

Fiscal Year                      Start Year                      End Year  
   **2025**                      –                      **2026**

*Housing Authority Budget of:  
Guttenberg Housing Authority*

State Filing Year                      **2026**

*For the Period:*                      *April 1, 2025*                      *to*                      *March 31, 2026*

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



*Division of Local Government Services*

**2026 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2026**

Guttenberg Housing Authority

**HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

**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: 1/31/2025

**CERTIFICATION OF ADOPTED BUDGET**

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

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

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

# 2026 PREPARER'S CERTIFICATION

Guttenberg Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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:	polcarifamily@aol.com
Name:	Peter J. Polcari, CPA
Title:	Fee Accountant
Address:	216 Sollas Court, Ridgewood, NJ 07450
Phone Number:	201-650-0618
Fax Number:	973-831-6972
E-mail Address:	polcarifamily@aol.com

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.guttenbergha.org
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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 Annual Comprehensive 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: Ruddys Andrade  
Title of Officer Certifying Compliance: Executive Director  
Signature: randrade@guttenbergha.org

# 2026 APPROVAL CERTIFICATION

Guttenberg Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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 Guttenberg Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on January 6, 2025.

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>	randrade@guttenbergha.org
<b>Name:</b>	Ruddys Andrade
<b>Title:</b>	Executive Director
<b>Address:</b>	6900 Broadway, Guttenberg, NJ 07093
<b>Phone Number:</b>	201-861-0900
<b>Fax Number:</b>	201-861-4521
<b>E-mail Address:</b>	randrade@guttenberghousing.org

# 2026 HOUSING AUTHORITY BUDGET RESOLUTION

## Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

WHEREAS, the Annual Budget for Guttenberg Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented before the governing body of the Guttenberg Housing Authority at its open public meeting of January 6, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$5,904,411.00, Total Appropriations including any Accumulated Deficit, if any, of \$5,871,275.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$363,770.00 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 Guttenberg Housing Authority, at an open public meeting held on January 6, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Guttenberg Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026, 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 Guttenberg Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on March 03, 2025.

randraade@guttenbergha.org

(Secretary's Signature)

1/6/2025

(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Linda Habermann-Ward, Chair	X			
Jolene Mantineo, Vice-Chair	X			
Jorge De Armas	X			
Gonzalo Perez	X			
Blanca Popiel	X			
Nancy Rivera	X			
Luz Torres	X			

# 2026 ADOPTION CERTIFICATION

Guttenberg Housing Authority

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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 Guttenberg Housing Authority, pursuant to N.J.A.C 5:31-2.3, on March 03, 2025.

<b>Officer's Signature:</b>			
<b>Name:</b>	Ruddys Andrade		
<b>Title:</b>	Executive Director		
<b>Address:</b>	6900 Broadway, Guttenberg, NJ 07093		
<b>Phone Number:</b>	201-861-0900	<b>Fax:</b>	201-861-4521
<b>E-mail address:</b>	randrade@guttenberghousing.org		

# 2026 ADOPTED BUDGET RESOLUTION

## Guttenberg Housing Authority

### FISCAL YEAR: April 01, 2025 to March 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Guttenberg Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented for adoption before the governing body of the Guttenberg Housing Authority at its open public meeting of March 3, 2025; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$5,904,411.00, Total Appropriations, including any Accumulated Deficit, if any, of \$5,871,275.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$363,770.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Guttenberg Housing Authority at an open public meeting held on March 3, 2025 that the Annual Budget and Capital Budget/Program of the Guttenberg Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 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.

\_\_\_\_\_

(Secretary's Signature)

\_\_\_\_\_

(Date)

#### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Linda Habermann-Ward, Chair				
Jolene Mantineo, Vice-Chair				
Jorge De Armas				
Gonzalo Perez				
Blanca Popiel				
Nancy Rivera				
Luz Torres				

**2026 HOUSING AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

*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 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 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.

The proposed 2026 budget represents management's efforts to continue operating within industry guidelines while continuing its' goal of providing affordable housing to the maximum number of tenants possible. In addition, the HA has continued to make great strides in improving the physical condition of the buildings and intends to continue upgrades whenever possible. Both revenues and appropriations are expected to increase in 2026. On the Revenue side, the HA is budgeting income from two new items. First, the HA is excited for the start of a new Family Self Sufficiency Program (FSS) being funded by HUD. The HA will also be receiving a \$10,000 stipend to offset a portion of the Executive Director's Salary as he leads the new security program. Interest Income is also expected to rise as the HA has a full year with increased interest rates. Finally, the HA is expecting more income from Portable Administrative Fees & Fraud Recovery as management tracks tenant incomes. With regard to Appropriations, the HA expects all line items to increase due to inflation. Of particular note, salaries are expected to rise due to normal budget increases and the hiring of a new FSS Coordinator. The HA is planning to increase both training and the related travel as it will be sending the Executive Director, Staff, and Commissioners to conferences in order to keep up with the changing HUD regulations and industry standards. Audit Fees are expected to increase as the audit will now include auditing the new FSS Program in its' first year. Finally, Insurance Costs are expected to rise as rates across the nation continue to increase. Overall, the HA will continue to use the strategy used to maintain the highest standards of service when possible and will monitor its' revenues and expenses in order to make the appropriate financial decisions necessary.

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

As the US and local economies rebound from the difficulties associated with the pandemic the greatest question moving forward will be the rise in inflation rates. Increased costs across all line items will require the HA to continually monitor both revenues and expenses in order to operate within the fiscal constraints presented. Management is confident that it will be able to meet its' goals with a strict adherence to fiscal integrity and will strive to do everything in its' power to maintain the high standards previously achieved.

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.

The Authority does not anticipate utilizing Unrestricted Net Position in the proposed budget. The HA is expecting a surplus of \$33,136 for the Fiscal Year Ending March 31, 2026.

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

## Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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

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

The PHA will make an annual PILOT payment to the Town and will also pay the Town for a shared service agreement for the use of a Housing Inspector. All of these costs are normal operating costs of housing authorities, are included in the appropriations of the Guttenberg Housing Authority, and will be paid out of current rents and HUD Operating Subsidies. The HA will not be transferring any Unrestricted Net Position.

5. The proposed budget must not reflect an anticipated deficit from 2025 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

While the proposed budget does not present an anticipated deficit from 2026 operations, the prior audit report reflects an accumulated deficit in Unrestricted Net Position of \$2,414,334. The deficit is the direct result of GASB 68 and GASB 75 requiring the recording of unfunded pension liabilities and other post employment benefit costs. Without these accruals and the related deferred inflows and outflows, the Unrestricted Net Position would be \$1,509,220 at 3/31/24 (prior audit period). In addition to instituting cost saving measures, the Authority separated its' laundry income as non-federal funds as directed by HUD and will make these funds available if needed. The non-federal funds are shown in the Other Programs column on the proposed budget. It is expected that the required payments will be made over a number of years. Even with these items, the authority will need to secure other revenue streams in order to reduce the accumulated deficit resulting from implementing GASB 68 and GASB 75. Most likely, the Authority will look to HUD for funding and/or guidance since it is required to participate in the NJPERS system.

**(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

## 2026

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

<b>Name of Authority:</b>	Guttenberg Housing Authority		
<i>Federal ID Number:</i>	22-6002843		
<i>Address:</i>	6900 Broadway		
<i>City, State, Zip:</i>	Guttenberg Housing Authority	NJ	07093
<i>Phone: (ext.)</i>	201-861-0900	<i>Fax:</i>	201-861-4521

<b>Preparer's Name:</b>	Peter J. Polcari, CPA		
<i>Preparer's Address:</i>	216 Sollas Court		
<i>City, State, Zip:</i>	Ridgewood	NJ	06450
<i>Phone: (ext.)</i>	201-650-0618	<i>Fax:</i>	973-831-6969
<i>E-mail:</i>	polcarifamily@aol.com		

<b>Chief Executive Officer*</b>	Ruddys Andrade		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-861-0900	<i>Fax:</i>	201-861-4521
<i>E-mail:</i>	<a href="mailto:randrade@guttenbergha.org">randrade@guttenbergha.org</a>		

<b>Chief Financial Officer*</b>	Ruddys Andrade		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	201-861-0900	<i>Fax:</i>	201-861-4521
<i>E-mail:</i>	<a href="mailto:randrade@guttenbergha.org">randrade@guttenbergha.org</a>		

<b>Name of Auditor:</b>	Anthony Giampaolo, CPA		
<i>Name of Firm:</i>	Giampaolo & Associates		
<i>Address:</i>	467 Middletown-Lincroft Road		
<i>City, State, Zip:</i>	Lincroft	NJ	07738
<i>Phone: (ext.)</i>	732-842-4550	<i>Fax:</i>	732-842-4552
<i>E-mail:</i>	<a href="mailto:tony@hpgnj.com">tony@hpgnj.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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

18

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:

\$ 811,435.00

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)

## Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

**9.** Did the Authority pay for meals or catering during the current fiscal year? Yes  
*If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*

**10.** Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? Yes  
*If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.*

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

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

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

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

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

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

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

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

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

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

**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)

Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

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

Question 8: Salaries are arrived at based on a salary study and annual review done by the commissioners (for the Executive Director) and the Executive Director (for employees). A standard percentage increase is voted on at the Board Meeting approving the annual budget, which includes HUD Form 52566 "Schedule of All Positions and Salaries" detailing each position, employee, and salary. The ED then has flexibility for percentage increases per employee. In the case of the Executive Director, an employment contract is entered into.

Question 9: Yes. During the current year the Housing Authority paid a total of \$6,664 for meals & catering. The HA spent \$1,918 for food during in-house training and staff meetings. The Authority also paid \$2,366 for a BBQ for the tenants, and \$2,380 for a Section 8 Landlord event.

Question 10: The PHA paid \$28,141 for travel to conferences such as the League of Municipalities, NJ NAHRO, PHADA, and a PHA WEB conference for the staff.

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

## Guttenberg Housing Authority

**FISCAL YEAR: April 01, 2025 to March 31, 2026**

*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)**  
**Guttenberg Housing Authority**  
**For the Period: April 01, 2025 to March 31, 2026**

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 Employee	Former	Base Salary/ Stipend	Bonus		
1 Ruddys Andrade	Executive Director	40	X				\$ 136,830.00	\$ -	\$ 9,600.00	\$ 59,268.00	\$ 205,698.00
2 Linda Habermann-Ward	Chairperson	2	X				\$ -	\$ -	\$ -	\$ -	\$ -
3 Jolene Mantineo	Vice-Chairperson	2	X				\$ -	\$ -	\$ -	\$ -	\$ -
4 Jorge De Armas	Commissioner	1	X				\$ -	\$ -	\$ -	\$ -	\$ -
5 Gonzalo Perez	Commissioner	1	X				\$ -	\$ -	\$ -	\$ -	\$ -
6 Blanca Popiel	Commissioner	1	X				\$ -	\$ -	\$ -	\$ -	\$ -
7 Nancy Rivera	Commissioner	1	X				\$ -	\$ -	\$ -	\$ -	\$ -
8 Luz Torres	Commissioner	1	X				\$ -	\$ -	\$ -	\$ -	\$ -
9										\$ -	\$ -
10										\$ -	\$ -
11										\$ -	\$ -
12										\$ -	\$ -
13										\$ -	\$ -
14										\$ -	\$ -
15										\$ -	\$ -
16										\$ -	\$ -
17										\$ -	\$ -
18										\$ -	\$ -
19										\$ -	\$ -
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21										\$ -	\$ -
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24										\$ -	\$ -
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28										\$ -	\$ -
29										\$ -	\$ -
30										\$ -	\$ -
31										\$ -	\$ -
32										\$ -	\$ -
33										\$ -	\$ -
34										\$ -	\$ -
35										\$ -	\$ -
Total:							\$ 136,830.00	\$ -	\$ 9,600.00	\$ 59,268.00	\$ 205,698.00



## Schedule of Health Benefits - Detailed Cost Analysis

Guttenberg Housing Authority

For the Period: April 01, 2025 to March 31, 2026

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	3	17,062.00	51,186.00	3	15,758.00	47,274.00	3,912.00	8.3%
Parent & Child	5	32,099.00	160,495.00	3	28,206.00	84,618.00	75,877.00	89.7%
Employee & Spouse (or Partner)	2	35,865.00	71,730.00	3	31,515.00	94,545.00	(22,815.00)	-24.1%
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative - )			(56,739.00)			(47,156.00)	(9,583.00)	20.3%
<b>Subtotal</b>	<b>10</b>		<b>226,672.00</b>	<b>9</b>		<b>179,281.00</b>	<b>47,391.00</b>	<b>26.4%</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>-</b>			<b>-</b>	<b>-</b>	
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage	1	7,392.00	7,392.00	1	6,298.00	6,298.00	1,094.00	17.4%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	3	18,642.00	55,926.00	3	23,475.00	70,425.00	(14,499.00)	-20.6%
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	
<b>Subtotal</b>	<b>4</b>		<b>63,318.00</b>	<b>4</b>		<b>76,723.00</b>	<b>(13,405.00)</b>	<b>-17.5%</b>
<b>GRAND TOTAL</b>	<b>14</b>		<b>289,990.00</b>	<b>13</b>		<b>256,004.00</b>	<b>33,986.00</b>	<b>13.3%</b>

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

Yes

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

Yes











**2026 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

**Guttenberg Housing Authority**  
**For the Period: April 01, 2025 to March 31, 2026**

	<b>FY 2026 Proposed Budget</b>					<b>FY 2025 Adopted Budget</b>	<i>\$ Increase (Decrease)</i> <i>Proposed vs. Adopted</i>	<i>% Increase (Decrease)</i> <i>Proposed vs. Adopted</i>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>	<b>Total All Operations</b>	<b>All Operations</b>	<b>All Operations</b>
<b>REVENUES</b>								
Total Operating Revenues	\$ 2,549,345	\$ -	\$ 3,002,978	\$ 137,988	\$ 5,690,311	\$ 5,372,063	\$ 318,248	5.9%
Total Non-Operating Revenues	201,900	-	12,200	-	214,100	186,888	27,212	14.6%
Total Anticipated Revenues	2,751,245	-	3,015,178	137,988	5,904,411	5,558,951	345,460	6.2%
<b>APPROPRIATIONS</b>								
Total Administration	787,992	-	228,170	97,314	1,113,476	977,778	135,698	13.9%
Total Cost of Providing Services	1,982,799	-	2,775,000	-	4,757,799	4,434,485	323,314	7.3%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	<b>\$ (19,546)</b>	<b>\$ -</b>	<b>\$ 12,008</b>	<b>\$ 40,674</b>	<b>\$ 33,136</b>	<b>\$ 146,688</b>	<b>\$ (113,552)</b>	<b>-77.4%</b>





# Appropriations Schedule

Guttenberg Housing Authority  
For the Period: April 01, 2025 to March 31, 2026

	<b>FY 2026 Proposed Budget</b>					<b>FY 2025 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	367,088		100,775	79,800	\$ 547,663	\$ 466,953	\$ 80,710	17.3%	
Fringe Benefits	202,319		42,855	17,514	262,688	245,135	17,553	7.2%	
Legal	47,600		5,300		52,900	52,900	-	0.0%	
Staff Training	10,410		7,535		17,945	7,500	10,445	139.3%	
Travel	28,490		3,160		31,650	19,605	12,045	61.4%	
Accounting Fees	38,240		22,240		60,480	57,600	2,880	5.0%	
Auditing Fees	7,845		6,955		14,800	13,115	1,685	12.8%	
Miscellaneous Administration*	86,000		39,350		125,350	114,970	10,380	9.0%	
Total Administration	787,992	-	228,170	97,314	1,113,476	977,778	135,698	13.9%	
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	-	-	#DIV/0!	
Salary & Wages - Maintenance & Operation	362,348				362,348	358,689	3,659	1.0%	
Salary & Wages - Protective Services					-	-	-	#DIV/0!	
Salary & Wages - Utility Labor	82,832				82,832	79,866	2,966	3.7%	
Fringe Benefits	237,504				237,504	230,556	6,948	3.0%	
Tenant Services	10,000				10,000	10,000	-	0.0%	
Utilities	625,358				625,358	587,680	37,678	6.4%	
Maintenance & Operation	320,895				320,895	333,202	(12,307)	-3.7%	
Protective Services					-	-	-	#DIV/0!	
Insurance	228,585				228,585	191,915	36,670	19.1%	
Payment in Lieu of Taxes (PILOT)	112,477				112,477	115,050	(2,573)	-2.2%	
Terminal Leave Payments					-	-	-	#DIV/0!	
Collection Losses	2,800				2,800	2,800	-	0.0%	
Other General Expense					-	-	-	#DIV/0!	
Rents			2,775,000		2,775,000	2,524,727	250,273	9.9%	
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	1,982,799	-	2,775,000	-	4,757,799	4,434,485	323,314	7.3%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Operating Appropriations	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%	
<b>NON-OPERATING APPROPRIATIONS</b>									
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Operations & Maintenance Reserve					-	-	-	#DIV/0!	
Renewal & Replacement Reserve					-	-	-	#DIV/0!	
Municipality/County Appropriation					-	-	-	#DIV/0!	
Other Reserves					-	-	-	#DIV/0!	
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!	
<b>TOTAL APPROPRIATIONS</b>	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%	
<b>ACCUMULATED DEFICIT</b>					-	-	-	#DIV/0!	
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	2,770,791	-	3,003,170	97,314	5,871,275	5,412,263	459,012	8.5%	
<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>	\$ 2,770,791	\$ -	\$ 3,003,170	\$ 97,314	\$ 5,871,275	\$ 5,412,263	\$ 459,012	8.5%	

\* 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      \$ 138,539.55      \$ -      \$ 150,158.50      \$ 4,865.70      \$ 293,563.75







# Prior Year Adopted Appropriations Schedule

## Guttenberg Housing Authority

### FY 2025 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 371,760		\$ 95,193		\$ 466,953
Fringe Benefits	196,400		48,735		245,135
Legal	47,600		5,300		52,900
Staff Training	4,350		3,150		7,500
Travel	18,105		1,500		19,605
Accounting Fees	36,420		21,180		57,600
Auditing Fees	6,835		6,280		13,115
Miscellaneous Administration*	77,250		37,720		114,970
Total Administration	758,720	-	219,058	-	977,778
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	358,689				358,689
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	79,866				79,866
Fringe Benefits	230,556				230,556
Tenant Services	10,000				10,000
Utilities	587,680				587,680
Maintenance & Operation	333,202				333,202
Protective Services					-
Insurance	191,915				191,915
Payment in Lieu of Taxes (PILOT)	115,050				115,050
Terminal Leave Payments					-
Collection Losses	2,800				2,800
Other General Expense					-
Rents			2,524,727		2,524,727
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,909,758	-	2,524,727	-	4,434,485
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	2,668,478	-	2,743,785	-	5,412,263
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	2,668,478	-	2,743,785	-	5,412,263
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	2,668,478	-	2,743,785	-	5,412,263
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,668,478	\$ -	\$ 2,743,785	\$ -	\$ 5,412,263

\* 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      \$ 133,423.90      \$ -      \$ 137,189.25      \$ -      \$ 270,613.15







## Debt Service Schedule - Principal

Guttenberg Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in* \_\_\_\_\_

	Date of Local Finance Board Approval	2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Principal Outstanding
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
<b>TOTAL PRINCIPAL</b>		-	-	-	-	-	-	-	-	-
<b>LESS: HUD SUBSIDY</b>										-
<b>NET PRINCIPAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

	<i>Moody's</i>	<i>Fitch</i>	<i>Standard &amp; Poors</i>
Bond Rating			
Year of Last Rating			

If no rating, type "Not Applicable".

## Debt Service Schedule - Interest

Guttenberg Housing Authority

If authority has no debt check this box:

*Fiscal Year Ending in*

	2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Interest Payments Outstanding
									-
<b>TOTAL INTEREST</b>	-	-	-	-	-	-	-	-	-
<b>LESS: HUD SUBSIDY</b>									-
<b>NET INTEREST</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# Net Position Reconciliation

## Guttenberg Housing Authority

For the Period: April 01, 2025 to March 31, 2026

### FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>	\$ 2,299,434.00	\$ -	\$ (188,613)	\$ 559,670	\$ 2,670,491
Less: Invested in Capital Assets, Net of Related Debt (1)	4,844,900			232,000	5,076,900
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			7,925		7,925
Total Unrestricted Net Position (1)	(2,545,466)	-	(196,538)	327,670	(2,414,334)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	797,247		168,300		965,547
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	2,600,072		357,935		2,958,007
Plus: Estimated Income (Loss) on Current Year Operations (2)	97,720		22,053	26,915	146,688
Plus: Other Adjustments (attach schedule)					-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	<b>949,573</b>	<b>-</b>	<b>351,750</b>	<b>354,585</b>	<b>1,655,908</b>
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)</b>	<b>\$ 949,573</b>	<b>\$ -</b>	<b>\$ 351,750</b>	<b>\$ 354,585</b>	<b>\$ 1,655,908</b>

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County	\$ 138,540	\$ -	\$ 150,159	\$ 4,866	\$ 293,564
--	------------	------	------------	----------	------------

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

**2026**

**Guttenberg Housing Authority**

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(Housing Authority Name)

**2026 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

## Guttenberg Housing Authority

(Housing Authority Name)

**Fiscal Year: April 01, 2025 to March 31, 2026**

*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 Guttenberg Housing Authority, on January 06, 2025.

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

<b>Officer's Signature:</b>	randrade@guttenbergha.org
<b>Name:</b>	Ruddys Andrade
<b>Title:</b>	Executive Director
<b>Address:</b>	6900 Broadway, Guttenberg, NJ 07093
<b>Phone Number:</b>	201-861-0900
<b>Fax Number:</b>	201-861-4521
<b>E-mail Address:</b>	randrade@guttenberghousing.org

# 2026 CAPITAL BUDGET/PROGRAM MESSAGE

## Guttenberg Housing Authority

**Fiscal Year: April 01, 2025 to March 31, 2026**

*Answer all questions below using the space provided.*

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

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

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

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

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

N/A

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

**Guttenberg Housing Authority**  
For the Period: April 01, 2025 to March 31, 2026

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Common Area Flooring (CFP2022)	\$ 200,572				\$ 200,572	
Bathroom Upgrades (CFP 2024)	-				-	
Unit Flooring & Apt Turnover (CFP 2024)	133,198				133,198	
Vestibule & Intercom (CFP 2024)	30,000				30,000	
Total	363,770	-	-	-	363,770	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 363,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 363,770</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

## Guttenberg Housing Authority

For the Period: April 01, 2025 to March 31, 2026

*Fiscal Year Beginning in*

	<b>Estimated Total Cost</b>	<b>Current Budget Year 2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
<i>Public Housing Management</i>							
Common Area Flooring (CFP2022)	\$ 200,572	\$ 200,572					
Bathroom Upgrades (CFP 2024)	270,000	-	200,000	70,000			
Unit Flooring & Apt Turnover (CFP 2024)	133,198	133,198					
Vestibule & Intercom (CFP 2024)	75,000	30,000			45,000		
Total	678,770	363,770	200,000	70,000	45,000	-	-
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 678,770</b>	<b>\$ 363,770</b>	<b>\$ 200,000</b>	<b>\$ 70,000</b>	<b>\$ 45,000</b>	<b>\$ -</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

**Guttenberg Housing Authority**  
For the Period: April 01, 2025 to March 31, 2026

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Common Area Flooring (CFP2022)	\$ 200,572				\$ 200,572	
Bathroom Upgrades (CFP 2024)	270,000				270,000	
Unit Flooring & Apt Turnover (CFP 2024)	133,198				133,198	
Vestibule & Intercom (CFP 2024)	75,000				75,000	
Total	678,770	-	-	-	678,770	-
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 678,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 678,770</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	<u>\$ 678,770</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.*

