Annual Budget and Capital Budget/Program of the Perth Amboy Housing Authority for the fiscal year beginning April 01, 2023 and ending March 31, 2024 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

ddzema@perthamboyha.org

(Secretary's Signature)

March 15th, 2023

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Edna Dorothy Carty-Daniel				X
David Benyola	X			
Miguel Arocho	X			
Fernando Gonzalez				X
Gregory Pabon	X			
Wilfredo Soto	X			
Diane Crawford	X			

**2023 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2023 proposed Annual Budget and make comparison to the Fiscal Year 2022 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

See Attached

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

None

3. 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.

N/A

PRTH AMBOY HOUSING AUTHORITY
EXPLANATION OF BUDGET VARIANCES OVER 10%
MARCH 31ST, 2024

Operating Revenues:

HUD Operating subsidy-(-100%) – PHA converted all PH units to RAD and no longer receive public housing subsidy

Voucher- ACC Housing Voucher-(+16.2%) PHA received an additional 154 Project Based units along with an additional 7 Fair share vouchers

Frauds/Tenant Charges/Laundry- (-12.0%) Based on current year actuals

Antennas-(-35.4%) Loss of one antenna at our senior hi-rise.

Interest-(+188.6%) Earnings Rate increased caused an increase in interest

Appropriations:

Misc Admin Expenses- (+16.6%) Based on current year actuals

Salary & Wages Maintenance- (-46.8%) Reduction in staff due to retirement

Fringe Benefits Maintenance- (+19%) Increase in health costs of 20%

Tenant Services- (+29%) Based on current year actuals

Maintenance & Operations- (+21.7%) Expected Increase due to age of building & inflation

Insurance- (+66.8%) Substantial increase in insurance premiums

Pilot- (+15.7%) Increase in rental income caused increase in pilot calculation

Other General Expense-(-68%) Due to RAD conversion PHA no longer pays management fees to mixed finance project

Rents- (+17.4%) PHA received an additional 154 Project Based units along with an additional 7 Fair share vouchers

Equipment-(+200%) Based on anticipated purchases of equipment

2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

none

5. The proposed budget must not reflect an anticipated deficit from 2023 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year 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.

PHA plans to use sources obtained in its RAD conversion to reduce future GASB 68/75 costs.

(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report.

HOUSING AUTHORITY CONTACT INFORMATION

2023

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

Name of Authority:	Perth Amboy Housing Authority		
<i>Federal ID Number:</i>	22-6002210		
<i>Address:</i>	881 Amboy Ave., P.O. Box 390		
<i>City, State, Zip:</i>	Perth Amboy	NJ	08862
<i>Phone: (ext.)</i>	732-826-3110	<i>Fax:</i>	732-826-3111

Preparer's Name:	Thomas Furlong		
<i>Preparer's Address:</i>	881 Amboy Ave., P.O. Box 390		
<i>City, State, Zip:</i>	Perth Amboy	NJ	08862
<i>Phone: (ext.)</i>	732-826-3118	<i>Fax:</i>	732-826-3111
<i>E-mail:</i>	tfurlong@perthamboyha.org		

Chief Executive Officer*	Douglas Dzema		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-826-3114	<i>Fax:</i>	732-826-3111
<i>E-mail:</i>	ddzema@perthamboyha.org		

Chief Financial Officer*	Thomas Furlong		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-826-3118	<i>Fax:</i>	732-826-3111
<i>E-mail:</i>	tfurlong@perthamboyha.org		

Name of Auditor:	Richard Larsen		
<i>Name of Firm:</i>	Novogradac & Company LLP		
<i>Address:</i>	1433 Hooper Ave, Suite 329		
<i>City, State, Zip:</i>	Toms River	NJ	08753
<i>Phone: (ext.)</i>	732-503-4257	<i>Fax:</i>	732-341-1424
<i>E-mail:</i>	Rich.Larsen@novoco.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

25

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 1,922,521.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. 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?

No

If the answer to any of the above is "yes", provide 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.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

**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.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. 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 individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

9. Did the Authority pay for meals or catering during the current fiscal year? No

If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? Yes

If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. 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 | Yes |
| 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", provide a description of the transaction including the name and position of the individual and the amount expended.

12. 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).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No

If "yes", provide explanation, including amount paid.

14. Did the Authority make 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", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No

If "yes", provide 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.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. 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", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. 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.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. 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?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

Use the space below to provide clarification for any Questionnaire responses.

8. The Housing Authority Board of Commissioners authorized an Independent executive compensation survey performed by Executech Inc. The survey provided comparable information for the five highest paid employees at the Authority that included the persons listed on Page N-4. In addition the Board of Commissioners perform periodic performance evaluations of the Executive Director. Annual salary increases are authorized by the Board subject to budget appropriations.

11g. The ED is provided a car for his business and personal use. In accordance with IRS regulations the Director's personal use of the car is included in his wages.

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

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2023 to March 31, 2024

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 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.
- 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 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 during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the 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 officer as officers, if applicable. 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

- a) The individual received reportable compensation from the authority and 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 (Use the most recent W-2 available): The aggregate compensation that is reported (or 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.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
 Perth Amboy Housing Authority
 For the Period: April 01, 2023 to March 31, 2024

Name	Title	Average Hours per Week Dedicated to Position	Position			Reportable Compensation from Authority (W-2/ 1099)				Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority			
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus			Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 Edna Dorothy Carty-Daniel	Chairperson	10	X	X							\$			
2 David Benyola	Vice Chair	5	X	X							\$			
3 Miguel Arocho	Commissioner	5	X	X							\$			
4 Fernando Gonzalez	Commissioner	5	X	X							\$			
5 Gregory Pabon	Commissioner	5	X	X							\$			
6 Wilfredo Soto	Commissioner	5	X	X							\$			
7 Open	Commissioner	5	X	X							\$			
8 Douglas Dzema	Executive Director	35	X	X	X		204,140.00	47,035.00	21,572.00	92,682.00	\$ 365,429.00			
9 Kristi Penta-Duffv	Asset Manager	35	X	X	X		156,363.00	15,802.00	882.00	60,837.00	\$ 233,884.00			
10 Thomas Furlong	Director of Finance	35	X	X	X		128,820.00	17,824.00	746.00	55,825.00	\$ 203,215.00			
11											\$			
12											\$			
13											\$			
14											\$			
15											\$			
16											\$			
17											\$			
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26											\$			
27											\$			
28											\$			
29											\$			
30											\$			
31											\$			
32											\$			
33											\$			
34											\$			
35											\$			
Total:										\$ 489,323.00	\$ 80,661.00	\$ 23,200.00	\$ 209,344.00	\$ 802,528.00

Schedule of Health Benefits - Detailed Cost Analysis

Perth Amboy Housing Authority

For the Period: April 01, 2023 to March 31, 2024

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost		# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
		Proposed Budget	Estimate					
Active Employees - Health Benefits - Annual Cost								
Single Coverage	6	14,842.00	89,052.00	6	11,969.00	71,814.00	17,238.00	24.0%
Parent & Child	4	26,567.00	106,268.00	4	21,425.00	85,700.00	20,568.00	24.0%
Employee & Spouse (or Partner)	6	29,684.00	178,104.00	6	23,939.00	143,634.00	34,470.00	24.0%
Family	3	41,409.00	124,227.00	3	33,394.00	100,182.00	24,045.00	24.0%
Employee Cost Sharing Contribution (enter as negative -)			(108,433.00)			(82,130.00)	(26,303.00)	32.0%
Subtotal	19		389,218.00	19		319,200.00	70,018.00	21.9%
Commissioners - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal								
Retirees - Health Benefits - Annual Cost								
Single Coverage	8	7,074.00	56,592.00	8	5,705.00	45,640.00	10,952.00	24.0%
Parent & Child								
Employee & Spouse (or Partner)	5	16,352.00	81,760.00	5	13,187.00	65,935.00	15,825.00	24.0%
Family	1	24,415.00	24,415.00	1	19,690.00	19,690.00	4,725.00	24.0%
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal	14		162,767.00	14		131,265.00	31,502.00	24.0%
GRAND TOTAL	33		551,985.00	33		450,465.00	101,520.00	22.5%

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

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

Complete the below table for the Authority's accrued liability for compensated absences.
If no accumulated absences, check this box:

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Legal Basis for Benefit				Dollar Value of Accrued Compensated Absence Liability
		Approved Labor Agreement	Resolution	Individual Employment Agreement		
See attached					\$ 689,685.00	

Total liability for accumulated compensated absences per most recent audit (this page only) \$ 689,685.00

HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY
ANNUAL & SICK LEAVE 3-31-2022

EMPLOYEE	DAILY WAGE	ANNUAL LEAVE DAYS		Current	Long-Term	Current		Long-Term	Total Annual Leave	SICK LEAVE DAYS	COST OF		Max Sick Leave	TOTAL
		ANNUAL	Long-Term			ANNUAL LEAVE	ANNUAL LEAVE				SICK LEAVE	SICK LEAVE		
JUAN ARIAS	207.42	39.76	16.76	23.00	4,770.68	8,247.02	35.97	7,460.90	3,730.45	11,977.47				
LUIS CARDONA	73.85	0.00	0.00	0.00	0.00	0.00	0.93	68.68	34.34	34.34				
DAVID SANTIAGO	172.48	11.53	0.00	1,988.88	0.00	1,988.88	22.33	3,861.48	1,925.74	3,914.43				
CHRISTINE DEAMORIM	270.93	11.22	0.00	3,039.83	0.00	3,039.83	12.16	3,284.51	1,647.25	4,687.09				
KRISTI PENTA DUFFY	660.84	54.00	27.00	17,842.68	35,685.36	131.54	86,926.89	43,463.45	79,148.81					
CRISTINA DURAN	183.62	19.96	7.96	2,203.44	3,665.06	3.90	718.12	358.06	4,023.11					
DOUGLAS DZEMA	983.43	5.29	0.00	5,202.34	295,029.00	147,514.50	2,017.61	3,825.23						
ANTHONY FIGUEROA	163.84	11.75	0.00	1,807.92	26.23	2,017.61	4,035.22	2,017.61	3,825.23					
THOMAS FLRONG	558.97	60.09	37.09	12,858.31	20,732.20	33,588.51	189.36	105,846.56	52,923.28	86,511.79				
A_YCIA BROWN	298.02	21.59	7.59	4,172.28	2,261.97	6,434.25	37.63	11,214.49	5,607.25	12,041.50				
DELILAH GONZALEZ	211.17	24.82	1.82	4,858.91	384.33	5,241.24	28.07	5,927.64	2,963.77	8,205.01				
AARON GREEN	306.80	44.84	21.84	7,058.40	6,700.51	13,756.91	11.96	3,869.33	1,834.66	15,591.58				
JESSICA HERNANDEZ	176.28	20.19	6.19	2,467.92	2,875.94	5,343.86	40.88	7,206.33	3,603.16	7,162.26				
MARTHA HERRERA	196.31	14.65	0.00	2,875.94	0.00	2,875.94	113.07	22,198.77	11,088.99	13,974.33				
EUGENIA H LL	359.02	55.72	32.72	8,257.46	11,747.13	20,004.59	150.69	54,100.72	27,050.36	47,054.56				
JUDITH MATIAS ORTIZ	192.31	46.89	19.89	5,192.37	3,825.05	9,017.42	87.95	16,913.66	8,456.83	17,474.25				
ROSE MCKEON	336.22	60.76	33.76	9,077.94	11,350.79	20,428.73	243.74	81,660.26	40,975.13	61,403.66				
CHRISTINE NICHOLSON	212.62	65.25	38.25	5,740.74	8,132.72	13,873.46	235.93	50,163.44	25,081.72	38,955.17				
ELIZABETH NUÑEZ	187.53	38.78	15.78	4,313.19	2,959.22	7,272.41	9.55	1,790.91	895.46	8,167.67				
BRENDA MALAVE RODRIGUEZ	260.89	37.66	14.66	6,000.47	3,824.65	9,825.12	85.55	22,318.14	11,159.57	20,984.69				
MAGADLENA TUREK	228.95	22.01	0.00	4,895.17	0.00	4,895.17	41.05	9,316.30	4,658.15	9,653.32				
ESTHER WOLMERS	216.44	43.08	20.08	4,978.12	4,346.12	9,324.24	6.38	1,380.89	690.44	10,014.68				
STEVE YUI-ASZ	320.40	42.73	15.73	8,650.80	5,039.89	13,690.69	59.05	18,919.62	9,459.81	23,150.50				
				128,347.29	105,176.40	233,523.69		814,298.76	407,146.38	640,673.07				
				taxes(7.65)	8,045.99	17,864.56		taxes(7.65)	31,146.93	49,011.49				
				Total	138,165.86	113,222.39	251,388.26	Total	438,296.31	659,684.57				

Schedule of Shared Service Agreements

Perth Amboy Housing Authority

For the Period: April 01, 2023 to March 31, 2024

If no shared services, check this box.

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority
Perth Amboy Housing Authority	Sayreville Housing Authority	Mgmt, Acct, HCV support, Admin		1/1/2023	12/31/2023	\$ 195,680
Perth Amboy Housing Authority	Kearnsburg Housing Authority	Mgmt & Acct		1/1/2023	12/31/2023	\$ 48,130
Perth Amboy Housing Authority	Highlands Housing Authority	Mgmt & Acct		1/1/2023	12/31/2023	\$ 75,470
Perth Amboy Housing Authority	Bayonne Housing Authority	Computer Support		1/1/2023	12/31/2023	\$ 20,000
Bayonne Housing Authority	Perth Amboy Housing Authority	Procurement Services		6/1/2022	5/31/2023	\$80 per hour

**2023 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

	FY 2023 Proposed Budget					FY 2022 Adopted Budget	Total All Operations	All Operations	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations						
REVENUES											
Total Operating Revenues	\$ -	\$ -	\$ 18,712,000	\$ 5,213,430	\$ 23,925,430	\$ 20,961,360	\$ 2,964,070	14.1%			
Total Non-Operating Revenues	-	-	233,000	833,390	1,066,390	1,075,720	(9,330)	-0.9%			
Total Anticipated Revenues	-	-	18,945,000	6,046,820	24,991,820	22,037,080	2,954,740	13.4%			
APPROPRIATIONS											
Total Administration	-	-	1,788,760	3,352,780	5,141,540	4,620,510	521,030	11.3%			
Total Cost of Providing Services	-	-	16,753,000	2,751,460	19,504,460	16,767,300	2,737,160	16.3%			
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	63,169	60,530	2,639	4.4%			
Total Operating Appropriations	-	-	18,541,760	6,104,240	24,709,169	21,448,340	3,260,829	15.2%			
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	101,313	103,950	(2,637)	-2.5%			
Total Other Non-Operating Appropriations	-	-	97,590	97,590	97,590	95,210	2,380	2.5%			
Total Non-Operating Appropriations	-	-	97,590	97,590	198,903	199,160	(257)	-0.1%			
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!			
Total Appropriations and Accumulated Deficit	-	-	18,541,760	6,201,830	24,908,072	21,647,500	3,260,572	15.1%			
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!			
Net Total Appropriations	-	-	18,541,760	6,201,830	24,908,072	21,647,500	3,260,572	15.1%			
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ 403,240	\$ (155,010)	\$ 83,748	\$ 389,580	\$ (305,832)	-78.5%			

Prior Year Adopted Revenue Schedule

Perth Amboy Housing Authority

FY 2022 Adopted Budget

	FY 2022 Adopted Budget				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	1,997,490				1,997,490
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy	120,160				120,160
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher	<u>2,524,730</u>		<u>15,652,000</u>		<u>18,176,730</u>
Total Rental Fees	<u>4,642,380</u>	-	<u>15,652,000</u>	-	<u>20,294,380</u>
<i>Other Revenue (List)</i>					
Interlocal Agreements			327,080		327,080
Frauds/Tenant Charges/Laundry	39,500		2,000		41,500
Port Fees			101,000		101,000
Ground Lease			53,400		53,400
Antennas	144,000				144,000
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Total Other Revenue	<u>183,500</u>	-	<u>103,000</u>	<u>380,480</u>	<u>666,980</u>
Total Operating Revenues	<u>4,825,880</u>	-	<u>15,755,000</u>	<u>380,480</u>	<u>20,961,360</u>
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Capital fund Operations					-
Capital fund Mgmt Fees					-
Non federal Funds				855,750	855,750
Ross Grant- FSS			193,960		193,960
Office of Community Development			16,000		16,000
PNC Bank/ Middlesex County			1,000		1,000
Total Other Non-Operating Revenues			<u>210,960</u>	<u>855,750</u>	<u>1,066,710</u>
<i>Interest on Investments & Deposits</i>					
Interest Earned	1,010		5,000	3,000	9,010
Penalties					-
Other					-
Total Interest	<u>1,010</u>	-	<u>5,000</u>	<u>3,000</u>	<u>9,010</u>
Total Non Operating Revenues	<u>1,010</u>	-	<u>215,960</u>	<u>858,750</u>	<u>1,075,720</u>
TOTAL ANTICIPATED REVENUES	<u>\$ 4,826,890</u>	<u>\$ -</u>	<u>\$ 15,970,960</u>	<u>\$ 1,239,230</u>	<u>\$ 22,037,080</u>

Appropriations Schedule

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

	FY 2023 Proposed Budget				FY 2022 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages			917,420	858,360	\$ 1,775,780	\$ 1,647,060	\$ 128,720 7.8%
Fringe Benefits			483,410	423,120	906,530	835,170	71,360 8.5%
Legal	-		12,000	39,000	51,000	51,000	- 0.0%
Staff Training	-		17,500	15,000	32,500	35,000	(2,500) -7.1%
Travel	-		6,000	26,000	32,000	35,500	(3,500) -9.9%
Accounting Fees					-	-	#DIV/0!
Auditing Fees			13,000	29,000	42,000	42,650	(650) -1.5%
Miscellaneous Administration*			339,430	1,962,300	2,301,730	1,974,130	327,600 16.6%
Total Administration	-	-	1,788,760	3,352,780	5,141,540	4,620,510	521,030 11.3%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services				112,270	112,270	211,190	(98,920) -46.8%
Salary & Wages - Maintenance & Operation					-	-	#DIV/0!
Salary & Wages - Protective Services					-	-	#DIV/0!
Salary & Wages - Utility Labor				193,490	193,490	162,540	30,950 19.0%
Fringe Benefits				20,000	20,000	15,500	4,500 29.0%
Tenant Services			8,000	1,161,100	1,169,100	1,132,000	37,100 3.3%
Utilities				488,000	488,000	401,100	86,900 21.7%
Maintenance & Operation					-	-	#DIV/0!
Protective Services			94,000	655,000	749,000	449,000	300,000 66.8%
Insurance				101,600	101,600	87,830	13,770 15.7%
Payment in Lieu of Taxes (PILOT)					-	-	#DIV/0!
Terminal Leave Payments				7,000	7,000	7,000	- 0.0%
Collection Losses				49,000	49,000	153,140	(104,140) -68.0%
Other General Expense			16,600,000		16,600,000	14,143,000	2,457,000 17.4%
Rents					-	-	#DIV/0!
Extraordinary Maintenance			2,000	13,000	15,000	5,000	10,000 200.0%
Replacement of Non-Expendible Equipment					-	-	#DIV/0!
Property Betterment/Additions					-	-	#DIV/0!
Miscellaneous COPS*					-	-	#DIV/0!
Total Cost of Providing Services	-	-	16,753,000	2,751,460	19,504,460	16,767,300	2,737,160 16.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	63,169	60,530	2,639 4.4%
Total Operating Appropriations	-	-	18,541,760	6,104,240	24,709,169	21,448,340	3,260,829 15.2%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	101,313	103,950	(2,637) -2.5%
Operations & Maintenance Reserve				97,590	97,590	95,210	2,380 2.5%
Renewal & Replacement Reserve					-	-	#DIV/0!
Municipality/County Appropriation					-	-	#DIV/0!
Other Reserves					-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	97,590	198,903	199,160	(257) -0.1%	
TOTAL APPROPRIATIONS	-	-	18,541,760	6,201,830	24,908,072	21,647,500	3,260,572 15.1%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	-	18,541,760	6,201,830	24,908,072	21,647,500	3,260,572 15.1%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation					-	-	#DIV/0!
Other					-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ -	\$ -	\$ 18,541,760	\$ 6,201,830	\$ 24,908,072	\$ 21,647,500	\$ 3,260,572 15.1%

* 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 \$ - \$ - \$ 927,088.00 \$ 305,212.00 \$ 1,235,458.45

HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Perth Amboy Housing Authority

For the Period: April 01, 2023 to March 31, 2024

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

Line Item:	Public Housing Mgt.	Section 8	Housing Voucher	Other Programs	Total
Misc Administration					-
Fees to othe PHA's				12,500.00	12,500.00
Telephone				94,000.00	94,000.00
Supplies				27,000.00	27,000.00
Postage				10,500.00	10,500.00
Advertising				2,000.00	2,000.00
Tenant Screening				12,000.00	12,000.00
State Registrations				4,000.00	4,000.00
Office Cleaning				8,000.00	8,000.00
Ground Lease				53,400.00	53,400.00
Employee Leasing Costs				1,254,950.00	1,254,950.00
Management Fees				305,200.00	305,200.00
Bookkeeping Fees				33,750.00	33,750.00
Bond Service Fees				12,000.00	12,000.00
Investor Fees				30,000.00	30,000.00
Taxes				1,000.00	1,000.00
Other Office Expenses				20,000.00	20,000.00
Publications				1,000.00	1,000.00
Membership Dues				2,000.00	2,000.00
Petty Cash				4,000.00	4,000.00
Compliance Consulting				40,000.00	40,000.00
Payroll Service				20,000.00	20,000.00
Software Maintenance				15,000.00	15,000.00
Total				1,962,300.00	1,962,300.00
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Prior Year Adopted Appropriations Schedule

Perth Amboy Housing Authority

FY 2022 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages			\$ 888,010	\$ 759,050	\$ 1,647,060
Fringe Benefits			438,330	396,840	835,170
Legal	23,000		12,000	16,000	51,000
Staff Training	7,500		17,500	10,000	35,000
Travel	13,000		6,000	16,500	35,500
Accounting Fees					-
Auditing Fees	22,150		14,000	6,500	42,650
Miscellaneous Administration*	1,696,130		103,000	175,000	1,974,130
Total Administration	1,761,780	-	1,478,840	1,379,890	4,620,510
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation				211,190	211,190
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits				162,540	162,540
Tenant Services	15,500				15,500
Utilities	1,109,000		8,000	15,000	1,132,000
Maintenance & Operation	401,100				401,100
Protective Services					-
Insurance	259,000		95,000	95,000	449,000
Payment in Lieu of Taxes (PILOT)	87,830				87,830
Terminal Leave Payments					-
Collection Losses	7,000				7,000
Other General Expense	108,140		45,000		153,140
Rents			14,143,000		14,143,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment			2,000	3,000	5,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,987,570	-	14,293,000	486,730	16,767,300
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	60,530
Total Operating Appropriations	3,749,350	-	15,771,840	1,866,620	21,448,340
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	103,950
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	95,210				95,210
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	95,210	-	-	-	199,160
TOTAL APPROPRIATIONS	3,844,560	-	15,771,840	1,866,620	21,647,500
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	3,844,560	-	15,771,840	1,866,620	21,647,500
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized					-
TOTAL NET APPROPRIATIONS	\$ 3,844,560	\$ -	\$ 15,771,840	\$ 1,866,620	\$ 21,647,500

* 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 \$ 187,467.50 \$ - \$ 788,592.00 \$ 93,331.00 \$ 1,072,417.00

Debt Service Schedule - Principal

Perth Amboy Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	Date of Local Finance Board Approval	2023 (Adopted Budget)	2024 (Proposed Budget)	2025	2026	2027	2028	2029	Thereafter	Total Principal Outstanding
Dur. ap RAD		\$ 44,224	\$ 46,079	\$ 47,760	\$ 50,016	\$ 52,114	\$ 54,300	\$ 58,942	\$ 1,910,216	\$ 2,219,427.00
Series RAD		\$ 16,306	\$ 17,090	\$ 17,910	\$ 18,770	\$ 19,672	\$ 20,617	\$ 21,607	\$ 120,027	\$ 235,693.00
TOTAL PRINCIPAL		60,530	63,169	65,670	68,786	71,786	74,917	80,549	2,030,243	2,455,120
LESS: HUD SUBSIDY										
NET PRINCIPAL		\$ 60,530	\$ 63,169	\$ 65,670	\$ 68,786	\$ 71,786	\$ 74,917	\$ 80,549	\$ 2,030,243	\$ 2,455,120

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

Moody's	Fitch	Standard & Poor's
N/A	N/A	N/A
N/A	N/A	N/A

Bond Rating

Year of Last Rating

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Perth Amboy Housing Authority

Authority has no debt check this box:

		<i>Fiscal Year Ending in</i>								
		2023 (Adopted Budget)	2024 (Proposed Budget)	2025	2026	2027	2028	2029	Thereafter	Total Interest Payments Outstanding
Dunlap RAD		92,349	90,494	88,819	86,558	84,459	82,273	77,631	424,206	934,440
Senior RAD		11,601	10,819	9,999	9,139	8,237	7,293	6,302	14,913	66,702
		103,950	101,313	98,818	95,697	92,696	89,566	83,933	439,119	1,001,142
TOTAL INTEREST		\$ 103,950	\$ 101,313	\$ 98,818	\$ 95,697	\$ 92,696	\$ 89,566	\$ 83,933	\$ 439,119	\$ 1,001,142
LESS: HLD SUBSIDY										
NET INTEREST										

Net Position Reconciliation

Perth Amboy Housing Authority

For the Period: April 01, 2023 to March 31, 2024

FY 2023 Proposed Budget

	Public Housing			Housing		Total All Operations
	Management	Section 8	Voucher	Other Programs	Operations	
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ -	\$ -	\$ (6,115,442)	\$ 30,646,003	\$ 24,530,561	
Less: Invested in Capital Assets, Net of Related Debt (1)			33,020	2,813,546	2,846,566	
Less: Restricted for Debt Service Reserve (1)						
Less: Other Restricted Net Position (1)			133,887	6,615,124	6,749,011	
Total Unrestricted Net Position (1)	-	-	(6,282,349)	21,217,333	14,934,984	
Less: Designated for Non-Operating Improvements & Repairs						
Less: Designated for Rate Stabilization						
Less: Other Designated by Resolution						
Plus: Accrued Unfunded Pension Liability (1)			3,142,227	2,053,476	5,195,703	
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)			5,029,230	2,892,802	7,922,032	
Plus: Estimated Income (Loss) on Current Year Operations (2)			199,120	190,460	389,580	
Plus: Other Adjustments (attach schedule)						
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	-	-	2,088,228	26,354,071	28,442,299	
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)	\$ -	\$ -	\$ 2,088,228	\$ 26,354,071	\$ 28,442,299	

(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

\$ - \$ - \$ 927,088 \$ 305,212 \$ 1,235,458

(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.

2023

Perth Amboy Housing Authority
(Housing Authority Name)

**2023 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2023 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Perth Amboy Housing Authority

(Housing Authority Name)

Fiscal Year: April 01, 2023 to March 31, 2024

Place an "X" in the box for the applicable statement below:

- It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Perth Amboy Housing Authority, on January 00, 1900.
- It is hereby certified that the governing body of the Perth Amboy Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Perth Amboy Housing Authority, for the following reason(s):

Officer's Signature:	ddzema@perthamboyha.org
Name:	Douglas Dzema
Title:	Executive Director
Address:	881 Amboy Ave., P.O. 390 Perth Amboy, NJ 08862
Phone Number:	732-826-3118
Fax Number:	732-826-3111
E-mail Address:	ddzema@perthamboyha.org

2023 CAPITAL BUDGET/PROGRAM MESSAGE

Perth Amboy Housing Authority

Fiscal Year: April 01, 2023 to March 31, 2024

Answer all questions below using the space provided.

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 fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the 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 each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

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?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

5. Have the current capital projects been reviewed and approved by HUD?

Provide additional documentation as necessary.

Proposed Capital Budget

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

	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>					
	\$ -				
Total	-	-	-	-	-
<i>Section 8</i>					
	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -

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

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2023	2024	2025	2026	2027	2028
<i>Public Housing Management</i>							
	\$ -	\$ -					
Total	-	-	-	-	-	-	-
<i>Section 8</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Perth Amboy Housing Authority
For the Period: April 01, 2023 to March 31, 2024

	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>						
	\$ -					
Total	-	-	-	-	-	-
<i>Section 8</i>						
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
Total	-	-	-	-	-	-
TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total 5 Year Plan per CB-4	<u>\$ -</u>					
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.