

	<u>Start Year</u>		<u>End Year</u>
Fiscal Year	2026	—	2027

Housing Authority Budget of:
North Bergen Housing Authority

State Filing Year **2027**

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

www.northbergenhousing.com
Housing Authority Web Address



Division of Local Government Services

**2027 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2027

North Bergen Housing Authority

HOUSING AUTHORITY BUDGET

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

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

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

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

By: Jorge Carmona Date: 7/9/2026

2027 PREPARER'S CERTIFICATION

North Bergen Housing Authority

HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimated 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 reassurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	thomasfurlongcpa@gmail.com
Name:	Thomas Furlong
Title:	Fee Accountant
Address:	470 Highway 79
	Morganville, NJ 07751
Phone Number:	732-591-2300
Fax Number:	732-591-2525
E-mail Address:	thomasfurlongcpa@gmail.com

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HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

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

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

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

Name of Officer Certifying Compliance:	Julio Marengo
Title of Officer Certifying Compliance:	Executive Director
Signature:	<u>jmarengo@nbhousing.org</u>

2027 APPROVAL CERTIFICATION

North Bergen Housing Authority

HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body North Bergen Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on April 15, 2026.

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

Officer's Signature:	jmarenc@nbhousing.org
Name:	Julio Marenc
Title:	Executive Director
Address:	6121 Grand Avenue North Bergen, NJ 07047
Phone Number:	201-868-8605
Fax Number:	201-295-3098
E-mail Address:	jmarenc@nbhousing.org

2027 HOUSING AUTHORITY BUDGET RESOLUTION

North Bergen Housing Authority

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

WHEREAS, the Annual Budget for North Bergen Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented before the governing body of the North Bergen Housing Authority at its open public meeting of April 15, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$21,668,370.00, Total Appropriations including any Accumulated Deficit, if any, of \$22,404,950.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$772,670.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$2,187,010.00 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 North Bergen Housing Authority, at an open public meeting held on April 15, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the North Bergen Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the North Bergen Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 17, 2026.

jmarengo@nbhousing.org

(Secretary's Signature)

4/15/2026

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Andrew Becker	X			
Hamza Abdelhadi	X			
Katherine Duque	X			
Robert Farley	X			
Joseph Bartulovich	X			
Mary Quintanilla	X			
Gerald Lange	X			

2027 ADOPTION CERTIFICATION

North Bergen Housing Authority

HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the North Bergen Housing Authority, pursuant to N.J.A.C 5:31-2.3, on June 17, 2026.

Officer's Signature:	jmarenco@nbhousing.org		
Name:	Julio Marenco		
Title:	Executive Director		
Address:	6121 Grand Avenue North Bergen, NJ 07047		
Phone Number:	201-868-8605	Fax:	201-295-3098
E-mail address:	jmarenco@nbhousing.org		

2027 ADOPTED BUDGET RESOLUTION

North Bergen Housing Authority

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

WHEREAS, the Annual Budget and Capital Budget/Program for the North Bergen Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the North Bergen Housing Authority at its open public meeting of June 17, 2026; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$21,668,370.00, Total Appropriations, including any Accumulated Deficit, if any, of \$22,404,950.00, and Total Unrestricted Net Position utilized of \$772,670.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$2,187,010.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the North Bergen Housing Authority at an open public meeting held on June 17, 2026 that the Annual Budget and Capital Budget/Program of the North Bergen Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

jmarengo@nbhousing.org
(Secretary's Signature)

6/17/2026
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Andrew Becker	X			
Hamza Abdelhadi				X
Katherine Duque	X			
Robert Farley	X			
Joseph Bartulovich	X			
OPEN				
Gerald Lange				X

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

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

North Bergen Housing Authority

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

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

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

Variances:

Revenues:

Excess utilities (+34.6%) increase in revenues in current year

HUD Operating Subsidy (+17.6%) Expected increase in HUD subsidies from prior year

Interest (+45.5%) increase in earnings rates from prior year

Appropriations:

Fringe Benefits (+24.3% + 19.5%) - Increase due to rise in health benefit premiums approx 34%

Legal (-19.4%) decrease in costs based on current procurement of services

Utilities (+11.7%) - Based on actuals.

Insurance (+12.9%) - Increase in insurance premiums rates

Other General (+15.8%) PHA ported out additional vouchers to other jurisdictions

Sundry (+10%) based on current year actuals

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

None

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.

Due to a proposed reduction in operating subsidy from HUD the Authority is projecting to lose over \$700,000 in funding and therefore needs to use its unrestricted net position to balance the 6/30/26 budget

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

North Bergen Housing Authority

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

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

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

The Housing Authority has a cooperation agreement with the Township of North Bergen that pays a PILOT based on 10% of the net shelter rent. The PILOT budgeted for 6/30/27 is \$365,850

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

PHA will budget a surplus in future years to pay down the costs associated with GASB 68 and GASB 75 liability. It is the hope of the Authority the operating subsidy cut will be temporary and future funding will be sufficient to provide a surplus to cover its GASB 68 and GSB 75 liability. If the funding is not restored the Authority will need to make budget cuts in order to provide a surplus each year.

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

HOUSING AUTHORITY CONTACT INFORMATION

2027

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

Name of Authority:	North Bergen Housing Authority		
Federal ID Number:	22-6002509		
Address:	6121 Grand Avenue		
City, State, Zip:	North Bergen	NJ	07047
Phone: (ext.)	201-868-8605	Fax:	201-295-3098

Preparer's Name:	THOMAS FURLONG, CPA		
Preparer's Address:	470 HIGHWAY 79 SUITE D-1		
City, State, Zip:	MORGANVILLE	NJ	07751
Phone: (ext.)	732-591-2300	Fax:	732-591-2525
E-mail:	THOMASFURLONGCPA@GMAIL.COM		

Chief Executive Officer*	Julio Marengo		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	201-868-8605	Fax:	201-295-3098
E-mail:	jmarengo@nbhousing.org		

Chief Financial Officer*	Mercy Orbe-Henao		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	201-868-8605	Fax:	201-295-3098
E-mail:	morbe@nbhousing.org		

Name of Auditor:	RICHARD LARSEN		
Name of Firm:	NOVOGRADAC & COMPANY LLC		
Address:	1433 HOOPER AVENUE, SUITE 329		
City, State, Zip:	TOMS RIVER	NJ	08753
Phone: (ext.)	732-503-4257	Fax:	732-341-1424
E-mail:	RICH.LARSEN@NOVOCO.COM		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

North Bergen Housing Authority

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

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

68

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:

\$ 3,723,021.82

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)

North Bergen Housing Authority

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

9. Did the Authority pay for meals or catering during the current fiscal year?

No

If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4?

Yes

If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

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

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

No
No
No
No
No
No
Yes
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?

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

No

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)

North Bergen Housing Authority

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

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)? **No** ☐

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? **No** ☐

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? **No** ☐

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)

North Bergen Housing Authority

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

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

Question # 8 - The Board of Commissioners evaluates the Executive Directors compensation each year. Any increase in compensation is subject to budget appropriations and the performance evaluation.

Question # 11g- The Authority Director is given a car purchased by the PHA to be used for Authority business and to travel to and from work.

To date PHA has spent \$32,912 in training and travel costs to the following conferences:

NJ NAHRO Conference-Atlantic City, NJ- November 2025

NJAHRA Conference Atlantic City NJ- September 2025

Rutgers Commissioner Training Classes-on line

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

North Bergen Housing Authority

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

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

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

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

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

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

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

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

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

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

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

	Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
				Commissioner	Officer	Key Employee	Highest Compensated Employee	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1	Andrew Becker	Chairperson	2	X	X			None			\$	-
2	Robert Farley	Vice-Chairperson	2	X	X			None			\$	-
3	Katherine Duque	Commissioner	2	X				None			\$	-
4	Hamza Abdelhadi	Commissioner	2	X				None			\$	-
5	Joseph Bartulovich	Commissioner	2	X				None			\$	-
6	Mary Quintanilla	Commissioner	2	X				None			\$	-
7	Gerald Lange	Commissioner	2	X				None			\$	-
8	Julio Marengo	Executive Director	30		X	X		\$ 186,377.00			\$	186,377.00
9	Mercy Orbe-Henao	Bookkeeper	30			X		\$ 103,585.00			\$	103,585.00
10											\$	-
11											\$	-
12											\$	-
13											\$	-
14											\$	-
15											\$	-
16											\$	-
17											\$	-
18											\$	-
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25											\$	-
26											\$	-
27											\$	-
28											\$	-
29											\$	-
30											\$	-
31											\$	-
32											\$	-
33											\$	-
34											\$	-
35											\$	-
Total:								\$ 289,962.00	\$ -	\$ -	\$ -	\$ 289,962.00

Schedule of Health Benefits - Detailed Cost Analysis

North Bergen Housing Authority

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

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	15	27,537.00	413,055.00	15	24,587.00	368,805.00	44,250.00	12.0%
Parent & Child	12	49,132.00	589,584.00	12	43,868.00	526,416.00	63,168.00	12.0%
Employee & Spouse (or Partner)	7	54,768.00	383,376.00	7	48,900.00	342,300.00	41,076.00	12.0%
Family	9	76,829.00	691,461.00	9	68,597.00	617,373.00	74,088.00	12.0%
Employee Cost Sharing Contribution (enter as negative -)			(338,730.00)			(302,438.00)	(36,292.00)	12.0%
Subtotal	43		1,738,746.00	43		1,552,456.00	186,290.00	12.0%
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	7	8,503.00	59,521.00	7	7,592.00	53,144.00	6,377.00	12.0%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal	7		59,521.00	7		53,144.00	6,377.00	12.0%
GRAND TOTAL	50		1,798,267.00	50		1,605,600.00	192,667.00	12.0%

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

Yes

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

Yes

**North Bergen Housing Authority
ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box: ☐

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
Caseworker	72.00	\$13,047.00	16.50	\$5,980.00			-					X	
Caseworker	156.00	\$15,000.00	12.00	\$3,430.00			-					X	
Director of Tenant Services	4.00	\$727.00	11.00	\$4,000.00								X	
Assistant Building Manager	32.00	\$3,831.00	13.00	\$3,113.00			-					X	
Section 8 Coordinator	6.50	\$1,088.00	10.50	\$3,517.00								X	
Assistant Building Manager	128.00	\$13,835.00	9.00	\$1,845.00								X	
Application Processor	117.50	\$15,000.00	26.50	\$9,777.00								X	
Housing Manager	29.00	\$5,403.00	13.00	\$4,845.00								X	
Community Service Aide	13.00	\$2,237.00	-	\$0.00			-					X	
Building Manager	82.00	\$7,758.00	14.00	\$3,504.00								X	
Section 8 Inspector	7.50	\$0.00	9.00	\$1,029.00								X	
Housing Manager	5.00	\$0.00	15.50	\$3,131.00								X	
Payroll Clerk	13.00	\$0.00	6.00	\$1,850.00								X	
Director of Operations	162.50	\$15,000.00	19.00	\$8,280.00								X	
Purchaser	135.50	\$15,000.00	17.50	\$8,342.00								X	
Housing Inspector	61.50	\$10,619.00	20.00	\$6,842.00								X	
Building Supervisor	15.00	\$0.00	22.00	\$3,231.00								X	
Housing Manager	83.00	\$15,000.00	13.00	\$6,000.00								X	
Caseworker	16.00	\$0.00	20.50	\$4,307.00								X	
Housing Manager	92.00	\$15,000.00	11.00	\$3,884.00								X	
Building Supervisor	11.00	\$0.00	10.50	\$2,972.00								X	
Rent Collector	75.00	\$0.00	12.50	\$3,606.00								X	
Assistant Building Manager	27.00	\$0.00	12.00	\$2,349.00								X	
Building Supervisor	164.50	\$15,000.00	26.00	\$6,529.00								X	
Building Supervisor	32.50	\$0.00	19.50	\$5,200.00								X	
Section 8 Inspector/Maintenance	32.50	\$0.00	11.00	\$2,134.00								X	
Executive Director	18.75	\$0.00	20.50	\$14,476.00								X	
Security Guard	-	\$0.00	4.00	\$684.00								X	
Capital Construction	49.50	\$0.00	12.00	\$3,821.00								X	
Tenant Services Assistant	33.50	\$0.00	13.50	\$3,191.00								X	
Building Manager	-	\$0.00	-	\$0.00								X	
Receptionist	29.00	\$0.00	33.00	\$5,838.00									
TOTALS (THIS PAGE ONLY)	1,684.25	\$163,443.00	453.50	\$136,707.00	-	\$0.00	-	\$0.00	-	\$0.00			

North Bergen Housing Authority
ACCUMULATED ABSENCE LIABILITY

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	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
Groundskeeper	16.75	\$0.00	14.00	\$3,389.00					
Security Guard	90.00	\$0.00	18.00	\$3,024.00					
Security Guard	14.00	\$0.00	10.00	\$1,520.00					
Security Guard	30.00	\$0.00	16.00	\$2,382.00					
Security Guard	12.00	\$0.00	6.00	\$881.00					
Security Guard	36.50	\$0.00	7.00	\$1,177.00					
Security Guard	12.50	\$0.00	18.00	\$2,466.00					
Head of Security	32.50	\$0.00	13.00	\$3,924.00					
Security Guard	12.00	\$0.00	4.00	\$604.00					
Security Guard	54.00	\$0.00	17.00	\$2,081.00					
Security Guard	18.00	\$0.00	14.00	\$2,056.00					
Security Guard	53.00	\$0.00	18.00	\$2,571.00					
Security Guard	19.50	\$0.00	18.00	\$2,644.00					
Payroll Taxes		\$12,398.00		\$12,762.00					
TOTALS (THIS PAGE ONLY)	400.75	\$12,398.00	173.00	\$41,481.00	-	\$0.00	-	\$0.00	-

North Bergen Housing Authority
ACCUMULATED ABSENCE LIABILITY

[illegible]

North Bergen Housing Authority
ACCUMULATED ABSENCE LIABILITY

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

Schedule of Shared Service Agreements

North Bergen Housing Authority

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

If no shared services, check this box: ☒

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

[illegible]

**2027 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

	FY 2027 Proposed Budget					FY 2026 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 10,229,200	\$ -	\$ 10,007,200	\$ 249,960	\$ 20,486,360	\$ 19,273,120	\$ 1,213,240	6.3%
Total Non-Operating Revenues	1,146,220	-	35,790	-	1,182,010	1,134,400	47,610	4.2%
Total Anticipated Revenues	11,375,420	-	10,042,990	249,960	21,668,370	20,407,520	1,260,850	6.2%
APPROPRIATIONS								
Total Administration	4,296,480	-	654,400	249,960	5,200,840	4,911,390	289,450	5.9%
Total Cost of Providing Services	7,851,610	-	9,352,500	-	17,204,110	16,200,280	1,003,830	6.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	12,148,090	-	10,006,900	249,960	22,404,950	21,111,670	1,293,280	6.1%
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	12,148,090	-	10,006,900	249,960	22,404,950	21,111,670	1,293,280	6.1%
Less: Total Unrestricted Net Position Utilized	772,670	-	-	-	772,670	704,150	68,520	9.7%
Net Total Appropriations	11,375,420	-	10,006,900	249,960	21,632,280	20,407,520	1,224,760	6.0%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ 36,090	\$ -	\$ 36,090	\$ -	\$ 36,090	#DIV/0!

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

Page F-2

Prior Year Adopted Revenue Schedule

North Bergen Housing Authority

FY 2026 Adopted Budget[illegible]

Appropriations Schedule

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

	FY 2027 Proposed Budget					FY 2026 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS								
Administration								
Salary & Wages	2,060,300		305,640	146,660	\$ 2,512,600	\$ 2,537,040	\$ (24,440)	-1.0%
Fringe Benefits	1,279,390		196,860	84,990	1,561,240	1,256,350	304,890	24.3%
Legal	225,000		25,000	-	250,000	310,000	(60,000)	-19.4%
Staff Training	27,000		6,000	-	33,000	31,500	1,500	4.8%
Travel	27,550		5,450	-	33,000	31,500	1,500	4.8%
Accounting Fees	85,050		40,950	-	126,000	120,000	6,000	5.0%
Auditing Fees	15,000		10,000	-	25,000	25,000	-	0.0%
Miscellaneous Administration*	577,190		64,500	18,310	660,000	600,000	60,000	10.0%
Total Administration	4,296,480	-	654,400	249,960	5,200,840	4,911,390	289,450	5.9%
Cost of Providing Services								
Salary & Wages - Tenant Services	312,120				312,120	301,880	10,240	3.4%
Salary & Wages - Maintenance & Operation	35,000				35,000	35,000	-	0.0%
Salary & Wages - Protective Services	930,860				930,860	895,100	35,760	4.0%
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	859,080				859,080	719,150	139,930	19.5%
Tenant Services	34,000				34,000	32,000	2,000	6.3%
Utilities	2,460,700				2,460,700	2,203,000	257,700	11.7%
Maintenance & Operation	2,350,000				2,350,000	2,330,000	20,000	0.9%
Protective Services					-	-	-	#DIV/0!
Insurance	420,000		30,000		450,000	480,000	(30,000)	-6.3%
Payment in Lieu of Taxes (PILOT)	365,850				365,850	391,150	(25,300)	-6.5%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	14,000				14,000	14,000	-	0.0%
Other General Expense			22,000		22,000	19,000	3,000	15.8%
Rents			9,300,500		9,300,500	8,715,000	585,500	6.7%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment	70,000				70,000	65,000	5,000	7.7%
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	7,851,610	-	9,352,500	-	17,204,110	16,200,280	1,003,830	6.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	12,148,090	-	10,006,900	249,960	22,404,950	21,111,670	1,293,280	6.1%
NON-OPERATING APPROPRIATIONS								
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!
TOTAL APPROPRIATIONS	12,148,090	-	10,006,900	249,960	22,404,950	21,111,670	1,293,280	6.1%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT					-	-	-	#DIV/0!
DEFICIT	12,148,090	-	10,006,900	249,960	22,404,950	21,111,670	1,293,280	6.1%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other	772,670		-		772,670	704,150	68,520	9.7%
Total Unrestricted Net Position Utilized	772,670	-	-	-	772,670	704,150	68,520	9.7%
TOTAL NET APPROPRIATIONS	\$ 11,375,420	\$ -	\$ 10,006,900	\$ 249,960	\$ 21,632,280	\$ 20,407,520	\$ 1,224,760	6.0%

* 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 \$ 607,404.50 \$ - \$ 500,345.00 \$ 12,498.00 \$ 1,120,247.50

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

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

[illegible]

Prior Year Adopted Appropriations Schedule

North Bergen Housing Authority

	FY 2026 Adopted Budget				
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 1,979,030		\$ 461,560	\$ 96,450	\$ 2,537,040
Fringe Benefits	928,220		280,360	47,770	1,256,350
Legal	290,000		20,000		310,000
Staff Training	26,250		5,250		31,500
Travel	26,780		4,720		31,500
Accounting Fees	82,100		37,900		120,000
Auditing Fees	15,000		10,000		25,000
Miscellaneous Administration*	549,000		51,000		600,000
Total Administration	3,896,380	-	870,790	144,220	4,911,390
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	301,880				301,880
Salary & Wages - Maintenance & Operation	35,000				35,000
Salary & Wages - Protective Services	895,100				895,100
Salary & Wages - Utility Labor					-
Fringe Benefits	719,150				719,150
Tenant Services	32,000				32,000
Utilities	2,203,000				2,203,000
Maintenance & Operation	2,330,000				2,330,000
Protective Services					-
Insurance	450,000		30,000		480,000
Payment in Lieu of Taxes (PILOT)	391,150				391,150
Terminal Leave Payments					-
Collection Losses	14,000				14,000
Other General Expense			19,000		19,000
Rents			8,715,000		8,715,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment	65,000				65,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	7,436,280	-	8,764,000	-	16,200,280
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	11,332,660	-	9,634,790	144,220	21,111,670
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	11,332,660	-	9,634,790	144,220	21,111,670
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	11,332,660	-	9,634,790	144,220	21,111,670
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other	589,060		115,090		704,150
Total Unrestricted Net Position Utilized	589,060	-	115,090	-	704,150
TOTAL NET APPROPRIATIONS	\$ 10,743,600	\$ -	\$ 9,519,700	\$ 144,220	\$ 20,407,520

* 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 \$ 566,633.00 \$ - \$ 481,739.50 \$ 7,211.00 \$ 1,055,583.50

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

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

[illegible]

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

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

[illegible]

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

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

[illegible]

Debt Service Schedule - Principal

North Bergen Housing Authority

If authority has no debt check this box: ☒

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

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

	<u>Moody's</u>	<u>Fitch</u>	<u>Standard & Poors</u>
Bond Rating			
Year of Last Rating			

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

North Bergen Housing Authority

If authority has no debt check this box: ☒

Fiscal Year Ending in

[illegible]

Net Position Reconciliation

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

FY 2027 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 9,582,894.00		\$ (530,884)	\$ (1,206,619)	\$ 7,845,391
Less: Invested in Capital Assets, Net of Related Debt (1)	17,173,872			168,156	17,342,028
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			88,646		88,646
Total Unrestricted Net Position (1)	(7,590,978)	-	(619,530)	(1,374,775)	(9,585,283)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	2,443,353		488,670	826,980	3,759,003
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	7,406,850		982,649	1,209,525	9,599,024
Plus: Estimated Income (Loss) on Current Year Operations (2)	(589,060)	-	(115,090)	-	(704,150)
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,670,165	-	736,699	661,730	3,068,594
Unrestricted Net Position Utilized to Balance Proposed Budget	772,670	-	-	-	772,670
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	772,670	-	-	-	772,670
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 897,495	\$ -	\$ 736,699	\$ 661,730	\$ 2,295,924

(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 \$ 607,405 \$ - \$ 500,345 \$ 12,498 \$ 1,120,248

(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.

2027

North Bergen Housing Authority

(Housing Authority Name)

**2027 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2027 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

North Bergen Housing Authority

(Housing Authority Name)

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

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

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the North Bergen Housing Authority, on April 15, 2026.

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

Officer's Signature:	jmarenc@nbhousing.org
Name:	Julio Marenc
Title:	Executive Director
Address:	6121 Grand Avenue
	North Bergen, NJ 07047
Phone Number:	201-868-8605
Fax Number:	201-295-3098
E-mail Address:	jmarenc@nbhousing.org

2027 CAPITAL BUDGET/PROGRAM MESSAGE

North Bergen Housing Authority

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

Answer all questions below using the space provided.

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

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

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

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

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

--

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

Provide additional documentation as necessary.

Proposed Capital Budget

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Fees	330,000				\$ 330,000	
Dwelling Structures	1,857,010				1,857,010	
	-					
	-					
Total	2,187,010	-	-	-	2,187,010	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 2,187,010	\$ -	\$ -	\$ -	\$ 2,187,010	\$ -

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

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2027	2028	2029	2030	2031	2032
Public Housing Management							
	\$ -	\$ -					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Section 8							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
Fees	1,980,000	330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000
Dwelling Structures	11,142,060	1,857,010	1,857,010	1,857,010	1,857,010	1,857,010	1,857,010
	-	-					
	-	-					
Total	13,122,060	2,187,010	2,187,010	2,187,010	2,187,010	2,187,010	2,187,010
TOTAL	\$ 13,122,060	\$ 2,187,010	\$ 2,187,010	\$ 2,187,010	\$ 2,187,010	\$ 2,187,010	\$ 2,187,010

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

North Bergen Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
	\$ -					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
Fees	1,980,000			\$ 1,980,000		
Dwelling Structures	11,142,060			11,142,060		
	-					
	-					
Total	13,122,060	-	-	-	13,122,060	-
TOTAL	\$ 13,122,060	\$ -	\$ -	\$ -	\$ 13,122,060	\$ -
Total 5 Year Plan per CB-4	\$ 13,122,060					
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: North Bergen Housing Authority **Year Ending:** Jun

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 purposes, please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

[illegible]

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 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.

4/15/2026

Date _____

jmarengo@nbhousing.org

Clerk/Secretary to the Governing Bo

Appendix to Budget Document