

ADOPTED COPY

Authority Budget of:

ADOPTED COPY

Housing Authority of the City of Union City

State Filing Year

2018

For the Period:

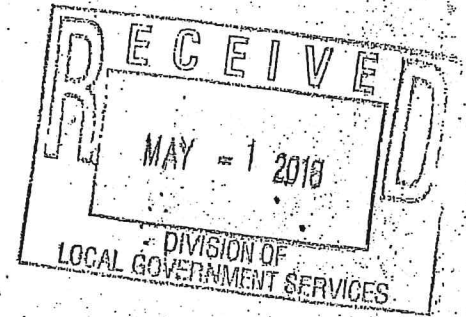
July 1, 2018

to

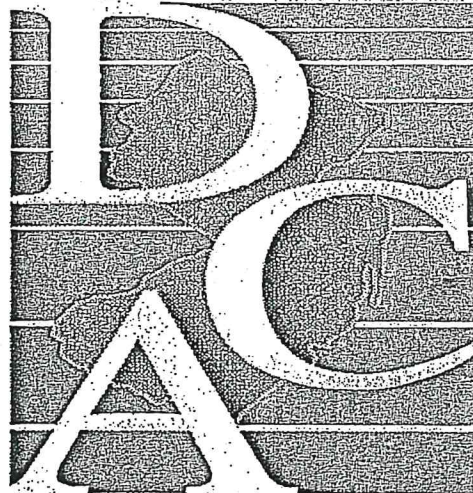
June 30, 2019

<http://www.unioncityha.org/>

Authority Web Address



Department Of



Community
Affairs



Division of Local Government Services

2018 HOUSING AUTHORITY BUDGET

Certification Section

2018

Housing Authority of The City of Union City
(Name)

HOUSING AUTHORITY BUDGET

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

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. Cvet CPA, RMA Date: 6/4/2018

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, RMA Date: 7/5/2018

2018 PREPARER'S CERTIFICATION


Housing Authority of The City of Union City (Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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:	Jorge Rodriguez		
Title:	Comptroller		
Address:	3911 Kennedy Blvd, Union City, NJ 07087		
Phone Number:	201-864-1515 Ext 124	Fax Number:	201-864-7163
E-mail address	jrodriguez@ucpha.com		

2018 APPROVAL CERTIFICATION

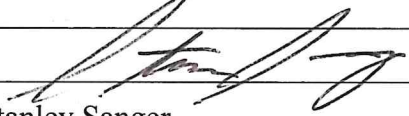
Housing Authority of The City of Union City (Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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 Union City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 19th day of April, 2018

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:	Stanley Sanger		
Title:	Executive Director/ CEO		
Address:	3911 Kennedy Blvd, Union City, NJ 07087		
Phone Number:	201-864-1515	Fax Number:	
E-mail address			

INTERNET WEBSITE CERTIFICATION

Authority's Web Address: <http://www.unioncityha.org/contact/>

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
- Commencing with 2013, 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
- Commencing with 2012, the complete annual audits 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
- Beginning January 1, 2013, 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

Stanley Sanger

Title of Officer Certifying compliance

Executive Director

Signature



2018 HOUSING AUTHORITY BUDGET RESOLUTION

Housing Authority of The City of Union City

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

WHEREAS, the Annual Budget and Capital Budget for the Union City Housing Authority for the fiscal year beginning, 07/01/2018 and ending, 06/30/2019 has been presented before the governing body of the Union City Housing Authority at its open public meeting of 19th day of April 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 13,837,759, Total Appropriations, including any Accumulated Deficit if any, of \$ 13,742,559 and Total Unrestricted Net Position utilized of -0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 664,919 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ -0-; and

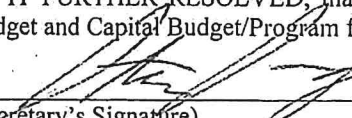
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for 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 Union City Housing Authority, at an open public meeting held on 19th day of April 2018 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Union City Housing Authority for the fiscal year beginning, 07/01/2018 and ending, 06/30/2019 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 Union City Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on the 21st of June 2018.



 (Secretary's Signature)

4/19/18

 (Date)

Governing Body	Recorded Vote			
Member:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
1. Chairperson Martin T. Martinetti	X			
2. Vice Chairperson Margarita Gutierrez	X			
3. Commissioner Debra Mundorf	X			
4. Commissioner Elise Dinardo, Esq				X
5. Commissioner Dorothy Jetter	X			
6. Commissioner Diane Capizzi	X			
7. Commissioner Jose Pedraza	X			

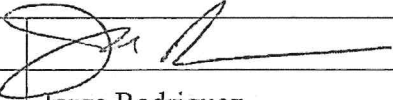
2018 ADOPTION CERTIFICATION

Housing Authority of The City of Union City
(Name)

HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of The City of Union City Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 21st day of June, 2018.

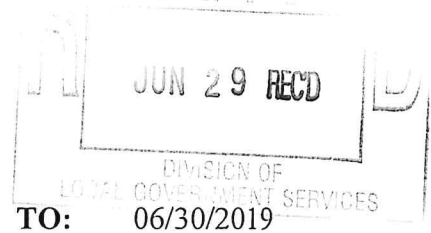
Officer's Signature:			
Name:	Jorge Rodriguez		
Title:	Controller		
Address:	3911 Kennedy Blvd, Union City, NJ 07087		
Phone Number:	201-864-1515 Ext 124	Fax Number:	201-864-7163
E-mail address	jrodriguez@ucpha.com		

RESOLUTION #: 2018-167

**2018 ADOPTED BUDGET RESOLUTION FOR
THE UNION CITY HOUSING AUTHORITY**

FISCAL YEAR: FROM: 07/01/2018

TO: 06/30/2019



WHEREAS, the Annual Budget and Capital Budget/Program for the Union City Housing Authority for the fiscal year beginning July 1, 2018 and ending, June 30, 2019 has been presented for adoption before the governing body of The City of Union City Housing Authority at its open public meeting of 21st day of June 2018; and

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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 13,837,759, Total Appropriations, including any Accumulated Deficit, if any, of \$13,742,559 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$ 134,127.00 and Total Unrestricted Net Position planned to be utilized of \$0; and

WHEREAS, in the Operating Budget there are expenditures totaling \$530,792 that are closely related to capital projects that includes payment for debt payments that funded capital projects, bond financing costs, administrative costs for capital projects, and costs for future capital projects; and


NOW, THEREFORE BE IT RESOLVED, by the governing body of The City of Union City Housing Authority, at an open public meeting held on 21st day of June 2018 that the Annual Budget and Capital Budget/Program of The City of Union City Housing Authority for the fiscal year beginning July 1, 2018 and ending, June 30, 2019 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.

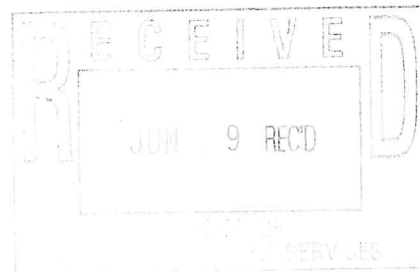
RESOLUTION #: 2018-167

MOTION DULY MADE AND SECONDED and upon roll call the ayes and nays be recorded as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Chairperson Martin T. Martinetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Margarita Gutierrez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Debra Mundorf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Elise Dinardo, Esq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Dorothy Jetter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Diane Capizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jose Pedraza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Stanley M. Sanger, Secretary



2018 HOUSING AUTHORITY BUDGET

Narrative and Information Section

2018 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Housing Authority of the City of Union City (Name)

AUTHORITY BUDGET

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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

1. Complete a brief statement on the 2018/2018-2019 proposed Annual Budget and make comparison to the 2017/2017-2018 adopted budget for each operation. Explain any variances over +/-10% (**As shown on budget page F-4 explain the reason for changes for each appropriation changing more than 10%**) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD).
 - a. Revenue projections:
 - i. Operating Transfer from Veterans to public housing increased from \$111,000 to \$150,000, resulting in 35.1 % increase. Additional commercial rent earned in Veterans program, which is non-HUD revenue, is being utilized for public housing benefit.
 - b. Expense Projections:
 - i. Fringe Benefits (-22.8%): Decreased due to reduction in pension and medical costs for retired employees.
 - ii. Legal (20.4%): Expected increase in legal fees for outside counsel due to increased collection activity for bad debt in rent collection.
 - iii. Miscellaneous Administration (40.2%): Management is in the process of upgrading software for UCHA; integrating accounting with housing operations; third party vendor costs for software and implementation included in this budget.
 - iv. Salary & Wages – Maintenance and Operation (18.3%): Increase in maintenance staff salaries for maintenance operations, by utilizing more of in-house staff rather than outsourcing the same.
 - v. Salary & Wages – Protective Services (-45.3%): Reduction in open positions in security department.
 - vi. Fringe Benefits (-28.8%): Decreased due to reduction in pension and medical costs for retired employees.
 - vii. Tenant Services (129.9%): Expected increase in additional services provided for tenants.
 - viii. Utilities (12.1%): Expected increase in water, sewer, and electric costs.
 - ix. Insurance (25.8%): Increase in cost of insurance.
 - x. Terminal Leave payments (43.4%): Projected increase due to retirement of long term employees.
 - xi. Collection losses (4661.9%): Projected increase in bed debt due to non-payment of rent by some tenants.
 - xii. Property betterment and additions: (13.8%): Projected increase due to new appliances.

- xiii. Other Reserves (35.1%): Operating Transfer from Veterans to public housing increased from \$111,000 to \$150,000, resulting in 35.1 % increase. Additional commercial rent earned in Veterans program, which is non-HUD revenue, is being utilized for public housing benefit.
2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% **(As shown on budget page F-2 explain reason for change for each revenue changing more than 10%)** from the current year adopted budget.
 - a. Proposed budget is expected to result in small surplus.
 3. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program.
 - a. If the Public Housing tenants are not able to earn income, then rent collection is reduced; However, there is no change in subsidy for the fiscal year thus, reducing the overall revenues.
 4. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.
 - a. N/A
 5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).
 - a. N/A
 6. The proposed budget must not reflect an anticipated deficit from 2018/2018-2019 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question. **(Prepare a response to deficits caused by the implementation of GASB 68)**
 - a. Annual appropriations does not result in deficit as per proposed budget.
 - b. GASB 68 is a non- cash accrual; UCHA is a member of the PERS similar to all other authorities, municipalities, local, county, and state government. HUD funding is for annual appropriations only. PERS requires payments annually, which UHCA is able to fund through the annual budget process.

HOUSING AUTHORITY CONTACT INFORMATION 2018

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

Name of Authority:	Housing Authority of The City of Union City		
Federal ID Number:	22-6002934		
Address:	3911 Kennedy Boulevard		
City, State, Zip:	Union City	NJ	07087
Phone: (ext.)	201-864-1515	Fax:	201-864-7163

Preparer's Name:	Jorge Rodriguez		
Preparer's Address:	3911 Kennedy Boulevard		
City, State, Zip:	Union City		
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	jrodriguez@ucpha.com		

Chief Executive Officer:	Stanley Sanger		
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	ssanger@ucpha.com		

Controller:	Jorge Rodriguez		
Phone: (ext.)	201-864-1515	Fax:	201-864-7163
E-mail:	jrodriguez@ucpha.com		

Name of Auditor:	Anthony Giampaolo, CPA		
Name of Firm:	Hymanson, Parnes & Giampaolo, CPA		
Address:	467 Middletown-Lincroft Rd.		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	Tony@hpgnj.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Housing Authority of the City of Union City

(Name)

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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

- 1) Provide the number of individuals employed in (Use **Most Recent W-3 Available 2016 or 2017**) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 49.
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use **Most Recent W-3 Available 2016 or 2017**) Transmittal of Wage and Tax Statements: \$1,971,530
- 3) Provide the number of regular voting members of the governing body: 7
- 4) Provide the number of alternate voting members of the governing body: -0-
- 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, 2017 or 2018 deadline has passed 2017 or 2018**) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) YES If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? NO If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
 - a. A current or former commissioner, officer, key employee, or highest compensated employee? NO
 - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? NO
 - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NO

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

- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. NO If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract.

The executive director compensation is determined based on comparable positions in similarly sized public housing authorities. A written employment contract is executed by the Chairman with the Executive Director. All salary actions are approved by the board of commissioners.

Attach a narrative of your Authorities procedures for all employees.

- 11) Did the Authority pay for meals or catering during the current fiscal year? Yes. *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. – See attached list of catering expenses.*
- 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. None*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority:
 - a. First class or charter travel NO
 - b. Travel for companions NO
 - c. Tax indemnification and gross-up payments NO
 - d. Discretionary spending account NO
 - e. Housing allowance or residence for personal use NO
 - f. Payments for business use of personal residence NO
 - g. Vehicle/auto allowance or vehicle for personal use NO
 - h. Health or social club dues or initiation fees NO
 - i. Personal services (i.e.: maid, chauffeur, chef) NO*If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? YES If "no," attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. *(If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? NO If "yes," attach explanation including amount paid.
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? NO If "yes," attach explanation including amount paid.
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? N/A If "no," attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future.
- 18) Did the Authority receive any notices from the Department of Housing and Urban Development or any other entity regarding maintenance or repairs required to the Authority's facilities to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? NO If "yes," attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.
- 19) Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? NO If "yes," attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.
- 20) Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? NO If "yes," attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

Housing Authority - Project 50
Computer Manual Check Register
Current File, After 07/01/16
All Accounts, Sessions 000000 to 009717
Vendor = TCS001

Date:	Payment / Vendor Informa	Check	Ck Date	Prity	Invoice	Session	Reference	Amount
Checking Account:	01111-000							
TCS001 / Terry's Coffee Sho	13931		1/20/2017	2	JAN 19/16	004216	BOARDMEETI	105.00
TCS001 Subtotal :								105.00
TCS001 / Terry's Coffee Sho	13985		4/19/2017	2	04/17BOARD	004297	BOARDMEETI	105.00
TCS001 Subtotal :								105.00
TCS001 / Terry's Coffee Sho	13988		5/18/2017	2	MAY 18 17	004330	BOARDMEETI	110.00
TCS001 Subtotal :								110.00
TCS001 / Terry's Coffee Sho	14011		6/22/2017	2	02123	004361	TENMASTRN	1.75
TCS001 / Terry's Coffee Sho	14011		6/22/2017	2	06/22SERV	004361	SERVICE	6.00
TCS001 / Terry's Coffee Sho	14011		6/22/2017	2	38628	004361	TENMASTRN	44.10
TCS001 Subtotal :								51.85
Total For Check Account:	01111-000							371.85

Check Register Total : 371.85

Date:

Payment / Vendor Informal Check

Ck Date

Prity

Invoice

Session

Reference

Amount

Checking Account: 01111-000

TPI001 / Termini's Pizzeria	13842	9/22/2016	2	SEP 22/1 004092	BOARDMEETI	107.25
				TPI001 Subtotal :		107.25
TPI001 / Termini's Pizzeria	13860	10/20/2016	2	OCT 20/: 004110	BOARDMEETI	110.00
				TPI001 Subtotal :		110.00
TPI001 / Termini's Pizzeria	13905	12/15/2016	2	DEC 201: 004164	BOARDMEETI	121.00
				TPI001 Subtotal :		121.00
TPI001 / Termini's Pizzeria	13932	2/16/2017	2	FEB 201: 004221	BOARDMEETI	130.00
				TPI001 Subtotal :		130.00
TPI001 / Termini's Pizzeria	13955	3/16/2017	2	MAR 16/ 004249	BOARDMEETI	147.00
				TPI001 Subtotal :		147.00
TPI001 / Termini's Pizzeria	14010	6/15/2017	2	JUN 15 1 004359	SERVICE	12.10
TPI001 / Termini's Pizzeria	14010	6/15/2017	2	JUN 15/: 004359	BOARDMEETI	137.90
				TPI001 Subtotal :		150.00
Total For Check Account:				01111-000		765.25

Check Register Total :

765.25

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

Housing Authority of the City of Union City

(Name)

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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

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

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

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

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

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

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

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

Reportable compensation: The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2018 Most recent available W-2 and 1099 should be used (**2016 or 2017 Forms**)(60 days prior to start of budget year is November 1, 2017, with 2016 being the most recent calendar year ended), and for fiscal years ending June 30, 2018, the calendar year 2017 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2018, with 2017 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.

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

For the Period July 1, 2018 to June 30, 2019
 Housing Authority of the City of Union City

Reportable Compensation from Authority (W-2/ 1099)

Name	Title	Average Hours per Week Dedicated to Position	Position			Base Salary/ Stipend	Other (auto allowance, expense payment, account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (See note below)	Positions held at Other Public Entities Listed in Column O	Average Hours per Week Dedicated to Other Public Entities Listed in Column O	Reportable Compensation from Other Public Entities (W-2/ 1099)	Estimated amount of other compensation from Other Public Entities (health benefits, pension, payment in lieu of health benefits, etc.)	Total Compensation All Public Entities
			Commissioner	Officer	Key Employee										
1	Martin T. Martinetti		x						None						
2	Margarita Gutierrez		x						None			84,840		84,840	
3	Debra Mundorf		x						None						
4	Elise Dinardo, Esq		x						Town of Weehawken	Asst. Town Attor	35				
5	Dorothy Jetter		x						None						
6	Diane Capizzi		x						U.S.H.H.S						
7	Jose Pedraza		x						None	Executive Officer	40	96,305		96,305	
8	Stanley Sanger	35	x	x	x	163,500	14,280	177,780	None					177,780	
9	Waldo J Morin	35	x	x	x	120,604	39,214	159,818	None					159,818	
10	Jorge Rodriguez	35	x	x	x	85,965	37,470	123,435	None					123,435	
11								0							
12								0							
13								0							
14								0							
15								0							
Total:						\$ 370,069	\$ -	\$ -	\$ 90,964	\$ 461,033		\$ 181,145	\$ -	\$ 642,178	

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

Schedule of Health Benefits - Detailed Cost Analysis

Housing Authority of the City of Union City
 For the Period July 1, 2018 to June 30, 2019

	# 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 Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	11	\$ 10,289	\$ 113,179	10	\$ 10,313	\$ 103,130	\$ 10,049	9.7%
Parent & Child	4	19,369	77,476	3	19,452	58,356	19,120	32.8%
Employee & Spouse (or Partner)	5	15,993	79,965	4	22,446	89,784	(9,819)	-10.9%
Family	5	31,013	155,065	8	31,312	250,496	(95,431)	-38.1%
Employee Cost Sharing Contribution (enter as negative -)			(40,000)			(39,045)	(955)	2.4%
Subtotal	25		385,685	25		462,721	(77,036)	-16.6%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	#DIV/0!
Parent & Child			-			-	-	#DIV/0!
Employee & Spouse (or Partner)			-			-	-	#DIV/0!
Family			-			-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	#DIV/0!
Subtotal	0		-	0		-	-	#DIV/0!
Retirees - Health Benefits - Annual Cost								
Single Coverage	5	6,304	31,520	4	6,773	27,092	4,428	16.3%
Parent & Child	1	9,810	9,810	1	9,420	9,420	390	4.1%
Employee & Spouse (or Partner)	3	15,389	46,167	3	13,008	39,024	7,143	18.3%
Family	2	39,611	79,222	1	41,496	41,496	37,726	90.9%
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	#DIV/0!
Subtotal	11		166,719	9		117,032	49,687	42.5%
GRAND TOTAL	36		\$ 552,404	34		\$ 579,753	\$ (27,349)	-4.7%

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

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

Schedule of Accumulated Liability for Compensated Absences

Housing Authority of the City of Union City
 For the Period July 1, 2018 to June 30, 2019

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

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Approved Labor Agreement	Resolution	Individual Employment Agreement
Jose Alba	309	\$ 63,268	X	X	
Rafael Natera	537	71,611		X	
Jorge Rodriguez	14	4,577		X	
Stanley Sanger	14	8,463		X	
Rosadela Jardines	74	15,807		X	
Jacquelyn Journett	309	50,616		X	
Gloria Pinales	398	74,035		X	
Maria Santos	159	19,918		X	
Charles Acevedo	7	807		X	
Daniel Bentley	6	648		X	
Waldo Morin	452	81,974		X	
Marco Norona	115	18,798		X	
Luis Burgossantos	82	7,328		X	
Carmen Cabus	19	2,661		X	
Total liability for accumulated compensated absences at beginning of current year	\$	420,511			

Legal Basis for Benefit (check applicable items)

The total Amount Should agree to most recently issued audit report for the Authority

Schedule of Accumulated Liability for Compensated Absences

Housing Authority of the City of Union City

For the Period July 1, 2018 to June 30, 2019

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

*Legal Basis for Benefit
(check applicable items)*

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at beginning of Current Year	Dollar Value of Accrued Compensated Absence Liability	Approved Labor Agreement	Resolution	Individual Employment Agreement
Joaquin Milian	22	\$ 1,966	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jorge Perez	81	17,148	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rodolfo Rivero	100	22,445	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carlos Arellano	30	3,650	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Renee Goodman	3	432	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alberto Milanes	8	864	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marisol Ramos	164	25,635	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pedro Achundia	335	41,197	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nestor Barraza	179	25,806	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eliana Goris	32	6,278	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Julio Nova	218	29,965	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jorge A Rodriguez	13	1,442	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total from page N-6 (1)		420,511			
Total liability for accumulated compensated absences at beginning of current year		\$ 597,339			

The total Amount Should agree to most recently issued audit report for the Authority

2018 HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

Housing Authority of the City of Union City
 For the Period July 1, 2018 to June 30, 2019

	FY 2019 Proposed Budget				FY 2017 - 2018		% Increase (Decrease) Proposed vs. Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations			
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted		
REVENUES								
Total Operating Revenues	\$ 4,366,874	\$ -	\$ 7,874,200	\$ 764,596	\$ 13,005,670	\$ 12,846,484	\$ 159,186	1.2%
Total Non-Operating Revenues	832,089	-	-	-	832,089	848,745	(16,656)	-2.0%
Total Anticipated Revenues	5,198,963	-	7,874,200	764,596	13,837,759	13,695,229	142,530	1.0%
APPROPRIATIONS								
Total Administration	1,452,531	-	515,900	43,270	2,011,701	2,158,838	(147,137)	-6.8%
Total Cost of Providing Services	3,670,471	-	7,348,066	562,321	11,580,858	11,402,997	177,861	1.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	5,123,002	-	7,863,966	605,591	13,592,559	13,561,835	30,724	0.2%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	150,000	150,000	111,000	39,000	35.1%
Total Non-Operating Appropriations	-	-	-	150,000	150,000	111,000	39,000	35.1%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	5,123,002	-	7,863,966	755,591	13,742,559	13,672,835	69,724	0.5%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	5,123,002	-	7,863,966	755,591	13,742,559	13,672,835	69,724	0.5%
ANTICIPATED SURPLUS (DEFICIT)	\$ 75,961	\$ -	\$ 10,234	\$ 9,005	\$ 95,200	\$ 22,394	\$ 72,806	325.1%

Prior Year Adopted Revenue Schedule

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	248,809	-	79,593	37,867	366,269
Total Operating Revenues	4,300,562	-	7,836,451	709,471	12,846,484
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Dividends					-
Inter Program Fees	737,745				737,745
Type in					-
Operating Transfer	111,000				111,000
Type in					-
Type in					-
<i>Other Non-Operating Revenues</i>	848,745	-	-	-	848,745
<i>Interest on Investments & Deposits</i>					
Interest Earned					-
Penalties					-
Other					-
Total Interest	-	-	-	-	-
Total Non-Operating Revenues	848,745	-	-	-	848,745
TOTAL ANTICIPATED REVENUES	\$ 5,149,307	\$ -	\$ 7,836,451	\$ 709,471	\$ 13,695,229

Appropriations Schedule

Housing Authority of the City of Union City
July 1, 2018 to June 30, 2019

For the Period

FY 2019 Proposed Budget

	FY 2019 Proposed Budget				Total All Operations	Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs				
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	832,073	333,377			1,165,450	\$ 1,281,774	\$ (116,324)	-9.1%
Fringe Benefits	268,652	138,502			407,154	527,347	(120,193)	-22.8%
Legal	66,411		12,558		78,969	65,600	13,369	20.4%
Staff Training	4,500	1,000			5,500	5,348	152	2.8%
Travel	2,730				2,730	2,710	20	0.7%
Accounting Fees	43,000	8,000		5,000	56,000	61,567	(5,567)	-9.0%
Auditing Fees	9,105	1,821		1,821	12,747	12,500	247	2.0%
Miscellaneous Administration*	226,060	33,200		23,891	283,151	201,992	81,159	40.2%
Total Administration	1,452,531	-	515,900	43,270	2,011,701	2,158,838	(147,137)	-6.8%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services								#DIV/0!
Salary & Wages - Maintenance & Operation	394,356				394,356	333,329	61,027	18.3%
Salary & Wages - Protective Services	113,602				113,602	207,847	(94,245)	-45.3%
Salary & Wages - Utility Labor	55,542				55,542	56,143	(601)	-1.1%
Fringe Benefits	245,139				245,139	344,427	(99,288)	-28.8%
Tenant Services	13,260			1,338	14,598	6,349	8,249	129.9%
Utilities	1,353,795			205,459	1,559,254	1,391,248	168,006	12.1%
Maintenance & Operation	520,786			163,331	684,117	652,559	31,558	4.8%
Protective Services	7,394				7,394	-	7,394	#DIV/0!
Insurance	185,490	22,307		57,541	265,338	210,973	54,365	25.8%
Payment in Lieu of Taxes (PILOT)	80,272				80,272	88,882	(8,610)	-9.7%
Terminal Leave Payments	67,532				67,532	47,094	20,438	43.4%
Collection Losses	41,500			8,500	50,000	1,050	48,950	4661.9%
Other General Expense	476,303			126,152	730,106	769,492	(39,386)	-5.1%
Rents		127,651			127,651	7,189,001	9,107	0.1%
Extraordinary Maintenance	96,800				96,800	88,103	8,697	9.9%
Replacement of Non-Expendible Equipment								#DIV/0!
Property Betterment/Additions	18,200				18,200	16,000	2,200	13.8%
Miscellaneous COPS*	500				500	500	-	0.0%
Total Cost of Providing Services	3,670,471	-	7,348,066	562,321	11,580,858	11,402,997	177,861	1.6%

Appropriations Schedule

Total Principal Payments on Debt Service in Lieu of Depreciation	5,123,002	-	7,863,966	605,591	13,592,559		13,561,835		30,724		#DIV/0!	0.2%	
<p style="margin-left: 20px;">Total Operating Appropriations</p> <p>NON-OPERATING APPROPRIATIONS</p>													
Total Interest Payments on Debt Operations & Maintenance Reserve	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Renewal & Replacement Reserve	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	
Municipality/County Appropriation	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	
Other Reserves	150,000	-	-	-	150,000	-	-	-	-	150,000	-	-	
Total Non-Operating Appropriations	150,000	-	-	-	150,000	-	-	-	-	150,000	-	-	
TOTAL APPROPRIATIONS ACCUMULATED DEFICIT	5,123,002	-	7,863,966	755,591	13,742,559	-	13,672,835	-	69,724	-	#DIV/0!	0.5%	
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	5,123,002	-	7,863,966	755,591	13,742,559	-	13,672,835	-	69,724	-	#DIV/0!	0.5%	
UNRESTRICTED NET POSITION UTILIZED	-	-	-	-	-	-	-	-	-	-	#DIV/0!	-	
Municipality/County Appropriation	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL NET APPROPRIATIONS	5,123,002	-	7,863,966	755,591	13,742,559	-	13,672,835	-	69,724	-	#DIV/0!	0.5%	

* 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 \$ 256,150.10 \$ - \$ 393,198.30 \$ 30,279.55 \$ 679,627.95

**2018 CERTIFICATION OF HOUSING AUTHORITY
CAPITAL BUDGET/PROGRAM**


Housing Authority of The City of Union City
(Name)

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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 City of Union City Housing Authority, on the 15th day of June, 2018.

OR

It is hereby certified that the governing body of The City of Union City 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:	Stanley Sanger		
Title:	Executive Director/CEO		
Address:	3911 Kennedy Blvd, Union City, NJ 07087		
Phone Number:	201-864-1515	Fax Number:	
E-mail address	ssanger@ucpha.com		

Prior Year Adopted Appropriations Schedule

Housing Authority of the City of Union City

FY 2017 - 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	977,737	275,391	28,646		1,281,774
Fringe Benefits	339,698	177,802	9,847		527,347
Legal	55,100	2,162	8,338		65,600
Staff Training	5,348				5,348
Travel	2,129	581			2,710
Accounting Fees	50,967	3,756	6,844		61,567
Auditing Fees	9,217	1,830	1,453		12,500
Miscellaneous Administration*	148,516	23,956	29,520		201,992
Total Administration	1,588,712	485,478	84,648		2,158,838
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					
Salary & Wages - Maintenance & Operation	333,329				333,329
Salary & Wages - Protective Services	123,165		84,682		207,847
Salary & Wages - Utility Labor	56,143				56,143
Fringe Benefits	256,764		87,663		344,427
Tenant Services	2,391		3,958		6,349
Utilities	1,240,591		150,657		1,391,248
Maintenance & Operation	530,311		122,248		652,559
Protective Services					
Insurance	151,197	2,663	57,113		210,973
Payment in Lieu of Taxes (PILOT)	88,882				88,882
Terminal Leave Payments	38,607	8,487			47,094
Collection Losses	1,050				1,050
Other General Expense	621,582	147,910			769,492
Rents	88,103	7,189,001			7,189,001
Extraordinary Maintenance					
Replacement of Non-Expendible Equipment					
Property Betterment/Additions	16,000				16,000
Miscellaneous COPS*	500				500
Total Cost of Providing Services	3,548,615	7,348,061	506,321		11,402,997
Total Principal Payments on Debt Service in Lieu of Depreciation	5,137,327		7,833,539		13,561,835
Total Operating Appropriations	5,137,327		7,833,539		13,561,835
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt					
Operations & Maintenance Reserve					
Renewal & Replacement Reserve					
Municipality/County Appropriation					
Other Reserves					
Total Non-Operating Appropriations			111,000		111,000
TOTAL APPROPRIATIONS					
ACCUMULATED DEFICIT	5,137,327		7,833,539	701,969	13,672,835
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT					
DEFICIT	5,137,327		7,833,539	701,969	13,672,835
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					
Other					
Total Unrestricted Net Position Utilized					
TOTAL NET APPROPRIATIONS	5,137,327		7,833,539	701,969	13,672,835

* 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 \$ 256,866.35 \$ 391,676.95 \$ 29,548.45 \$ 678,091.75

Debt Service Schedule - Principal

Housing Authority of the City of Union City

If Authority has no debt X this box

Fiscal Year Ending in

	Proposed Budget Year 2019	Adopted Budget Year 2017 - 2018	2020	2021	2022	2023	2024	Thereafter	Total Principal Outstanding
CFFP Debt Issuance #1	\$ 210,000	\$ 205,000	\$ 220,000	\$ 235,000	\$ 245,000	\$ 255,000	\$ 270,000	\$ 430,000	\$ 1,865,000
Debt Issuance #2									
Debt Issuance #3									
Debt Issuance #4									
TOTAL PRINCIPAL	210,000	205,000	220,000	235,000	245,000	255,000	270,000	430,000	1,865,000
LESS: HUD SUBSIDY									
NET PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

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

Debt Service Schedule - Interest

Housing Authority of the City of Union City

If Authority has no debt X this box

	Fiscal Year Ending in							Total Interest Payments Outstanding
	Proposed Budget Year 2019	2020	2021	2022	2023	2024	Thereafter	
Debt Issuance #1		75,021	64,743	53,580	41,948	29,728	20,328	369,666
Debt Issuance #2								-
Debt Issuance #3								-
Debt Issuance #4								-
TOTAL INTEREST	84,318	75,021	64,743	53,580	41,948	29,728	20,328	369,666
LESS: HUD SUBSIDY	84,318	75,021	64,743	53,580	41,948	29,728	20,328	369,666
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Net Position Reconciliation

Housing Authority of the City of Union City
For the Period July 1, 2018 to June 30, 2019

FY 2019 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)	\$ 6,738,035	-	\$ (697,692)	\$ 577,956	\$ 6,618,299
Less: Restricted for Debt Service Reserve (1)	11,010,326			246,412	11,256,738
Less: Other Restricted Net Position (1)			236,729		236,729
Total Unrestricted Net Position (1)	(4,272,291)	-	(934,421)	331,544	(4,875,168)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	4,674,202		996,904	62,622	5,733,728
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,325,369		267,004	36,821	1,629,194
Plus: Estimated Income (Loss) on Current Year Operations (2)	75,961		10,234	9,005	95,200
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,803,241	-	339,721	439,992	2,582,954
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)	\$ 1,803,241	-	\$ 339,721	\$ 439,992	\$ 2,582,954

(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 \$ 256,150 \$ - \$ 393,198 \$ 30,280 \$ 679,628

(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.

2018

Housing Authority of the City of Union City

(Name)

HOUSING
AUTHORITY
CAPITAL
BUDGET/
PROGRAM

2018 CERTIFICATION OF HOUSING AUTHORITY
CAPITAL BUDGET/PROGRAM

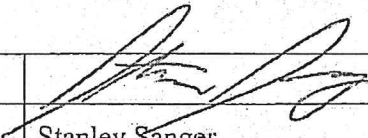
Housing Authority of The City of Union City
(Name)

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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 City of Union City Housing Authority, on the 15th day of June, 2018.

OR

It is hereby certified that the governing body of The City of Union City 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:	Stanley Sanger		
Title:	Executive Director/CEO		
Address:	3911 Kennedy Blvd, Union City, NJ 07087		
Phone Number:	201-864-1515	Fax Number:	
E-mail address	ssanger@ucpha.com		

2018 CAPITAL BUDGET/PROGRAM MESSAGE

Housing Authority of The City of Union City

(Name)

FISCAL YEAR: FROM: 07/01/2018 TO: 06/30/2019

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

1. Has the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing Authority?

Yes

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

Yes

3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?

Yes

4. Are any of the capital projects/project financings being undertaken in a community that has a State Plan designated center? If so, please describe the relationship of same to the center's goals and objectives.

N/A

5. Describe the impact on the schedule of rents and/or user charges if the proposed capital projects are undertaken. Indicate the impact on current and future year's schedules.

Capital projects are used in apartment renovation, resulting in increased occupancy.

6. Have the projects been reviewed and approved by HUD?

Yes

Add additional sheets if necessary.

Proposed Capital Budget

Housing Authority of the City of Union City
 For the Period July 1, 2018 to June 30, 2019

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Apartment Renovation	\$ 134,127			\$ 134,127		
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	134,127			134,127		
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		\$ 134,127			\$ 134,127	

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.