

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

***Housing Authority Budget of:***  
***Bayonne Housing Authority***

**State Filing Year**                      **2025**

***For the Period:***                      ***July 1, 2024***                      ***to***                      ***June 30, 2025***

**[www.bayonneha.org](http://www.bayonneha.org)**  
Housing Authority Web Address



***Division of Local Government Services***

**2025 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2025**

Bayonne Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: July 01, 2024 to June 30, 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: \_\_\_\_\_ Date: 6/27/2024

# 2025 PREPARER'S CERTIFICATION

Bayonne Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2024 to June 30, 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:	davidciarroccacpa@gmail.com
Name:	David W. Ciarrocca
Title:	C.P.A.
Address:	1930 Wood Road
	Scotch Plains, N.J. 07076
Phone Number:	(732)591-2300
Fax Number:	(732)591-2525
E-mail Address:	davidciarroccacpa@gmail.com

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:

[www.bayonneha.org](http://www.bayonneha.org)

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:

John Mahon

Title of Officer Certifying Compliance:

Executive Director

Signature:

[jmahon@bayonneha.org](mailto:jmahon@bayonneha.org)

# 2025 APPROVAL CERTIFICATION

Bayonne Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2024 to June 30, 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 Bayonne Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on May 14, 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.

<b>Officer's Signature:</b>	jmahon@bayonneha.org
<b>Name:</b>	John Mahon
<b>Title:</b>	Executive Director
<b>Address:</b>	549 Avenue A Bayonne, N.J. 07002
<b>Phone Number:</b>	(201)339-8700
<b>Fax Number:</b>	(201)436-0995
<b>E-mail Address:</b>	jmahon@bayonneha.org

# 2025 HOUSING AUTHORITY BUDGET RESOLUTION

## Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 2025**

WHEREAS, the Annual Budget for Bayonne Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented before the governing body of the Bayonne Housing Authority at its open public meeting of May 14, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$21,451,267.00, Total Appropriations including any Accumulated Deficit, if any, of \$21,149,276.00, 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 \$4,450,000.00 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 Bayonne Housing Authority, at an open public meeting held on May 14, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 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 Bayonne Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 18, 2024.

jmahon@bayonneha.org

(Secretary's Signature)

5/14/2024

(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Vincent Lombardo	X			
Irene Rose Pike	X			
Robert Doria	X			
Shanna McKennan				X
Jubrial J. Nesheiwat	X			
Keith Makowski	X			

# 2025 ADOPTION CERTIFICATION

Bayonne Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2024 to June 30, 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 Bayonne Housing Authority, pursuant to N.J.A.C 5:31-2.3, on June 25, 2024.

<b>Officer's Signature:</b>	jmahon@bayonneha.org		
<b>Name:</b>	John Mahon		
<b>Title:</b>	Executive Director		
<b>Address:</b>	549 Avenue A Bayonne, N.J. 07002		
<b>Phone Number:</b>	(201)339-8700	<b>Fax:</b>	(201)436-0995
<b>E-mail address:</b>	jmahon@bayonneha.org		



# 2025 ADOPTED BUDGET RESOLUTION

## Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 2025**

WHEREAS, the Annual Budget and Capital Budget/Program for the Bayonne Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented for adoption before the governing body of the Bayonne Housing Authority at its open public meeting of June 25, 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 \$21,451,267.00, Total Appropriations, including any Accumulated Deficit, if any, of \$21,149,276.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$4,450,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Bayonne Housing Authority at an open public meeting held on June 25, 2024 that the Annual Budget and Capital Budget/Program of the Bayonne Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 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.

jmahon@bayonneha.org

(Secretary's Signature)

6/25/2024

(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Vincent Lombardo				X
Irene Rose Pike	X			
Robert Doria	X			
Shanna McKennan	X			
Jubrial J. Nesheiwat	X			
Keith Makowski				X

**2025 HOUSING AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 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.

ACC HOUSING VOUCHER	10.30%	INCREASE IN HUD BASELINE UNITS AND HAP
TENANT SERVICE CHARGES	-25.00%	BASED ON CURRENT ACTUAL CHARGES
MISCELLANEOUS REVENUE	11.60%	INCREASE IN PORT YUNITS ADMINISTERED
INTEREST EARNED	129.80%	INCREASE IN CASH FLOW & RATES
STAFF TRAINING	400.00%	NEEDED TRAINING DUE TO STAFF TURNOVER
TRAVEL	73.30%	RESUMPTION OF COMM. /STAFF TRAVEL
SUNDRY	10.80%	INCREASE IN SOFTWARE & IT COSTS
UTILITY LABOR	134.00%	CHANGE IN MAINT. SALARY ALLOCATION
INSURANCE	20.80%	INCREASE IN PACKAGE POLICY PREMIUMS
COLLECTION LOSSES	66.70%	BASED ON CURRENT TENANT RECEIVABLES
EXTRAORDINARY MAINTENENACE	900.00%	NEEDED UNIT TURNOVER REPAIRS

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program  
No effect on the PHA budget.

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

# 2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 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.

The housing authority cannot transfer unrestricted net position with the exception of the annual P.I.L.O.T. payment which is consistent with a cooperation agreement.

**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.

While the authority does not have a deficit as a result of GASB 68 & 75, it will, when possible, implement cost saving measures.

**(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

## 2025

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

<b>Name of Authority:</b>	Bayonne Housing Authority		
<b>Federal ID Number:</b>	22-6002634		
<b>Address:</b>	549 Avenue A		
<b>City, State, Zip:</b>	Bayonne Housing Authority	N.J.	07002
<b>Phone: (ext.)</b>	201-339-8700	<b>Fax:</b>	201-436-0995

<b>Preparer's Name:</b>	David W. Ciarrocca, C.P.A.		
<b>Preparer's Address:</b>	1930 Wood Road		
<b>City, State, Zip:</b>	Scotch Plains	N.J.	07076-2634
<b>Phone: (ext.)</b>	732-259-9889	<b>Fax:</b>	732-591-2525
<b>E-mail:</b>	davidciarroccacpa@gmail.com		

<b>Chief Executive Officer*</b>	John Mahon		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-339-8700	<b>Fax:</b>	201-436-0995
<b>E-mail:</b>	<a href="mailto:jmahon@bayonneha.org">jmahon@bayonneha.org</a>		

<b>Chief Financial Officer*</b>	John Mahon		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	201-339-8700	<b>Fax:</b>	201-436-0995
<b>E-mail:</b>	<a href="mailto:jmahon@bayonneha.org">jmahon@bayonneha.org</a>		

<b>Name of Auditor:</b>	Ralph Polcari		
<b>Name of Firm:</b>	Polcari & Polcari		
<b>Address:</b>	2035 Hamburg Turnpike, Unit H		
<b>City, State, Zip:</b>	Wayne	N.J. 07470	
<b>Phone: (ext.)</b>	973-831-6969	<b>Fax:</b>	973-831-6972
<b>E-mail:</b>	<a href="mailto:ralph@polcarico.com">ralph@polcarico.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 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:

125

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:

\$ 4,331,987.00

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)

### Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 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
- 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?

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)**

Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 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)**

Bayonne Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 2025**

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

Compensation is based on annual evaluations and considers any budget restrictions.

Travel

Executive Director

3 National Conferences @ \$2,100 each	\$6,300
---------------------------------------	---------

2 N.J. Conferences @ \$1,050 each	\$2,100
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Staff

3 Staff @ 2 N.J. Conferences @ \$1,050 each	\$6,300
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Commissioners - None

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

## **Bayonne Housing Authority**

**FISCAL YEAR: July 01, 2024 to June 30, 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)**  
**Bayonne Housing Authority**  
**For the Period: July 01, 2024 to June 30, 2025**

			Position			Reportable Compensation from Authority (W-2/ 1099)				
		Average Hours per Week Dedicated to Position	Commissioner	Key Employee Officer	Highest Compensated Former			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
Name	Title					Base Salary/ Stipend	Bonus			
1 John Mahon	Exec. Director	32.5		X	X	\$ 202,852			\$ 24,000.00	\$ 226,852.00
2 Michael Pacyna	Maint. Supervisor	40			X	156,512			\$ 38,500.00	\$ 195,012.00
3 Hernan Bracero	Deputy Director	40		X	X	112,209			\$ 22,500.00	\$ 134,709.00
4 Ray Kurkowski	Maint. Supervisor	40			X	118,406			\$ 38,500.00	\$ 156,906.00
5 Vincent Lombardo	Commissioner	2	X							\$ -
6 Jubrial J. Nesheiwat	Commissioner	2	X							\$ -
7 Keith Makowski	Commissioner	2	X							\$ -
8 Irene Rose Pyke	Commissioner	2	X							\$ -
9 Robert Doria	Commissioner	2	X							\$ -
10 Shanna McKennan	Commissioner	2	X							\$ -
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:						\$ 589,979.00	\$ -	\$ -	\$ 123,500.00	\$ 713,479.00



## Schedule of Health Benefits - Detailed Cost Analysis

Bayonne Housing Authority

For the Period: July 01, 2024 to June 30, 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)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	28	16,333.00	457,324.00	28	15,555.00	435,540.00	21,784.00	5.0%
Parent & Child	3	29,236.00	87,708.00	3	27,844.00	83,532.00	4,176.00	5.0%
Employee & Spouse (or Partner)	13	32,666.00	424,658.00	13	31,110.00	404,430.00	20,228.00	5.0%
Family	9	45,569.00	410,121.00	9	43,398.00	390,582.00	19,539.00	5.0%
Employee Cost Sharing Contribution (enter as negative - )			(225,155.00)			(214,433.00)	(10,722.00)	5.0%
Subtotal	53		1,154,656.00	53		1,099,651.00	55,005.00	5.0%
<b>Commissioners - Health Benefits - Annual Cost</b>								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative - )							-	
Subtotal			-			-	-	
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage	9	4,058.00	36,522.00	9	3,865.00	34,785.00	1,737.00	5.0%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	11	18,152.00	199,672.00	11	17,288.00	190,168.00	9,504.00	5.0%
Family	3	42,358.00	127,074.00	3	40,341.00	121,023.00	6,051.00	5.0%
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	
Subtotal	23		363,268.00	23		345,976.00	17,292.00	5.0%
<b>GRAND TOTAL</b>	<b>76</b>		<b>1,517,924.00</b>	<b>76</b>		<b>1,445,627.00</b>	<b>72,297.00</b>	<b>5.0%</b>

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

Yes

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

Yes

**Bayonne Housing Authority  
ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box: ☐

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
ATTISANO	-		10.25	\$3,724.00								X	
AYALA	-		-	\$0.00								X	
BAEZ	-		-	\$0.00								X	
BOND	94.00	\$16,148.00	21.75	\$7,396.00								X	
BRACERO	-		16.50	\$8,134.00								X	
BUKOWSKI	-		14.25	\$4,104.00								X	
CABAN	-		1.00	\$129.00								X	
CARR	-		17.00	\$4,755.00								X	
CERBONE	-		3.25	\$1,087.00								X	
CHISHOLM SETH	-		24.50	\$6,126.00								X	
CONDE	-		-	\$0.00								X	
COOPER	-		3.50	\$583.00								X	
EL-SHAFIE	51.00	\$16,148.00	36.25	\$13,954.00								X	
FERNANDEZ	-		18.25	\$3,941.00								X	
GALLO	-		16.25	\$3,582.00								X	
GOLECKI, G.	-		17.75	\$5,196.00								X	
GREENE	-		3.75	\$658.00								X	
HABIB	-		-	\$0.00								X	
HENDERSON	-		9.25	\$2,510.00								X	
HLAVA	-		6.00	\$1,118.00								X	
HOFFMAN	-		10.00	\$1,292.00								X	
JOHNSEN	-		18.00	\$5,381.00								X	
JOHNSON	-		15.00	\$2,059.00								X	
KARLICKI E	-		10.00	\$1,373.00								X	
KARLICKI P	-		29.00	\$10,193.00								X	
KASS, C	-		-	\$0.00								X	
KASS	-		2.00	\$297.00								X	
KUBAL	-		18.50	\$5,467.00								X	
KUCINSKI	-		4.50	\$1,469.00								X	
KURKOWSKI	99.00	\$16,147.00	37.50	\$17,789.00								X	
LIARDI	-		26.75	\$8,963.00								X	
MAHON, J.	122.00	\$16,147.00	160.00	\$131,707.00								X	X
<b>TOTALS (THIS PAGE ONLY)</b>	<b>366.00</b>	<b>\$64,590.00</b>	<b>550.75</b>	<b>\$252,987.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>			

**Bayonne Housing Authority  
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
MC CABE M.	-		13.50	\$2,974.00								X	
MC CLARY	-		24.75	\$9,149.00								X	
MALDONADO	-		6.00	\$775.00								X	
MEIJA O.	-		11.00	\$1,510.00								X	
MEYS	-		15.50	\$2,444.00								X	
PACYNA, E.	-		22.25	\$3,939.00								X	
PACYNA, M.	128.00	\$16,148.00	36.50	\$19,335.00								X	
PADILLA CRUZ	-		3.00	\$388.00								X	
PATTERSON	-		6.25	\$1,224.00								X	
PINEIRO	-		4.00	\$517.00								X	
PAOLINO	-		8.00	\$1,315.00								X	
POWELL	-		12.00	\$1,342.00								X	
REGAN R.	-		24.00	\$5,999.00								X	
RESENDIZ PEREZ	-		-	\$0.00								X	
ROMAN	-		12.00	\$1,437.00								X	
ROSA	-		13.00	\$1,805.00								X	
ROSARIO M.	-		12.00	\$2,252.00								X	
RUTKOWSKI	-		10.00	\$1,373.00								X	
SALEMME	-		12.00	\$3,230.00								X	
SANZONE, P.	-		4.25	\$1,018.00								X	
SEMANIK	51.00	\$14,006.00	25.00	\$6,934.00								X	
SERAFINO	96.00	\$16,148.00	29.75	\$14,227.00								X	
SWEENEY	-		7.25	\$1,967.00								X	
THOMPSON	-		15.00	\$2,226.00								X	
TORRES	-		4.00	\$547.00								X	
URBAN	-		28.25	\$9,650.00								X	
VENABLE	110.00	\$16,147.00	14.50	\$5,616.00								X	
VENABLE, T.	-		6.25	\$1,186.00								X	
WILLIAMS	-		2.50	\$435.00								X	
WILSON, J.	-		36.00	\$13,968.00								X	
WILSON, R.	-		7.00	\$2,922.00								X	
YANGBE KING	-		-	\$0.00								X	
<b>TOTALS (THIS PAGE ONLY)</b>	<b>385.00</b>	<b>\$62,449.00</b>	<b>425.50</b>	<b>\$121,704.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>\$0.00</b>			

**Bayonne Housing Authority**  
**ACCUMULATED ABSENCE LIABILITY**

[illegible]



**Bayonne Housing Authority**  
**ACCUMULATED ABSENCE LIABILITY**

[illegible]**N-6 (TOTAL) Accumulated Absence Liability**

## Schedule of Shared Service Agreements

**Bayonne Housing Authority**

For the Period: July 01, 2024 to June 30, 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]

**2025 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Bayonne Housing Authority  
For the Period: July 01, 2024 to June 30, 2025

	<b>FY 2025 Proposed Budget</b>					<b>FY 2024 Adopted Budget</b>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>	<b>Total All Operations</b>	<b>All Operations</b>	<b>All Operations</b>
<b>REVENUES</b>								
Total Operating Revenues	\$ 14,459,330	\$ -	\$ 4,625,000	\$ -	\$ 19,084,330	\$ 18,133,869	\$ 950,461	5.2%
Total Non-Operating Revenues	640,000	-	195,000	1,531,937	2,366,937	1,837,515	529,422	28.8%
Total Anticipated Revenues	15,099,330	-	4,820,000	1,531,937	21,451,267	19,971,384	1,479,883	7.4%
<b>APPROPRIATIONS</b>								
Total Administration	2,443,065	-	466,181	493,311	3,402,557	3,085,844	316,713	10.3%
Total Cost of Providing Services	12,479,125	-	4,228,968	1,038,626	17,746,719	16,598,577	1,148,142	6.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	<b>\$ 177,140</b>	<b>\$ -</b>	<b>\$ 124,851</b>	<b>\$ -</b>	<b>\$ 301,991</b>	<b>\$ 286,963</b>	<b>\$ 15,028</b>	<b>5.2%</b>

## Bayonne Housing Authority

	\$ Increase (Decrease)	% Increase (Decrease)
<b>FY 2024 Adopted Budget</b>	<b>Proposed vs. Adopted</b>	<b>Proposed vs. Adopted</b>

Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
7,600,000				\$ -	\$ -	\$ -	#DIV/0!
120,000				7,600,000	7,000,000	600,000	8.6%
				120,000	110,000	10,000	9.1%
				-	-	-	#DIV/0!
6,030,000				6,030,000	6,109,539	(79,539)	-1.3%
				-	-	-	#DIV/0!
		4,625,000		4,625,000	4,195,000	430,000	10.3%
13,750,000	-	4,625,000	-	18,375,000	17,414,539	960,461	5.5%
72,000				72,000	72,000	-	0.0%
57,330				57,330	57,330	-	0.0%
30,000				30,000	40,000	(10,000)	-25.0%
550,000				550,000	550,000	-	0.0%
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
709,330	-	-	-	709,330	719,330	(10,000)	-1.4%
14,459,330	-	4,625,000	-	19,084,330	18,133,869	950,461	5.2%
			1,531,937	1,531,937	1,372,515	159,422	11.6%
		180,000		180,000	180,000	-	0.0%
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
-	-	180,000	1,531,937	1,711,937	1,552,515	159,422	10.3%
640,000		15,000		655,000	285,000	370,000	129.8%
				-	-	-	#DIV/0!
				-	-	-	#DIV/0!
640,000	-	15,000	-	655,000	285,000	370,000	129.8%
640,000	-	195,000	1,531,937	2,366,937	1,837,515	529,422	28.8%
\$ 15,099,330	\$ -	\$ 4,820,000	\$ 1,531,937	\$ 21,451,267	\$ 19,971,384	\$ 1,479,883	7.4%

### Prior Year Adopted Revenue Schedule

**Bayonne Housing Authority**

**FY 2024 Adopted Budget**[illegible]

# Appropriations Schedule

**Bayonne Housing Authority**  
For the Period: July 01, 2024 to June 30, 2025

						<i>FY 2024 Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	<b>FY 2025 Proposed Budget</b>					<b>Total All Operations</b>	<b>All Operations</b>	<b>All Operations</b>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>			
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	799,385		176,171	193,671	\$ 1,169,227	\$ 1,135,214	\$ 34,013	3.0%
Fringe Benefits	592,800		96,000	75,000	763,800	698,100	65,700	9.4%
Legal	332,000		12,000	16,000	360,000	335,000	25,000	7.5%
Staff Training	60,000		5,000	35,000	100,000	20,000	80,000	400.0%
Travel	6,000		4,000	42,000	52,000	30,000	22,000	73.3%
Accounting Fees					-	-	-	#DIV/0!
Auditing Fees	18,000		4,000	10,000	32,000	32,000	-	0.0%
Miscellaneous Administration*	634,880		169,010	121,640	925,530	835,530	90,000	10.8%
Total Administration	2,443,065	-	466,181	493,311	3,402,557	3,085,844	316,713	10.3%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services	546,755		7,968	37,751	592,474	611,004	(18,530)	-3.0%
Salary & Wages - Maintenance & Operation	2,230,195			450,559	2,680,754	2,888,727	(207,973)	-7.2%
Salary & Wages - Protective Services	27,521			5,637	33,158	33,158	-	0.0%
Salary & Wages - Utility Labor	253,282			44,679	297,961	127,359	170,602	134.0%
Fringe Benefits	1,877,200		4,000	380,000	2,261,200	2,305,900	(44,700)	-1.9%
Tenant Services	48,000			10,000	58,000	58,000	-	0.0%
Utilities	3,635,000				3,635,000	3,410,000	225,000	6.6%
Maintenance & Operation	1,500,000				1,500,000	1,550,000	(50,000)	-3.2%
Protective Services	200,000				200,000	200,000	-	0.0%
Insurance	893,000		12,000	110,000	1,015,000	840,000	175,000	20.8%
Payment in Lieu of Taxes (PILOT)	383,172				383,172	359,429	23,743	6.6%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	125,000				125,000	75,000	50,000	66.7%
Other General Expense	10,000		5,000		15,000	15,000	-	0.0%
Rents			4,200,000		4,200,000	3,825,000	375,000	9.8%
Extraordinary Maintenance	500,000				500,000	50,000	450,000	900.0%
Replacement of Non-Expendible Equipment	250,000				250,000	250,000	-	0.0%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	12,479,125	-	4,228,968	1,038,626	17,746,719	16,598,577	1,148,142	6.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
<b>NON-OPERATING APPROPRIATIONS</b>								
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!
<b>TOTAL APPROPRIATIONS</b>	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
<b>ACCUMULATED DEFICIT</b>					-	-	-	#DIV/0!
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	14,922,190	-	4,695,149	1,531,937	21,149,276	19,684,421	1,464,855	7.4%
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	\$ 14,922,190	\$ -	\$ 4,695,149	\$ 1,531,937	\$ 21,149,276	\$ 19,684,421	\$ 1,464,855	7.4%

\* 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      \$ 746,109.50      \$ -      \$ 234,757.45      \$ 76,596.85      \$ 1,057,463.80

Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]



Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]

Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]

# Prior Year Adopted Appropriations Schedule

## Bayonne Housing Authority

### FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	767,636		180,120	187,458	\$ 1,135,214
Fringe Benefits	489,800		90,000	118,300	698,100
Legal	311,000		8,000	16,000	335,000
Staff Training	6,000		4,000	10,000	20,000
Travel	4,000		4,000	22,000	30,000
Accounting Fees					-
Auditing Fees	18,000		4,000	10,000	32,000
Miscellaneous Administration*	579,880		159,010	96,640	835,530
Total Administration	2,176,316	-	449,130	460,398	3,085,844
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	571,364		19,820	19,820	611,004
Salary & Wages - Maintenance & Operation	2,455,418			433,309	2,888,727
Salary & Wages - Protective Services	27,520			5,638	33,158
Salary & Wages - Utility Labor	105,709			21,650	127,359
Fringe Benefits	1,959,200		10,000	336,700	2,305,900
Tenant Services	48,000			10,000	58,000
Utilities	3,410,000				3,410,000
Maintenance & Operation	1,550,000				1,550,000
Protective Services	200,000				200,000
Insurance	746,000		9,000	85,000	840,000
Payment in Lieu of Taxes (PILOT)	359,429				359,429
Terminal Leave Payments					-
Collection Losses	75,000				75,000
Other General Expense	10,000		5,000		15,000
Rents			3,825,000		3,825,000
Extraordinary Maintenance	50,000				50,000
Replacement of Non-Expendible Equipment	250,000				250,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	11,817,640	-	3,868,820	912,117	16,598,577
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	13,993,956	-	4,317,950	1,372,515	19,684,421
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	13,993,956	-	4,317,950	1,372,515	19,684,421
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	13,993,956	-	4,317,950	1,372,515	19,684,421
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 13,993,956	\$ -	\$ 4,317,950	\$ 1,372,515	\$ 19,684,421

\* 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 \$ 699,697.80 \$ - \$ 215,897.50 \$ 68,625.75 \$ 984,221.05

Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]

Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]

Bayonne Housing Authority

**For the Period: July 01, 2024 to June 30, 2025**

**For the Period: July 01, 2024 to June 30, 2025**

[illegible]

Debt Service Schedule - Principal

Bayonne Housing Authority

If authority has no debt check this box: ☒

Fiscal Year Ending in										Total Principal Outstanding
	Date of Local Finance Board Approval	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
TOTAL PRINCIPAL		-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY										-
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Bayonne 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
									-
									-
									-
									-
									-
									-
									-
									-
TOTAL INTEREST	-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY									-
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



# Net Position Reconciliation

## Bayonne Housing Authority

For the Period: July 01, 2024 to June 30, 2025

### FY 2025 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>	\$ 12,624,065.00	\$ -	\$ (325,120)	\$ 20,516,255	\$ 32,815,200
Less: Invested in Capital Assets, Net of Related Debt (1)	22,735,654			54,250	22,789,904
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(10,111,589)	-	(325,120)	20,462,005	10,025,296
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	9,397,777		311,776		9,709,553
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	16,001,620		530,862		16,532,482
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	15,287,808	-	517,518	20,462,005	36,267,331
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)</b>	\$ 15,287,808	\$ -	\$ 517,518	\$ 20,462,005	\$ 36,267,331

(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 \$ 746,110 \$ - \$ 234,757 \$ 76,597 \$ 1,057,464

(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.

**2025**

**Bayonne Housing Authority**

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(Housing Authority Name)

**2025 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

**Bayonne Housing Authority**

(Housing Authority Name)

**Fiscal Year: July 01, 2024 to June 30, 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 Bayonne Housing Authority, on May 14, 2024.

☐ It is hereby certified that the governing body of the Bayonne 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 Bayonne Housing Authority, for the following reason(s):

<b>Officer's Signature:</b>	jmahon@bayonneha.org
<b>Name:</b>	John Mahon
<b>Title:</b>	Executive Director
<b>Address:</b>	549 Avenue A
	Bayonne, N.J. 07002
<b>Phone Number:</b>	(201)339-8700
<b>Fax Number:</b>	(201)436-0995
<b>E-mail Address:</b>	jmahon@bayonneha.org

# 2025 CAPITAL BUDGET/PROGRAM MESSAGE

## Bayonne Housing Authority

**Fiscal Year: July 01, 2024 to June 30, 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).

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

## Bayonne Housing Authority

For the Period: July 01, 2024 to June 30, 2025

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Operations	\$ 300,000				\$ 300,000	
Management Improvements	250,000				250,000	
Administration	200,000				200,000	
General Capacity Activity	3,700,000				3,700,000	
Total	4,450,000	-	-	-	4,450,000	-
Section 8						
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 4,450,000	\$ -	\$ -	\$ -	\$ 4,450,000	\$ -

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

Bayonne Housing Authority  
For the Period: July 01, 2024 to June 30, 2025

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2025	2026	2027	2028	2029	2030
Public Housing Management							
Operations	\$ 1,800,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Management Improvements	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000
Administration	1,200,000	200,000	200,000	200,000	200,000	200,000	200,000
General Capacity Activity	22,200,000	3,700,000	3,700,000	3,700,000	3,700,000	3,700,000	3,700,000
Total	26,700,000	4,450,000	4,450,000	4,450,000	4,450,000	4,450,000	4,450,000
Section 8							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 26,700,000	\$ 4,450,000	\$ 4,450,000	\$ 4,450,000	\$ 4,450,000	\$ 4,450,000	\$ 4,450,000

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

Bayonne Housing Authority  
For the Period: July 01, 2024 to June 30, 2025

		Funding Sources				
		Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
Public Housing Management						
Operations	\$	1,800,000				\$ 1,800,000
Management Improvements		1,500,000				1,500,000
Administration		1,200,000				1,200,000
General Capacity Activity		22,200,000				22,200,000
Total		26,700,000	-	-	-	26,700,000 -
Section 8						
		-				
		-				
		-				
		-				
Total		-	-	-	-	-
Housing Voucher						
		-				
		-				
		-				
		-				
Total		-	-	-	-	-
Other Programs						
		-				
		-				
		-				
		-				
Total		-	-	-	-	-
TOTAL		\$ 26,700,000	\$ -	\$ -	\$ -	\$ 26,700,000 \$ -
Total 5 Year Plan per CB-4		\$ 26,700,000				
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: Bayonne Housing Authority Year Ending: June 30, 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.

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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.

5/14/2024

Date

jmahon@bayonneha.org

Clerk/Secretary to the Governing Body

**Appendix to Budget Document**