

Long Branch Housing Authority  
Annual Budget - Draft  
For the Year Ending 6/30/2025

ASSET MANAGEMENT PROJECT(AMP)		8-6P	8-7P	LBHA PJT
Project Name		Hobart Manor	Chester/ Kennedy	SUB-TOTAL
REVENUE				
RENTAL INCOME ACC-PUM				
GROSSRENTAL INCOME-NON ACC HAP				-
GROSS RENTAL INCOME-ACC		331,641	752,589	1,084,230
GROSS RENTAL INCOME-NON ACC		-	-	-
LESS: VACANCY LOSS				-
UTILITY REIMBURSEMENT				-
MISC TENANT CHARGES		3,000	9,000	12,000
NONDWELLING RENTAL			73,899	73,899
COCC GRANT & S8 MGT FEE				-
HCV HAP INCOME				
HCV ADMIN FEE INCOME				
HCV Fraud Recovery				
INTEREST INCOME				-
OTHER INCOME				-
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				
ROSS Grant Revenue				
OPERATING SUBSIDY		236,194	814,303	1,050,497
	TOTAL REVENUE	624,535	1,775,091	2,399,626
	HAP Expense			

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Project Name		Hobart Manor	Chester/ Kennedy	SUB-TOTAL
ADMINISTRATION EXPENSES				
	SALARIES	36,244	103,734	139,978
	BENEFITS	21,746	62,241	83,987
	LEGAL			-
	ACCOUNTING	1,000	2,500	3,500
	AUDITING	5,000	7,500	12,500
	QPA SERVICES	-	-	
	TELEPHONE/NETWORK EXP	2,500	7,000	9,500
	OFFICE SUPPLIES	1,000	2,500	3,500
	SUNDRIES	2,300	7,000	9,300
	TRAVEL	1,500	4,500	6,000
	COCC PROJECT MGT FEE	51,000	133,000	184,000
	BOOKKEEPING EXP TO COCC	5,100	13,500	18,600
	SOFTWARE SUPPORT FEE TO COCC	5,000	7,500	12,500
	SOFTWARE/NETWORK SUPPORT	-		-
	PMC TAX CREDIT MANAGEMENT FEE	-		-
	INVESTOR MANAGEMENT FEE	-		-
	PORT-OUT ADMIN FEE	-		-
	ASSET MGT FEE	6,800	19,000	25,800
	TOTAL ADMINISTRTAION EXP	139,190	369,975	509,165
TENANT SERVICES				
	SALARIES	10,760	47,671	58,431
	BENEFITS	6,456	28,602	35,059
	SERVICE EXP	4,000	6,000	10,000
	TOTAL TENANT SERVICES	21,217	82,273	103,490
UTILITIES				
	WATER	13,500	50,000	63,500
	SEWER	32,500	88,320	120,820
	GAS	50,000	105,000	155,000
	ELECTRICITY	15,000	90,000	105,000
	TOTAL UTILITY	111,000	333,320	444,320

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Project Name		Hobart Manor	Chester/ Kennedy	SUB-TOTAL
MAINTENANCE				
	SALARIES	92,880	181,647	274,527
	BENEFITS	55,728	108,988	164,716
	MAINT MATERIAL	20,000	65,000	85,000
	MAINT CONTRACT	75,000	175,000	250,000
	SECURITY/FIRE ALARM	2,500	5,000	7,500
	TOTAL MAINTENANCE	246,107	535,636	781,743
PROTECTIVE SERVICES				
	SALARIES	-	226,377	226,377
	BENEFITS	-	56,594	56,594
	SERVICES	10,500	10,500	21,000
	SECURITY	10,500	293,471	303,971
GENERAL EXPENSE				
	WATERFALL & SUBSIDY PYMT TO TAX CREDIT PARTY PILOT	-	-	-
	Other Taxes	23,500	33,500	57,000
	CAPITAL IMPROVEMENT RESERVE			-
	ACCRUED COMPENSATED ABSENCES	2,500	4,000	6,500
	INSURANCE - PROPERTY	26,000	25,000	51,000
	INSURANCE - LIABILITY	26,000	60,000	86,000
	INSURANCE - WORKER COMP	8,812	27,889	36,701
	INSURANCE - AUTO	7,100	7,100	14,200
	COLLECTION LOSS			-
	TOTAL GENERAL EXP	93,912	157,489	251,401
TOTAL OPERATING EXPENSES		621,926	1,772,163	2,394,090
DEBT SERVICE		-	-	-
CASH FLOW SURPLUS (DEFICIT)		2,608	2,928	5,536

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ASSET MANAGEMENT PROJECT(AMP)		8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P	8-19P	TAX CREDIT
Project Name		Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two	Woodrow Three	SUB-TOTAL

[illegible]

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ASSET MANAGEMENT PROJECT(AMP)		8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P	8-19P	TAX CREDIT
Project Name		Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two	Woodrow Three	SUB-TOTAL
MAINTENANCE											
	SALARIES	37,414	78,093	71,612	63,201			56,487	49,962	37,080	393,848
	BENEFITS	23,610	49,282	45,192	39,884			35,647	31,530	23,400	248,545
	MAINT MATERIAL	17,450	28,250	30,478	29,600			30,750	26,600	23,775	186,903
	MAINT CONTRACT	60,250	93,100	81,250	95,000			61,150	63,250	54,100	508,100
	SECURITY/FIRE ALARM	2,410	750	2,000	3,000			1,500	1,552	1,600	12,812
	TOTAL MAINTENANCE	141,134	249,475	230,532	230,685	-	-	185,534	172,894	139,955	1,350,208
PROTECTIVE SERVICES											
	SALARIES	2,600	4,692	4,692	19,240			4,692	4,692	4,698	45,306
	BENEFITS	1,300	3,021	3,613	9,620			3,050	3,050	2,349	26,003
	SERVICES	3,860	3,860	3,860	3,860			3,860	3,860	3,860	27,020
	SECURITY	7,760	11,573	12,165	32,720	-	-	11,602	11,602	10,907	98,329
GENERAL EXPENSE											
	WATERFALL & SUBSIDY PYMT TO TAX CREDIT PARTY	-	127,774	97,914	-	81,077	40,073	38,561	-	-	385,399
	PILOT	21,453	30,699	35,806	31,277			41,394	33,028	31,500	225,157
	Other Taxes										
	CAPITAL IMPROVEMENT RESERVE	18,035	21,630	24,878	36,963			34,150	24,779	44,041	204,476
	ACCRUED COMPENSATED ABSENCES	-	1,511	1,688	1,688			1,688	1,704	1,688	9,967
	INSURANCE - PROPERTY	9,912	69,461	66,840	69,473			80,813	71,591	66,882	434,972
	INSURANCE - LIABILITY	44,375						-			44,375
	INSURANCE - WORKER COMP	5,101	8,019	7,830	7,658			6,841	6,346	5,345	47,140
	INSURANCE - AUTO	3,867	7,733	7,733	7,733			7,733	7,733	7,733	50,265
	COLLECTION LOSS	2,500	5,000	5,000	3,000			3,000	1,500	1,500	21,500
	TOTAL GENERAL EXP	105,243	271,827	247,689	157,792	81,077	40,073	214,180	146,681	158,689	1,423,251
TOTAL OPERATING EXPENSES		443,587	772,806	769,727	649,851	81,077	40,073	652,029	580,675	539,168	4,528,994
DEBT SERVICE		-						-	70,788	36,000	106,788
CASH FLOW SURPLUS (DEFICIT)		55,923	63,163	83,419	165,048	34,747	17,174	244,084	111,264	132,915	907,738

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ASSET MANAGEMENT PROJECT(AMP)		LBHA	Tax Credit	Tax Credit	Inter-local	C OCC	HCV	Maestro	Agency
Project Name		Public Hsing	Public Hsing	BusineAct.	Business Act.				total
REVENUE									
RENTAL INCOME ACC-PUM									
GROSSRENTAL INCOME-NON ACC HAP		-							-
GROSS RENTAL INCOME-ACC		1,084,230		1,605,491					2,689,721
GROSS RENTAL INCOME-NON ACC		-		3,331,066					3,331,066
LESS: VACANCY LOSS		-		(84,500)					(84,500)
UTILITY REIMBURSEMENT		-		(22,950)					(22,950)
MISC TENANT CHARGES		12,000		-		5,350			17,350
NONDWELLING RENTAL		73,899		-					73,899
COCC GRANT & S8 MGT FEE		-		-		317,271			317,271
HCV HAP INCOME		-		-			12,971,294		12,971,294
HCV ADMIN FEE INCOME		-		-			1,145,043		1,145,043
HCV Fraud Recovery		-					4,000		
INTEREST INCOME		-		-		25,000			25,000
OTHER INCOME		-		-			16,800	250,000	266,800
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		-		-		307,614			307,614
PUBLIC HOUSING PJT MGT FEE		-		-		190,950			190,950
PUBLIC HOUSING PJT BKKPG FEE		-				18,250			
PUBLIC HOUSING PJT Asset Management Fee		-				25,800			
ROSS Grant Revenue						125,000			
OPERATING SUBSIDY		1,050,497	714,413	-					1,764,910
	TOTAL REVENUE	2,399,626	714,413	4,829,107	-	1,369,235	14,137,137	250,000	23,529,467
	HAP Expense						12,971,294		12,971,294

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ASSET MANAGEMENT PROJECT(AMP)		LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name		Public Hsing	Public Hsing	BusineAct.	Business Act.				total
	ADMINISTRATION EXPENSES								
	SALARIES	139,978	125,000	131,811		628,928	413,574	46,500	1,485,791
	BENEFITS	83,987	68,750	97,966		345,910	248,144	1,684	846,441
	LEGAL	-		21,228		40,000	7,500		68,728
	ACCOUNTING	3,500		-		36,000	10,000		49,500
	AUDITING	12,500	4,000	77,589			7,500		104,589
	QPA SERVICES	-		-		60,000	-		60,000
	TELEPHONE/NETWORK EXP	9,500		49,836		15,000	16,000		90,336
	OFFICE SUPPLIES	3,500		7,150		15,000	1,000		26,650
	SUNDRIES	9,300		120,425		25,000	24,500	1,800	181,025
	TRAVEL	6,000		37,301		50,000	2,500	25,000	120,801
	COCC PROJECT MGT FEE	184,000		244,588			229,008		657,596
	BOOKKEEPING EXP TO COCC	18,600		28,765			78,263	3,000	128,628
	SOFTWARE SUPPORT FEE TO COCC	12,500		-			-	1,000	13,500
	SOFTWARE/NETWORK SUPPORT	-		121,110		12,500	-		133,610
	PMC TAX CREDIT MANAGEMENT FEE	-		44,345			-		44,345
	INVESTOR MANAGEMENT FEE	-		-			-		-
	PORT-OUT ADMIN FEE	-		-			32,000		
	ASSET MGT FEE	25,800		-					25,800
	TOTAL ADMINISTRTAION EXP	509,165	197,750	982,114	-	1,228,339	1,069,989	78,984	4,037,340
	TENANT SERVICES								-
	SALARIES	58,431		93,470					151,901
	BENEFITS	35,059		60,756					95,815
	SERVICE EXP	10,000		32,300					42,300
	TOTAL TENANT SERVICES	103,490	-	186,526	-	-	-	-	290,016
	UTILITIES								-
	WATER	63,500		67,894					131,394
	SEWER	120,820		153,121				400	274,341
	GAS	155,000		18,200					173,200
	ELECTRICITY	105,000		51,600					156,600
	TOTAL UTILITY	444,320	-	290,815	-	-	-	400	735,535



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Project Name		Public Hsing	Public Hsing	BusineAct.	Business Act.				total
MAINTENANCE									
	SALARIES	274,527		393,848		24,591			692,966
	BENEFITS	164,716		248,545					413,261
	MAINT MATERIAL	85,000		186,903		3,000	7,500		282,403
	MAINT CONTRACT	250,000		508,100		1,500			759,600
	SECURITY/FIRE ALARM	7,500		12,812		1,000			21,312
	TOTAL MAINTENANCE	781,743	-	1,350,208	-	30,091	7,500	-	2,169,543
PROTECTIVE SERVICES									
	SALARIES	226,377		45,306					271,683
	BENEFITS	56,594		26,003					82,597
	SERVICES	21,000		27,020		18,000			66,020
	SECURITY	303,971	-	98,329	-	18,000	-	-	420,300
GENERAL EXPENSE									
	WATERFALL & SUBSIDY PYMT TO TAX CREDIT PARTY	-	385,399	-					385,399
	PILOT	57,000		225,157					282,157
	Other Taxes							3,500	
	CAPITAL IMPROVEMENT RESERVE	-		204,476					204,476
	ACCRUED COMPENSATED ABSENCES	6,500		9,967		2,000	15,000		33,467
	INSURANCE - PROPERTY	51,000		434,972					485,972
	INSURANCE - LIABILITY	86,000		44,375				5,000	135,375
	INSURANCE - WORKER COMP	36,701		47,140		41,714	65,000		190,555
	INSURANCE - AUTO	14,200		50,265		5,000	-		69,465
	COLLECTION LOSS	-		21,500			-		21,500
	TOTAL GENERAL EXP	251,401	385,399	1,037,852	-	48,714	80,000	8,500	1,808,366
TOTAL OPERATING EXPENSES		2,394,090	583,149	3,945,845	-	1,325,144	14,128,783	87,884	22,432,393
DEBT SERVICE				106,788					
CASH FLOW SURPLUS (DEFICIT)		5,536	131,264	776,474	-	44,091	8,354	162,117	1,097,074