

Fiscal Year                      Start Year                      End Year  
   2026                      –                      2027

*Housing Authority Budget of:  
Gloucester City Housing Authority*

State Filing Year                      2027

*For the Period:*                      *July 1, 2026*                      *to*                      *June 30, 2027*

[www.gcnjha.com](http://www.gcnjha.com)  
Housing Authority Web Address



*Division of Local Government Services*

**2027 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2027**

Gloucester City Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

*It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF ADOPTED BUDGET**

*It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.*

*State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services*

By: Jorge Carmona Date: 4/30/2026

# 2027 PREPARER'S CERTIFICATION

Gloucester City Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	dyorkman@prd.net
Name:	DARRYL YORKMAN
Title:	CONTROLLER, MANAGING AGENT
Address:	587 Haddon Ave
	Collingswood, NJ 08108
Phone Number:	(856) 486-1990
Fax Number:	
E-mail Address:	dyorkman@prd.net

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

<b>Housing Authority's Web Address:</b>	www.gcnjha.com
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All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
- The budgets for the current fiscal year and immediately preceding two prior years.
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority)*.
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance:	DARRYL YORKMAN
Title of Officer Certifying Compliance:	CONTROLLER, MANAGING AGENT
Signature:	dyorkman@prd.net

# 2027 APPROVAL CERTIFICATION

Gloucester City Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Gloucester City Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on March 23, 2026.

It is further certified that the recorded vote appearing in the resolution represents not less than a of the full membership of the governing body thereof.

<b>Officer's Signature:</b>	Hillmangus@aol.com
<b>Name:</b>	Gary Hillman
<b>Title:</b>	Secretary
<b>Address:</b>	101 S. Market St. Gloucester, NJ 08030
<b>Phone Number:</b>	(856) 456-5772
<b>Fax Number:</b>	
<b>E-mail Address:</b>	Hillmangus@aol.com

# 2027 HOUSING AUTHORITY BUDGET RESOLUTION

## Gloucester City Housing Authority

### FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget for Gloucester City Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented before the governing body of the Gloucester City Housing Authority at its open public meeting of March 23, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$1,138,832.00, Total Appropriations including any Accumulated Deficit, if any, of \$1,088,927.47, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$386,409.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Gloucester City Housing Authority, at an open public meeting held on March 23, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Gloucester City Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Gloucester City Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on April 27, 2026.

Hillmangus@aol.com

(Secretary's Signature)

3/23/2026

(Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
Charles Pacifico	X			
Jennifer Murphy	X			
Roseann Michel				X
Evan Walsh				X
Gary Hillman	X			
Charles Kain	X			

# 2027 ADOPTION CERTIFICATION

Gloucester City Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Gloucester City Housing Authority, pursuant to N.J.A.C 5:31-2.3, on April 27, 2026.

<b>Officer's Signature:</b>	Hillmangus@aol.com		
<b>Name:</b>	Gary Hillman		
<b>Title:</b>	Secretary		
<b>Address:</b>	101 S. Market St. Gloucester, NJ 08030		
<b>Phone Number:</b>	(856) 456-5772	<b>Fax:</b>	
<b>E-mail address:</b>	Hillmangus@aol.com		

# 2027 ADOPTED BUDGET RESOLUTION

## Gloucester City Housing Authority

### FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Gloucester City Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the Gloucester City Housing Authority at its open public meeting of April 27, 2026; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$1,138,832.00, Total Appropriations, including any Accumulated Deficit, if any, of \$1,088,927.47, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$386,409.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Gloucester City Housing Authority at an open public meeting held on April 27, 2026 that the Annual Budget and Capital Budget/Program of the Gloucester City Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

Hillmangus@aol.com

(Secretary's Signature)

4/27/2026

(Date)

#### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Charles Pacifico	X			
Jennifer Murphy	X			
Roseann Michel				X
Evan Walsh	X			
Gary Hillman	X			
Charles Kain	X			

**2027 HOUSING AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

*Answer all questions below using the space provided. Do not attach answers as a separate document.*

1. Complete a brief statement on the Fiscal Year 2026 proposed Annual Budget and make comparison to the Fiscal Year 2025 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Dwelling Rental Income: Calculation of dwelling rental income for the 2027 budget is based on the OCAF rent increase rate established by HUD. Tenants pay up to 30% of their income towards the rent and the remaining is subsidized.  
Laundry Income: budgeted a 14% decrease due based on Year over year collections.  
Unrealized Gain: decrease of 50%. Prior year budget was a one off budget item. Fewer rent adjustments are expected in 2027.  
Vacancies: Increased by 698% due to an unexpected increase in vacant units, with little funding available to complete turnovers. Yearly vacancies decreased by 12/2025, and units are expected to remain filled in 2027.  
Legal Services: Budgeted 21% decrease expected for decreased tenant-related services.  
Staff Training: Budgeted decrease based on 2025-2026 projected expense.  
Miscellaneous Administration: Budget decreased based on YOY average costs and 2026 projection.  
Salary & Wages - Utility Labor: 18% increase due to 5% COLA increase, and an increase over PY based on 2025 Audit/2026 projected amount.  
Tenant Services: decreased by 51% based on 2026 budgeted projections.  
Utilities: decreased by 27% based on 3% increase over 2025-2026 PY totals.  
Maintenance & Operations: Increased by 16% to replenish Plumbing supplies and projected maintenance contracts expenses.  
Renewal & Replacement Reserve: 11% decrease to aid the property in getting caught up on operational expenses.

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

Gloucester City is comprised of working class members in the community with many Gloucester City residents residing in the Housing Authority's affordable housing.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.). If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A

# 2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

*Answer all questions below using the space provided. Do not attach answers as a separate document.*

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

N/A

5. The proposed budget must not reflect an anticipated deficit from 2026 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

N/A

**(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report.**

# HOUSING AUTHORITY CONTACT INFORMATION

## 2027

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

<b>Name of Authority:</b>	Gloucester City Housing Authority		
<i>Federal ID Number:</i>	22-2397579		
<i>Address:</i>	101 S. Market Street		
<i>City, State, Zip:</i>	Gloucester City	NJ	08030
<i>Phone: (ext.)</i>	(856) 456-5572	<i>Fax:</i>	

<b>Preparer's Name:</b>	Darryl Yorkman		
<i>Preparer's Address:</i>	587 Haddon Ave		
<i>City, State, Zip:</i>	Collingswood	NJ	08108
<i>Phone: (ext.)</i>	(856) 486-1990 ext 126	<i>Fax:</i>	
<i>E-mail:</i>	dyorkman@prd.net		

<b>Chief Executive Officer*</b>	Charles Pacifico		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(856) 456-5772	<i>Fax:</i>	856-456-6894
<i>E-mail:</i>	<a href="mailto:cpacifico119@comcast.net">cpacifico119@comcast.net</a>		

<b>Chief Financial Officer*</b>	Gary Hillman		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(856) 456-5772	<i>Fax:</i>	856-456-6894
<i>E-mail:</i>	<a href="mailto:Hillmangus@aol.com">Hillmangus@aol.com</a>		

<b>Name of Auditor:</b>	John Lazzaro		
<i>Name of Firm:</i>	Novogradac & Company LLP		
<i>Address:</i>	252 Washington St #2		
<i>City, State, Zip:</i>	Toms River	NJ	08753
<i>Phone: (ext.)</i>	(732) 503-4257	<i>Fax:</i>	
<i>E-mail:</i>	<a href="mailto:John.Lazzaro@novoco.com">John.Lazzaro@novoco.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

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

4

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 226,592.00

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

*If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.*

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

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

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

*If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.*

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract\*?

No

*\*A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

*If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.*

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

**9.** Did the Authority pay for meals or catering during the current fiscal year? No  
*If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*

**10.** Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No  
*If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*

**11.** Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

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

*If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.*

**12.** Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes

*If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).*

**13.** Did the Authority make any payments to current or former commissioners or employees for severance or termination? No  
*If "yes", provide explanation, including amount paid.*

**14.** Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No

*If "yes", provide explanation including amount paid.*

**15.** Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No

*If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

**16.** Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)?

*If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.*

**17.** Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations?

*If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.*

**18.** Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

*If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.*

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Gloucester City Housing Authority

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

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

N-3 (4): Gloucester City Housing Authority is managed by PRD Management, Inc. PRD periodically does market comparisons for the compensation of all employed positions. All staff wages are included in the budget and is reviewed and approved by the commission. At initial hiring, an employment letter is given to each employee as well as kept on file which the independent HR firm PRD has engaged. PRD Management, Inc. performs annual staff evaluation.

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

**Gloucester City Housing Authority**

**FISCAL YEAR: July 01, 2026 to June 30, 2027**

*Complete the attached table for all persons required to be listed per #1-4 below.*

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

**Commissioner:** A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

**Officer:** A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

**Key Employee:** An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

**Highest Compensated Employee:** One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

**Compensation:** All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

**Reportable Compensation** (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

**Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)**  
**Gloucester City Housing Authority**  
**For the Period: July 01, 2026 to June 30, 2027**

	Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority		
				Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus			Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	
1	Charles Pacifico	Chairman	0.25	X										
2	Michael McSweeney	Vice Chairman	0.25	X										
3	Paul Kormann	Secretary Pro-Temp	0.25	X										
4	Roseann Michel	Commissioner	0.25		X									
5	Evan Walsh	Commissioner	0.25		X									
6	Gary Hillman	Commissioner	0.25		X									
7	Charles Kain	Commissioner	0.25		X									
8	Lisa Warner	Site Manager	40			X			\$ 83,631.48					83,631.48
9	Robert Pease	Superintendent	40			X			\$ 74,976.72					74,976.72
10														
11														
12														
13														
14														
15														
16														
17														
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29														
30														
31														
32														
33														
34														
35														
Total:										\$ 158,608.20	\$ -	\$ -	\$ -	\$ 158,608.20



# Schedule of Health Benefits - Detailed Cost Analysis

Gloucester City Housing Authority

For the Period: July 01, 2026 to June 30, 2027

If no health benefits, check this box:

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee		Total Cost Estimate		# of Covered Members (Medical & Rx) Current Year		Annual Cost per Employee Current Year		Total Current Year Cost		\$ Increase (Decrease)		% Increase (Decrease)	
	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year	Current Year
<b>Active Employees - Health Benefits - Annual Cost</b>																
Single Coverage	3		13,503.48		40,510.44		3		12,860.10		38,580.30		1,930.14		5.0%	
Parent & Child																
Employee & Spouse (or Partner)																
Family																
Employee Cost Sharing Contribution (enter as negative -)																
<b>Subtotal</b>	<b>3</b>				<b>40,510.44</b>		<b>3</b>				<b>38,580.30</b>		<b>1,930.14</b>		<b>5.0%</b>	
<b>Commissioners - Health Benefits - Annual Cost</b>																
Single Coverage																
Parent & Child																
Employee & Spouse (or Partner)																
Family																
Employee Cost Sharing Contribution (enter as negative -)																
<b>Subtotal</b>																
<b>Retirees - Health Benefits - Annual Cost</b>																
Single Coverage																
Parent & Child																
Employee & Spouse (or Partner)																
Family																
Employee Cost Sharing Contribution (enter as negative -)																
<b>Subtotal</b>																
<b>GRAND TOTAL</b>	<b>3</b>				<b>40,510.44</b>		<b>3</b>				<b>38,580.30</b>		<b>1,930.14</b>		<b>5.0%</b>	

Yes
Yes

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









**2027 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Gloucester City Housing Authority  
For the Period: July 01, 2026 to June 30, 2027

	<b>FY 2027 Proposed Budget</b>				<b>FY 2026 Adopted Budget</b>	<b>All Operations</b>	<b>All Operations</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>				
<b>REVENUES</b>								
Total Operating Revenues	\$ -	\$ 1,138,833	\$ -	\$ -	\$ 1,138,833	\$ -	\$ 22,010	2.0%
Total Non-Operating Revenues	-	-	-	-	-	-	-	#DIV/0!
Total Anticipated Revenues	-	1,138,833	-	-	1,138,833	-	22,010	2.0%
<b>APPROPRIATIONS</b>								
Total Administration	-	228,695	-	-	228,695	230,003	(1,308)	-0.6%
Total Cost of Providing Services	-	765,621	-	-	765,621	778,832	(13,211)	-1.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	-	994,316	-	-	994,316	1,008,835	(14,519)	-1.4%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	94,611	-	-	94,611	107,080	(12,469)	-11.6%
Total Non-Operating Appropriations	-	94,611	-	-	94,611	107,080	(12,469)	-11.6%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	-	1,088,927	-	-	1,088,927	1,115,915	(26,988)	-2.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	-	1,088,927	-	-	1,088,927	1,115,915	(26,988)	-2.4%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ -	\$ 49,906	\$ -	\$ -	\$ 49,906	\$ 908	\$ 48,998	5397.4%





# Appropriations Schedule

Gloucester City Housing Authority  
For the Period: July 01, 2026 to June 30, 2027

	<b>FY 2027 Proposed Budget</b>				<b>FY 2026 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>	<b>Total All Operations</b>	<b>All Operations</b>	<b>All Operations</b>
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages		83,631			\$ 83,631	\$ 81,179	\$ 2,452	3.0%
Fringe Benefits		13,470			13,470	12,760	710	5.6%
Legal		17,426			17,426	22,200	(4,774)	-21.5%
Staff Training		3,150			3,150	4,000	(850)	-21.3%
Travel		-			-	-	-	#DIV/0!
Accounting Fees		13,495			13,495	13,495	-	0.0%
Auditing Fees		14,617			14,617	14,500	117	0.8%
Miscellaneous Administration*		82,906			82,906	81,869	1,037	1.3%
Total Administration	-	228,695	-	-	228,695	230,003	(1,308)	-0.6%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services		20,937			20,937	20,333	604	3.0%
Salary & Wages - Maintenance & Operation		74,977			74,977	71,111	3,866	5.4%
Salary & Wages - Protective Services		-			-	-	-	#DIV/0!
Salary & Wages - Utility Labor		49,883			49,883	42,160	7,723	18.3%
Fringe Benefits		27,040			27,040	25,620	1,420	5.5%
Tenant Services		1,400			1,400	2,900	(1,500)	-51.7%
Utilities		133,754			133,754	183,743	(49,989)	-27.2%
Maintenance & Operation		140,090			140,090	120,254	19,836	16.5%
Protective Services		-			-	-	-	#DIV/0!
Insurance		161,677			161,677	155,810	5,867	3.8%
Payment in Lieu of Taxes (PILOT)		52,710			52,710	53,395	(685)	-1.3%
Terminal Leave Payments		-			-	-	-	#DIV/0!
Collection Losses		-			-	-	-	#DIV/0!
Other General Expense		103,153			103,153	103,506	(353)	-0.3%
Rents		-			-	-	-	#DIV/0!
Extraordinary Maintenance		-			-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment		-			-	-	-	#DIV/0!
Property Betterment/Additions		-			-	-	-	#DIV/0!
Miscellaneous COPS*		-			-	-	-	#DIV/0!
Total Cost of Providing Services	-	765,621	-	-	765,621	778,832	(13,211)	-1.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	-	994,316	-	-	994,316	1,008,835	(14,519)	-1.4%
<b>NON-OPERATING APPROPRIATIONS</b>								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve		-			-	-	-	#DIV/0!
Renewal & Replacement Reserve		94,611			94,611	107,080	(12,469)	-11.6%
Municipality/County Appropriation		-			-	-	-	#DIV/0!
Other Reserves		-			-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	94,611	-	-	94,611	107,080	(12,469)	-11.6%
<b>TOTAL APPROPRIATIONS</b>	-	1,088,927	-	-	1,088,927	1,115,915	(26,988)	-2.4%
<b>ACCUMULATED DEFICIT</b>								
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	-	1,088,927	-	-	1,088,927	1,115,915	(26,988)	-2.4%
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation		-			-	-	-	#DIV/0!
Other		-			-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	\$ -	\$ 1,088,927	\$ -	\$ -	\$ 1,088,927	\$ 1,115,915	\$ (26,988)	-2.4%

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations      \$ -      \$ 49,715.82      \$ -      \$ -      \$ 49,715.82







# Prior Year Adopted Appropriations Schedule

## Gloucester City Housing Authority

### FY 2026 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages		\$ 81,179			\$ 81,179
Fringe Benefits		12,760			12,760
Legal		22,200			22,200
Staff Training		4,000			4,000
Travel		-			-
Accounting Fees		13,495			13,495
Auditing Fees		14,500			14,500
Miscellaneous Administration*		81,869			81,869
Total Administration	-	230,003	-	-	230,003
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services		20,333			20,333
Salary & Wages - Maintenance & Operation		71,111			71,111
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor		42,160			42,160
Fringe Benefits		25,620			25,620
Tenant Services		2,900			2,900
Utilities		183,743			183,743
Maintenance & Operation		120,254			120,254
Protective Services					-
Insurance		155,810			155,810
Payment in Lieu of Taxes (PILOT)		53,395			53,395
Terminal Leave Payments					-
Collection Losses					-
Other General Expense		103,506			103,506
Rents					-
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	-	778,832	-	-	778,832
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	-	1,008,835	-	-	1,008,835
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve		107,080			107,080
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	107,080	-	-	107,080
<b>TOTAL APPROPRIATIONS</b>	-	1,115,915	-	-	1,115,915
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	-	1,115,915	-	-	1,115,915
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ -	\$ 1,115,915	\$ -	\$ -	\$ 1,115,915

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations	\$ -	\$ 50,441.76	\$ -	\$ -	\$ 50,441.76
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# Debt Service Schedule - Principal

Gloucester City Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in*

	Date of Local Finance Board Approval	2026 (Adopted Budget)	2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Principal Outstanding
TOTAL PRINCIPAL		-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY		-	-	-	-	-	-	-	-	-
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Indicate the Authority's most recent bond rating and the year of the rating by ratings service.*

Moody's	Fitch	Standard & Poors
Bond Rating	Year of Last Rating	If no rating, type "Not Applicable".

## Debt Service Schedule - Interest

Gloucester City Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in*

	2026 (Adopted Budget)	2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Interest Payments Outstanding
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
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**2027**

**Gloucester City Housing Authority**

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(Housing Authority Name)

**2027 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2027 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

## Gloucester City Housing Authority

(Housing Authority Name)

**Fiscal Year: July 01, 2026 to June 30, 2027**

*Place an "X" in the box for the applicable statement below:*

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Gloucester City Housing Authority, on March 23, 2026.

It is hereby certified that the governing body of the Gloucester City Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Gloucester City Housing for the following reason(s):

<b>Officer's Signature:</b>	Hillmangus@aol.com
<b>Name:</b>	Gary Hillman
<b>Title:</b>	Secretary
<b>Address:</b>	101 S. Market St. Gloucester, NJ 08030
<b>Phone Number:</b>	(856) 456-5772
<b>Fax Number:</b>	
<b>E-mail Address:</b>	Hillmangus@aol.com

# 2027 CAPITAL BUDGET/PROGRAM MESSAGE

Gloucester City Housing Authority

**Fiscal Year: July 01, 2026 to June 30, 2027**

*Answer all questions below using the space provided.*

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

**Gloucester City Housing Authority**  
For the Period: July 01, 2026 to June 30, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
Total	-	-	-	-	-	-
<i>Section 8</i>						
Buildings: Phase 1 Main Roof Replace	352,000					
Office: N/A	-					
Tenant Units: New Electric and Gas Ov	34,409					
Total	386,409	-	386,409	-	-	-
<i>Housing Voucher</i>						
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
Total	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 386,409</b>	<b>\$ -</b>	<b>\$ 386,409</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

# 5 Year Capital Improvement Plan

## Gloucester City Housing Authority

For the Period: July 01, 2026 to June 30, 2027

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget					
		Year 2027	2028	2029	2030	2031	2032
<i>Public Housing Management</i>							
	\$ -	\$ -					
Total	-	-	-	-	-	-	-
<i>Section 8</i>							
Buildings: Replacement Fire Sprinklers	637,266	352,000	\$ 129,187	\$ 5,224	\$ 20,344	\$ 130,511	
Office: Security Cameras	1,433	-		1,433			
Tenant Units: New Carpet, Repairs	34,409	34,409					
Total	673,108	386,409	129,187	6,657	20,344	130,511	-
<i>Housing Voucher</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 673,108</b>	<b>\$ 386,409</b>	<b>\$ 129,187</b>	<b>\$ 6,657</b>	<b>\$ 20,344</b>	<b>\$ 130,511</b>	<b>\$ -</b>

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

# 5 Year Capital Improvement Plan Funding Sources

**Gloucester City Housing Authority**  
For the Period: July 01, 2026 to June 30, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Section 8</i>						
Buildings: Replacement Fire Spr	637,266					
Office: Security Cameras	1,433					
Tenant Units: New Carpet, Repa	34,409					
	-					
Total	673,108	-	\$ 673,108	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<u>\$ 673,108</u>	<u>\$ -</u>	<u>\$ 673,108</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total 5 Year Plan per CB-4	<u>\$ 673,108</u>					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

*Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.*

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

Contracting Unit: \_\_\_\_\_ Year Ending: June 30, 2025

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

--

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

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

\_\_\_\_\_  
3/23/2026  
Date

\_\_\_\_\_  
dyorkman@prd.net  
Clerk/Secretary to the Governing Body

**Appendix to Budget Document**