

Fiscal Year                      Start Year                      End Year  
   2022                      –                      2022

***Authority Budget of:  
Trenton Housing Authority***

**State Filing Year                      2022**

***For the Period:***

***January 1, 2022                      to                      December 31, 2022***

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***Division of Local Government Services***

## SUMMARY

Trenton Housing Authority  
For the Period **January 1, 2022** to **December 31, 2022**

|  | <b>FY 2022 Proposed Budget</b>   |                  |                        |                       |                             | <b>FY 2021 Adopted Budget</b> | <b>\$ Increase (Decrease) Proposed vs. Adopted</b> | <b>% Increase (Decrease) Proposed vs. Adopted</b> |
|--|----------------------------------|------------------|------------------------|-----------------------|-----------------------------|-------------------------------|--|---|
|  | <b>Public Housing Management</b> | <b>Section 8</b> | <b>Housing Voucher</b> | <b>Other Programs</b> | <b>Total All Operations</b> | <b>Total All Operations</b>   | <b>All Operations</b>                              | <b>All Operations</b>                             |
|  | <b>REVENUES</b>                  |                  |                        |                       |                             |                               |  |   |
| Total Operating Revenues   | \$ 17,791,855                    | \$ -             | \$ -                   | \$ -                  | \$ 17,791,855               | \$ 17,392,424                 | \$ 399,431   | 2.3%  |
| Total Non-Operating Revenues                                     | 350                              | -                | -                      | -                     | 350                         | 1,476                         | (1,126)  | -76.3%  |
| Total Anticipated Revenues                                       | <u>17,792,205</u>                | <u>-</u>         | <u>-</u>               | <u>-</u>              | <u>17,792,205</u>           | <u>17,393,900</u>             | <u>398,305</u>                                     | <u>2.3%</u>                                       |
| <b>APPROPRIATIONS</b>  |                                  |                  |                        |                       |                             |                               |  |   |
| Total Administration   | 4,421,902                        | -                | -                      | -                     | 4,421,902                   | 4,249,097                     | 172,805  | 4.1%  |
| Total Cost of Providing Services                                 | 11,342,477                       | -                | -                      | -                     | 11,342,477                  | 11,185,551                    | 156,926  | 1.4%  |
| Total Principal Payments on Debt Service in Lieu of Depreciation | XXXXXXXXXX                       | XXXXXXXXXX       | XXXXXXXXXX             | XXXXXXXXXX            | 1,582,131                   | 1,470,052                     | 112,079  | 7.6%  |
| Total Operating Appropriations                                   | 15,764,379                       | -                | -                      | -                     | 17,346,510                  | 16,904,700                    | 441,810  | 2.6%  |
| Total Interest Payments on Debt                                  | XXXXXXXXXX                       | XXXXXXXXXX       | XXXXXXXXXX             | XXXXXXXXXX            | 445,695                     | 489,200                       | (43,505)   | -8.9%   |
| Total Other Non-Operating Appropriations                         | -                                | -                | -                      | -                     | -                           | -                             | -  | #DIV/0!   |
| Total Non-Operating Appropriations                               | -                                | -                | -                      | -                     | 445,695                     | 489,200                       | (43,505)   | -8.9%   |
| Accumulated Deficit  | -                                | -                | -                      | -                     | -                           | -                             | -  | #DIV/0!   |
| Total Appropriations and Accumulated Deficit                     | 15,764,379                       | -                | -                      | -                     | 17,792,205                  | 17,393,900                    | 398,305  | 2.3%  |
| Less: Total Unrestricted Net Position Utilized                   | -                                | -                | -                      | -                     | -                           | -                             | -  | #DIV/0!   |
| Net Total Appropriations   | <u>15,764,379</u>                | <u>-</u>         | <u>-</u>               | <u>-</u>              | <u>17,792,205</u>           | <u>17,393,900</u>             | <u>398,305</u>                                     | <u>2.3%</u>                                       |
| <b>ANTICIPATED SURPLUS (DEFICIT)</b>                             | <u>\$ 2,027,826</u>              | <u>\$ -</u>      | <u>\$ -</u>            | <u>\$ -</u>           | <u>\$ 0</u>                 | <u>\$ -</u>                   | <u>\$ 0</u>  | <u>#DIV/0!</u>                                    |

# Revenue Schedule

## Trenton Housing Authority

For the Period January 1, 2022 to December 31, 2022

|  | <b>FY 2022 Proposed Budget</b>   |                  |                        |                       | <b>FY 2021 Adopted Budget</b> | <b>\$ Increase (Decrease) Proposed vs. Adopted</b> | <b>% Increase (Decrease) Proposed vs. Adopted</b> |                       |
|--|----------------------------------|------------------|------------------------|-----------------------|-------------------------------|--|---|-----------------------|
|  | <b>Public Housing Management</b> | <b>Section 8</b> | <b>Housing Voucher</b> | <b>Other Programs</b> | <b>Total All Operations</b>   | <b>Total All Operations</b>                        | <b>All Operations</b>                             | <b>All Operations</b> |
|  |                                  |                  |                        |                       |                               |  |   |                       |
| <b>OPERATING REVENUES</b>                            |                                  |                  |                        |                       |                               |  |   |                       |
| <i>Rental Fees</i>                                   |                                  |                  |                        |                       |                               |  |   |                       |
| Homebuyers' Monthly Payments                         |                                  |                  |                        |                       | \$ -                          | \$ -   | \$ -  | #DIV/0!               |
| Dwelling Rental                                      | 5,422,527                        |                  |                        |                       | 5,422,527                     | 5,268,781  | 153,746   | 2.9%                  |
| Excess Utilities                                     | 65,000                           |                  |                        |                       | 65,000                        | 65,080   | (80)  | -0.1%                 |
| Non-Dwelling Rental                                  | 60,000                           |                  |                        |                       | 60,000                        | 60,200   | (200)   | -0.3%                 |
| HUD Operating Subsidy                                | 9,223,989                        |                  |                        |                       | 9,223,989                     | 9,105,803  | 118,186   | 1.3%                  |
| New Construction - Acc Section 8                     |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Voucher - Acc Housing Voucher                        |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Total Rental Fees                                    | 14,771,516                       | -                | -                      | -                     | 14,771,516                    | 14,499,864   | 271,652   | 1.9%                  |
| <i>Other Operating Revenues (List)</i>               |                                  |                  |                        |                       |                               |  |   |                       |
| Other Revenue  | 753,220                          |                  |                        |                       | 753,220                       | 720,836  | 32,384  | 4.5%                  |
| CFP Administration                                   | 503,804                          |                  |                        |                       | 503,804                       | 482,605  | 21,199  | 4.4%                  |
| CFP Operating  | 1,763,315                        |                  |                        |                       | 1,763,315                     | 1,689,119  | 74,196  | 4.4%                  |
| 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!               |
| Type in (Grant, Other Rev)                           |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Total Other Revenue                                  | 3,020,339                        | -                | -                      | -                     | 3,020,339                     | 2,892,560  | 127,779   | 4.4%                  |
| Total Operating Revenues                             | 17,791,855                       | -                | -                      | -                     | 17,791,855                    | 17,392,424   | 399,431   | 2.3%                  |
| <b>NON-OPERATING REVENUES</b>                        |                                  |                  |                        |                       |                               |  |   |                       |
| <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!               |
| Type in  |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Total Other Non-Operating Revenue                    |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| <i>Interest on Investments &amp; Deposits (List)</i> |                                  |                  |                        |                       |                               |  |   |                       |
| Interest Earned                                      | 350                              |                  |                        |                       | 350                           | 1,476  | (1,126)   | -76.3%                |
| Penalties  |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Other  |                                  |                  |                        |                       | -                             | -  |   | #DIV/0!               |
| Total Interest                                       | 350                              | -                | -                      | -                     | 350                           | 1,476  | (1,126)   | -76.3%                |
| Total Non-Operating Revenues                         | 350                              | -                | -                      | -                     | 350                           | 1,476  | (1,126)   | -76.3%                |
| <b>TOTAL ANTICIPATED REVENUES</b>                    | <b>\$ 17,792,205</b>             | <b>\$ -</b>      | <b>\$ -</b>            | <b>\$ -</b>           | <b>\$ 17,792,205</b>          | <b>\$ 17,393,900</b>                               | <b>\$ 398,305</b>                                 | <b>2.3%</b>           |

# Prior Year Adopted Revenue Schedule

## Trenton Housing Authority

### FY 2021 Adopted Budget

|   | Public Housing<br>Management | Section 8 | Housing<br>Voucher | Other Programs | Total All<br>Operations |
|---|------------------------------|-----------|--------------------|----------------|-------------------------|
| <b>OPERATING REVENUES</b>                     |                              |           |                    |                |                         |
| <i>Rental Fees</i>                            |                              |           |                    |                |                         |
| Homebuyers' Monthly Payments                  |                              |           |                    |                | \$ -                    |
| Dwelling Rental                               | 5,268,781                    |           |                    |                | 5,268,781               |
| Excess Utilities                              | 65,080                       |           |                    |                | 65,080                  |
| Non-Dwelling Rental                           | 60,200                       |           |                    |                | 60,200                  |
| HUD Operating Subsidy                         | 9,105,803                    |           |                    |                | 9,105,803               |
| New Construction - Acc Section 8              |                              |           |                    |                | -                       |
| Voucher - Acc Housing Voucher                 |                              |           |                    |                | -                       |
| Total Rental Fees                             | 14,499,864                   | -         | -                  | -              | 14,499,864              |
| <i>Other Revenue (List)</i>                   |                              |           |                    |                |                         |
| Other Revenue                                 | 720,836                      |           |                    |                | 720,836                 |
| CFP Administration                            | 482,605                      |           |                    |                | 482,605                 |
| CFP Operating                                 | 1,689,119                    |           |                    |                | 1,689,119               |
| 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)                    |                              |           |                    |                | -                       |
| Type in (Grant, Other Rev)                    |                              |           |                    |                | -                       |
| Total Other Revenue                           | 2,892,560                    | -         | -                  | -              | 2,892,560               |
| Total Operating Revenues                      | 17,392,424                   | -         | -                  | -              | 17,392,424              |
| <b>NON-OPERATING REVENUES</b>                 |                              |           |                    |                |                         |
| <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 &amp; Deposits</i> |                              |           |                    |                |                         |
| Interest Earned                               | 1,476                        |           |                    |                | 1,476                   |
| Penalties                                     |                              |           |                    |                | -                       |
| Other   |                              |           |                    |                | -                       |
| Total Interest                                | 1,476                        | -         | -                  | -              | 1,476                   |
| Total Non-Operating Revenues                  | 1,476                        | -         | -                  | -              | 1,476                   |
| <b>TOTAL ANTICIPATED REVENUES</b>             | \$ 17,393,900                | \$ -      | \$ -               | \$ -           | \$ 17,393,900           |

# Appropriations Schedule

## Trenton Housing Authority

For the Period January 1, 2022 to December 31, 2022

|  | <b>FY 2022 Proposed Budget</b>   |                  |                        |                       | <b>FY 2021 Adopted Budget</b> | <b>\$ Increase (Decrease) Proposed vs. Adopted</b> | <b>% Increase (Decrease) Proposed vs. Adopted</b> |                       |
|--|----------------------------------|------------------|------------------------|-----------------------|-------------------------------|--|---|-----------------------|
|  | <b>Public Housing Management</b> | <b>Section 8</b> | <b>Housing Voucher</b> | <b>Other Programs</b> | <b>Total All Operations</b>   | <b>Total All Operations</b>                        | <b>All Operations</b>                             | <b>All Operations</b> |
| <b>OPERATING APPROPRIATIONS</b>                                  |                                  |                  |                        |                       |                               |  |   |                       |
| <i>Administration</i>  |                                  |                  |                        |                       |                               |  |   |                       |
| Salary & Wages   | 2,524,501                        |                  |                        |                       | \$ 2,524,501                  | \$ 2,274,205                                       | \$ 250,296  | 11.0%                 |
| Fringe Benefits  | 1,152,401                        |                  |                        |                       | 1,152,401                     | 1,153,547  | (1,146)   | -0.1%                 |
| Legal  | 201,000                          |                  |                        |                       | 201,000                       | 188,000  | 13,000  | 6.9%                  |
| Staff Training   | 60,000                           |                  |                        |                       | 60,000                        | 72,000   | (12,000)  | -16.7%                |
| Travel   | 55,000                           |                  |                        |                       | 55,000                        | 39,000   | 16,000  | 41.0%                 |
| Accounting Fees  | 65,000                           |                  |                        |                       | 65,000                        | 52,500   | 12,500  | 23.8%                 |
| Auditing Fees  | 40,000                           |                  |                        |                       | 40,000                        | 44,200   | (4,200)   | -9.5%                 |
| Miscellaneous Administration*                                    | 324,000                          |                  |                        |                       | 324,000                       | 425,645  | (101,645)   | -23.9%                |
| Total Administration   | 4,421,902                        | -                | -                      | -                     | 4,421,902                     | 4,249,097  | 172,805   | 4.1%                  |
| <i>Cost of Providing Services</i>                                |                                  |                  |                        |                       |                               |  |   |                       |
| Salary & Wages - Tenant Services                                 | 307,397                          |                  |                        |                       | 307,397                       | 277,786  | 29,611  | 10.7%                 |
| Salary & Wages - Maintenance & Operation                         | 2,078,380                        |                  |                        |                       | 2,078,380                     | 2,127,947  | (49,567)  | -2.3%                 |
| Salary & Wages - Protective Services                             | 1,086,778                        |                  |                        |                       | 1,086,778                     | 891,358  | 195,420   | 21.9%                 |
| Salary & Wages - Utility Labor                                   |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Fringe Benefits  | 1,182,770                        |                  |                        |                       | 1,182,770                     | 1,497,068  | (314,298)   | -21.0%                |
| Tenant Services  | 45,000                           |                  |                        |                       | 45,000                        | 24,789   | 20,211  | 81.5%                 |
| Utilities  | 2,746,320                        |                  |                        |                       | 2,746,320                     | 2,746,106  | 214   | 0.0%                  |
| Maintenance & Operation  | 2,287,671                        |                  |                        |                       | 2,287,671                     | 2,196,171  | 91,500  | 4.2%                  |
| Protective Services  |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Insurance  | 1,229,915                        |                  |                        |                       | 1,229,915                     | 1,047,132  | 182,783   | 17.5%                 |
| Payment in Lieu of Taxes (PILOT)                                 | 267,296                          |                  |                        |                       | 267,296                       | 269,313  | (2,017)   | -0.7%                 |
| Terminal Leave Payments  |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Collection Losses  | 110,950                          |                  |                        |                       | 110,950                       | 107,881  | 3,069   | 2.8%                  |
| 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                                 | 11,342,477                       | -                | -                      | -                     | 11,342,477                    | 11,185,551   | 156,926   | 1.4%                  |
| Total Principal Payments on Debt Service in Lieu of Depreciation | XXXXXXXXXX                       | XXXXXXXXXX       | XXXXXXXXXX             | XXXXXXXXXX            | 1,582,131                     | 1,470,052  | 112,079   | 7.6%                  |
| Total Operating Appropriations                                   | 15,764,379                       | -                | -                      | -                     | 17,346,510                    | 16,904,700   | 441,810   | 2.6%                  |
| <b>NON-OPERATING APPROPRIATIONS</b>                              |                                  |                  |                        |                       |                               |  |   |                       |
| Total Interest Payments on Debt                                  | XXXXXXXXXX                       | XXXXXXXXXX       | XXXXXXXXXX             | XXXXXXXXXX            | 445,695                       | 489,200  | (43,505)  | -8.9%                 |
| Operations & Maintenance Reserve                                 |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Renewal & Replacement Reserve                                    |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Municipality/County Appropriation                                |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Other Reserves   |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Total Non-Operating Appropriations                               | -                                | -                | -                      | -                     | 445,695                       | 489,200  | (43,505)  | -8.9%                 |
| <b>TOTAL APPROPRIATIONS</b>                                      | 15,764,379                       | -                | -                      | -                     | 17,792,205                    | 17,393,900   | 398,305   | 2.3%                  |
| <b>ACCUMULATED DEFICIT</b>                                       |                                  |                  |                        |                       |                               |  |   |                       |
|  |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| <b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>            |                                  |                  |                        |                       |                               |  |   |                       |
|  | 15,764,379                       | -                | -                      | -                     | 17,792,205                    | 17,393,900   | 398,305   | 2.3%                  |
| <b>UNRESTRICTED NET POSITION UTILIZED</b>                        |                                  |                  |                        |                       |                               |  |   |                       |
| Municipality/County Appropriation                                | -                                | -                | -                      | -                     | -                             | -  | -   | #DIV/0!               |
| Other  |                                  |                  |                        |                       | -                             | -  | -   | #DIV/0!               |
| Total Unrestricted Net Position Utilized                         | -                                | -                | -                      | -                     | -                             | -  | -   | #DIV/0!               |
| <b>TOTAL NET APPROPRIATIONS</b>                                  | \$ 15,764,379                    | \$ -             | \$ -                   | \$ -                  | \$ 17,792,205                 | \$ 17,393,900                                      | \$ 398,305  | 2.3%                  |

\* 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      \$ 788,218.93      \$ -      \$ -      \$ -      \$ 867,325.48

# Prior Year Adopted Appropriations Schedule

## Trenton Housing Authority

### FY 2021 Adopted Budget

|  | Public Housing<br>Management | Section 8        | Housing Voucher  | Other Programs   | Total All<br>Operations |
|--|------------------------------|------------------|------------------|------------------|-------------------------|
| <b>OPERATING APPROPRIATIONS</b>                                  |                              |                  |                  |                  |                         |
| <i>Administration</i>  |                              |                  |                  |                  |                         |
| Salary & Wages   | \$ 2,274,205                 |                  |                  |                  | \$ 2,274,205            |
| Fringe Benefits  | 1,153,547                    |                  |                  |                  | 1,153,547               |
| Legal  | 188,000                      |                  |                  |                  | 188,000                 |
| Staff Training   | 72,000                       |                  |                  |                  | 72,000                  |
| Travel   | 39,000                       |                  |                  |                  | 39,000                  |
| Accounting Fees  | 52,500                       |                  |                  |                  | 52,500                  |
| Auditing Fees  | 44,200                       |                  |                  |                  | 44,200                  |
| Miscellaneous Administration*                                    | 425,645                      |                  |                  |                  | 425,645                 |
| Total Administration   | 4,249,097                    | -                | -                | -                | 4,249,097               |
| <i>Cost of Providing Services</i>                                |                              |                  |                  |                  |                         |
| Salary & Wages - Tenant Services                                 | 277,786                      |                  |                  |                  | 277,786                 |
| Salary & Wages - Maintenance & Operation                         | 2,127,947                    |                  |                  |                  | 2,127,947               |
| Salary & Wages - Protective Services                             | 891,358                      |                  |                  |                  | 891,358                 |
| Salary & Wages - Utility Labor                                   |                              |                  |                  |                  | -                       |
| Fringe Benefits  | 1,497,068                    |                  |                  |                  | 1,497,068               |
| Tenant Services  | 24,789                       |                  |                  |                  | 24,789                  |
| Utilities  | 2,746,106                    |                  |                  |                  | 2,746,106               |
| Maintenance & Operation  | 2,196,171                    |                  |                  |                  | 2,196,171               |
| Protective Services  |                              |                  |                  |                  | -                       |
| Insurance  | 1,047,132                    |                  |                  |                  | 1,047,132               |
| Payment in Lieu of Taxes (PILOT)                                 | 269,313                      |                  |                  |                  | 269,313                 |
| Terminal Leave Payments  |                              |                  |                  |                  | -                       |
| Collection Losses  | 107,881                      |                  |                  |                  | 107,881                 |
| Other General Expense  |                              |                  |                  |                  | -                       |
| Rents  |                              |                  |                  |                  | -                       |
| Extraordinary Maintenance  |                              |                  |                  |                  | -                       |
| Replacement of Non-Expendible Equipment                          |                              |                  |                  |                  | -                       |
| Property Betterment/Additions                                    |                              |                  |                  |                  | -                       |
| Miscellaneous COPS*  |                              |                  |                  |                  | -                       |
| Total Cost of Providing Services                                 | 11,185,551                   | -                | -                | -                | 11,185,551              |
| Total Principal Payments on Debt Service in Lieu of Depreciation | XXXXXXXXXXXXXXXX             | XXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXX | 1,470,052               |
| Total Operating Appropriations                                   | 15,434,648                   | -                | -                | -                | 16,904,700              |
| <b>NON-OPERATING APPROPRIATIONS</b>                              |                              |                  |                  |                  |                         |
| Total Interest Payments on Debt                                  | XXXXXXXXXXXXXXXX             | XXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXX | 489,200                 |
| Operations & Maintenance Reserve                                 |                              |                  |                  |                  | -                       |
| Renewal & Replacement Reserve                                    |                              |                  |                  |                  | -                       |
| Municipality/County Appropriation                                |                              |                  |                  |                  | -                       |
| Other Reserves   |                              |                  |                  |                  | -                       |
| Total Non-Operating Appropriations                               | -                            | -                | -                | -                | 489,200                 |
| <b>TOTAL APPROPRIATIONS</b>                                      | 15,434,648                   | -                | -                | -                | 17,393,900              |
| <b>ACCUMULATED DEFICIT</b>                                       |                              |                  |                  |                  | -                       |
| <b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>            | 15,434,648                   | -                | -                | -                | 17,393,900              |
| <b>UNRESTRICTED NET POSITION UTILIZED</b>                        |                              |                  |                  |                  |                         |
| Municipality/County Appropriation                                | -                            | -                | -                | -                | -                       |
| Other  |                              |                  |                  |                  | -                       |
| Total Unrestricted Net Position Utilized                         | -                            | -                | -                | -                | -                       |
| <b>TOTAL NET APPROPRIATIONS</b>                                  | \$ 15,434,648                | \$ -             | \$ -             | \$ -             | \$ 17,393,900           |

\* 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 | \$ 771,732.40 | \$ - | \$ - | \$ - | \$ 845,235.00 |
|--------------------------------------|---------------|------|------|------|---------------|

## Debt Service Schedule - Principal

### Trenton Housing Authority

If Authority has no debt X this box

*Fiscal Year Ending in*

|                                       | Adopted Budget<br>Year 2021 | Proposed<br>Budget Year<br>2022 | 2023                | 2024                | 2025                | 2026                | 2027                | Thereafter          | Total Principal<br>Outstanding |
|---------------------------------------|-----------------------------|---------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------------------|
| New Jersey Housing and Mortgage Finar | \$ 780,000                  | \$ 815,000                      | \$ 860,000          | \$ 900,000          | \$ 940,000          |                     |                     |                     | \$ 3,515,000                   |
| TD Bank                               | 1,470,052                   | 1,582,131                       | 1,699,891           | 1,823,477           | 1,953,454           | 2,089,803           | 2,232,870           | 4,923,515           | 16,305,141                     |
| Type in Issue Name                    |                             |                                 |                     |                     |                     |                     |                     |                     | -                              |
| Type in Issue Name                    |                             |                                 |                     |                     |                     |                     |                     |                     | -                              |
| <b>TOTAL PRINCIPAL</b>                | 2,250,052                   | 2,397,131                       | 2,559,891           | 2,723,477           | 2,893,454           | 2,089,803           | 2,232,870           | 4,923,515           | 19,820,141                     |
| <b>LESS: HUD SUBSIDY</b>              | 780,000                     | 815,000                         | 860,000             | 900,000             | 940,000             |                     |                     |                     | 3,515,000                      |
| <b>NET PRINCIPAL</b>                  | <u>\$ 1,470,052</u>         | <u>\$ 1,582,131</u>             | <u>\$ 1,699,891</u> | <u>\$ 1,823,477</u> | <u>\$ 1,953,454</u> | <u>\$ 2,089,803</u> | <u>\$ 2,232,870</u> | <u>\$ 4,923,515</u> | <u>\$ 16,305,141</u>           |

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

|                     | <b>Moody's</b> | <b>Fitch</b> | <b>Standard &amp; Poors</b> |
|---------------------|----------------|--------------|-----------------------------|
| 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

*Fiscal Year Ending in*

|                                       | Adopted Budget<br>Year 2021 | Proposed<br>Budget Year<br>2022 | <i>Fiscal Year Ending in</i> |            |            |            |            |            | Total Interest<br>Payments<br>Outstanding |
|---------------------------------------|-----------------------------|---------------------------------|------------------------------|------------|------------|------------|------------|------------|---|
|                                       |                             |                                 | 2023                         | 2024       | 2025       | 2026       | 2027       | Thereafter |   |
| New Jersey Housing and Mortgage Finar | 192,818                     | 155,805                         | 116,913                      | 76,023     | 33,135     |            |            |            | 381,876                                   |
| TD Bank                               | 489,200                     | 445,695                         | 398,911                      | 322,680    | 294,832    | 237,986    | 175,552    | 175,260    | 2,050,916                                 |
| Type in Issue Name                    |                             |                                 |                              |            |            |            |            |            | -   |
| Type in Issue Name                    |                             |                                 |                              |            |            |            |            |            | -   |
| <b>TOTAL INTEREST</b>                 | 682,018                     | 601,500                         | 515,824                      | 398,703    | 327,967    | 237,986    | 175,552    | 175,260    | 2,432,792                                 |
| <b>LESS: HUD SUBSIDY</b>              | 192,818                     | 155,805                         | 116,913                      | 76,023     | 33,135     |            |            |            | 381,876                                   |
| <b>NET INTEREST</b>                   | \$ 489,200                  | \$ 445,695                      | \$ 398,911                   | \$ 322,680 | \$ 294,832 | \$ 237,986 | \$ 175,552 | \$ 175,260 | \$ 2,050,916                              |



# Net Position Reconciliation

## Trenton Housing Authority

For the Period January 1, 2022 to December 31, 2022

### ***FY 2022 Proposed Budget***

|  | <b>Public Housing<br/>Management</b> | <b>Section 8</b> | <b>Housing<br/>Voucher</b> | <b>Other Programs</b> | <b>Total All<br/>Operations</b> |
|--|--------------------------------------|------------------|----------------------------|-----------------------|---------------------------------|
| <b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>                        | 16,857,905                           | \$ -             | \$ -                       | \$ -                  | \$ 16,857,905                   |
| Less: Invested in Capital Assets, Net of Related Debt (1)                      | 44,009,574                           |                  |                            |                       | 44,009,574                      |
| Less: Restricted for Debt Service Reserve (1)                                  |                                      |                  |                            |                       | -                               |
| Less: Other Restricted Net Position (1)  | 60,445                               |                  |                            |                       | 60,445                          |
| Total Unrestricted Net Position (1)  | (27,212,114)                         | -                | -                          | -                     | (27,212,114)                    |
| Less: Designated for Non-Operating Improvements & Repairs                      |                                      |                  |                            |                       | -                               |
| Less: Designated for Rate Stabilization  |                                      |                  |                            |                       | -                               |
| Less: Other Designated by Resolution   |                                      |                  |                            |                       | -                               |
| Plus: Accrued Unfunded Pension Liability (1)                                   |                                      |                  |                            |                       | -                               |
| Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)             |                                      |                  |                            |                       | -                               |
| Plus: Estimated Income (Loss) on Current Year Operations (2)                   |                                      |                  |                            |                       | -                               |
| Plus: Other Adjustments (attach schedule)                                      |                                      |                  |                            |                       | -                               |
| <b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>          | (27,212,114)                         | -                | -                          | -                     | (27,212,114)                    |
| 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                    | -                                    | -                | -                          | -                     | -                               |
| <b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR<br/>(4)</b> | \$ (27,212,114)                      | \$ -             | \$ -                       | \$ -                  | \$ (27,212,114)                 |

(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 | \$ 788,219 | \$ - | \$ - | \$ - | \$ 867,325 |
|--|------------|------|------|------|------------|

(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.

# Proposed Capital Budget

## Trenton Housing Authority

For the Period January 1, 2022 to December 31, 2022

|                                      |                     | <i>Funding Sources</i> |             |               |                     |               |
|--------------------------------------|---------------------|------------------------|-------------|---------------|---------------------|---------------|
|                                      |                     | Renewal &              |             |               |                     |               |
| Estimated Total Cost                 |                     | Unrestricted Net       | Replacement | Debt          | Capital Grants      | Other Sources |
|                                      |                     | Position Utilized      | Reserve     | Authorization |                     |               |
| <i>Public Housing Management</i>     |                     |                        |             |               |                     |               |
| Modernization of Units               | \$ 1,780,000        | \$ 1,780,000           |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Total                                | 1,780,000           | -                      | -           | -             | 1,780,000           | -             |
| <i>Section 8</i>                     |                     |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Total                                | -                   | -                      | -           | -             | -                   | -             |
| <i>Housing Voucher</i>               |                     |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Total                                | -                   | -                      | -           | -             | -                   | -             |
| <i>Other Programs</i>                |                     |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Type in Description                  | -                   |                        |             |               |                     |               |
| Total                                | -                   | -                      | -           | -             | -                   | -             |
| <b>TOTAL PROPOSED CAPITAL BUDGET</b> | <b>\$ 1,780,000</b> | <b>\$ -</b>            | <b>\$ -</b> | <b>\$ -</b>   | <b>\$ 1,780,000</b> | <b>\$ -</b>   |

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.

# 5 Year Capital Improvement Plan

## Trenton Housing Authority

For the Period January 1, 2022 to December 31, 2022

*Fiscal Year Beginning in*

|                                  | <b>Estimated Total<br/>Cost</b> | <b>Current Budget</b>      |                            |                            |                            |                            |                            |
|----------------------------------|---------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
|                                  |                                 | <b>Year 2022</b>           | <b>2023</b>                | <b>2024</b>                | <b>2025</b>                | <b>2026</b>                | <b>2027</b>                |
| <i>Public Housing Management</i> |                                 |                            |                            |                            |                            |                            |                            |
| Modernization of Units           | \$ 10,680,000                   | \$ 1,780,000               | \$ 1,780,000               | \$ 1,780,000               | \$ 1,780,000               | \$ 1,780,000               | \$ 1,780,000               |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Total                            | <u>10,680,000</u>               | <u>1,780,000</u>           | <u>1,780,000</u>           | <u>1,780,000</u>           | <u>1,780,000</u>           | <u>1,780,000</u>           | <u>1,780,000</u>           |
| <i>Section 8</i>                 |                                 |                            |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Total                            | <u>-</u>                        | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   |
| <i>Housing Voucher</i>           |                                 |                            |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Total                            | <u>-</u>                        | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   |
| <i>Other Programs</i>            |                                 |                            |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Type in Description              | -                               | -                          |                            |                            |                            |                            |                            |
| Total                            | <u>-</u>                        | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   |
| <b>TOTAL</b>                     | <u><u>\$ 10,680,000</u></u>     | <u><u>\$ 1,780,000</u></u> | <u><u>\$ 1,780,000</u></u> | <u><u>\$ 1,780,000</u></u> | <u><u>\$ 1,780,000</u></u> | <u><u>\$ 1,780,000</u></u> | <u><u>\$ 1,780,000</u></u> |

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

## 5 Year Capital Improvement Plan Funding Sources

Trenton Housing Authority  
For the Period January 1, 2022 to December 31, 2022

|                                  | Estimated Total<br>Cost | Funding Sources  |                                     |                       |                      |               |
|----------------------------------|-------------------------|--|-------------------------------------|-----------------------|----------------------|---------------|
|                                  |                         | Unrestricted Net<br>Position Utilized  | Renewal &<br>Replacement<br>Reserve | Debt<br>Authorization | Capital Grants       | Other Sources |
| <i>Public Housing Management</i> |                         |  |                                     |                       |                      |               |
| Modernization of Units           | \$ 10,680,000           | \$ 10,680,000  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Total                            | 10,680,000              | -  | -                                   | -                     | 10,680,000           | -             |
| <i>Section 8</i>                 |                         |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Total                            | -                       | -  | -                                   | -                     | -                    | -             |
| <i>Housing Voucher</i>           |                         |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Total                            | -                       | -  | -                                   | -                     | -                    | -             |
| <i>Other Programs</i>            |                         |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Type in Description              | -                       |  |                                     |                       |                      |               |
| Total                            | -                       | -  | -                                   | -                     | -                    | -             |
| <b>TOTAL</b>                     | <b>\$ 10,680,000</b>    | <b>\$ -</b>  | <b>\$ -</b>                         | <b>\$ -</b>           | <b>\$ 10,680,000</b> | <b>\$ -</b>   |
| Total 5 Year Plan per CB-4       | <b>\$ 10,680,000</b>    |  |                                     |                       |                      |               |
| Balance check                    |                         | - If amount is other than zero, verify that projects listed above match projects listed on CB-4. |                                     |                       |                      |               |

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*