

2011

HOUSING
AUTHORITY OF THE
CITY OF NEW
BRUNSWICK

BUDGET

State of New Jersey
Department of Community Affairs

Division of Local Government Services

2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR PERIOD July 1, 2010 June 30, 2011

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:SA-II.

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. 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 _____

PREPARER'S CERTIFICATION

of the

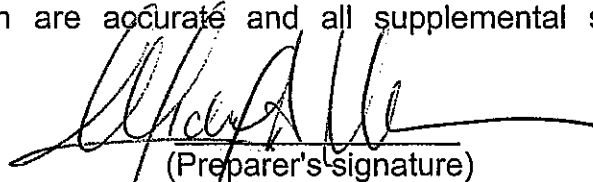
2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR PERIOD July 1, 2010 To June 30, 2011

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

It is further certified that all amounts and totals are correct, provides reasonable assurance that all assertions contained herein are accurate and all supplemental schedules are completed and attached.



(Preparer's signature)

MICHAEL A. MAURICE, CPA

(name)

FEE ACCOUNTANT

(title)

2035 Hamburg Tpk, Unit H

(address)

Wayne, New Jersey 07470

(address)

(973) 831-6969 / (973) 831-6972

(phone number) (fax number)

APPROVAL CERTIFICATION

of the

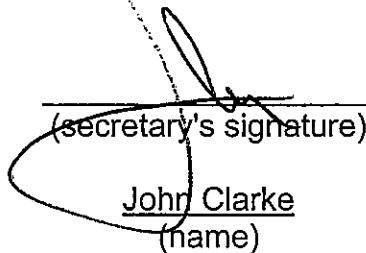
2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BUDGET

FISCAL YEAR PERIOD July 1, 2010 To June 30, 2011

It is hereby certified that the Housing Authority Budget, including supplemental Schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by the Members of the Housing Authority of the City of New Brunswick at an open public meeting, held pursuant to N.J.A.C. 5:31-23 on the 26rd day of May, 2010.

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


(secretary's signature)
John Clarke
(name)

Executive Director
(title)

7 Van Dyke Avenue

(address)

New Brunswick, New Jersey 08901
(address)

(732) 745-5157 / (732) 253-7799
(phone number) (fax number)

2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BUDGET RESOLUTION

FISCAL YEAR PERIOD July 1, 2010 to June 30, 2011

WHEREAS, the Annual Budget and Capital Budget for the Housing Authority for the fiscal year period beginning July 1, 2010 and ending June 30, 2011 has been presented before the Members of the Housing Authority at its meeting of May 26, 2010; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$13,000,179. Total appropriations, including any Accumulated Deficit if any, of \$12,993,673 and Total Fund Balance utilized of \$0 and;

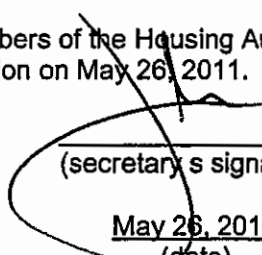
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for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

WHEREAS, the Capital Budget/Program, pursuant to NJAC 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 Members of the Housing Authority of the City of New Brunswick at a meeting held on May 26, 2011 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Housing Authority for the fiscal year period beginning July 1, 2010 and ending June 30, 2011 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 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 members of the Housing Authority of the City of New Brunswick will consider the Annual Budget and Capital Budget for adoption on May 26, 2011.


(secretary's signature)

May 26, 2010
(date)

Member	Governing Body				Recorded Vote			
	Aye	Nay	Abstain	Absent	Aye	Nay	Abstain	Absent
Rebecca Escobar	X							
Kevin Jones	X							
Yirgu Wolde	X							
Richard Kolesar	X							
George Berry								X
Anthony Giorgianni								X
Anthony Cupano								X

NBHA RESOLUTION 2010 – 5/26 # 26

Resolution Approving the State Budget for the Housing Authority of the City of New Brunswick for Fiscal Year July 1, 2010 to June 30, 2011

WHEREAS, the Housing Authority has developed the State of New Jersey Budget for the Fiscal Year beginning July 1, 2010 and ending June 30, 2011; and

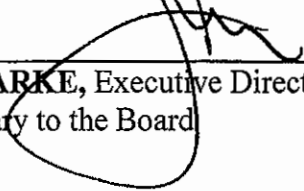
WHEREAS, the Budget has been prepared by the Fee Accountant and reviewed by Deputy Director and has been reviewed and recommended for adoption by the Executive Director,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of New Brunswick that the State Budget for the Authority for Fiscal Year beginning July 1, 2010 and ending June 30, 2011 is hereby approved as attached.

Passed on this 26th day of May, 2010 (See attached Vote Box)



REBECCA ESCOBAR, Chairperson



JOHN CLARKE, Executive Director
And Secretary to the Board

NBHA RESOLUTION 2010 – 5/26 # 26

**Resolution Approving the State Budget for the Housing Authority of the City of
New Brunswick for Fiscal Year July 1, 2010 to June 30, 2011**

	M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T		M O V E	S E C O N D	A Y E S	N A Y S	A B S T A I N	A B S E N T
COMMISSIONER							COMMISSIONER						
BERRY						✓	GIORGIANNI						✓
JONES		✓	✓				CUPANO						✓
KOLESAR	✓		✓				WOLDE			✓			
							ESCOBAR CHAIRPERSON						

2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR PERIOD July 1, 2010 TO June 30, 2011

BUDGET MESSAGE

1. Complete a brief statement on the 2010 proposed Annual Budget and make comparison to the prior year's budget. Explain significant increases or decreases, if any.

Annual revenues per the approved operating budget are adequate to meet budgeted operating expenses and provide approximately a \$6,506 increase in operating reserves for AMPS 1-3 the COCC and the Housing Choice Voucher Program. Increases in expenses as compared to the adopted budget are primarily minor increases based on inflation.

2. Complete a brief statement on the impact the proposed Annual Budget will have on rents and other fees and on the general purpose financial statements. Explain significant increases or decreases, if any.

Operating fund balances are expected to increase by approx. \$6,506 as a result of the proposed budget.

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

The local and regional economy is stable. The economy does not have a significant impact on the proposed annual budget.

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

N/A

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

N/A

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

ANTICIPATED REVENUES

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
OPERATING REVENUES						
TOTAL RENTAL FEES	*	A-1	*	\$ 12,809,751	*	\$ 11,868,474
TOTAL OTHER OPERATING REVENUES	*	A-2	*	183,228	*	183,228
	*		*	-	*	0
	*		*	-	*	0
	*		*	-	*	0
TOTAL OPERATING REVENUES	*	R-1	*	<u>\$ 12,992,979</u>	*	<u>\$ 12,051,702</u>

NON-OPERATING REVENUES

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
TOTAL GRANTS & ENTITLEMENTS	*	A-3	*	-	*	-
TOTAL LOCAL SUBSIDIES & DONATIONS	*	A-4	*	-	*	0
TOTAL INTEREST ON INVESTMENTS	*	A-5	*	\$ 7,200	*	12,200
TOTAL OTHER NON-OPERATING REVENUES	*	A-6	*	-	*	-
TOTAL NON-OPERATING REVENUES	*	R-2	*	<u>7,200</u>	*	<u>12,200</u>
				-		-
TOTAL ANTICIPATED REVENUES	*	R-3	*	<u>\$ 13,000,179</u>	*	<u>\$ 12,063,902</u>

(R-1 + R-2)

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

BUDGETED APPROPRIATIONS

OPERATING APPROPRIATIONS

<u>ADMINISTRATION</u>		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
ADMINISTRATIVE SALARIES	*	B-1	*	\$ 1,182,233	*	1,152,743 *
FRINGE BENEFITS	*	B-2	*	\$ 600,927	*	574,765 *
OTHER EXPENSES	*	B-3	*	\$ 1,043,974	*	1,149,657 *
TOTAL ADMINISTRATION	*	E-1	*	<u>\$ 2,827,134</u>	*	<u>\$ 2,877,165</u> *

<u>COST OF PROVIDING SERVICE</u>		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
SALARY & WAGES	*	B-4	*	\$ 298,966	*	\$ 258,600 *
FRINGE BENEFITS	*	B-5	*	189,043	*	192,702 *
OTHER EXPENSES	*	B-6	*	2,086,970	*	2,154,088 *
HOUSING ASSISTANCE PAYMENTS	*	B-7	*	7,591,560	*	6,907,119 *
TOTAL COST OF PROVIDING SERVICE	*	E-2	*	<u>\$ 10,166,539</u>	*	<u>\$ 9,512,509</u> *
NET PRINCIPAL PAYMENTS ON DEBT SERVICE IN LIEU OF DEPRECIATION	*	D-1	*	<u>-</u>	*	<u>-</u> *
TOTAL OPERATING APPROPRIATIONS (E-1 + E-2 + D-1)	*	E-3	*	<u>\$ 12,993,673</u>	*	<u>\$ 12,389,674</u> *

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

BUDGETED APPROPRIATIONS

<u>NON-OPERATING APPROPRIATIONS</u>		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
TOTAL INTEREST PAYMENTS	*	C-1	*	-	*	-
OPERATING RESERVE	*	C-2	*	-	*	-
OPERATING RESERVE-SECT. 8	*	C-3	*	-	*	-
ACCUMULATED DEFICIT	*	C-4	*	-	*	-
OTHER NON-OPERATING APPROPRIATIONS	*	C-5	*	-	*	-
OTHER (SECT 8 & HOUSING VOUCHERS)	*	C-6	*	-	*	-
 TOTAL NON-OPERATING APPROPRIATIONS	*	E-4	*	<u>\$ -</u>	*	<u>\$ -</u>
 TOTAL OPERATING & NON-OPERATING APPROPRIATIONS (E-3 + E-4)	*	E-5	*	<u>\$ 12,993,673</u>	*	<u>\$ 12,389,674</u>
 FUND BALANCE UTILIZED TO BALANCE BUDGET	*	R-4	*	<u>-</u>	*	<u>393,270.00</u>
 TOTAL APPROPRIATIONS & FUND BALANCE (E-5 - R-4)	*	E-6	*	<u>\$ 12,993,673</u>	*	<u>\$ 11,996,404</u>

ADOPTION CERTIFICATION

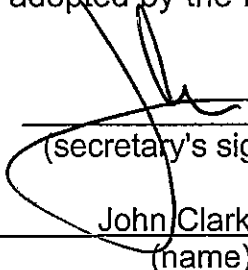
of the

2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK BUDGE

FISCAL YEAR PERIOD JULY 1, 2010 TO JUNE 30, 2011

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the Members of the Housing Authority on the 28th day of July, 2010.



(secretary's signature)

John Clarke

(name)

Executive Director

(title)

7 Van Dyke Avenue
(address)

New Brunswick, New Jersey 08901
(address)

((732) 745-5157/ (732) 253-7799
(phone number) (fax number)

2011

**HOUSING
AUTHORITY OF THE
CITY OF NEW
BRUNSWICK**

**CAPITAL
BUDGET/PROGRAM**

CERTIFICATION

of the

2011

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK CAPITAL BUDGET/PROGRAM

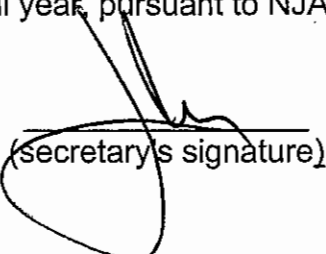
FISCAL YEAR PERIOD JULY 1, 2010 TO JUNE 30 2011

(X)

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget approved along with the Annual Budget by the Members of the Housing Authority on the 26th day of May, 2010.

OR

It is further certified that the Members of the Housing Authority have elected NOT to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to NJAC 5:31-2(c) for the following reasons:


(secretary's signature)

John Clarke
(name)

Executive Director
(title)

(732) 745-5157 (732) 253-7799
(phone number) / (fax number)

2011
HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR PERIOD July 1, 2010 To June 30, 2011

CAPITAL BUDGET/PROGRAM MESSAGE

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

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

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

Yes

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

N/A

4) Are any of the capital projects/project financing being undertaken in a community which has a State Plan designated center? If so, please describe the relationship of the same to the centers goals and objectives? NO N/A

5) Describe the impact on the schedule of, Rents and/or user charges if the proposed capital projects are undertaken. Indicate impact on current and future years schedules. The proposed capital projects are considered necessary to maintain the dwelling rents at budgeted levels.

6) Has project been reviewed and approved by HUD? Yes

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

NON-OPERATING REVENUES

<u>INTEREST ON INVESTMENTS AND DEPOSITS</u>	<u>CROSS REF</u>	<u>TOTAL</u>	<u>AMPS 1-3 PUBLIC HOUSING</u>	<u>COCC</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>
INVESTMENTS	* *	7,200	2,200	-	5,000	-
SECURITY DEPOSITS	* *	-	-	-	-	-
PENALTIES	* *	-	-	-	-	-
OTHER INVESTMENTS	* *	-	-	-	-	-
	* *	-	-	-	-	-
TOTAL INTEREST ON INVESTMENTS & DEPOSITS	* A-5 *	<u>7,200</u>	<u>2,200</u>	<u>-</u>	<u>5,000</u>	<u>-</u>

OTHER NON-OPERATING REVENUES

		<u>TOTAL</u>	<u>PUBLIC HOUSING</u>	<u>SECT. 8 CERTS.</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>
LIST IN DETAIL:						
Other Income	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
TOTAL OTHER NON-OPERATING REVENUES	* A-6 *	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

ANTICIPATED REVENUES

OPERATING REVENUES							
<u>RENTAL FEES</u>	<u>CROSS REF</u>	<u>TOTAL</u>	<u>PUBLIC HOUSING</u>	<u>COCC</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>	
HOMEBUYERS MONTHLY PAYMENTS	* *	\$ -	-	-	-	-	
DWELLING RENTAL	* *	1,337,984	1,337,984	-	-	-	
EXCESS UTILITIES	* *	16,000	16,000	-	-	-	
NONDWELLING RENTAL	* *	25,845	25,845	-	-	-	
HUD OPERATING SUBSIDY	* *	2,152,578	2,152,578	-	-	-	
OTHER INCOME	* *	1,037,784	88,500	924,284	25,000	-	
CERTIFICATE-ACC SECTION 8	* *	-	-	-	-	-	
VOUCHER-ACC HOUSING VOUCHER	* *	7,591,560	-	-	7,591,560	-	
ADMINISTRATIVE FEES	* *	648,000	-	-	648,000	-	
TOTAL RENTAL FEES	* A-1 *	<u>\$ 12,809,751</u>	<u>\$ 3,620,907</u>	<u>\$ 924,284</u>	<u>\$ 8,264,560</u>	<u>\$ -</u>	

OTHER OPERATING REVENUES

		<u>TOTAL</u>	<u>PUBLIC HOUSING</u>	<u>SECT. 8 CERTS.</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>
LIST IN DETAIL:						
ROSS GRANT	* *	-	-	-	-	-
CAPITAL FUND OPER TRANSERS	* *	183,228.00	183,228.00	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
	* *	-	-	-	-	-
TOTAL OTHER OPERATING REVENUES	* A-2 *	<u>183,228.00</u>	<u>183,228.00</u>	<u>-</u>	<u>-</u>	<u>-</u>

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

<u>ADMINISTRATION</u>	CROSS REF	TOTAL	OPERATING EXPENSES			
			AMPS 1-3 PUBLIC HOUSING	COCC	HOUSING VOUCHER	OTHER PROG.
Salaries & Wages	* B-1	\$ 1,182,233	\$ 424,961	\$ 550,785	\$ 206,487	\$ -
Fringe Benefits	* B-2	600,927	240,600	285,251	75,076	-
Other Administrative	* B-3	1,043,974	587,904	69,100	386,970	-
TOTAL ADMINISTRATION	* B-1	<u>\$ 2,827,134</u>	<u>\$ 1,253,465</u>	<u>\$ 905,136</u>	<u>\$ 668,533</u>	<u>\$ -</u>
<u>COST OF PROVIDING SERVICES</u>	CROSS REF	TOTAL	PUBLIC HOUSING	SECT. 8 CERTS.	HOUSING VOUCHER	OTHER PROG.
Salaries & Wages						
Tenet Services	* *	54,916	54,916	-	-	-
Maintenance & Operation	* *	244,050	244,050	-	-	-
Protective Services	* *	-	-	-	-	-
Total Salaries & Wages	* B-4	<u>298,966</u>	<u>298,966</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fringe Benefits	* B-5	189,043	189,043	-	-	-
Other Costs						
Tenant Services	* *	20,000	20,000	-	-	-
Utilities	* *	1,254,800	1,250,000	4,800	-	-
Maintenance & Operation						
Materials & Contract Cost	* *	395,725	384,725	11,000	-	-
Protective Services						
Materials & Contract Cost	* *	10,000	10,000	-	-	-
Insurance	* *	32,525	28,000	-	4,525	-
P.I.L.O.T	* *	23,028	23,028	-	-	-
Asset Management Fee		-	-	-	-	-
Terminal Leave Payments	* *	-	-	-	-	-
Collection Losses	* *	-	-	-	-	-
Other General Expense	* *	68,000	65,000	3,000	-	-
Rents	* *	-	-	-	-	-
Extraordinary Maintenance	* *	5,000	5,000	-	-	-
Replace. of Non-Expendible Equip.	* *	-	-	-	-	-
Property Betterment/Additions	* *	-	-	-	-	-
Other Costs	* *	277,892	277,892	-	-	-
Total Other Costs	* B-6	<u>2,086,970</u>	<u>2,063,645</u>	<u>18,800</u>	<u>4,525</u>	<u>-</u>
Housing Assistance Payments	* B-7	7,591,560	-	-	7,591,560	-
TOTAL COST OF PROVIDING SERVICES	E-2	<u>\$ 10,166,539</u>	<u>\$ 2,551,654</u>	<u>\$ 18,800</u>	<u>\$ 7,596,085</u>	<u>\$ -</u>

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

<u>GRANTS & ENTITLEMENTS</u>			NON-OPERATING REVENUES				
			<u>TOTAL</u>	<u>AMPS 1-3 PUBLIC HOUSING</u>	<u>COCC</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>
LIST IN DETAIL:							
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
TOTAL GRANTS & ENTITLEMENTS	*	A-3 *	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

<u>LOCAL SUBSIDIES & DONATIONS</u>							
			<u>TOTAL</u>	<u>PUBLIC HOUSING</u>	<u>SECT. 8 CERTS.</u>	<u>HOUSING VOUCHER</u>	<u>OTHER PROG.</u>
LIST IN DETAIL:							
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
	*	*	-	-	-	-	-
TOTAL SUBSIDIES & DONATIONS	*	A-4 *	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

PROPOSED YEARS DEBT SERVICE REQUIREMENTS

PRINCIPAL PAYMENTS

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
AUTHORITY BONDS	*	P-1	*	-	*	-
AUTHORITY NOTES	*	P-2	*	-	*	-
CAPITAL LEASES	*	P-3	*	-	*	-
INTERGOVERNMENTAL LOANS	*	P-4	*	-	*	-
OTHER BONDS OR NOTES	*	P-5	*		*	-
TOTAL PRINCIPAL DEBT PAYMENTS	*		*	<u>-</u>	*	<u>-</u>
LESS: HUD SUBSIDY	*	P-6	*		*	
NET PRINCIPAL DEBT PAYMENTS	*	D-1	*	<u>-</u>	*	<u>-</u>

INTEREST PAYMENTS

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>		<u>CURRENT YEAR'S ADOPTED BUDGET</u>
AUTHORITY BONDS	*	I-1	*	-	*	-
AUTHORITY NOTES	*	I-2	*	-	*	-
CAPITAL LEASES	*	I-3	*	-	*	-
INTERGOVERNMENTAL LOANS	*	I-4	*	-	*	-
OTHER BONDS OR NOTES	*	I-5	*		*	-
TOTAL INTEREST DEBT PAYMENTS	*		*	<u>-</u>	*	<u>-</u>
LESS: HUD SUBSIDY	*	I-6	*	-	*	-
NET INTEREST DEBT PAYMENTS	*	D-2	*	<u>-</u>	*	<u>-</u>

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

5 YEAR DEBT SERVICE SCHEDULE

PRINCIPAL PAYMENTS

		2011	2012	2013	2014	2015	
AUTHORITY BONDS							
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	-						*
TOTAL PAYMENTS	* P-1	0	0	0	0	0	*
	-						*
AUTHORITY NOTES							*
FFB							
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	-						*
TOTAL PAYMENTS	* P-2	0	0	0	0	0	*
	-						*
AUTHORITY CAPITAL LEASES							*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	-						*
TOTAL PAYMENTS	* P-3	0	0	0	0	0	*
	-						*
AUTHORITY INTERGOVERNMENTAL LOANS							*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	-						*
TOTAL PAYMENTS	* P-4	0	0	0	0	0	*
	-						*
AUTHORITY OTHER BONDS OR NOTES							*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	*	0	0	0	0	0	*
	-						*
TOTAL PAYMENTS	* P-5	0	0	0	0	0	*
	-						*
TOTAL PRINCIPAL DEBT PAYMENTS	*	0	0	0	0	0	*
Less: HUD Subsidy	*	0	0	0	0	0	*
	-						*
NET PRINCIPAL DEBT PAYMENTS	* D-1	0	0	0	0	0	*

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

5 YEAR DEBT SERVICE SCHEDULE

PRINCIPAL PAYMENTS

		2011		2012		2013		2014		2015		
AUTHORITY BONDS												
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
											*	
TOTAL PAYMENTS	*	I-1	*	0	*	0	*	0	*	0	*	0
												*
AUTHORITY NOTES												*
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
												*
TOTAL PAYMENTS	*	I-2	*	0	*	0	*	0	*	0	*	0
												*
AUTHORITY CAPITAL LEASES												*
	*	*	0	*	0	*	0	*	0	*	0	
RUAL DEVELOPMENT	*	*	-	*	-	*	-	*	-	*	-	
RUAL DEVELOPMENT	*	*	-	*	-	*	-	*	-	*	-	
												*
TOTAL PAYMENTS	*	I-3	*	-	*	-	*	-	*	-	*	-
												*
AUTHORITY INTERGOVERNMENTAL LOANS												*
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
												*
TOTAL PAYMENTS	*	I-4	*	0	*	0	*	0	*	0	*	0
												*
AUTHORITY OTHER BONDS OR NOTES												*
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
	*	*	0	*	0	*	0	*	0	*	0	
												*
TOTAL PAYMENTS	*	I-5	*	0	*	0	*	0	*	0	*	0
												*
TOTAL PRINCIPAL DEBT PAYMENTS	*	*	0	*	0	*	0	*	0	*	0	
Less: HUD Subsidy	*	*	0	*	0	*	0	*	0	*	0	
												*
NET PRINCIPAL DEBT PAYMENTS	*	D-2	*	0	*	0	*	0	*	0	*	0

HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 07/1/10 - 6/30/11

UNRESERVED FUND BALANCE

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>
(1) BEGINNING BALANCE JULY 1, 2009	*	AUDIT	*	\$ 2,570,571
(2) UTILIZED IN CURRENT YEARS ADOPTED BUDGET	*		*	-
				-
(3) PROPOSED BALANCE AVAILABLE	*		*	<u>2,570,571</u>
(4) ESTIMATED RESULTS OF OPERATION CURRENT BUDGET	*		*	67,498
				-
(5) ESTIMATED AVAILABLE BALANCE	*		*	<u>2,638,069</u>
(6) ESTIMATED RESULTS OF PROPOSED BUDGET	*		*	6,506
(7) PROPOSED BALANCE AFTER UTILIZATION IN BUDGET	*		*	<u><u>\$ 2,644,575</u></u>

RESTRICTED FUND BALANCE

		<u>CROSS REF.</u>		<u>PROPOSED BUDGET</u>
(1) BEGINNING BALANCE APRIL 1, 2009	*	AUDIT	*	\$ 1,671,302.00
(2) UTILIZED IN CURRENT YEARS ADOPTED BUDGET	*		*	-
				-
(3) PROPOSED BALANCE AVAILABLE	*		*	<u>1,671,302</u>
(4) ESTIMATED RESULTS OF OPERATION CURRENT BUDGET	*		*	-
				-
(5) ESTIMATED AVAILABLE BALANCE	*		*	<u>1,671,302</u>
(6) UTILIZED IN PROPOSED BUDGET	*		*	-
(7) PROPOSED BALANCE AFTER UTILIZATION IN BUDGET	*		*	<u><u>\$ 1,671,302.00</u></u>

OPERATING BUDGET
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
FISCAL YEAR ENDING JUNE 30, 2011
FISCAL PERIOD 07/1/10 - 6/30/11

Line No.	Acct. No.	Description	TOTAL HOUSING AUTHORITY PROPOSED BUDGET	AMPS 1-3 Public Housing Proposed Budget	COCC Proposed Budget	Housing Voucher Proposed Budget	Other Programs Proposed Budget
Homebuyers Monthly Payments For							
10	7710	Operating Expense	-	-	-	-	-
20	7712	Earned Home Payments	-	-	-	-	-
30	7714	Nonroutine Maintenance Reserve	-	-	-	-	-
40	Total	Break Even Amount	-	-	-	-	-
50	7716	Excess (Deficit)	-	-	-	-	-
60	7790	Homebuyers Monthly Payments	-	-	-	-	-
Operating Receipts							
65	2210	Section 8/Voucher Payments	-	-	-	-	-
		Ross Grants	-	-	-	-	-
70	3110	Dwelling Rental	1,337,984	1,337,984	-	-	-
80	3120	Excess Utilities	16,000	16,000	-	-	-
90	3190	Nondwelling Rental	25,845	25,845	-	-	-
100	Total	Rental Income	1,379,829	1,379,829	-	-	-
110	3610	Interest Income	7,200	2,200	-	5,000	-
120	3690	Other Income	1,037,784	88,500	924,284	25,000	-
130	Total	Operating Income	2,424,813	1,470,529	924,284	30,000	-
Operating Expenditures - Administration							
140	4110	Administrative Salaries	1,182,233	424,961	550,785	206,487	-
150	4130	Legal	45,500	41,500	2,000	2,000	-
160	4140	Staff Training	52,000	12,000	38,000	2,000	-
170	4150	Travel	2,000	-	-	2,000	-
180	4170	Accounting Fees	42,000	35,000	-	7,000	-
190	4171	Auditing Fees	17,100	8,000	4,100	5,000	-
195	4190	Management Fees	449,984	294,504	-	155,480	-
200	4190	Other Admin. Expenses	435,390	196,900	25,000	213,490	-
210	Total	Administrative Expense	2,226,207	1,012,865	619,885	593,457	-
Tenant Services							
220	4210	Salaries	54,916	54,916	-	-	-
230	4220	Recreation, Public. & Other	-	-	-	-	-
240	4230	Contract Cost	20,000	20,000	-	-	-
250	Total	Tenant Service Expense	74,916	74,916	-	-	-
Utilities							
260	4310	Water	255,000	255,000	-	-	-
270	4320	Electricity	429,800	425,000	4,800	-	-
280	4330	Gas	420,000	420,000	-	-	-
290	4340	Fuel Oil	-	-	-	-	-
300	4350	Labor	-	-	-	-	-
310	4390	Other	150,000	150,000	-	-	-
320	Total	Utilities Expense	1,254,800	1,250,000	4,800	-	-

OPERATING BUDGET
US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK
FISCAL YEAR ENDING JUNE 30, 2011
FISCAL PERIOD 07/1/10 - 6/30/11

Line No.	Acct. No.	Description	TOTAL HOUSING AUTHORITY PROPOSED BUDGET	AMPS 1-3 Public Housing Proposed Budget	COCC Proposed Budget	Housing Voucher Proposed Budget	Other Programs Proposed Budget
Ordinary Maintenance & Operations							
330	4410	Labor	244,050	244,050	-	-	-
340	4420	Materials	154,000	143,000	11,000	-	-
350	4430	Contract Cost	241,725	241,725	-	-	-
360	Total	Ordinary Maint & Oper. Expense	639,775	628,775	11,000	-	-
Protective Services							
370	4460	Labor	-	-	-	-	-
380	4470	Materials	-	-	-	-	-
390	4480	Contract Cost	10,000	10,000	-	-	-
400	Total	Protective Services Expense	10,000	10,000	-	-	-
General Expense							
410	4510	Insurance	32,525	28,000	-	4,525	-
420	4520	Payment in Lieu of Taxes	23,028	23,028	-	-	-
430	4530	Terminal Leave Payments	-	-	-	-	-
440	4540	Employee Benefits	789,970	429,643	285,251	75,076	-
445		Asset Management Fee	-	-	-	-	-
450	4570	Collection Losses	-	-	-	-	-
460	4590	Other General Expense	68,000	65,000	3,000	-	-
470	Total	General Expense	913,523	545,671	288,251	79,601	-
480	Total	Sum of Routine Expenses	5,119,221	3,522,227	923,936	673,058	-
Rent for Leased Dwellings							
490	4710	Rents to Owners	-	-	-	-	-
495	4715	Section 8/Housing Voucher Payments	7,591,560	-	-	7,591,560	-
500	Total	Operating Expense (sum 480 + 490)	12,710,781	3,522,227	923,936	8,264,618	-
Nonroutine Expenditures							
510	4610	Extraordinary Maintenance	5,000	5,000	-	-	-
520	7520	Replacement of Nonexpendable Equip.	-	-	-	-	-
530	7540	Property Betterment & Additions	-	-	-	-	-
540	Total	Nonroutine Expenditures	5,000	5,000	-	-	-
550	Total	Operating Expenditures (500+540)	12,715,781	3,527,227	923,936	8,264,618	-
Prior Period Adjustments							
560	6010	Prior Period Adjustments	-	-	-	-	-
Other Expenditures							
570		Deficiency	-	-	-	-	-
580	Total	Operating Expenditures	12,715,781	3,527,227	923,936	8,264,618	-
590		Residual Receipts	(10,290,968)	(2,056,698)	348	(8,234,618)	-
HUD Contributions							
600	8010	Basic Annual Contribution	-	-	-	-	-
610	8011	Prior Year Adjustment	-	-	-	-	-
620	Total	Basic Annual Contribution	-	-	-	-	-
630	8020	Contribution Earned	10,392,138	2,152,578	-	8,239,560	-
640		Mandatory	-	-	-	-	-
650		Other CFP TRANSFERS	183,228	183,228	-	-	-
660		Other TCB OPER SUBSIDY 72 UNITS	(277,892)	(277,892)	-	-	-
670		Total Year End Adjustments	-	-	-	-	-
680	8020	Total Operating Subsidy - Current	10,297,474	2,057,914	-	8,239,560	-
690	Total	HUD Contributions	10,297,474	2,057,914	-	8,239,560	-
700		Residual Receipts	6,506	1,216	348	4,942	-

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING VOUCHER ASSISTANCE PAYMENTS
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES
FISCAL YEAR ENDING JUNE 30, 2011

FISCAL PERIOD 7/1/10 - 6/30/11

NEW BRUNSWICK HOUSING AUTHORITY
PROJECT NO. NJ022 VO

NO. OF DWELLING UNITS 845
NO. OF UNIT MONTHS 10,140

PART I ESTIMATE	(a)	(b)	(c)	(d)	(e)	(f)	(g)
6					-	-	-
7	OBR	40	801.00	333.40	467.60	480.00	224,450.16
8	1BR	365	1,115.00	470.05	644.95	4,380.00	2,824,876.62
9	2BR	195	1,195.00	500.20	694.80	2,340.00	1,625,832.00
10	3BR	130	1,500.00	825.00	675.00	1,560.00	1,053,000.00
11	4BR	115	2,000.00	650.00	1,350.00	1,380.00	1,862,998.21
12					SUBTOTAL		7,591,156.99
13		845.00					
14					VACANCY FACTOR		0
15	TOTAL						7,591,156.99

PART II ADMIN FEE "A" RATE	UAR # (a)	HUD % (b)	PRODUCT (c)	% (d)	ADMIN FEE (e)	
16				0	648,000.00	
17					-	
18	TOTAL					648,000.00

PART III HARD TO HOUSE FEE	# OF FAMILIES	FEE PER FAMILY
19		

PART IV ADMINISTRATIVE EXPENSES	PHA ESTIMATES (a)	HUD MODIFICATIONS (b)
20 SALARIES	-	-
21 EMPL. BEN.	-	-
22 LEGAL	-	-
23 TRAVEL	-	-
24 SUNDRY	-	-
25 OFFICE RENT	-	-
26 ACCT. FEE	-	-
27 TOTAL ADMIN. EXPENSES	-	-
NON-EXPENDABLE EQUIPMENT EXPENSES		
28 OFFICE EQUIPMENT	-	-
29 OFFICE FURNISHINGS	-	-
30 AUTOMOTIVE	-	-
31 OTHER	-	-
32 TOTAL NON-EXPENDABLE EQUIPMENT	-	-
GENERAL EXPENSES		
33 MAINT. & OPER.	-	-
34 INSURANCE	-	-
35 SUNDRY	-	-
36 TOTAL GENERAL EXPENSE	-	-
TOTAL PRELIMINARY EXPENSES	-	-
37 SUM OF LINES 27,32,AND 36	-	-

**HOUSING VOUCHER ASSISTANCE PAYMENTS
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES
NEW BRUNSWICK HOUSING AUTHORITY**

PROJECT NO.	NJ022 VO	NO. OF DWELLING UNITS NO. OF UNIT MONTHS	845 10140
11	MAXIMUM ANNUAL CONTRIBUTIONS COMMITMENT		7,591,157
12	PRORATA MAXIMUM ANNUAL CONTRIBUTION		-
13	FISCAL YEAR TOTAL		<u>7,591,157</u>
14	PROJECT ACCOUNT BALANCE		-
15	TOTAL ANNUAL CONTRIBUTIONS		<u><u>7,591,157</u></u>

COMPUTATION:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING VOUCHER ASSISTANCE PAYMENTS
SUPPORTING DATA FOR ANNUAL CONTRIBUTION ESTIMATES
NEW BRUNSWICK HOUSING AUTHORITY

PROJECT NUMBER:
NJ022 VO

NO. OF DWELLING UNITS	845
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NO. OF UNIT MONTHS	10,140
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16 ESTIMATE OF ANNUAL ASSISTANCE (line 15 HUD 52672)	7,591,157
17 ESTIMATE ONGOING ADMINISTRATIVE FEE (line 18 HUD 52672)	648,000
18 ESTIMATE HARD TO HOUSE FEE (line 19 HUD 52672)	-
19 ESTIMATED INDEPENDENT PUBLIC ACCOUNTANT COSTS	-
20 ESTIMATED PRELIMINARY ADMIN. & GEN. EXPENSE (line 27 +36)	-
21 CARRYOVER OF PRELIMINARY ADMINISTRATIVE EXPENSE	-
22 ESTIMATED NON-EXPENDABLE EQUIPMENT EXPENSE (line 22)	-
23 CARRYOVER OF NON-EXPENDABLE EXPENSE	-
24 TOTAL ANNUAL CONTRIBUTIONS REQUIRED	8,239,157
25 DEFICIT AT END OF CURRENT FISCAL YEAR	-
26 TOTAL ANNUAL CONTRIBUTIONS REQUIRED	8,239,157
27 ESTIMATED PROJECT ACCOUNT BALANCE (line 15 - line 26)	(648,000)
28 PROVISION FOR PROJECT ACCOUNT REQUESTED (line 27 - line 14)	
ANNUAL CONTRIBUTIONS APPROVED	
29 TOTAL ANNUAL CONTRIBUTIONS APPROVED	8,239,157
SOURCE OF TOTAL CONTRIBUTIONS	
30a REQUESTED FISCAL YEAR MAXIMUM ANNUAL CONTRIBUTIONS	8,239,157
30b PROJECT ACCOUNT	-

