

Fiscal Year

Start Year

2022

End Year

2023

***Housing Authority Budget of:
Gloucester City Housing Authority***

State Filing Year

2022

ADOPTED COPY

For the Period:

July 1, 2022

to

June 30, 2023

www.gcnjha.com

Housing Authority Web Address



Division of Local Government Services

**2022 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2022

Gloucester City Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By: _____ 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: Paul D. Cvet CPA, RAA Date: 8/3/2022

2022 PREPARER'S CERTIFICATION

Gloucester City Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the memberers of the governing body's resolve with respect to statute in that; all estimates 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:	ccruz-diaz@prd.net
Name:	Christine R. Cruz Díaz
Title:	Accounting Manager, Managing Agent
Address:	587 Haddon Ave Collingswood, NJ 08108
Phone Number:	856-486-1990
Fax Number:	
E-mail Address:	ccruz-diaz@prd.net

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.gcnjha.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: Christine R. Cruz Díaz
Title of Officer Certifying Compliance: Accounting Manager, Managing Agent
Signature: ccruz-diaz@prd.net

2022 APPROVAL CERTIFICATION

Gloucester City Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Gloucester City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on May 23,2022.

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

Officer's Signature:	pk5702@aol.com
Name:	Paul Kormann
Title:	Secretary-Pro Temp
Address:	101 S. Market St. Gloucester, NJ 08030
Phone Number:	856-456-5772
Fax Number:	
E-mail Address:	pk5702@aol.com

2022 HOUSING AUTHORITY BUDGET RESOLUTION

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

WHEREAS, the Annual Budget for Gloucester City Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023 has been presented before the governing body of the Gloucester City Housing Authority at its open public meeting of May 23, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$964,306.00, Total Appropriations including any Accumulated Deficit, if any, of \$964,306.00, 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 \$131,440.00 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 Gloucester City Housing Authority, at an open public meeting held on May 23, 2022 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Gloucester City Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Gloucester City Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 27, 2022.

Paul Kormann

5/23/2022

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Charles Pacifico	x			
Michael McSweeney	x			
Paul Kormann	x			
Roseann Michel				x
Evan Walsh				
Patrick Hagan	x			
Charles Kain				x

2022 ADOPTION CERTIFICATION

Gloucester City Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Gloucester City Housing Authority, pursuant to N.J.A.C 5:31-2.3, on June 27, 2022.

Officer's Signature:	pk5702@aol.com		
Name:	Paul Kormann		
Title:	Secretary-Pro Temp		
Address:	101 S. Market St. Gloucester, NJ 08030		
Phone Number:	856-456-5772	Fax:	
E-mail address:	pk5702@aol.com		

2022 ADOPTED BUDGET RESOLUTION

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

WHEREAS, the Annual Budget and Capital Budget/Program for the Gloucester City Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023 has been presented for adoption before the governing body of the Gloucester City Housing Authority at its open public meeting of June 27, 2022; 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 \$964,306.00, Total Appropriations, including any Accumulated Deficit, if any, of \$964,306.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$131,440.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Gloucester City Housing Authority at an open public meeting held on June 27, 2022 that the Annual Budget and Capital Budget/Program of the Gloucester City Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

Paul Kormann
(Secretary's Signature)

6/27/2022
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Charles Pacifico	X			
Michael McSweeney	X			
Paul Kormann	X			
Roseann Michel			X	
Evan Walsh	X			
Patrick Hagan	X			
Charles Kain			X	

**2022 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2022 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

1. Complete a brief statement on the Fiscal Year 2022 proposed Annual Budget and make comparison to the Fiscal Year 2021 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.

Appropriations F-2:
Laundry: Proposed budgeted of \$9,061 is based on current year ending projected of \$8,883 increased by 2% and not by the prior year adopted budget of \$7,409 which reflects a 22.3% increase
Appropriations F-4:
Administration Fringe Benefits 19.7%: Assuming 10% increase of insurance renewal. Also, 401k benefit contribution/match increase
Legal -14.2%: Decrease due to management keeping abreast of the issues of scattered site residents. Also, no more RAD conversion expense
Miscellaneous Administration -10.5%: Decrease substantially in copies for residents and no REAC inspections for proposed year.
Fringe Benefits 139.4%: Assuming all Full Time eligible employees will enroll to benefits. Prior year just budgeted to 1 employee
Utilities 12.7%: Increase of 5% of audited 20-21 amounts and increase of 30% of gas per market rate changes
Maintenance & Operation -21.0%: Decrease due to eliminating Additional cleaning contract hired due to COVID \$11k.

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

Gloucester City is compromised of working class members in the community with many Gloucester City residents residing in the Housing Authority's affordable housing.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balanc the budget, etc.). If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A

2022 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

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

N/A

5. The proposed budget must not reflect an anticipated deficit from 2022 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.

N/A

(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

2022

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

Name of Authority:	Gloucester City Housing Authority		
Federal ID Number:	22-2397576		
Address:	101 S. Market Street		
City, State, Zip:	Gloucester City	NJ	08030
Phone: (ext.)	856-456-5772	Fax:	

Preparer's Name:	Christine R. Cruz Díaz		
Preparer's Address:	587 Haddon Ave		
City, State, Zip:	Collingswood	NJ	08108
Phone: (ext.)	856-486-1990	Fax:	
E-mail:	ccruz-diaz@prd.net		

Chief Executive Officer*	Charles Pacifico		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	856-456-5772	Fax:	856-456-6894
E-mail:	Cpacifico119@comcast.net		

Chief Financial Officer*	Paul Kormann		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	856-456-5772	Fax:	856-456-6894
E-mail:	pk5702@aol.com		

Name of Auditor:	Jeff Bowley		
Name of Firm:	Joseph Bowley & Company		
Address:	27 West Church Strey		
City, State, Zip:	Blackwood	NJ	08012
Phone: (ext.)	856-228-8006	Fax:	856-228-3629
E-mail:	jeff.bowley@jwbcoll.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

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:

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

(5 or 7 per State statute)

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

(Maximum is 2)

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

If "yes", provide a list of those individuals, their position, the amount receivable, and 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?

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

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?

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*?

**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)

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

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

a. First class or charter travel	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)

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

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

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

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

N-3 (8): Gloucester City Housing Authority is managed by PRD Management, Inc. PRD periodically does market comparisons for the compensation of all employed positions. All staff wages are included in the budget and is reviewed and approved by the commission. At initial hiring, an employment letter is given to each employee as well as kept on file which the independent HR firm PRD has engaged. PRD Management, Inc. performs annual staff evaluation.

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

Gloucester City Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

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

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

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

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

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

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

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

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

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

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Gloucester City Housing Authority
For the Period: July 01, 2022 to June 30, 2023

	Name	Title	Average Hours per Week Dedicated to Position	Position		Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
				Commissioner	Former Highest Compensated Key Employee Officer	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1	Charles Pacifico	Chairman	0.25	x					\$ -	\$ -
2	Michael McSweeney	Vice Chairman	0.25	x					\$ -	\$ -
3	Paul Kormann	Secretary Pro-Temp	0.25	x					\$ -	\$ -
4	Roseann Michel	Commissioner	0.25		x				\$ -	\$ -
5	Evan Walsh	Commissioner	0.25		x				\$ -	\$ -
6	Patrick Hagan	Commissioner	0.25		x				\$ -	\$ -
7	Charles Kain	Commissioner	0.25		x				\$ -	\$ -
8	Lisa Warner	Site Manager	40			x			\$ 17,037.33	\$ 85,833.33
9	Robert Pease	Superintendent	40			x			\$ 17,037.33	\$ 77,315.33
10									\$ -	\$ -
11									\$ -	\$ -
12									\$ -	\$ -
13									\$ -	\$ -
14									\$ -	\$ -
15									\$ -	\$ -
16									\$ -	\$ -
17									\$ -	\$ -
18									\$ -	\$ -
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25									\$ -	\$ -
26									\$ -	\$ -
27									\$ -	\$ -
28									\$ -	\$ -
29									\$ -	\$ -
30									\$ -	\$ -
31									\$ -	\$ -
32									\$ -	\$ -
33									\$ -	\$ -
34									\$ -	\$ -
35									\$ -	\$ -
Total:						\$ 129,074.00	\$ -	\$ -	\$ 34,074.66	\$ 163,148.66

Schedule of Health Benefits - Detailed Cost Analysis

Gloucester City Housing Authority

For the Period: July 01, 2022 to June 30, 2023

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	3	17,037.33	51,111.99	2	14,230.92	28,461.84	22,650.15	79.6%
Parent & Child	-	-	-	-	-	-	-	-
Employee & Spouse (or Partner)	-	-	-	-	-	-	-	-
Family	-	-	-	-	-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)	-	-	-	-	-	-	-	-
Subtotal	3		51,111.99	2		28,461.84	22,650.15	79.6%
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	-	-	-	-	-	-	-	-
Parent & Child	-	-	-	-	-	-	-	-
Employee & Spouse (or Partner)	-	-	-	-	-	-	-	-
Family	-	-	-	-	-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)	-	-	-	-	-	-	-	-
Subtotal								
GRAND TOTAL	3		51,111.99	2		28,461.84	22,650.15	79.6%

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

**2022 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Gloucester City Housing Authority
For the Period: July 01, 2022 to June 30, 2023

	FY 2022 Proposed Budget				FY 2021 Adopted Budget	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs					
REVENUES									
Total Operating Revenues	\$ -	\$ 955,246	\$ -	\$ -	\$ 935,786	\$ 955,246	\$ 19,460	2.1%	
Total Non-Operating Revenues	-	9,061	-	-	7,409	9,061	1,652	22.3%	
Total Anticipated Revenues	-	964,306	-	-	943,195	964,306	21,111	2.2%	
APPROPRIATIONS									
Total Administration	-	215,827	-	-	222,804	215,827	(6,977)	-3.1%	
Total Cost of Providing Services	-	641,579	-	-	617,841	641,579	23,738	3.8%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Operating Appropriations	-	857,406	-	-	840,645	857,406	16,761	2.0%	
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Other Non-Operating Appropriations	-	106,900	-	-	102,550	106,900	4,350	4.2%	
Total Non-Operating Appropriations	-	106,900	-	-	102,550	106,900	4,350	4.2%	
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!	
Total Appropriations and Accumulated Deficit	-	964,306	-	-	943,195	964,306	21,111	2.2%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	-	964,306	-	-	943,195	964,306	21,111	2.2%	
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	

Prior Year Adopted Revenue Schedule

Gloucester City Housing Authority

FY 2021 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	346,737				346,737
Excess Utilities					-
Non-Dwelling Rental					-
HUD Operating Subsidy	589,049				589,049
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher					-
Total Rental Fees	-	935,786	-	-	935,786
<i>Other Revenue (List)</i>					
					-
Total Other Revenue					-
Total Operating Revenues					935,786
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Laundry	7,409				7,409
Total Other Non-Operating Revenues					7,409
<i>Interest on Investments & Deposits</i>					
Interest Earned					-
Penalties					-
Other					-
Total Interest					-
Total Non-Operating Revenues	7,409				7,409
TOTAL ANTICIPATED REVENUES	\$ -	\$ 943,195	\$ -	\$ -	\$ 943,195

Appropriations Schedule

Gloucester City Housing Authority
For the Period: July 01, 2022 to June 30, 2023

	FY 2022 Proposed Budget				FY 2021 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	
					Total All Operations	All Operations	All Operations	
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages		68,796			\$ 68,796	\$ 65,520	\$ 3,276	5.0%
Fringe Benefits		17,037			17,037	14,231	2,806	19.7%
Legal		16,800			16,800	19,573	(2,773)	-14.2%
Staff Training		-			-	-	-	#DIV/0!
Travel		-			-	-	-	#DIV/0!
Accounting Fees		13,495			13,495	13,495	-	0.0%
Auditing Fees		10,051			10,051	9,810	241	2.5%
Miscellaneous Administration*		89,648			89,648	100,175	(10,527)	-10.5%
Total Administration		215,827			215,827	222,804	(6,977)	-3.1%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services		17,230			17,230	16,407	823	5.0%
Salary & Wages - Maintenance & Operation		60,278			60,278	57,411	2,867	5.0%
Salary & Wages - Protective Services		-			-	-	-	#DIV/0!
Salary & Wages - Utility Labor		35,748			35,748	34,040	1,708	5.0%
Fringe Benefits		34,075			34,075	14,231	19,844	139.4%
Tenant Services		-			-	-	-	#DIV/0!
Utilities		174,633			174,633	154,904	19,729	12.7%
Maintenance & Operation		99,055			99,055	125,371	(26,316)	-21.0%
Protective Services		-			-	-	-	#DIV/0!
Insurance		89,929			89,929	89,577	352	0.4%
Payment in Lieu of Taxes (PILOT)		36,170			36,170	34,271	1,899	5.5%
Terminal Leave Payments		-			-	-	-	#DIV/0!
Collection Losses		-			-	-	-	#DIV/0!
Other General Expense		-			-	-	-	#DIV/0!
Rents		-			-	-	-	#DIV/0!
Extraordinary Maintenance		-			-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment		-			-	-	-	#DIV/0!
Property Betterment/Additions		-			-	-	-	#DIV/0!
Miscellaneous COPS*		94,461			94,461	91,629	2,832	3.1%
Total Cost of Providing Services		641,579			641,579	617,841	23,738	3.8%
Total Principal Payments on Debt Service in Lieu of Depreciation		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations		857,406			857,406	840,645	16,761	2.0%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Operations & Maintenance Reserve		-			-	-	-	#DIV/0!
Renewal & Replacement Reserve		106,900			106,900	102,550	4,350	4.2%
Municipality/County Appropriation		-			-	-	-	#DIV/0!
Other Reserves		-			-	-	-	#DIV/0!
Total Non-Operating Appropriations		106,900			106,900	102,550	4,350	4.2%
TOTAL APPROPRIATIONS		964,306			964,306	943,195	21,111	2.2%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT		964,306			964,306	943,195	21,111	2.2%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation		-			-	-	-	#DIV/0!
Other		-			-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized		-			-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS		\$ 964,306	\$ -	\$ -	\$ 964,306	\$ 943,195	\$ 21,111	2.2%

* 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 \$ - \$ 42,870.30 \$ - \$ - \$ 42,870.30

Prior Year Adopted Appropriations Schedule

Gloucester City Housing Authority

FY 2021 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages		\$ 65,520			\$ 65,520
Fringe Benefits		14,231			14,231
Legal		19,573			19,573
Staff Training					-
Travel					-
Accounting Fees		13,495			13,495
Auditing Fees		9,810			9,810
Miscellaneous Administration*		100,175			100,175
Total Administration	-	222,804	-	-	222,804
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services		16,407			16,407
Salary & Wages - Maintenance & Operation		57,411			57,411
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor		34,040			34,040
Fringe Benefits		14,231			14,231
Tenant Services					-
Utilities		154,904			154,904
Maintenance & Operation		125,371			125,371
Protective Services					-
Insurance		89,577			89,577
Payment in Lieu of Taxes (PILOT)		34,271			34,271
Terminal Leave Payments					-
Collection Losses					-
Other General Expense					-
Rents					-
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*		91,629			91,629
Total Cost of Providing Services	-	617,841	-	-	617,841
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	-	840,645	-	-	840,645
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve		102,550			102,550
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	102,550	-	-	102,550
TOTAL APPROPRIATIONS	-	943,195	-	-	943,195
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	943,195	-	-	943,195
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ -	\$ 943,195	\$ -	\$ -	\$ 943,195

* 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	\$ -	\$ 42,032.25	\$ -	\$ -	\$ 42,032.25
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Debt Service Schedule - Principal

Gloucester City Housing Authority

If authority has no debt check this box:

	Date of Local Finance Board Approval	FY 2021 Adopted Budget	FY 2022 Proposed Budget	2023	2024	2025	2026	2027	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. *Standard & Poors*

Moody's	Fitch	
Bond Rating		
Year of Last Rating		

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Gloucester City Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	FY 2022 Proposed Budget	2023	2024	2025	2026	2027	Thereafter	Total Interest Payments Outstanding
TOTAL INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LESS: HUD SUBSIDY								
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2022

Gloucester City Housing Authority

(Housing Authority Name)

**2022 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2022 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Gloucester City Housing Authority

(Housing Authority Name)

Fiscal Year: July 01, 2022 to June 30, 2023

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

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Gloucester City Housing Authority, on .

It is hereby certified that the governing body of the Gloucester City 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 Gloucester City Housing for the following reason(s):

Officer's Signature:	pk5702@aol.com
Name:	Paul Kormann
Title:	Secretary-Pro Temp
Address:	101 S. Market St. Gloucester, NJ 08030
Phone Number:	856-456-5772
Fax Number:	
E-mail Address:	pk5702@aol.com

2022 CAPITAL BUDGET/PROGRAM MESSAGE

Gloucester City Housing Authority

Fiscal Year: July 01, 2022 to June 30, 2023

Answer all questions below using the space provided.

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

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

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

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

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

N/A

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

Provide additional documentation as necessary.

Proposed Capital Budget

Gloucester City Housing Authority
For the Period: July 01, 2022 to June 30, 2023

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
<i>Public Housing Management</i>					
	\$ -				
Total	-	-	-	-	-
<i>Section 8</i>					
CP-Tec Units, Plumbing, Bath Fitter	12,000				
Roof Repairs, Bldg Equipment/Carpet	39,540	\$ 12,000			
Scattered Sites roof, Appliances	16,900	39,540			
Lobby Reno, Pkg lot, Security Upgrade	63,000	16,900			
Total	131,440	63,000			
Total	-	-	131,440	-	-
<i>Housing Voucher</i>					
	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
	-				
Total	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 131,440	\$ -	\$ 131,440	\$ -	\$ -

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

Gloucester City Housing Authority
For the Period: July 01, 2022 to June 30, 2023

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
Total	-	-	-	-	-	-
<i>Section 8</i>						
CP-Tec Units, Plumbing, Bath F	110,931					
Roof Repairs, Bldg Equipment/	211,744					
Scattered Sites roof, Appliances	152,912					
Lobby Reno, Pkg lot, Security U	118,500					
Total	594,087	-	\$ 594,087	-	-	-
<i>Housing Voucher</i>						
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 594,087	\$ -	\$ 594,087	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 594,087					
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.

