

	<u>Start Year</u>		<u>End Year</u>
Fiscal Year	2025	—	2026

***Housing Authority Budget of:
Vineland Housing Authority***

State Filing Year **2026**

For the Period: ***October 1, 2025*** ***to*** ***September 30, 2026***

www.vha.org
Housing Authority Web Address



Division of Local Government Services

**2026 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2026

Vineland Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 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: 7/23/2025

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

Vineland Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 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:	Linda M Cavallo
Name:	Linda M Cavallo
Title:	Fee Accountant
Address:	2581 E Chestnut Ave., Suite B
	Vineland , NJ 08361
Phone Number:	856-696-8000
Fax Number:	856-794-1295
E-mail Address:	linda@avenacpa.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:

www.vha.org

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

- ☒ A description of the Authority's mission and responsibilities.
- ☒ The budgets for the current fiscal year and immediately preceding two prior years.
- ☒ The most recent 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:

Jacqueline S. Jones

Title of Officer Certifying Compliance:

Executive Director

Signature:

Jacqueline S. Jones

2026 APPROVAL CERTIFICATION

Vineland Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 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 Vineland Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on June 19, 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.

Officer's Signature:	Jacqueline S. Jones
Name:	Jacqueline S. Jones
Title:	Executive Director
Address:	191 W Chestnut Ave Vineland, NJ 08360
Phone Number:	856-691-4099
Fax Number:	856-691-8404
E-mail Address:	jjones@vha.org

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget for Vineland Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented before the governing body of the Vineland Housing Authority at its open public meeting of June 19, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$17,510,860.00, Total Appropriations including any Accumulated Deficit, if any, of \$17,496,930.00, 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 \$2,736,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Vineland Housing Authority, at an open public meeting held on June 19, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 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 Vineland Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on August 21, 2025.

Jacqueline S. Jones

(Secretary's Signature)

6/19/2025

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Mario Ruiz-Mesa, Chairman				X
Chris Chapman	X			
Brian Asselta	X			
Albert Porter	X			
Iris Acosta-Jimenez	X			
Elizabeth Viera	X			

2026 ADOPTION CERTIFICATION

Vineland Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 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 Vineland Housing Authority, pursuant to N.J.A.C 5:31-2.3, on January 00, 1900.

Officer's Signature:			
Name:	Jacqueline S. Jones		
Title:	Executive Director		
Address:	191 W Chestnut Ave Vineland, NJ 08360		
Phone Number:	856-691-4099	Fax:	856-691-8404
E-mail address:	jjones@vha.org		

2026 ADOPTED BUDGET RESOLUTION

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Vineland Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented for adoption before the governing body of the Vineland Housing Authority at its open public meeting of January 0, 1900; 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 \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Vineland Housing Authority at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Vineland Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 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
Mario Ruiz-Mesa, Chairman				
Chris Chapman				
Brian Asselta				
Albert Porter				
Iris Acosta-Jimenez				
Elizabeth Viera				

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

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 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 2026 proposed Annual Budget is primarily based on the September 30, 2024 yearend data and the first six months of the current year (YE 9-30-2025) with consideration of the RAD conversions to date.

Page F-2:

HUD operating subsidy will decrease based on anticipated budget cuts in government.

Congregate services revenue will increase based on a better 2025 than expected.

FSS services will increase based on increases in available funding.

Other tenant fees will decrease based on current trend.

Other authority income will increase based on the current trend. The other authorities are finding it difficult to find competent employees; therefore they rely on the services provided by VHA.

Other service fees will decrease based on the current trend.

Miscellaneous income will decrease based on the current trend and leveling off of fraud recovery.

Interest income will increase based on the current trend of higher interest rates.

Page F-4:

See comments on page N-3 (4)

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

The local/regional economy is weak; therefore, the budget is very conservative.

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.

Not Applicable.

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 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.

PILOT payments are paid to the City of Vineland.

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.

The proposed budget does not reflect an anticipated deficit from 2025 operations.

The accumulated deficit in Unrestricted Net Position is caused by the GASB 68 & 75 required adjustments. The deficit will be reduced through attrition of employees, which has already been implemented. As employees retire or leave, when applicable, job duties are being consolidated. The deficit will also be reduced by cost savings measures taken by converting to RAD and the disposition of scattered sites. The RAD projects have projected operating profits greater than those attainable under public housing.

(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.

Name of Authority:	Vineland Housing Authority		
Federal ID Number:	22-17688869		
Address:	191 W Chestnut Avenue		
City, State, Zip:	Vineland	NJ	08360
Phone: (ext.)	856-691-4099	Fax:	856-691-8404

Preparer's Name:	Linda M. Cavallo		
Preparer's Address:	2581 E Chestnut Ave., Suite B		
City, State, Zip:	Vineland	NJ	08361
Phone: (ext.)	856-696-8000	Fax:	856-794-1295
E-mail:	linda@avenacpa.com		

Chief Executive Officer*	Jacqueline S. Jones		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	856-691-4099	Fax:	856-694-8404
E-mail:	jjones@vha.org		

Chief Financial Officer*	Wendy Hughes		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	856-691-4099	Fax:	856-691-8404
E-mail:	whughes@vha.org		

Name of Auditor:	Michael Thilker		
Name of Firm:	Bowman & Company LLP		
Address:	601 White Horse Pike Road		
City, State, Zip:	Voorhees	NJ	08043-2493
Phone: (ext.)	856-441-0217	Fax:	
E-mail:	mthilker@bowman.cpa		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 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:

46

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:

\$ 2,202,915.62

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)

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

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
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

No

No

No

No

No

No

No

No

No

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

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

Yes

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

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination?

No

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

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses?

No

If "yes", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate?

No

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE
(CONTINUED)

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 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.

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

Vineland Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 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)
Vineland Housing Authority
For the Period: October 01, 2025 to September 30, 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	Highest Compensated Key Employee	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1	Jacqueline S. Jones	Executive Director	40	X		X	\$ 171,126.67	\$ 27,264.26	\$ 5,878.00	\$ 16,441.20	\$ 220,710.13
2	Wendy Hughes	CFO	40	X			\$ 133,681.01	\$ 22,502.88		\$ 11,436.60	\$ 167,620.49
3	Mario Ruiz-Mesa	Chairman	2	X							\$ -
4	Chris Chapman	Commissioner	2	X							\$ -
5	Brian Asselta	Commissioner	2	X							\$ -
6	Albert Porter	Commissioner	2	X							\$ -
7	Iris Acosta-Jimenez	Commissioner	2	X							\$ -
8	Elizabeth Viera	Commissioner	2	X							\$ -
9											\$ -
10											\$ -
11											\$ -
12											\$ -
13											\$ -
14											\$ -
15											\$ -
16											\$ -
17											\$ -
18											\$ -
19											\$ -
20											\$ -
21											\$ -
22											\$ -
23											\$ -
24											\$ -
25											\$ -
26											\$ -
27											\$ -
28											\$ -
29											\$ -
30											\$ -
31											\$ -
32											\$ -
33											\$ -
34											\$ -
35											\$ -
Total:							\$ 304,807.68	\$ 49,767.14	\$ 5,878.00	\$ 27,877.80	\$ 388,330.62

Schedule of Health Benefits - Detailed Cost Analysis

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 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)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	12	16,100.00	193,200.00	12	17,400.00	208,800.00	(15,600.00)	-7.5%
Parent & Child	3	30,750.00	92,250.00	3	33,190.00	99,570.00	(7,320.00)	-7.4%
Employee & Spouse (or Partner)	8	33,800.00	270,400.00	8	36,570.00	292,560.00	(22,160.00)	-7.6%
Family	7	46,630.00	326,410.00	6	50,630.00	303,780.00	22,630.00	7.4%
Employee Cost Sharing Contribution (enter as negative -)			(158,823.00)			(162,864.00)	4,041.00	-2.5%
Subtotal	30		723,437.00	29		741,846.00	(18,409.00)	-2.5%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	8	7,040.00	56,320.00	8	5,980.00	47,840.00	8,480.00	17.7%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	7	13,810.00	96,670.00	7	11,730.00	82,110.00	14,560.00	17.7%
Family	1	44,710.00	44,710.00	1	37,970.00	37,970.00	6,740.00	17.8%
Employee Cost Sharing Contribution (enter as negative -)			(24,767.00)			(21,036.00)	(3,731.00)	17.7%
Subtotal	16		172,933.00	16		146,884.00	26,049.00	17.7%
GRAND TOTAL	46		896,370.00	45		888,730.00	7,640.00	0.9%

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

Yes

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

Yes

If no accumulated absences, check this box: ☐

N-6 Accumulated Absence Liability

Vineland Housing Authority
ACCUMULATED ABSENCE LIABILITY

	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
TOTALS (THIS PAGE ONLY)	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			

Vineland Housing Authority
ACCUMULATED ABSENCE LIABILITY

	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
TOTALS (THIS PAGE ONLY)	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			

Vineland Housing Authority
ACCUMULATED ABSENCE LIABILITY

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

For the Period: October 01, 2025 to September 30, 2026

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

Page N-7

**2026 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Vineland Housing Authority
For the Period: October 01, 2025 to September 30, 2026

	FY 2026 Proposed Budget					FY 2025 Adopted Budget	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 1,747,420	\$ -	\$ 8,241,000	\$ 4,699,630	\$ 14,688,050	\$ 14,446,550	\$ 241,500	1.7%
Total Non-Operating Revenues	20,530	-	1,217,220	1,585,060	2,822,810	2,872,020	(49,210)	-1.7%
Total Anticipated Revenues	1,767,950	-	9,458,220	6,284,690	17,510,860	17,318,570	192,290	1.1%
APPROPRIATIONS								
Total Administration	691,020	-	1,166,600	2,628,470	4,486,090	4,411,920	74,170	1.7%
Total Cost of Providing Services	1,074,800	-	8,291,410	2,804,830	12,171,040	12,052,640	118,400	1.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	225,860	215,870	9,990	4.6%
Total Operating Appropriations	1,765,820	-	9,458,010	5,433,300	16,882,990	16,680,430	202,560	1.2%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	212,920	222,900	(9,980)	-4.5%
Total Other Non-Operating Appropriations	-	-	-	401,020	401,020	387,270	13,750	3.6%
Total Non-Operating Appropriations	-	-	-	401,020	613,940	610,170	3,770	0.6%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	1,765,820	-	9,458,010	5,834,320	17,496,930	17,290,600	206,330	1.2%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	1,765,820	-	9,458,010	5,834,320	17,496,930	17,290,600	206,330	1.2%
ANTICIPATED SURPLUS (DEFICIT)	\$ 2,130	\$ -	\$ 210	\$ 450,370	\$ 13,930	\$ 27,970	\$ (14,040)	-50.2%

Revenue Schedule

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

[illegible]

Prior Year Adopted Revenue Schedule

Vineland Housing Authority

FY 2025 Adopted Budget

[illegible]

Appropriations Schedule

Vineland Housing Authority
For the Period: October 01, 2025 to September 30, 2026

						<i>FY 2025 Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	FY 2026 Proposed Budget					Total All Operations	All Operations	All Operations
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations			
OPERATING APPROPRIATIONS								
<i>Administration</i>								
Salary & Wages	249,250		480,390	1,021,600	\$ 1,751,240	\$ 1,667,850	\$ 83,390	5.0%
Fringe Benefits	166,970		330,090	604,130	1,101,190	1,118,810	(17,620)	-1.6%
Legal	11,500		34,500	48,550	94,550	86,300	8,250	9.6%
Staff Training	1,000		4,000	3,500	8,500	8,500	-	0.0%
Travel	1,000		1,000	2,000	4,000	4,000	-	0.0%
Accounting Fees	2,760		3,750	98,670	105,180	87,550	17,630	20.1%
Auditing Fees	4,780		30,000	33,930	68,710	68,710	-	0.0%
Miscellaneous Administration*	253,760		282,870	816,090	1,352,720	1,370,200	(17,480)	-1.3%
Total Administration	691,020	-	1,166,600	2,628,470	4,486,090	4,411,920	74,170	1.7%
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services				27,380	27,380	26,080	1,300	5.0%
Salary & Wages - Maintenance & Operation	292,590			555,980	848,570	831,940	16,630	2.0%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	167,730			401,300	569,030	549,710	19,320	3.5%
Tenant Services	3,000			19,000	22,000	22,000	-	0.0%
Utilities	282,260			757,070	1,039,330	890,740	148,590	16.7%
Maintenance & Operation	184,910	1,020		527,320	713,250	724,420	(11,170)	-1.5%
Protective Services				30,000	30,000	30,000	-	0.0%
Insurance	94,900		48,390	340,620	483,910	502,320	(18,410)	-3.7%
Payment in Lieu of Taxes (PILOT)	43,410			122,380	165,790	164,940	850	0.5%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	2,000			9,780	11,780	50,490	(38,710)	-76.7%
Other General Expense	4,000		1,000	14,000	19,000	19,000	-	0.0%
Rents			8,241,000		8,241,000	8,241,000	-	0.0%
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	1,074,800	-	8,291,410	2,804,830	12,171,040	12,052,640	118,400	1.0%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	225,860	215,870	9,990	4.6%
Total Operating Appropriations	1,765,820	-	9,458,010	5,433,300	16,882,990	16,680,430	202,560	1.2%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	212,920	222,900	(9,980)	-4.5%
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve				401,020	401,020	387,270	13,750	3.6%
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	401,020	613,940	610,170	3,770	0.6%
TOTAL APPROPRIATIONS	1,765,820	-	9,458,010	5,834,320	17,496,930	17,290,600	206,330	1.2%
ACCUMULATED DEFICIT					-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,765,820	-	9,458,010	5,834,320	17,496,930	17,290,600	206,330	1.2%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 1,765,820	\$ -	\$ 9,458,010	\$ 5,834,320	\$ 17,496,930	\$ 17,290,600	\$ 206,330	1.2%

* 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 \$ 88,291.00 \$ - \$ 472,900.50 \$ 271,665.00 \$ 844,149.50

AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

[illegible]

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

[illegible]

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

[illegible]

Prior Year Adopted Appropriations Schedule

Vineland Housing Authority

	FY 2025 Adopted Budget				
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 222,960		\$ 466,650	\$ 978,240	\$ 1,667,850
Fringe Benefits	135,530		432,670	550,610	1,118,810
Legal	6,750		31,000	48,550	86,300
Staff Training	1,000		4,000	3,500	8,500
Travel	1,000		1,000	2,000	4,000
Accounting Fees				87,550	87,550
Auditing Fees	4,780		30,000	33,930	68,710
Miscellaneous Administration*	266,810		319,930	783,460	1,370,200
Total Administration	638,830	-	1,285,250	2,487,840	4,411,920
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services				26,080	26,080
Salary & Wages - Maintenance & Operation	354,020			477,920	831,940
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	165,880			383,830	549,710
Tenant Services	3,000			19,000	22,000
Utilities	228,680			662,060	890,740
Maintenance & Operation	202,800		1,020	520,600	724,420
Protective Services				30,000	30,000
Insurance	98,540		50,230	353,550	502,320
Payment in Lieu of Taxes (PILOT)	44,940			120,000	164,940
Terminal Leave Payments					-
Collection Losses	5,980			44,510	50,490
Other General Expense	4,000		1,000	14,000	19,000
Rents			8,241,000		8,241,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,107,840	-	8,293,250	2,651,550	12,052,640
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	215,870
Total Operating Appropriations	1,746,670	-	9,578,500	5,139,390	16,680,430
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	222,900
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve				387,270	387,270
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	387,270	610,170
TOTAL APPROPRIATIONS	1,746,670	-	9,578,500	5,526,660	17,290,600
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,746,670	-	9,578,500	5,526,660	17,290,600
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 1,746,670	\$ -	\$ 9,578,500	\$ 5,526,660	\$ 17,290,600

* 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 \$ 87,333.50 \$ - \$ 478,925.00 \$ 256,969.50 \$ 834,021.50

AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

APPROPRIATION DETAIL PAGE

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

Debt Service Schedule - Principal

Vineland 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	
Housing Revenue Bond #1		\$ 94,590	\$ 99,700	\$ 105,080	\$ 110,520	\$ 116,720	\$ 123,030	\$ 129,680	\$ 1,158,425	\$	1,843,155.00
Capital Leveraging		\$ 100,000	\$ 50,000							\$	50,000.00
Housing Revenue Bond #2		\$ 121,280	\$ 126,160	\$ 131,230	\$ 136,200	\$ 141,970	\$ 147,670	\$ 153,600	\$ 2,216,210	\$	3,053,040.00
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
TOTAL PRINCIPAL		315,870	275,860	236,310	246,720	258,690	270,700	283,280	3,374,635		4,946,195
LESS: HUD SUBSIDY		100,000	50,000								50,000
NET PRINCIPAL		\$ 215,870	\$ 225,860	\$ 236,310	\$ 246,720	\$ 258,690	\$ 270,700	\$ 283,280	\$ 3,374,635	\$	4,896,195

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

	Moody's	Fitch	Standard & Poors
Bond Rating	N/A	N/A	N/A
Year of Last Rating	N/A	N/A	N/A

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Vineland 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
Housing Revenue Bond #1	99,890	94,780	89,390	83,950	77,740	71,440	64,790	235,280	717,370
Capital Leveraging	5,870	1,180							1,180
Housing Revenue Bond #2	123,010	118,140	113,070	108,100	102,330	96,630	90,700	531,800	1,160,770
									-
									-
									-
									-
									-
TOTAL INTEREST	228,770	214,100	202,460	192,050	180,070	168,070	155,490	767,080	1,879,320
LESS: HUD SUBSIDY	5,870	1,180							1,180
NET INTEREST	<u>\$ 222,900</u>	<u>\$ 212,920</u>	<u>\$ 202,460</u>	<u>\$ 192,050</u>	<u>\$ 180,070</u>	<u>\$ 168,070</u>	<u>\$ 155,490</u>	<u>\$ 767,080</u>	<u>\$ 1,878,140</u>

Net Position Reconciliation

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 1,716,326.00	\$ -	\$ (256,804)	\$ 13,801,921	\$ 15,261,443
Less: Invested in Capital Assets, Net of Related Debt (1)	3,481,540		-	7,101,066	10,582,606
Less: Restricted for Debt Service Reserve (1)			70,036	8,020,792	8,090,828
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(1,765,214)	-	(326,840)	(1,319,937)	(3,411,991)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	517,412		277,148	1,737,745	2,532,305
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	2,164,635		1,117,812	5,402,488	8,684,935
Plus: Estimated Income (Loss) on Current Year Operations (2)	2,130		210	11,590	13,930
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	918,963	-	1,068,330	5,831,886	7,819,179
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	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 918,963	\$ -	\$ 1,068,330	\$ 5,831,886	\$ 7,819,179

(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 \$ 88,291 \$ - \$ 472,901 \$ 271,665 \$ 844,150

(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

Vineland Housing Authority

(Housing Authority Name)

**2026 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Vineland Housing Authority

(Housing Authority Name)

Fiscal Year: October 01, 2025 to September 30, 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 Vineland Housing Authority, on June 19, 2025.

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

Officer's Signature:	Jacqueline S. Jones
Name:	Jacqueline S. Jones
Title:	Executive Director
Address:	191 W Chestnut Ave
	Vineland, NJ 08360
Phone Number:	856-691-4099
Fax Number:	856-691-8404
E-mail Address:	jjones@vha.org

2026 CAPITAL BUDGET/PROGRAM MESSAGE

Vineland Housing Authority

Fiscal Year: October 01, 2025 to September 30, 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

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Community Building	\$ 1,171,000			\$ -		\$ 1,171,000
Maintenance Vehicles	-					
	-					
	-					
Total	1,171,000	-	-	-	-	1,171,000
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
RAD-Improvements	1,400,000		\$ 1,400,000			
RAD-Equipment	165,000		165,000			
RAD-Unit conversions	-					
COCC-Equipment	-					
Total	1,565,000	-	1,565,000	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 2,736,000	\$ -	\$ 1,565,000	\$ -	\$ -	\$ 1,171,000

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

5 Year Capital Improvement Plan

Vineland Housing Authority
For the Period: October 01, 2025 to September 30, 2026

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2026	2027	2028	2029	2030	2031
<i>Public Housing Management</i>							
Community Building	\$ 1,171,000	\$ 1,171,000					
Maintenance Vehicles	173,000	-	78,000			95,000	
	-	-					
	-	-					
Total	1,344,000	1,171,000	78,000	-	-	95,000	-
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
RAD-Improvements	1,643,500	1,400,000	\$ 243,500				
RAD-Equipment	215,000	165,000	50,000				
RAD-Unit conversions	1,130,000	-	1,130,000				
COCC-Equipment	66,000	-	19,000	24,000	6,000	-	17,000
Total	3,054,500	1,565,000	1,442,500	24,000	6,000	-	17,000
TOTAL	\$ 4,398,500	\$ 2,736,000	\$ 1,520,500	\$ 24,000	\$ 6,000	\$ 95,000	\$ 17,000

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

5 Year Capital Improvement Plan Funding Sources

Vineland Housing Authority

For the Period: October 01, 2025 to September 30, 2026

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Community Building	\$ 1,171,000					\$ 1,171,000
Maintenance Vehicles	173,000				173,000	
	-					
	-					
Total	1,344,000	-	-	-	173,000	1,171,000
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
RAD-Improvements	1,643,500		\$ 1,643,500			
RAD-Equipment	234,000		234,000			
RAD-Unit conversions	1,130,000		1,130,000			
COCC-Equipment	47,000		47,000			
Total	3,054,500	-	3,054,500	-	-	-
TOTAL	\$ 4,398,500	\$ -	\$ 3,054,500	\$ -	\$ 173,000	\$ 1,171,000
Total 5 Year Plan per CB-4	<u>\$ 4,398,500</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: Vineland Housing Authority Year Ending: September 30, 2024

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

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

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

6/19/2025

Date

Jacqueline S. Jones

Clerk/Secretary to the Governing Body

Appendix to Budget Document