

# Operating Budget

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

OMB Approval No. 2577-0026 (exp. 10/31/2009)

See page four for instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending March, 31 2021	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 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	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) HARRISON HOUSING AUTHORITY					
f. Address (city, State, zip code) HARRISON & SCHYLER AVENUES HARRISON, NJ 07029					
g. ACC Number NY-534		h. PAS / LOCCS Project No. NJ016001014M		i. HUD Field Office NEWARK, NJ	
j. No. of Dwelling Units 268	k. No. of Unit Months Available 3216	m. No. of Projects			

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2019 PUM (2)	Estimates or Actual Current Budget Yr. 2020 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Homebuyers Monthly Payments for</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
<b>Operating Receipts</b>								
070	3110	Dwelling Rental	\$558.68	\$554.84	\$563.21	\$1,811,274		
080	3120	Excess Utilities	\$7.81	\$7.77	\$7.77	\$25,000		
090	3190	Nondwelling Rental	\$0.00	\$0.00	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$566.49	\$562.61	\$570.98	\$1,836,274		
110	3610	Interest on General Fund Investments	\$9.67	\$6.22	\$6.22	\$20,000		
120	3690	Other Income	\$4.22	\$18.03	\$18.03	\$58,000		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$580.38	\$586.86	\$595.23	\$1,914,274		
<b>Operating Expenditures - Administration</b>								
140	4110	Administrative Salaries	\$146.17	\$130.85	\$124.24	\$399,547		
150	4130	Legal Expense	\$27.93	\$20.21	\$20.21	\$65,000		
160	4140	Staff Training	\$0.00	\$0.00	\$0.00	\$0		
170	4150	Travel	\$0.99	\$0.93	\$0.93	\$3,000		
180	4170	Accounting Fees	\$6.34	\$6.34	\$6.53	\$21,000		
190	4171	Auditing Fees	\$3.92	\$4.35	\$4.35	\$14,000		
200	4190	Other Administrative Expenses	\$18.10	\$16.79	\$18.66	\$60,000		
210	Total	Administrative Expense (sum of line 140 thru line 200)	\$203.45	\$179.47	\$174.92	\$562,547		
<b>Tenant Services</b>								
220	4210	Salaries	\$0.00	\$0.00	\$0.00	\$0		
230	4220	Recreation, Publications and Other Services	\$0.13	\$1.24	\$1.24	\$4,000		
240	4230	Contract Costs, Training and Other	\$0.00	\$0.00	\$0.00	\$0		
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)	\$0.13	\$1.24	\$1.24	\$4,000		
<b>Utilities</b>								
260	4310	Water	\$41.42	\$46.02	\$42.29	\$136,000		
270	4320	Electricity	\$53.38	\$47.57	\$54.42	\$175,000		
280	4330	Gas	\$86.65	\$34.83	\$35.45	\$114,000		
290	4340	Fuel	\$0.00	\$0.00	\$0.00	\$0		
300	4350	Labor	\$16.15	\$17.56	\$17.34	\$55,771		
310	4390	Other utilities expense	\$0.00	\$0.00	\$0.00	\$0		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$197.61	\$145.98	\$149.50	\$480,771		

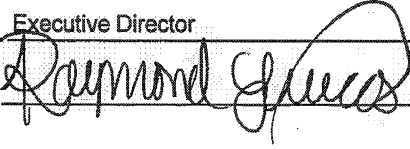
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr 2019 PUM (2)	Estimates or Actual Current Budget Yr. 2020 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Ordinary Maintenance and Operation</b>								
330	4410	Labor	\$171.20	\$164.27	\$156.07	\$501,935		
340	4420	Materials	\$18.93	\$18.66	\$18.66	\$60,000		
350	4430	Contract Costs	\$15.22	\$16.48	\$18.66	\$60,000		
360		<b>Total Ordinary Maintenance &amp; Operation Expense (lines 330 to 350)</b>	<b>\$205.36</b>	<b>\$199.41</b>	<b>\$193.39</b>	<b>\$621,935</b>		
<b>Protective Services</b>								
370	4460	Labor	\$0.00	\$0.00	\$0.00	\$0		
380	4470	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	4480	Contract costs	\$0.25	\$0.00	\$0.00	\$0		
400		<b>Total Protective Services Expense (sum of lines 370 to 390)</b>	<b>\$0.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>		
<b>General Expense</b>								
410	4510	Insurance	\$34.37	\$34.20	\$34.83	\$112,000		
420	4520	Payments in Lieu of Taxes	\$36.72	\$41.66	\$42.15	\$135,550		
430	4530	Terminal Leave Payments	\$0.00	\$0.00	\$0.00	\$0		
440	4540	Employee Benefit Contributions	\$182.58	\$149.56	\$160.76	\$517,000		
450	4570	Collection Losses	\$0.66	\$1.55	\$1.55	\$5,000		
460	4590	Other General Expense	\$0.00	\$0.00	\$0.00	\$0		
470		<b>Total General Expense (sum of lines 410 to 460)</b>	<b>\$254.32</b>	<b>\$226.97</b>	<b>\$239.29</b>	<b>\$769,550</b>		
480		<b>Total Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)</b>	<b>\$861.13</b>	<b>\$753.07</b>	<b>\$758.33</b>	<b>\$2,438,803</b>		
<b>Rent for Leased Dwellings</b>								
490	4710	Rents to Owners of Leased Dwellings	\$0.00	\$0.00	\$0.00	\$0		
500		<b>Total Operating Expense (sum of lines 480 and 490)</b>	<b>\$861.13</b>	<b>\$753.07</b>	<b>\$758.33</b>	<b>\$2,438,803</b>		
<b>Nonroutine Expenditures</b>								
510	4610	Extraordinary Maintenance	\$0.00	\$0.00	\$0.00	\$0		
520	7520	Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0		
530	7540	Property Betterments and Additions	\$0.00	\$0.00	\$0.00	\$0		
540		<b>Total Nonroutine Expenditures (sum of lines 510, 520, and 530)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>		
550		<b>Total Operating Expenditures (sum of lines 500 and 540)</b>	<b>\$861.13</b>	<b>\$753.07</b>	<b>\$758.33</b>	<b>\$2,438,803</b>		
<b>Prior Year Adjustments</b>								
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0.00	\$0.00	\$0		
<b>Other Expenditures:</b>								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.	\$0.00	\$0.00	\$0.00	\$0		
580		<b>Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)</b>	<b>\$861.13</b>	<b>\$753.07</b>	<b>\$758.33</b>	<b>\$2,438,803</b>		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	\$0.00	\$0.00	\$0.00	\$0		
<b>HUD Contributions</b>								
600	8010	Basic Annual Contribution Earned - Leased Projects-Current Year	\$0.00	\$0.00	\$0.00	\$0		
610	8011	Prior Year Adjustments - (Debit) Credit	\$0.00	\$0.00	\$0.00	\$0		
620		<b>Total Basic Annual Contribution (line 600 plus or minus line 610)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>		
630	8020	Contributions Earned - Op. Sub - Cur. Yr. (before year-end adj)	\$203.57	\$140.71	\$168.10	\$540,604		
640		Mandatory PFS Adjustments (net)	\$0.00	\$0.00	\$0.00	\$0		
650		Other (specify)	\$0.00	\$0.00	\$0.00	\$0		
660		Other (specify)	\$0.00	\$0.00	\$0.00	\$0		
670		<b>Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>		
680	8020	<b>Total Operating Subsidy-current year (line 630 plus or minus line 670)</b>	<b>\$203.57</b>	<b>\$140.71</b>	<b>\$168.10</b>	<b>\$540,604</b>		
690		<b>Total HUD Contributions (sum of lines 620 and 680)</b>	<b>\$203.57</b>	<b>\$140.71</b>	<b>\$168.10</b>	<b>\$540,604</b>		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	-\$77.17	-\$25.50	\$5.00	\$16,075		

Name of PHA / IHA <b>HARRISON HOUSING AUTHORITY</b>	Fiscal Year Ending <b>March, 31 2021</b>
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Operating Reserve		PHA/IHA Estimates	HUD Modifications
<b>Part I - Maximum Operating Reserve - End of Current Budget Year</b>			
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	\$1,219,402.00

<b>Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End</b>			
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date)	\$1,219,487.00
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE <input type="checkbox"/> Actual for FYE	(\$82,075.00)
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE <input type="checkbox"/> Actual for FYE	\$1,137,412.00
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	\$16,075.00
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	\$1,153,487.00
830		Cash Reserve Requirement - <u>20</u> % of line 480	\$487,761.00

Comments

<b>PHA / IHA Approval</b>	Name	<u>Raymond Lucas</u>	
	Title	<u>Executive Director</u>	
	Signature		Date <u>02/11/2020</u>
<b>Field Office Approval</b>	Name	_____	
	Title	_____	
	Signature	_____	Date <u>02/11/2020</u>