

Fiscal Year                      Start Year                      End Year  
   2023                      -                      2023

***Housing Authority Budget of:***  
***Fort Lee Housing Authority***

State Filing Year                      2023                      **ADOPTED COPY**

*For the Period:*                      *January 1, 2023*                      to                      *December 31, 2023*

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



***Division of Local Government Services***

**2023 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

2023

Fort Lee Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

*It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.*

State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services

By: Paul D. Gwend CPA, RAIA Date: 1/25/2023

**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: Paul D. Gwend CPA, RAIA Date: 1/25/2023

# 2023 PREPARER'S CERTIFICATION

Fort Lee Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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:	thomasfurlongcpa@gmail.com
Name:	Thomas Furlong
Title:	Fee Accountant
Address:	470 Highway 79, Suite 2 Morganville, NJ 07751
Phone Number:	732-591-2300
Fax Number:	732-591-2525
E-mail Address:	thomasfurlongcpa@gmail.com

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.flha.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: Terrence Corrison  
Title of Officer Certifying Compliance: Executive Director  
Signature: terry@flha.org

# 2023 APPROVAL CERTIFICATION

Fort Lee Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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 Fort Lee Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on November 2, 2022.

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.

<b>Officer's Signature:</b>	terry@flha.org
<b>Name:</b>	Terrence Corriston
<b>Title:</b>	Executive Director
<b>Address:</b>	1403 Teresa Drive Fort Lee, NJ 07024
<b>Phone Number:</b>	201-947-7400
<b>Fax Number:</b>	201-947-9710
<b>E-mail Address:</b>	terry@flha.org

# 2023 HOUSING AUTHORITY BUDGET RESOLUTION

## Fort Lee Housing Authority

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

WHEREAS, the Annual Budget for Fort Lee Housing Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023 has been presented before the governing body of the Fort Lee Housing Authority at its open public meeting of November 2, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$9,002,070.00, Total Appropriations including any Accumulated Deficit, if any, of \$8,931,565.00, 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 \$4,453.00 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 Fort Lee Housing Authority, at an open public meeting held on November 2, 2022 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Fort Lee Housing Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023, 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 Fort Lee Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 04, 2023.

\_\_\_\_\_  
terry@flha.org

(Secretary's Signature)

\_\_\_\_\_  
11/2/2022

(Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
Charles Blue	X			
Sherry Bauer	X			
Elsie O'Neill	X			
Dolores Steinberg	X			
Ashley Yook				X
Roberta Sohmer				X
Vacant				

# 2023 ADOPTION CERTIFICATION

Fort Lee Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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 Fort Lee Housing Authority, pursuant to N.J.A.C 5:31-2.3, on January 04, 2023.

<b>Officer's Signature:</b>	terry@flha.org		
<b>Name:</b>	Terrence Corrison		
<b>Title:</b>	Executive Director		
<b>Address:</b>	1403 Teresa Drive Fort Lee, NJ 07024		
<b>Phone Number:</b>	201-947-7400	<b>Fax:</b>	201-947-9710
<b>E-mail address:</b>	terry@flha.org		



# 2023 ADOPTED BUDGET RESOLUTION

## Fort Lee Housing Authority

### FISCAL YEAR: January 01, 2023 to December 31, 2023

WHEREAS, the Annual Budget and Capital Budget/Program for the Fort Lee Housing Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023 has been presented for adoption before the governing body of the Fort Lee Housing Authority at its open public meeting of January 4, 2023; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$9,002,070.00, Total Appropriations, including any Accumulated Deficit, if any, of \$8,931,565.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$4,453.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Fort Lee Housing Authority at an open public meeting held on January 4, 2023 that the Annual Budget and Capital Budget/Program of the Fort Lee Housing Authority for the fiscal year beginning January 01, 2023 and ending December 31, 2023 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.

\_\_\_\_\_  
 terry@flha.org  
 (Secretary's Signature)

\_\_\_\_\_  
 11/2/2022  
 (Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
Charles Blue	X			
Sherry Bauer	X			
Elsie O'Neill	X			
Dolores Steinberg	X			
Ashley Yook	X			
Roberta Sohmer	X			
Vacant				

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

# 2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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

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

See Attached

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

N/A

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

# 2023 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2023 to December 31, 2023

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

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

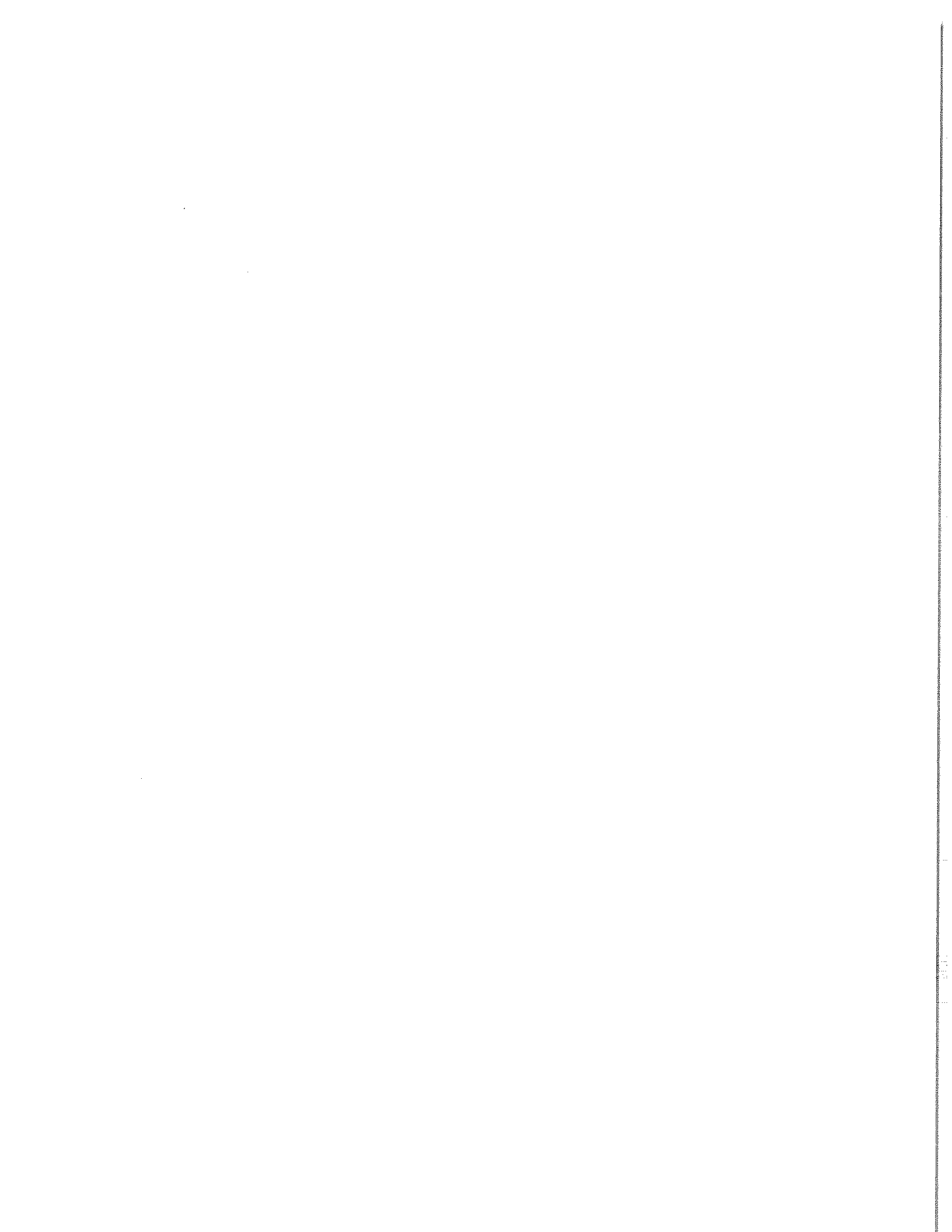
None

5. The proposed budget must not reflect an anticipated deficit from 2023 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

PHA expects that with its increase in revenues from its RAD conversion, it will provide enough funds to eliminate their GASB 68 liability over the next 15 years

PHA has no GASB 75 liability.

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



# HOUSING AUTHORITY CONTACT INFORMATION

## 2023

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

<b>Name of Authority:</b>	Fort Lee Housing Authority		
<b>Federal ID Number:</b>	22-1853341		
<b>Address:</b>	1403 Teresa Drive		
<b>City, State, Zip:</b>	Fort Lee	NJ	07024
<b>Phone: (ext.)</b>	201-947-7400	<b>Fax:</b>	201-947-9710

<b>Preparer's Name:</b>	Thomas Furlong		
<b>Preparer's Address:</b>	470 Highway 79, Suite 2		
<b>City, State, Zip:</b>	Morganville	NJ	07751
<b>Phone: (ext.)</b>	732-591-2300	<b>Fax:</b>	732-591-2525
<b>E-mail:</b>	thomasfurlongcpa@gmail.com		

<b>Chief Executive Officer*</b>	Terrence Corrison		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-947-7400	<b>Fax:</b>	201-947-9710
<b>E-mail:</b>	terry@flha.org		

<b>Chief Financial Officer*</b>	Peggy McQuade		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-947-7400	<b>Fax:</b>	201-947-9710
<b>E-mail:</b>	peggy@flah.org		

<b>Name of Auditor:</b>	Anthony Polcari		
<b>Name of Firm:</b>	Policari & Company, CPA's		
<b>Address:</b>	2035 Hamburg Turnpike, Unit H		
<b>City, State, Zip:</b>	Wayne	NJ	07470
<b>Phone: (ext.)</b>	973-831-6969	<b>Fax:</b>	973-831-6972
<b>E-mail:</b>	polcarico@optonline.net		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Fort Lee Housing Authority

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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

11

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:

\$ 467,942.00

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

*If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.*

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

No

*\*A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

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

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Fort Lee Housing Authority

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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? No

*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
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

No
No
No
No
No
No
No
No
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)

Fort Lee Housing Authority

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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

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

17. Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations?  No

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

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?  No

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Fort Lee Housing Authority

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

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

8. The Board of Commissioners evaluates the performance of the Executive Director each year and decides the annual compensation.

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

**Fort Lee Housing Authority**

**FISCAL YEAR: January 01, 2023 to December 31, 2023**

*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)**  
**Fort Lee Housing Authority**  
**For the Period: January 01, 2023 to December 31, 2023**

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	Former Highest Compensated	Base Salary/ Stipend	Bonus		
1 Charles Blue	Chairperson	2X	X							
2 Sherry Bauer	Vice Chair	2X	X							
3 Elsie O'Neill	Commissioner	2X								
4 Dolores Steinberg	Commissioner	2X								
5 Ashley Yook	Commissioner	2X								
6 Roberta Sohrmer	Commissioner	2X								
7 Vacant	Commissioner	2X								
8 Terrence Corrison	Executive Director	20	X			\$ 100,347.00		\$ 10,000.00	\$ 110,347.00	
9 Peggy McQuade	Deputy Director	35		X		\$ 86,272.00		\$ 25,000.00	\$ 111,272.00	
10										
11										
12										
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26										
27										
28										
29										
30										
31										
32										
33										
34										
35										
Total:										\$ 221,619.00

# Schedule of Health Benefits - Detailed Cost Analysis

Fort Lee Housing Authority

For the Period: January 01, 2023 to December 31, 2023

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)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	1	12,320.00	12,320.00	1	11,730.00	11,730.00	590.00	5.0%
Parent & Child <sup>b</sup>	1	22,040.00	22,040.00	1	20,990.00	20,990.00	1,050.00	5.0%
Employee & Spouse (or Partner)	1	24,620.00	24,620.00	1	23,450.00	23,450.00	1,170.00	5.0%
Family								
Employee Cost Sharing Contribution (enter as negative -)			(13,860.00)			(13,200.00)	(660.00)	5.0%
<b>Subtotal</b>	<b>3</b>		<b>45,120.00</b>	<b>3</b>		<b>42,970.00</b>	<b>2,150.00</b>	<b>5.0%</b>
<b>Commissioners - Health Benefits - Annual Cost</b>								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative -)								
<b>Subtotal</b>								
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative -)								
<b>Subtotal</b>	<b>3</b>		<b>45,120.00</b>	<b>3</b>		<b>42,970.00</b>	<b>2,150.00</b>	<b>5.0%</b>
<b>GRAND TOTAL</b>								

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

**Fort Lee Housing Authority**

**For the Period: January 01, 2023 to December 31, 2023**

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

**If no accumulated absences, check this box:**

<b>Individuals Eligible for Benefit</b>	<b>Gross Days of Accumulated Compensated Absences per Most Recent Audit</b>	<b>Dollar Value of</b>			<b>Legal Basis for Benefit</b>		
		<b>Accrued</b>	<b>Compensated Absence Liability</b>	<b>Approved Labor Agreement</b>	<b>Resolution</b>	<b>Individual Employment Agreement</b>	<b>Agreement</b>
None							

**Total liability for accumulated compensated absences per most recent audit (this page only)** \$    -







### Schedule of Shared Service Agreements

Fort Lee Housing Authority

For the Period: January 01, 2023 to December 31, 2023

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
Fort Lee Housing Authority	Boro of Fort Lee	Rent Leveling		4/1/2022	3/31/2023	\$ 35,000

**2023 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

**SUMMARY**

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

	FY 2023 Proposed Budget				FY 2022 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
<b>REVENUES</b>							
Total Operating Revenues	\$ -	\$ -	\$ 8,504,800	\$ 430,270	\$ 8,935,070	\$ 612,580	7.4%
Total Non-Operating Revenues	-	-	63,000	4,000	67,000	7,000	11.7%
Total Anticipated Revenues	-	-	8,567,800	434,270	9,002,070	619,580	7.4%
<b>APPROPRIATIONS</b>							
Total Administration	-	-	644,665	137,205	781,870	40,380	5.4%
Total Cost of Providing Services	-	-	7,837,000	275,640	8,112,640	548,750	7.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	6,285	243	3.9%
Total Operating Appropriations	-	-	8,481,665	412,845	8,901,038	589,373	7.1%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	9,659	(242)	-2.5%
Total Other Non-Operating Appropriations	-	-	-	21,110	21,110	420	2.0%
Total Non-Operating Appropriations	-	-	-	21,110	30,527	178	0.6%
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	-	-	8,481,665	433,955	8,931,565	589,551	7.1%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	-	-	8,481,665	433,955	8,931,565	589,551	7.1%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ -	\$ -	\$ 86,135	\$ 315	\$ 70,505	\$ 30,029	74.2%

# Revenue Schedule

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

	<b>FY 2023 Proposed Budget</b>				<b>FY 2022 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments				\$ -	\$ -	\$ -	#DIV/0!	
Dwelling Rental			196,000	196,000	166,000	30,000	18.1%	
Excess Utilities				-	-	-	#DIV/0!	
Non-Dwelling Rental				-	-	-	#DIV/0!	
HUD Operating Subsidy			192,070	192,070	210,390	(18,320)	-8.7%	
New Construction - Acc Section 8				-	-	-	#DIV/0!	
Voucher - Acc Housing Voucher			8,500,000	8,500,000	7,900,000	600,000	7.6%	
<b>Total Rental Fees</b>	-	-	<b>8,500,000</b>	<b>8,888,070</b>	<b>8,276,390</b>	<b>611,680</b>	<b>7.4%</b>	
<i>Other Operating Revenues (List)</i>								
Frauds		4,000	200	4,200	5,700	(1,500)	-26.3%	
Portable Revenues		800		800	800	-	0.0%	
Rent Leveling			36,000	36,000	33,600	2,400	7.1%	
Maintenance Rent			6,000	6,000	6,000	-	0.0%	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
<b>Total Other Revenue</b>	-	-	<b>4,800</b>	<b>42,200</b>	<b>46,100</b>	<b>900</b>	<b>2.0%</b>	
<b>Total Operating Revenues</b>	-	-	<b>8,504,800</b>	<b>430,270</b>	<b>8,935,070</b>	<b>8,322,490</b>	<b>612,580</b>	<b>7.4%</b>
<b>NON-OPERATING REVENUES</b>								
<i>Other Non-Operating Revenues (List)</i>								
FSS Coordinator		59,000		59,000	57,000	2,000	3.5%	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
				-	-	-	#DIV/0!	
<b>Total Other Non-Operating Revenue</b>	-	-	<b>59,000</b>	<b>59,000</b>	<b>57,000</b>	<b>2,000</b>	<b>3.5%</b>	
<i>Interest on Investments &amp; Deposits (List)</i>								
Interest Earned		4,000	4,000	8,000	3,000	5,000	166.7%	
Penalties				-	-	-	#DIV/0!	
Other				-	-	-	#DIV/0!	
<b>Total Interest</b>	-	-	<b>4,000</b>	<b>4,000</b>	<b>3,000</b>	<b>5,000</b>	<b>166.7%</b>	
<b>Total Non-Operating Revenues</b>	-	-	<b>63,000</b>	<b>4,000</b>	<b>60,000</b>	<b>7,000</b>	<b>11.7%</b>	
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,567,800</b>	<b>\$ 434,270</b>	<b>\$ 9,002,070</b>	<b>\$ 8,382,490</b>	<b>\$ 619,580</b>	<b>7.4%</b>



## Appropriations Schedule

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

	<b>FY 2023 Proposed Budget</b>				<b>FY 2022 Adopted Budget</b>			<i>\$ Increase (Decrease)</i>	<i>% Increase (Decrease)</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	Proposed vs. Adopted	Proposed vs. Adopted
<b>OPERATING APPROPRIATIONS</b>									
<i>Administration</i>									
Salary & Wages			358,340	63,780	\$ 422,120	\$ 400,210	\$ 21,910		5.5%
Fringe Benefits			135,000	21,100	156,100	140,980	15,120		10.7%
Legal			13,325	13,325	26,650	25,200	1,450		5.8%
Staff Training			3,800	1,000	4,800	5,000	(200)		-4.0%
Travel			4,200	1,000	5,200	5,600	(400)		-7.1%
Accounting Fees			27,800	9,700	37,500	36,000	1,500		4.2%
Auditing Fees			6,200	8,300	14,500	13,500	1,000		7.4%
Miscellaneous Administration*			96,000	19,000	115,000	115,000	-		0.0%
Total Administration			644,665	137,205	781,870	741,490	40,380		5.4%
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services				67,950	67,950	57,920	10,030		#DIV/0!
Salary & Wages - Maintenance & Operation									17.3%
Salary & Wages - Protective Services									#DIV/0!
Salary & Wages - Utility Labor				22,650	22,650	19,300	3,350		17.4%
Fringe Benefits				14,200	14,200	13,000	1,200		9.2%
Tenant Services				1,000	1,000	1,000	-		0.0%
Utilities				75,000	75,000	53,000	22,000		41.5%
Maintenance & Operation				73,500	73,500	67,800	5,700		8.4%
Protective Services									#DIV/0!
Insurance			29,000	6,000	35,000	30,000	5,000		16.7%
Payment in Lieu of Taxes (PILOT)				10,340	10,340	9,370	970		10.4%
Terminal Leave Payments									#DIV/0!
Collection Losses									#DIV/0!
Other General Expense				5,000	5,000	5,000	-		0.0%
Rents			7,800,000		7,800,000	7,300,000	500,000		6.8%
Extraordinary Maintenance									#DIV/0!
Replacement of Non-Expendible Equipment			8,000		8,000	7,500	500		6.7%
Property Betterment/Additions									#DIV/0!
Miscellaneous COPS*									#DIV/0!
Total Cost of Providing Services			7,837,000	275,640	8,112,640	7,563,890	548,750		7.3%
Total Principal Payments on Debt Service in Lieu of Depreciation					6,528	6,285	243		3.9%
Total Operating Appropriations			8,481,665	412,845	8,901,038	8,311,665	589,373		7.1%
<b>NON-OPERATING APPROPRIATIONS</b>									
Total Interest Payments on Debt Operations & Maintenance Reserve					9,417	9,659	(242)		-2.5%
Renewal & Replacement Reserve				21,110	21,110	20,690	420		#DIV/0!
Municipality/County Appropriation									2.0%
Other Reserves									#DIV/0!
Total Non-Operating Appropriations				21,110	30,527	30,349	178		#DIV/0!
<b>TOTAL APPROPRIATIONS</b>			8,481,665	433,955	8,931,565	8,342,014	589,551		0.6%
<b>ACCUMULATED DEFICIT</b>									
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>			8,481,665	433,955	8,931,565	8,342,014	589,551		#DIV/0!
<b>UNRESTRICTED NET POSITION UTILIZED</b>									
Municipality/County Appropriation									7.1%
Other									#DIV/0!
Total Unrestricted Net Position Utilized									#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>			\$ 8,481,665	\$ 433,955	\$ 8,931,565	\$ 8,342,014	\$ 589,551		#DIV/0!

\* 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      \$ -      \$ -      \$ 424,083.25      \$ 20,642.25      \$ 445,051.90









# Prior Year Adopted Appropriations Schedule

Fort Lee Housing Authority

*FY 2022 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages			\$ 334,950	\$ 65,260	\$ 400,210
Fringe Benefits			120,980	20,000	140,980
Legal			12,600	12,600	25,200
Staff Training			4,000	1,000	5,000
Travel			4,540	1,060	5,600
Accounting Fees			27,000	9,000	36,000
Auditing Fees			5,900	7,600	13,500
Miscellaneous Administration*			69,750	45,250	115,000
Total Administration	-	-	579,720	161,770	741,490
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation				57,920	57,920
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor				19,300	19,300
Fringe Benefits				13,000	13,000
Tenant Services				1,000	1,000
Utilities				53,000	53,000
Maintenance & Operation				67,800	67,800
Protective Services					-
Insurance			22,500	7,500	30,000
Payment in Lieu of Taxes (PILOT)				9,370	9,370
Terminal Leave Payments					-
Collection Losses					-
Other General Expense				5,000	5,000
Rents			7,300,000		7,300,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment			7,500		7,500
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	-	-	7,330,000	233,890	7,563,890
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	6,285
Total Operating Appropriations	-	-	7,909,720	395,660	8,311,665
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt Operations & Maintenance Reserve	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	9,659
Renewal & Replacement Reserve				20,690	20,690
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	20,690	30,349
<b>TOTAL APPROPRIATIONS</b>	-	-	7,909,720	416,350	8,342,014
<b>ACCUMULATED DEFICIT</b>					
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	-	-	7,909,720	416,350	8,342,014
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ -	\$ -	\$ 7,909,720	\$ 416,350	\$ 8,342,014

\* 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      \$                      -      \$                      -      \$      395,486.00      \$      19,783.00      \$      415,583.25







# Debt Service Schedule - Principal

Fort Lee Housing Authority

If authority has no debt check this box:

	Date of Local Finance Board Approval	2022 (Adopted Budget)	2023 (Proposed Budget)	Fiscal Year Ending in					Total Principal Outstanding	
		\$	\$	2024	2025	2026	2027	2028	Thereafter	\$
Conventional Mortgage Bond		6,285	6,528	6,781	7,043	7,316	-	-	222,910	250,578.00
<b>TOTAL PRINCIPAL</b>		<b>6,285</b>	<b>6,528</b>	<b>6,781</b>	<b>7,043</b>	<b>7,316</b>	<b>-</b>	<b>-</b>	<b>222,910</b>	<b>250,578</b>
LESS: HUD SUBSIDY										
<b>NET PRINCIPAL</b>		<b>\$ 6,285</b>	<b>\$ 6,528</b>	<b>\$ 6,781</b>	<b>\$ 7,043</b>	<b>\$ 7,316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 222,910</b>	<b>\$ 250,578</b>

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

Moody's	N/A	Fitch	N/A	Standard & Poor's	N/A
Bond Rating	N/A		N/A		N/A
Year of Last Rating	N/A		N/A		N/A

If no rating, type "Not Applicable".

## Debt Service Schedule - Interest

Fort Lee Housing Authority

If authority has no debt check this box:

	<i>Fiscal Year Ending in</i>						Total Interest Payments Outstanding		
	2022 (Adopted Budget)	2023 (Proposed Budget)	2024	2025	2026	2027		2028	Thereafter
Conventional Mortgage Bond	9,659	9,417	9,164	8,901	8,629	-	-	95,660	131,771
<b>TOTAL INTEREST</b>	<b>9,659</b>	<b>9,417</b>	<b>9,164</b>	<b>8,901</b>	<b>8,629</b>	<b>-</b>	<b>-</b>	<b>95,660</b>	<b>131,771</b>
<b>LESS: HUD SUBSIDY</b>									
<b>NET INTEREST</b>	<b>\$ 9,659</b>	<b>\$ 9,417</b>	<b>\$ 9,164</b>	<b>\$ 8,901</b>	<b>\$ 8,629</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,660</b>	<b>\$ 131,771</b>

# Net Position Reconciliation

Fort Lee Housing Authority

For the Period: January 01, 2023 to December 31, 2023

## FY 2023 Proposed Budget

	Housing			Total All Operations
	Public Housing Management	Section 8	Voucher	
\$	- \$	- \$	360,927 \$	1,538,423 \$
			1,177,496	1,119,780
			25,671	368,301
			335,256	(310,585)
			710,735	216,238
			56,380	40
				926,973
				56,420
				24,671
				393,972
				1,008,064

### TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)

- Less: Invested in Capital Assets, Net of Related Debt (1)
- Less: Restricted for Debt Service Reserve (1)
- Less: Other Restricted Net Position (1)
- Total Unrestricted Net Position (1)
- Less: Designated for Non-Operating Improvements & Repairs
- Less: Designated for Rate Stabilization
- Less: Other Designated by Resolution
- Plus: Accrued Unfunded Pension Liability (1)
- Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)
- Plus: Estimated Income (Loss) on Current Year Operations (2)
- Plus: Other Adjustments (attach schedule)

### UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

- Unrestricted Net Position Utilized to Balance Proposed Budget
- Unrestricted Net Position Utilized in Proposed Capital Budget
- Appropriation to Municipality/County (3)

Total Unrestricted Net Position Utilized in Proposed Budget

### PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR

(4)

- (1) Total of all operations for this line item must agree to audited financial statements.
- (2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.
- (3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County \$ - \$ 424,083 \$ 20,642 \$ 445,052

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.



**2023**

**Fort Lee Housing Authority**

---

(Housing Authority Name)

**2023 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2023 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

**Fort Lee Housing Authority**

(Housing Authority Name)

**Fiscal Year: January 01, 2023 to December 31, 2023**

*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 Fort Lee Housing Authority, on January 04, 2023.
- It is hereby certified that the governing body of the Fort Lee 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 Fort Lee Housing Authority, for the following reason(s):

<b>Officer's Signature:</b>	terry@flha.org
<b>Name:</b>	Terrence Corriston
<b>Title:</b>	Executive Director
<b>Address:</b>	1403 Teresa Drive Fort Lee, NJ 07024
<b>Phone Number:</b>	201-947-7400
<b>Fax Number:</b>	201-947-9710
<b>E-mail Address:</b>	terry@flha.org

# 2023 CAPITAL BUDGET/PROGRAM MESSAGE

## Fort Lee Housing Authority

**Fiscal Year: January 01, 2023 to December 31, 2023**

*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).

N/A

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
<b>Public Housing Management</b>					
	\$ -				
Total	-	-	-	-	-
<b>Section 8</b>					
	-				
Total	-	-	-	-	-
<b>Housing Voucher</b>					
	-				
Total	-	-	-	-	-
<b>Other Programs</b>					
Dwellings	3,994				
Appliances	459				
Site	-				
Total	4,453	-	4,453	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 4,453</b>	<b>\$ -</b>	<b>\$ 4,453</b>	<b>\$ -</b>	<b>\$ -</b>

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

# 5 Year Capital Improvement Plan

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget Year 2023	2024	2025	2026	2027	2028
<i>Public Housing Management</i>							
	\$ -	\$ -					
<b>Total</b>	-	-	-	-	-	-	-
<i>Section 8</i>							
	-	-					
<b>Total</b>	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
<b>Total</b>	-	-	-	-	-	-	-
<i>Other Programs</i>							
Dwellings	130,581	3,994	\$ 15,759	\$ 25,910	\$ 35,326	\$ 49,592	
Appliances	459	459					
Site	-	-					
<b>Total</b>	<b>131,040</b>	<b>4,453</b>	<b>15,759</b>	<b>25,910</b>	<b>35,326</b>	<b>49,592</b>	-
<b>TOTAL</b>	<b>\$ 131,040</b>	<b>\$ 4,453</b>	<b>\$ 15,759</b>	<b>\$ 25,910</b>	<b>\$ 35,326</b>	<b>\$ 49,592</b>	<b>\$ -</b>

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

# 5 Year Capital Improvement Plan Funding Sources

Fort Lee Housing Authority  
For the Period: January 01, 2023 to December 31, 2023

	Estimated Total Cost	<i>Funding Sources</i>				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
<b>Total</b>	-	-	-	-	-	-
<i>Section 8</i>						
	-					
<b>Total</b>	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
<b>Total</b>	-	-	-	-	-	-
<i>Other Programs</i>						
	130,581					
	459					
	-					
	-					
<b>Total</b>	131,040	-	\$ 130,581	-	-	-
<b>TOTAL</b>	<b>\$ 131,040</b>	<b>\$ -</b>	<b>\$ 131,040</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	<u>\$ 131,040</u>					

Balance check - *If amount is other than zero, verify that projects listed above match projects listed on CB-4.*

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

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

Contracting Unit: Fort Lee Housing Authority Year Ending: December 31, 2021

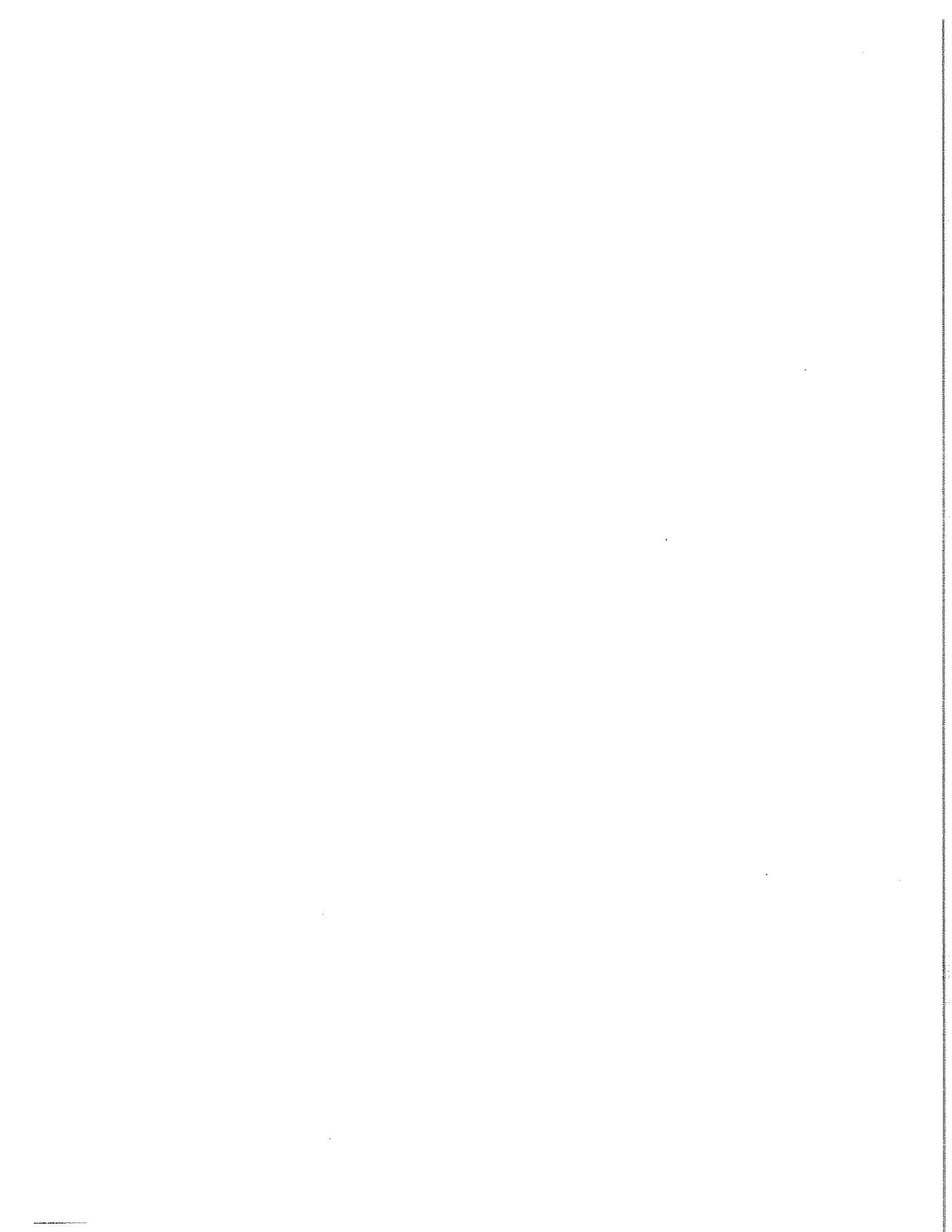
The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

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.

\_\_\_\_\_  
Date Clerk/Secretary to the Governing Body

**Appendix to Budget Document**





## Peggie McQuade

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**From:** Wolff, Albert [DCA] <Albert.Wolff@dca.nj.gov>  
**Sent:** Thursday, January 26, 2023 3:11 PM  
**To:** Terrence Corrison; Peggie McQuade  
**Cc:** Thomas Furlong; Ewert, Paul [DCA]  
**Subject:** Fort Lee Housing Authority 2023 Certified Adopted Budget  
**Attachments:** Fort Lee Housing Authority 2023 Certified Adopted Budget.pdf

**EXTERNAL EMAIL:** This email originated outside of Fort Lee Housing Authority. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Attached is the Fort Lee Housing Authority 2023 Certified Adopted Budget. Please keep for your records and post to the Authority website prior to the next budget cycle.

Thank you,

Albert Wolff  
Municipal Finance Auditor  
Department of Community Affairs  
Division of Local Government Services  
Email: [albert.wolff@dca.nj.gov](mailto:albert.wolff@dca.nj.gov)  
Phone: 609-913-4427