

**2024 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2024

Freehold Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

2024 PREPARER'S CERTIFICATION

Freehold Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	thomasfurlongcpa@gmail.com
Name:	Thomas Furlong
Title:	Fee Accountant
Address:	470 Highway 79
	Morganville, NJ 07751
Phone Number:	732-591-2300
Fax Number:	732-591-2525
E-mail Address:	thomasfurlongcpa@gmail.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.freeholdhousingauthority.com
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
- The budgets for the current fiscal year and immediately preceding two prior years.
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance: Joseph M Billy Jr
Title of Officer Certifying Compliance: Executive Director
Signature: j.billyjr@yahoo.com

2024 APPROVAL CERTIFICATION

Freehold Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Freehold Borough Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on December 6, 2023.

It is further certified that the recorded vote appearing in the resolution represents not less than a of the full membership of the governing body thereof.

Officer's Signature:	j.billyjr@yahoo.com
Name:	Joseph M Billy Jr
Title:	Executive Director
Address:	107 Throckmorton Street Freehold, NJ 07728
Phone Number:	732-462-2421
Fax Number:	732-409-7075
E-mail Address:	j.billyjr@yahoo.com

2024 HOUSING AUTHORITY BUDGET RESOLUTION

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

WHEREAS, the Annual Budget for Freehold Borough Housing Authority for the fiscal year beginning January 01, 2024 and ending December 31, 2024 has been presented before the governing body of the Freehold Borough Housing Authority at its open public meeting of December 6, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$923,870.00, Total Appropriations including any Accumulated Deficit, if any, of \$888,890.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$105,958.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Freehold Borough Housing Authority, at an open public meeting held on December 6, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Freehold Borough Housing Authority for the fiscal year beginning January 01, 2024 and ending December 31, 2024, is hereby approved; a

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Freehold Borough Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 03, 2024.

j.billyjr@yahoo.com
(Secretary's Signature)

12/6/2023
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
William Cannon				
Stella Mayes				
Ruth Ann Broxmeyer				
Erika Woods				
Meg Thomann				
Susan Sweetman				
Open				

**2024 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Explanation of Variances over 10%
Revenues:
Interest (+385.70) Increase in rates will increase interest earnings
Appropriations:
Admin Salaries (+21.4) hired part timer in the office
Fringe Benefits-(+142.9) New employee is expected to need benefits as past employee waived them
PILOT (-22.8%)-Increase in garbage costs caused decrease in PILOT calculation

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program

None

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.). If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

N/A

5. The proposed budget must not reflect an anticipated deficit from 2024 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

PHA has elected to eliminate retiree health benefits for all new employees in order to reduce the liability over time.
PHA will continue to budget for these expenses in order to pay off the liability

(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report.

HOUSING AUTHORITY CONTACT INFORMATION

2024

Please complete the following information regarding this Authority. All information requested below must be completed.

Name of Authority:	Freehold Borough Housing Authority		
<i>Federal ID Number:</i>	22-1914258		
<i>Address:</i>	107 Throckmorton Street		
<i>City, State, Zip:</i>	Freehold	NJ	07728
<i>Phone: (ext.)</i>	732-462-2421	<i>Fax:</i>	732-409-7075

Preparer's Name:	Thomas Furlong		
<i>Preparer's Address:</i>	470 Highway 79		
<i>City, State, Zip:</i>	Morganville	NJ	07751
<i>Phone: (ext.)</i>	732-591-2300	<i>Fax:</i>	732-591-2525
<i>E-mail:</i>	thomasfurlongcpa@gmail.com		

Chief Executive Officer*	Joseph M Billy		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-462-2421	<i>Fax:</i>	732-409-7075
<i>E-mail:</i>	j.billyjr@yahoo.com		

Chief Financial Officer*	Sharon Whetzler		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-462-2421	<i>Fax:</i>	732-409-7075
<i>E-mail:</i>	freeholdha@aol.com		

Name of Auditor:	Francis J McConnell		
<i>Name of Firm:</i>	Francis J McConnell CPA		
<i>Address:</i>	6225 Rising Sun Avenue		
<i>City, State, Zip:</i>	Philadelphia	PA	19111
<i>Phone: (ext.)</i>	215-742-3428	<i>Fax:</i>	
<i>E-mail:</i>	fjmccconnell29@outlook.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

3. Provide the number of regular voting members of the governing body:

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

**A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

9. Did the Authority pay for meals or catering during the current fiscal year?

If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4?

If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

- a. First class or charter travel
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

No
No
No
No
No
No
No
No
No

If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement?

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination?

If "yes", provide explanation, including amount paid.

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses?

If "yes", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate?

If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development? No

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

Use the space below to provide clarification for any Questionnaire responses.

8. Board approves subject to budget appropriations

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

Freehold Borough Housing Authority

FISCAL YEAR: January 01, 2024 to December 31, 2024

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority		
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus			Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	
1 William Cannon	Chairperson	5	X	X									
2 Stella Mayes	Commissioner	5	X	X									
3 Ruth Ann Broxmeyer	Commissioner	3	X										
4 Erika Woods	Commissioner	3	X										
5 Meg Thomann	Commissioner	3	X										
6 Susan Sweetman	Commissioner	3	X										
7 Open	Commissioner	3	X										
8 Joseph M Billy	Executive Director	10			X		\$ 16,133.00			\$ 16,133.00			
9 Sharon Whetzler	Office Manager	35					\$ 98,127.00		\$ 25,000.00	\$ 123,127.00			
10													
11													
12													
13													
14													
15													
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31													
32													
33													
34													
35													
Total:										\$ 114,260.00	\$ -	\$ 25,000.00	\$ 139,260.00

Schedule of Health Benefits - Detailed Cost Analysis

Freehold Borough Housing Authority

For the Period: January 01, 2024 to December 31, 2024

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	1	15,171.00	15,171.00	1	14,449.00	14,449.00	722.00	5.0%
Parent & Child		-	-		-	-	-	-
Employee & Spouse (or Partner)		-	-		-	-	-	-
Family		-	-		-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)			(5,310.00)			(5,057.00)	(253.00)	5.0%
Subtotal	1		9,861.00	1		9,392.00	469.00	5.0%
Commissioners - Health Benefits - Annual Cost								
Single Coverage		-	-		-	-	-	-
Parent & Child		-	-		-	-	-	-
Employee & Spouse (or Partner)		-	-		-	-	-	-
Family		-	-		-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	-
Subtotal								
Retirees - Health Benefits - Annual Cost								
Single Coverage	2	5,427.00	10,854.00	2	5,169.00	10,338.00	516.00	5.0%
Parent & Child		-	-		-	-	-	-
Employee & Spouse (or Partner)		-	-		-	-	-	-
Family		-	-		-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)								
Subtotal	2		10,854.00	2		10,338.00	516.00	5.0%
GRAND TOTAL	3		20,715.00	3		19,730.00	985.00	5.0%

Is medical coverage provided by the SHBP (Yes or No)?	Yes
Is prescription drug coverage provided by the SHBP (Yes or No)?	Yes

**2024 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

	<i>FY 2024 Proposed Budget</i>				<i>FY 2023 Adopted Budget</i>		<i>All Operations</i>	<i>All Operations</i>	<i>All Operations</i>
	<i>Public Housing Management</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total All Operations</i>	<i>Total All Operations</i>			
REVENUES									
Total Operating Revenues	\$ 922,170	\$ -	\$ -	\$ -	\$ 922,170	\$ 855,500	\$ 66,670	7.8%	
Total Non-Operating Revenues	1,700	-	-	-	1,700	350	1,350	385.7%	
Total Anticipated Revenues	923,870	-	-	-	923,870	855,850	68,020	7.9%	
APPROPRIATIONS									
Total Administration	284,990	-	-	-	284,990	264,000	20,990	8.0%	
Total Cost of Providing Services	603,900	-	-	-	603,900	577,300	26,600	4.6%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!	
Total Operating Appropriations	888,890	-	-	-	888,890	841,300	47,590	5.7%	
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!	
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!	
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!	
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!	
Total Appropriations and Accumulated Deficit	888,890	-	-	-	888,890	841,300	47,590	5.7%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	888,890	-	-	-	888,890	841,300	47,590	5.7%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 34,980	\$ -	\$ -	\$ -	\$ 34,980	\$ 14,550	\$ 20,430	140.4%	

Appropriations Schedule

Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

	FY 2024 Proposed Budget				FY 2023 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 APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	112,690				\$ 112,690	\$ 92,800	\$ 19,890	21.4%
Fringe Benefits	53,000				53,000	58,500	(5,500)	-9.4%
Legal	18,000				18,000	17,000	1,000	5.9%
Staff Training	4,500				4,500	4,500	-	0.0%
Travel	5,000				5,000	5,000	-	0.0%
Accounting Fees	32,700				32,700	31,500	1,200	3.8%
Auditing Fees	5,100				5,100	4,700	400	8.5%
Miscellaneous Administration*	54,000				54,000	50,000	4,000	8.0%
Total Administration	284,990	-	-	-	284,990	264,000	20,990	8.0%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	10,000				10,000	10,000	-	0.0%
Salary & Wages - Maintenance & Operation	67,500				67,500	69,900	(2,400)	-3.4%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor	7,500				7,500	6,900	600	8.7%
Fringe Benefits	17,000				17,000	7,000	10,000	142.9%
Tenant Services	2,000				2,000	2,000	-	0.0%
Utilities	226,000				226,000	220,000	6,000	2.7%
Maintenance & Operation	134,000				134,000	123,000	11,000	8.9%
Protective Services					-	-	-	#DIV/0!
Insurance	78,000				78,000	72,000	6,000	8.3%
Payment in Lieu of Taxes (PILOT)	16,900				16,900	21,900	(5,000)	-22.8%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	5,000				5,000	5,000	-	0.0%
Other General Expense					-	-	-	#DIV/0!
Rents					-	-	-	#DIV/0!
Extraordinary Maintenance	35,000				35,000	35,000	-	0.0%
Replacement of Non-Expendible Equipment	5,000				5,000	4,600	400	8.7%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	603,900	-	-	-	603,900	577,300	26,600	4.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	888,890	-	-	-	888,890	841,300	47,590	5.7%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
TOTAL APPROPRIATIONS	888,890	-	-	-	888,890	841,300	47,590	5.7%
ACCUMULATED DEFICIT					-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	888,890	-	-	-	888,890	841,300	47,590	5.7%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 888,890	\$ -	\$ -	\$ -	\$ 888,890	\$ 841,300	\$ 47,590	5.7%

* 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 \$ 44,444.50 \$ - \$ - \$ - \$ 44,444.50

Prior Year Adopted Appropriations Schedule

Freehold Borough Housing Authority

FY 2023 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 92,800				\$ 92,800
Fringe Benefits	58,500				58,500
Legal	17,000				17,000
Staff Training	4,500				4,500
Travel	5,000				5,000
Accounting Fees	31,500				31,500
Auditing Fees	4,700				4,700
Miscellaneous Administration*	50,000				50,000
Total Administration	264,000	-	-	-	264,000
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	10,000				10,000
Salary & Wages - Maintenance & Operation	69,900				69,900
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	6,900				6,900
Fringe Benefits	7,000				7,000
Tenant Services	2,000				2,000
Utilities	220,000				220,000
Maintenance & Operation	123,000				123,000
Protective Services					-
Insurance	72,000				72,000
Payment in Lieu of Taxes (PILOT)	21,900				21,900
Terminal Leave Payments					-
Collection Losses	5,000				5,000
Other General Expense					-
Rents					-
Extraordinary Maintenance	35,000				35,000
Replacement of Non-Expendible Equipment	4,600				4,600
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	577,300	-	-	-	577,300
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	841,300	-	-	-	841,300
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	841,300	-	-	-	841,300
ACCUMULATED DEFICIT					
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	841,300	-	-	-	841,300
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 841,300	\$ -	\$ -	\$ -	\$ 841,300

* 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	\$ 42,065.00	\$ -	\$ -	\$ -	\$ 42,065.00
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Net Position Reconciliation

Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

FY 2024 Proposed Budget

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
\$ 147,664.00	-	-	-	\$ 147,664
678,390	-	-	-	678,390
171	-	-	-	171
(530,897)	-	-	-	(530,897)
298,872	-	-	-	298,872
865,591	-	-	-	865,591
14,550	-	-	-	14,550
648,116	-	-	-	648,116
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
\$ 648,116	-	-	-	\$ 648,116

TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)
 Less: Invested in Capital Assets, Net of Related Debt (1)
 Less: Restricted for Debt Service Reserve (1)
 Less: Other Restricted Net Position (1)
 Total Unrestricted Net Position (1)
 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)

UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET
 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 (4)

- (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 \$ 44,445 \$ - \$ - \$ 44,445
- (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.

2024

Freehold Borough Housing Authority

(Housing Authority Name)

**2024 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2024 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Freehold Borough Housing Authority

(Housing Authority Name)

Fiscal Year: January 01, 2024 to December 31, 2024

Place an "X" in the box for the applicable statement below:

- It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Freehold Borough Housing Authority, on December 06, 2023.
- It is hereby certified that the governing body of the Freehold Borough Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Freehold Borough Housing for the following reason(s):

Officer's Signature:	j.billyjr@yahpp.com
Name:	Joseph M Billy Jr
Title:	Executive Director
Address:	107 Throckmorton Street Freehold, NJ 07728
Phone Number:	732-462-2421
Fax Number:	732-409-7075
E-mail Address:	j.billyjr@yahoo.com

2024 CAPITAL BUDGET/PROGRAM MESSAGE

Freehold Borough Housing Authority

Fiscal Year: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided.

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

5. Have the current capital projects been reviewed and approved by HUD?

Provide additional documentation as necessary.

Proposed Capital Budget

Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources	
<i>Public Housing Management</i>						
Dwelling Structures	\$ 32,703				\$ 32,703	
Site Work	53,255				53,255	
Non Dwelling Equipment	-					
Nondwelling Construction	20,000				20,000	
Total	105,958	-	-	-	105,958	
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	
<i>Other Programs</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	
TOTAL PROPOSED CAPITAL BUDGET	\$ 105,958	\$ -	\$ -	\$ -	\$ 105,958	\$ -

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

Freehold Borough Housing Authority

For the Period: January 01, 2024 to December 31, 2024

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2024	2025	2026	2027	2028	2029
<i>Public Housing Management</i>							
Dwelling Structures	\$ 287,129	\$ 32,703	\$ 45,000	\$ 65,000	\$ 79,426	\$ 65,000	
Site Work	271,277	53,255	32,430	66,922	52,496	66,174	
Non Dwelling Equipment	15,000	-	15,000				
Nondwelling Construction	20,000	20,000					
Total	593,406	105,958	92,430	131,922	131,922	131,174	-
<i>Section 8</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 593,406	\$ 105,958	\$ 92,430	\$ 131,922	\$ 131,922	\$ 131,174	\$ -

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

Freehold Borough Housing Authority
For the Period: January 01, 2024 to December 31, 2024

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>					
Dwelling Structures	\$ 287,129				\$ 287,129
Site Work	271,277				271,277
Non Dwelling Equipment	15,000				15,000
Nondwelling Construction	20,000				20,000
Total	593,406	-	-	-	593,406
<i>Section 8</i>					
	-				
	-				
	-				
Total	-	-	-	-	-
<i>Housing Voucher</i>					
	-				
	-				
	-				
Total	-	-	-	-	-
<i>Other Programs</i>					
	-				
	-				
	-				
Total	-	-	-	-	-
TOTAL	\$ 593,406	\$ -	\$ -	\$ -	\$ 593,406
Total 5 Year Plan per CB-4	\$ 593,406				
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.