



2024 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

Township of Harmony

Prepared by:



Van Cleef Engineering Associates

May 10, 2024

Stanley Schrek, PE, AIA, PP, CME, LEED-AP

NJ. Lic # PP-3213 _____

I. INTRODUCTION

The purpose of this document is to provide the current status of the affordable housing projects and account for activity within the Township of Harmony. A brief record of events, as well as tables outlining affordable housing obligations have been replicated herein for clarity.

II. BACKGROUND

In conclusion of litigation between the Township of Harmony and the Fair Share Housing Center, a settlement agreement was issued between the parties in a document dated October 17, 2018, formally approved by the Court on December 20, 2018. A copy of the initial document is included as Attachment A as part of this report. As part of the settlement agreement, the Township of Harmony directed its Land Use Board to develop a Fair Share Plan. This requirement was met when the Township revised its Housing Plan Element and included a Fair Share Plan, dated October 2019 and adopted by the Land Use Board in November 2019.

In addition to revisions to its Master Plan and the adopting of the Fair Share Plan, the Township of Harmony revised its Affordable Housing Ordinance (Chapter 120 of the Township of Harmony Municipal Code) to update its development fees for the purposes of implementing controls for replenishing the funds of its Affordable Housing Trust Fund in accordance with the settlement agreement. In conjunction with this step, the Township developed an Affordable Housing Trust Fund Spending Plan, dated February 21, 2020 to summarize the steps outlined in the ordinance and to provide context to the Affordable Housing Trust Fund. This document is included as Attachment B of this report.

III. AFFORDABLE HOUSING STATUS

A brief summary of Harmony Township's Affordable Housing Obligation, as derived from its Fair Share Plan, is located below:

Summary of Harmony Township's Affordable Housing Obligation	
Present Need	0
Prior Round & Third Round Obligation	195
Total Required	195
Clymer Village (100% Affordable)	Built 21
Pink House (Block 9, Lots 72 & 73)	Built 3
Accessory Apartments	Ongoing 10
Township Rental Duplex (Block 39, Lot 14)	Built 1
Habitat for Humanity Duplex (Block 43, Lot 28)	Built 2
Habitat for Humanity Duplex (Block 43, Lot 31)	Built 1
Habitat for Humanity Duplex (Block 42, Lot 17)	Proposed 1
United Way Group Home	Built 4
Signature Estates (Block 38, Lot 18)	Built 2
Habitat for Humanity (Block 9 Lot 77)	Built 1
Durational Adjustment	Credit 151
Total Provided	197

It is worth noting that Harmony Township was provided a durational adjustment due to lack of water and sewer service, as most of the municipality is reliant on well and septic, of 151 units of its Prior Round and Third Round obligation. These units would be required to be dedicated if and when water service is extended through the designated areas.

Additionally, while there was no requirement for rehabilitation units in the Township of Harmony listed in the Prior Round or the Third Round obligations, there are 3 units previously rehabilitated under the Warren County Rehabilitation Program that could serve to supplement any future requirements.

A more thorough breakdown on these units is included as Figure 1 – Township of Harmony Affordable Housing Obligation Inventory, which is located at the end of this report.

IV. TRUST FUND MONITORING

The 2020 revision to the spending plan provided mechanisms for the Township to generate revenue for the Affordable Housing Trust Fund, however there have been no developments in the town that have provided fees to the Trust Fund since the last report in 2020, therefore the vast majority of the Trust Fund is supplied by income infusions by the Township directly.

V. VERY LOW-INCOME REPORTING

Below is a chart outlining the Very Low Income Units within the Township of Harmony. It is noted that there have not been any new developments or any applications for the Accessory Apartment Program.

Very Low Income Units Approved and Constructed				
Development or Compliance Mechanism	Total Affordable Units	Very Low Income Units Constructed as of report date	Very Low Income Units Planned	Type of Unit
Accessory Apartments	0	0	0	Family
United Way Group Home	4	4	0	Special Needs
Total	4	4	0	

Figure 1 – Township of Harmony Affordable Housing Obligation Inventory
(As of the date of this Report)

Site Name	Affordable Housing Round	Project Type	Block/Lot (Street Address)	Status (Date)	Duration	Contribution (PIL)	Type	Units (Breakdown)	Comments
Clymer Village	Prior and 3rd Round	100% Affordable, Age-Restricted	Red School Lane, Lopatcong Township	Built (1987)	40 years	--	Age-Restricted	21 Units (21, 1-BR)	Total village includes 82 units. Only 21 are included to Townships obligation
Habitat for Humanity Duplex (1016 Railroad Avenue Block 43, Lot 31)	Prior and 3rd Round	100% Affordable	Block 43, Lot 31 (1016 Railroad Avenue)	Built (April 5, 2013)	30 years	--	Family For-Sale	1 Unit (1, 3-BR)	
Pink House	Prior and 3rd Round	100% Affordable	Block 9, Lot 72-73 (2830-2834 Belvidere Road)	Built (January 11, 2007)	99 years	--	Family Rental	3 Units (1, 1-BR; 2, 2-BR)	
Habitat for Humanity Duplex (1046-1048 Third Avenue Block 43, Lot 28)	Prior and 3rd Round	100% Affordable	Block 43, Lot 28 (1046-1048 Third Avenue)	Built (April 5, 2013)	30 years	--	Family For-Sale	2 Units (2, 3-BR)	
Township Rental Duplex	Prior and 3rd Round	100% Affordable	Block 39, Lot 14 (1040 Third Avenue)	Built (January 11, 2007)	99 years	--	Family Rental	1 Unit (1, 2-BR)	
United Way Group Home	Prior and 3rd Round	100% Affordable	Block 26, Lot 56 (350 Ridge Road)	Built (Transfer on March 17, 2014)	20 years	--	Support & Special Needs	4 Units (Assisted Living)	Administrative Agent: Advancing Opportunities Inc., (https://advopps.org/contact/)
Habitat for Humanity (2084 Belvidere Avenue Block 9 Lot 77)	Prior and 3rd Round	100% Affordable	Block 9, Lot 77 (2084 Belvidere Road)	Built (Controls – May 24, 2019)	30 years	--	Family For-Sale	1 Unit (1, 3-BR)	
Signature Estates	Prior and 3rd Round	100% Affordable	Block 38, Lot 11 (230 Garrison Road)	Built (Subdivision October 3, 2007)	30 years (Minimum)	\$15,625.00	Family For-Sale	2 Units (TBD)	Unit/Income Mix to be determined by Administrative Agent,
Habitat for Humanity (Railroad Avenue Block 42 Lot 17)	Prior and 3rd Round	100% Affordable	Block 42, Lot 17 (Railroad Avenue)	Approved, Not yet Built (Deed, May 2, 2017)	30 years	--	Family Rental	1 Unit (TBD)	Unit/Income Mix to be determined by Administrative Agent,
Accessory Apartments	Prior and 3rd Round	Accessory Apartments Program	--	Ongoing (Ordinance – December 3, 2019)	10 years	--	Family Rental	10 Units (TBD)	Unit/Income Mix to be determined by Administrative Agent,

Notes:

Unless otherwise noted, the Administrative Agent for all Affordable Housing is Kelley Smith, Municipal Clerk (harmonyclerk@ptd.net, 908-213-1600x10)

Attachment A
Settlement Agreement Correspondence (October 17, 2018)



Peter J. O'Connor, Esq.
Kevin D. Walsh, Esq.
Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
David T. Rammler, Esq.
Joshua D. Bauers, Esq.

October 17, 2018

Katrina Campbell, Esq.
Lavery, Salvaggi, Abromitis & Cohen, P.L.
1001 Route 517
Hackettstown, NJ 07840

**Re: In the Matter of the Township of Harmony, County of Warren, Docket
No. WRN-L-239-15**

Dear Ms. Campbell:

This letter memorializes the terms of an agreement reached between the Township of Harmony (the Township or "Harmony"), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (Mount Laurel IV) and, through this settlement, a defendant in this proceeding.

Background

Harmony Township filed the above-captioned matter on July 9, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., in accordance with In re N.J.A.C. 5:96 and 5:97, supra. Through the declaratory judgment process, the Township and FSHC have agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

Settlement terms

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the adoption of a Housing Element and Fair Share Plan conforming with the terms of this Agreement (hereafter "the Plan") and through the implementation of the Plan and this Agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when Third Round fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round Obligation instead of doing so through plenary adjudication of the Third Round Obligation.
3. FSHC and Harmony hereby agree that Harmony's affordable housing obligations are as follows:

{00576361-1}

Rehabilitation Share (per Kinsey Report ¹)	0
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	47
Third Round (1999-2025) Obligation (per Kinsey Report, as adjusted through this Agreement)	148

4. For purposes of this Agreement, the Third Round Obligation shall be deemed to include the Gap Period present need for new construction to address the affordable housing needs of households formed from 1999-2015, a need that was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), and the Prospective Need, which is a measure of the affordable housing need anticipated to be generated between July 1, 2015 and June 30, 2025.
5. Although the Township has no rehabilitation obligation, it has rehabilitated 3 housing units under the Warren County Rehabilitation Program. The Township will continue to participate in this program in the future. Any rehabilitated units that meet the applicable standards may be applied to any future rehabilitation obligation if permitted by then-applicable law.
6. As noted above, the Township has a Prior Round (new construction) Obligation of 47 units and a Third Round (new construction) obligation of 148 units for a total of 195 units, which is met through the following compliance mechanisms:
 - a. Clymer Village- 21 Age-Restricted Rental Units- completed in 1987
 - b. Accessory Apartments- 10 units
 - c. Habitat for Humanity Duplex (Block 43 Lot 31)- 1 family-rental unit- completed
 - d. Pink House- 3 family rental units- completed
 - e. Habitat for Humanity Duplex (Block 43 Lot 28)- 1 family-rental unit- completed
 - f. Township Rental Duplex (Block 39 Lot 14)- 1 family-rental unit- completed
 - g. Habitat for Humanity (Block 42 Lot 17)- 1 family-rental unit- proposed
 - h. United Way Group Home- 4-bedrooms- completed
 - i. Signature Estates Developer's Agreement (Block 38 Lot 18)- purchase and deed restriction of 2 existing housing units
7. The municipality will also address its combined Prior Round and Third Round obligation in part through a durational adjustment:
 - a. As demonstrated by the following facts, the Township does not have any capacity for water or sewer to support inclusionary development and thus is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4:3:
 - i. There is no public water or sewer in the Township rendering the development of higher density housing impractical, or if not, impossible
 - ii. Harmony Township is a rural community with a 2016 estimated population of 2,559 people. Approximately 50% of the land area is located in the Highlands Preservation Area. The remaining land area in the Township is located in the Highlands Planning Area.
 - iii. The Township contains significant environmental constraints (eg. floodplains, water protection areas, steep slopes)

¹ David N. Kinsey, PhD, PP; FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July, 2016 and April 2017.

iv. Harmony falls into Planning Areas 4 and 5 under the State Development and Redevelopment Plan and there are no designated SDRP growth areas or centers.

b. The municipality agrees to comply with N.J.A.C. 5:93-4.3 as follows:

i. The Township will seek court approval for, and FSHC will support, a durational adjustment of 151 units and address the requirements of N.J.A.C. 5:93-4.3 through the following:

1. In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address Third Round prospective need obligation of 151 units shall be deferred until adequate water and/or sewer are made available. The Township shall reserve and set aside new water and/or sewer capacity, when it becomes available, for low and moderate income housing, on a priority basis. Municipal officials shall endorse all applications to the Department of Environmental Protection (DEP) or its agent to provide water and/or sewer capacity.
2. The Township has designated and rezoned the following sites for low and moderate income housing that lack adequate water and/or sewer at the following densities:

Block	Lot	Acreage	Density	Total Units	Total Affordable Units
31	1	0.6	8 units/acre	5	1
31	3.01	3.2	8 units/acre	26	5
31	3.02	0.9	8 units/acre	7	1
31	3.03	0.9	8 units/acre	7	1
31	6	5.7	8 units/acre	46	9
31	6.01	4.1	8 units/acre	33	7
31	7	25.9	8 units/acre	207	42
31	8.01	5	8 units/acre	40	8
31	8.10	8.4	8.5 units/acre	71	14
31	8.11	33.7	8.5 units/acre	286	57
31	9	1.1	8 units/acre	9	2
31	10	1.2	8 units/acre	10	2
31	11	1.1	8 units/acre	9	2

TOTALS	91.8	-	756	151
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3. The above sites in the southern area of the Township are designated and proposed to be rezoned because of their proximity to existing sewer and water infrastructure in Lopatcong Township. The Township shall endorse all applications to the Department of Environmental Protection (DEP) or its agent to provide water and/or sewer capacity on these sites and more generally reserve water and/or sewer capacity if and when it becomes available for these sites.

4. The requirements included in N.J.A.C. 5:93-4.3(c)3 and 4 related to inclusion in a fair share plan when the DEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element are hereby waived in accordance with N.J.A.C. 5:93-4.3(c)4, which permits waiver of such requirements when a municipality has a plan that will provide water and/or sewer to sufficient sites to address the municipal housing obligation within the substantive certification period.

8. The Township agrees to require 13% of all units referenced in this Agreement, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very low income units, with half of the very low income units being available to families. The municipality will comply with those requirements as follows:

a. The Township agrees to require that 13% of all affordable housing units constructed as a result of the overlay zoning described above in Paragraph 7 shall be reserved for very low income households.

9. The Township shall meet its Third Round Obligation in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:

a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).

b. At least 50 percent of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.

c. At least twenty-five percent of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.

d. At least half of the units addressing the Third Round Prospective Need in total must be available to families.

e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

10. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, Warren/Sussex Branch of the NAACP, and Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of the affirmative marketing plan, provide direct notice to those organizations of all available affordable housing units in Harmony, along with copies of application forms. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

11. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1; et seq., or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in rental projects shall be required to be at 30 percent of median income, and in conformance with all other applicable law. The Township, as part of its HEFSP, shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:
- a. Regional income limits shall be established for the Housing Region in which the Township is located (in this case, Housing Region 2) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated number of households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total number of households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
 - b. The income limits attached hereto as Exhibit C are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2018, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
 - c. The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.
 - d. The parties agree to request the Court prior to or at the fairness hearing in this matter to enter an order implementing this paragraph of this Agreement, the terms of which shall also be reflected in the Township's Affordable Housing Ordinance.
12. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.

13. As an essential term of this Agreement, within one hundred twenty (120) days of the Court's approval of this Agreement, the Township shall introduce and adopt an ordinance or ordinances providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this Agreement and the zoning contemplated herein and shall adopt a Housing Element and Fair Share Plan and Spending Plan in conformance with the terms of this Agreement.
14. The parties agree that if a decision of a court of competent jurisdiction in Warren County, or if no Court in Warren County issues a decision on fair share obligations then a court within Vicinage 13 (Hunterdon, Warren, Somerset) or COAH Region 2 (Essex, Morris, Union and Warren), or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than ten (10%) percent than the total prospective Third Round Obligation established in this Agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to adopt a Housing Element and Fair Share Plan that conforms to the terms of this Agreement and to implement all compliance mechanisms included in this Agreement, including by adopting or leaving in place any site specific zoning adopted or relied upon in connection with the Plan adopted pursuant to this Agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms set forth herein to address unmet need; and otherwise fulfilling fully the fair share obligations as established in this Agreement. The reduction of the Township's Third Round Obligation below that established in this Agreement does not provide a basis for seeking leave to amend this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its Third Round Obligation, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.
15. The Township shall prepare a Spending Plan within the period referenced above, subject to review by FSHC and the approval of the Court, and reserves the right to seek approval from the Court that the expenditures of funds contemplated under the Spending Plan constitute a "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment in this matter that includes approval of the Spending Plan in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the Court's approval of the Spending Plan, and on every anniversary of that date thereafter through July 1, 2025, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
16. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual

Trust
Fund
Reporting

Annual report

reporting of the status of all affordable housing activity within the municipality through posting on the municipal website, with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.

Very low income report

17. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:

- a. For the midpoint realistic opportunity review, due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of the Plan and an analysis of whether any unbuild sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
- b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

18. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to Intervene or an answer or other pleading. The parties to this Agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.

19. This Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees to support this Agreement at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025. If this Agreement is rejected by the Court at a fairness hearing it shall be null and void.

20. If an appeal is filed of the Court's approval or rejection of this Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the

terms of this Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.

21. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Warren County. A prevailing movant or plaintiff in such a motion or separate action shall be entitled to reasonable attorney's fees.
22. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.
23. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
24. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
25. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
26. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
27. Each of the Parties hereto acknowledges that this Agreement was not drafted by anyone of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.
28. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
29. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
30. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.

31. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
32. All Notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight carrier or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) Notices shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be effected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC:

Kevin D. Walsh, Esquire
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

TO THE TOWNSHIP:

Katrina Campbell, Esq.
Lavery, Selvaggi, Abromitis & Cohen, P.C.
1001 Route 517
Hackettstown, NJ 07840
Phone: (908) 852-2600
Email: kcampbell@lsaclaw.com

**WITH A COPY TO THE
MUNICIPAL CLERK:**

Kelley D. Smith
Township of Harmony Municipal Building
3003 Belvidere Road
Phillipsburg, NJ 08865

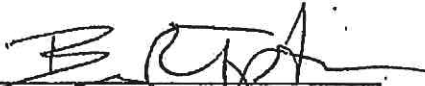
Please sign below if these terms are acceptable.

Sincerely,



Adam M. Gordon, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

On behalf of the Township of Harmony, with the authorization
of the governing body:



MAYOR
Dated: 11-13-18

2018 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on

		AHPNJ.org										Max Increase		Regional Asset Limit****
		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Rents**	Sales***	
Region 1 Bergen, Hudson, Passaic and Essex	Median	\$63,597	\$68,140	\$72,682	\$81,767	\$90,853	\$94,487	\$98,121	\$105,389	\$112,657	\$119,926	2.2%	5.52%	\$175,679
	Moderate	\$50,878	\$54,512	\$58,146	\$65,414	\$72,682	\$75,589	\$78,497	\$84,311	\$90,126	\$95,940			
	Low	\$31,798	\$34,070	\$36,341	\$40,884	\$45,426	\$47,243	\$49,060	\$52,695	\$56,329	\$59,963			
	Very Low	\$19,079	\$20,442	\$21,805	\$24,530	\$27,256	\$28,346	\$29,436	\$31,617	\$33,797	\$35,978			
Region 2 Essex, Morris, Union and Warren	Median	\$66,755	\$71,523	\$76,291	\$85,828	\$95,364	\$99,179	\$102,993	\$110,622	\$118,252	\$125,881	2.2%	1.22%	\$182,955
	Moderate	\$53,404	\$57,218	\$61,033	\$68,662	\$76,291	\$79,343	\$82,395	\$88,498	\$94,601	\$100,705			
	Low	\$33,377	\$35,762	\$38,146	\$42,914	\$47,682	\$49,589	\$51,497	\$55,311	\$59,126	\$62,940			
	Very Low	\$20,026	\$21,457	\$22,887	\$25,748	\$28,609	\$29,754	\$30,898	\$33,187	\$35,475	\$37,764			
Region 3 Hunterdon, Middlesex and Somerset	Median	\$75,530	\$80,925	\$86,320	\$97,110	\$107,900	\$112,216	\$116,532	\$125,164	\$133,796	\$142,428	2.2%	2.37%	\$205,458
	Moderate	\$60,424	\$64,740	\$69,056	\$77,688	\$86,320	\$89,773	\$93,226	\$100,131	\$107,037	\$113,942			
	Low	\$37,765	\$40,463	\$43,160	\$48,555	\$53,950	\$56,108	\$58,266	\$62,582	\$66,898	\$71,214			
	Very Low	\$22,659	\$24,278	\$25,896	\$29,133	\$32,370	\$33,665	\$34,960	\$37,549	\$40,139	\$42,728			
Region 4 Mercer, Monmouth and Ocean	Median	\$69,447	\$74,407	\$79,368	\$89,289	\$99,209	\$103,178	\$107,146	\$115,083	\$123,020	\$130,956	2.2%	5.19%	\$186,616
	Moderate	\$55,557	\$59,526	\$63,494	\$71,431	\$79,368	\$82,542	\$85,717	\$92,066	\$98,416	\$104,765			
	Low	\$34,723	\$37,204	\$39,684	\$44,644	\$49,605	\$51,589	\$53,573	\$57,541	\$61,510	\$65,478			
	Very Low	\$20,834	\$22,322	\$23,810	\$26,787	\$29,763	\$30,953	\$32,144	\$34,525	\$36,906	\$39,287			
Region 5 Burlington, Camden and Gloucester	Median	\$61,180	\$65,550	\$69,920	\$78,660	\$87,400	\$90,896	\$94,392	\$101,384	\$108,376	\$115,368	2.2%	5.05%	\$161,977
	Moderate	\$48,944	\$52,440	\$55,936	\$62,928	\$69,920	\$72,717	\$75,514	\$81,107	\$86,701	\$92,294			
	Low	\$30,590	\$32,775	\$34,960	\$39,330	\$43,700	\$45,448	\$47,196	\$50,692	\$54,188	\$57,684			
	Very Low	\$18,354	\$19,665	\$20,976	\$23,598	\$26,220	\$27,269	\$28,318	\$30,415	\$32,513	\$34,610			
Region 6 Atlantic, Cape May, Cumberland, and Salem	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332	2.2%	0.00%	\$136,680
	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066			
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166			
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income. These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

** This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 is 2.2% (Consumer Price Index for All Urban Consumers (CPI-U); Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, or 2017 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

*** This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

**** Income tax credit developments may increase based on the low income tax credit regulations.

***** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Notes: Since the Regional Income Limits for Region 6 in 2017 were higher than the 2018 calculations, the 2017 income limits will remain in force for 2018 (as previously required by N.J.A.C. 5:97-2(c)).

EXHIBIT C: 2018 INCOME LIMITS

Attachment B
Township of Harmony Spending Plan (February 21, 2020)

Township of Harmony

Affordable Housing Trust Fund Spending Plan

February 21, 2020

Township of Harmony

Warren County, New Jersey

Prepared By:



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

A handwritten signature in black ink that reads "Susan S. Gruel". The signature is written in a cursive style and is positioned above a horizontal line.

Susan S. Gruel, P.P. #1955

A handwritten signature in black ink that reads "Elena Gable". The signature is written in a cursive style and is positioned above a horizontal line.

Elena Gable, AICP, P.P. #6356

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INTRODUCTION

The Township of Harmony in Warren County has prepared a Housing Element and Fair Share Plan ("HEFSP") that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301). The HEFSP was adopted by the Land Use Board on November 6, 2019. The Township has prepared an amended development fee ordinance to replace their current ordinance that was adopted in 2011. The original development fee ordinance that was adopted in 2008 created a dedicated revenue source for affordable housing and established the Harmony Affordable Housing Trust Fund. The amended development fee ordinance (anticipated to be adopted on December 3, 2019) updates the ordinance to current standards.

As of January 1, 2019, the audited balance of the Township's trust fund was \$284,263. Development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in this separate, interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93, or applicable regulations, as described in the sections that follow.

In accordance with the October 17, 2018 agreement with Fair Share Housing Center ("FSHC"), the expenditures of funds contemplated under the FSHC agreement constitute a "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of *In re Tp. Of Monroe*, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the Court's approval of this Spending Plan, and on every anniversary of that date thereafter through July 1, 2025, the Township will provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs ("DCA"), the Council on Affordable Housing ("COAH"), or Local Government Services ("LGS"), or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by DCA, COAH, or LGS. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

This Spending Plan is submitted to the Superior Court of New Jersey for approval to expend all current and future affordable housing trust fund monies, as necessary.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round “substantive certification,” the Township of Harmony considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

Projected Revenues

Projected Revenues - Affordable Housing Trust Fund 2020 through 2025								
SOURCE OF FUNDS	1/1/2019	2020	2021	2022	2023	2024	2025	TOTAL
Historical Balance	\$284,263							\$284,263
(a) Projected Development Fees								
General Development Fees	-	\$25,000	\$25,000	\$26,000	\$26,000	\$27,000	\$29,600	\$158,600
(d) Interest	-	\$1,125	\$1,125	\$1,170	\$1,170	\$1,215	\$1,332	\$7,137
Total	\$284,263	\$26,125	\$26,125	\$27,170	\$27,170	\$28,215	\$30,932	\$450,000

To calculate the projection of revenue anticipated from the general development fees, roughly 11 years (2008 through August 2019) of construction data for the Township, acquired from the New Jersey Department of Community Affairs, was examined. Additionally, the previous transactions within the Affordable Housing Trust Fund were reviewed.

The Township therefore projects a total of \$158,600 will be collected between January 1, 2020 and December 31, 2025. An additional \$7,137 in interest is projected to be earned. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing. In conjunction with the existing trust fund balance of \$284,263, the Township projects total trust fund revenues and interest of \$450,000 through December 31, 2025.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township of Harmony:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Harmony's development fee ordinance for both residential and non-residential developments and in accordance with N.J.S.A. 40:55D8-1 through 8.7.

(b) Distribution of development fee revenues:

The Administrative Agent and the Municipal Housing Liaison will manage the projects outlined in this Spending Plan and the Housing Element and Fair Share Plan.

(c) Collection and distribution of barrier free funds:

Collection and distribution of barrier free funds shall be consistent with the Township's Affordable Housing Ordinance (Chapter 225 of the Township's Revised General Code) and in accordance with applicable regulations. A process describing the collection and distribution procedures for barrier free escrow is detailed within the Township's Affordable Housing Ordinance.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

The following represent the anticipated affordable housing projects within the Township of Harmony that will utilize Trust Fund monies.

(a) **Accessory Apartment Program**

Harmony will dedicate \$225,000 to the Accessory Apartment Program. Pursuant to the Township's established program, a minimum of \$20,000 per unit will be provided to subsidize the creation of each moderate-income accessory apartment and a minimum of \$25,000 per unit will be provided to subsidize the creation of each low-income accessory apartment.

Affordability Assistance (N.J.A.C. 5:93-8.16)

Projected minimum affordability assistance requirement:

Affordability Assistance		
Actual audited balance through 01/01/2019		\$284,263
Projected Development fees 2019-2025	+	\$158,600
Projected Trust Fund Interest 2019-2025	+	\$7,137
Total	=	\$450,000
30 percent requirement	x 0.30 =	\$135,000
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2020 through 12/31/2025	=	\$135,000
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2020 through 12/31/2025	÷ 3 =	\$45,000

As per the requirements regarding the use of funds for affordability assistance laid out in N.J.A.C. 5:93-8.16, the Township is required to dedicate at least 30 percent of all development fees collected and interest earned to provide affordability assistance to low-, and moderate-income households. In addition, at least one-third of the affordability assistance shall be used to provide affordability assistance to very-low income households. The Township, therefore, will dedicate at least \$135,000 from the affordable housing trust fund to render units more affordable, including \$45,000 to render units more affordable to households earning 30 percent or less of median income by region.

Administrative Expenses (N.J.A.C. 5:93-8.16)

Administrative Expenses		
Actual audited balance through 01/01/2019		\$284,263
Projected Development fees 2019-2025	+	\$158,600
Projected Trust Fund Interest 2018-2025	+	\$7,137
Total	=	\$450,000
20 percent cap	x 0.20 =	\$90,000

No more than 20% of revenues collected from development fees shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop and implement: a rehabilitation program; a new construction program; a housing element; and an affirmative marketing program. Administrative funds may be used for: income qualification of households; monitoring the turnover of sale and rental units; and compliance with monitoring requirements.

Moving forward, the Township projects that \$90,000 will be available from the affordable housing trust fund to be used for administrative purposes, including but not limited to:

- Administration and expenses associated with Township's affordable housing units.
- Expenses associated with the preparation and implementation of the Housing and Fair Share Plan and monitoring of the current and future housing programs for the Township of Harmony.

Legal or other fees related to litigation opposing affordable housing sites are not eligible uses of the affordable housing trust fund.

4. EXPENDITURE SCHEDULE

Program	Projected Expenditures Schedule 2020-2025						
	2020	2021	2022	2023	2024	2025	Total
Accessory Apartment Program	\$20,000	\$20,000	\$45,000	\$45,000	\$45,000	\$50,000	\$225,000
Affordability Assistance	\$22,000	\$22,000	\$22,000	\$23,000	\$23,000	\$23,000	\$135,000
Administration	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$90,000
Total	\$57,000	\$57,000	\$82,000	\$83,000	\$83,000	\$88,000	\$450,000

SUMMARY

The Township of Harmony intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93 and consistent with the housing programs outlined in its adopted Housing Element and Fair Share Plan.

As of January 1, 2019, the Township's trust fund has an audited balance of \$284,263. Harmony anticipates an additional \$450,000 in revenues and interest by December 31, 2025. The Township will dedicate \$225,000 to its Accessory Apartment Program, \$135,000 to render units more affordable, and \$90,000 to administrative costs.

SPENDING PLAN SUMMARY	
Audited Balance January 1, 2019	\$284,263
Projected Revenue January 1, 2020 to December 31, 2025	
Development fees	+ \$158,600
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$7,137
TOTAL REVENUE + CURRENT BALANCE	= \$450,000
Expenditures	
Funds used Accessory Apartment Program	- \$225,000
Affordability Assistance	- \$135,000
Administration	- \$90,000
Excess Funds for Additional Housing Activity	= \$0
TOTAL PROJECTED EXPENDITURES	= \$450,000
REMAINING BALANCE	= \$0

Attachment C
Annual Summaries of Affordable Housing Trust Fund (Years 2020, 2021, 2022, 2023)

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2020 to 12/31/2020 (YEAR 2020)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
ACTIVITY/BALANCE (YEAR START)							-			269.87		128,846.34
01/19/2020	ENC	16865				2830 BELVIDERE RD SERVICE				65.67		128,780.67
01/19/2020	ENC	16869				PINK APARTMENTS				48.49		128,732.18
01/19/2020	ENC	16871				DECLARATORY JUDGEMENT				1,049.95		127,682.23
01/19/2020	ENC	16880				coah special master				562.50		127,119.73
01/19/2020	ENC	16883				PINK HOUSE BOILER REPAIRS				755.47		126,364.26
01/19/2020	ENC	16885				HIGHLANDS MOD 3 TASK 4				750.00		125,614.26
01/19/2020	ENC	16888				SPENDING PLAN ADOPTION				185.10		125,429.16
01/21/2020	ENC	16911				1040 3RD ST				80.51		125,348.65
01/22/2020	RJ 27					rent			800.00			126,148.65
01/26/2020	ENC	16915				COAH ORDINANCES				57.02		126,091.63
01/29/2020	ENC	16921				FUEL OIL - PINK HOUSES				192.95		125,898.68
02/08/2020	DJ 59	16911		2220	2030	AQUA NEW JERSEY 1040 3RD ST				(80.51)	80.51	125,898.68
02/08/2020	DJ 60	16921		2221	1356	Finch Fuel Oil Co., Inc. FUEL OIL - PINK HOU				(192.95)	192.95	125,898.68
02/08/2020	DJ 61	16885		2222	1885	HEYER, GRUEL & ASSOCIATES HIGHLANDS MOD 3 TAS				(150.00)	150.00	125,898.68
02/08/2020	DJ 61	16885		2222	1885	HEYER, GRUEL & ASSOCIATES SPENDING PLAN WORK				(600.00)	600.00	125,898.68
02/08/2020	DJ 62	16883		2223	2086	INSCHO PLUMBING & HEATING PINK HOUSE - BOILER				(755.47)	755.47	125,898.68
02/08/2020	DJ 63	16869		2224	1094	JCP&L PINK APARTMENTS				(48.49)	48.49	125,898.68
02/08/2020	DJ 64	16880		2225	2098	KYLE McMANUS ASSOCIATES LLC COAH SPECIAL MAST				(562.50)	562.50	125,898.68
02/08/2020	DJ 65	16871		2226	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(1,049.95)	1,049.95	125,898.68
02/08/2020	DJ 66	16888		2227	1979	NJ ADVANCE MEDIA, LLC SPENDING PLAN ADOPTION				(185.10)	185.10	125,898.68
02/08/2020	DJ 67	16915		2228	1979	NJ ADVANCE MEDIA, LLC RES ADOPTING SPENDING P				(20.34)	20.34	125,898.68
02/08/2020	DJ 67	16915		2228	1979	NJ ADVANCE MEDIA, LLC ORD AMENDING AFFORDABLE				(19.67)	19.67	125,898.68
02/08/2020	DJ 67	16915		2228	1979	NJ ADVANCE MEDIA, LLC ORD AMENDING AFFORDABLE				(17.01)	17.01	125,898.68
02/08/2020	DJ 68	16839		2229	1311	Sanico, Inc. 1040 3RD AVE				(77.00)	77.00	125,898.68
02/08/2020	DJ 69	16865		2229	1311	Sanico, Inc. 2830 BELVIDERE RD - DEC				(65.67)	65.67	125,898.68
02/08/2020	DJ 70	16785		2230	1902	VIKING PEST CONTROL 1040 3RD ST SERVICE				(83.06)	83.06	125,898.68
02/08/2020	DJ 70	16785		2230	1902	VIKING PEST CONTROL 2830-2834 BELVIDERE RD				(83.06)	83.06	125,898.68
02/08/2020	DJ 70	16785		2230	1902	VIKING PEST CONTROL 2830-2834 BELVIDERE RD				(26.75)	26.75	125,898.68
02/08/2020	ENC	16933				DECLARATORY JUDGEMENT				1,205.00		124,693.68
02/08/2020	ENC	16949				PINK APT				39.05		124,654.63
02/08/2020	DJ 75			2212	2140	Hackettstown Oil DUPLICATE PMT		(366.00)				125,020.63
02/14/2020	ENC	16955				COAH COMPLIANCE				4,344.98		120,675.65
02/14/2020	ENC	16961				1040 3RD STFUEL OIL FOR 1040 3RD ST				307.96		120,367.69
02/14/2020	ENC	16964				JAN SERVICE				65.67		120,302.02
02/19/2020	ENC	16968				MOD 4 HOUSING PLAN				4,785.00		115,517.02
02/19/2020	ENC	16974				1040 3RD ST				25.53		115,491.49
02/28/2020	RJ 28					rent			661.00			116,152.49
03/02/2020	ENC	16996				PEST CONTGROL - MARCH				109.81		116,042.68
03/02/2020	DJ 133	16974		2231	2030	AQUA NEW JERSEY 1040 3RD ST				(25.53)	25.53	116,042.68
03/02/2020	DJ 134	16961		2232	1356	Finch Fuel Oil Co., Inc. FUEL OIL FOR 1040 3R				(307.96)	307.96	116,042.68
03/02/2020	DJ 135	16968		2233	1885	HEYER, GRUEL & ASSOCIATES MOD 4 HOUSING PLAN				(4,065.00)	4,065.00	116,042.68
03/02/2020	DJ 135	16968		2233	1885	HEYER, GRUEL & ASSOCIATES AFFORDBLE HOUSING P				(720.00)	720.00	116,042.68

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2020 to 12/31/2020 (YEAR 2020)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
03/02/2020	DJ 136	16949		2234	1094	JCP&L PINK APTS				(39.05)	39.05	116,042.68
03/02/2020	DJ 137	16955		2235	2098	KYLE McMANUS ASSOCIATES LLC COAH COMPLIANCE				(4,344.98)	4,344.98	116,042.68
03/02/2020	DJ 138	16933		2236	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(1,205.00)	1,205.00	116,042.68
03/15/2020	ENC	17004				AFFORDABLE HOUSING WORKAFFORDABLE HOUSING WOR				913.95		115,128.73
03/15/2020	ENC	17017				FUEL OIL - COAH UNITFUEL OIL - COAH UNIT				248.50		114,880.23
03/15/2020	ENC	17019				FEB - COAH UNITFEB COAH UNIT				65.67		114,814.56
03/15/2020	ENC	17033				COAH UNITS2834 BELVIDERE RD				101.42		114,713.14
03/22/2020	ENC	17039				AFFORDABLE HOUSING WORKAFFORDABLE HOUSING WOR				9,273.75		105,439.39
03/31/2020	RJ 29					rent		1,100.00				106,539.39
04/05/2020	ENC	17055				1040 3RD AVE - MARCH1040 3RD AVE - MARCH				81.00		106,458.39
04/11/2020	DJ 214	17039		2237	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(9,273.75)	9,273.75	106,458.39
04/11/2020	DJ 215	17033		2238	1094	JCP&L 2834 BELVIDERE RD				(90.25)	90.25	106,458.39
04/11/2020	DJ 215	17033		2238	1094	JCP&L PINK APARTMENTS				(11.17)	11.17	106,458.39
04/11/2020	DJ 216	17004		2239	1942	LAVERY SELVAGGI ABROMITIS & CO AFFORDABLE HOU				(913.95)	913.95	106,458.39
04/11/2020	DJ 217	16964		2240	1311	Sanico, Inc. JANUARY SERVICE				(65.67)	65.67	106,458.39
04/11/2020	DJ 218	17019		2240	1311	Sanico, Inc. FEB COAH UNIT				(65.67)	65.67	106,458.39
04/11/2020	ENC	17078				DECLARATORY JUDGMENTDECLARATORY JUDGEMENT				217.00		106,241.39
04/11/2020	ENC	17080				MARCH SERVICEMARCH SERVICE - 2830 BELVIDERE R				65.67		106,175.72
04/11/2020	ENC	17086				2834 BELVIDERE RD2834 BELVIDERE RD				99.12		106,076.60
04/22/2020	ENC	17094				AFFORDABLE HOUSING WORKAFFORDABLE HOUSING WOR				502.50		105,574.10
04/22/2020	ENC	17099				1040 3RD ST1040 3RD ST				19.73		105,554.37
04/22/2020	ENC	17102				FUEL OIL1040 3RD ST				151.41		105,402.96
05/03/2020	DJ 262	17099		2241	2030	AQUA NEW JERSEY 1040 3RD ST				(19.73)	19.73	105,402.96
05/03/2020	DJ 263	17017		2242	1356	Finch Fuel Oil Co., Inc. FUEL OIL - COAH UNIT				(248.50)	248.50	105,402.96
05/03/2020	DJ 264	17102		2242	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(151.41)	151.41	105,402.96
05/03/2020	DJ 265	17094		2243	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(502.50)	502.50	105,402.96
05/03/2020	DJ 266	17086		2244	1094	JCP&L 2834 BELVIDERE RD				(99.12)	99.12	105,402.96
05/03/2020	DJ 267	17078		2245	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(217.00)	217.00	105,402.96
05/03/2020	DJ 268	17055		2246	1311	Sanico, Inc. 1040 3RD AVE - MARCH				(81.00)	81.00	105,402.96
05/03/2020	DJ 269	17080		2246	1311	Sanico, Inc. MARCH SERVICE - 2830 BELVIDERE R				(65.67)	65.67	105,402.96
05/10/2020	ENC	17130				2834 BELVIDERE RD				28.83		105,374.13
05/10/2020	ENC	17133				COAH FILESCOAH FILES				157.50		105,216.63
05/10/2020	ENC	17137				FUEL OIL - PINK APARTMENTSFUEL OIL - PINK APA				100.36		105,116.27
05/10/2020	ENC	17142				2830 BELVIDERE RD - APRIL2830 BELVIDERE RD -				65.67		105,050.60
05/23/2020	ENC	17154				1040 3RD ST SERVICE1040 3RD ST SERVICE				24.24		105,026.36
05/23/2020	ENC	17161				AFFORDABLE HOUSING WORKAFFORDABLE HOUSING WORK				660.00		104,366.36
05/26/2020	RJ 36					rent		1,163.00				105,529.36
05/31/2020	GJ 45					TO POST MAY COAH EXPENDITURES		230.76				105,298.60
06/06/2020	ENC	17130				(Line Removed) 2834 BELVIDERE RD				(28.83)		105,327.43
06/06/2020	ENC	17133				(Line Removed) COAH FILES				(157.50)		105,484.93
06/06/2020	ENC	17137				(Line Removed) FUEL OIL - PINK APARTMENTS				(100.36)		105,585.29
06/06/2020	ENC	17154				(Line Removed) 1040 3RD ST SERVICE				(24.24)		105,609.53
06/06/2020	ENC	17161				(Line Removed) AFFORDABLE HOUSING WORK				(660.00)		106,269.53
06/06/2020	ENC	17142				(Line Removed) 2830 BELVIDERE RD - APRIL				(65.67)		106,335.20

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2020 to 12/31/2020 (YEAR 2020)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
06/14/2020	ENC	17193				DECLARATORY JUDGEMENT				402.00		105,933.20
06/14/2020	ENC	17199				AFFORDABLE HOUSING WORK				1,177.50		104,755.70
06/14/2020	ENC	17203				COAH UNIT				2.52		104,753.18
06/14/2020	ENC	17208				2830 BELVIDERE RD				65.67		104,687.51
06/29/2020	ENC	17241				COAH ACCOUNT CHECKS				178.00		104,509.51
06/29/2020	ENC	17242				1040 3RD ST				22.95		104,486.56
06/30/2020	GJ 46					TO POST JUNE COAH EXPENDITURES		1,797.36				102,689.20
07/02/2020	RJ 40					rent			509.00			103,198.20
07/05/2020	ENC	17256				JUNE SERVICE - 1040 3RD AVE				81.00		103,117.20
07/06/2020	ENC	17265				PINK HOUSES				40.11		103,077.09
07/12/2020	DJ 420	17242		2247	2030	AQUA NEW JERSEY 1040 3RD ST				(22.95)	22.95	103,077.09
07/12/2020	DJ 421	17199		2248	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(1,177.50)	1,177.50	103,077.09
07/12/2020	DJ 422	17203		2249	1094	JCP&L COAH UNIT				(2.52)	2.52	103,077.09
07/12/2020	DJ 423	17265		2250	1094	JCP&L PINK HOUSES				(40.11)	40.11	103,077.09
07/12/2020	DJ 424	17193		2251	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(402.00)	402.00	103,077.09
07/12/2020	DJ 425	17241		2252	250	MGL PRINTING SOLUTIONS COAH ACCOUNT CHECKS				(178.00)	178.00	103,077.09
07/12/2020	ENC	17272				DECLARATORY JUDGEMENT				31.00		103,046.09
07/12/2020	ENC	17277				2830 BELVIDERE RD.				65.67		102,980.42
07/26/2020	ENC	17288				1040 3RD ST SERVICE				22.95		102,957.47
07/31/2020	GJ 47					TO POST JULY COAH EXPENDITURES		37.97				102,919.50
07/31/2020	GJ 48					TO POST JULY COAH EXPENDITURES		346.14				102,573.36
08/05/2020	RJ 37					rent			1,509.00			104,082.36
08/10/2020	DJ 483	17288		2253	2030	AQUA NEW JERSEY 1040 3RD ST SERVICE				(22.95)	22.95	104,082.36
08/10/2020	DJ 484	17272		2254	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(31.00)	31.00	104,082.36
08/10/2020	DJ 485	17208		2255	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	104,082.36
08/10/2020	DJ 486	17256		2255	1311	Sanico, Inc. JUNE SERVICE - 1040 3RD AVE				(81.00)	81.00	104,082.36
08/10/2020	DJ 487	17277		2255	1311	Sanico, Inc. 2830 BELVIDERE RD.				(65.67)	65.67	104,082.36
08/16/2020	ENC	17321				DECLARATORY JUDGEMENT				341.00		103,741.36
08/16/2020	ENC	17330				GARBAGE SERVICE - 2830 BELVIDERE RD				65.67		103,675.69
08/17/2020	RJ 38					rent			872.00			104,547.69
08/23/2020	ENC	17341				1040 3RD ST				22.95		104,524.74
08/23/2020	ENC	17343				AFFORDABLE HOUSING WORK				1,541.25		102,983.49
08/31/2020	GJ 49					TO POST AUG COAH EXPENDITURES		230.76				102,752.73
09/06/2020	DJ 637	17341		2258	2030	AQUA NEW JERSEY 1040 3RD ST				(22.95)	22.95	102,752.73
09/06/2020	DJ 638	17343		2259	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(1,541.25)	1,541.25	102,752.73
09/06/2020	DJ 639	17321		2260	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(341.00)	341.00	102,752.73
09/06/2020	DJ 640	17330		2261	1311	Sanico, Inc. GARBAGE SERVICE - 2830 BELVIDERE				(65.67)	65.67	102,752.73
09/08/2020	RJ 39					rent			516.00			103,268.73
09/14/2020	ENC	17381				3026 BELVIDERE RD				3.72		103,265.01
09/14/2020	ENC	17385				2830 BELVIDERE RD				65.67		103,199.34
09/14/2020	ENC	17388				AFFORDABLE HOUSING WORK				1,695.00		101,504.34
09/14/2020	ENC	17391				AFFORDABLE HOUSING				31.00		101,473.34
09/30/2020	GJ 50					TO POST SEPT COAH EXPENDITURES		1,269.18				100,204.16
10/03/2020	ENC	17431				1040 3RD ST				22.31		100,181.85

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2020 to 12/31/2020 (YEAR 2020)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
10/12/2020	DJ 794	17431		2262	2030	AQUA NEW JERSEY 1040 3RD ST				(22.31)	22.31	100,181.85
10/12/2020	DJ 795	17388		2263	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(1,695.00)	1,695.00	100,181.85
10/12/2020	DJ 796	17381		2264	1094	JCP&L 3026 BELVIDERE RD				(3.72)	3.72	100,181.85
10/12/2020	DJ 797	17391		2265	1942	LAVERY SELVAGGI ABROMITIS & CO AFFORDABLE HOU				(31.00)	31.00	100,181.85
10/12/2020	DJ 798	17385		2266	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	100,181.85
10/12/2020	DJ 799	16996		2267	1902	VIKING PEST CONTROL PEST CONTROL - MARCH 1040				(83.06)	83.06	100,181.85
10/12/2020	DJ 799	16996		2267	1902	VIKING PEST CONTROL PEST CONTROL - MARCH 2830				(26.75)	26.75	100,181.85
10/12/2020	ENC	17442				3026 BELVIDERE RD				16.44		100,165.41
10/12/2020	ENC	17456				1040 3RD ST				146.67		100,018.74
10/20/2020	ENC	17458				1040 3RD ST				44.62		99,974.12
10/31/2020	ENC	17478				AFFORDABLE HOUSING WORK				1,020.00		98,954.12
10/31/2020	ENC	17480				COAH HOUSE REPAIRS				3,248.33		95,705.79
10/31/2020	ENC	17486				FUEL OIL PINK HOUSE				290.39		95,415.40
10/31/2020	ENC	17496				PEST CONTROL - SEPT				773.36		94,642.04
10/31/2020	RJ 101					rent			1,509.00			96,151.04
10/31/2020	GJ 63					TO POST Oct COAH EXPENDITURES		230.76				95,920.28
11/08/2020	DJ 876	17458		2268	2030	AQUA NEW JERSEY 1040 3RD ST				(44.62)	44.62	95,920.28
11/08/2020	DJ 877	17486		2269	1356	Finch Fuel Oil Co., Inc. FUEL OIL PINK HOUSE				(104.18)	104.18	95,920.28
11/08/2020	DJ 877	17486		2269	1356	Finch Fuel Oil Co., Inc. FUEL OIL 1040 3RD ST				(186.21)	186.21	95,920.28
11/08/2020	DJ 878	17478		2270	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(1,020.00)	1,020.00	95,920.28
11/08/2020	DJ 879	17480		2271	2086	INSCHO PLUMBING & HEATING COAH HOUSE REPAIRS				(3,248.33)	3,248.33	95,920.28
11/08/2020	DJ 880	17496		2272	2152	J.C EHRlich PEST CONTROL - SEPT				(193.34)	193.34	95,920.28
11/08/2020	DJ 880	17496		2272	2152	J.C EHRlich PEST CONTROL - JULY				(193.34)	193.34	95,920.28
11/08/2020	DJ 880	17496		2272	2152	J.C EHRlich PEST CONTROL - AUG				(193.34)	193.34	95,920.28
11/08/2020	DJ 880	17496		2272	2152	J.C EHRlich PEST CONTROL - OCT				(193.34)	193.34	95,920.28
11/08/2020	DJ 881	17442		2273	1094	JCP&L 3026 BELVIDERE RD				(6.02)	6.02	95,920.28
11/08/2020	DJ 881	17442		2273	1094	JCP&L PINK APARTMENTS				(10.42)	10.42	95,920.28
11/08/2020	DJ 882	17456		2274	1311	Sanico, Inc. 1040 3RD ST				(81.00)	81.00	95,920.28
11/08/2020	DJ 882	17456		2274	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	95,920.28
11/11/2020	ENC	17515				PINK APARTMENTS				24.86		95,895.42
11/28/2020	ENC	17535				AFFORDBABLE HOUSING WORK				187.50		95,707.92
11/28/2020	ENC	17549				PEST CONTROL - CAOH UNITS NOV				193.34		95,514.58
11/28/2020	ENC	17552				2830 BELVIDERE RD				65.67		95,448.91
11/30/2020	RJ 102					rent			428.00			95,876.91
11/30/2020	GJ 64					TO POST NOV COAH EXPENDITURES		230.76				95,646.15
12/07/2020	DJ 941	17535		2275	1885	HEYER, GRUEL & ASSOCIATES AFFORDBABLE HOUSING				(187.50)	187.50	95,646.15
12/07/2020	DJ 942	17549		2276	2152	J.C EHRlich PEST CONTROL - CAOH UNITS NOV				(193.34)	193.34	95,646.15
12/07/2020	DJ 943	17515		2277	1094	JCP&L PINK APARTMENTS				(24.86)	24.86	95,646.15
12/07/2020	DJ 944	17552		2278	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	95,646.15
12/19/2020	ENC	17572				PEST CONTROL - COAH UNITS				193.34		95,452.81
12/19/2020	ENC	17595				COAH UNITS				32.10		95,420.71
12/19/2020	ENC	17610				2830 BELVIDERE RD				65.67		95,355.04
12/19/2020	DJ 951	16996		2267	1902	VIKING PEST CONTROL DUPLICATE				83.06	(83.06)	95,355.04
12/19/2020	DJ 951	16996		2267	1902	VIKING PEST CONTROL DUPLICATE				26.75	(26.75)	95,355.04

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2020 to 12/31/2020 (YEAR 2020)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
12/19/2020	ENC	16996				To Cancel Balance.				(109.81)		95,464.85
12/21/2020	ENC	17618				AFFORDABLE HOUSING				31.00		95,433.85
12/31/2020	GJ	65				TO POSTDec COAH EXPENDITURES		346.14				95,087.71
12/31/2020	DJ	995	17572	2279	2152	J.C EHRlich PEST CONTROL - COAH UNITS				(193.34)	193.34	95,087.71
12/31/2020	DJ	996	17595	2280	1094	JCP&L COAH UNITS				(32.10)	32.10	95,087.71
12/31/2020	DJ	997	17618	2281	1942	LAVERY SELVAGGI ABROMITIS & CO AFFORDABLE HOU				(31.00)	31.00	95,087.71
12/31/2020	DJ	998	17610	2282	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	95,087.71
12/31/2020	RJ	132				2020 BUDGETED FUNDS			50,000.00			145,087.71
12/31/2020	RJ	132				TO CLEAR INTERFUND FROM TRUST A/C			65,000.00			210,087.71
RANGE							-	4,353.83	124,067.00	(269.87)	38,741.67	210,087.71
							-	4,353.83	124,067.00	-	38,741.67	210,087.71

* Liability Account. (Typically Credit Balance. Debit Balances are shown as negatives.)

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2021 to 12/31/2021 (YEAR 2021)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
ACTIVITY/BALANCE (YEAR START)							-					<u>210,087.71</u>
01/01/2021	GJ	7				to adjust to audit		100,000.00				310,087.71
01/16/2021	ENC	17632				COAH UNITS				31.36		310,056.35
01/16/2021	ENC	17647				PINK APARTMENTS				560.36		309,495.99
01/16/2021	ENC	17652				COAH CLASS				53.00		309,442.99
01/16/2021	ENC	17657				1040 3RD ST SERVICE				27.47		309,415.52
01/20/2021	RJ	9				COAH RECEIPTS		2,444.00				311,859.52
01/25/2021	ENC	17676				AFFORDABLE HOUSING WORK				93.00		311,766.52
01/25/2021	ENC	17696				1040 3RD ST				49.78		311,716.74
01/25/2021	DJ	75		2283	2030	AQUA NEW JERSEY 1040 3RD ST SERVICE				(27.47)	27.47	311,716.74
01/25/2021	DJ	76		2283	2030	AQUA NEW JERSEY 1040 3RD ST				(49.78)	49.78	311,716.74
01/25/2021	DJ	77		2284	1094	JCP&L COAH UNITS				(31.36)	31.36	311,716.74
01/25/2021	DJ	78		2285	1942	LAVERY SELVAGGI ABROMITIS & CO AFFORDABLE HOU				(93.00)	93.00	311,716.74
01/25/2021	DJ	79		2286	185	Rutgers - State University COAH CLASS				(53.00)	53.00	311,716.74
02/07/2021	ENC	17700				PINK APARTMENTS				23.68		311,693.06
02/07/2021	ENC	17714				AFFORDABLE HOUSING WORK				1,631.25		310,061.81
02/09/2021	RJ	10				COAH RECEIPTS		516.00				310,577.81
02/16/2021	ENC	17728				FUEL OIL - PINK APARTMENTS				395.97		310,181.84
02/16/2021	ENC	17729				2830 BELVIDERE RD - JANUARY				131.34		310,050.50
02/16/2021	DJ	127		2287	1356	Finch Fuel Oil Co., Inc. PINK APARTMENTS				(324.68)	324.68	310,050.50
02/16/2021	DJ	127		2287	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(235.68)	235.68	310,050.50
02/16/2021	DJ	128		2288	1885	HEYER, GRUEL & ASSOCIATES AFFORDABLE HOUSING				(1,631.25)	1,631.25	310,050.50
02/16/2021	DJ	129		2289	1094	JCP&L PINK APARTMENTS				(23.68)	23.68	310,050.50
02/16/2021	DJ	130		2290	1311	Sanico, Inc. 2830 BELVIDERE RD - JANUARY				(65.67)	65.67	310,050.50
02/16/2021	DJ	130		2290	1311	Sanico, Inc. 2830 BELVIDERE RD - DECEMBER				(65.67)	65.67	310,050.50
03/07/2021	DJ	166		2291	1356	Finch Fuel Oil Co., Inc. FUEL OIL - PINK APAR				(395.97)	395.97	310,050.50
03/09/2021	RJ	11				COAH RECEIPTS		520.00				310,570.50
03/21/2021	ENC	17790				2830 BELVIDERE RD				65.67		310,504.83
03/21/2021	ENC	17811				DECLARATORY JUDGEMENT				108.50		310,396.33
03/22/2021	RJ	12				COAH RECEIPTS		436.00				310,832.33
04/05/2021	ENC	17820				COAH UNITS - REPAIRS				1,124.64		309,707.69
04/05/2021	ENC	17821				1040 3RD ST MARCH - MAY				81.00		309,626.69
04/05/2021	ENC	17823				CAOH UNIT				18.25		309,608.44
04/05/2021	ENC	17831				PINK APARTMENTS				400.11		309,208.33
04/05/2021	ENC	17842				1040 3RD ST				28.11		309,180.22
04/11/2021	DJ	385		2292	2030	AQUA NEW JERSEY 1040 3RD ST				(28.11)	28.11	309,180.22
04/11/2021	DJ	386		2293	1356	Finch Fuel Oil Co., Inc. PINK APARTMENTS				(400.11)	400.11	309,180.22
04/11/2021	DJ	387		2294	2086	INSCHO PLUMBING & HEATING COAH UNITS - REPAIR				(1,124.64)	1,124.64	309,180.22
04/11/2021	DJ	388		2295	1094	JCP&L CAOH UNIT				(18.25)	18.25	309,180.22
04/11/2021	DJ	389		2296	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(108.50)	108.50	309,180.22
04/11/2021	DJ	390		2297	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	309,180.22
04/11/2021	DJ	391		2297	1311	Sanico, Inc. 1040 3RD ST MARCH - MAY				(81.00)	81.00	309,180.22
04/11/2021	ENC	17855				2830 BELVIDERE RD				65.67		309,114.55
04/11/2021	GJ	21				to post COAH expenditure		743.32				308,371.23

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From 01/01/2021 to 12/31/2021 (YEAR 2021)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
04/25/2021	ENC	17882				1040 3RD AVE FUEL OIL				282.61		308,088.62
04/27/2021	RJ 13					COAH RECEIPTS			113.00			308,201.62
05/02/2021	ENC	17889				COAH UNITS APRIL SERVICE				193.34		308,008.28
05/02/2021	ENC	17890				1040 3RD AVE				55.58		307,952.70
05/03/2021	ENC	17904				COAH UNITS - FUEL OIL				261.42		307,691.28
05/03/2021	DJ 450	17890		2298	2030	AQUA NEW JERSEY 1040 3RD AVE				(55.58)	55.58	307,691.28
05/03/2021	DJ 451	17882		2299	1356	Finch Fuel Oil Co., Inc. 1040 3RD AVE FUEL OI				(282.61)	282.61	307,691.28
05/03/2021	DJ 452	17904		2299	1356	Finch Fuel Oil Co., Inc. COAH UNITS - FUEL OI				(261.42)	261.42	307,691.28
05/03/2021	DJ 453	17889		2300	2152	J.C EHRlich COAH UNITS APRIL SERVICE				(193.34)	193.34	307,691.28
05/03/2021	DJ 454	17855		2301	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	307,691.28
05/10/2021	ENC	17911				PINK APARTMENTS				25.23		307,666.05
05/12/2021	RJ 14					COAH RECEIPTS		2,000.00				309,666.05
05/16/2021	ENC	17921				2830 BELVIDERE RD				65.67		309,600.38
05/24/2021	RJ 15					COAH RECEIPTS		2,011.00				311,611.38
06/06/2021	DJ 519	17911		2302	1094	JCP&L PINK APARTMENTS				(25.23)	25.23	311,611.38
06/06/2021	DJ 520	17921		2303	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	311,611.38
06/27/2021	ENC	17991				2830 BELVIDERE RD				65.67		311,545.71
06/27/2021	ENC	18009				COAH UNITS				35.86		311,509.85
06/28/2021	RJ 16					COAH RECEIPTS		1,018.00				312,527.85
07/06/2021	ENC	18018				1040 3RD AVE				81.00		312,446.85
07/06/2021	ENC	18027				1040 3RD AVE				30.05		312,416.80
07/06/2021	DJ 576	18027		2304	2030	AQUA NEW JERSEY 1040 3RD AVE				(30.05)	30.05	312,416.80
07/06/2021	DJ 577	18009		2305	1094	JCP&L COAH UNITS				(35.86)	35.86	312,416.80
07/19/2021	ENC	18043				COAH UNITS				24.20		312,392.60
07/19/2021	ENC	18053				2830 BELVIDERE RD				65.67		312,326.93
07/19/2021	RJ 17					COAH RECEIPTS		516.00				312,842.93
07/26/2021	ENC	18056				COAH UNIT PEST SERVICE - JULY				202.00		312,640.93
07/26/2021	ENC	18064				COAH WATER SERVICE				30.05		312,610.88
07/26/2021	DJ 616	18064		2306	2030	AQUA NEW JERSEY COAH WATER SERVICE				(30.05)	30.05	312,610.88
07/26/2021	DJ 617	18056		2307	2152	J.C EHRlich COAH UNIT PEST SERVICE - JULY				(202.00)	202.00	312,610.88
07/26/2021	DJ 618	18043		2308	1094	JCP&L COAH UNITS				(24.20)	24.20	312,610.88
07/26/2021	DJ 619	17991		2309	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	312,610.88
07/26/2021	DJ 620	18018		2309	1311	Sanico, Inc. 1040 3RD AVE				(81.00)	81.00	312,610.88
08/19/2021	ENC	18089				COAH UNIT - JULY				490.99		312,119.89
08/24/2021	RJ 18					COAH RECEIPTS		700.00				312,819.89
09/18/2021	ENC	18125				1040 3RD ST				28.76		312,791.13
09/18/2021	ENC	18128				2830 BELVIDERE RD				65.67		312,725.46
10/04/2021	ENC	18162				1040 3RD ST				56.87		312,668.59
10/11/2021	DJ 718	18125		2310	2030	AQUA NEW JERSEY 1040 3RD ST				(28.76)	28.76	312,668.59
10/11/2021	DJ 719	18162		2310	2030	AQUA NEW JERSEY 1040 3RD ST				(56.87)	56.87	312,668.59
10/11/2021	DJ 720	18089		2311	1311	Sanico, Inc. COAH UNIT - JULY				(490.99)	490.99	312,668.59
10/11/2021	DJ 721	18128		2311	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	312,668.59
10/11/2021	ENC	18183				1040 3RD AVE				146.67		312,521.92
10/12/2021	RJ 78					COAH RECEIPTS		7,312.00				319,833.92
10/23/2021	ENC	18201				COAH UNITS - OCT				202.00		319,631.92

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2021 to 12/31/2021 (YEAR 2021)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
10/23/2021	ENC	18202				1040 3RD ST SERVICE				86.27		319,545.65
11/11/2021	DJ 787	18202		2312	2030	AQUA NEW JERSEY 1040 3RD ST SERVICE				(86.27)	86.27	319,545.65
11/11/2021	DJ 788	18201		2313	2152	J.C EHRlich COAH UNITS - OCT				(202.00)	202.00	319,545.65
11/11/2021	DJ 789	18183		2314	1311	Sanico, Inc. 1040 3RD AVE				(81.00)	81.00	319,545.65
11/11/2021	DJ 789	18183		2314	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	319,545.65
11/11/2021	ENC	18230				COAH UNIT RENOVATIONS				9,400.00		310,145.65
11/27/2021	ENC	18258				1040 3RD ST				893.30		309,252.35
11/27/2021	ENC	18265				1040 3RD ST				29.40		309,222.95
11/27/2021	ENC	18278				OCT SERVICE - 2830 BELVIDERE RD.				65.67		309,157.28
11/30/2021	RJ 79					COAH RECEIPTS			1,509.00			310,666.28
12/12/2021	ENC	18230				(Increased) COAH UNIT RENOVATIONS				18,800.00		291,866.28
12/12/2021	DJ 870	18230		2315	2103	AL'S GENERAL CONTRACTING COAH UNIT RENOVATION				(28,200.00)	28,200.00	291,866.28
12/12/2021	DJ 871	18265		2316	2030	AQUA NEW JERSEY 1040 3RD ST				(29.40)	29.40	291,866.28
12/12/2021	DJ 872	18258		2317	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(453.97)	453.97	291,866.28
12/12/2021	DJ 872	18258		2317	1356	Finch Fuel Oil Co., Inc. PINK APARTMENTS				(439.33)	439.33	291,866.28
12/12/2021	ENC	18310				PINK APARTMENTS				11.04		291,855.24
12/12/2021	ENC	18313				2830 BELVIDERE RD				115.67		291,739.57
12/18/2021	ENC	18323				COAH UNITS - DAMAGED FLOORS				1,460.00		290,279.57
12/30/2021	GJ 20					to post COAH 2021 Salary	3,090.10					287,189.47
12/31/2021	DJ 946	18323		2318	2103	AL'S GENERAL CONTRACTING COAH UNITS - DAMAGED				(1,460.00)	1,460.00	287,189.47
12/31/2021	DJ 947	18310		2319	1094	JCP&L PINK APARTMENTS				(11.04)	11.04	287,189.47
12/31/2021	DJ 948	18053		2320	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	287,189.47
12/31/2021	DJ 949	18278		2320	1311	Sanico, Inc. OCT SERVICE - 2830 BELVIDERE RD.				(65.67)	65.67	287,189.47
12/31/2021	DJ 950	18313		2320	1311	Sanico, Inc. 2830 BELVIDERE RD				(115.67)	115.67	287,189.47
12/31/2021	RJ 107					TO POST 2021 COAH CONTRIBUTION			25,000.00			312,189.47
12/31/2021	RJ 108					COAH RECEIPTS				514.00		312,703.47
RANGE							-	3,833.42	144,609.00	-	38,159.82	312,703.47
							=====	=====	=====	=====	=====	=====
							-	3,833.42	144,609.00	-	38,159.82	312,703.47

* Liability Account. (Typically Credit Balance. Debit Balances are shown as negatives.)

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2022 to 12/31/2022 (YEAR 2022)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
ACTIVITY/BALANCE (YEAR START)							-					312,703.47
02/27/2022	ENC	18361				1040 3RD ST				1,708.71		310,994.76
02/27/2022	ENC	18364				COAH UNITS				98.11		310,896.65
02/27/2022	ENC	18370				DECLARATORY JUDGEMENT				248.00		310,648.65
02/27/2022	ENC	18381				1040 3RD ST				0.65		310,648.00
02/27/2022	ENC	18382				1040 3RD ST COAH UNIT REPAIR				295.00		310,353.00
02/27/2022	ENC	18403				COAH CEU'S				110.00		310,243.00
02/27/2022	ENC	18408				2830 BELVIDERE RD DEC				639.19		309,603.81
02/27/2022	ENC	18422				COAH UNITS - JANUARY				202.00		309,401.81
02/28/2022	RJ	102				coah rent		2,450.00				311,851.81
03/06/2022	DJ	54		2321	2030	AQUA NEW JERSEY 1040 3RD ST				(0.65)	0.65	311,851.81
03/06/2022	DJ	55		2322	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(314.79)	314.79	311,851.81
03/06/2022	DJ	55		2322	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(461.15)	461.15	311,851.81
03/06/2022	DJ	55		2322	1356	Finch Fuel Oil Co., Inc. PINK APARTMENTS				(531.90)	531.90	311,851.81
03/06/2022	DJ	55		2322	1356	Finch Fuel Oil Co., Inc. PINK APARTMENTS				(400.87)	400.87	311,851.81
03/06/2022	DJ	56		2323	2086	INSCHO PLUMBING & HEATING 1040 3RD ST COAH UN				(295.00)	295.00	311,851.81
03/06/2022	DJ	57		2324	2152	J.C EHRLICH COAH UNITS - JANUARY				(202.00)	202.00	311,851.81
03/06/2022	DJ	58		2325	1094	JCP&L COAH UNITS				(98.11)	98.11	311,851.81
03/06/2022	DJ	59		2326	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(217.00)	217.00	311,851.81
03/06/2022	DJ	59		2326	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(31.00)	31.00	311,851.81
03/06/2022	DJ	60		2327	1311	Sanico, Inc. 2830 BELVIDERE RD DEC				(507.52)	507.52	311,851.81
03/06/2022	DJ	60		2327	1311	Sanico, Inc. 2832 BELVIDERE RD - JANUARY				(33.00)	33.00	311,851.81
03/06/2022	DJ	60		2327	1311	Sanico, Inc. 2834 BELVIDERE RD - JANUARY				(33.00)	33.00	311,851.81
03/06/2022	DJ	60		2327	1311	Sanico, Inc. 2830 BELVIDERE RD - JANUARY				(65.67)	65.67	311,851.81
03/27/2022	ENC	18447				AFFORDABLE HOUSING WORK				589.00		311,262.81
03/27/2022	ENC	18451				PINK APARTMENTS				100.26		311,162.55
03/27/2022	ENC	18458				2830 BELVIDERE RD				131.67		311,030.88
03/27/2022	ENC	18465				SPECIAL COAH MASTER				125.00		310,905.88
03/27/2022	ENC	18480				1040 3RD AVE				26.83		310,879.05
03/27/2022	DJ	68		2322	1356	Finch Fuel Oil Co., Inc. DUPLICATE PMT				314.79	(314.79)	310,879.05
03/27/2022	DJ	68		2322	1356	Finch Fuel Oil Co., Inc. DUPLICATE PMT				461.15	(461.15)	310,879.05
03/27/2022	DJ	68		2322	1356	Finch Fuel Oil Co., Inc. DUPLICATE PMT				531.90	(531.90)	310,879.05
03/27/2022	DJ	68		2322	1356	Finch Fuel Oil Co., Inc. DUPLICATE PMT				400.87	(400.87)	310,879.05
03/27/2022	ENC	18361				DUPLICATE				(1,708.71)		312,587.76
03/31/2022	RJ	103				coah rent		1,493.00				314,080.76
04/10/2022	DJ	129		2328	2030	AQUA NEW JERSEY 1040 3RD AVE				(26.83)	26.83	314,080.76
04/10/2022	DJ	130		2329	2041	CEUnion COAH CEU'S				(110.00)	110.00	314,080.76
04/10/2022	DJ	131		2330	1094	JCP&L PINK APARTMENTS				(100.26)	100.26	314,080.76
04/10/2022	DJ	132		2331	1942	LAVERY SELVAGGI ABROMITIS & CO AFFORDABLE HOU				(589.00)	589.00	314,080.76
04/10/2022	ENC	18500				COAH UNIT REPLACEMENT WINDOWS				3,420.00		310,660.76
04/10/2022	ENC	18503				MARCH SERVICE 2834 BELVIDERE RD				122.50		310,538.26
04/10/2022	ENC	18505				FUEL OIL - 1040 3RD ST				1,217.14		309,321.12
04/10/2022	ENC	18507				1040 3RD AVE - MARCH TO MAY				87.00		309,234.12

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2022 to 12/31/2022 (YEAR 2022)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
04/10/2022	ENC	18510				PINK APARTMENTS				33.72		309,200.40
04/10/2022	ENC	18512				DECLARATORY JUDGEMENT				527.00		308,673.40
05/01/2022	ENC	18531				SPECIAL MASTER				250.00		308,423.40
05/01/2022	ENC	18546				1040 3RD ST				54.94		308,368.46
05/01/2022	DJ 194	18500		2332	2063	AL MARINO COAH UNIT REPLACEMENT WINDOWS				(3,420.00)	3,420.00	308,368.46
05/01/2022	DJ 195	18546		2333	2030	AQUA NEW JERSEY 1040 3RD ST				(54.94)	54.94	308,368.46
05/01/2022	DJ 196	18505		2334	1356	Finch Fuel Oil Co., Inc. FUEL OIL - 1040 3RD				(493.12)	493.12	308,368.46
05/01/2022	DJ 196	18505		2334	1356	Finch Fuel Oil Co., Inc. FUEL OIL - PINK APAR				(724.02)	724.02	308,368.46
05/01/2022	DJ 197	18510		2335	1094	JCP&L PINK APARTMENTS				(33.72)	33.72	308,368.46
05/01/2022	DJ 198	18465		2336	2098	KYLE McMANUS ASSOCIATES LLC SPECIAL COAH MAST				(125.00)	125.00	308,368.46
05/01/2022	DJ 199	18512		2337	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(527.00)	527.00	308,368.46
05/01/2022	DJ 200	18458		2338	1311	Sanico, Inc. 2830 BELVIDERE RD				(65.67)	65.67	308,368.46
05/01/2022	DJ 200	18458		2338	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	308,368.46
05/01/2022	DJ 200	18458		2338	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	308,368.46
05/01/2022	DJ 201	18503		2338	1311	Sanico, Inc. MARCH SERVICE 2834 BELVIDERE RD				(33.00)	33.00	308,368.46
05/01/2022	DJ 201	18503		2338	1311	Sanico, Inc. MARCH SERVICE 2832 BELVIDERE RD				(33.00)	33.00	308,368.46
05/01/2022	DJ 201	18503		2338	1311	Sanico, Inc. MARCH SERVICE 2830 BELVIDERE RD				(56.50)	56.50	308,368.46
05/01/2022	DJ 202	18507		2338	1311	Sanico, Inc. 1040 3RD AVE - MARCH TO MAY				(87.00)	87.00	308,368.46
05/30/2022	ENC	18570				2834 BELVIDERE RD				122.50		308,245.96
05/30/2022	ENC	18574				COAH UNITS - MAY				342.00		307,903.96
05/30/2022	ENC	18602				1040 3RD AVE				3.22		307,900.74
05/31/2022	RJ 104					coah rent			4,995.00			312,895.74
06/06/2022	ENC	18610				2830 BELVIDERE RD				122.50		312,773.24
06/06/2022	DJ 274	18602		2339	2030	AQUA NEW JERSEY 1040 3RD AVE				(3.22)	3.22	312,773.24
06/06/2022	DJ 275	18574		2340	2152	J.C EHRlich COAH UNITS - MAY				(342.00)	342.00	312,773.24
06/06/2022	DJ 276	18531		2341	2098	KYLE McMANUS ASSOCIATES LLC SPECIAL MASTER				(250.00)	250.00	312,773.24
06/06/2022	DJ 277	18570		2342	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	312,773.24
06/06/2022	DJ 277	18570		2342	1311	Sanico, Inc. 2830 BELVIDERE RD				(56.50)	56.50	312,773.24
06/06/2022	DJ 277	18570		2342	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	312,773.24
06/06/2022	DJ 278	18610		2342	1311	Sanico, Inc. 2830 BELVIDERE RD				(56.50)	56.50	312,773.24
06/06/2022	DJ 278	18610		2342	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	312,773.24
06/06/2022	DJ 278	18610		2342	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	312,773.24
06/25/2022	ENC	18639				1040 3RD ST				35.20		312,738.04
06/30/2022	RJ 105					coah rent			1,500.00			314,238.04
07/11/2022	ENC	18654				2834 BELVIDERE RD				122.50		314,115.54
07/11/2022	ENC	18656				1040 3RD AVE				84.00		314,031.54
07/11/2022	ENC	18670				DECLARATORY JUDGEMENT				682.00		313,349.54
07/20/2022	DJ 335	18639		2343	2030	AQUA NEW JERSEY 1040 3RD ST				(35.20)	35.20	313,349.54
07/20/2022	DJ 336	18670		2344	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(682.00)	682.00	313,349.54
07/20/2022	DJ 337	18654		2345	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	313,349.54
07/20/2022	DJ 337	18654		2345	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	313,349.54
07/20/2022	DJ 337	18654		2345	1311	Sanico, Inc. 2830 BELVIDERE RD				(56.50)	56.50	313,349.54
07/20/2022	DJ 338	18656		2345	1311	Sanico, Inc. 1040 3RD AVE				(84.00)	84.00	313,349.54
07/20/2022	ENC	18693				2830 BELVIDERE RD - JULY SERVICE				109.08		313,240.46

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2022 to 12/31/2022 (YEAR 2022)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
07/31/2022	RJ	106				coah rent			984.00			314,224.46
08/09/2022	ENC	18713				1040 3RD AVE				109.08		314,115.38
08/09/2022	ENC	18714				1040 3RD AVE				60.74		314,054.64
08/15/2022	DJ	386		2346	2030	AQUA NEW JERSEY 1040 3RD AVE				(60.74)	60.74	314,054.64
08/15/2022	DJ	387		2347	2152	J.C EHRLICH 2830 BELVIDERE RD - JULY SERVICE				(109.08)	109.08	314,054.64
08/15/2022	DJ	388		2347	2152	J.C EHRLICH 1040 3RD AVE				(109.08)	109.08	314,054.64
08/15/2022	ENC	18745				2830 BELVIDERE RD				122.50		313,932.14
08/15/2022	ENC	18748				DECLARATORY JUDGEMENT				232.50		313,699.64
08/31/2022	RJ	107				coah rent			475.00			314,174.64
09/03/2022	ENC	18759				3RD ST COAH UNIT				5,548.50		308,626.14
09/03/2022	ENC	18761				1040 3RD AVE				53.01		308,573.13
09/03/2022	ENC	18774				COAH UNITS PUMPING				680.00		307,893.13
09/03/2022	DJ	446		2348	2030	AQUA NEW JERSEY 1040 3RD AVE				(53.01)	53.01	307,893.13
09/03/2022	DJ	447		2349	2086	INSCHO PLUMBING & HEATING 3RD ST COAH UNIT				(5,548.50)	5,548.50	307,893.13
09/03/2022	DJ	448		2350	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(232.50)	232.50	307,893.13
09/03/2022	DJ	449		2351	1311	Sanico, Inc. 2830 BELVIDERE RD				(56.50)	56.50	307,893.13
09/03/2022	DJ	449		2351	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	307,893.13
09/03/2022	DJ	449		2351	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	307,893.13
10/01/2022	ENC	18816				1040 3RD AVE				21.03		307,872.10
10/01/2022	ENC	18822				DECLARATORY JUDGEMENT				195.00		307,677.10
10/01/2022	ENC	18828				AUG 2832 COAH UNIT				122.50		307,554.60
10/03/2022	DJ	594		2352	2030	AQUA NEW JERSEY 1040 3RD AVE				(21.03)	21.03	307,554.60
10/03/2022	DJ	595		2353	1942	LAVERY SELVAGGI ABROMITIS & CO DECLARATORY JU				(195.00)	195.00	307,554.60
10/03/2022	DJ	596		2354	1311	Sanico, Inc. AUG 2832 COAH UNIT				(33.00)	33.00	307,554.60
10/03/2022	DJ	596		2354	1311	Sanico, Inc. AUG 2830 COAH UNIT				(56.50)	56.50	307,554.60
10/03/2022	DJ	596		2354	1311	Sanico, Inc. AUG 2834 COAH UNIT				(33.00)	33.00	307,554.60
10/31/2022	ENC	18874				1040 3RD AVE				90.00		307,464.60
10/31/2022	ENC	18878				FUEL OIL - 1040 3RD ST				629.46		306,835.14
10/31/2022	ENC	18886				SEPT SERVICE - 2830 BELVIDERE RD				122.50		306,712.64
10/31/2022	ENC	18893				1040 3RD AVE - OCT				109.08		306,603.56
10/31/2022	ENC	18909				2830 BELVIDERE RD - OCT				109.08		306,494.48
10/31/2022	ENC	18918				COAH APARTMENTS				500.02		305,994.46
10/31/2022	RJ	109				coah rent			3,468.00			309,462.46
11/04/2022	DJ	947		2355	2200	A&W SEPTIC SERVICE LLC COAH UNITS PUMPING				(680.00)	680.00	309,462.46
11/04/2022	DJ	948		2356	1356	Finch Fuel Oil Co., Inc. FUEL OIL - 1040 3RD				(629.46)	629.46	309,462.46
11/04/2022	DJ	949		2357	1108	GRIFFITH ALLIED TRUCKING LLC COAH APARTMENTS				(456.77)	456.77	309,462.46
11/04/2022	DJ	949		2357	1108	GRIFFITH ALLIED TRUCKING LLC 1040 3RD AVE				(43.25)	43.25	309,462.46
11/04/2022	DJ	950		2358	2152	J.C EHRLICH 1040 3RD AVE - OCT				(109.08)	109.08	309,462.46
11/04/2022	DJ	951		2358	2152	J.C EHRLICH 2830 BELVIDERE RD - OCT				(109.08)	109.08	309,462.46
11/04/2022	DJ	952		2359	1311	Sanico, Inc. 1040 3RD AVE				(90.00)	90.00	309,462.46
11/04/2022	DJ	953		2359	1311	Sanico, Inc. SEPT SERVICE - 2830 BELVIDERE RD				(56.50)	56.50	309,462.46
11/04/2022	DJ	953		2359	1311	Sanico, Inc. SEPT SERVICE - 2832 BELVIDERE RD				(33.00)	33.00	309,462.46
11/04/2022	DJ	953		2359	1311	Sanico, Inc. SEPT SERVICE - 2834 BELVIDERE RD				(33.00)	33.00	309,462.46
11/13/2022	ENC	18944				COAH UNITS				5.15		309,457.31

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2022 to 12/31/2022 (YEAR 2022)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
11/30/2022	RJ 108					coah rent			2,384.00			311,841.31
12/10/2022	ENC	18963				1040 3RD AVE				2.57		311,838.74
12/10/2022	ENC	18973				PINK APARTMENTS				26.12		311,812.62
12/10/2022	ENC	18990				2830 BELVIDERE RD				122.50		311,690.12
12/24/2022	ENC	18998				1040 3RD AVE				28.75		311,661.37
12/24/2022	ENC	19017				FUEL OIL 1040 3RD ST				1,103.52		310,557.85
12/24/2022	ENC	19026				2832 BELVIDERE RD				156.50		310,401.35
12/24/2022	ENC	19037				2832 BELVIDERE RD CLOGGED LINE				525.00		309,876.35
12/24/2022	DJ 1063	18963		2360	2030	AQUA NEW JERSEY 1040 3RD AVE				(2.57)	2.57	309,876.35
12/24/2022	DJ 1064	18998		2360	2030	AQUA NEW JERSEY 1040 3RD AVE				(28.75)	28.75	309,876.35
12/24/2022	DJ 1065	19037		2361	2261	ERIC GRUB PLUMBING & HEATING 2832 BELVIDERE R				(525.00)	525.00	309,876.35
12/24/2022	DJ 1066	19017		2362	1356	Finch Fuel Oil Co., Inc. FUEL OIL 1040 3RD ST				(503.71)	503.71	309,876.35
12/24/2022	DJ 1066	19017		2362	1356	Finch Fuel Oil Co., Inc. FUEL OIL PINK APARTM				(599.81)	599.81	309,876.35
12/24/2022	DJ 1067	18944		2363	1094	JCP&L COAH UNITS				(5.15)	5.15	309,876.35
12/24/2022	DJ 1068	18973		2364	1094	JCP&L PINK APARTMENTS				(26.12)	26.12	309,876.35
12/24/2022	DJ 1069	18990		2365	1311	Sanico, Inc. 2830 BELVIDERE RD				(56.50)	56.50	309,876.35
12/24/2022	DJ 1069	18990		2365	1311	Sanico, Inc. 2832 BELVIDERE RD				(33.00)	33.00	309,876.35
12/24/2022	DJ 1069	18990		2365	1311	Sanico, Inc. 2834 BELVIDERE RD				(33.00)	33.00	309,876.35
12/24/2022	DJ 1070	19026		2365	1311	Sanico, Inc. 2832 BELVIDERE RD				(45.00)	45.00	309,876.35
12/24/2022	DJ 1070	19026		2365	1311	Sanico, Inc. 2834 BELVIDERE RD				(45.00)	45.00	309,876.35
12/24/2022	DJ 1070	19026		2365	1311	Sanico, Inc. 2830 BELVIDERE RD				(66.50)	66.50	309,876.35
12/31/2022	RJ 110					coah rent			1,493.00			311,369.35
RANGE							-	-	19,242.00	-	20,576.12	311,369.35
							-	-	19,242.00	-	20,576.12	311,369.35

* Liability Account. (Typically Credit Balance. Debit Balances are shown as negatives.)

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2023 to 12/31/2023 (YEAR 2023)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
05/03/2023	DJ 263	19287		2392	1766	VAN CLEEF ENGINEERING ASSOCIAT AFFORDABLE HOU				(1,725.00)	1,725.00	301,196.06
05/14/2023	ENC	19329				COAH UNITS				47.87		301,148.19
05/14/2023	ENC	19333				DECLARATORY JUDGEMENT				8.35		301,139.84
05/14/2023	ENC	19333				(Increased) DECLARATORY JUDGEMENT				75.15		301,064.69
05/14/2023	ENC	19335				COAH UNITS				123.17		300,941.52
05/15/2023	RJ 14					RENT			3,684.00			304,625.52
06/06/2023	ENC	19358				COAH SPECIAL MASTER				62.50		304,563.02
06/13/2023	DJ 329	19329		2393	1094	JCP&L COAH UNITS				(47.87)	47.87	304,563.02
06/13/2023	DJ 330	19358		2394	2098	KYLE McMANUS ASSOCIATES LLC COAH SPECIAL MAST				(62.50)	62.50	304,563.02
06/13/2023	DJ 331	19333		2395	1942	LAVERY SELVAGGI & COHEN PC DECLARATORY JUDGE				(83.50)	83.50	304,563.02
06/13/2023	DJ 332	19335		2396	1311	Sanico, Inc. COAH UNITS				(45.00)	45.00	304,563.02
06/13/2023	DJ 332	19335		2396	1311	Sanico, Inc. COAH UNITS				(45.00)	45.00	304,563.02
06/13/2023	DJ 332	19335		2396	1311	Sanico, Inc. COAH UNITS				(33.17)	33.17	304,563.02
06/13/2023	RJ 15					RENT			984.00			305,547.02
06/13/2023	RJ 16					RENT			1,400.00			306,947.02
06/24/2023	ENC	19386				PINK APARTMENTS				28.56		306,918.46
06/24/2023	ENC	19399				DECLARATORY JUDGEMENT				559.50		306,358.96
06/24/2023	ENC	19401				COAH WORK				575.00		305,783.96
06/24/2023	ENC	19411				1040 3RD AVE				22.31		305,761.65
06/24/2023	ENC	19412				2830 BELVIDERE RD				123.17		305,638.48
06/28/2023	RJ 17					RENT			509.00			306,147.48
07/10/2023	ENC	19418				1040 3RD AVE				90.00		306,057.48
07/10/2023	ENC	19419				COAH SPECIAL MASTER				187.50		305,869.98
07/10/2023	ENC	19438				COAH UNIT				2.76		305,867.22
07/11/2023	DJ 391	19411		2397	2030	AQUA NEW JERSEY 1040 3RD AVE				(22.31)	22.31	305,867.22
07/11/2023	DJ 392	19386		2398	1094	JCP&L PINK APARTMENTS				(28.56)	28.56	305,867.22
07/11/2023	DJ 393	19438		2399	1094	JCP&L COAH UNIT				(2.76)	2.76	305,867.22
07/11/2023	DJ 394	19419		2400	2098	KYLE McMANUS ASSOCIATES LLC COAH SPECIAL MAST				(187.50)	187.50	305,867.22
07/11/2023	DJ 395	19399		2401	1942	LAVERY SELVAGGI & COHEN PC DECLARATORY JUDGE				(559.50)	559.50	305,867.22
07/11/2023	DJ 396	19412		2402	1311	Sanico, Inc. 2830 BELVIDERE RD				(33.17)	33.17	305,867.22
07/11/2023	DJ 396	19412		2402	1311	Sanico, Inc. 2832 BELVIDERE RD				(45.00)	45.00	305,867.22
07/11/2023	DJ 396	19412		2402	1311	Sanico, Inc. 2834 BELVIDERE RD				(45.00)	45.00	305,867.22
07/11/2023	DJ 397	19418		2402	1311	Sanico, Inc. 1040 3RD AVE				(90.00)	90.00	305,867.22
07/11/2023	DJ 398	19401		2403	1766	VAN CLEEF ENGINEERING ASSOCIAT COAH WORK				(575.00)	575.00	305,867.22
08/06/2023	ENC	19445				2830 BELVIDERE RD				123.17		305,744.05
08/06/2023	ENC	19455				COAH WORK				519.00		305,225.05
08/06/2023	ENC	19468				UPDATE AFFORDABLE HOUSING MANUALS				460.00		304,765.05
08/06/2023	ENC	19480				COAH UNITS JULY				109.08		304,655.97
08/06/2023	ENC	19488				1040 3RD AVE				45.26		304,610.71
08/15/2023	DJ 451	19488		2404	2030	AQUA NEW JERSEY 1040 3RD AVE				(45.26)	45.26	304,610.71
08/15/2023	DJ 452	19480		2405	2152	J.C EHRlich COAH UNITS JULY				(109.08)	109.08	304,610.71
08/15/2023	DJ 453	19455		2406	1942	LAVERY SELVAGGI & COHEN PC COAH WORK				(519.00)	519.00	304,610.71
08/15/2023	DJ 454	19445		2407	1311	Sanico, Inc. 2830 BELVIDERE RD				(33.17)	33.17	304,610.71
08/15/2023	DJ 454	19445		2407	1311	Sanico, Inc. 2832 BELVIDERE RD				(45.00)	45.00	304,610.71
08/15/2023	DJ 454	19445		2407	1311	Sanico, Inc. 2834 BELVIDERE RD				(45.00)	45.00	304,610.71
08/15/2023	DJ 455	19468		2408	1766	VAN CLEEF ENGINEERING ASSOCIAT UPDATE AFFORDA				(460.00)	460.00	304,610.71
08/15/2023	ENC	19501				DECLARATORY JUDGEMENT				61.00		304,549.71
08/15/2023	ENC	19505				SPECIAL COAH MASTER				62.50		304,487.21
08/15/2023	ENC	19508				3026 BELVIDERE RD				3.62		304,483.59
08/15/2023	RJ 93					RENT			3,379.00			307,862.59
08/19/2023	ENC	19521				COAH UNITS - JULY				123.17		307,739.42
08/19/2023	ENC	19524				COAH UNITS - JULY				109.08		307,630.34
09/05/2023	ENC	19559				1040 3RD ST				44.61		307,585.73
09/09/2023	DJ 560	19559		2409	2030	AQUA NEW JERSEY 1040 3RD ST				(44.61)	44.61	307,585.73
09/09/2023	DJ 561	19524		2410	2152	J.C EHRlich COAH UNITS - JULY				(109.08)	109.08	307,585.73
09/09/2023	DJ 562	19508		2411	1094	JCP&L 3026 BELVIDERE RD				(3.62)	3.62	307,585.73
09/09/2023	DJ 563	19505		2412	2098	KYLE McMANUS ASSOCIATES LLC SPECIAL COAH MAST				(62.50)	62.50	307,585.73
09/09/2023	DJ 564	19501		2413	1942	LAVERY SELVAGGI & COHEN PC DECLARATORY JUDGE				(61.00)	61.00	307,585.73
09/09/2023	DJ 565	19521		2414	1311	Sanico, Inc. COAH UNITS - JULY				(33.17)	33.17	307,585.73
09/09/2023	DJ 565	19521		2414	1311	Sanico, Inc. COAH UNITS - JULY				(45.00)	45.00	307,585.73
09/09/2023	DJ 565	19521		2414	1311	Sanico, Inc. COAH UNITS - JULY				(45.00)	45.00	307,585.73
09/11/2023	RJ 94					RENT			475.00			308,060.73
09/16/2023	ENC	19594				COAH UNITS - AUG				123.17		307,937.56
09/23/2023	ENC	19611				1040 3RD AVE				22.99		307,914.57
09/30/2023	ENC	19616				1040 3RD ST				389.89		307,524.68
10/12/2023	DJ 653	19611		2415	2030	AQUA NEW JERSEY 1040 3RD AVE				(22.99)	22.99	307,524.68
10/12/2023	DJ 654	19616		2416	1356	Finch Fuel Oil Co., Inc. 1040 3RD ST				(389.89)	389.89	307,524.68
10/12/2023	DJ 655	19594		2417	1311	Sanico, Inc. COAH UNITS - AUG				(33.17)	33.17	307,524.68
10/12/2023	DJ 655	19594		2417	1311	Sanico, Inc. COAH UNITS - AUG				(45.00)	45.00	307,524.68
10/12/2023	DJ 655	19594		2417	1311	Sanico, Inc. COAH UNITS - AUG				(45.00)	45.00	307,524.68
10/16/2023	ENC	19647				COAH UNITS				123.17		307,401.51
10/16/2023	ENC	19652				1040 3RD AVE				109.08		307,292.43
10/16/2023	ENC	19657				1040 3RD AVE				96.00		307,196.43
10/16/2023	ENC	19668				COAH UNITS				9.44		307,186.99
10/17/2023	RJ 95					RENT			1,875.00			309,061.99
11/04/2023	ENC	19686				PEST CONTROL PINK APARTMENTS				109.08		308,952.91
11/04/2023	ENC	19691				COAH UNIT REPAIRS AT 1040 THIRD AVE				1,960.00		306,992.91
11/04/2023	ENC	19717				1040 3RD AVE				3.31		306,989.60

561300 RESERVE for COAH HOUSING EXPENSES

From 01/01/2023 to 12/31/2023 (YEAR 2023)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)*
11/13/2023	DJ 740	19691		2418	2063	AL MARINO COAH UNIT REPAIRS AT 1040 THIRD AVE				(1,960.00)	1,960.00	306,989.60
11/13/2023	DJ 741	19717		2419	2030	AQUA NEW JERSEY 1040 3RD AVE				(3.31)	3.31	306,989.60
11/13/2023	DJ 742	19652		2420	2152	J.C EHRlich 1040 3RD AVE				(109.08)	109.08	306,989.60
11/13/2023	DJ 743	19686		2420	2152	J.C EHRlich PEST CONTROL PINK APARTMENTS				(109.08)	109.08	306,989.60
11/13/2023	DJ 744	19668		2421	1094	JCP&L COAH UNITS				(9.44)	9.44	306,989.60
11/13/2023	DJ 745	19647		2422	1311	Sanico, Inc. COAH UNITS				(33.17)	33.17	306,989.60
11/13/2023	DJ 745	19647		2422	1311	Sanico, Inc. COAH UNITS				(45.00)	45.00	306,989.60
11/13/2023	DJ 745	19647		2422	1311	Sanico, Inc. COAH UNITS				(45.00)	45.00	306,989.60
11/13/2023	DJ 746	19657		2422	1311	Sanico, Inc. 1040 3RD AVE				(96.00)	96.00	306,989.60
11/24/2023	ENC	19730				PINK APARTMENTS				26.82		306,962.78
11/24/2023	ENC	19737				1040 3RD AVE				7.83		306,954.95
11/24/2023	ENC	19754				GARBAGE SERVICE - 2830 BELVIDERE RD				123.17		306,831.78
11/24/2023	ENC	19757				COAH SPECIAL MASTER				45.00		306,786.78
11/24/2023	ENC	19758				COAH UNIT REPAIRS STORM DOORS/STOVE/BASEMENT				1,480.00		305,306.78
12/16/2023	DJ 823	19758		2423	2063	AL MARINO COAH UNIT REPAIRS STORM DOORS/STOVE				(1,480.00)	1,480.00	305,306.78
12/16/2023	DJ 824	19737		2424	2030	AQUA NEW JERSEY 1040 3RD AVE				(7.83)	7.83	305,306.78
12/16/2023	DJ 825	19730		2425	1094	JCP&L PINK APARTMENTS				(26.82)	26.82	305,306.78
12/16/2023	DJ 826	19757		2426	2098	KYLE McMANUS ASSOCIATES LLC COAH SPECIAL MAST				(45.00)	45.00	305,306.78
12/16/2023	DJ 827	19754		2427	1311	Sanico, Inc. GARBAGE SERVICE - 2830 BELVIDERE				(33.17)	33.17	305,306.78
12/16/2023	DJ 827	19754		2427	1311	Sanico, Inc. GARBAGE SERVICE - 2832 BELVIDERE				(45.00)	45.00	305,306.78
12/16/2023	DJ 827	19754		2427	1311	Sanico, Inc. GARBAGE SERVICE - 2834 BELVIDERE				(45.00)	45.00	305,306.78
12/16/2023	ENC	19806				COAH UNITS				40.58		305,266.20
12/16/2023	ENC	19813				COAH UNITS 2830				162.67		305,103.53
12/28/2023	ENC	19827				1040 3RD AVE				31.38		305,072.15
12/29/2023	GJ 34					to post 2023 COAH expenses	3,643.86					301,428.29
12/31/2023	DJ 877	19827		2428	2030	AQUA NEW JERSEY 1040 3RD AVE				(31.38)	31.38	301,428.29
12/31/2023	DJ 878	19806		2429	1094	JCP&L COAH UNITS				(40.58)	40.58	301,428.29
12/31/2023	DJ 879	19813		2430	1311	Sanico, Inc. COAH UNITS 2830				(66.67)	66.67	301,428.29
12/31/2023	DJ 879	19813		2430	1311	Sanico, Inc. COAH UNITS 2832				(48.00)	48.00	301,428.29
12/31/2023	DJ 879	19813		2430	1311	Sanico, Inc. COAH UNITS 2834				(48.00)	48.00	301,428.29
12/31/2023	RJ 173					RENT			5,086.00			306,514.29
12/31/2023	GJ 63					to post 2023 COAH expenses	843.04					305,671.25
RANGE							-	8,916.03	24,219.17	-	21,001.24	305,671.25
							=====	=====	=====	=====	=====	=====
							-	8,916.03	24,219.17	-	21,001.24	305,671.25

* Liability Account. (Typically Credit Balance. Debit Balances are shown as negatives.)

100224 DUE - COAH TRUST

From 01/01/2023 to 12/31/2023 (YEAR 2023)

Date	Source	PO#	Contract#	Check #	Vendor#	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (DR)
ACTIVITY/BALANCE (YEAR START)							-					4,429.13
01/01/2023	GJ	36				to prove to audit			4,429.13			-
01/12/2023	DJ	462		999	936	Payroll Account JANUARY 12 PAYROLL		125.96				125.96
01/26/2023	DJ	463		999	936	Payroll Account JANUARY 26 PAYROLL		125.96				251.92
02/09/2023	DJ	464		999	936	Payroll Account FEBRUARY 9 PAYROLL		125.96				377.88
02/23/2023	DJ	465		999	936	Payroll Account FEBRUARY 23 PAYROLL		125.96				503.84
03/09/2023	DJ	466		999	936	Payroll Account MARCH 9 PAYROLL		125.96				629.80
03/23/2023	DJ	467		999	936	Payroll Account MARCH 23 PAYROLL		125.96				755.76
04/06/2023	DJ	468		999	936	Payroll Account APRIL 6 PAYROLL		125.96				881.72
04/20/2023	DJ	469		999	936	Payroll Account APRIL 20 PAYROLL		125.96				1,007.68
05/04/2023	DJ	470		999	936	Payroll Account MAY 4 PAYROLL		125.96				1,133.64
05/18/2023	DJ	471		999	936	Payroll Account MAY 18 PAYROLL		125.96				1,259.60
06/01/2023	DJ	472		999	936	Payroll Account JUNE 1 PAYROLL		145.00				1,404.60
06/15/2023	DJ	473		999	936	Payroll Account JUNE 15 PAYROLL		145.00				1,549.60
06/27/2023	DJ	581		999	2240	VALLEY BANK P CARD COAH SUPPLIES		242.86				1,792.46
06/29/2023	DJ	474		999	936	Payroll Account JUNE 29 PAYROLL		145.00				1,937.46
07/03/2023	DJ	475		999	936	Payroll Account JULY 3 RETRO PAYROLL		73.92				2,011.38
07/13/2023	DJ	476		999	936	Payroll Account JULY 13 PAYROLL		136.04				2,147.42
07/27/2023	DJ	477		999	936	Payroll Account JULY 27 PAYROLL		136.04				2,283.46
08/10/2023	DJ	478		999	936	Payroll Account AUG 10 PAYROLL		136.04				2,419.50
08/24/2023	DJ	592		999	936	Payroll Account AUG 24 PAYROLL		136.04				2,555.54
09/07/2023	DJ	593		999	936	Payroll Account SEPT 7 PAYROLL		136.04				2,691.58
09/21/2023	DJ	594		999	936	Payroll Account SEPT 21 PAYROLL		136.04				2,827.62
10/05/2023	DJ	663		999	936	Payroll Account OCT 5 PAYROLL		136.04				2,963.66
10/19/2023	DJ	750		999	936	Payroll Account OCT 19 PAYROLL		136.04				3,099.70
11/02/2023	DJ	751		999	936	Payroll Account NOV 2 PAYROLL		136.04				3,235.74
11/16/2023	DJ	752		999	936	Payroll Account NOV 16 PAYROLL		136.04				3,371.78
11/30/2023	DJ	753		999	936	Payroll Account NOV 30 PAYROLL		136.04				3,507.82
12/14/2023	DJ	833		999	936	Payroll Account DEC 14 PAYROLL		136.04				3,643.86
12/27/2023	DJ	893		999	2240	VALLEY BANK P CARD Coah		707.00				4,350.86
12/29/2023	GJ	38				to correct 2023 caoh expenses		3,643.86				7,994.72
12/29/2023	GJ	39				to correct 2023 caoh expenses			3,643.86			4,350.86
12/29/2023	GJ	40				to correct coah interfund		4,429.13				8,779.99
12/31/2023	DJ	904		999	936	Payroll Account DEC 28 PAYROLL		136.04				8,916.03
RANGE							-	12,559.89	8,072.99	-	-	8,916.03
							=====	=====	=====	=====	=====	=====
							-	12,559.89	8,072.99	-	-	8,916.03