FORT LEE HOUSING AUTHORITY HOUSING PROGRAMS BUDGET WORKSHEET 12/31/2025

ACCOUNT NAME	PHA- ACTUAL 12/31/2023	BUDGET 12/31/2024	BUDGET 12/31/2025
DWELLING RENT	205,808	210,000	223,000
MAINTENANCE RENTAL UNIT	6,000	6,000	6,000
INTEREST INCOME	8,516	8,500	23,000
SECTION 8 SUBSIDY	8,577,581	8,640,000	9,335,000
OTHER INCOME	57,856	41,500	49,000
FSS COORDINATOR	55,000	61,000	62,500
OPERATING SUBSIDY	190,861	198,000	202,500
TOTAL INCOME	9,101,622	9,165,000	9,901,000
ADMINISTRATIVE SALARIES	434,919	453,800	438,170
LEGAL	27,132	27,980	29,110
TRAINING/TRAVEL	855	10,000	10,000
AUDITING	12,400	14,500	15,000
ACCOUNTING	36,600	39,000	39,000
SUNDRY	86,636	115,000	115,000
TOTAL ADMIN.	598,542	660,280	646,280
TENANT SERVICES COSTS	905	1,000	1,000
TOTAL TENANT SVCS.	905	1,000	1,000
UTILITIES	62,003	80,000	75,000
TOTAL UTILITIES	62,003	80,000	75,000
MAINTENANCE LABOR	96,721	04.640	444.540
MAINTENANCE LABOR MAINTENANCE MATERIALS	13,879	94,610 20,800	114,540 21,000
CONTRACT COSTS	53,494	58,500	60,000
TOTAL MAINTENANCE	164,094	173,910	195,540
INSURANCE	37,623	38,000	48,000
PILOT	9,968	10,640	14,800
EMPLOYEE BENEFIT CONTR. PORT FEES	158,252 12,612	178,000 5,000	1/7,700
HAP PAYMENTS	7,774,391	7,900,000	5,400 8,600,000
DEBT SERVICE	15,945	15,945	15,945
RESERVE FOR REPLACEMENT	21,110	21,530	21,960
FQUIPMENT/ FXTRAORDINARY MAINT	0	8,000	8,000
TOTAL GENERAL	8,029,901	8,177,115	8,891,805
TOTAL EXPENDITURES	8,855,445	9,092,305	9,809,625
RESIDUAL RECEIPTS	246,177	72,695	91,375

Start Year 2025

Fiscal Year

End Year 2025

Housing Authority Budget of:

Fort Lee Housing Authority

State Filing Year

2025

For the Period:

January 1, 2025 to

December 31, 2025

www.flha.org **Housing Authority Web Address**



Division of Local Government Services

2025 HOUSING AUTHORITY BUDGET CERTIFICATION SECTION

2025

Fort Lee Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2025 to December 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

2025 PREPARER'S CERTIFICATION

Fort Lee Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2025 to December 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 assertations contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	thomasfurlongcpa@gmail.com	
Name:	Thomas Furlong	
Title:	Fee Accountant	
A d d	470 Highway 79, Suite 2	
Address:	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

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 d	lescription	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 renumeration 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:	
Title of Officer Certifying Compliance:	
Signature:	t

Terrence Corriston	
Executive Director	
terry@flha.org	

2025 APPROVAL CERTIFICATION

Fort Lee Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2025 to December 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 Fort Lee Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on November 6, 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:	terry@flha.org Terrence Corriston	
Name:		
Title:	Executive Director	
Address:	1403 Teresa Drive Fort Lee, NJ 07024	
Phone Number:	201-947-7400	
Fax Number:	201-947-9710	
E-mail Address:	terry@flha.org	

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget for Fort Lee Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Fort Lee Housing Authority at its open public meeting of November 6, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$9,901,000.00, Total Appropriations including any Accumulated Deficit, if any, of \$9,809,625.00, and Total Unrestriced Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$25,910.00 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 6, 2024 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, 2025 and ending December 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 Fort Lee Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 08, 2025.

terry@flha.org	11/6/2024	
(Secretary's Signature)	(Date)	

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Charles Blue				
Sherry Bauer				
Roberta Sohmer				
Elsie O'Neil				
Ashley Yook				
Delores Steinberg				
Jay Blau				

2025 HOUSING AUTHORITY BUDGET NARRATIVE AND INFORMATION SECTION

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 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 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 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:
Revenues:
Frauds (+19%) - based on current year actuals
Portable Revenues (+525.0%) - increased as a result of increased port in tenants
Interest Earned (+170.6%) - increased as a result of increase in earnings rate
Appropriations:
Salary & Wages - Maintenance & Operation (+21.1%) - increase a result of additional maintenance staff hours
Salary & Wages - Utility Labor (+21.1%) - increase a result of additional maintenance staff hours
Insurance (+26.3%) - increase in premiums
PILOT (+39.1%) - increase in dwelling rents and decrease in utility costs increased PILOT expense.
2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Progra 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

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 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

reduction plan in response to this question.	a net deficit reported in its most recent audit, it must provide a deficit
	on, it will provide enough funds to eliminate their GASB 68
liability over the next 15 years.	on, it will provide enough funds to eliminate their GASB 68
	on, it will provide enough funds to eliminate their GASB 68
liability over the next 15 years.	on, it will provide enough funds to eliminate their GASB 68
liability over the next 15 years.	on, it will provide enough funds to eliminate their GASB 68
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liability over the next 15 years.	on, it will provide enough funds to eliminate their GASB 68
liability over the next 15 years.	on, it will provide enough funds to eliminate their GASB 68

(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 2025

Please complete the following information regarding this Authority. <u>All</u> information requested below must be completed.

Name of Authority:	Fort Lee Housing Authority	7						
Federal ID Number:	22-1853341							
Address:	1403 Teresa Drive							
City, State, Zip:	Fort Lee NJ 07024							
Phone: (ext.)	201-947-7400 Fax: 201-947-9710							
Preparer's Name:	Thomas Furlong		2.0					
Preparer's Address:	470 Highway 79, Suite 2							
City, State, Zip:	Morganville	PATE OF STREET	NJ	07751				
Phone: (ext.)	732-591-2300	Fax:	732-591	1-2525				
E-mail:	thomasfurlongcpa@gmail.com							
Chief Executive Officer*	Terrence Corriston							
*Or person who performs these functi	ons under another title.							
Phone: (ext.)	201-947-7400	Fax:	201-947	7-9710				
E-mail:	terry@flha.org	and a comme						
	T							
Chief Financial Officer*	Sylvia Ruiz							
*Or person who performs these functi			Inc. o.	- 0-10				
Phone: (ext.)	201-947-7400	Fax:	201-947	7-9710				
E-mail:	sylvia@flha.org							
Name of Auditor:	Ralph Polcari							
Name of Firm:	Polcari & Company CPA's							
Address:	2035 Hamburg Turnpike, Uni	t H						
City, State, Zip:	Wayne		NJ	07470				
Phone: (ext.)	973-831-6969	Fax:	973-831	1-6972				
E-mail:	polcarico@optonline.net							

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 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:	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:	\$	558,771.00
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? If "yes", provide a list of those individuals, their position, the amount receivable, and of the compensated employee.	No 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 compensates b. A family member of a current or former commissioner, officer, key employee, or c. An entity of which a current of former commissioner, officer, key employee, or h (or family member thereof) was an officer or direct or indirect owner? If the answer to any of the above is "yes", provide a description of the transaction includes they employee, or highest compensated employee (or family member thereof) of the Authority to the individual or family member; the amount paid; and whether the transaction was	d employee? highest compensighest compens uding the name thority; the name	of the commissioner, officer, we of the entity and relationship
7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*? *A personal benefit contract is generally any life insurance, annuity, or endowment contract the transferor, a member of the transferor's family, or any other person designated by a lf "yes", provide a description of the arrangement, the premiums paid, and indicate the	he transferor.	
8. Explain the Authority's process for determining compensation for all persons listed o process includes any of the following: 1) review and approval by the commissioners or compensation data for comparable positions in similarly sized entities; 3) annual or personal compensation.	a committee th	ereof; 2) study or survey of

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, 2025 to December 31, 2025

O Diddha Autharita and formalla an actaning during the comment fored years	No
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 fisc	cal year
and provide an explanation for each expenditure listed.	
10. Did the Authority way for traval aurorace for any ampleyee of individual listed on	Page N-4? No
10. Did the Authority pay for travel expenses for any employee of individual listed on l	
If "yes", provide a detailed list of all travel expenses for the current fiscal year and pro	ovide 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	No
h. Health or social club dues or initiation fees	No
	No
i. Personal services (i.e. maid, chauffeur, chef)	
If the answer to any of the above is "yes", provide a description of the transaction included	uaing the name and position of the individual
and the amount expended.	
10 Dill A d S C H	
12. Did the Authority follow a written policy regarding payment or reimbursement for a	
and/or commissioners during the course of Authority business and does that policy requ	
of expenses through receipts or invoices prior to reimbursement?	Yes
If "no", attach an explanation of the Authority's process for reimbursing employees an	d commissioners for expenses.
(If your authority does not allow for reimbursements, indicate that in answer).	
40 Bild at 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	C
13. Did the Authority make any payments to current or former commissioners or emplo	
If "yes", provide explanation, including amount paid.	No
14. Did the Authority make payments to current or former commissioners or employees	s that were contingent upon
the performance of the Authority or that were considered discretionary bonuses?	No No
If "yes", provide explanation including amount paid.	140
ij yes , provide explanation including amount pala.	
15. Did the Authority receive any notices from the Department of Environmental Protection	ction or any other
entity regarding maintenance or repairs required to the Authority's systems to bring the	
with current regulations and standards that it has not yet taken action to remediate?	No No
If "yes", provide explanation as to why the Authority has not yet undertaken the require	
y yes, provide explanation as to why the rathority has not yet undertaken the regain	ou mannenance or repuirs and describe

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 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.)?	No
lf "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of i	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
lf "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of i	the fine/assessment.
18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?	No
lf "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan t	o address
he conditions identified.	

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

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

8. The Board of Comr	nissioners evaluate the performance of the Executive Director each year and decides the annual compensation.
~	
l.	

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

Fort Lee Housing Authority

FISCAL YEAR: January 01, 2025 to December 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 of 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 exchance for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as perosnal 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 prperty.

 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, 2025 to December 31, 2025

Average Hours per Week Dedicated to Position
× × × × × × × × × × × ×
× × ×
× 50 2
3

Schedule of Health Benefits - Detailed Cost Analysis

Fort Lee Housing Authority For the Period: January 01, 2025 to December 31, 2025

of Covered

If no health benefits, check this box:

	Members (Medical & Rx)	Annual Cost Estimate per	Total Cost	# of Covered Members	Annual Cost per			
	_	Employee	Estimate	(Medical & Rx)	Employee Current	Total Current	\$ Increase	% Increase
	Budget	Proposea Buaget	Proposed Budget	Current Year	Year	Year Cost	(Decrease)	(Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage			3					
Paren: & Child	1	28,955.00	28,955.00	To the second	27,576.00	27,576.00	1,379.00	5.0%
Employee & Spouse (or Partner)	1	32,353.00	32,353.00	1	30,812.00	30,812.00	1,541,00	2.0%
Family:			197			E	W	
Employee Cost Sharing Contribution (enter as negative -)			(00:008'6)			(9,334.00)	(466.00)	2.0%
Subtotal	2		51,508.00	2		49,054.00	2,454.00	2.0%
							には世界の自然	
Commissioners - Health Benefits - Annual Cost								
Single Coverage		7	ŭ					
Paren; & Child			4			10	3 .	
Employee & Spouse (or Partner)			25				·	
Family			ď				. W	
Employee Cost Sharing Contribution (enter as negative -)					A			
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大学 10年				A CHARLES		Mary Company of the	No of the standard for the	
Retirees - Health Benefits - Annual Cost								
Single Coverage			Ž.					
Parent & Child			ű			6	•	
Employee & Spouse (or Partner)						*	1 90	
Fami			25			*	•	
Employee Cost Sharing Contribution (enter as negative -)				No. of the last	NAME AND PARTY		3	
Subtotal			*			3	1 3	
				S 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				
GRAND TOTAL	2	5 4 0	51,508.00	2		49,054.00	2,454.00	2.0%
Is medical coverage provided by the SHBP (Yes or No)? Is prescription drug coverage provided by the SHBP (Yes or No)?	or No)?		Yes					

Page N-5

Fort Lee Housing Authority
ACCUMULATED ABSENCE LIABILITY

Accommulated Absences Absence Absence Companyated Absences Absence Absence Absence Absence Support Sup	If no eccumilated absences, check this box:	L	Sick Time	N.	Vacation Time	Com	Compensatory Time	Pe	Personal Time		Other	Leg.	Legal basis for benefit ("X" apolicable items)	enefit ams)
100 100	Bargainieg Unit or Non-Union Position Eligible for Benefit (List Vor -Union Employees by Individual Position Rather Than Each Named Individual)		Dollar Value of Compensaled Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensaled Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
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1005 1005														
1008 1008	9			Callor All										
1008 1008														
1005 0075														
100 05														
1009 1009														
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N-6 Accumulated Absence Liability

Fort Lee Housing Authority
ACCUMULATED ABSENCE LIABILITY

		Sick Time	'n	Vacation Time	Com	Compensatory Time	og	Barroand Time		Other	Legal	Legal basis for benefit	neill
Bargaming Unit or Nett-Union Position Eligible for Benefit (List Non-Unich Employees by Individual Position Rather	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of	Dollar Malus as	Gross Days of		Gross Days of	- Alber	Approved	ed mappingable items)	Individual
Than Each Nemed Individual)	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Accumulated	Dollar Value of Compensated Absences	Labor Agreement	Resolution	Employment Agreement
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Total Finds Dunnand and Mart December 2													
Total Funds Appropriated in Current Budget:	Current Budget:	80.00		Total Employees subject to	accumulated ab	Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:	07, c. 92:	000			111		
			-	and and and and and and	ne communities or	ACTICE TESTITORIONS OF THE AV	10, 5, 3;	0000					

N-6 (TOTAL) Accumulated Absence Liability

Schedule of Shared Service Agreements

Fort Lee Housing Authority
For the Period: January 01, 2025 to December 31, 2025

Amount to be

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services. If no shared services, check this box:

36,162 Received by/ Paid from Authority Agreement 3/31/2025 **End Date** Agreement Effective 4/1/2023 Date Comments (Enter more specifics if needed) Name of Entity Receiving Service Type of Shared Service Provided Rent Leveling Board Services Borough of Fort Lee Name of Ent ty Providing Service Fort Lee Housing Authority

2025 HOUSING AUTHORITY BUDGET FINANCIAL SCHEDULES SECTION

SUMMARY

Fort Lee Housing Authority For the Period: January 01, 2025 to December 31, 2025

			FY 2025 Proposed Budget	Budget		FY 2024 Adopted Budget	\$ Increase (Decrease) Proposed vs, Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations All Operations
REVENUES								
Total Operating Revenues	\$	↔	\$ 9,345,000	\$ 470,500	\$ 9,815,500	\$ 9,095,500	\$ 720,000	7.9%
Total Non-Operating Revenues	25	594	73,500	12,000	85,500	005'69	16,000	23.0%
Total Anticipated Revenues	*		9,418,500	482,500	9,901,000	9,165,000	736,000	8.0%
APPROPRIATIONS								
Total Administration	9	38	670,950	137,280	808,230	823,280	(15,050)	-1.8%
Total Cost of Providing Services		*	8,640,760	322,730	8,963,490	8,231,550	731,940	8.9%
Total Principal Payments on Debt Service in Lieu o² Depreciation	XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX	7,043	6,781	262	3.9%
Total Operating Appropriations		()#	9,311,710	460,010	9,778,763	9,061,611	717,152	7.9%
Total Interest Payments on Debt Total Other Non-Operating Appropriations	×××××××××××××××××××××××××××××××××××××××	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXXX 21,960	8,902	9,164 21,530	(262)	-2.9%
Total Non-Operating Appropriations			50	21,960	30,862	30,694	168	%5'0
Accumulated Deficit		76	3.ª	<i>σ</i> ₁		7.	(4)	#DIV/0i
Total Appropriations and Accumulated Deficit			9,311,710	481,970	9,809,625	9,092,305	717,320	7.9%
Less: Total Unrestricted Net Position Utilized			***	47	.[*:	#DIV/0!
Net Total Appropriations		39	9,311,710	481,970	9,809,625	9,092,305	717,320	7.9%
ANTICIPATED SURPLUS (DEFICIT)	₩.	\$	\$ 106,790	\$ 530	\$ 91,375	\$ 72,695	\$ 18,680	25.7%

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Revenue Schedule

Fort Lee Housing Authority For the Period: January 01, 2025 to December 31, 2025

		EV 202	5 Proposed :	Rudaet		FY 2024 Adopted	\$ Increase (Decrease) Proposed vs, Adopted	% Increase (Decrease) Proposed vs.
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All	Budget Total All Operations		Adopted
OPERATING REVENUES	Wianagement	Section 8	voucher	Other Programs	Operations	Operations	All Operations	All Operations
Rental Fees								
Homebuyers' Monthly Payments					\$ *	\$ =	\$	#DIV/0!
Dwelling Rental				223,000	223,000	210,000	13,000	6.2%
Excess Utilities				223,000	223,000	210,000	13,000	#DIV/0!
Non-Dwelling Rental					_			#DIV/0!
HUD Operating Subsidy				202,500	202,500	198,000	4,500	2.3%
New Construction - Acc Section 8					= = = = = = = = = = = = = = = = = = = =	= = = = = = = = = = = = = = = = = = = =	4,500	#DIV/0!
Voucher - Acc Housing Voucher			9,335,000		9,335,000	8,640,000	695,000	8.0%
Total Rental Fees		- 2	9,335,000	425,500	9,760,500	9,048,000	712,500	7.9%
Other Operating Revenues (List)								,,,,,,,
Frauds			5,000		5,000	4,200	800	19.0%
Portable Revenues			5,000		5,000	800	4,200	525.0%
Rent Leveling				39,000	39,000	36,500	2,500	6.8%
Rent-Maintenance Apartment				6,000	6,000	6,000	Ę.	0.0%
				A	7,51		E	#DIV/0!
					Sec.	25	₩.	#DIV/0!
					151		35	#DIV/0!
				E 18 19	86	20	3	#DIV/0!
				1.0	\ <u>*</u>	5	8	#DIV/0!
					563	2	8	#DIV/0!
					746	*:	3	#DIV/0!
					560	2	2	#DIV/0!
					7.07	77	8	#DIV/0!
					360	8 =	⊋	#DIV/0!
				100	(2)		=	#DIV/0!
					540	1	ĕ	#DIV/0!
					12.0		5	#DIV/0!
					140		<u> </u>	#DIV/0!
							*	#DIV/0!
Total Other Bases			40.000	45.000	55.000			#DIV/0!
Total Onestina Revenue		-	10,000	45,000	55,000	47,500	7,500	15.8%
Total Operating Revenues NON-OPERATING REVENUES		<u> </u>	9,345,000	470,500	9,815,500	9,095,500	720,000	7.9%
Other Non-Operating Revenues (List)								
FSS Coordinator			62,500		62,500	61,000	4 500	3.50/
133 Coordinator			02,300		62,500	61,000	1,500	2.5%
								#DIV/0!
					27	250	#4 #3	#DIV/0!
								#DIV/0! #DIV/0!
							** **	
Total Other Non-Operating Revenue	-	-	62,500		62,500	61,000	1,500	#DIV/0! 2.5%
Interest on Investments & Deposits (List)			02,500		02,300	01,000	1,500	2.370
Interest Earned			11,000	12,000	23,000	8,500	14,500	170.6%
Penalties					54	-,	1,,500	#DIV/0!
Other						90.7		#DIV/0!
Total Interest			11,000	12,000	23,000	8,500	14,500	170.6%
Total Non-Operating Revenues		3	73,500	12,000	85,500	69,500	16,000	23.0%
TOTAL ANTICIPATED REVENUES	\$ - \$	- 5			\$ 9,901,000	\$ 9,165,000	\$ 736,000	8.0%

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Prior Year Adopted Revenue Schedule

Fort Lee Housing Authority

		FY 2	024 Adopted Bu	dget	
	Public Housing		Housing		Total All
	Management	Section 8	Voucher	Other Programs	Operations
OPERATING REVENUES					
Rental Fees	8				
Homebuyers' Monthly Payments					\$
Dwelling Rental				210,000	210,000
Excess Utilities					-
Non-Dwelling Rental					9
HUD Operating Subsidy				198,000	198,000
New Construction - Acc Section 8					54
Voucher - Acc Housing Voucher			8,640,000		8,640,000
Total Rental Fees			8,640,000	408,000	9,048,000
Other Revenue (List)					
Frauds			4,200		4,200
Portable Revenues			800		800
Rent Leveling				36,500	36,500
Rent-Maintenance Apartment				6,000	6,000
	RIP II VI				3
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					26
Total Other Revenue			5,000	42,500	47,500
		*	5,000 8,645,000	42,500 450,500	
Total Operating Revenues			5,000 8,645,000	42,500 450,500	
Total Operating Revenues ON-OPERATING REVENUES					
Total Operating Revenues #ON-OPERATING REVENUES Other Non-Operating Revenues (List)					9,095,500
Total Operating Revenues ON-OPERATING REVENUES			8,645,000		9,095,500
Total Operating Revenues #ON-OPERATING REVENUES Other Non-Operating Revenues (List)			8,645,000		9,095,500
Total Operating Revenues #ON-OPERATING REVENUES Other Non-Operating Revenues (List)			8,645,000		9,095,500
Total Operating Revenues #ON-OPERATING REVENUES Other Non-Operating Revenues (List)			8,645,000		9,095,500
Total Operating Revenues ON-OPERATING REVENUES Other Non-Operating Revenues (List)			8,645,000		9,095,500
Total Operating Revenues FON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator			8,645,000		9,095,500
Total Operating Revenues FON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator Other Non-Operating Revenues			8,645,000	450,500	9,095,500
Total Operating Revenues FON-OPERATING REVENUES Other Non-Operating Revenues (List) Other Non-Operating Revenues nterest on Investments & Deposits			8,645,000 61,000	450,500	9,095,500 61,000
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator Other Non-Operating Revenues			8,645,000	450,500	9,095,500 61,000 - - - - - - - - -
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned Penalties			8,645,000 61,000	450,500	9,095,500 61,000 - - - - - - - - -
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned			8,645,000 61,000 61,000 7,000	1,500	9,095,500 61,000 - - - 61,000 8,500
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) FSS Coordinator Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned Penalties Other			8,645,000 61,000	450,500	47,500 9,095,500 61,000 61,000 8,500 8,500 69,500

Appropriations Schedule

Fort Lee Housing Authority For the Period: January 01, 2025 to December 31, 2025

		EV 2/	025 Proposed E	tudaet		FY 2024 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8		Other Programs	Total All Operations	Total All Operations		All Operations
OPERATING APPROPRIATIONS	- Wanagement	300000	Troubling vocation	o the riogians	орегосиона	-		
Administration								
Salary & Wages			369,600	68,570	\$ 438,170	\$ 453,800	\$ (15,630)	-3.4%
Fringe Benefits			137,660	24,290	161,950	163,000	(1,050)	-0.6%
Legal			23,290	5,820	29,110	27,980	1,130	4.0%
Staff Training			3,460	1,340	4,800	4,800	-	0.0%
Travel			3,740	1,460	5,200	5,200		0.0%
Accounting Fees			31,200	7,800	39,000	39,000		0.0%
Auditing Fees			12,000	3,000	15,000	14,500	500	3.4%
Miscellaneous Administration*			90,000	25,000	115,000	115,000		0.0%
Total Administration	<u> </u>		670,950	137,280	808,230	823,280	(15,050)	
			070,550	157,200	000,230	025,200	(15,030)	11070
Cost of Providing Services								#DIV/0!
Salary & Wages - Tenant Services				85,910	85,910	70,960	14,950	21,1%
Salary & Wages - Maintenance & Operation				65,510	65,510	70,500	14,550	#DIV/0!
Salary & Wages - Protective Services				28,630	28,630	23,650	4,980	21.1%
Salary & Wages - Utility Labor							750	5.0%
Fringe Benefits				15,750	15,750	15,000	730	
Tenant Services				1,000	1,000	1,000		0.0%
Utilities				75,000	75,000	80,000	(5,000)	
Maintenance & Operation				81,000	81,000	79,300	1,700	2.1%
Protective Services				55 N. W.			72	#DIV/0!
Insurance			35,360	12,640	48,000	38,000	10,000	26.3%
Payment in Lieu of Taxes (PILOT)				14,800	14,800	10,640	4,160	39.1%
Terminal Leave Payments				X 1 1 2 2				#DIV/0!
Collection Losses					28	2.00	55	#DIV/0!
Other General Expense			5,400	4 4 6 1	5,400	5,000	400	8.0%
Rents			8,600,000		8,600,000	7,900,000	700,000	8.9%
Extraordinary Maintenance					55	267	V5	#DIV/0!
Replacement of Non-Expendible Equipment				8,000	8,000	8,000	3.6	0.0%
Property Betterment/Additions					27			#DIV/0!
Miscellaneous COPS*							(4)	#DIV/0!
Total Cost of Providing Services			8,640,760	322,730	8,963,490	8,231,550	731,940	8.9%
Total Principal Payments on Debt Service in Lieu of								
Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	7,043	6,781	262	3.9%
Total Operating Appropriations		7-	9,311,710	460,010	9,778,763	9,061,611	717,152	7.9%
NON-OPERATING APPROPRIATIONS	-							•
Total Interest Payments on Debt	XXXXXXXXXX	xxxxxxxxxx	XXXXXXXXXX	XXXXXXXXXX	8,902	9,164	(262)	-2.9%
Operations & Maintenance Reserve				8.7	4	67	162	#DIV/0!
Renewal & Replacement Reserve				21,960	21,960	21,530	430	2,0%
Municipality/County Appropriation					36	983		#DIV/0!
Other Reserves						2	-	#DIV/0!
Total Non-Operating Appropriations				21,960	30,862	30,694	168	0.5%
TOTAL APPROPRIATIONS			9,311,710	481,970	9,809,625	9,092,305	717,320	7.9%
ACCUMULATED DEFICIT			2/02/12			3/1	191	#DIV/0!
								27
TOTAL APPROPRIATIONS & ACCUMULATED			0.011.710	491.070	0.900.635	0.002.205	717 220	7.9%
DEFICIT			9,311,710	481,970	9,809,625	9,092,305	717,320	7.370
UNRESTRICTED NET POSITION UTILIZED								HDIV/01
Municipality/County Appropriation						-	2.83	#DIV/0!
Other						-		#DIV/0!
Total Unrestricted Net Position Utilized	÷.	2	A 0.244.740	ć 404.070 ć	0.000.005	ć 0.003.305	ć 717 220	#DIV/0!
TOTAL NET APPROPRIATIONS	\$	2	\$ 9,311,710	\$ 481,970 \$	9,809,625	\$ 9,092,305	\$ 717,320	7.9%

* 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

5% of Total Operating Appropriations \$ - \$ 465,585.50 \$ 23,000.50 \$ 488,938.15

the line item must be itemized above

Prior Year Adopted Appropriations Schedule

Fort Lee Housing Authority

Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operating & Maintenance Reserve Renewal & Replacement Reserve Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations Total APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation XXXXXXXXXXXXX XXXXXXXXXX XXXXXXXXXXX			F	Y 2025 Adopted Budg	get	
OPERATING APPROPRIATIONS Administration		Public Housing				Total All
Salary & Wages		Management	Section 8	Housing Voucher	Other Programs	Operations
Salary & Wages \$ 395,550 \$ 5,150 \$ 433,800 Egal 14,8500 143,000 163,00	OPERATING APPROPRIATIONS					-
Firinge Benefits 148,500 14,500 13,990 27,980 Staff Training 3,460 1,340 4,800 Travel 3,740 1,460 5,200 Accounting Fees 28,880 10,920 39,000 Auditing Fees 10,440 4,060 14,500 Miscellaneous Administration* 90,000 25,000 115,000 Total Administration 693,860 129,420 823,280 Cost of Froviding Services 90,000 25,000 115,000 Salary & Wages - Tenant Services 90,000 29,420 823,280 Salary & Wages - Naintenance & Operation 90,000 20,000 Salary & Wages - Naintenance & Operation 90,000 90,000 Salary & Wages - Naintenance & Operation 90,000 90,000 Salary & Wages - Naintenance & Operation 90,000 90,000 Tenant Services 90,000 90,000 90,000 Tenant Services 90,000 90,000 90,000 Maintenance & Operation 90,000 90,000 90,000 Maintenance & Operation 90,000 90,000 90,000 Maintenance & Operation 90,000 90,000 90,000 Terminal Leave Payments 10,640 90,000 90,000 Collection Losses 90,000 90,000 90,000 90,000 Rents 90,000 90,000 90,000 90,000 90,000 Extraordinary Maintenance 90,000 90,00	Administration					• 1
Staff Training	Salary & Wages			\$ 395,650	\$ 58,150	\$ 453,800
Staff Training 3,460 1,340 4,800 1,340 4,800 3,740 1,460 5,200 3,000 3	Fringe Benefits			148,500	14,500	163,000
Travel	Legal			13,990	13,990	27,980
Accumting Fees Auditing Fees Miscellaneous Administration* Total Administration* Total Administration* Total Administration Cost of Providing Services Salary & Wages - Tenant Services Salary & Wages - Protective Services Salary & Wages - Protective Services Salary & Wages - Protective Services Salary & Wages - Tenant Services Salary & Wages - Tenant Services Salary & Wages - Tenant Services Salary & Wages - Valine Tenant Services Salary & Wages - Tenant Serv	Staff Training			3,460	1,340	4,800
Auditing Fees 10,440 4,660 14,500 Miscellaneous Administration* 90,000 25,000 115,000 15,000	Travel			3,740	1,460	5,200
Miscellaneous Administration	Accounting Fees			28,080	10,920	39,000
Total Administration	Auditing Fees			10,440	4,060	14,500
Cost of Providing Services Salary & Wages - Tenant Services Salary & Wages - Tenant Services Salary & Wages - Protective Services Salary & Wages - Protective Services Salary & Wages - Protective Services Salary & Wages - Utility Labor Tenant Services	Miscellaneous Administration*	- ·		90,000	25,000	115,000
Salary & Wages - Tenant Services 70,960 70	Total Administration		2	693,860	129,420	823,280
Salary & Wages - Maintenance & Operation Salary & Wages - Protective Services 1,000 1,	Cost of Providing Services					
Salary & Wages - Protective Services 23,650 23,600	Salary & Wages - Tenant Services					
Salary & Wages - Utility Labor Fringe Benefits 15,000 15,0	Salary & Wages - Maintenance & Operation				70,960	70,960
Fringe Banefits Tenant Services Utilities Untilities Poperation Protective Services Insurance Payment in Lieu of Taxes (PILOT) Terminal Leave Payments Collection Losses Cher General Expense Rents Rents Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Appropriation Utilized Lieu School	Salary & Wages - Protective Services					2
Tenant Services	Salary & Wages - Utility Labor				23,650	23,650
Utilities	Fringe Benefits				15,000	15,000
Maintenance & Operation Protective Services Insurance 79,300 79,300 79,300 79,300 79,300 79,300 38,000 38,000 38,000 10,640 38,000 10,640 </td <td>Tenant Services</td> <td>Section 12</td> <td></td> <td></td> <td>1,000</td> <td>1,000</td>	Tenant Services	Section 12			1,000	1,000
Protective Services	Utilities				80,000	80,000
Insurance	Maintenance & Operation				79,300	79,300
Payment in Lieu of Taxes (PILOT) Terminal Leave Payments	Protective Services					
Terminal Leave Payments Collection Losses Other General Expense Rents Extraordinary Maintenance Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Operating Appropriations Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Renewal & Replacement Reserve Total Appropriations Total Appropriations Total Appropriations Total Appropriations TOTAL Appropriations TOTAL Appropriations ACCUMULATED DEFICIT TOTAL Appropriations & ACCUMULATED DEFICIT Total Unrestricted Net Position Utilized Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	Insurance			27,360	10,640	38,000
Collection Losses Other General Expense Rents Rents Rents Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Waxixixixixixixixixixixixixixixixixixixi	Payment in Lieu of Taxes (PILOT)	13			10,640	10,640
Other General Expense Rents Extraordinary Maintenance Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Quarting Agnorpriations Total Replacement Reserve Renewal & Replacement Reserve Municipality/County Appropriations Total Non-Operating Appropriations Total Non-Operating Appropriations Total Non-Operating Appropriations Total Non-Operating Appropriations Total Appropriation Total Appropriations Total App	Terminal Leave Payments					8
Rents Extraordinary Maintenance Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Querations & Maintenance Reserve Renewal & Replacement Reserve Total Non-Operating Appropriations Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATION S ACCUMULATED DEFICIT TOTAL APPROPRIATION TILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	Collection Losses					-
Extraordinary Maintenance Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Service in Lieu of Servic	Other General Expense			5,000		
Replacement of Non-Expendible Equipment Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Appropriation Service Service Renewal & Replacement Reserve Renewal & Replacement Reserve Renewal & Replacement Reserve Rotal Non-Operating Appropriations Total Appropriations ACCUMULATED DEFICIT TOTAL APPROPRIATIONS ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized Total Unrestricted Net Position Utilized Total Unrestricted Net Position Utilized	Rents			7,900,000		7,900,000
Property Betterment/Additions Miscellaneous COPS* Total Cost of Providing Services Total Cost of Providing Services Total Operating Appropriations Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Municipality/County Appropriations Total Non-Operating Appropriations Total Non-Operating Appropriation Total Non-Operating Appropriation NUNCOPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Total Non-Operating Appropriation Under Reserves Total Non-Operating Appropriations Total AppropriationS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized Total Unrestricted Net Position Utilized	_ •	-				: 4:
Miscellaneous COPS* Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Depreciation Total Operating Appropriations Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Renewal & Replacement Reserve Municipality/County Appropriations TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS A PROPRIATIONS TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED TOTAL					8,000	8,000
Total Cost of Providing Services Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX						J ASS
Total Principal Payments on Debt Service in Lieu of Depreciation NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt NON-OPERATING APPROPRIATIONS Renewal & Replacement Reserve Renewal & Replacement Reserve Renewal & Replacement Reserve Total Non-Operating Appropriation Other Reserves Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS TOTAL APPROPRIATIONS Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	Miscellaneous COPS*					12
Depreciation Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Municipality/County Appropriations Total Non-Operating Appropriations Total Appropriations Total Appropriations ACCUMULATED DEFICIT TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & AC				7,932,360	299,190	8,231,550
Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt XXXXXXXXXXXX XXXXXXXXXX XXXXXXXXXXX XXXX	Total Principal Payments on Debt Service in Lieu of					
NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt XXXXXXXXXXXX XXXXXXXXX XXXXXXXXXX XXXXXX	Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXX	6,781
Total Interest Payments on Debt XXXXXXXXXXXX XXXXXXXXX XXXXXXXXXX XXXXXX	Total Operating Appropriations	- 2	-	8,626,220	428,610	9,061,611
Operations & Maintenance Reserve Renewal & Replacement Reserve Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT WINRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	NON-OPERATING APPROPRIATIONS					
Renewal & Replacement Reserve Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXX	9,164
Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	Operations & Maintenance Reserve					181
Other Reserves Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized					21,530	21,530
Total Non-Operating Appropriations TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized						140
TOTAL APPROPRIATIONS ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized						(+)
ACCUMULATED DEFICIT TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT - 8,626,220 450,140 9,092,305 UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized						
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT - 8,626,220 450,140 9,092,305 UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized		= ==		8,626,220	450,140	9,092,305
DEFICIT - 8,626,220 450,140 9,092,305 UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	ACCUMULATED DEFICIT					- 583
UNRESTRICTED NET POSITION UTILIZED Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	TOTAL APPROPRIATIONS & ACCUMULATED					
Municipality/County Appropriation Other Total Unrestricted Net Position Utilized	DEFICIT			8,626,220	450,140	9,092,305
Other Total Unrestricted Net Position Utilized	UNRESTRICTED NET POSITION UTILIZED					
Total Unrestricted Net Position Utilized	Municipality/County Appropriation	=	E		<u> </u>	53
	Other					(3)
TOTAL NET APPROPRIATIONS \$ - \$ 8,626,220 \$ 450,140 \$ 9,092,305			(6)			er.
	TOTAL NET APPROPRIATIONS	\$ _ =	\$	\$ 8,626,220	\$ 450,140	\$ 9,092,305

^{*} 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 \$ - \$ - \$ 431,311.00 \$ 21,430.50 \$ 453,080.55

Debt Service Schedule - Principal

Fort Lee Housing Authority

If authority has no debt check this box:

						Fiscal Year Ending in	nding in				1		
	Date of Local												
	Finance Board	2024 (Adopted	ted	2025 (Proposed									Total Principal
	Approval	Budget)		Budget)		2026	2027	2028	2029	2030	The	Thereafter	Outstanding
Conventional Mo⁻tga∈≈ Bond		\$	6,781	\$ 7,043	s	7,316 \$	\$ 665'2	7,882			↔	\$ 207,424 \$	237,264.00
Loan due to FLASH Co-poration											₩.	118,507 \$	118,507.00
												\$	9
												\$	•
												\$	30
												\$	ж
												\$	54
												\$	30
												\$	(#)
												\$	×
TOTAL PRINCIPAL		9	6,781	7,043		7,316	7,599	7,882	75			325,931	355,771
LESS: HUD SUBSIDY													×
NET PRINCIPAL		\$	6,781	\$ 7,043	s	7,316 \$	7,599 \$	7,882 \$	9	Ş	\$	325,931 \$	355,771

	Moody's	Fitch	Standard & Poors
Bond Rating			
Year of Last Rating			
,			

Debt Service Schedule - Interest

Fort Lee Housing Authority

If authority has no debt check this box: \Box

			Fiscal Y	Fiscal Year Ending in					
	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Interest Payments Outstanding
Conventional Mortgage Bond	9,164	8,902	8,629	8,346	8,063			96,741	130,681
TOTAL INTEREST LESS: HUD SUBSIDY	9,164	8,902	8,629	8,346	8,063	5000	N)	96,741	130,681
NET INTEREST	\$ 9,164	\$ 8,902	\$ 8,629 \$	\$ 8,346 \$	\$,063 \$	(((0)	₩.	\$ 96,741 \$	\$ 130,681

Net Position Reconciliation

Fort Lee Housing Authority

For the Period: January 01, 2025 to December 31, 2025

FY 2025 Proposed Budget

Public Housing

2,245,748 713,156

Operations Total All

413,899 1,118,693

TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1) Less: Invested in Capital Assets, Net of Related Debt (1)	Management \$	Section 8	Hous.	ing Voucher 1,032,151	Housing Voucher Other Programs \$ 1,032,151 \$ 1,213,597 713,156
Less: Restricted for Debt Service Reserve (1) Less: Other Restricted Net Position (1) Total Unrestricted Net Position (1)				1 032 151	413,899
Less: Designated for Non-Operating Improvements & Repairs Less: Designated for Rate Stabilization Less: Other Designated by Resolution					840.000 840.000
Plus: Accrued Unfunded Pension Liability (1) Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)				530,461	165,616
Plus: Estimated Income (Loss) on Current Year Operations (2) Plus: Other Adjustments (attach schedule)				86,780	1,860
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	(A)		1	1,649,392	254,018
Unrestricted Net Position Utilized to Balance Proposed Budget	*	113	,	jk	18
Unrestricted Net Position Utilized in Proposed Capital Budget	88		ï	£	,
Appropriation to Municipality/County (3)			·	(6)	
Total Unrestricted Net Position Utilized in Proposed Budget	(10)	10	,	a	9
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR					
	Ş	Ş	Ş	1,649,392 \$	\$ 254.018

88,640

696,077

1,903,410

1,903,410

Ś

254,018

1,649,392

				φ.	
30000 500000000000000000000000000000000	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.

488,938 S 23,001 465,586 Maximum Allowable Appropriation to Municipality/County

(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.

2025

Fort Lee Housing Authority (Housing Authority Name)

2025 HOUSING AUTHORITY CAPITAL BUDGET / PROGRAM

2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Fort Lee Housing Authority

(Housing Authority Name)

Fiscal Year: January 01, 2025 to December 31, 2025

	Place an "X" in the box for the applicable statement below:
X	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 November 06, 2024.
	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):

Officer's Signature:	terry@flha.org	
Name:	Terrence Corriston	
Title:	Executive Director	
A 3 3	1403 Teresa Drive	
Address:	Fort Lee, NJ 07024	
Phone Number:	201-947-7400	
Fax Number:	201-947-9710	
E-mail Address:	terry@flha.org	

2025 CAPITAL BUDGET/PROGRAM MESSAGE

Fort Lee Housing Authority

Fiscal Year: January 01, 2025 to December 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? Yes
3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared? Yes
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? Yes

Provide additional documentation as necessary.

Proposed Capital Budget

Fort Lee Housing Authority

For the Period: January 01, 2025 to December 31, 2025

		ā		nding Sources		
	Estimated Total	Unrestricted Net	Renewal & Replacement	Debt		Other
	Cost	Position Utilized	Reserve		Capital Grants	Sources
Public Housing Management						
	\$					
Total		2				12
Section 8						
11 > 14	5					
	-					
Total	#1	18:	5	:#?		*.
Housing Voucher	_					
	-					A DEA
	5					
	-					
Total			5.	2	2	-
Other Programs	-	*				
Dwellings	25,910		\$ 25,910			1.0
	-	181				
Total	25,910	200	25,910	×	ie:	
TOTAL PROPOSED CAPITAL BUDGET	\$ 25,910	\$	\$ 25,910	\$ =	\$ =	\$ =

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, 2025 to December 31, 2025

Fiscal Year Beginning in

	Esti	mated Total Cost		ent Budget ear 2025	2026	2027	20	28	2029		2030
Public Housing Management			:11								
	\$	2	\$	-							
_		=		-							
		F1		-							
Table			-								
Total	-		-	9	¥		4	74	(2		72
Section 8											
•		-		2							
		0.00		-							
Total			-	5						_	
	-			*				-30	-	_	198
Housing Voucher	-1			. [5]							
		2. - 1		-							
				-							
		~		-							
Total		570		2 0	_						
Other Programs	-						-			-	
Dwellings		340,302		25,910 \$	35,326	\$ 49,592) ¢	- 3	\$ 112,156	\$	117,318
Dweilings		340,302		23,310	33,320	رود, و4		- 9	2 112,130	Þ	117,510
		-									
		*									
Total		340,302	-	25,910	35,326	49,592)		112,156		117,318
TOTAL	5	340,302	\$	25,910 \$					\$ 112,156		117,318
1017.2	پ	340,302	7	25,510 7	33,320	رور _ا ره ب	- 2		2 112,130	Ų.	117,310

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, 2025 to December 31, 2025

	Funding Sources								
			Renewal &						
	Estimated Total	Unrestricted Ne	•	Debt		Other Sources			
	Cost	Position Utilized	Reserve	Authorization	Capital Grants				
Public Housing Management									
	\$								
	1,000								
Total									
Section 8		+	8		2#3				
Section 8									
	35								
Total			-						
Housing Voucher		-							
Toucher	-								
Total	- 		n =		.70				
Other Programs		3							
Dwellings	340,302		\$ 340,302	100	illis" ,				
	:#:								
Total	340,302		340,302	95					
TOTAL	\$ 340,302	\$	\$ 340,302	\$	\$ -	\$ -			
Total 5 Year Plan per CB-4	\$ 340,302	176							
Balance check	-	If amount is other than 2	ero, verify that proie	ects listed above ma	tch 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.