

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

***Housing Authority Budget of:  
Collingswood Housing Authority***

**State Filing Year**                      **2026**

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

**[www.collingswoodhousingauthority.com](http://www.collingswoodhousingauthority.com)**

**Housing Authority Web Address**



***Division of Local Government Services***

**2026 HOUSING AUTHORITY BUDGET  
CERTIFICATION SECTION**

**2026**

Collingswood Housing Authority

**HOUSING AUTHORITY BUDGET**

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

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

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

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

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

**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: Christine Lapicchi Date: 1/24/2025

# 2026 PREPARER'S CERTIFICATION

Collingswood Housing Authority

## HOUSING AUTHORITY BUDGET

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

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

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

Preparer's Signature:	davidciarroccacpa@gmail.com
Name:	David W. Ciarrocca, C.P.A., LLC
Title:	C.P.A.
Address:	1930 Wood Road
	Scotch Plains, N.J. 07076-2634
Phone Number:	732-591-2300
Fax Number:	732-591-2525
E-mail Address:	davidciarroccacpa@gmail.com

# HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:	www.collingswoodhousingauthority.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 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:	Mark J. Lonetto
Title of Officer Certifying Compliance:	Executive Director
Signature:	habofc@comcast.net

# 2026 APPROVAL CERTIFICATION

Collingswood Housing Authority

## HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Collingswood Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on December 10, 2024.

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

<b>Officer's Signature:</b>	habofc@comcast .et
<b>Name:</b>	Mark J. Lonetto
<b>Title:</b>	Executive Director
<b>Address:</b>	30 Washington Avenue Collingswood, N.J. 08108
<b>Phone Number:</b>	856-854-1077
<b>Fax Number:</b>	856-854-8283
<b>E-mail Address:</b>	habofc@comcast.net

# 2026 HOUSING AUTHORITY BUDGET RESOLUTION

## Collingswood Housing Authority

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

WHEREAS, the Annual Budget for Collingswood Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented before the governing body of the Collingswood Housing Authority at its open public meeting of December 10, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$1,061,281.00, Total Appropriations including any Accumulated Deficit, if any, of \$1,020,910.00, 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 \$344,521.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$150,000.00; 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 Collingswood Housing Authority, at an open public meeting held on December 10, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Collingswood Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Collingswood Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 21, 2025.

habofc@comcast.net

(Secretary's Signature)

12/10/2024

(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Bradford Stokes	X			
Barbara Pine	X			
Robert Rodriguez				X
Robert Tonsberg	X			
John E. Warne III				X
Suzanne Ollek	X			

# 2026 ADOPTION CERTIFICATION

Collingswood Housing Authority

## HOUSING AUTHORITY BUDGET

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

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Collingswood Housing Authority, pursuant to N.J.A.C 5:31-2.3, on January 21, 2025.

<b>Officer's Signature:</b>	habofc@comcast.net		
<b>Name:</b>	Mark J. Lonetto		
<b>Title:</b>	Executive Director		
<b>Address:</b>	30 Washington Avenue Collingswood, N.J. 08108		
<b>Phone Number:</b>	856-854-1077	<b>Fax:</b>	856-854-8283
<b>E-mail address:</b>	habofc@comcast.net		

# 2026 ADOPTED BUDGET RESOLUTION

## Collingswood Housing Authority

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

WHEREAS, the Annual Budget and Capital Budget/Program for the Collingswood Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented for adoption before the governing body of the Collingswood Housing Authority at its open public meeting of January 21, 2025; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$1,061,281.00, Total Appropriations, including any Accumulated Deficit, if any, of \$1,020,910.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$344,521.00 and Total Unrestricted Net Position Utilized of \$150,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Collingswood Housing Authority at an open public meeting held on January 21, 2025 that the Annual Budget and Capital Budget/Program of the Collingswood Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

habofc@comcast.net  
(Secretary's Signature)

1/21/2025  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Bradford Stokes	X			
Barbara Pine				X
Robert Rodriguez	X			
Robert Tonsberg				X
John E. Warne III	X			
Suzanne Ollek	X			

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

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

## Collingswood Housing Authority

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

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

1. Complete a brief statement on the Fiscal Year 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

HUD Operating Subsidy	21.70%	Increase in HUD appropriation
Laundry Commissions, Late Fees. Etc.	50.00%	Resumption of late fee charges
Travel	12.50%	Resumption of post Covid travel
Tenant Services	20.00%	Additional tenant service programs
Extraordinary Maintenance	20.00%	Increase in anticipated unit rehabilitation

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

The state of the economy may affect resident income increasing the dependence on Operating Subsidy.

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

N/A

# 2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Collingswood Housing Authority

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

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

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

P.I.L.O.T. payments are made consistent with the cooperation agreement between the authority and municipality.

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.

N/A

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

# HOUSING AUTHORITY CONTACT INFORMATION

## 2026

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

<b>Name of Authority:</b>	Collingswood Housing Authority		
<b>Federal ID Number:</b>	22-2164426		
<b>Address:</b>	30 Washington Avenue		
<b>City, State, Zip:</b>	Collingswood	N.J.	08108
<b>Phone: (ext.)</b>	856-854-1077	<b>Fax:</b>	856-854-8283

<b>Preparer's Name:</b>	David W. Ciarrocca, C.P.A., LLC		
<b>Preparer's Address:</b>	1930 Wood Road		
<b>City, State, Zip:</b>	Scotch Plains	N.J.	07076-2634
<b>Phone: (ext.)</b>	732-591-2300	<b>Fax:</b>	732-591-2525
<b>E-mail:</b>	davidciarrocacpa@gmail.com		

<b>Chief Executive Officer*</b>	Mark J. Lonetto		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	856-854-1077	<b>Fax:</b>	856-854-8283
<b>E-mail:</b>	<a href="mailto:habofc@comcast.net">habofc@comcast.net</a>		

<b>Chief Financial Officer*</b>	Mark J. Lonetto		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	856-854-1077	<b>Fax:</b>	856-854-8283
<b>E-mail:</b>	<a href="mailto:habofc@comcast.net">habofc@comcast.net</a>		

<b>Name of Auditor:</b>	Francis J. McConnell, C.P.A.		
<b>Name of Firm:</b>	Francis J. McConnell, C.P.A.		
<b>Address:</b>	6225 Rising Sun Avenue		
<b>City, State, Zip:</b>	Philadelphia	PA.	19111
<b>Phone: (ext.)</b>	215-742-3428	<b>Fax:</b>	215-742-7065
<b>E-mail:</b>	<a href="http://www.fmcconnell.com">www.fmcconnell.com</a>		

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Collingswood Housing Authority

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

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

6

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:

\$ 205,228.00

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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

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

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

No

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

No

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

No

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

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

No

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

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

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

## Collingswood Housing Authority

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

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

Yes

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

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

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)

Collingswood Housing Authority

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

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

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

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

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

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

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

# HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Collingswood Housing Authority

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

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

Compensation is based on employee evaluations and fund availability.

Annual Dinner  
Il Fiore

CK# 45272

\$841.06

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

**Collingswood Housing Authority**

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

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

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

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

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

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

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

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

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

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

**Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)**  
**Collingswood Housing Authority**  
**For the Period: April 01, 2025 to March 31, 2026**

	Name	Title	Average Hours per Week Dedicated to Position	Position	Reportable Compensation from Authority (W-2/ 1099)					Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
					Commissioner	Officer	Key Employee	Highest Compensated	Former		
1	Mark J. Lonetto	Executive Director	35								
2	Bradford Stokes	Board Chairman	2	X							\$ 15,000.00
3	Barbara Pine	Commissioner	2	X							\$ -
4	Robert Rodriguez	Commissioner	2	X							\$ -
5	Robert Tonsberg	Commissioner	2	X							\$ -
6	John E. Warne III	Commissioner	2	X							\$ -
7	Suzanne Ollek	Commissioner	2	X							\$ -
8											\$ -
9											\$ -
10											\$ -
11											\$ -
12											\$ -
13											\$ -
14											\$ -
15											\$ -
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25											\$ -
26											\$ -
27											\$ -
28											\$ -
29											\$ -
30											\$ -
31											\$ -
32											\$ -
33											\$ -
34											\$ -
35											\$ -
Total:											\$ 15,000.00
											\$ -
											\$ 15,000.00



# Schedule of Health Benefits - Detailed Cost Analysis

Collingswood Housing Authority

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

If no health benefits, check this box: ☐

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	1	22,476.00	22,476.00	1	21,406.00	21,406.00	1,070.00	5.0%
Parent & Child								
Employee & Spouse (or Partner)	1	39,033.00	39,033.00	1	37,173.00	37,173.00	1,860.00	5.0%
Family								
Employee Cost Sharing Contribution (enter as negative - )			(10,500.00)			(10,000.00)	(500.00)	5.0%
Subtotal	2		51,009.00	2		48,579.00	2,430.00	5.0%
<b>Commissioners - Health Benefits - Annual Cost</b>								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative - )								
Subtotal								
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage								
Parent & Child								
Employee & Spouse (or Partner)								
Family								
Employee Cost Sharing Contribution (enter as negative - )								
Subtotal								
<b>GRAND TOTAL</b>	<b>2</b>		<b>51,009.00</b>	<b>2</b>		<b>48,579.00</b>	<b>2,430.00</b>	<b>5.0%</b>

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

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

Yes
Yes

**If no accumulated absences, check this box:** ☒

### N-6 Accumulated Absence Liability

[illegible]

**N-6 (2) Accumulated Absence Liability**

[illegible]

### N-6 (3) Accumulated Absence Liability

[illegible]

N-6 (TOTAL) Accumulated Absence Liability

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

**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]

**2026 HOUSING AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

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

	FY 2026 Proposed Budget					FY 2025 Adopted Budget	Total All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations					
<b>REVENUES</b>										
Total Operating Revenues	\$ 1,000,081	\$ -	\$ -	\$ -	\$ 1,000,081	\$ 943,352	\$ 56,729	\$ 56,729	6.0%	
Total Non-Operating Revenues	61,200	-	-	-	61,200	55,800	5,400	5,400	9.7%	
Total Anticipated Revenues	1,061,281	-	-	-	1,061,281	999,152	62,129	62,129	6.2%	
<b>APPROPRIATIONS</b>										
Total Administration	261,190	-	-	-	261,190	253,736	7,454	7,454	2.9%	
Total Cost of Providing Services	759,720	-	-	-	759,720	711,946	47,774	47,774	6.7%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	-	#DIV/0!	
Total Operating Appropriations	1,020,910	-	-	-	1,020,910	965,682	55,228	55,228	5.7%	
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	1,020,910	-	-	-	1,020,910	965,682	55,228	55,228	5.7%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	1,020,910	-	-	-	1,020,910	965,682	55,228	55,228	5.7%	
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 40,371	\$ -	\$ -	\$ -	\$ 40,371	\$ 33,470	\$ 6,901	\$ 6,901	20.6%	

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

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### Prior Year Adopted Revenue Schedule

**Collingswood Housing Authority****FY 2025 Adopted Budget**[illegible]

# Appropriations Schedule

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

## FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	FY 2025 Adopted Budget	Total All Operations	All Operations	All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
<b>OPERATING APPROPRIATIONS</b>											
<i>Administration</i>											
Salary & Wages	125,770				\$ 125,770	\$ 123,826	\$ 1,944				1.6%
Fringe Benefits	49,020				49,020	47,310	1,710				3.6%
Legal	15,000				15,000	16,000	(1,000)				-6.3%
Staff Training	4,800				4,800	4,800	-				0.0%
Travel	1,800				1,800	1,600	200				12.5%
Accounting Fees	19,000				19,000	18,000	1,000				5.6%
Auditing Fees	6,400				6,400	6,000	400				6.7%
Miscellaneous Administration*	39,400				39,400	36,200	3,200				8.8%
Total Administration	261,190	-	-	-	261,190	253,736	7,454				2.9%
<i>Cost of Providing Services</i>											
Salary & Wages - Tenant Services					-	-	-		#DIV/0!		
Salary & Wages - Maintenance & Operation	87,258				87,258	83,658	3,600				4.3%
Salary & Wages - Protective Services					-	-	-		#DIV/0!		
Salary & Wages - Utility Labor	9,695				9,695	9,295	400				4.3%
Fringe Benefits	36,980				36,980	35,690	1,290				3.6%
Tenant Services	30,000				30,000	25,000	5,000				20.0%
Utilities	198,000				198,000	203,000	(5,000)				-2.5%
Maintenance & Operation	155,000				155,000	141,000	14,000				9.9%
Protective Services	1,100				1,100	1,100	-				0.0%
Insurance	50,000				50,000	47,500	2,500				5.3%
Payment in Lieu of Taxes (PILOT)	33,187				33,187	32,203	984				3.1%
Terminal Leave Payments					-	-	-		#DIV/0!		
Collection Losses	500				500	500	-				0.0%
Other General Expense					-	-	-		#DIV/0!		
Rents					-	-	-		#DIV/0!		
Extraordinary Maintenance	150,000				150,000	125,000	25,000				20.0%
Replacement of Non-Expendible Equipment	8,000				8,000	8,000	-				0.0%
Property Betterment/Additions					-	-	-		#DIV/0!		
Miscellaneous COPS*					-	-	-		#DIV/0!		
Total Cost of Providing Services	759,720	-	-	-	759,720	711,946	47,774				6.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-		#DIV/0!		
Total Operating Appropriations	1,020,910	-	-	-	1,020,910	965,682	55,228				5.7%
<b>NON-OPERATING APPROPRIATIONS</b>											
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-		#DIV/0!		
Operations & Maintenance Reserve					-	-	-		#DIV/0!		
Renewal & Replacement Reserve					-	-	-		#DIV/0!		
Municipality/County Appropriation					-	-	-		#DIV/0!		
Other Reserves					-	-	-		#DIV/0!		
Total Non-Operating Appropriations	-	-	-	-	-	-	-		#DIV/0!		
TOTAL APPROPRIATIONS	1,020,910	-	-	-	1,020,910	965,682	55,228				5.7%
<b>ACCUMULATED DEFICIT</b>											
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,020,910	-	-	-	1,020,910	965,682	55,228				5.7%
<b>UNRESTRICTED NET POSITION UTILIZED</b>											
Municipality/County Appropriation	-	-	-	-	-	-	-		#DIV/0!		
Other					-	-	-		#DIV/0!		
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-		#DIV/0!		
TOTAL NET APPROPRIATIONS	\$ 1,020,910	\$ -	\$ -	\$ -	\$ 1,020,910	\$ 965,682	\$ 55,228				5.7%

\* 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 \$ 51,045.50 \$ - \$ - \$ - \$ 51,045.50

Collingswood Housing Authority

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

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

[illegible]





# Prior Year Adopted Appropriations Schedule

## Collingswood Housing Authority

	FY 2025 Adopted Budget				
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 123,826				\$ 123,826
Fringe Benefits	47,310				47,310
Legal	16,000				16,000
Staff Training	4,800				4,800
Travel	1,600				1,600
Accounting Fees	18,000				18,000
Auditing Fees	6,000				6,000
Miscellaneous Administration*	36,200				36,200
Total Administration	253,736	-	-	-	253,736
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	83,658				83,658
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	9,295				9,295
Fringe Benefits	35,690				35,690
Tenant Services	25,000				25,000
Utilities	203,000				203,000
Maintenance & Operation	141,000				141,000
Protective Services	1,100				1,100
Insurance	47,500				47,500
Payment in Lieu of Taxes (PILOT)	32,203				32,203
Terminal Leave Payments					-
Collection Losses	500				500
Other General Expense					-
Rents					-
Extraordinary Maintenance	125,000				125,000
Replacement of Non-Expendible Equipment	8,000				8,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	711,946	-	-	-	711,946
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	965,682	-	-	-	965,682
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	965,682	-	-	-	965,682
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	965,682	-	-	-	965,682
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 965,682	\$ -	\$ -	\$ -	\$ 965,682

\* 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 \$ 48,284.10 \$ - \$ - \$ - \$ 48,284.10

Collingswood Housing Authority

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

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

[illegible]



Collingswood Housing Authority

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

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

[illegible]

### Debt Service Schedule - Principal

Collingswood Housing Authority

☒ If authority has no debt check this box:

[illegible]

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

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

If no rating, type "Not Applicable".

## Collingswood Housing Authority

## COMMINGLED HOUSING AUTHORITY

Fiscal Year Ending in

# Net Position Reconciliation

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

## FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
	\$ 1,925,710.00	\$ -	\$ -	\$ -	\$ 1,925,710
	1,408,577				1,408,577
					-
	517,133	-	-	-	517,133
					-
					-
					-
	275,502				275,502
					-
					-
					-
	792,635	-	-	-	792,635
	-	-	-	-	-
	150,000	-	-	-	150,000
	-	-	-	-	-
	150,000	-	-	-	150,000
	\$ 642,635	\$ -	\$ -	\$ -	\$ 642,635

**TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)**  
Less: Invested in Capital Assets, Net of Related Debt (1)  
Less: Restricted for Debt Service Reserve (1)  
Less: Other Restricted Net Position (1)  
Total Unrestricted Net Position (1)  
Less: Designated for Non-Operating Improvements & Repairs  
Less: Designated for Rate Stabilization  
Less: Other Designated by Resolution  
Plus: Accrued Unfunded Pension Liability (1)  
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)  
Plus: Estimated Income (Loss) on Current Year Operations (2)  
Plus: Other Adjustments (attach schedule)

**UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET**  
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)

- (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 \$ 51,046 \$ - \$ - \$ - \$ 51,046  
(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**

**Collingswood Housing Authority**

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(Housing Authority Name)

**2026 HOUSING AUTHORITY  
CAPITAL BUDGET / PROGRAM**

# 2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

## Collingswood Housing Authority

(Housing Authority Name)

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

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

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Collingswood Housing Authority, on December 10, 2024.

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

---

<b>Officer's Signature:</b>	habofc@comcast.net
<b>Name:</b>	Mark J. Lonetto
<b>Title:</b>	Executive Director
<b>Address:</b>	30 Washington Avenue Collingswood, N.J. 08108
<b>Phone Number:</b>	856-854-1077
<b>Fax Number:</b>	856-854-8283
<b>E-mail Address:</b>	habofc@comcast.net

# 2026 CAPITAL BUDGET/PROGRAM MESSAGE

## Collingswood Housing Authority

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

*Answer all questions below using the space provided.*

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

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

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

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

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

N/A

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

*Provide additional documentation as necessary.*

# Proposed Capital Budget

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

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Operations/Structures & Facilities	\$ 194,521	\$ 194,521				
Misc. Improvements	150,000					
	-					
Total	344,521	150,000	-	-	194,521	-
Section 8						
	-					
	-					
	-					
Total	-					
Housing Voucher						
	-					
	-					
	-					
Total	-					
Other Programs						
	-					
	-					
	-					
Total	-					
TOTAL PROPOSED CAPITAL BUDGET	\$ 344,521	\$ 150,000	\$ -	\$ -	\$ 194,521	\$ -

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

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

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2026	2027	2028	2029	2030	2031
<i>Public Housing Management</i>							
Operations/Structures & Facilities	\$ 1,167,126	\$ 194,521	\$ 194,521	\$ 194,521	\$ 194,521	\$ 194,521	\$ 194,521
Misc. Improvements	150,000	150,000					
	-	-					
	-	-					
Total	1,317,126	344,521	194,521	194,521	194,521	194,521	194,521
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 1,317,126</b>	<b>\$ 344,521</b>	<b>\$ 194,521</b>	<b>\$ 194,521</b>	<b>\$ 194,521</b>	<b>\$ 194,521</b>	<b>\$ 194,521</b>

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

## 5 Year Capital Improvement Plan Funding Sources

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

		<i>Funding Sources</i>				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Operations/Structures & Facilities	\$ 1,167,126				\$ 1,167,126	
Misc. Improvements	150,000	150,000				
	-					
	-					
Total	1,317,126	150,000	-	-	1,167,126	-
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 1,317,126</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,167,126</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	<u><u>\$ 1,317,126</u></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: \_\_\_\_\_

Collingswood Housing Authority

Year Ending: \_\_\_\_\_

March 31, 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.

12/10/2024

Date

habotc@comcast.net

Clerk/Secretary to the Governing Body

Appendix to Budget Document