

Fiscal Year Start Year End Year
 2024 – 2025

***Housing Authority Budget of:
Hackensack Housing Authority***

State Filing Year 2025

For the Period: October 1, 2024 to September 30, 2025

www.hackensackhousing.org
Housing Authority Web Address



Division of Local Government Services

**2025 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2025

Hackensack Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 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: _____

2025 PREPARER'S CERTIFICATION

Hackensack Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 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:	
Name:	William Katchen, CPA
Title:	Fee Accountant
Address:	596 Anderson Avenue, Suite 303 Cliffside Park, NJ 07010
Phone Number:	201-943-4449
Fax Number:	201-943-5099
E-mail Address:	bill@katchencpa.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

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

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

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

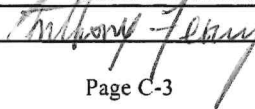
Name of Officer Certifying Compliance:

Anthony Feorenzo

Title of Officer Certifying Compliance:

Executive Director

Signature:



2025 APPROVAL CERTIFICATION

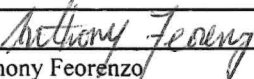
Hackensack Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 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 Hackensack Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on July 11, 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:	
Name:	Anthony Feorenzo
Title:	Executive Director
Address:	65 First Street Hackensack, New Jersey 07601
Phone Number:	201-342-4280
Fax Number:	201-342-5044
E-mail Address:	tonyf@hackensackhousing.org

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget for Hackensack Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented before the governing body of the Hackensack Housing Authority at its open public meeting of July 11, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$6,163,548.00, Total Appropriations including any Accumulated Deficit, if any, of \$5,975,711.00, 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 \$250,000.00 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 Hackensack Housing Authority, at an open public meeting held on July 11, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Hackensack Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 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 Hackensack Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on September 12, 2024.

Anthony Feorey
(Secretary's Signature)

7/11/2024
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Anthony (Tony) Stassi	✓			
Hani Khoury				✓
Gino Tessaro	✓			
Blanche Stuart	✓			
Marie Dukes	✓			
Sarquis Pico	✓			
May D'Arminio	✓			

**2025 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 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.

Variances are explained as follows:
Revenue:
1. Interest income budget has increased based on current rate environment.

Expenses:
1. Administrative salaries increased based on proposed salary increases and new staff.
2. Audit Fees increased based on competitive responses for proposals.
3. Utility Labor increased based on staff increases and time and effort spent in heating system maintenance.
4. Insurance Expense increased based on current actual premiums.
5. Replacement of Equipment increased based on current costs of appliances.
6. Debt service -principal and interest increased in total to accelerate payoff of debt.

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

The local economy is growing and absent supply and labor issues lingering from the pandemic is stable.

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.

It is not anticipated that unrestricted net position will be utilized in the proposed budget.

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

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

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

None, except the annual PILOT and security payments of \$100,000.

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 Authority does not have an accumulated deficit at the end of the prior year.

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

HOUSING AUTHORITY CONTACT INFORMATION 2025

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

Name of Authority:	Hackensack Housing Authority		
<i>Federal ID Number:</i>	22-6002655		
<i>Address:</i>	65 First Street		
<i>City, State, Zip:</i>	Hackensack	NJ	07601
<i>Phone: (ext.)</i>	201-342-4280	<i>Fax:</i>	201-342-5044

Preparer's Name:	William Katchen, CPA		
<i>Preparer's Address:</i>	596 Anderson Avenue, Suite 303		
<i>City, State, Zip:</i>	Cliffside Park	NJ	07010
<i>Phone: (ext.)</i>	201-943-4449	<i>Fax:</i>	201-943-5099
<i>E-mail:</i>	bill@katchencpa.com		

Chief Executive Officer*	Anthony Feorenzo		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-342-4280	<i>Fax:</i>	201-342-5044
<i>E-mail:</i>	tonyf@hackensackhousing.org		

Chief Financial Officer*	William Katchen, CPA		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-943-4449	<i>Fax:</i>	201-943-5099
<i>E-mail:</i>	bill@katchencpa.com		

Name of Auditor:	Michael Maurice, CPA		
<i>Name of Firm:</i>	Polcari and Company, CPA's		
<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>	pocarico@optonline.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 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:

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)

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 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? 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 | Yes |
| 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)

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 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)

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

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

Page N-3, Question 8

The Authority Board of Commissioners review and approve annual salary increases to staff.

Page N-3, Question 11(g)- vehicle allowance of \$ 7,500 annually paid to Executive Director.

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

Hackensack Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 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)
Hackensack Housing Authority
For the Period: October 01, 2024 to September 30, 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
				Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 Anthony (Tony) Stassi	Chairperson		Commissioner					
2 Hani Khoury	Commissioner		Commissioner					
3 Gino Tessaro	Commissioner		Commissioner					
4 Blanche Stuart	Commissioner		Commissioner					
5 Marie Dukas	Commissioner		Commissioner					
6 Sarquis Pico	Commissioner		Commissioner					
7 May D'Arminio	Commissioner		Commissioner					
8 Anthony Feorenzo	Executive Director		Key Employee	\$ 187,196.00			\$ 56,159.00	243,355.00
9 Susan Porco	Bookkeeper		Key Employee	\$ 56,569.00			\$ 16,971.00	73,540.00
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
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21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
Total:				\$ 243,765.00	\$ -	\$ -	\$ 73,130.00	\$ 316,895.00

Schedule of Health Benefits - Detailed Cost Analysis

Hackensack Housing Authority

For the Period: October 01, 2024 to September 30, 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	6	16,333.00	97,998.00	6	14,883.00	89,298.00	8,700.00	9.7%
Parent & Child	3	29,236.00	87,708.00	2	23,255.00	46,510.00	41,198.00	88.6%
Employee & Spouse (or Partner)	3	31,328.00	93,984.00	2	29,766.00	59,532.00	34,452.00	57.9%
Family	4	45,569.00	182,276.00	5	41,523.00	207,615.00	(25,339.00)	-12.2%
Employee Cost Sharing Contribution (enter as negative -)			(55,091.00)			(52,691.00)	(2,400.00)	4.6%
Subtotal	16		406,875.00	15		350,264.00	56,611.00	16.2%
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	8	6,668.00	53,344.00				53,344.00	
Parent & Child	2	19,264.00	38,528.00				38,528.00	
Employee & Spouse (or Partner)			-				-	
Family			-				-	
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal	10		91,872.00				91,872.00	
GRAND TOTAL	26		498,747.00	15		350,264.00	148,483.00	42.4%

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

Hackensack Housing Authority
ACCUMULATED ABSENCE LIABILITY

If no accumulated absences, check this box:

Examining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" - applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
T. Ferrero	125.37	\$15,000.00	57.00	\$38,122.28		\$0.00		\$0.00		\$53,122.28			X
L. Andrade	-	\$0.00	-	\$0.00		\$0.00		\$0.00		\$0.00			X
D. Costanzo	0.75	\$135.58	2.00	\$361.54		\$456.00		\$456.00		\$497.12			X
I. Hernandez	9.37	\$1,424.24	3.00	\$456.00		\$456.00		\$456.00		\$1,880.24			X
E. Jimenez	13.50	\$2,414.43	15.00	\$2,682.71		\$1,818.50		\$1,818.50		\$5,097.14			X
G. Lopez	74.59	\$15,000.00	8.00	\$1,818.50		\$9,846.68		\$9,846.68		\$24,846.68			X
C. Loppino	85.94	\$15,000.00	32.06	\$1,967.54		\$1,967.54		\$1,967.54		\$12,907.75			X
S. Porco	45.15	\$10,940.21	8.12	\$1,967.54		\$4,940.88		\$4,940.88		\$19,940.88			X
V. Ramirez	95.00	\$15,000.00	24.00	\$4,940.88		\$6,222.57		\$6,222.57		\$21,222.57			X
R. Romero	170.35	\$15,000.00	29.38	\$4,139.24		\$4,139.24		\$4,139.24		\$6,482.73			X
J. Sabella	8.42	\$2,323.49	15.00	\$3,999.32		\$599.32		\$599.32		\$3,023.76			X
A. Silver	11.77	\$3,294.85	19.65	\$4,383.46		\$11,399.50		\$11,399.50		\$17,678.31			X
M. Spray	14.77	\$3,294.85	31.75	\$7,733.08		\$3,456.00		\$3,456.00		\$18,456.00			X
D. Vanline	193.53	\$15,000.00	4.00	\$733.08		\$9,244.11		\$9,244.11		\$22,009.78			X
W. Mark	0.75	\$1,200.20	16.00	\$12,765.67									X
D. Ziegler	140.82	\$15,000.00											X
Payroll Taxes													
TOTALS (THIS PAGE ONLY)	996.08	\$141,543.11	270.77	\$100,564.49		\$0.00		\$0.00		\$242,107.60			

**2025 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Hackensack Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget				Total All Operations	FY 2024 Adopted Budget	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs					
REVENUES									
Total Operating Revenues	\$ 6,008,258	\$ -	\$ -	\$ 65,720	\$ 6,073,978	\$ 5,860,852	\$ 213,126	3.6%	
Total Non-Operating Revenues	89,570	-	-	-	89,570	44,880	44,690	99.6%	
Total Anticipated Revenues	6,097,828	-	-	65,720	6,163,548	5,905,732	257,816	4.4%	
APPROPRIATIONS									
Total Administration	1,366,830	-	-	-	1,366,830	1,291,160	75,670	5.9%	
Total Cost of Providing Services	3,935,061	-	-	65,720	4,000,781	3,809,600	191,181	5.0%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	450,000	68,013	381,987	561.6%	
Total Operating Appropriations	5,301,891	-	-	65,720	5,817,611	5,168,773	648,838	12.6%	
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	53,100	119,314	(66,214)	-55.5%	
Total Other Non-Operating Appropriations	105,000	-	-	-	105,000	102,120	2,880	2.8%	
Total Non-Operating Appropriations	105,000	-	-	-	158,100	221,434	(63,334)	-28.6%	
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!	
Total Appropriations and Accumulated Deficit	5,406,891	-	-	65,720	5,975,711	5,390,207	585,504	10.9%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	5,406,891	-	-	65,720	5,975,711	5,390,207	585,504	10.9%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 690,937	\$ -	\$ -	\$ -	\$ 187,837	\$ 515,525	\$ (327,688)	-63.6%	

Appropriations Schedule

Hackensack Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget				FY 2024 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
					Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	704,340				\$ 704,340	\$ 633,960	\$ 70,380 11.1%
Fringe Benefits	417,780				417,780	421,200	(3,420) -0.8%
Legal	46,310				46,310	44,100	2,210 5.0%
Staff Training	3,500				3,500	3,500	- 0.0%
Travel	17,000				17,000	17,000	- 0.0%
Accounting Fees	50,400				50,400	50,400	- 0.0%
Auditing Fees	9,500				9,500	8,000	1,500 18.8%
Miscellaneous Administration*	118,000				118,000	113,000	5,000 4.4%
Total Administration	1,366,830				1,366,830	1,291,160	75,670 5.9%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services	95,920				95,920	94,670	1,250 1.3%
Salary & Wages - Maintenance & Operation	504,360			59,740	564,100	524,180	39,920 7.6%
Salary & Wages - Protective Services					-	-	#DIV/0!
Salary & Wages - Utility Labor	62,680				62,680	52,170	10,510 20.1%
Fringe Benefits	531,620			5,980	537,600	520,280	17,320 3.3%
Tenant Services	64,900				64,900	64,900	- 0.0%
Utilities	1,116,541				1,116,541	1,061,600	54,941 5.2%
Maintenance & Operation	761,100				761,100	761,100	- 0.0%
Protective Services	100,000				100,000	100,000	- 0.0%
Insurance	345,000				345,000	295,000	50,000 16.9%
Payment in Lieu of Taxes (PILOT)	202,940				202,940	199,700	3,240 1.6%
Terminal Leave Payments					-	-	#DIV/0!
Collection Losses	5,000				5,000	5,000	- 0.0%
Other General Expense					-	-	#DIV/0!
Rents					-	-	#DIV/0!
Extraordinary Maintenance	50,000				50,000	48,000	2,000 4.2%
Replacement of Non-Expendible Equipment	95,000				95,000	83,000	12,000 14.5%
Property Betterment/Additions					-	-	#DIV/0!
Miscellaneous COPS*					-	-	#DIV/0!
Total Cost of Providing Services	3,935,061			65,720	4,000,781	3,809,600	191,181 5.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	450,000	68,013	381,987 561.6%
Total Operating Appropriations	5,301,891			65,720	5,817,611	5,168,773	648,838 12.6%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	53,100	119,314	(66,214) -55.5%
Operations & Maintenance Reserve					-	-	#DIV/0!
Renewal & Replacement Reserve	105,000				105,000	102,120	2,880 2.8%
Municipality/County Appropriation					-	-	#DIV/0!
Other Reserves					-	-	#DIV/0!
Total Non-Operating Appropriations	105,000				158,100	221,434	(63,334) -28.6%
TOTAL APPROPRIATIONS	5,406,891			65,720	5,975,711	5,390,207	585,504 10.9%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,406,891			65,720	5,975,711	5,390,207	585,504 10.9%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation					-	-	#DIV/0!
Other					-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 5,406,891	\$ -	\$ -	\$ 65,720	\$ 5,975,711	\$ 5,390,207	\$ 585,504 10.9%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 265,094.55 \$ - \$ - \$ 3,286.00 \$ 290,880.55

Prior Year Adopted Appropriations Schedule

Hackensack Housing Authority

FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 633,960				\$ 633,960
Fringe Benefits	421,200				421,200
Legal	44,100				44,100
Staff Training	3,500				3,500
Travel	17,000				17,000
Accounting Fees	50,400				50,400
Auditing Fees	8,000				8,000
Miscellaneous Administration*	113,000				113,000
Total Administration	1,291,160	-	-	-	1,291,160
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	94,670				94,670
Salary & Wages - Maintenance & Operation	469,440			54,740	524,180
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	52,170				52,170
Fringe Benefits	514,800			5,480	520,280
Tenant Services	64,900				64,900
Utilities	1,061,600				1,061,600
Maintenance & Operation	761,100				761,100
Protective Services	100,000				100,000
Insurance	295,000				295,000
Payment in Lieu of Taxes (PILOT)	199,700				199,700
Terminal Leave Payments					-
Collection Losses	5,000				5,000
Other General Expense					-
Rents					-
Extraordinary Maintenance	48,000				48,000
Replacement of Non-Expendible Equipment	83,000				83,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	3,749,380	-	-	60,220	3,809,600
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	68,013
Total Operating Appropriations	5,040,540	-	-	60,220	5,168,773
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	119,314
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	102,120				102,120
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	102,120	-	-	-	221,434
TOTAL APPROPRIATIONS	5,142,660	-	-	60,220	5,390,207
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,142,660	-	-	60,220	5,390,207
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 5,142,660	\$ -	\$ -	\$ 60,220	\$ 5,390,207

* 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	\$ 252,027.00	\$ -	\$ -	\$ 3,011.00	\$ 258,438.65
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Debt Service Schedule - Principal

Hackensack Housing Authority

If authority has no debt check this box:

	Date of Local Finance Board Approval	Fiscal Year Ending in							Total Principal Outstanding	
		2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030		Thereafter
RAD Mortgage		\$ 68,013	\$ 450,000	\$ 306,338						\$ 756,338.00
TOTAL PRINCIPAL		68,013	450,000	306,338						756,338
LESS: HUD SUBSIDY										
NET PRINCIPAL		\$ 68,013	\$ 450,000	\$ 306,338						\$ 756,338

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

	<u>Moody's</u>	<u>Standard & Poors</u>
Bond Rating	_____	_____
Year of Last Rating	_____	_____

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Hackensack Housing Authority

If authority has no debt check this box:

	<i>Fiscal Year Ending in</i>						Total Interest Payments Outstanding	
	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029		2030
RAD Mortgage	119,314	53,100	52,860				105,960	
TOTAL INTEREST	119,314	53,100	52,860				105,960	
LESS: HUD SUBSIDY								
NET INTEREST	\$ 119,314	\$ 53,100	\$ 52,860	\$ -	\$ -	\$ -	\$ 105,960	\$ -

Net Position Reconciliation

Hackensack Housing Authority

For the Period: October 01, 2024 to September 30, 2025

FY 2025 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)					
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ 22,807,120.00	\$ -	\$ -	\$ -	\$ 22,807,120
Less: Restricted for Debt Service Reserve (1)	20,043,347				20,043,347
Less: Other Restricted Net Position (1)	428,732				428,732
Total Unrestricted Net Position (1)	2,335,041				2,335,041
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)	6,425,481				6,425,481
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,798,283				1,798,283
Plus: Estimated Income (Loss) on Current Year Operations (2)	515,525				515,525
Plus: Other Adjustments (attach schedule)					
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	11,074,330				11,074,330
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)	\$ 11,074,330	\$ -	\$ -	\$ -	\$ 11,074,330

(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 \$ 265,095 \$ - \$ 3,286 \$ 290,881

(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.