

Operating Budget

**U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for Instructions and the Public reporting burden statement

a. Type of Submission [X] Original [] Revision No.:		b. Fiscal Year Ending December 31, 2019	c. No. of months [X] 12 mo.	d. Type of HUD assisted project(s)	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) FREEHOLD HOUSING AUTHORITY				01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing	
f. Address (city, State, zip code)				02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership	
				03 <input type="checkbox"/> PHA/IHA Leased Rental Housing	
				04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership	
				05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
g. ACC Number NY-226		h. PAS/LOCCS Project No. NJ069001014D		i. HUD Field Office NEWARK, N. J.	

j. No. of Dwelling Units 85	k. No. of Unit Months Available 1,020	m. No. of Projects
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2017 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 2018 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserves						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	\$531.80	\$573.21	\$527.81	549,940		
080	3120	Excess Utilities	\$20.10	\$19.61	\$20.10	20,500		
090	3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	-		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$551.90	\$592.82	\$547.91	570,440		
110	3610	Interest on General Fund Investments	\$0.37	\$0.89	\$0.51	520		
120	3690	Other Operating Receipts	\$51.73	\$59.80	\$95.10	97,000		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$604.00	\$653.31	\$643.52	667,960		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	\$87.06	\$93.14	\$97.45	99,400		
150	4130	Legal Expense	\$11.95	\$15.69	\$15.69	16,000		
160	4140	Staff Training	\$1.16	\$3.92	\$4.41	4,500		
170	4150	Travel	\$0.59	\$6.37	\$4.90	5,000		
180	4170	Accounting Fees	\$25.25	\$26.67	\$27.06	27,600		
190	4171	Auditing Fees	\$4.90	\$5.29	\$5.88	6,000		
200	4190	Other Administrative Expenses	\$26.81	\$23.53	\$25.49	26,000		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$157.72	\$174.61	\$180.88	184,500		
Tenant Services:								
220	4210	Salaries	\$9.80	\$9.80	\$9.80	10,000		
230	4220	Recreation, Publications and Other Services		\$0.00	\$0.00	-		
240	4230	Contract Costs, Training and Other	\$0.00	\$2.06	\$2.06	2,100		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$9.80	\$11.86	\$11.86	12,100		
Utilities:								
260	4310	Water	\$19.30	\$13.33	\$20.59	21,000		
270	4320	Electricity	\$64.64	\$63.04	\$68.63	70,000		
280	4330	Gas	\$52.19	\$39.12	\$53.53	54,600		
290	4340	Fuel	\$0.00	\$0.00	\$0.00	-		
300	4350	Labor	\$6.91	\$6.59	\$6.59	6,720		
310	4390	Other utilities expense	\$45.92	\$30.59	\$47.06	48,000		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$188.96	\$152.67	\$196.40	200,320		

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					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	\$39.15	\$57.84	\$59.02	\$60,200		
340	4420	Materials	\$19.23	\$19.12	\$20.59	21,000		
350	4430	Contract Costs	\$86.55	\$94.12	\$93.14	95,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$144.93	\$171.08	\$172.75	\$176,200		
Protective Services:								
370	3110	Labor	\$0.00	\$3.92	\$3.92	\$4,000		
380	3120	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	3190	Contract Costs	\$0.00	\$0.00	\$0.00	\$0		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00	\$3.92	\$3.92	\$4,000		
General Expense:								
410	4510	Insurance	\$39.97	\$44.12	\$46.32	\$47,250		
420	4520	Payments in Lieu of Taxes	\$24.05	\$32.90	\$25.18	25,680		
430	4530	Terminal Leave Payments	\$0.00	\$0.00	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$89.61	\$63.73	\$63.24	\$64,500		
450	4570	Collection Losses	\$4.93	\$4.90	\$4.90	\$5,000		
460	4590	Other General Expense	\$0.00	\$0.00	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$158.56	\$145.65	\$139.64	\$142,430		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$659.97	\$659.79	\$705.45	\$719,550		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)						
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	\$78.88	\$37.25	\$46.08	\$47,000		
520	7520	Replacement of Nonexpendable Equipment	\$55.20	\$4.90	\$4.90	\$5,000		
530	7540	Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$134.08	\$42.15	\$50.98	\$52,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$794.05	\$701.94	\$756.43	\$771,550		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0.00	\$0.00	\$0		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$794.05	\$701.94	\$756.43	\$771,550		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(\$190.05)	(\$48.63)	(\$112.91)	(\$103,590)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects:Current Yr						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op.Sub:-Cur.Yr. (before year-end adj)	\$69.06	\$78.43	\$110.78	\$113,000		
640		Mandatory PFS Adjustments (net):			\$0.00			
650		Other (specify): Utility Adj FY 2001	\$0.00					
660		Other (specify): 20% Reduction	\$0.00	\$0.00	\$0.00	\$0		
		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$0.00	\$0.00	\$0		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$69.06	\$78.43	\$110.78	\$113,000		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$69.06	\$78.43	\$110.78	\$113,000		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	(\$120.99)	\$29.80	(\$2.13)	\$9,410		