Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP)	8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-17P	8-18P	8-19P
Project Name	Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Woodrow One	Woodrow Two	Woodrow Three
REVENUE										
RENTAL INCOME ACC-PUM										
GROSSRENTAL INCOME-NON ACC HAP	-	-	-	68,167	303,128	152,524	220,116	275,339	266,848	188,467
GROSS RENTAL INCOME-ACC	320,000	610,000	930,000	157,001	316,662	331,214	283,417	130,636	79,308	88,811
GROSS RENTAL INCOME-NON ACC	-	-	-	139,496	85,037	163,028	182,589	469,688	433,484	422,506
LESS: VACANCY LOSS	-	-	-	(2,279)	(6,700)	(7,523)	(12,000)	(18,500)	(2,500)	(6,013)
UTILITY REIMBURSEMENT	-	-	-	(7,053)	(1,750)	(7,651)	(1,500)	(3,500)	(2,200)	(905)
MISC TENANT CHARGES	8,500	11,000	19,500	500	15,000	7,505	15,000	11,000	8,482	8,000
NONDWELLING RENTAL	-	-	-	-	-	-	-	-	-	-
COCC GRANT & S8 MGT FEE	-	-	-	-	-	-	-	-	-	-
HCV HAP INCOME										
HCV ADMIN FEE INCOME										
HCV Fraud Recovery										
INTEREST INCOME	-	-	-	475	1,750	-	875	350	796	750
OTHER INCOME	-	175,000	175,000	-	-	-	-	-	-	-
CAPITAL FUND OPERATING TRSF	53,700	125,300	179,000	-	-	-	-	-	-	-
INTER-LOCAL SERVICE COCC MGT FEE	-	-	-	-	-	-	-	-	-	-
TAX CREDIT PJT MGT FEE		-	-	-	-	-	-	-	-	-
PUBLIC HOUSING PJT MGT FEE	-	-	-	-	-	-	-	-	-	-
PUBLIC HOUSING PJT BKKPG FEE										
PUBLIC HOUSING PJT Asset Management Fee										
OPERATING SUBSIDY	210,000	799,000	1,009,000	119,285	-	36,212	137,500	-	35,000	45,278
TOTAL REVENUE	592,200	1,720,300	2,312,500	475,592	713,127	675,309	825,997	865,013	819,218	746,894
HAP Expense										

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP)		8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-17P	8-18P	8-19P
Project Name		Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Woodrow One	Woodrow Two	Woodrow Three
ADMINISTRATION EXPENSES											
	SALARIES	34,984	100,713	135,697	32,385	35,263	38,229	32,000	34,415	38,000	30,963
	BENEFITS	19,241	55,392	74,633	24,936	27,153	29,436	24,640	26,499	29,260	23,841
	LEGAL	-	-	-	2,000	3,000	750	2,940	2,500	3,000	2,504
	ACCOUNTING	-	-	-	-	-	-	-	-	-	-
	AUDITING	3,000	5,000	8,000	11,088	13,000	11,088	11,100	11,100	11,100	11,100
	QPA SERVICES								-		
	TELEPHONE/NETWORK EXP	10,500	19,500	30,000	3,900	9,036	6,826	6,300	5,600	5,500	5,326
	OFFICE SUPPLIES	2,000	4,000	6,000	500	2,000	2,000	1,500	1,500	1,200	1,200
	SUNDRIES	4,000	12,000	16,000	6,205	12,371	16,052	15,400	17,927	27,190	14,863
	TRAVEL	500	1,500	2,000	1,000	1,500	2,500	2,500	2,000	2,295	2,295
	COCC PROJECT MGT FEE	51,000	133,000	184,000	25,301	34,634	50,755	32,724	41,649	39,000	41,244
	BOOKKEEPING EXP TO COCC	5,085	13,290	18,375	3,600	6,300	6,211	5,490	5,850	-	4,728
	SOFTWARE SUPPORT FEE TO COCC	-	-	-			-	-	-	-	-
	SOFTWARE/NETWORK SUPPORT	-	-	-	9,000	16,480	18,540	17,646	18,325	18,323	17,751
	PMC TAX CREDIT MANAGEMENT FEE			-	6,150	6,150	6,150	6,150	6,150	6,150	6,150
	INVESTOR MANAGEMENT FEE			-	4,609						
	PORT-OUT ADMIN FEE										
	ASSET MGT FEE	6,800	19,000	25,800	-	-	-	-	-	-	-
	TOTAL ADMINISTRTAION EXP	137,111	363,395	500,505	130,674	166,887	188,537	158,390	173,515	181,018	161,965
TENANT SERVICES											
	SALARIES	7,167	43,847	51,014	6,092	15,073	15,146	12,500	14,000	12,000	15,065
	BENEFITS	3,942	-	3,942	4,691	11,606	11,663	9,625	10,780	9,240	11,600
	SERVICE EXP	-	-	-	1,500	2,500	2,500	2,500	2,500	10,400	10,400
	TOTAL TENANT SERVICES	11,109	43,847	54,956	12,283	29,179	29,309	24,625	27,280	31,640	37,065
UTILITIES											
	WATER	16,920	53,400	70,320	20,000	10,000	12,227	9,000	6,000	4,680	3,600
	SEWER	24,360	48,000	72,360	13,440	23,520	22,992	22,668	19,800	19,600	19,600
	GAS	74,600	164,200	238,800	1,400	1,500	2,396	7,500	2,000	1,406	1,502
	ELECTRICITY	20,100	141,200	161,300	3,000	5,500	16,444	10,000	4,500	4,500	5,278
	TOTAL UTILITY	135,980	406,800	542,780	37,840	40,520	54,059	49,168	32,300	30,186	29,980

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP)	8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-17P	8-18P	8-19P
Project Name	Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Woodrow One	Woodrow Two	Woodrow Three
MAINTENANCE										
SALARIES	80,242	171,185	251,428	30,499	72,902	66,852	59,000	52,732	46,641	32,306
BENEFITS	44,133	94,152	138,285	23,484	56,134	51,476	45,430	40,604	35,914	24,876
MAINT MATERIAL	15,000	95,000	110,000	15,600	27,000	29,338	30,154	28,804	24,622	21,676
MAINT CONTRACT	57,000	235,000	292,000	68,620	93,988	77,581	92,036	63,961	67,684	58,093
SECURITY/FIRE ALARM	-	-	-	2,410	750	18,894	3,180	1,511	1,507	1,507
TOTAL MAINTENANCE	196,376	595,337	791,713	140,613	250,774	244,141	229,800	187,612	176,368	138,458
PROTECTIVE SERVICES										
SALARIES	23,620	146,346	169,966	2,500	4,511	4,533	18,500	4,511	4,511	4,518
BENEFITS	4,724	29,269	33,993	1,250	2,933	3,491	9,250	3,474	3,474	3,479
SERVICES	-	-	-	-	-	-	-	-	-	-
SECURITY	28,344	175,615	203,959	3,750	7,444	8,024	27,750	7,985	7,985	7,997
GENERAL EXPENSE										
WATERFALL & SUBSIDY PYMT TO TAX CREDIT PARTY	-	-	-	-	-	-	-	-	-	-
PILOT	23,500	33,500	57,000	18,620	25,227	31,038	29,265	37,700	32,203	31,500
CAPITAL IMPROVEMENT RESERVE	-	-	-	17,510	21,000	24,154	35,886	33,155	24,779	42,758
ACCRUED COMPENSATED ABSENCES	1,200	3,500	4,700	-	1,467	1,639	1,639	1,639	1,639	1,639
INSURANCE - PROPERTY	-	-	-	43,500	56,400	54,500	55,000	64,300	56,800	53,800
INSURANCE - LIABILITY	53,000	81,000	134,000	-	-	-	-	-	-	-
INSURANCE - WORKER COMP	-	-	-	4,178	7,124	7,497	9,000	8,500	8,500	5,400
INSURANCE - AUTO	-	-	-	2,600	5,300	5,200	5,250	5,200	5,200	5,200
COLLECTION LOSS	500	10,000	10,500	2,500	5,000	5,000	3,000	3,000	1,500	1,500
TOTAL GENERAL EXP	78,200	128,000	206,200	88,908	121,518	129,028	139,040	153,494	130,621	141,797
TOTAL OPERATING EXPENSES	587,119	1,712,995	2,300,114	414,068	616,322	653,098	628,773	582,186	557,818	517,262
DEBT SERVICE	-	-	-	-	-	-	-	-	70,788	36,000
CASH FLOW SURPLUS (DEFICIT)	5,081	7,305	12,386	61,524	96,805	22,211	197,224	282,827	190,612	193,632

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP) Project Name	TAX CREDIT SUB-TOTAL	LBHA Public Hsing	Tax Credit Public Hsing	Tax Credit BusineAct.	Inter-local Business Act.	COCC	HCV	Maestro	Agency total
REVENUE									
RENTAL INCOME ACC-PUM									
GROSSRENTAL INCOME-NON ACC HAP	1,474,589	-		1,474,589					1,474,589
GROSS RENTAL INCOME-ACC	1,387,049	930,000		1,387,049					2,317,049
GROSS RENTAL INCOME-NON ACC	1,895,828	-		1,895,828					1,895,828
LESS: VACANCY LOSS	(55,515)	-		(55,515)					(55,515)
UTILITY REIMBURSEMENT	(24,559)	-		(24,559)					(24,559)
MISC TENANT CHARGES	65,487	19,500		65,487		5,350			90,337
NONDWELLING RENTAL	-	-		-					-
COCC GRANT & S8 MGT FEE	-	-		-		308,992			308,992
HCV HAP INCOME		-		-			11,696,183		11,696,183
HCV ADMIN FEE INCOME		-		-			1,116,209		1,116,209
HCV Fraud Recovery		-					25,000		
INTEREST INCOME	4,996	-		4,996		25,000			29,996
OTHER INCOME	-	175,000		-			12,000		187,000
CAPITAL FUND OPERATING TRSF	-	179,000		-		179,000			361,000
INTER-LOCAL SERVICE COCC MGT FEE	-	-		-		175,000			175,000
TAX CREDIT PJT MGT FEE	-	-		-		357,486			357,486
PUBLIC HOUSING PJT MGT FEE	-	-		-		184,000			184,000
PUBLIC HOUSING PJT BKKPG FEE		-				18,375			
PUBLIC HOUSING PJT Asset Management Fee		-				25,800			
OPERATING SUBSIDY	373,275	1,009,000	858,000	373,275					2,240,275
TOTAL REVENUE	5,121,150	2,312,500	858,000	5,121,150	-	1,279,003	12,849,392	-	22,353,870
HAP Expense							11,696,183		11,696,183

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP)		TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name		SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
ADMINISTRATION EXPENSES										
	SALARIES	241,255	135,697		241,255		691,176	428,470		1,496,599
	BENEFITS	185,765	74,633		185,765		380,147	244,228		884,773
	LEGAL	16,694	-		16,694			10,000		26,694
	ACCOUNTING	-	-		-		16,200	16,200		32,400
	AUDITING	79,576	8,000	4,000	79,576			6,000		100,576
	QPA SERVICES		-		-		65,000	10,000		75,000
	TELEPHONE/NETWORK EXP	42,488	30,000		42,488		10,000	6,000		88,488
	OFFICE SUPPLIES	9,900	6,000		9,900		25,000			40,900
	SUNDRIES	110,008	16,000		110,008		25,000	19,250		170,258
	TRAVEL	14,090	2,000		14,090		5,000			21,090
	COCC PROJECT MGT FEE	265,307	184,000		265,307			223,242		672,549
	BOOKKEEPING EXP TO COCC	32,179	18,375		32,179			75,750		126,304
	SOFTWARE SUPPORT FEE TO COCC	-	-		-			10,000		10,000
	SOFTWARE/NETWORK SUPPORT	116,065	-		116,065		12,500	10,000		138,565
	PMC TAX CREDIT MANAGEMENT FEE	43,050	-		43,050					43,050
	INVESTOR MANAGEMENT FEE	4,609	-		4,609					4,609
	PORT-OUT ADMIN FEE		-					20,000		
	ASSET MGT FEE	-	25,800		-					25,800
	TOTAL ADMINISTRTAION EXP	1,160,986	500,505	4,000	1,160,986	-	1,230,024	1,079,140	-	3,957,655
TENANT SERVICES										-
	SALARIES	89,876	51,014		89,876					140,890
	BENEFITS	69,205	3,942		69,205					73,147
	SERVICE EXP	32,300	-		32,300					32,300
	TOTAL TENANT SERVICES	191,381	54,956	-	191,381	-	-	-	-	246,337
UTILITIES										-
	WATER	65,507	70,320		65,507					135,827
	SEWER	141,620	72,360		141,620					213,980
	GAS	17,704	238,800		17,704					256,504
	ELECTRICITY	49,222	161,300		49,222					210,522
	TOTAL UTILITY	274,053	542,780	-	274,053	-	-	-	-	816,833

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2024

ASSET MANAGEMENT PROJECT(AMP)	TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name	SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
MAINTENANCE									
SALARIES	360,932	251,428		360,932					612,360
BENEFITS	277,918	138,285		277,918					416,203
MAINT MATERIAL	177,194	110,000		177,194		3,000	6,300		296,494
MAINT CONTRACT	521,963	292,000		521,963		1,500			815,463
SECURITY/FIRE ALARM	29,759	-		29,759		1,000			30,759
TOTAL MAINTENANCE	1,367,766	791,713	-	1,367,766	-	5,500	6,300	-	2,171,279
PROTECTIVE SERVICES									
SALARIES	43,584	169,966		43,584					213,550
BENEFITS	27,351	33,993		27,351					61,344
SERVICES	-	-		-					-
SECURITY	70,935	203,959	-	70,935	-	-	-	-	274,894
GENERAL EXPENSE									
WATERFALL & SUBSIDY PYMT TO TAX CREDIT PARTY	-	-	450,275	-					450,275
PILOT	205,553	57,000		205,553					262,553
CAPITAL IMPROVEMENT RESERVE	199,242	-		199,242					199,242
ACCRUED COMPENSATED ABSENCES	9,662	4,700		9,662		2,000	10,000		26,362
INSURANCE - PROPERTY	384,300	-		384,300					384,300
INSURANCE - LIABILITY	-	134,000		-					134,000
INSURANCE - WORKER COMP	50,199	-		50,199		31,000	50,000		131,199
INSURANCE - AUTO	33,950	-		33,950		5,000	5,250		44,200
COLLECTION LOSS	21,500	10,500		21,500			-		32,000
TOTAL GENERAL EXP	904,406	206,200	450,275	904,406	-	38,000	65,250	-	1,664,131
TOTAL OPERATING EXPENSES	3,969,527	2,300,114	454,275	3,969,527	-	1,273,524	12,846,873	-	20,827,313
DEBT SERVICE	106,788			106,788					
CASH FLOW SURPLUS (DEFICIT)	1,044,835	12,386	403,725	1,044,835	-	5,479	2,519	-	1,526,557