
ADOPTED COPY

*Authority Budget of:
Garfield Housing Authority*

**ADOPTED COPY
APPROVED COPY**

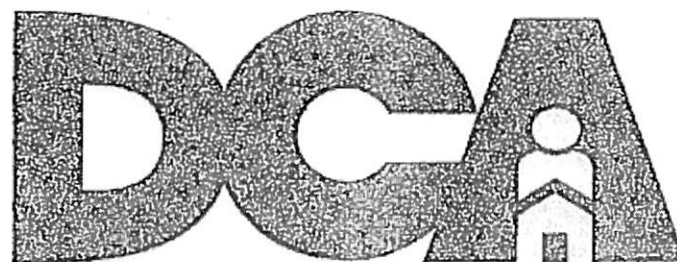
State Filing Year
For the Period:

2022

April 1, 2022 to March 31, 2023

www.garfieldhousing.org

Authority Web Address



NJ DEPARTMENT OF
Community

Division of Local Government Services

2022 (2022-2023) HOUSING AUTHORITY BUDGET

Certification Section

2022 (2022-2023)

Garfield Housing Authority
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM April 1, 2022 TO March 31, 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: Paul D Cwert CPA, RMA Date: 6/9/2022

CERTIFICATION OF ADOPTED BUDGET

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

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

By: Paul D Cwert CPA, RMA Date: 12/20/2022

2022 (2022-2023) PREPARER'S CERTIFICATION

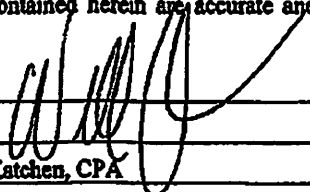
Garfield Housing Authority
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 4/1/2022 TO: 3/31/2023

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

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

Preparer's Signature:			
Name:	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		

2022 (2022-2023) APPROVAL CERTIFICATION


Garfield Housing Authority
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:4/1/2022 TO:3/31/2023

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Garfield Housing Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 24 day of January, 2022.

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

Officer's Signature:			
Name:	Martin Geisler		
Title:	Executive Director		
Address:	70 Daniel P. Conte Court, Garfield, NJ 07026		
Phone Number:	973-340-4170	Fax Number:	973-772-7804
E-mail address	marty@garfieldhousing.org		

INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.garfieldhousing.org

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

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

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

Name of Officer Certifying compliance

Martin Geisler

Title of Officer Certifying compliance

Executive Director

Signature



2022-01

2022 (2022-2023) HOUSING AUTHORITY BUDGET
RESOLUTION
Garfield Housing Authority
(Name)

FISCAL YEAR: FROM: 4/1/2022 TO: 3/31/2023

WHEREAS, the Annual Budget and Capital Budget for the Garfield Housing Authority for the fiscal year beginning April 1, 2022 and ending March 31, 2023 has been presented before the governing body of the Garfield Housing Authority at its open public meeting of January 24, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 3,751,550 Total Appropriations, including any Accumulated Deficit if any, of \$ 3,749,590 and Total Unrestricted Net Position utilized of _____ 0 _____; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$900,000 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ _____ 0 _____; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Garfield Housing Authority, at an open public meeting held on January 24, 2022 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Garfield Housing Authority for the fiscal year beginning, 4/1/2022 and ending, 3/31/2023 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 Garfield Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on March 21, 2022.

(Secretary's Signature)

1/28/2022
(Date)

Governing Body Member: Recorded Vote Aye Nay Abstain Absent

Note Fill in the name of Each Commissioner and indicate their recorded Vote

Dabal Aye
Borrett Aye
Garrett Aye
Bomez Aye
Ribeiro Aye

Dabal not ye
Ribeiro 2nd

2022 (2022-2023) HOUSING AUTHORITY BUDGET

Narrative and Information Section

**2022 (2022-2023) HOUSING AUTHORITY BUDGET
MESSAGE & ANALYSIS**

Garfield Housing Authority
(Name)

AUTHORITY BUDGET

**FISCAL
YEAR:**

FROM: 4/1/2022

TO: 3/31/2023

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

1. Complete a brief statement on the 2022/2022-2023 proposed Annual Budget and make comparison to the 2021/2021-2022 adopted budget for each *Revenues and Appropriations*. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. (Example Rate Increase authorized by resolution or by HUD). See variance narrative attached.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. Example would be effect on a recession in the economy on the housing Authority The local economy is continuing to be impacted by the pandemic COVID-19, resulting in increased maintenance costs due to implementation of mitigation work.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget, i.e. rate stabilization, debt services reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered. If is not anticipated that unrestricted net position will be utilized.

4. Identify any sources of funds transferred to the County/Municipality as a Pilot Payments, or a shared service and explain the reason for the transfer -- Housing Authorities cannot transfer Unrestricted Net Position (i.e.: to balance the County/Municipality budget, etc.). **PILOT only.**

5. The proposed budget must not reflect an anticipated deficit from 2022/2022-2023 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question. The Authority has an accumulated deficit due to accounting for the non cash OPEB and Pension requirements. The proposed budget anticipates a surplus in operations that will reduce the accumulated deficit.

(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).

GARFIELD HOUSING AUTHORITY

2022 NEW JERSEY BUDGET

PAGE N-1, QUESTION 1

Revenue:

1. HUD operating subsidy projected to increase per formula.
2. Interest income expected to decrease based on lower interest rates on investments.

Appropriations:

- 1.) Replacement of nonexpendable equipment increased based on increased costs of ranges and refrigerators.
-

**HOUSING AUTHORITY CONTACT INFORMATION
 AUTHORITY CONTACT INFORMATION
 2022 (2022-2023)**

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

Name of Authority:	Garfield Housing Authority		
Federal ID Number:	22-6002883		
Address:	70 Daniel P. Conte Court		
City, State, Zip:	Garfield	NJ	07026
Phone: (ext.)	973-340-4170	Fax:	973-772-7804

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

Chief Executive Officer:(1)	Martin Geisler		
(1) Or person who performs these functions under another Title			
Phone: (ext.)	973-340-4170	Fax:	973-772-7804
E-mail:	marty@garfieldhousing.org		

Chief Financial Officer(1)	Martin Geisler		
(1) Or person who performs these functions under another Title			
Phone: (ext.)	973-340-4170	Fax:	973-772-7804
E-mail:	marty@garfieldhousing.org		

Name of Auditor:	Michael Maurice, CPA		
Name of Firm:	Polcari and Company		
Address:	2035 Hamburg Turnpike, Unit H		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	973-831-6969	Fax:	973-831-6972
E-mail:	polcarico@ontonline.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Garfield Housing Authority
(Name)

FISCAL
YEAR:

FROM: 4/1/2022

TO: 3/31/2023

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

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2020 or 2021) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 50
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2020 or 2021) Transmittal of Wage and Tax Statements: 1,700,740.
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 as per statute for your Authority)
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? No If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2021 or 2022 deadline has passed 2021 or 2022) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) Yes If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? No If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? No
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? No
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NoIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. No If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. *Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2). Board review and action.*

- 11) Did the Authority pay for meals or catering during the current fiscal year? No If "yes," attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? No If "yes," attach a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?
 a. First class or charter travel No
 b. Travel for companions No
 c. Tax indemnification and gross-up payments No
 d. Discretionary spending account No
 e. Housing allowance or residence for personal use No
 f. Payments for business use of personal residence No
 g. Vehicle/air/allowance or vehicle for personal use No
 h. Health or social club dues or initiation fees No
 i. Personal services (i.e.: maid, chauffeur, chef) No
 If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. If your authority does not allow for reimbursements indicate that in answer)
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? No If "yes," attach explanation including amount paid.
- 16) Did the Authority make any payments to current or former commissioners or employees (that were contingent upon the performance of the Authority or that were considered discretionary bonuses)? No If "yes," attach explanation including amount paid.
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notices of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplaces Access (EMMA) as required? NA If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable) (Loans from a Bank or State Agencies are not bonded Debt)
- 18) 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," attach explanation as to why the authority has not yet undertaken the required maintenance or repairs and describe the authority's plan to address the conditions identified.
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection (i.e.: sewer overflow, etc.)? No If "yes," attach a description of the event or condition that resulted in the fine or assessment.
- 20) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? No If "yes," attach a description of the event or condition that resulted in the fine or assessment.
- 21) 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.

(This page is directions for filling in page (N-4 (2-of 2)) (No answers should be entered on this page)

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**
Garfield Housing Authority
(Name)

**FISCAL
YEAR:**

FROM: 4/1/2022

TO: 3/31/2023

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

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

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

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

- a) The individual received reportable compensation from the authority and 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 determines 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 2019 or 2020. The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2021, the most recent W-2 and 1099 should be used 2020 or 2019 (60 days prior to start of budget year is November 1, 2020, with 2019 being the most recent calendar year ended), and for fiscal years ending June 30, 2021, the calendar year 2020 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2021, with 2020 being the most recent calendar year ended).

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

2022 (2022-2023) HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

Carroll Housing Authority
For the Period April 1, 2022 to March 31, 2023

	FY 2022 Proposed Budget				FY 2021 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Payroll Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations		
REVENUES								
Total Operating Revenues	\$ 1,680,070	\$ -	\$ -	65,300	\$ 3,745,570	\$ 3,654,633	\$ 90,937	2.4%
Total Non-Operating Revenues	6,180	-	-	-	6,180	6,900	(720)	-37.6%
Total Adopted Revenues	3,086,250	-	-	65,300	3,751,750	3,661,533	90,217	2.4%
APPROPRIATIONS								
Total Administration	892,350	-	-	34,500	930,650	907,830	22,820	2.5%
Total Cost of Providing Services	2,791,830	-	-	26,800	2,818,730	2,752,870	65,860	2.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	N/DV/DI
Total Operating Appropriations	3,684,200	-	-	65,300	3,749,500	3,660,700	88,800	2.4%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	N/DV/DI
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	N/DV/DI
Total Non-Operating Appropriations	-	-	-	-	-	-	-	N/DV/DI
Accumulated Debt	-	-	-	-	-	-	-	N/DV/DI
Total Appropriations and Accumulated Debt	3,684,200	-	-	65,300	3,749,500	3,660,700	88,800	2.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	N/DV/DI
Net Total Appropriations	3,684,200	-	-	65,300	3,749,500	3,660,700	88,800	2.4%
ANTICIPATED SURPLUS (DEFICIT)	\$ 1,860	\$ -	\$ -	\$ -	\$ 1,860	\$ 1,833	\$ 27	1.5%

Revenue Schedule

Garfield Housing Authority
 April 1, 2022
 to
 March 31, 2023

For the Period

\$ Increase
 (Decrease)
 Proposed vs.
 Adopted

FY 2022 Proposed Budget
 Total All Operations
 Budget
 FY 2021 Adopted

OPERATING REVENUES	Total All Operations	Total All Operations	Total All Operations	Total All Operations
Resident Fees	2,473,870	2,473,870	2,473,870	0.00%
Homebuyers' Monthly Payments	42,170	42,170	42,170	0.00%
Resident Fees	2,516,040	2,516,040	2,516,040	0.00%
Public Housing Management	1,003,930	1,003,930	1,003,930	0.00%
Public Housing Section 8 Youth	75,047	75,047	75,047	0.00%
Public Housing Section 8 Youth	1,078,977	1,078,977	1,078,977	0.00%
Other Programs	225,300	225,300	225,300	0.00%
Total All Operations	3,845,013	3,845,013	3,845,013	0.00%
Non-Operating Revenues	180,000	180,000	180,000	0.00%
Other Operating Revenues (Net)	180,000	180,000	180,000	0.00%
Total Other Revenues	180,000	180,000	180,000	0.00%
Total Operating Revenues	3,845,013	3,845,013	3,845,013	0.00%
Other Non-Operating Revenues	6,180	6,180	6,180	0.00%
Total Non-Operating Revenues	6,180	6,180	6,180	0.00%
Total Available Revenues	3,851,193	3,851,193	3,851,193	0.00%

Prior Year Adopted Revenue Schedule

Garfield Housing Authority

	<i>FY 2021 Adopted Budget</i>				Total All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$.
Dwelling Rental	2,498,680				2,498,680
Excess Utilities	42,460				42,460
Non-Dwelling Rental					.
HUD Operating Subsidy					.
New Construction - Acc Section 8	903,883				903,883
Voucher - Acc Housing Voucher					.
Total Rental Fees	3,445,023	-	-	-	3,445,023
<i>Other Revenue (List)</i>					
Late charges, Misc. and prorations	130,000		81,610		211,610
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
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Type In (Grant, Other Rev)					.
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Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Type In (Grant, Other Rev)					.
Total Other Revenue	130,000	-	81,610	-	211,610
Total Operating Revenues	3,575,023	-	81,610	-	3,656,633
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type In					.
Type In					.
Type In					.
Type In					.
Type In					.
Type In					.
Total Other Non-Operating Revenues	-	-	-	-	.
<i>Interest on Investments & Deposits</i>					
Interest Earned	9,900				9,900
Penalties					.
Other					.
Total Interest	9,900	-	-	-	9,900
Total Non-Operating Revenues	9,900	-	-	-	9,900
TOTAL ANTICIPATED REVENUES	\$ 3,584,923	\$ -	\$ -	\$ 81,610	\$3,666,533

Appropriations Schedule

Genfield Housing Authority
 For the Period April 1, 2022 to March 31, 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 AD Operations	AD Operations	AS Operations
OPERATING APPROPRIATIONS										
Administration										
Salary & Wages	410,470			33,000	\$ 443,470	\$ 432,300	\$ 11,170 2.5%			
Fringe Benefits	276,970			3,500	280,470	277,320	3,150 1.1%			
Legal	35,000				35,000	33,300	1,700 5.0%			
Staff Training	15,000				15,000	15,000	- 0.0%			
Travel	12,000				12,000	12,000	- 0.0%			
Accounting Fees	87,800				37,800	34,000	3,800 10.9%			
Auditing Fees	3,500				3,500	3,000	500 16%			
Miscellaneous Administration*	89,600				95,600	83,000	12,600 13%			
Total Administration	892,940			36,500	929,440	907,620	21,820 2.3%			
Cost of Providing Services										
Salary & Wages - Tenant Services	67,450			24,160	91,610	83,830	7,780 8.5%			
Salary & Wages - Maintenance & Operation	722,530				721,550	686,760	34,790 4.8%			
Salary & Wages - Protective Services							NON/OT			
Salary & Wages - Utility Labor	50,740				50,740	51,370	(630) -1.2%			
Fringe Benefits	415,450			2,440	417,890	410,710	7,180 1.7%			
Tenant Services	32,200				32,200	33,400	(800) -2.5%			
Utilities	664,420				664,420	664,420	- 0.0%			
Maintenance & Operation	480,000				480,000	480,000	- 0.0%			
Protective Services							NON/OT			
Insurance	180,000				180,000	150,000	30,000 16.7%			
Payment in Lieu of Taxes (PILOT)	180,300				180,300	182,160	(2,160) -1.2%			
Terminated Leave Payments							NON/OT			
Collection Losses	10,000				10,000	10,000	- 0.0%			
Other General Expense							NON/OT			
Items							NON/OT			
Extraordinary Maintenance							NON/OT			
Replacement of Non-Dependable Equipment	30,000				30,000	22,000	8,000 36.4%			
Property Betterment/Addresses							NON/OT			
Miscellaneous OOPS*							NON/OT			
Total Cost of Providing Services	3,791,970			26,600	3,818,570	3,793,670	24,900 0.6%			
Total Principal Payments on Debt Service in Use of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX			NON/OT			
Total Operating Appropriations	3,824,290			65,300	3,749,590	3,660,700	88,890 2.4%			
NON-OPERATING APPROPRIATIONS										
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX			NON/OT			
Operational & Maintenance Reserve							NON/OT			
Renewal & Replacement Reserve							NON/OT			
Municipality/County Appropriation							NON/OT			
Other Reserves							NON/OT			
Total Non-Operating Appropriations							NON/OT			
TOTAL APPROPRIATIONS	3,824,290			65,300	3,749,590	3,660,700	88,890 2.4%			
ACCUMULATED DEFICIT										
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	3,824,290			65,300	3,749,590	3,660,700	88,890 2.4%			
UNRESTRICTED NET POSITION UTILIZED										
Municipality/County Appropriation							NON/OT			
Other							NON/OT			
Total Unrestricted Net Position Utilized							NON/OT			
TOTAL NET APPROPRIATIONS	\$ 3,824,290	\$ -	\$ -	\$ 65,300	\$ 3,749,590	\$ 3,660,700	\$ 88,890 2.4%			

* 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 this line item must be itemized above.

5% of Total Operating Appropriations \$ 184,214.50 \$ - \$ - \$ 1,263.60 \$ 187,478.10

Prior Year Adopted Appropriations Schedule

Garfield 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	\$ 397,160			\$ 35,000	\$ 432,160
Fringe Benefits	279,820			3,500	277,320
Legal	33,350				33,350
Staff Training	15,000				15,000
Travel	12,000				12,000
Accounting Fees	56,000				56,000
Auditing Fees	9,000				9,000
Miscellaneous Administration*	93,000				93,000
Total Administration	669,330	-	-	38,500	507,830
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	44,640			59,190	83,830
Salary & Wages - Maintenance & Operation	682,860			3,920	685,780
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	51,170				51,170
Fringe Benefits	410,710				410,710
Tenant Services	11,400				11,400
Utilities	664,420				664,420
Maintenance & Operation	480,000				480,000
Protective Services					-
Insurance	150,000				150,000
Payment in Lieu of Taxes (PILOT)	182,560				182,560
Terminal Leave Payments					-
Collection Losses	10,000				10,000
Other General Expense					-
Rents					-
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	22,000				22,000
Property Betterment/Additions					-
Miscellaneous COFS*					-
Total Cost of Providing Services	2,709,760	-	-	43,110	2,752,870
Total Principal Payments on Debt Service in Lieu of Depreciation	X000000000000X	X000000000000X	X000000000000X	X000000000000X	-
Total Operating Appropriations	3,579,090	-	-	81,610	3,660,700
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	X000000000000X	X000000000000X	X000000000000X	X000000000000X	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	3,579,090	-	-	81,610	3,660,700
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	3,579,090	-	-	81,610	3,660,700
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 3,579,090	\$ -	\$ -	\$ 81,610	\$ 3,660,700
* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If a amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.					
5% of Total Operating Appropriations	\$ 178,954.50	\$ -	\$ -	\$ 4,080.50	\$ 183,035.00

Debt Service Schedule - Principal

	Geiseld Housing Authority								Total Principal Outstanding	
	Fiscal Year Ending In									
	Adopted Budget Year 2021	Proposed Budget Year 2022	2023	2024	2025	2026	2027	Thereafter		
Type in Issue Name									\$.
Type in Issue Name										.
Type in Issue Name										.
Type in Issue Name										.
TOTAL PRINCIPAL	-	-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY										
NET PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

If no Rating type in Not Applicable

Debt Service Schedule - Interest

Garfield Housing Authority

If Authority has no debt in this box

Fiscal Year Ending in

Type in Issue Name	Adopted Budget Year 2021	Proposed Budget Year 2022	Fiscal Year Ending in					Thereafter	Total Interest Payments Outstanding
			2023	2024	2025	2026	2027		
Type in Issue Name									-
Type in Issue Name									-
Type in Issue Name									-
Type in Issue Name									-
TOTAL INTEREST									-
LESS: HUD SUBSIDY									-
NET INTEREST			\$	-	\$	-	\$	-	\$

Net Position Reconciliation

Garfield Housing Authority
For the Period April 1, 2012 to March 31, 2013

	FY 2022 Proposed Budget				Total All Operations
	Public Housing Management	Section B	Housing Voucher	Other Programs	
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 3,422,257	\$ -	\$ -	\$ 10,250	\$ 3,432,507
Less: Invested in Capital Assets, Net of Related Debt (1)	9,283,711				9,283,711
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(5,861,454)	-	-	10,250	(5,851,204)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	5,168,733				5,168,733
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	2,368,649				2,368,649
Plus: Estimated Income (Loss) on Current Year Operations (2)	5,833				5,833
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,681,761	-	-	10,250	1,692,011
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)	\$ 1,681,761	\$ -	\$ -	\$ 10,250	\$ 1,692,011

(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 \$ 188,849 \$ - \$ - \$ 3,265 \$ 192,114

(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.

2022 (2022-2023)
GARFIELD
HOUSING
AUTHORITY
(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

**2022 (2022-2023) CERTIFICATION OF HOUSING
AUTHORITY CAPITAL BUDGET/PROGRAM**

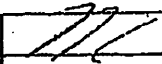
Garfield Housing Authority
(Name)

FISCAL YEAR: FROM: 4/1/2022 TO: 3/31/2023

enter X to the left if this paragraph is applicable
It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Garfield Housing Authority, on the 24 day of January, 2022.

OR

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

Officer's Signature:			
Name:	Martin Geisler		
Title:	Executive Director		
Address:	70 Daniel P. Conte Court, Garfield, NJ 07026		
Phone Number:	973-340-4170	Fax Number:	973-772-7804
E-mail address	marty@garfieldhousing.org		

2022 (2022-2023) CAPITAL BUDGET/PROGRAM
Garfield Housing Authority
(Name)

**FISCAL
YEAR:**

FROM:4/1/2022

TO:3/31/2023

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

1. Has 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?
No.
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?
No.
3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?
No.
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 Funding or Other sources)
NA
5. Have the current capital projects been reviewed and approved by HUD?
Yes

Add additional sheets if necessary.

Proposed Capital Budget

Garfield Housing Authority
For the Period April 1, 2022 to March 31, 2023

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Management Improvements	\$ 70,000				\$ 70,000	
Various Capital Projects	830,000				830,000	
Type in Description	-					
Type in Description	-					
Total	900,000	-	-	-	500,000	-
Section 8						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 900,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

Gerfield Housing Authority
For the Period April 1, 2022 to March 31, 2023

Fiscal Year Beginning In

	Estimated Total Cost	Current Budget					
		Year 2022	2023	2024	2025	2026	2027
Public Housing Management							
Management Improvements	\$ 420,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Various Capital Projects	4,980,000	830,000	830,000	830,000	830,000	830,000	830,000
Type In Description	-	-					
Type In Description	-	-					
Total	\$ 5,400,000	900,000	900,000	900,000	900,000	900,000	900,000
Section 8							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Type In Description	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 5,400,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000

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

5 Year Capital Improvement Plan Funding Sources

Garfield Housing Authority
 For the Period April 1, 2022 to March 31, 2023

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Management Improvements	\$ 420,000				\$ 420,000	
Various Capital Projects	4,980,000				4,980,000	
Type in Description	-					
Type in Description	-					
Total	5,400,000	-	-	-	5,400,000	-
Section 8						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Housing Voucher						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
Other Programs						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
TOTAL	\$ 5,400,000	\$ -	\$ -	\$ -	\$ 5,400,000	\$ -
Total 5 Year Plan per CB-4	\$ 5,400,000					
Balance check						

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

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