

Authority Budget of:

Edison Housing Authority **ADOPTED COPY**

State Filing Year

2019

For the Period:

July 1, 2019

to

June 30, 2020

www.edisonha.org

Authority Web Address

Department Of



Community
Affairs

Division of Local Government Services

ADOPTED COPY

RECEIVED

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LOCAL GOVT SERVICES

RESOLUTION # 2-5-19

TO RATIFY THE LATE INTRODUCTION AND SUBMISSION OF THE HOUSING
AUTHORITY OF THE TOWNSHIP OF EDISON BUDGET FOR THE FISCAL PERIOD
JULY 1, 2019 TO JUNE 30, 2020

WHEREAS, the regulatory deadline for introduction of the Authority's budget (May 1) is 2 months prior to the beginning of the Authority's fiscal year (July 1), and

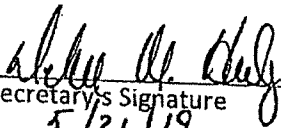
WHEREAS, the Authority's budget projections are substantially affected by HUD's Operating Subsidy Calculation and Formulas and,

WHEREAS, changes and uncertainties in HUD's Annual Appropriations Bill required the Authority to take additional time in estimating its calendar year 2019 and 2020 operating subsidy amounts, and

WHEREAS, said Housing Authority Budgets are now ready for introduction,

NOW, THEREFORE BE IT RESOLVED. By the Commissioners of the Housing Authority of the Township of Edison as follows:

1. The above recitals are incorporated herein
2. The Board authorizes the late introduction and submission of the Housing Authority of the Township of Edison's budget for the fiscal year July 1, 2019 to June 30, 2020



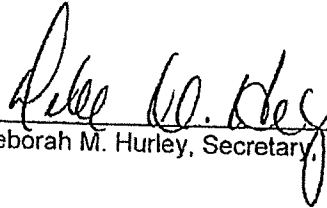
Secretary's Signature
5/21/19

Date

Member	Recorded Vote			
	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Carlos N. Sanchez	X			
Commissioner Christopher Mazauskas				X
Commissioner Barry Telesnick				X
Commissioner Kathryn Neal	X			
Commissioner Walter Szoludko	X			
Commissioner Ray Koperwhats	X			
Commissioner Louis Mangione, Jr.	X			

PASSED AND ADOPTED THE 21 day of May, 2019

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
is a true copy of a resolution of the
Authority adopted at a regular meeting
May 21, 2019



Deborah M. Hurley, Secretary, Executive Director

2019 HOUSING AUTHORITY BUDGET

Certification Section

2019

Edison Housing Authority
HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM July 1, 2019 TO June 30, 2020

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. Cwert CPA, RMA Date: 9/30/2019

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. Cwert CPA, RMA Date: 10/24/2019

2019 PREPARER'S CERTIFICATION

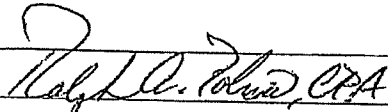
Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

It is hereby certified that the Housing Authority Budget, including both the Annual Budget and the Capital Budget/Program 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 itemization, form and content, the budget will permit the exercise of the comptroller function within the Housing 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:			
Name:	Ralph A. Polcari, CPA		
Title:	Fee Accountant		
Address:	2035 Hamburg Turnpike, Unit H Wayne, NJ 07470		
Phone Number:	973-831-6969	Fax Number:	973-831-6972
E-mail address	ralph@polcarico.com		

2019 APPROVAL CERTIFICATION

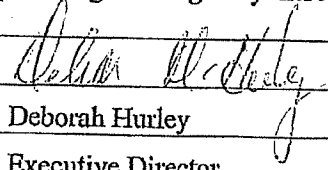
Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Edison Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 21st day of May, 2019.

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

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev. Samuel Carpenter Blvd Edison, NJ 08260		
Phone Number:	908-561-2525	Fax Number:	908-561-7517
E-mail address	dhurley@edisonha.org		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	www.edisonha.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 are items such as Revenue and Expenditures 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) of the most recent fiscal year and immediately 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.

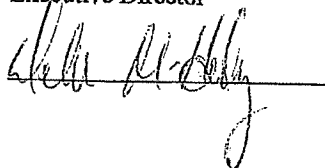
Name of Officer Certifying compliance

Deborah Hurley

Title of Officer Certifying compliance

Executive Director

Signature



2019 HOUSING AUTHORITY BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

WHEREAS, the Annual Budget and Capital Budget for the Edison Housing Authority for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 21, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$6,221,373, Total Appropriations, including any Accumulated Deficit if any, of \$6,202,564 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$150,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

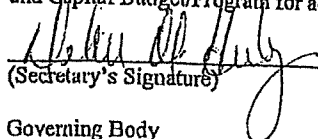
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for 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 Edison Housing Authority, at an open public meeting held on May 21, 2019 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning, July 1, 2019 and ending, June 30, 2020 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 Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on June 18, 2019.


(Secretary's Signature)

5/21/19
(Date)

Governing Body Member:	Recorded Vote		Abstain	Absent
	Aye	Nay		
Carlos Sanchez	X			
Louis Mangione	X			
Raymond Koperwhats	X			
Barry Telesnick				
Kathryn Neal	X			X
Walter Szoludko	X			
Christopher Mazauskas				X

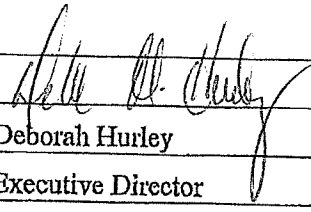
2019 ADOPTION CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Edison Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 18th day of, June 2020.

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev. Samuel Carpenter Blvd Edison, New Jersey 08260		
Phone Number:	908-561-2525	Fax Number:	908-561-7517
E-mail address	dhurley@edisonha.org		

2019 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 1, 2019 and ending, June 30, 2020 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of: October 15, 2019 ; and

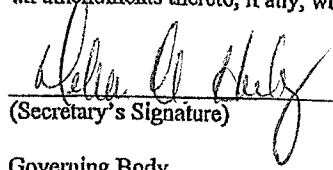
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$6,221,373, Total Appropriations, including any Accumulated Deficit, if any, of \$6,202,564 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$150,000 and Total Unrestricted Net Position planned to be utilized of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Edison Housing Authority, at an open public meeting held on June 18, 2019 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning, July 1, 2019 and, ending, June 30, 2020 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.


(Secretary's Signature)

10/15/19
(Date)

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Carlos Sanchez	X			
Louis Mangione	X			
Raymond Koperwhats	X			
Barry Telesnick	X			
Kathryn Neal	X			
Walter Szoludko	X			
Christopher Mazauskas	X			

2019 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2019 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

AUTHORITY BUDGET

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

Answer all questions below. Attach additional pages and schedules as needed.

1. Complete a brief statement on the 2019/2019-2020 proposed Annual Budget and make comparison to the 2018/2018-2019 adopted budget for each operation. Explain any variances over +/-10% (As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD).

Budgeted revenues are anticipated to be adequate to cover projected expenses for the budget year ended June 30, 2020, resulting in a moderate budget surplus from operations of \$18,809. Anticipated revenues total \$6,221,373; an increase of \$504,993 (8.8%) as compared to the prior year. Total appropriations budgeted for the fiscal year ended June 30, 2020 are \$6,202,564; an increase of \$489,935 (8.6%) versus the prior year.

Significant changes in budgeted revenues (variances of +/- 15%) are as follows:

HUD Operating Subsidy increased \$75,569, or 10.1%, due to additional budgeted funding of capital funds used for operations when compared to the prior budget.

HUD Voucher funding increased \$788,100, or 27.0%, to be in line with current HCV HUD funding levels.

Incoming Portable HAP revenue decreased \$496,000, or 95.4%, to be more in-line with actual results. The Authority absorbed the vast majority of their incoming ports.

Admin fee revenues received from HCV increased \$57,600, or 100%, due to changes in staffing. Oversight will be provided by the COCC and administrative fees will be paid.

Total other revenue decreased \$438,000, or 83.4%, primarily due to the HAP revenues mentioned above.

Significant changes in budgeted expenses (variances of +/- 15%) are as follows:

Administrative fringe benefits increased \$61,652, or 31.7%, to be more in-line with actual results. The prior year budget number was too low.

Miscellaneous administrative expenses increased \$70,100, or 62.3%, to more accurately reflect the Authority's actual anticipated expenditures. In addition, the HCV portion now includes the administrative fees paid to the COCC.

Maintenance salaries and wages decreased \$51,252, or 24.5%, because the Authority has fewer full time employees.

Tenant services expenses increased \$14,200, or +100.0%, as the Authority now does more for its tenants – newsletters, tenant gatherings, etc.

PILOT expense decreased \$10,645, or 26.0%, because there was an error in the prior year calculation.

2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% (As shown on budget page F-2 explain reason for change for each revenue changing more than 10%) from the current year adopted budget.

The proposed annual budget will have no significant impact on rents or service fees charged. Rental income is set by federal regulations at 30% of adjusted tenant income. As previously discussed, other increases or decreases in budget revenue are primarily a result in changes in HUD's level of subsidy funding. As a result, the proposed budget will not significantly impact the housing authority's financial statements.

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

The local / regional economy is weak, but stable. The effects of the economy have been considered in projecting tenant income and resulting rental income and housing assistance payments expense in the public housing and housing choice voucher programs. Thus, the state of the local / regional economy does not have a significant impact on the proposed budget.

4. 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

5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).

Under federal, state, and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the low-income housing program in accordance with the provision of its Cooperation Agreement with the City of Edison. Under the Cooperation Agreement, the Authority must pay the municipality the lesser of 10% of its net shelter rent or the approximate full real property taxes.

6. The proposed budget must not reflect an anticipated deficit from 2019/2019-2020 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior 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. (Prepare a response to deficits caused by the implementation of GASB 68, 45)

This authority, excluding the discretely presented component unit, has accumulated deficit of \$24,694 per the most recent audited financial statements. The Authority does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position is the direct result of GASB 45 OPEB and GASB 68 pension liabilities. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit.

HOUSING AUTHORITY CONTACT INFORMATION 2019

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

Name of Authority:	Edison Housing Authority		
Federal ID Number:	22-6015626		
Address:	14 Rev. Samuel Carpenter Blvd		
City, State, Zip:	Edison	NJ	08820
Phone: (ext.)	(908)-561-2525	Fax:	(908)-561-7517

Preparer's Name:	Ralph A. Polcari, CPA		
Preparer's Address:	Polcari & Company, CPAs 2035 Hamburg Turnpike		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	973-831-6969	Fax:	973-831-6972
E-mail:	ralph@polcarico.com		

Chief Executive Officer:	Deborah Hurley		
Phone: (ext.)	(908)-561-2525	Fax:	(908)-561-7517
E-mail:	dhurley@edisonha.org		

Chief Financial Officer:	Vacant		
Phone: (ext.)		Fax:	
E-mail:			

Name of Auditor:	Anthony Giampaolo		
Name of Firm:	Hymanson Parnes & Giampaolo		
Address:	467 Middletown Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	hpgcpa@comcast.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Edison Housing Authority

FISCAL YEAR: FROM: July 1, 2018 TO: June 30, 2019

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2017 or 2018) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 13
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2017 or 2018) Transmittal of Wage and Tax Statements: \$652,404
- 3) Provide the number of regular voting members of the governing body: 7
- 4) Provide the number of alternate voting members of the governing body: None
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No *If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.*
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2018 or 2019 deadline has passed 2018 or 2019) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) Yes *If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.*
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No *If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.*
- 8) 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," attach 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.*
- 9) 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 that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No *If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.*
- 10) 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 employees. The Board of Commissioners approves all initial employee salaries based on a comparability analysis prior to the beginning of each fiscal year. Any increased granted during the fiscal year require Board approval, at which time an additional comparability analysis is performed. All employees are evaluated annually by their immediate supervisor and those evaluations are considered when determining compensation for the next fiscal year.*

- 11) Did the Authority pay for meals or catering during the current fiscal year? No If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? Yes If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.
- 13) 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
 - i. Personal services (i.e.: maid, chauffeur, chef) No

If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.
- 14) 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. Under the housing authority's travel policy, staff and commissioners are given a standard per diem rate to cover meals and incidental expenses. That rate is consistent with rates paid to federal employees for daily subsistence. Airline and hotel costs are reimbursed to the employee after travel or paid directly by the housing authority prior to the date of travel if required. 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)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No If "yes," attach explanation including amount paid.
- 16) Did the Authority make any 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," attach explanation including amount paid.
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? N/A If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future.
- 18) Did the Authority receive any notices from the Department of Housing and Urban Development or any other entity regarding maintenance or repairs required to the Authority's facilities to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No If "yes," attach 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.
- 19) 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," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.
- 20) 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.

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

Edison Housing Authority

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

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 and any other public entities 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 and any other public entities.
- 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 and any other public entities 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 and any other public entities during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for 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 official as officers. 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 both of the following criteria:

- a) The individual received reportable compensation from the authority and all 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: The aggregate compensation that is reported (or is 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. For example, for fiscal years ending December 31, 2019 Most recent available W-2 and 1099 should be used (2017 or 2018 Forms)(60 days prior to start of budget year is November 1, 2018, with 2017 being the most recent calendar year ended), and for fiscal years ending June 30, 2019, the calendar year 2018 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2019, with 2018 being the most recent calendar year ended).

Other Public Entity: Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

Edison Housing Authority
Travel Expense Details
FYE June 30, 2018

Annual Mileage	Edison, NJ	Various	C. Sanchez	\$ 250
Annual Mileage	Edison, NJ	Various	K. Neal	250
Annual Mileage	Edison, NJ	Various	W. Szoludko	250
Annual Mileage	Edison, NJ	Various	B. Telesnick	250
Annual Mileage	Edison, NJ	Various	R. Koperwhats	275
Annual Mileage	Edison, NJ	Various	R. Cruz	275
Annual Mileage	Edison, NJ	Various	C. Mazauskas	225
				<u>1,775</u>

NJAHRA	Atlantic City, NJ	September 2017	W. Szoludko	979
NJAHRA	Atlantic City, NJ	September 2017	B. Telesnick	979
NJAHRA	Atlantic City, NJ	September 2017	M. Cook	979
NJAHRA	Atlantic City, NJ	September 2017	R. Cruz	979
NJAHRA	Atlantic City, NJ	September 2017	V. Long	979
NJAHRA	Atlantic City, NJ	September 2017	T. Sow	979
NJAHRA	Atlantic City, NJ	September 2017	M. Webb	979
NJAHRA	Atlantic City, NJ	September 2017	M. Thorne	979
				<u>7,834</u>

NJHANRO	Atlantic City, NJ	November 2017	C. Mazauskas	687
NJHANRO	Atlantic City, NJ	November 2017	C. Sanchez	687
NJHANRO	Atlantic City, NJ	November 2017	R. Cruz	687
NJHANRO	Atlantic City, NJ	November 2017	V. Long	687
NJHANRO	Atlantic City, NJ	November 2017	R. Koperwhats	687
NJHANRO	Atlantic City, NJ	November 2017	M. Cook	687
				<u>4,123</u>
				<u>\$ 13,733</u>

Authority Schedule of Commissioners, Officers, Key Employees
 List of Compensated Employees and Independent Contractors (Continued)

For the Period July 1, 2019 to June 30, 2020
 Edison Housing Authority
 Reportable Compensation from Authority (W-2/1099)

Name	Title	Average Hours per Week Dedicated to Position	Position			Base Salary/ Stipend	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (1) See note below	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to Positions at Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
			Commissioner	Officer	Key Employee	Highest Compensated Employee									
1 Deborah Hurley	Executive Director	40	1 X						120,000	None	N/A	N/A			120,000
2 Carlos N. Sanchez	Chairman	1 X							18,000	City of Plainfield	Business Admin	40	118,000	30,000	148,000
3 Louis Mangione	Commissioner	1 X							0	None	N/A	N/A			0
4 Raymond Koperwhats	Commissioner	1 X							0	None	N/A	N/A			0
5 Barry Telesnick	Commissioner	1 X							0	None	N/A	N/A			0
6 Kathryn Neal	Commissioner	1 X							0	None	N/A	N/A			0
7 Walt Spoludko	Commissioner	1 X							0	None	N/A	N/A			0
8 Christopher Mazauskas	Commissioner	1 X							0	Edison Township	Resource Dev Officer	35	71,163	25,604	97,767
9									0						0
10									0						0
11									0						0
12									0						0
13									0						0
14									0						0
15									0						0
Total:									120,000				190,163	55,604	365,767

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

Schedule of Health Benefits - Detailed Cost Analysis

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

	# of Covered Members (Medical & Rx)	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 Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	1	\$ 12,086	\$ 12,086			\$	\$ 12,086	#DIV/0!
Parent & Child	3	21,634	64,902	3	21,232	63,695	1,207	1.9%
Employee & Spouse (or Partner)	2	23,410	46,820	2	23,097	46,194	626	1.4%
Family	4	33,720	134,880	5	33,093	165,464	(30,584)	-18.5%
Employee Cost Sharing Contribution (enter as negative -)			(30,500)			(28,500)	(2,000)	7.0%
Subtotal	10		228,188	10		246,863	(18,665)	-7.6%
Commissioners - Health Benefits - Annual Cost								
Single Coverage								#DIV/0!
Parent & Child								#DIV/0!
Employee & Spouse (or Partner)								#DIV/0!
Family								#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!
Subtotal	0			0				#DIV/0!
Retirees - Health Benefits - Annual Cost								
Single Coverage	1	3,972	3,972	1	5,304	6,304	(2,332)	-37.0%
Parent & Child								#DIV/0!
Employee & Spouse (or Partner)								#DIV/0!
Family								#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)								#DIV/0!
Subtotal	1		3,972	1		6,304	(2,332)	-37.0%
GRAND TOTAL	11		\$ 232,160	11		\$ 253,157	\$ (20,997)	-8.3%

Yes

Yes

Yes or No

Yes or No

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)
Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes	Yes or No
Yes	Yes or No

Note: Remember to Enter an amount in rows for Employee Cost Sharing

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
ACCRUED COMPENSATED ABSENCES
FYE JUNE 30, 2018

EMPLOYEE	UNUSED VACATION HOURS	UNUSED SICK HOURS	HOURLY RATE OF PAY	ACCRUED VACATION PAY	ACCRUED SICK PAY	PUBLIC HOUSING BY AMP		
						COC	REH	JCE
Dimayuga, Eduardo	48.06	9.10	30.23	\$ 726	\$ 275	\$ -	\$ 501	\$ 501
Geva, Antonio	143.50	199.50	23.12	\$ 1,659	\$ 4,612	\$ -	\$ 3,136	\$ 3,136
Kubacka, Jolanta	13.50	-	22.25	\$ 150	\$ -	\$ -	\$ -	\$ 150
Kelly, Kathleen	40.00	38.50	16.64	\$ 333	\$ 641	\$ 973	\$ -	\$ -
Lopez, Nester	133.00	68.75	22.25	\$ 1,480	\$ 1,530	\$ -	\$ 1,505	\$ 1,505
Silva, Jocelyn	105.00	43.50	26.37	\$ 1,384	\$ 1,147	\$ 2,532	\$ -	\$ -
Sow, Tabitha	-	-	16.89	\$ -	\$ -	\$ -	\$ -	\$ -
Webb, Marc	63.50	329.50	23.85	\$ 757	\$ 7,859	\$ -	\$ 4,308	\$ 4,308

Public Housing by AMP: COC = \$2,532, REH = \$4,308, JCE = \$4,308

Long, Veronica	126.50	158.00	24.00	\$ 1,518	\$ 3,792			
Thorne, Michelle	149.25	132.75	24.00	\$ 1,791	\$ 3,186			

Public Housing by AMP: COC = \$0, REH = \$0, JCE = \$0

Public Housing by AMP: COC = \$0, REH = \$0, JCE = \$0

	PHA	VOUCHER		TOTAL
		TB	TB	
Current Portion	\$ 2,428	\$ 1,107	TB	\$ 3,534
Non-Current Portion	\$ 21,851	\$ 9,967	TB	\$ 31,818
	\$ 24,278	\$ 11,074		\$ 35,352
				\$ 3,773
				\$ 10,172
				\$ 10,333

Per employment contract, the Executive Director shall receive the lesser of 120 days value or \$7,500 for unused sick time.
The Executive Director (M. Cook) was paid out during the FYE 6/30/18.

June 30, 2020

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement		Amount to be Received by/
				Effective Date	Agreement End Date	
Elizabeth Housing Authority	Edison Housing Authority	Inspection & Training	Public Housing Unit Inspections	7/16/2018	11/30/2019	\$ 12,000

1001

2019 HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

For the Period July 1, 2019 to June 30, 2020 Edison Housing Authority

REVENUES	FY 2020 Proposed Budget					FY 2019 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations			
Total Operating Revenues	\$ 1,564,748	\$ -	\$ 3,732,000	\$ 525	\$ 5,297,273	\$ 4,873,028	\$ 424,245	8.7%
Total Non-Operating Revenues	200	-	1,700	922,200	924,100	843,352	80,748	9.6%
Total Anticipated Revenues	1,564,948	-	3,733,700	922,725	6,221,373	5,716,380	504,993	8.8%
APPROPRIATIONS								
Total Administration	564,908	-	289,053	71,570	925,532	763,092	162,440	21.3%
Total Cost of Providing Services	953,032	-	3,444,000	880,000	5,277,032	4,949,537	327,495	6.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	1,517,941	-	3,733,053	951,570	5,202,564	5,712,629	489,935	8.6%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	1,517,941	-	3,733,053	951,570	6,202,564	5,712,629	489,935	8.6%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	1,517,941	-	3,733,053	951,570	6,202,564	5,712,629	489,935	8.6%
ANTICIPATED SURPLUS (DEFICIT)	\$ 47,007	\$ -	\$ 647	\$ (28,845)	\$ 18,809	\$ 3,751	\$ 15,058	401.4%

Revenue Schedule

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

	FY 2020 Proposed Budget				FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING REVENUES							
Rental Fees							
Homebuyers' Monthly Payments					\$ -	\$ -	#DIV/0!
Dwelling Rental	667916				667,916	670,140	(2,224) -0.3%
Excess Utilities					-	-	- #DIV/0!
Non-Dwelling Rental	9300				9,300	8,500	800 9.4%
HUD Operating Subsidy	824932				824,932	749,363	75,569 10.1%
New Construction - Acc Section 8					-	-	- #DIV/0!
Voucher - Acc Housing Voucher			3708000		3,708,000	2,919,900	788,100 27.0%
Total Rental Fees	1,502,148	-	3,708,000	-	5,210,148	4,347,903	862,245 19.8%
Other Operating Revenues (List)							
Incoming Portability HAP			24000		24,000	520,000	(496,000) -95.4%
Other Tenant Charges	5000				5,000	4,600	400 8.7%
Management Fees				525	525	525	- 0.0%
Administrative Fees from HCV Program	57600				57,600	-	57,600 #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Total Other Revenue	62,600	-	24,000	525	87,125	525,125	(438,000) -83.4%
Total Operating Revenues	1,564,748	-	3,732,000	525	5,297,273	4,873,028	424,245 8.7%
NON-OPERATING REVENUES							
Other Non-Operating Revenues (List)							
Type In			920,000		920,000	838,852	81,148 9.7%
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Total Other Non-Operating Revenue	-	-	920,000		920,000	838,852	81,148 9.7%
Interest on Investments & Deposits (List)							
Interest Earned	200	-	1,700	2,200	4,100	4,500	(400) -8.9%
Penalties					-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Interest	200	-	1,700	2,200	4,100	4,500	(400) -8.9%
Total Non-Operating Revenues	200	-	1,700	922,200	924,100	843,352	80,748 9.6%
TOTAL ANTICIPATED REVENUES	\$ 1,564,948	\$ -	\$ 3,733,700	\$ 922,725	\$ 6,221,373	\$ 5,716,380	\$ 504,993 8.8%

Prior Year Adopted Revenue Schedule

Edison Housing Authority

FY 2019 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	670140				670,140
Excess Utilities					-
Non-Dwelling Rental	8500				8,500
HUD Operating Subsidy	749363				749,363
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			2919900		2,919,900
Total Rental Fees	1,428,003	-	2,919,900	-	4,347,903
<i>Other Revenue (List)</i>					
Incoming Portability HAP			520000		520,000
Other Tenant Charges	4600				4,600
Management Fees				525	525
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Type In (Grant, Other Rev)					-
Total Other Revenue	4,600	-	520,000	525	525,125
Total Operating Revenues	1,432,603	-	3,439,900	525	4,873,028
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Shelter Plus Care				838,852	838,852
Type In					-
Type In					-
Type In					-
Type In					-
Type In					-
Other Non-Operating Revenues	-	-	-	838,852	838,852
<i>Interest on Investments & Deposits</i>					
Interest Earned	2,500			2,000	4,500
Penalties					-
Other					-
Total Interest	2,500	-	-	2,000	4,500
Total Non-Operating Revenues	2,500	-	-	840,852	843,352
TOTAL ANTICIPATED REVENUES	\$ 1,435,103	\$ -	\$ 3,439,900	\$ 841,377	\$ 5,716,380

Appropriations Schedule

For the Period July 1, 2019 to June 30, 2020 Edison Housing Authority

	FY 2020 Proposed Budget				FY 2019 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
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	275,308		84,517	34,285	\$ 394,110	\$ 360,222	\$ 33,888 9.4%
Fringe Benefits	178,950		54,936	22,285	256,172	194,520	61,652 31.7%
Legal	20,000		8,000		28,000	31,000	(3,000) -9.7%
Staff Training	5,850		5,000		10,850	12,000	(1,150) -9.6%
Travel	4,700		5,000		9,700	10,750	(1,050) -9.8%
Accounting Fees	34,100				34,100	31,200	2,900 9.3%
Auditing Fees	6,000		4,000		10,000	10,900	(900) -8.3%
Miscellaneous Administration*	40,000		127,600	15,000	182,600	112,500	70,100 62.3%
Total Administration	564,908	-	289,053	71,570	925,532	763,092	162,440 21.3%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	- #DIV/0!
Salary & Wages - Maintenance & Operation	158,055				158,055	209,307	(51,252) -24.5%
Salary & Wages - Protective Services					-	-	- #DIV/0!
Salary & Wages - Utility Labor					-	-	- #DIV/0!
Fringe Benefits	102,736				102,736	113,026	(10,290) -9.1%
Tenant Services	15,000				15,000	800	14,200 1775.0%
Utilities	365,000				365,000	340,000	25,000 7.4%
Maintenance & Operation	210,000				210,000	195,000	15,000 7.7%
Protective Services					-	-	- #DIV/0!
Insurance	65,000				65,000	72,000	(7,000) -9.7%
Payment in Lieu of Taxes (PILOT)	30,292				30,292	40,936	(10,645) -26.0%
Terminal Leave Payments					-	-	- #DIV/0!
Collection Losses	6,950				6,950	7,700	(750) -9.7%
Other General Expense					-	-	- #DIV/0!
Rents			3,444,000	880,000	4,324,000	3,970,768	353,232 8.9%
Extraordinary Maintenance					-	-	- #DIV/0!
Replacement of Non-Expendible Equipment					-	-	- #DIV/0!
Property Betterment/Additions					-	-	- #DIV/0!
Miscellaneous COPS*					-	-	- #DIV/0!
Total Cost of Providing Services	953,032	-	3,444,000	880,000	5,277,032	4,949,537	327,495 6.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Total Operating Appropriations	1,517,941	-	3,733,053	951,570	6,202,564	5,712,629	489,935 8.6%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Operations & Maintenance Reserve					-	-	- #DIV/0!
Renewal & Replacement Reserve					-	-	- #DIV/0!
Municipality/County Appropriation					-	-	- #DIV/0!
Other Reserves					-	-	- #DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	- #DIV/0!
TOTAL APPROPRIATIONS	1,517,941	-	3,733,053	951,570	6,202,564	5,712,629	489,935 8.6%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,517,941	-	3,733,053	951,570	6,202,564	5,712,629	489,935 8.6%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	- #DIV/0!
TOTAL NET APPROPRIATIONS	\$ 1,517,941	\$ -	\$ 3,733,053	\$ 951,570	\$ 6,202,564	\$ 5,712,629	\$ 489,935 8.6%

* 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 \$ 75,897.03 \$ - \$ 186,652.65 \$ 47,578.51 \$ 310,128.19

Prior Year Adopted Appropriations Schedule

Edison Housing Authority

FY 2019 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	240,961		88,967	30,294	\$ 360,222
Fringe Benefits	130,119		48,042	16,359	194,520
Legal	23,000		8,000		31,000
Staff Training	6,000		6,000		12,000
Travel	4,750		6,000		10,750
Accounting Fees	31,200				31,200
Auditing Fees	6,400		4,500		10,900
Miscellaneous Administration*	7,500		85,000	20,000	112,500
Total Administration	449,930	-	246,509	66,653	763,092
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	209,307				209,307
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	113,026				113,026
Tenant Services				800	800
Utilities	340,000				340,000
Maintenance & Operation	195,000				195,000
Protective Services					-
Insurance	72,000				72,000
Payment in Lieu of Taxes (PILOT)	40,936				40,936
Terminal Leave Payments					-
Collection Losses	7,700				7,700
Other General Expense					-
Rents			3,171,916	798,852	3,970,768
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	977,969	-	3,171,916	799,652	4,949,537
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-
Total Operating Appropriations	1,427,899	-	3,418,425	866,305	5,712,629
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	1,427,899	-	3,418,425	866,305	5,712,629
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,427,899	-	3,418,425	866,305	5,712,629
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 1,427,899	\$ -	\$ 3,418,425	\$ 866,305	\$ 5,712,629

* 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 \$ 71,394.95 \$ - \$ 170,921.26 \$ 43,315.24 \$ 285,631.45

Net Position Reconciliation

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ (327,699)	\$ -	\$ (306,341)	\$ 609,346	\$ (24,694)
Less: Invested in Capital Assets, Net of Related Debt (1)	2,910,934				2,910,934
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			58,176		58,176
Total Unrestricted Net Position (1)	(3,238,633)	-	(364,517)	609,346	(2,993,804)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,626,886		16,435		1,643,321
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	2,131,581		629,053		2,760,634
Plus: Estimated Income (Loss) on Current Year Operations (2)	47,007		647	(28,845)	18,809
Plus: Other Adjustments (attach schedule)	(40,628)		294		(40,334)
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	526,213	-	281,912	580,501	1,388,626
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)	\$ 526,213	\$ -	\$ 281,912	\$ 580,501	\$ 1,388,626

(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

(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.

Debt Service Schedule - Interest

Edison Housing Authority

If Authority has no debt X this box

☐

	Proposed Budget Year 2020	Fiscal Year Ending In						Thereafter	Total Interest Payments Outstanding
Adopted Budget Year 2019	2021	2022	2023	2024	2025	2026	2027	2028	2029
CFP Leveraging	27,380	22,380	19,630	16,645	13,660	10,424	10,910	10,910	118,529
Type In Issue Name									
Type In Issue Name									
Type In Issue Name									
TOTAL INTEREST	27,380	22,380	19,630	16,645	13,660	10,424	10,910	10,910	118,529
LESS: HUD SUBSIDY	27,380	22,380	19,630	16,645	13,660	10,424	10,910	10,910	118,529
NET INTEREST	-	-	-	-	-	-	-	-	-

Net Position Reconciliation

Edison Housing Authority

For the Period

July 1, 2019

to

June 30, 2020

FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
	\$ (327,699)	\$ -	\$ (306,341)	\$ 509,346	\$ (24,694)
	2,910,934				2,910,934
	(3,238,633)	-	(306,341)	609,346	(2,935,628)
	-				-
	1,626,886		16,434		1,643,320
	2,131,581		629,054		2,760,635
	47,007		647	(28,845)	18,809
					-
	566,841	-	339,794	580,501	1,487,136
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	\$ 566,841	\$ -	\$ 339,794	\$ 580,501	\$ 1,487,136

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

\$ 75,897 \$ - \$ 186,653 \$ 47,579 \$ 310,128

(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.

2019
EDISON
HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2019 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

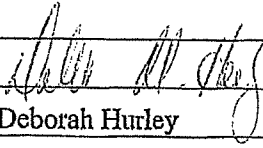
Edison Housing Authority

FISCAL YEAR: FROM: July 1, 2019 TO: June 30, 2020

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Edison Housing Authority, on the 21st day of May, 2019.

OR

☐ It is hereby certified that the governing body of the _____ Housing Authority have elected NOT to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): _____

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14. Rev. Samuel Carpenter Blvd. Edison, NJ 08820		
Phone Number:	(908)-561-2525	Fax Number:	(908)561-7517
E-mail address	dhurley@edisonha.org		

2019 CAPITAL BUDGET/PROGRAM MESSAGE

Edison Housing Authority

FISCAL YEAR: FROM: TO:

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 funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing Authority? *Yes – reviewed and approved by municipal government and residents of the developments affected.*
2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated? *Yes. The capital projects have been developed in conjunction with the Authority's Capital Fund Program, a comprehensive program considering the capital needs of all its projects.*
3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment? *In accordance with HUD requirements, the Authority has prepared a 5 year capital plan and performed a physical needs assessment.*
4. Are any of the capital projects/project financings being undertaken in a community that has a State Plan designated center? If so, please describe the relationship of same to the center's goals and objectives. *N/A*
5. Describe the impact on the schedule of rents and/or user charges if the proposed capital projects are undertaken. Indicate the impact on current and future year's schedules. *As previously noted, rental income is governed by federal regulations and is equal to 30% of adjusted tenant income. Since the local economy is fairly stable, it is not anticipated that tenant incomes and resultant rents will differ significantly from the prior period. All planned capital projects are funded by HUD's capital fund program and will not be affected by fluctuations in rental income. The proposed capital projects are considered necessary to maintain the dwelling rents at budgeted levels.*
6. Have the projects been reviewed and approved by HUD? *Yes, all capital fund budgets have been approved by HUD.*

Add additional sheets if necessary.

Proposed Capital Budget

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Electrical Upgrades	\$ 150,000				\$ 150,000	
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	150,000	-	-	-	150,000	-
Section 8						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -

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 Funding Sources

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Electrical Upgrades	\$ 525,000				\$ 525,000	
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	525,000	-	-	-	525,000	-
Section 8						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 525,000	\$ -	\$ -	\$ -	\$ 525,000	\$ -
Total 5 Year Plan per CB-4	\$ 525,000					
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.

5 Year Capital Improvement Plan

Edison Housing Authority
For the Period July 1, 2019 to June 30, 2020

Fiscal Year Beginning In

	Estimated Total Cost	Current Budget Year 2020	2021	2022	2023	2024	2025
Public Housing Management							
Electrical Upgrades	\$ 525,000	\$ 150,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 75,000	
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	525,000	150,000	125,000	100,000	75,000	75,000	-
Section 8							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 525,000	\$ 150,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 75,000	\$ -

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.