

Fiscal Year Start Year End Year
 2024 – **2025**

***Housing Authority Budget of:
Perth Amboy Housing Authority***

State Filing Year 2025

For the Period: April 1, 2024 to March 31, 2025

www.perthamboyha.org
Housing Authority Web Address



Division of Local Government Services

**2024 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2024

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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: 4/10/2024

2024 PREPARER'S CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 Avenue
	Perth Amboy, NJ 08861
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

2024 APPROVAL CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 10, 2024.

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 Avenue Perth Amboy, NJ 08861
Phone Number:	(732)826-3114
Fax Number:	(732)826-3111
E-mail Address:	ddzema@perthamboyha.org

2024 HOUSING AUTHORITY BUDGET RESOLUTION

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

WHEREAS, the Annual Budget for Perth Amboy Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented before the governing body of the Perth Amboy Housing Authority at its open public meeting of January 10, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$25,700,240.00, Total Appropriations including any Accumulated Deficit, if any, of \$25,287,310.00, 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 10, 2024 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, 2024 and ending March 31, 2025, 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 13, 2024.

ddzema@perthamboyha.org

(Secretary's Signature)

1/10/2024

(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			

2024 ADOPTION CERTIFICATION

Perth Amboy Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 13, 2024.

Officer's Signature:	ddzema@perthamboyha.org		
Name:	Douglas Dzema		
Title:	Executive Director		
Address:	881 Amboy Avenue Perth Amboy, NJ 08861		
Phone Number:	(732)826-3114	Fax:	(732)826-3111
E-mail address:	ddzema@perthamboyha.org		

2024 ADOPTED BUDGET RESOLUTION

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Perth Amboy Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented for adoption before the governing body of the Perth Amboy Housing Authority at its open public meeting of March 13, 2024; 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 \$25,700,240.00, Total Appropriations, including any Accumulated Deficit, if any, of \$25,287,310.00, 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 13, 2024 that the Annual Budget and Capital Budget/Program of the Perth Amboy Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 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)

3/13/2024

(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			

**2024 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 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.

Variances:

Operating Revenues:

Non federal funds-(+30.7%) PHA will use \$184,570 from its OPEB fund to subsidize the cost of retiree benefits

ROSS Grant-FSS (+10.1%) HUD changed formula that increaser funding for FSS Coordinator

Interest Earned-(+192.3%) Expected increase in earnings rates will increase interest income

Operating Appropriations:

Travel-(+10.9%) expected travel due to increase in training of staff for new HUD regulations

Insurance (+11.8%) anticipated increase in premiums for wind/hail insurance

PILOT (+15%) increase in dwelling rent caused increase in PILOT formula

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

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Perth Amboy Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 2024 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

2024

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 PO 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 PO 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, 2024 to March 31, 2025

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

23

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:

\$ 1,603,080.14

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, 2024 to March 31, 2025

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, 2024 to March 31, 2025

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, 2024 to March 31, 2025

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

The Board of Commissioners perform a periodic performance evaluation of the Executive Director
Annual salaries are authorized by the Board subject to budget appropriations
11g. The Executive Director 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, 2024 to March 31, 2025

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, 2024 to March 31, 2025

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		
1 Edna Dorothy Carty-Daniel	Chairperson	10	X	X							\$ -
2 David Benyola	Vice-Chairperson	5	X	X							\$ -
3 Miguel Arocho	Commissioner	5	X	X							\$ -
4 Fernando Gonzalez	Commissioner	5	X								\$ -
5 Gregory Pabon	Commissioner	5	X								\$ -
6 Wilfredo Soto	Commissioner	5	X								\$ -
7 Diane Crawford	Commissioner	5	X								\$ -
8 Douglas Dzema	Executive Director	35		X	X	X	\$ 225,817.00	\$ 47,552.00	\$ 8,700.00	\$ 90,533.00	\$ 372,602.00
9 Kristi Penta-Duffy	Director of Staff Operations	35			X	X	\$ 167,599.00	\$ 14,372.00		\$ 65,787.00	\$ 247,758.00
10 Thomas Furlong	Director of Financial Operations	35			X	X	\$ 136,052.00	\$ 18,638.00		\$ 61,045.00	\$ 215,735.00
11											\$ -
12											\$ -
13											\$ -
14											\$ -
15											\$ -
16											\$ -
17											\$ -
18											\$ -
19											\$ -
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21											\$ -
22											\$ -
23											\$ -
24											\$ -
25											\$ -
26											\$ -
27											\$ -
28											\$ -
29											\$ -
30											\$ -
31											\$ -
32											\$ -
33											\$ -
34											\$ -
35											\$ -
Total:							\$ 529,468.00	\$ 80,562.00	\$ 8,700.00	\$ 217,365.00	\$ 836,095.00

Schedule of Health Benefits - Detailed Cost Analysis

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	7	15,406.00	107,842.00	7	14,449.00	101,143.00	6,699.00	6.6%
Parent & Child	4	27,576.00	110,304.00	4	25,864.00	103,456.00	6,848.00	6.6%
Employee & Spouse (or Partner)	5	30,812.00	154,060.00	5	28,178.00	140,890.00	13,170.00	9.3%
Family	3	42,982.00	128,946.00	3	40,314.00	120,942.00	8,004.00	6.6%
Employee Cost Sharing Contribution (enter as negative -)			(120,033.00)			(108,433.00)	(11,600.00)	10.7%
Subtotal	19		381,119.00	19		357,998.00	23,121.00	6.5%
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	7	6,660.00	46,620.00	7	6,167.00	43,169.00	3,451.00	8.0%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	5	16,237.00	81,185.00	5	15,034.00	75,170.00	6,015.00	8.0%
Family	1	32,365.00	32,365.00	1	29,968.00	29,968.00	2,397.00	8.0%
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal	13		160,170.00	13		148,307.00	11,863.00	8.0%
GRAND TOTAL	32		541,289.00	32		506,305.00	34,984.00	6.9%

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, 2024 to March 31, 2025

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	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
Juan Arias	89	\$ 16,662.00		X	
Luis Cardona	5	\$ 235.00		X	
David Santiago	47	\$ 5,783.00		X	
Christine Deamorim	21	\$ 5,608.00		X	
Kristi Penta-Duffy	191	\$ 92,472.00		X	
Cristina Duran	11	\$ 2,001.00		X	
Douglas Dzema	308	\$ 178,829.00			X
Anthony Figueroa	49	\$ 6,871.00		X	
Thomas Furlong	262	\$ 102,446.00		X	
Alycia Brown	49	\$ 11,301.00		X	
Delilah Gonzalez	58	\$ 10,901.00		X	
Aaron Green	48	\$ 14,328.00		X	
Jessica Hernandez	58	\$ 7,416.00		X	
Martha Herrera	127	\$ 15,363.00		X	
Eugenia Hill	211	\$ 53,085.00		X	
Judith Matias Ortiz	131	\$ 18,645.00		X	
Rose McKeon	315	\$ 72,791.00		X	
Christine Nicholson	306	\$ 43,337.00		X	
Total liability for accumulated compensated absences per most recent audit (this page only)		\$ 658,074.00			

Perth Amboy Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Complete the below table for the Authority's accrued liability for compensated absences.

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
Elizabeth Nunez	51	\$ 10,115.00		X	
Brenda Malave	129	\$ 23,993.00		X	
Magdalena Turek	64	\$ 11,926.00		X	
Esther Wolmers	47	\$ 9,904.00		X	
Total liability for accumulated compensated absences per most recent audit (this page only)		\$ 55,938.00			

Perth Amboy Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Complete the below table for the Authority's accrued liability for compensated absences.

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement

Total liability for accumulated compensated absences per most recent audit (all pages) \$ 714,012.00

Schedule of Shared Service Agreements

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

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		1/1/2024	12/31/2024	\$ 202,450
Perth Amboy Housing Authority	Keansburg Housing Authority	Mgt and Acctg		1/1/2023	12/31/2023	\$ 48,120
Perth Amboy Housing Authority	Highlands Housing Authority	Mgt and Acctg		1/1/2023	12/31/2025	\$ 79,250
Perth Amboy Housing Authority	Bayonne Housing Authority	Computer Support		9/15/2022	9/15/2023	80 per hr
Bayonne Housing Authority	Perth Amboy Housing Authority	Procurement Services				
Perth Amboy Housing Authority	Bayonne Housing Authority	HQS Inspections		11/20/2020	11/20/2023	35 per insp.

**2024 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Perth Amboy Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	<i>FY 2024 Proposed Budget</i>					<i>FY 2023 Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ -	\$ -	\$ 18,883,000	\$ 5,427,700	\$ 24,310,700	\$ 23,925,430	\$ 385,270	1.6%
Total Non-Operating Revenues	-	-	272,650	1,116,890	1,389,540	1,066,390	323,150	30.3%
Total Anticipated Revenues	-	-	19,155,650	6,544,590	25,700,240	24,991,820	708,420	2.8%
APPROPRIATIONS								
Total Administration	-	-	1,992,530	3,361,110	5,353,640	5,141,540	212,100	4.1%
Total Cost of Providing Services	-	-	16,751,000	2,918,160	19,669,160	19,504,460	164,700	0.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	65,670	63,169	2,501	4.0%
Total Operating Appropriations	-	-	18,743,530	6,279,270	25,088,470	24,709,169	379,301	1.5%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	98,810	101,313	(2,503)	-2.5%
Total Other Non-Operating Appropriations	-	-	-	100,030	100,030	97,590	2,440	2.5%
Total Non-Operating Appropriations	-	-	-	100,030	198,840	198,903	(63)	0.0%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	-	-	18,743,530	6,379,300	25,287,310	24,908,072	379,238	1.5%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	-	-	18,743,530	6,379,300	25,287,310	24,908,072	379,238	1.5%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ 412,120	\$ 165,290	\$ 412,930	\$ 83,748	\$ 329,182	393.1%

Revenue Schedule

Perth Amboy Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	FY 2024 Proposed Budget				FY 2023 Adopted Budget			
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
					<i>\$ Increase (Decrease) Proposed vs. Adopted</i> <i>% Increase (Decrease) Proposed vs. Adopted</i>			
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -		#DIV/0!
Dwelling Rental			2,318,000	2,318,000	2,180,000	138,000		6.3%
Excess Utilities				-	-	-		#DIV/0!
Non-Dwelling Rental				-	-	-		#DIV/0!
HUD Operating Subsidy				-	-	-		#DIV/0!
New Construction - Acc Section 8				-	-	-		#DIV/0!
Voucher - Acc Housing Voucher			18,761,000	2,564,800	21,325,800	212,570		1.0%
Total Rental Fees	-	-	18,761,000	4,882,800	23,643,800	350,570		1.5%
<i>Other Operating Revenues (List)</i>								
Interlocal Agreements				354,500	354,500	339,300	15,200	4.5%
Frauds/Tenant Charges/Laundry			2,000	37,000	39,000	36,500	2,500	6.8%
Portable Fees			120,000	-	120,000	110,000	10,000	9.1%
Ground Lease				53,400	53,400	53,400	-	0.0%
Antennas				100,000	100,000	93,000	7,000	7.5%
				-	-	-		#DIV/0!
				-	-	-		#DIV/0!
				-	-	-		#DIV/0!
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				-	-	-		#DIV/0!
				-	-	-		#DIV/0!
				-	-	-		#DIV/0!
Total Other Revenue	-	-	122,000	544,900	666,900	632,200	34,700	5.5%
Total Operating Revenues	-	-	18,883,000	5,427,700	24,310,700	23,925,430	385,270	1.6%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Non Federal Funds				1,070,890	1,070,890	819,390	251,500	30.7%
ROSS Grant-FSS			224,650	-	224,650	204,000	20,650	10.1%
Office of Community Development			17,000	-	17,000	16,000	1,000	6.3%
Local Donations			1,000	-	1,000	1,000	-	0.0%
				-	-	-		#DIV/0!
				-	-	-		#DIV/0!
Total Other Non-Operating Revenue	-	-	242,650	1,070,890	1,313,540	1,040,390	273,150	26.3%
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned			30,000	46,000	76,000	26,000	50,000	192.3%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	-	-	30,000	46,000	76,000	26,000	50,000	192.3%
Total Non-Operating Revenues	-	-	272,650	1,116,890	1,389,540	1,066,390	323,150	30.3%
TOTAL ANTICIPATED REVENUES	\$ -	\$ -	\$ 19,155,650	\$ 6,544,590	\$ 25,700,240	\$ 24,991,820	\$ 708,420	2.8%

Prior Year Adopted Revenue Schedule

Perth Amboy Housing Authority

FY 2023 Adopted Budget

	Public Housing Management		Housing Voucher		Other Programs	Total All Operations
	Management	Section 8	Voucher			
OPERATING REVENUES						
<i>Rental Fees</i>						
Homebuyers' Monthly Payments						\$ -
Dwelling Rental				2,180,000		2,180,000
Excess Utilities						-
Non-Dwelling Rental						-
HUD Operating Subsidy						-
New Construction - Acc Section 8						-
Voucher - Acc Housing Voucher			18,600,000		2,513,230	21,113,230
Total Rental Fees	-	-	18,600,000		4,693,230	23,293,230
<i>Other Revenue (List)</i>						
Interlocal Agreements				339,300		339,300
Frauds/Tenant Charges/Laundry			2,000	34,500		36,500
Portable Fees			110,000			110,000
Ground Lease				53,400		53,400
Antennas				93,000		93,000
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
Total Other Revenue	-	-	112,000	520,200		632,200
Total Operating Revenues	-	-	18,712,000	5,213,430		23,925,430
NON-OPERATING REVENUES						
<i>Other Non-Operating Revenues (List)</i>						
Non Federal Funds				819,390		819,390
ROSS Grant-FSS			204,000			204,000
Office of Community Development			16,000			16,000
Local Donations			1,000			1,000
						-
						-
Total Other Non-Operating Revenues	-	-	221,000	819,390		1,040,390
<i>Interest on Investments & Deposits</i>						
Interest Earned			12,000	14,000		26,000
Penalties						-
Other						-
Total Interest	-	-	12,000	14,000		26,000
Total Non-Operating Revenues	-	-	233,000	833,390		1,066,390
TOTAL ANTICIPATED REVENUES	\$ -	\$ -	\$ 18,945,000	\$ 6,046,820		\$ 24,991,820

Appropriations Schedule

Perth Amboy Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	FY 2024 Proposed Budget				FY 2023 Adopted Budget			<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations	All Operations
					\$	\$	\$	\$	%
OPERATING APPROPRIATIONS									
<i>Administration</i>									
Salary & Wages			1,054,790	758,800	\$ 1,813,590	\$ 1,775,780	\$ 37,810		2.1%
Fringe Benefits			516,400	376,300	892,700	906,530	(13,830)		-1.5%
Legal			12,000	39,000	51,000	51,000	-		0.0%
Staff Training			14,000	21,500	35,500	32,500	3,000		9.2%
Travel			14,000	21,500	35,500	32,000	3,500		10.9%
Accounting Fees					-	-	-		#DIV/0!
Auditing Fees			13,500	29,500	43,000	42,000	1,000		2.4%
Miscellaneous Administration*			367,840	2,114,510	2,482,350	2,301,730	180,620		7.8%
Total Administration	-	-	1,992,530	3,361,110	5,353,640	5,141,540	212,100		4.1%
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	-	-		#DIV/0!
Salary & Wages - Maintenance & Operation				105,350	105,350	112,270	(6,920)		-6.2%
Salary & Wages - Protective Services					-	-	-		#DIV/0!
Salary & Wages - Utility Labor					-	-	-		#DIV/0!
Fringe Benefits				212,210	212,210	193,490	18,720		9.7%
Tenant Services				20,000	20,000	20,000	-		0.0%
Utilities			8,000	1,166,000	1,174,000	1,169,100	4,900		0.4%
Maintenance & Operation				530,000	530,000	488,000	42,000		8.6%
Protective Services					-	-	-		#DIV/0!
Insurance			90,000	747,300	837,300	749,000	88,300		11.8%
Payment in Lieu of Taxes (PILOT)				116,800	116,800	101,600	15,200		15.0%
Terminal Leave Payments					-	-	-		#DIV/0!
Collection Losses				7,500	7,500	7,000	500		7.1%
Other General Expense			51,000		51,000	49,000	2,000		4.1%
Rents			16,600,000		16,600,000	16,600,000	-		0.0%
Extraordinary Maintenance					-	-	-		#DIV/0!
Replacement of Non-Expendible Equipment			2,000	13,000	15,000	15,000	-		0.0%
Property Betterment/Additions					-	-	-		#DIV/0!
Miscellaneous COPS*					-	-	-		#DIV/0!
Total Cost of Providing Services	-	-	16,751,000	2,918,160	19,669,160	19,504,460	164,700		0.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	65,670	63,169	2,501		4.0%
Total Operating Appropriations	-	-	18,743,530	6,279,270	25,088,470	24,709,169	379,301		1.5%
NON-OPERATING APPROPRIATIONS									
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	98,810	101,313	(2,503)		-2.5%
Operations & Maintenance Reserve					-	-	-		#DIV/0!
Renewal & Replacement Reserve				100,030	100,030	97,590	2,440		2.5%
Municipality/County Appropriation					-	-	-		#DIV/0!
Other Reserves					-	-	-		#DIV/0!
Total Non-Operating Appropriations	-	-	-	100,030	198,840	198,903	(63)		0.0%
TOTAL APPROPRIATIONS	-	-	18,743,530	6,379,300	25,287,310	24,908,072	379,238		1.5%
ACCUMULATED DEFICIT					-	-	-		#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	-	18,743,530	6,379,300	25,287,310	24,908,072	379,238		1.5%
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation	-	-	-	-	-	-	-		#DIV/0!
Other					-	-	-		#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!
TOTAL NET APPROPRIATIONS	\$ -	\$ -	\$ 18,743,530	\$ 6,379,300	\$ 25,287,310	\$ 24,908,072	\$ 379,238		1.5%

* 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 \$ - \$ - \$ 937,176.50 \$ 313,963.50 \$ 1,254,423.50

HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
Interlocals				12,500.00	12,500.00
Telephone				96,000.00	96,000.00
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				9,000.00	9,000.00
Ground Lease				53,400.00	53,400.00
Employee Leasing Costs				1,379,250.00	1,379,250.00
Management Fees				315,020.00	315,020.00
Bookkeeping Fees				34,240.00	34,240.00
Bond Service Fees				13,000.00	13,000.00
Investor Fees				30,000.00	30,000.00
Taxes				1,600.00	1,600.00
Other Office Expenses				25,000.00	25,000.00
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				25,000.00	25,000.00
Software Maintenance				18,000.00	18,000.00
					-
Total				2,114,510.00	2,114,510.00
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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Prior Year Adopted Appropriations Schedule

Perth Amboy Housing Authority

FY 2023 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages			\$ 917,420	\$ 858,360	\$ 1,775,780
Fringe Benefits			483,410	423,120	906,530
Legal			12,000	39,000	51,000
Staff Training			17,500	15,000	32,500
Travel			6,000	26,000	32,000
Accounting Fees					-
Auditing Fees			13,000	29,000	42,000
Miscellaneous Administration*			339,430	1,962,300	2,301,730
Total Administration	-	-	1,788,760	3,352,780	5,141,540
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation				112,270	112,270
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits				193,490	193,490
Tenant Services				20,000	20,000
Utilities			8,000	1,161,100	1,169,100
Maintenance & Operation				488,000	488,000
Protective Services					-
Insurance			94,000	655,000	749,000
Payment in Lieu of Taxes (PILOT)				101,600	101,600
Terminal Leave Payments					-
Collection Losses				7,000	7,000
Other General Expense			49,000		49,000
Rents			16,600,000		16,600,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment			2,000	13,000	15,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	-	-	16,753,000	2,751,460	19,504,460
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	63,169
Total Operating Appropriations	-	-	18,541,760	6,104,240	24,709,169
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	101,313
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve				97,590	97,590
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	97,590	198,903
TOTAL APPROPRIATIONS	-	-	18,541,760	6,201,830	24,908,072
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	-	18,541,760	6,201,830	24,908,072
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ -	\$ -	\$ 18,541,760	\$ 6,201,830	\$ 24,908,072

* 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
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**HOUSING AUTHORITY PROPOSED APPROPRIATIONS
 APPROPRIATION DETAIL PAGE**

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
					-
Interlocals				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
Bookkeepaing 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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					-
					-
					-

HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

Line Item:	Public Housing Mgt.	Section 8	Housing Voucher	Other Programs	Total
					-
					-
					-
					-
					-
					-
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					-
					-

Debt Service Schedule - Principal

Perth Amboy Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	<u>Date of Local Finance Board Approval</u>	<u>2024 (Adopted Budget)</u>	<u>2025 (Proposed Budget)</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>Thereafter</u>	<u>Total Principal Outstanding</u>
Dunlap RAD		\$ 46,079	\$ 47,760	\$ 50,016	\$ 52,114	\$ 54,300	\$ 56,350	\$ 58,942	\$ 1,853,866	\$ 2,173,348.00
Hansen RAD		\$ 17,090	\$ 17,910	\$ 18,770	\$ 19,672	\$ 20,617	\$ 21,607	\$ 22,644	\$ 98,167	\$ 219,387.00
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
TOTAL PRINCIPAL		63,169	65,670	68,786	71,786	74,917	77,957	81,586	1,952,033	2,392,735
LESS: HUD SUBSIDY										-
NET PRINCIPAL		<u>\$ 63,169</u>	<u>\$ 65,670</u>	<u>\$ 68,786</u>	<u>\$ 71,786</u>	<u>\$ 74,917</u>	<u>\$ 77,957</u>	<u>\$ 81,586</u>	<u>\$ 1,952,033</u>	<u>\$ 2,392,735</u>

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

	<u>Moody's</u>	<u>Fitch</u>	<u>Standard & Poors</u>
Bond Rating	<u> </u>	<u> </u>	<u> </u>
Year of Last Rating	<u> </u>	<u> </u>	<u> </u>

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Perth Amboy Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Interest Payments Outstanding
Dunlap RAD	90,494	88,811	86,558	84,459	82,273	80,223	77,632	343,982	843,938
Hansen RAD	10,819	9,999	9,139	8,237	7,293	6,302	5,265	8,866	55,101
									-
									-
									-
									-
									-
TOTAL INTEREST	101,313	98,810	95,697	92,696	89,566	86,525	82,897	352,848	899,039
LESS: HUD SUBSIDY									-
NET INTEREST	\$ 101,313	\$ 98,810	\$ 95,697	\$ 92,696	\$ 89,566	\$ 86,525	\$ 82,897	\$ 352,848	\$ 899,039

Net Position Reconciliation

Perth Amboy Housing Authority

For the Period: April 01, 2024 to March 31, 2025

FY 2024 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ -	\$ -	\$ (4,808,525)	\$ 30,086,135	\$ 25,277,610
Less: Invested in Capital Assets, Net of Related Debt (1)		-	22,860	1,617,945	1,640,805
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)		-	462,252	6,680,045	7,142,297
Total Unrestricted Net Position (1)	-	-	(5,293,637)	21,788,145	16,494,508
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)			2,940,587	1,535,536	4,476,123
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)			4,757,364	2,750,837	7,508,201
Plus: Estimated Income (Loss) on Current Year Operations (2)			403,240	(319,492)	83,748
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	-	-	2,807,554	25,755,026	28,562,580
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)	\$ -	\$ -	\$ 2,807,554	\$ 25,755,026	\$ 28,562,580

(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 \$ - \$ - \$ 937,177 \$ 313,964 \$ 1,254,424

(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.

2024

Perth Amboy Housing Authority

(Housing Authority Name)

**2024 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2024 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Perth Amboy Housing Authority

(Housing Authority Name)

Fiscal Year: April 01, 2024 to March 31, 2025

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 10, 2024.

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 Avenue
	Perth Amboy, NJ 08861
Phone Number:	(732)826-3114
Fax Number:	(732)826-3111
E-mail Address:	ddzema@perthamboyha.org

2024 CAPITAL BUDGET/PROGRAM MESSAGE

Perth Amboy Housing Authority

Fiscal Year: April 01, 2024 to March 31, 2025

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, 2024 to March 31, 2025

	Estimated Total Cost	Funding Sources				
		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, 2024 to March 31, 2025

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2024	2025	2026	2027	2028	2029
<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, 2024 to March 31, 2025

		<i>Funding Sources</i>				
		Estimated Total Cost	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	\$	-	\$	-	\$	-
Total 5 Year Plan per CB-4	\$	-	-	-	-	-
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.

**Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: Perth Amboy Housing Authority Year Ending: March 31, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here and certify below.

1/10/2024
Date

ddzema@perthamboyha.org
Clerk/Secretary to the Governing Body