

	<u>Start Year</u>		<u>End Year</u>
Fiscal Year	2024	—	2025

***Housing Authority Budget of:
Madison Borough Housing Authority***

State Filing Year **2025**

For the Period: ***April 1, 2024*** ***to*** ***March 31, 2025***

madisonha.com
Housing Authority Web Address



Division of Local Government Services

**2024 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2024

Madison Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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: Paul Ewert Date: 3/28/2024

2024 PREPARER'S CERTIFICATION

Madison Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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:	bill@katchencpa.com
Name:	William Katchen, CPA
Title:	Fee Accountant
Address:	596 Anderson Avenue, Suite 303
	Cliffside Park, NJ 07010
Phone Number:	201-943-4449
Fax Number:	201-943-5099
E-mail Address:	bill@katchencpa.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	madisonha.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:	Tanya Van Order
Title of Officer Certifying Compliance:	Executive Director
Signature:	tvanorder@madisonha.com

2024 APPROVAL CERTIFICATION

Madison Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

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 Madison Borough Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on January 16, 2024.

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:	tvanorder@madisonha.com
Name:	Tanya Van Order
Title:	Executive Director
Address:	24 Central Avenue Madison, NJ 07940
Phone Number:	973-377-0258
Fax Number:	973-377-5237
E-mail Address:	tvanorder@madisonha.com

2024 HOUSING AUTHORITY BUDGET RESOLUTION

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

WHEREAS, the Annual Budget for Madison Borough Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented before the governing body of the Madison Borough Housing Authority at its open public meeting of January 16, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$5,897,090.00, Total Appropriations including any Accumulated Deficit, if any, of \$5,676,159.00, 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 \$250,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$250,000.00; 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 Madison Borough Housing Authority, at an open public meeting held on January 16, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Madison Borough Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025, is hereby approved; and

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 Madison Borough Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on February 20, 2024.

tvanorder@madisonha.com

(Secretary's Signature)

1/16/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lois Bhatt	X			
Mark Chiarolanza	X			
Diane Driscoll	X			
Mark McBride	X			
Caridad Reyes	X			
Jeffrey Smith	X			
Mary Sue Salko	X			

2024 ADOPTION CERTIFICATION

Madison Borough Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: April 01, 2024 to March 31, 2025

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Madison Borough Housing Authority, pursuant to N.J.A.C 5:31- on February 20, 2024.

Officer's Signature:	tvanorder@madisonha.com		
Name:	Tanya Van Order		
Title:	Executive Director		
Address:	24 Central Avenue Madison, NJ 07940		
Phone Number:	973-377-0258	Fax:	973-377-5237
E-mail address:	tvanorder@madisonha.com		

2024 ADOPTED BUDGET RESOLUTION

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Madison Borough Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 has been presented for adoption before the governing body of the Madison Borough Housing Authority at its open public meeting of February 20, 2024; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$5,897,090.00, Total Appropriations, including any Accumulated Deficit, if any, of \$5,676,159.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$250,000.00 and Total Unrestricted Net Position Utilized of \$250,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Madison Borough Housing Authority at an open public meeting held on February 20, 2024 that the Annual Budget and Capital Budget/Program of the Madison Borough Housing Authority for the fiscal year beginning April 01, 2024 and ending March 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

tvanorder@madisonha.com

(Secretary's Signature)

2/20/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lois Bhatt				X
Mark Chiarolanza	X			
Diane Driscoll	X			
Mark McBride	X			
Caridad Reyes	X			
Jeffrey Smith	X			
Mary Sue Salko	X			

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

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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.

Variances in budgetary accounts from the current to the proposed year"s:

Revenue:

1. Dwelling rental income expected to be higher based on current rent rolls.
2. Voucher-ACC Housing Voucher revenue expected to be higher based on current year funding and commitments.
3. Interest earned expected to be higher based on current interest rates.

Expenditures:

1. Audit fees budgeted higher based on current year's costs.
2. Other administrative costs budgeted higher based on current year's actual expenses. to provide for a truck replacement.
3. Tenant services costs budgeted higher based on anticipated outlay for programs\supplies.
4. Utilities budgeted higher based on prior\current year's projections.
5. Insurance expenses budgeted higher based on 2024 actual invoices.
6. PILOT budgeted higher based on formula.
7. Collection losses budgeted higher to provide for anticipated write-offs.
8. Other general budgeted higher for payments to Summit regarding admin. fees.
9. Rents (HAP) budgeted higher based on current year's levels.
10. Replacement of Equipment budgeted higher

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

The local economy is stable. The resulting effects are increased labor costs and supply chain issues.

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.

It is not expected that unrestricted net position will be utilized in the proposed budget year.

2024 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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.

None other than the annual PILOT.

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.

The anticipated deficit is as a result of accounting for noncash Pension and OPEB expenses at the end of the prior year. The proposed budget reflects a surplus that is expected to reduce the anticipated deficit.

(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:	Madison Borough Housing Authority		
Federal ID Number:	22-3625195		
Address:	24 Central Avenue		
City, State, Zip:	Madison	NJ	07940
Phone: (ext.)	973-377-0258	Fax:	973-377-5237

Preparer's Name:	William Katchen, CPA		
Preparer's Address:	596 Anderson Avenue, Suite 303		
City, State, Zip:	Cliffside Park	NJ	07010
Phone: (ext.)	201-943-4449	Fax:	201-943-5099
E-mail:	bill@katchencpa.com		

Chief Executive Officer*	Tanya Van Order		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	973-377-0258	Fax:	973-377-5237
E-mail:	tvanorder@madisonha.com		

Chief Financial Officer*	William Katchen, CPA		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	201-943-4449	Fax:	201-943-5099
E-mail:	bill@katchencpa.com		

Name of Auditor:	Richard Larsen, CPA		
Name of Firm:	Novogradac and Company		
Address:	1433 Hooper Avenue		
City, State, Zip:	Toms River	NJ	08753
Phone: (ext.)	732-503-4257	Fax:	
E-mail:	richlarsen@novoco.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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

9

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:

\$ 570,320.00

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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?

No

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

No

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?

No

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*?

No

*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)

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

9. Did the Authority pay for meals or catering during the current fiscal year? No

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? Yes

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	No
b. Travel for companions	No
c. Tax indemnification and gross-up payments	No
d. Discretionary spending account	No
e. Housing allowance or residence for personal use	No
f. Payments for business use of personal residence	No
g. Vehicle/auto allowance or vehicle for personal use	No
h. Health or social club dues or initiation fees	No
i. Personal services (i.e. maid, chauffeur, chef)	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? Yes

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? No

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? No

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? No

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)

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

- 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.)?
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?
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?
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)**

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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

Page N-3- Question 8- The Authority Board of Commissioners review and vote on salary increases.

Page N-3, Question 10- Travel for individuals listed on page N-4:

4/2023- Executive Director-NJNAHRO Annual- \$436

11/2023- Executive Director-NJNAHRO Meeting-\$1,398

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

Madison Borough Housing Authority

FISCAL YEAR: April 01, 2024 to March 31, 2025

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)
Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

			Position			Reportable Compensation from Authority (W-2/ 1099)				
		Average Hours per Week Dedicated to Position	Commissioner	Key Employee Officer	Highest Compensated Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
1	Jeffrey Smith	Chairperson	X							\$ -
2	Mark Chiarolanza	Vice Chairperson	X							\$ -
3	Mark McBride	Commissioner	X							\$ -
4	Diane Driscoll	Commissioner	X							\$ -
5	Lois Bhatt	Commissioner	X							\$ -
6	Caridad Reyes	Commissioner	X							\$ -
7	Mary Sue Salko	Commissioner	X							\$ -
8	Tanya Van Order	Executive Director			X	\$ 155,769.00			\$ 46,731.00	\$ 202,500.00
9										\$ -
10										\$ -
11										\$ -
12										\$ -
13										\$ -
14										\$ -
15										\$ -
16										\$ -
17										\$ -
18										\$ -
19										\$ -
20										\$ -
21										\$ -
22										\$ -
23										\$ -
24										\$ -
25										\$ -
26										\$ -
27										\$ -
28										\$ -
29										\$ -
30										\$ -
31										\$ -
32										\$ -
33										\$ -
34										\$ -
35										\$ -
Total:						\$ 155,769.00	\$ -	\$ -	\$ 46,731.00	\$ 202,500.00

Schedule of Health Benefits - Detailed Cost Analysis

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

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			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	2	28,440.00	56,880.00	2	30,750.00	61,500.00	(4,620.00)	-7.5%
Family	3	39,720.00	119,160.00	3	43,150.00	129,450.00	(10,290.00)	-7.9%
Employee Cost Sharing Contribution (enter as negative -)			(13,500.00)			(12,767.00)	(733.00)	5.7%
Subtotal	5		162,540.00	5		178,183.00	(15,643.00)	-8.8%
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	8,010.00	16,020.00	2	20,000.00	40,000.00	(23,980.00)	-60.0%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal	2		16,020.00	2		40,000.00	(23,980.00)	-60.0%
GRAND TOTAL	7		178,560.00	7		218,183.00	(39,623.00)	-18.2%

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

No

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

No

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Complete the below table for the Authority's accrued liability for compensated absences.

If no accumulated absences, check this box: ☐

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
W. Castaneda	32.94	\$ 6,014.00		X	
T. Van Order	101.59	\$ 64,959.00		X	
J. Kirchenbauer	53.58	\$ 16,091.00		X	
J. Duque	79.69	\$ 17,272.00		X	
K. O'Keefe	41.68	\$ 8,880.00		X	
F. Gooby	0.13	\$ 22.00		X	
E. Martorelli	23.43	\$ 4,110.00		X	
L. Toro	0.38	\$ 30.00		X	
P\Roll Taxes		\$ 8,980.00		X	
Total liability for accumulated compensated absences per most recent audit (this page only)		\$ 126,358.00			

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Complete the below table for the Authority's accrued liability for compensated absences.

[illegible]

Total liability for accumulated compensated absences per most recent audit (this page only)	\$ -
---	------

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Complete the below table for the Authority's accrued liability for compensated absences.

[illegible]

Total liability for accumulated compensated absences per most recent audit (all pages)

\$ 126,358.00

Schedule of Shared Service Agreements

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

If no shared services, check this box: ☐

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

[illegible]

**2024 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

	FY 2024 Proposed Budget					FY 2023 Adopted Budget	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 1,601,730	\$ -	\$ 4,200,000	\$ 27,360	\$ 5,829,090	\$ 5,317,466	\$ 511,624	9.6%
Total Non-Operating Revenues	50,000	-	18,000	-	68,000	2,600	65,400	2515.4%
Total Anticipated Revenues	1,651,730	-	4,218,000	27,360	5,897,090	5,320,066	577,024	10.8%
APPROPRIATIONS								
Total Administration	438,070	-	455,230	1,500	894,800	844,430	50,370	6.0%
Total Cost of Providing Services	810,909	-	3,762,450	9,200	4,582,559	4,067,870	514,689	12.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	65,004	63,400	1,604	2.5%
Total Operating Appropriations	1,248,979	-	4,217,680	10,700	5,542,363	4,975,700	566,663	11.4%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	32,296	33,900	(1,604)	-4.7%
Total Other Non-Operating Appropriations	100,000	-	-	1,500	101,500	101,500	-	0.0%
Total Non-Operating Appropriations	100,000	-	-	1,500	133,796	135,400	(1,604)	-1.2%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	1,348,979	-	4,217,680	12,200	5,676,159	5,111,100	565,059	11.1%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	1,348,979	-	4,217,680	12,200	5,676,159	5,111,100	565,059	11.1%
ANTICIPATED SURPLUS (DEFICIT)	\$ 302,751	\$ -	\$ 320	\$ 15,160	\$ 220,931	\$ 208,966	\$ 11,965	5.7%

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

Page F-2

Prior Year Adopted Revenue Schedule

Madison Borough Housing Authority

FY 2023 Adopted Budget

[illegible]

Appropriations Schedule

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

						<i>FY 2023 Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	FY 2024 Proposed Budget							
	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	198,290		234,300		\$ 432,590	\$ 417,930	\$ 14,660	3.5%
Fringe Benefits	143,280		124,430		267,710	246,000	21,710	8.8%
Legal	10,000		10,000		20,000	20,000	-	0.0%
Staff Training	7,500		7,500		15,000	15,000	-	0.0%
Travel	7,500		7,500		15,000	15,000	-	0.0%
Accounting Fees	16,000		16,000		32,000	30,000	2,000	6.7%
Auditing Fees	7,000		7,000		14,000	12,000	2,000	16.7%
Miscellaneous Administration*	48,500		48,500	1,500	98,500	88,500	10,000	11.3%
Total Administration	438,070	-	455,230	1,500	894,800	844,430	50,370	6.0%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services					-	-	-	#DIV/0!
Salary & Wages - Maintenance & Operation	127,140			3,000	130,140	126,150	3,990	3.2%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor	20,000				20,000	20,000	-	0.0%
Fringe Benefits	74,980			300	75,280	75,710	(430)	-0.6%
Tenant Services	4,500				4,500	4,000	500	12.5%
Utilities	147,899				147,899	134,100	13,799	10.3%
Maintenance & Operation	188,000			4,400	192,400	192,400	-	0.0%
Protective Services					-	-	-	#DIV/0!
Insurance	71,250		12,450	1,500	85,200	74,500	10,700	14.4%
Payment in Lieu of Taxes (PILOT)	93,140				93,140	84,010	9,130	10.9%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	10,000				10,000	8,000	2,000	25.0%
Other General Expense			150,000		150,000	125,000	25,000	20.0%
Rents			3,600,000		3,600,000	3,200,000	400,000	12.5%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment	74,000				74,000	24,000	50,000	208.3%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	810,909	-	3,762,450	9,200	4,582,559	4,067,870	514,689	12.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	65,004	63,400	1,604	2.5%
Total Operating Appropriations	1,248,979	-	4,217,680	10,700	5,542,363	4,975,700	566,663	11.4%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	32,296	33,900	(1,604)	-4.7%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve	100,000			1,500	101,500	101,500	-	0.0%
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	100,000	-	-	1,500	133,796	135,400	(1,604)	-1.2%
TOTAL APPROPRIATIONS	1,348,979	-	4,217,680	12,200	5,676,159	5,111,100	565,059	11.1%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,348,979	-	4,217,680	12,200	5,676,159	5,111,100	565,059	11.1%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 1,348,979	\$ -	\$ 4,217,680	\$ 12,200	\$ 5,676,159	\$ 5,111,100	\$ 565,059	11.1%

* 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 \$ 62,448.95 \$ - \$ 210,884.00 \$ 535.00 \$ 277,118.15

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Prior Year Adopted Appropriations Schedule

Madison 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	\$ 191,290		\$ 226,640		\$ 417,930
Fringe Benefits	138,200		107,800		246,000
Legal	10,000		10,000		20,000
Staff Training	7,500		7,500		15,000
Travel	7,500		7,500		15,000
Accounting Fees	15,000		15,000		30,000
Auditing Fees	6,000		6,000		12,000
Miscellaneous Administration*	48,500		38,500	1,500	88,500
Total Administration	423,990	-	418,940	1,500	844,430
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	123,150			3,000	126,150
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	20,000				20,000
Fringe Benefits	75,410			300	75,710
Tenant Services	4,000				4,000
Utilities	134,100				134,100
Maintenance & Operation	188,000			4,400	192,400
Protective Services					-
Insurance	61,500		11,500	1,500	74,500
Payment in Lieu of Taxes (PILOT)	84,010				84,010
Terminal Leave Payments					-
Collection Losses	8,000				8,000
Other General Expense			125,000		125,000
Rents			3,200,000		3,200,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	24,000				24,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	722,170	-	3,336,500	9,200	4,067,870
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	63,400
Total Operating Appropriations	1,146,160	-	3,755,440	10,700	4,975,700
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	33,900
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve	100,000			1,500	101,500
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	100,000	-	-	1,500	135,400
TOTAL APPROPRIATIONS	1,246,160	-	3,755,440	12,200	5,111,100
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,246,160	-	3,755,440	12,200	5,111,100
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 1,246,160	\$ -	\$ 3,755,440	\$ 12,200	\$ 5,111,100

* 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 \$ 57,308.00 \$ - \$ 187,772.00 \$ 535.00 \$ 248,785.00

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Madison Borough Housing Authority

For the Period: April 01, 2024 to March 31, 2025

For the Period: April 01, 2024 to March 31, 2025

[illegible]

Madison Borough Housing Authority

Fiscal Year Ending in

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.			
	Moody's	Fitch	Standard & Poors
Bond Rating			
Year of Last Rating			
If no rating, type "Not Applicable".			

Debt Service Schedule - Interest

Madison Borough Housing Authority

If authority has no debt check this box: ☐

Fiscal Year Ending in

	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Interest Payments Outstanding
RAD Loan	33,900	32,296	29,392	26,488	23,584	20,680	17,776	121,306	271,522
									-
									-
									-
									-
									-
									-
									-
TOTAL INTEREST	33,900	32,296	29,392	26,488	23,584	20,680	17,776	121,306	271,522
LESS: HUD SUBSIDY									-
NET INTEREST	\$ 33,900	\$ 32,296	\$ 29,392	\$ 26,488	\$ 23,584	\$ 20,680	\$ 17,776	\$ 121,306	\$ 271,522

Net Position Reconciliation

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

FY 2024 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 3,995,273.00	\$ -	\$ (123,066)	\$ -	\$ 3,872,207
Less: Invested in Capital Assets, Net of Related Debt (1)	3,773,362				3,773,362
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)	292,767		150,743		443,510
Total Unrestricted Net Position (1)	(70,856)	-	(273,809)	-	(344,665)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,051,251		320,773		1,372,024
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,122,296		285,126		1,407,422
Plus: Estimated Income (Loss) on Current Year Operations (2)	6,926		45,860	16,180	68,966
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	2,109,617	-	377,950	16,180	2,503,747
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	150,000	-	100,000	-	250,000
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	150,000	-	100,000	-	250,000
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 1,959,617	\$ -	\$ 277,950	\$ 16,180	\$ 2,253,747

(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	\$ 62,449	\$ -	\$ 210,884	\$ 535	\$ 277,118
--	-----------	------	------------	--------	------------

(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

Madison Borough Housing Authority

(Housing Authority Name)

**2024 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2024 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Madison Borough Housing Authority

(Housing Authority Name)

Fiscal Year: April 01, 2024 to March 31, 2025

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 Madison Borough Housing Authority, on January 16, 2024.

☐ It is hereby certified that the governing body of the Madison 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 Madison Borough Housing for the following reason(s):

Officer's Signature:	tvanorder@madisonha.com
Name:	Tanya Van Order
Title:	Executive Director
Address:	24 Central Avenue
	Madison, NJ 07940
Phone Number:	973-377-0258
Fax Number:	973-377-5237
E-mail Address:	tvanorder@madisonha.com

2024 CAPITAL BUDGET/PROGRAM MESSAGE

Madison Borough Housing Authority

Fiscal Year: April 01, 2024 to March 31, 2025

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).

N/A

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

Provide additional documentation as necessary.

Proposed Capital Budget

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Park Avenue Roof	\$ 50,000	\$ 50,000				
Turnover of Apts. And Improvements	100,000	100,000				
	-					
	-					
Total	150,000	150,000	-	-	-	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
Belmont Avenue Construction	100,000	\$ 100,000				
	-					
	-					
	-					
Total	100,000	100,000	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -

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

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2024	2025	2026	2027	2028	2029
Public Housing Management							
Park Avenue Roof	\$ 50,000	\$ 50,000					
Turnover of Apts. And Improvements	100,000	100,000					
Senior Roof and HVAC	800,000	-	800,000				
	-	-					
Total	950,000	150,000	800,000	-	-	-	-
Section 8							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
Belmont Avenue Construction	100,000	100,000					
	-	-					
	-	-					
	-	-					
Total	100,000	100,000	-	-	-	-	-
Other Programs							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 1,050,000	\$ 250,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -

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

Madison Borough Housing Authority
For the Period: April 01, 2024 to March 31, 2025

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Park Avenue Roof	\$ 50,000	\$ 50,000				
Turnover of Apts. And Improvements	100,000	100,000				
Senior Roof and HVAC	800,000	450,000				350,000
Total	950,000	600,000	-	-	-	350,000
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Belmont Avenue Construction	100,000	\$ 100,000				
	-					
	-					
Total	100,000	100,000	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 1,050,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 350,000
Total 5 Year Plan per CB-4	<u>\$ 1,050,000</u>					
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.

**Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: Madison Borough Housing Authority Year Ending: March 31, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here ☒ and certify below.

1/16/2024

Date

tvanorder@madisonha.com

Clerk/Secretary to the Governing Body

Appendix to Budget Document