Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)	8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P
Project Name	Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two
DWELLING UNITS-ACC	57	160	217	29	53	51	36	13	5	17	15
DWELLING UNITS-NON ACC	-	-	-	11	17	16	24	51	47	47	41
MAINTENANCE UNIT							1	1		1	1
TOTAL UNITS	57	160	217	40	70	67	61	65	52	65	57
REVENUE											
RENTAL INCOME ACC-PUM											
GROSSRENTAL INCOME-NON ACC HAP			-								
GROSS RENTAL INCOME-ACC	351,203	764,448	1,115,651	235,212	382,104	416,723	241,716	-	-	85,500	85,063
GROSS RENTAL INCOME-NON ACC	-	-	-	167,688	378,060	311,748	453,783	-	-	771,785	683,259
LESS: VACANCY LOSS			-	(6,000)	(10,000)	(15,000)	(17,500)			(18,500)	(7,500)
UTILITY REIMBURSEMENT	8,500		8,500								
MISC TENANT CHARGES	1,000	7,500	8,500	(4,000)	(5,200)	(5,000)	(1,500)			(5,000)	(1,500)
NONDWELLING RENTAL		-	-								
COCC GRANT & S8 MGT FEE			-	500	10,000						
HCV HAP INCOME											
HCV ADMIN FEE INCOME											
HCV Fraud Recovery											
INTEREST INCOME			-	7,000	6,000						
OTHER INCOME			-								
OPERATING SUBSIDY	251,442	866,872	1,118,313	124,455	136,022	130,293	113,243	123,301	60,943	41,051	3,487
CAPITAL FUND OPERATING TRSF	53,700	125,300	179,000								
CAPITAL FUND INCOME	91,086	159,800	250,886								
INTER-LOCAL SERVICE COCC MGT FEE			-								
TAX CREDIT PJT MGT FEE			-								
TAX CREDIT IT & LEGAL SUPPORT FEE											
PUBLIC HOUSING PJT MGT FEE			-								
PUBLIC HOUSING PJT BKKPG FEE											
ROSS Grant Revenue											
TOTAL REVENUE	756,931	1,923,920	2,680,850	524,855	896,986	838,764	789,742	123,301	60,943	874,836	762,809

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)	8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P
Project Name	Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two
DWELLING UNITS-ACC	57	160	217	29	53	51	36	13	5	17	15
HAP Expense											
ADMINISTRATION EXPENSES											
SALARIES	36,808	104,330	141,138	40,832	38,141	41,348	34,611			37,223	39,250
BENEFITS	20,097	56,964	77,061	25,520	23,838	25,843	21,632			23,264	25,688
LEGAL			-	2,500	3,500	2,500	3,028			3,500	3,000
ACCOUNTING	1,000	2,500	3,500	-			-				
AUDITING	5,000	7,500	12,500	11,737	13,000	11,395	11,433			11,500	11,433
QPA SERVICES	-	-				-	-			-	-
TELEPHONE/NETWORK EXP	3,700	11,000	14,700	4,600	10,536	8,000	7,300			7,000	7,000
OFFICE SUPPLIES	1,500	2,500	4,000	650	1,500	1,500	1,000			1,000	750
SUNDRIES	2,500	6,500	9,000	7,525	13,250	15,900	16,000			20,300	32,650
TRAVEL	1,500	4,500	6,000	25,301	1,500	2,500	2,500			1,500	2,000
COCC PROJECT MGT FEE	55,000	145,000	200,000	3,600	34,634	50,755	33,706			41,649	39,000
BOOKKEEPING EXP TO COCC	5,130	14,400	19,530		6,300	6,397	5,490			5,850	
SOFTWARE SUPPORT FEE TO COCC	5,000	7,500	12,500								
SOFTWARE/NETWORK SUPPORT	-		-	9,548	17,500	19,096	19,000			19,000	19,000
PMC TAX CREDIT MANAGEMENT FEE	-		-	6,525	6,525	6,335	6,335			6,335	6,335
INVESTOR MANAGEMENT FEE	-		-	3,500							
PORT-OUT ADMIN FEE	-		-								
ASSET MGT FEE	6,840	19,200	26,040								
TOTAL ADMINISTRATION EXP	144,075	381,894	525,969	141,838	170,224	191,569	162,035	-	-	178,121	186,106
TENANT SERVICES											
SALARIES	37,358	38,298	75,656	6,589	16,303	16,382	13,520			15,142	12,480
BENEFITS	20,398	20,911	41,308	4,118	10,189	10,239	8,450			9,464	8,112
SERVICE EXP	5,000	7,500	12,500	1,500	2,500	2,500	2,500			2,500	10,400
TOTAL TENANT SERVICES	62,756	66,709	129,465	12,207	28,992	29,121	24,470	-	-	27,106	30,992

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)		8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P
Project Name		Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two
DWELLING UNITS-ACC		57	160	217	29	53	51	36	13	5	17	15
UTILITIES												
	WATER	18,500	55,000	73,500	23,000	10,000	12,594	7,500			7,200	4,000
	SEWER	32,500	88,320	120,820	13,440	26,000	23,681	24,000			22,000	22,000
	GAS	70,000	150,000	220,000	1,800	1,000	4,000	5,000			3,000	1,900
	ELECTRICITY	20,000	145,000	165,000	3,300	6,000	20,000	7,500			5,300	4,500
	TOTAL UTILITY	141,000	438,320	579,320	41,540	43,000	60,275	44,000	-	-	37,500	32,400
MAINTENANCE												
	SALARIES	82,880	167,757	250,636	37,777	78,853	72,307	63,814			57,035	49,962
	BENEFITS	45,252	91,595	136,847	23,610	49,282	45,192	39,884			35,647	31,530
	MAINT MATERIAL	12,000	65,000	77,000	17,450	28,250	30,478	29,600			30,750	26,600
	MAINT CONTRACT	150,000	250,000	400,000	60,250	93,100	81,250	95,000			61,150	63,250
	SECURITY/FIRE ALARM	2,500	5,000	7,500	2,410	750	2,000	3,000			1,500	1,552
	TOTAL MAINTENANCE	292,632	579,352	871,984	141,497	250,235	231,227	231,298	-	-	186,082	172,894
PROTECTIVE SERVICES												
	SALARIES	-	230,921	230,921	2,704	4,880	4,856	20,010			4,880	4,692
	BENEFITS	-	57,730	57,730	1,300	3,021	3,613	9,620			3,050	3,050
	SERVICES	10,500	10,500	21,000								
	SECURITY	10,500	299,151	309,651	4,004	7,901	8,469	29,630	-	-	7,930	7,742
GENERAL EXPENSE												
	SUBSIDY PYMT TO TAX CREDIT PARTY	-	-	-	-	-	26,059	113,243	86,311	42,660	-	-
	WATERFALL PYMT TO TAX CREDIT PARTY											
	PILOT	20,000	33,500	53,500	25,302	30,699	35,806	31,277			41,394	3,487
	Other Taxes											
	CAPITAL IMPROVEMENT RESERVE			-	18,576	21,630	24,878	36,963			34,150	24,779
	ACCRUED COMPENSATED ABSENCES	2,500	5,000	7,500	-	1,511	1,688	1,688			1,688	1,704
	INSURANCE - PROPERTY	18,000	25,000	43,000	9,912	69,461	66,840	69,473			80,813	71,591
	INSURANCE - LIABILITY	10,000	50,000	60,000	44,375						-	
	INSURANCE - WORKER COMP	8,812	27,889	36,701	4,749	7,016	7,830	7,658			6,841	6,346
	INSURANCE - AUTO	7,820	7,820	15,640	3,867	7,733	7,733	7,733			7,733	7,733
	COLLECTION LOSS			-	2,500	5,000	5,000	3,000			3,000	1,500
	TOTAL GENERAL EXP	67,132	149,209	216,341	109,281	143,050	175,834	271,035	86,311	42,660	175,619	117,140

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)	8-6P	8-7P	LBHA PJT	8-11P	8-12P	8-13P	8-14P	8-15P	8-16P	8-17P	8-18P
Project Name	Hobart Manor	Chester/ Kennedy	SUB-TOTAL	Seaview	President Est	Garfield One	Garfield Two	Gregory One	Gregory Two	Woodrow One	Woodrow Two
DWELLING UNITS-ACC	57	160	217	29	53	51	36	13	5	17	15
TOTAL OPERATING EXPENSES	718,095	1,914,634	2,632,729	450,367	643,402	696,495	762,468	86,311	42,660	612,358	547,274
DEBT SERVICE	-	-	-	-						-	70,788
CASH FLOW SURPLUS (DEFICIT)	38,835	9,285	48,121	74,488	253,584	142,269	27,274	36,990	18,283	262,478	144,747

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)	8-19P	TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name	Woodrow Three	SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
DWELLING UNITS-ACC	12	231								448
DWELLING UNITS-NON ACC	39	293								293
MAINTENANCE UNIT		4								4
TOTAL UNITS	51	528								745
REVENUE										
RENTAL INCOME ACC-PUM										
GROSSRENTAL INCOME-NON ACC HAP		-	-		-					-
GROSS RENTAL INCOME-ACC	54,084	1,500,402	1,115,651		1,500,402					2,616,053
GROSS RENTAL INCOME-NON ACC	625,656	3,391,979	-		3,391,979					3,391,979
LESS: VACANCY LOSS	(10,000)	(84,500)	-		(84,500)					(84,500)
UTILITY REIMBURSEMENT		-	8,500		-					8,500
MISC TENANT CHARGES	(750)	(22,950)	8,500		(22,950)		5,350			(9,100)
NONDWELLING RENTAL		-	-	-	-					-
COCC GRANT & S8 MGT FEE		10,500	-	10,500	10,500		326,080			347,080
HCV HAP INCOME			-	-	-			14,709,564		14,709,564
HCV ADMIN FEE INCOME			-	-	-			1,192,501		1,192,501
HCV Fraud Recovery			-	-				4,000		4,000
INTEREST INCOME		13,000	-	13,000	13,000		45,000			71,000
OTHER INCOME		-	-	-	-		15,000	16,800	250,000	281,800
OPERATING SUBSIDY	22,005	754,799	1,118,313	754,799						1,873,113
CAPITAL FUND OPERATING TRSF			179,000	-	-		179,000			361,000
CAPITAL FUND INCOME										
INTER-LOCAL SERVICE COCC MGT FEE		-	-	-	-					-
TAX CREDIT PJT MGT FEE	-	-	-	-	-		273,353			273,353
TAX CREDIT IT & LEGAL SUPPORT FEE							99,615			99,615
PUBLIC HOUSING PJT MGT FEE		-		-			238,540			238,540
PUBLIC HOUSING PJT BKKPG FEE				-			19,530			19,530
ROSS Grant Revenue				-				81,950		81,950
TOTAL REVENUE	690,995	5,563,230	2,429,964	778,299	4,808,431	-	1,201,468	16,004,815	250,000	25,475,978

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)		8-19P	TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name		Woodrow Three	SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
DWELLING UNITS-ACC		12	231								448
			-								
	HAP Expense								14,709,564	-	14,709,564
ADMINISTRATION EXPENSES											
	SALARIES	33,489	264,894	141,138		264,894		634,498	408,563	46,500	1,495,592
	BENEFITS	21,768	167,553	77,061		167,553		346,436	223,075	1,684	815,809
	LEGAL	3,200	21,228	-		21,228		3,500	7,500		32,228
	ACCOUNTING		-	3,500		-			10,000		13,500
	AUDITING	11,433	81,931	12,500	4,000	77,931			7,500		104,931
	QPA SERVICES	-	-	-		-		-	-		-
	TELEPHONE/NETWORK EXP	5,400	49,836	14,700		49,836		15,000	16,000		95,536
	OFFICE SUPPLIES	750	7,150	4,000		7,150		15,000	1,000		27,150
	SUNDRIES	14,800	120,425	9,000		120,425		25,000	22,000	1,800	178,225
	TRAVEL	2,000	37,301	6,000		37,301		50,000	12,500	25,000	130,801
	COCC PROJECT MGT FEE	41,244	244,588	200,000		244,588			238,500		683,088
	BOOKKEEPING EXP TO COCC	4,728	28,765	19,530		28,765			77,580	3,000	128,875
	SOFTWARE SUPPORT FEE TO COCC	-	-	12,500		-			-	1,000	13,500
	SOFTWARE/NETWORK SUPPORT	18,244	121,388	-		121,388		12,500	-		133,888
	PMC TAX CREDIT MANAGEMENT FEE	6,335	44,725	-		44,725			-		44,725
	INVESTOR MANAGEMENT FEE		3,500	-		3,500			-		3,500
	PORT-OUT ADMIN FEE			-		-			32,000		32,000
	ASSET MGT FEE		-	26,040		-					26,040
	TOTAL ADMINISTRATION EXP	163,391	1,193,284	525,969	4,000	1,189,284	-	1,101,933	1,056,218	78,984	3,959,388
TENANT SERVICES											-
	SALARIES	16,294	96,710	75,656		96,710					172,366
	BENEFITS	10,184	60,756	41,308		60,756					102,064
	SERVICE EXP	10,400	32,300	12,500		32,300					44,800
	TOTAL TENANT SERVICES	36,878	189,766	129,465	-	189,766	-	-	-	-	319,231

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)		8-19P	TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name		Woodrow Three	SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
DWELLING UNITS-ACC		12	231								448
UTILITIES											-
	WATER	3,600	67,894	73,500		67,894					141,394
	SEWER	22,000	153,121	120,820		153,121				400	274,341
	GAS	1,500	18,200	220,000		18,200					238,200
	ELECTRICITY	5,000	51,600	165,000		51,600					216,600
	TOTAL UTILITY	32,100	290,815	579,320	-	290,815	-	-	-	400	870,535
MAINTENANCE											
	SALARIES	36,000	395,748	250,636		395,748		17,258			663,643
	BENEFITS	23,400	248,545	136,847		248,545					385,392
	MAINT MATERIAL	23,775	186,903	77,000		186,903		3,000	7,500		274,403
	MAINT CONTRACT	54,100	508,100	400,000		508,100		1,500			909,600
	SECURITY/FIRE ALARM	1,600	12,812	7,500		12,812		1,000			21,312
	TOTAL MAINTENANCE	138,875	1,352,108	871,984	-	1,352,108	-	22,758	7,500	-	2,254,350
PROTECTIVE SERVICES											
	SALARIES	4,886	46,908	230,921		46,908					277,829
	BENEFITS	2,349	26,003	57,730		26,003					83,733
	SERVICES		-	21,000		-		-			21,000
	SECURITY	7,235	72,911	309,651	-	72,911	-	-	-	-	382,562
GENERAL EXPENSE											
	SUBSIDY PYMT TO TAX CREDIT PARTY	-	268,273	-	268,273	-					268,273
	WATERFALL PYMT TO TAX CREDIT PARTY										
	PILOT	22,005	189,969	53,500		189,969					243,469
	Other Taxes									3,500	3,500
	CAPITAL IMPROVEMENT RESERVE	44,041	205,017	-		205,017					205,017
	ACCRUED COMPENSATED ABSENCES	1,688	9,967	7,500		9,967		2,000	15,000		34,467
	INSURANCE - PROPERTY	66,882	434,972	43,000		434,972					477,972
	INSURANCE - LIABILITY		44,375	60,000		44,375				5,000	109,375
	INSURANCE - WORKER COMP	5,345	45,785	36,701		45,785		41,714	65,000		189,200
	INSURANCE - AUTO	7,733	50,265	15,640		50,265		5,000	-		70,905
	COLLECTION LOSS	1,500	21,500	-		21,500			-		21,500
	TOTAL GENERAL EXP	149,194	1,270,123	216,341	268,273	1,001,850	-	48,714	80,000	8,500	1,623,678

Long Branch Housing Authority
Annual Budget - Draft
For the Year Ending 6/30/2026

ASSET MANAGEMENT PROJECT(AMP)	8-19P	TAX CREDIT	LBHA	Tax Credit	Tax Credit	Inter-local	COCC	HCV	Maestro	Agency
Project Name	Woodrow Three	SUB-TOTAL	Public Hsing	Public Hsing	BusineAct.	Business Act.				total
DWELLING UNITS-ACC	12	231								448
TOTAL OPERATING EXPENSES	527,673	4,369,008	2,632,729	272,273	4,096,735	-	1,173,406	15,853,282	87,884	24,119,308
DEBT SERVICE	36,000	106,788			106,788					106,788
CASH FLOW SURPLUS (DEFICIT)	127,322	1,087,435	(202,765)	506,026	604,908	-	28,062	151,533	162,117	1,249,881