

2020 (2021) HOUSING AUTHORITY BUDGET

Financial Schedules Section

SUMMARY

Trenton Housing Authority
 For the Period January 1, 2020 to December 31, 2020

	FY 2020 Proposed Budget				FY 2019 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
REVENUES							
Total Operating Revenues	\$ 17,105,994	\$ -	\$ -	\$ -	\$ 17,105,994	\$ 1,408,392	9.0%
Total Non-Operating Revenues	1,433	-	-	-	1,433	(424)	-22.8%
Total Anticipated Revenues	17,107,427	-	-	-	17,107,427	1,407,968	9.0%
APPROPRIATIONS							
Total Administration	4,169,296	-	-	-	4,169,296	246,541	6.3%
Total Cost of Providing Services	11,045,134	-	-	-	11,045,134	1,097,413	11.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	1,363,413	101,430	8.0%
Total Operating Appropriations	15,214,430	-	-	-	15,214,430	1,445,384	9.6%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	529,584	(37,416)	-6.6%
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	529,584	(37,416)	-6.6%
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	15,214,430	-	-	-	17,107,427	1,407,968	9.0%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	15,214,430	-	-	-	15,699,459	1,407,968	9.0%
ANTICIPATED SURPLUS (DEFICIT)	\$ 1,892,997	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Revenue Schedule

Trenton Housing Authority
For the Period January 1, 2020 to December 31, 2020

	FY 2020 Proposed Budget				FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING REVENUES								
<i>Rental Fees</i>								
Homebuyers' Monthly Payments					\$ -	\$ -	\$ -	#DIV/0!
Dwelling Rental	5,222,658				5,222,658	5,092,723	129,935	2.6%
Excess Utilities	65,000				65,000	65,000	-	0.0%
Non-Dwelling Rental	60,000				60,000	60,000	-	0.0%
HUD Operating Subsidy	8,945,314				8,945,314	8,424,103	521,211	6.2%
New Construction - Acc Section 8 Voucher - Acc Housing Voucher					-	-	-	#DIV/0!
Total Rental Fees	14,292,972				14,292,972	13,641,826	651,146	4.8%
<i>Other Operating Revenues (List)</i>								
Other Revenue	1,239,828				1,239,828	339,367	900,461	265.3%
CFP Administration	449,484				449,484	355,756	93,728	26.3%
CFP Operating	1,123,710				1,123,710	1,360,653	(236,943)	-17.4%
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Type in (Grant, Other Rev)					-	-	-	#DIV/0!
Total Other Revenue	2,813,022				2,813,022	2,055,776	757,246	36.8%
Total Operating Revenues	17,105,994				17,105,994	15,697,602	1,408,392	9.0%
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Total Other Non-Operating Revenue					-	-	-	#DIV/0!
<i>Interest on Investments & Deposits (List)</i>								
Interest Earned	1,433				1,433	1,857	(424)	-22.8%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	1,433				1,433	1,857	(424)	-22.8%
Total Non-Operating Revenues	1,433				1,433	1,857	(424)	-22.8%
TOTAL ANTICIPATED REVENUES	\$ 17,107,427	\$ -	\$ -	\$ -	\$ 17,107,427	\$ 15,699,459	\$ 1,407,968	9.0%

Prior Year Adopted Revenue Schedule

Trenton Housing Authority

FY 2019 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments Dwelling Rental	5,092,723				5,092,723
Excess Utilities	65,000				65,000
Non-Dwelling Rental	60,000				60,000
HUD Operating Subsidy	8,424,103				8,424,103
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher					-
Total Rental Fees	13,641,826	-	-	-	13,641,826
<i>Other Revenue (List)</i>					
Other Revenue	339,367				339,367
CFP Administration	355,756				355,756
CFP Operating	1,360,653				1,360,653
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Total Other Revenue	2,055,776	-	-	-	2,055,776
Total Operating Revenues	15,697,602	-	-	-	15,697,602
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Type in					-
Total Other Non-Operating Revenues					-
<i>Interest on Investments & Deposits</i>					
Interest Earned	1,857				1,857
Penalties					-
Other					-
Total Interest	1,857	-	-	-	1,857
Total Non-Operating Revenues	1,857	-	-	-	1,857
TOTAL ANTICIPATED REVENUES	\$ 15,699,459	\$ -	\$ -	\$ -	\$ 15,699,459

Appropriations Schedule

Trenton Housing Authority
For the Period January 1, 2020 to December 31, 2020

	FY 2020 Proposed Budget				FY 2019 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	2,171,187				\$ 2,171,187	\$ 1,958,488	\$ 212,699	10.9%
Fringe Benefits	1,154,423				1,154,423	1,192,357	(37,934)	-3.2%
Legal	187,880				187,880	175,000	12,880	7.4%
Staff Training	68,880				68,880	61,000	7,880	12.9%
Travel	35,700				35,700	33,000	2,700	8.2%
Accounting Fees	52,500				52,500	50,000	2,500	5.0%
Auditing Fees	42,000				42,000	40,000	2,000	5.0%
Miscellaneous Administration*	456,726				456,726	412,910	43,816	10.6%
Total Administration	4,169,296				4,169,296	3,922,755	246,541	6.3%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	206,638				206,638	-	206,638	#DIV/0!
Salary & Wages - Maintenance & Operation	2,080,126				2,080,126	1,847,066	233,060	12.6%
Salary & Wages - Protective Services	877,599				877,599	865,595	12,004	1.4%
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	1,453,865				1,453,865	1,518,436	(64,571)	-4.3%
Tenant Services	12,989				12,989	10,428	2,561	24.6%
Utilities	2,802,030				2,802,030	2,717,716	84,314	3.1%
Maintenance & Operation	2,081,080				2,081,080	1,518,788	562,292	37.0%
Protective Services	132,612				132,612	126,298	6,314	5.0%
Insurance	1,039,493				1,039,493	992,323	47,170	4.8%
Payment in Lieu of Taxes (PILOT)	252,949				252,949	247,917	5,032	2.0%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	105,753				105,753	103,154	2,599	2.5%
Other General Expense					-	-	-	#DIV/0!
Rents					-	-	-	#DIV/0!
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	11,045,134				11,045,134	9,947,721	1,097,413	11.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	1,363,413	1,261,983	101,430	8.0%
Total Operating Appropriations	15,214,430				16,577,843	15,132,459	1,445,384	9.6%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	529,584	567,000	(37,416)	-6.6%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations					529,584	567,000	(37,416)	-6.6%
TOTAL APPROPRIATIONS	15,214,430				17,107,427	15,699,459	1,407,968	9.0%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	15,214,430				17,107,427	15,699,459	1,407,968	9.0%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized					-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 15,214,430	\$ -	\$ -	\$ -	\$ 17,107,427	\$ 15,699,459	\$ 1,407,968	9.0%

* 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 \$ 760,721.50 \$ - \$ - \$ - \$ 828,892.15

Prior Year Adopted Appropriations Schedule

Trenton Housing Authority

FY 2019 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 1,958,488				\$ 1,958,488
Fringe Benefits	1,192,357				1,192,357
Legal	175,000				175,000
Staff Training	61,000				61,000
Travel	33,000				33,000
Accounting Fees	50,000				50,000
Auditing Fees	40,000				40,000
Miscellaneous Administration*	412,910				412,910
Total Administration	3,922,755	-	-	-	3,922,755
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	1,847,066				1,847,066
Salary & Wages - Protective Services	865,595				865,595
Salary & Wages - Utility Labor					-
Fringe Benefits	1,518,436				1,518,436
Tenant Services	10,428				10,428
Utilities	2,717,716				2,717,716
Maintenance & Operation	1,518,788				1,518,788
Protective Services	126,298				126,298
Insurance	992,323				992,323
Payment in Lieu of Taxes (PILOT)	247,917				247,917
Terminal Leave Payments					-
Collection Losses	103,154				103,154
Other General Expense					-
Rents					-
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	9,947,721	-	-	-	9,947,721
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	1,261,983
Total Operating Appropriations	13,870,476	-	-	-	15,132,459
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	567,000
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	567,000
TOTAL APPROPRIATIONS	13,870,476	-	-	-	15,699,459
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	13,870,476	-	-	-	15,699,459
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation					-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 13,870,476	\$ -	\$ -	\$ -	\$ 15,699,459

* 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 \$ 693,523.80 \$ - \$ - \$ - \$ 756,622.95

Debt Service Schedule - Principal

Trenton Housing Authority

If Authority has no debt X this box

Fiscal Year Ending in

	Proposed		Fiscal Year Ending in					Total Principal Outstanding	
	Adopted Budget Year 2019	Budget Year 2020	2021	2022	2023	2024	2025		Thereafter
New Jersey Housing and Mortgage Finar	\$ 710,000	\$ 745,000	\$ 780,000	\$ 815,000	\$ 860,000	\$ 900,000	\$ 940,000	\$ -	\$ 5,040,000
TD Bank	1,261,983	1,363,413	1,470,052	1,582,131	1,699,891	1,823,477	1,953,454	9,246,189	19,138,607
Type in Issue Name									
Type in Issue Name									
TOTAL PRINCIPAL	1,971,983	2,108,413	2,250,052	2,397,131	2,559,891	2,723,477	2,893,454	9,246,189	24,178,607
LESS: HUD SUBSIDY	710,000	745,000	780,000	815,000	860,000	900,000	940,000		5,040,000
NET PRINCIPAL	\$ 1,261,983	\$ 1,363,413	\$ 1,470,052	\$ 1,582,131	\$ 1,699,891	\$ 1,823,477	\$ 1,953,454	\$ 9,246,189	\$ 19,138,607

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

	Moody's	Fitch	Standard & Poors
Bond Rating			
Year of Last Rating			
If no Rating type in Not Applicable			

Debt Service Schedule - Interest

Trenton Housing Authority

If Authority has no debt X this box

	<i>Fiscal Year Ending in</i>						Thereafter	Total Interest Payments Outstanding
	Proposed Budget Year 2020	2021	2022	2023	2024	2025		
Adopted Budget Year 2019	260,077							
New Jersey Housing and Mortgage Finar	567,000	192,818	155,805	116,913	76,023	33,135	-	802,879
TD Bank		490,000	445,695	398,911	322,680	294,832	587,998	3,069,700
Type in Issue Name								
Type in Issue Name								
TOTAL INTEREST	827,077	682,818	601,500	515,824	398,703	327,967	587,998	3,872,579
LESS: HUD SUBSIDY	260,077	192,818	155,805	116,913	76,023			769,744
NET INTEREST	\$ 567,000	\$ 490,000	\$ 445,695	\$ 398,911	\$ 322,680	\$ 327,967	\$ 587,998	\$ 3,102,835

Net Position Reconciliation

Trenton Housing Authority
 For the Period January 1, 2020 to December 31, 2020

FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 14,136,723	\$ -	\$ -	\$ -	\$ 14,136,723
Less: Invested in Capital Assets, Net of Related Debt (1)	42,765,532				42,765,532
Less: Restricted for Debt Service Reserve (1)	-				-
Less: Other Restricted Net Position (1)	300,484				300,484
Total Unrestricted Net Position (1)	(28,929,293)				(28,929,293)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	10,148,313				10,148,313
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	22,170,925				22,170,925
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	3,389,945				3,389,945
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	\$ 3,389,945				\$ 3,389,945

(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 \$ 760,722 \$ - \$ - \$ - \$ 828,892

(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.