

Fiscal Year Start Year End Year
 2024 – 2025

*Housing Authority Budget of:
Harrison Town Housing Authority*

State Filing Year 2024

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

www.harrisonhousing.com
Housing Authority Web Address



Division of Local Government Services

**2024 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2024

Harrison Town Housing Authority

HOUSING AUTHORITY BUDGET

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

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

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

By: _____ Date: 5/29/2024

2024 PREPARER'S CERTIFICATION

Harrison Town Housing Authority

HOUSING AUTHORITY BUDGET

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

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

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	mcarlon@geltrude.com
Name:	Michael W Carlon, CPA
Title:	Partner
Address:	Geltrude & Company, LLC
	513 Franklin Avenue, Nutley NJ 07110-1746
Phone Number:	973-667-9100
Fax Number:	973-667-0726
E-mail Address:	mcarlon@geltrude.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.harrisonhousing.com
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
- The budgets for the current fiscal year and immediately preceding two prior years.
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority)*.
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance:	Raymond Lucas
Title of Officer Certifying Compliance:	Executive Director
Signature:	rlucas@harrisonhousing.com

2024 APPROVAL CERTIFICATION

Harrison Town Housing Authority

HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Harrison Town Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on January 18, 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:	rlucas@harrisonhousing.com
Name:	Raymond Lucas
Title:	Executive Director
Address:	Harrison & Schuyler Avenue Harrison, NJ 07029
Phone Number:	973-483-1488
Fax Number:	973-483-4277
E-mail Address:	rlucas@harrisonhousing.com

2024 HOUSING AUTHORITY BUDGET RESOLUTION

Harrison Town Housing Authority

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

WHEREAS, the Annual Budget for Harrison Town Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented before the governing body of the Harrison Town Housing Authority at its open public meeting of January 18, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$3,104,502.00, Total Appropriations including any Accumulated Deficit, if any, of \$2,912,328.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,020,767.00 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 Harrison Town Housing Authority, at an open public meeting held on January 18, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Harrison Town Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Harrison Town Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on April 09, 2024.

rlucas@harrisonhousing.com

(Secretary's Signature)

1/18/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
James Doran	X			
Arthur Pettigrew	X			
Daniel Choffo				X
Fred Confessore				X
Dawn T Kinsella	X			
Brunilda Mustilli	X			
Richard Miller				X

2024 ADOPTION CERTIFICATION

Harrison Town Housing Authority

HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Harrison Town Housing Authority, pursuant to N.J.A.C 5:31-2.3, on April 09, 2024.

Officer's Signature:	rlucas@harrisonhousing.com		
Name:	Raymond Lucas		
Title:	Executive Director		
Address:	Harrison & Schuyler Avenue Harrison, NJ 07029		
Phone Number:	973-483-1488	Fax:	973-483-4277
E-mail address:	rlucas@harrisonhousing.com		

2024 ADOPTED BUDGET RESOLUTION

Harrison Town Housing Authority

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

WHEREAS, the Annual Budget and Capital Budget/Program for the Harrison Town Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented for adoption before the governing body of the Harrison Town Housing Authority at its open public meeting of April 9, 2024; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$3,104,502.00, Total Appropriations, including any Accumulated Deficit, if any, of \$2,912,328.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$1,020,767.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Harrison Town Housing Authority at an open public meeting held on April 9, 2024 that the Annual Budget and Capital Budget/Program of the Harrison Town Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

rlucas@harrisonhousing.com

(Secretary's Signature)

4/17/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
James Doran	X			
Arthur Pettigrew	X			
Daniel Choffo	X			
Fred Confessore	X			
Dawn T Kinsella	X			
Brunilda Mustilli	X			
Richard Miller	X			

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

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Harrison Town Housing Authority

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

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

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

HUD Operating Subsidy - increase based upon the operating subsidy received in 2023 and anticipated for 2024
Interest earned - increased amount to reflect current interest levels earned on the organization cash accounts, rate of interest earned has improved.
Utilities - increase based upon the actual utilities costs incurred for 2023.
Insurance - amount based upon actual renewal rates for the 2024 term
Collection losses - amount based upon the actual costs incurred in 2023.
Protective services - the organization is no longer utilizing an outside service for protective services, terminated during 2023
PILOT - increased based upon the increased level in dwelling rent

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

The Authority's rental revenue and operating results depend significantly on the occupancy level at the Authority. The state of the economy, particularly its effect on tenant income and rents paid to the Authority are critical to the future operations of the Authority. Continued federal government subsidies available to public housing programs to support the Authority.

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.

None utilized

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Harrison Town Housing Authority

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

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

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

Not applicable

5. The proposed budget must not reflect an anticipated deficit from 2024 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

The implementation of GASB 68 (requiring an accrual for pension obligation to state pension fund), which has caused the unrestricted net position to be in a negative position. For the 3/31/23 financials the impact of the GASB accrual of the pension and OPEB accrual of \$2,128,748 and \$2,899,045, respectively. The Authority continues to fund the state obligations based upon the annual assessment, which will continue to help reduce or manage the pension liability. Without the pension and the OPEB obligations the 3/31/23 financials would reflect a negative unrestricted net position of \$626,977.

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

HOUSING AUTHORITY CONTACT INFORMATION

2024

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

Name of Authority:	Harrison Town Housing Authority		
<i>Federal ID Number:</i>	22-6002500		
<i>Address:</i>	Harrison & Schuyler Avenues		
<i>City, State, Zip:</i>	Harrison	NJ	07029
<i>Phone: (ext.)</i>	973-483-1488	<i>Fax:</i>	973-483-4277

Preparer's Name:	Michael W. Carlon, CPA		
<i>Preparer's Address:</i>	Geltrude & Company, LLC 513 Franklin Avenue		
<i>City, State, Zip:</i>	Nutley	NJ	07110
<i>Phone: (ext.)</i>	973-667-9100	<i>Fax:</i>	973-667-0726
<i>E-mail:</i>	mcarlon@geltrude.com		

Chief Executive Officer*	Raymond Lucas		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	973-483-1488	<i>Fax:</i>	973-483-4277
<i>E-mail:</i>	rlucas@harrisonhousing.com		

Chief Financial Officer*	Raymond Lucas		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	973-483-1488	<i>Fax:</i>	973-483-4277
<i>E-mail:</i>	rlucas@harrisonhousing.com		

Name of Auditor:	Anthony Polcari		
<i>Name of Firm:</i>	Polcari & Polcari		
<i>Address:</i>	2035 Hamburg Turnpike, Unit H		
<i>City, State, Zip:</i>	Wayne	NJ	07470
<i>Phone: (ext.)</i>	973-831-6969	<i>Fax:</i>	973-831-6972
<i>E-mail:</i>	tony@polcari.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Harrison Town Housing Authority

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

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

14

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$1,105,433.32

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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

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

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

No

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

No

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

No

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

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

No

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Town Housing Authority

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

9. Did the Authority pay for meals or catering during the current fiscal year? No
If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? Yes
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

- | | |
|---|----|
| a. First class or charter travel | No |
| b. Travel for companions | No |
| c. Tax indemnification and gross-up payments | No |
| d. Discretionary spending account | No |
| e. Housing allowance or residence for personal use | No |
| f. Payments for business use of personal residence | No |
| g. Vehicle/auto allowance or vehicle for personal use | 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", provide a description of the transaction including the name and position of the individual and the amount expended.

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No
If "yes", provide explanation, including amount paid.

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No

If "yes", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No

If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Town Housing Authority

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

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

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

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

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Town Housing Authority

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

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

Question #8 - Compensation is reviewed and approved by the Board of Commissioners and based on survey of compensated data for comparable positions in similar sized entities.

Question #10 - Travel reimbursement to Commissioner Arthur Pettigrew for Atlantic City Conference November 13 through 16th, including daily subsistence, hotel, mileage, tolls and parking \$500.90, see attached

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

Harrison Town Housing Authority

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

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus		
1 James Doran	Chairman	1	X							\$ -	-
2 Arthur Pettigrew	Vice Chairman	1	x							\$ -	-
3 Daniel Choffo	Commissioner	1	x							\$ -	-
4 Frederick Confessore	Commissioner	1	x							\$ -	-
5 Dawn T. Kinsella	Commissioner	1	x							\$ -	-
6 Richard Miller	Commissioner	1	x							\$ -	-
7 Brunilda Mustilli	Commissioner	1	x							\$ -	-
8 Raymond Lucas	Executive Director	40		x			\$ 116,950.00		\$ 8,771.25	\$ 125,721.25	
9 Eugene Gilmore	Supervisor Maintenance	40			x		\$ 129,814.00		\$ 30,551.14	\$ 160,365.14	
10 Maureen Gilmore	Adm. Service Mgr.	40			x		\$ 116,840.00		\$ 8,762.93	\$ 125,602.93	
11 Doreen Couch	Principal Acct. Clerk	40			x		\$ 118,354.00		\$ 19,497.61	\$ 137,851.61	
12 David Alday	Senior Maintenance	40			X		\$ 103,722.00		\$ 17,668.43	\$ 121,390.43	
13										\$ -	-
14										\$ -	-
15										\$ -	-
16										\$ -	-
17										\$ -	-
18										\$ -	-
19										\$ -	-
20										\$ -	-
21										\$ -	-
22										\$ -	-
23										\$ -	-
24										\$ -	-
25										\$ -	-
26										\$ -	-
27										\$ -	-
28										\$ -	-
29										\$ -	-
30										\$ -	-
31										\$ -	-
32										\$ -	-
33										\$ -	-
34										\$ -	-
35										\$ -	-
Total:							\$ 585,680.00	\$ -	\$ -	\$ 85,251.36	\$ 670,931.36

Schedule of Health Benefits - Detailed Cost Analysis

Harrison Town Housing Authority

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

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	4	16,065.00	64,260.00	4	14,948.40	59,793.60	4,466.40	7.5%
Parent & Child	1	28,917.36	28,917.36	1	26,915.28	26,915.28	2,002.08	7.4%
Employee & Spouse (or Partner)	2	31,996.32	63,992.64	2	29,766.00	59,532.00	4,460.64	7.5%
Family	3	44,848.20	134,544.60	3	41,732.40	125,197.20	9,347.40	7.5%
Employee Cost Sharing Contribution (enter as negative -)			(60,315.84)			(58,516.64)	(1,799.20)	3.1%
Subtotal	10		231,398.76	10		212,921.44	18,477.32	8.7%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	3	5,952.32	17,856.96	3	5,471.36	16,414.08	1,442.88	8.8%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	1	41,051.04	41,051.04	1	38,319.00	38,319.00	2,732.04	7.1%
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal	4		58,908.00	4		54,733.08	4,174.92	7.6%
GRAND TOTAL	14		290,306.76	14		267,654.52	22,652.24	8.5%

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

Yes

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

Yes

Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

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

If no accumulated absences, check this box:

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
Raymond Lucas	24	\$ 11,189.00		X	
Joan Michealson	25	\$ 9,275.00		X	
Doreen Couch	193	\$ 83,570.00		X	
Maureen Gilmore	122	\$ 54,935.00		X	
Joanne Romano	19	\$ 3,832.00		X	
John Machado	124	\$ 43,633.00		X	
David Alday	80	\$ 30,811.00		X	
Eugene Gilmore	208	\$ 108,292.00		X	
Nuno Ligeiro	128	\$ 48,114.00		X	
Michael Kearney	98	\$ 32,554.00		X	
Matthew Ravo	33	\$ 7,571.00		X	
Daniel Brown	43	\$ 6,957.00		X	

Total liability for accumulated compensated absences per most recent audit (this page only) \$ 440,733.00

**2024 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	FY 2024 Proposed Budget				FY 2023 Adopted Budget	<i>\$ Increase (Decrease)</i>	<i>% Increase (Decrease)</i>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	<i>Proposed vs. Adopted</i>	<i>Proposed vs. Adopted</i>
REVENUES								
Total Operating Revenues	\$ 2,844,502	\$ -	\$ -	\$ -	\$ 2,844,502	\$ 2,666,877	\$ 177,625	6.7%
Total Non-Operating Revenues	160,000	-	-	100,000	260,000	230,000	30,000	13.0%
Total Anticipated Revenues	3,004,502	-	-	100,000	3,104,502	2,896,877	207,625	7.2%
APPROPRIATIONS								
Total Administration	871,678	-	-	36,000	907,678	903,064	4,614	0.5%
Total Cost of Providing Services	2,004,650	-	-	-	2,004,650	1,931,321	73,329	3.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943	2.7%
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	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943	2.7%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943	2.7%
ANTICIPATED SURPLUS (DEFICIT)	\$ 128,174	\$ -	\$ -	\$ 64,000	\$ 192,174	\$ 62,492	\$ 129,682	207.5%

Appropriations Schedule

Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	FY 2024 Proposed Budget				FY 2023 Adopted Budget			<i>\$ Increase (Decrease)</i>	<i>% Increase (Decrease)</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS									
<i>Administration</i>									
Salary & Wages	461,684			20,000	\$ 481,684	\$ 481,191	\$ 493		0.1%
Fringe Benefits	254,917			8,000	262,917	259,164	3,753		1.4%
Legal	65,000				65,000	65,000	-		0.0%
Staff Training	4,000				4,000	4,000	-		0.0%
Travel	1,000				1,000	1,000	-		0.0%
Accounting Fees	24,000				24,000	24,000	-		0.0%
Auditing Fees	15,077				15,077	14,709	368		2.5%
Miscellaneous Administration*	46,000			8,000	54,000	54,000	-		0.0%
Total Administration	871,678	-	-	36,000	907,678	903,064	4,614		0.5%
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	-	-		#DIV/0!
Salary & Wages - Maintenance & Operation	550,860				550,860	532,786	18,074		3.4%
Salary & Wages - Protective Services					-	-	-		#DIV/0!
Salary & Wages - Utility Labor	61,207				61,207	59,199	2,008		3.4%
Fringe Benefits	334,083				334,083	318,836	15,247		4.8%
Tenant Services	3,000				3,000	3,000	-		0.0%
Utilities	562,000				562,000	486,000	76,000		15.6%
Maintenance & Operation	80,000				80,000	80,000	-		0.0%
Protective Services	-				-	70,000	(70,000)		-100.0%
Insurance	168,000				168,000	140,000	28,000		20.0%
Payment in Lieu of Taxes (PILOT)	151,000				151,000	152,000	(1,000)		-0.7%
Terminal Leave Payments					-	-	-		#DIV/0!
Collection Losses	12,000				12,000	7,000	5,000		71.4%
Other General Expense	7,500				7,500	7,500	-		0.0%
Rents					-	-	-		#DIV/0!
Extraordinary Maintenance					-	-	-		#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-		#DIV/0!
Property Betterment/Additions					-	-	-		#DIV/0!
Miscellaneous COPS*	75,000				75,000	75,000	-		0.0%
Total Cost of Providing Services	2,004,650	-	-	-	2,004,650	1,931,321	73,329		3.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-		#DIV/0!
Total Operating Appropriations	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943		2.7%
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	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943		2.7%
ACCUMULATED DEFICIT					-	-	-		#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,876,328	-	-	36,000	2,912,328	2,834,385	77,943		2.7%
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation					-	-	-		#DIV/0!
Other					-	-	-		#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,876,328	\$ -	\$ -	\$ 36,000	\$ 2,912,328	\$ 2,834,385	\$ 77,943		2.7%

* 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 \$ 143,816.40 \$ - \$ - \$ 1,800.00 \$ 145,616.40

Prior Year Adopted Appropriations Schedule

Harrison Town Housing Authority

FY 2023 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 461,191			\$ 20,000	\$ 481,191
Fringe Benefits	251,164			8,000	259,164
Legal	65,000				65,000
Staff Training	4,000				4,000
Travel	1,000				1,000
Accounting Fees	24,000				24,000
Auditing Fees	14,709				14,709
Miscellaneous Administration*	46,000			8,000	54,000
Total Administration	867,064	-	-	36,000	903,064
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	532,786				532,786
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	59,199				59,199
Fringe Benefits	318,836				318,836
Tenant Services	3,000				3,000
Utilities	486,000				486,000
Maintenance & Operation	80,000				80,000
Protective Services	70,000				70,000
Insurance	140,000				140,000
Payment in Lieu of Taxes (PILOT)	152,000				152,000
Terminal Leave Payments					-
Collection Losses	7,000				7,000
Other General Expense	7,500				7,500
Rents					-
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*	75,000				75,000
Total Cost of Providing Services	1,931,321	-	-	-	1,931,321
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	2,798,385	-	-	36,000	2,834,385
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	2,798,385	-	-	36,000	2,834,385
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,798,385	-	-	36,000	2,834,385
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,798,385	\$ -	\$ -	\$ 36,000	\$ 2,834,385

* 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	\$ 139,919.25	\$ -	\$ -	\$ 1,800.00	\$ 141,719.25
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Harrison Town Housing Authority

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

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS APPROPRIATION DETAIL PAGE

Harrison Town Housing Authority

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

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS APPROPRIATION DETAIL PAGE

Harrison Town Housing Authority

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

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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Debt Service Schedule - Principal

Harrison Town Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in _____

	Date of Local Finance Board Approval	2023 (Adopted Budget)	2024 (Proposed Budget)	2025	2026	2027	2028	2029	Thereafter	Total Principal Outstanding
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
TOTAL PRINCIPAL		-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY										-
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Harrison Town Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	2023 (Adopted Budget)	2024 (Proposed Budget)	2025	2026	2027	2028	2029	Thereafter	Total Interest Payments Outstanding
									-
TOTAL INTEREST	-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY									-
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

Net Position Reconciliation

Harrison Town Housing Authority

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

FY 2024 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 850,603.00	\$ -	\$ -	\$ -	\$ 850,603
Less: Invested in Capital Assets, Net of Related Debt (1)	5,251,419				5,251,419
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(4,400,816)	-	-	-	(4,400,816)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	2,184,961				2,184,961
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	3,757,955				3,757,955
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,542,100	-	-	-	1,542,100
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)	\$ 1,542,100	\$ -	\$ -	\$ -	\$ 1,542,100

(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	\$ 143,816	\$ -	\$ -	\$ 1,800	\$ 145,616
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(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2024

Harrison Town Housing Authority

(Housing Authority Name)

**2024 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2024 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Harrison Town Housing Authority

(Housing Authority Name)

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

Place an "X" in the box for the applicable statement below:

- It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Harrison Town Housing Authority, on January 00, 1900.
- It is hereby certified that the governing body of the Harrison Town 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 Harrison Town Housing for the following reason(s):

Officer's Signature:	rlucas@harrisonhousing.com
Name:	Raymond Lucas
Title:	Executive Director
Address:	Harrison & Schuyler Avenue Harrison, NJ 07029
Phone Number:	973-483-1488
Fax Number:	973-483-4277
E-mail Address:	rlucas@harrisonhousing.com

2024 CAPITAL BUDGET/PROGRAM MESSAGE

Harrison Town Housing Authority

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

Answer all questions below using the space provided.

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

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

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

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

Not applicable.

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

Provide additional documentation as necessary.

Proposed Capital Budget

Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Operations/Structural/Mechanical	\$ 200,000				\$ 200,000	
Management Improvements	50,000				50,000	
Administrative - capital projects	70,000				70,000	
General Capital Activity	700,767				700,767	
Total	1,020,767	-	-	-	1,020,767	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 1,020,767	\$ -	\$ -	\$ -	\$ 1,020,767	\$ -

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

Harrison Town Housing Authority

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

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2024	2025	2026	2027	2028	2029
<i>Public Housing Management</i>							
Operations/Structural/Mechanical	\$ 1,600,000	\$ 200,000	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Management Improvements	300,000	50,000	50,000	50,000	50,000	50,000	50,000
Administrative - capital projects	540,000	70,000	60,000	92,000	134,000	92,000	92,000
General Capital Activity	3,684,602	700,767	710,767	578,767	536,767	578,767	578,767
Total	6,124,602	1,020,767	1,020,767	1,020,767	1,020,767	1,020,767	1,020,767
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 6,124,602	\$ 1,020,767	\$ 1,020,767	\$ 1,020,767	\$ 1,020,767	\$ 1,020,767	\$ 1,020,767

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

Harrison Town Housing Authority
For the Period: April 01, 2024 to March 31, 2025

		<i>Funding Sources</i>				
		Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>						
Operations/Structural/Mechanical	\$	1,600,000			\$ 1,600,000	
Management Improvements		300,000			300,000	
Administrative - capital projects		540,000			540,000	
General Capital Activity		3,684,602			3,684,602	
Total		6,124,602	-	-	-	6,124,602
<i>Section 8</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Housing Voucher</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Other Programs</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
TOTAL	\$	6,124,602	\$	-	\$	-
Total 5 Year Plan per CB-4	\$	6,124,602	-	-	-	6,124,602
Balance check			- If amount is other than zero, verify that projects listed above match projects listed on CB-4.			

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

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

Contracting Unit: Harrison Town Housing Authority Year Ending: March 31, 2023

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

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

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

1/26/2024
Date

rlucas@harrisonhousing.com
Clerk/Secretary to the Governing Body