	Start Year		End Year
Fiscal Year	2025	_	2026

Housing Authority Budget of:

Florence Township Housing Authority

State Filing Year **2025**

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

www.florence-nj.gov/housing
Housing Authority Web Address

NJ DEPARTMENT OF Community Affairs

Division of Local Government Services

2025 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION

2025

Florence Township 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 Zapicchi Date: 1/15/2025

2025 PREPARER'S CERTIFICATION

Florence Township 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
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.florence-nj.gov/housing

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 renumeration 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:	Gary Centinaro
Title of Officer Certifying Compliance:	Executive Director
Signature:	fha1@comcast.net

2025 APPROVAL CERTIFICATION

Florence Township 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 Florence Township Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on November 13, 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.

Officer's Signature:	fha1@comcast.net
Name:	Gary Centinaro
Title:	Executive Director
Address:	620 West Third Street Florence, N.J. 08518
Phone Number:	609-499-0575
Fax Number:	609-499-0888
E-mail Address:	fha1@comcast.net

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Florence Township Housing Authority

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

WHEREAS, the Annual Budget for Florence Township Housing Authority for the fiscal year beginning April 01, 2025 and ending March 31, 2026 has been presented before the governing body of the Florence Township Housing Authority at its open public meeting of November 13, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of $679,175.00, Total Appropriations including any Accumulated Deficit, if any, of $602,344.00, and Total Unrestriced Net Position planned to be utilized as funding thereof, of $0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of $131,789.00 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 Florence Township Housing Authority, at an open public meeting held on November 13, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Florence Township 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 Florence Township Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on January 09, 2025.

fha1@comcast.net
(Secretary’s Signature)

11/13/2024
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Ritchard Woolston, Chairman	X			
Anant Patel	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Eduardo Jimenez	X			

2025 ADOPTION CERTIFICATION

Florence Township 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 Florence Township Housing Authority, pursuant to N.J.A.C 5:31- on January 09, 2025.

Officer's Signature:	fha1@comcast.net		
Name:	Gary Centinaro		
Title:	Executive Director		
Address:	620 West Third Street Florence, N.J. 08518		
Phone Number:	609-499-0575	**Fax:**	609-499-0888
E-mail address:	fha1@comcast.net		

2025 ADOPTED BUDGET RESOLUTION

Florence Township Housing Authority

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

WHEREAS, the Annual Budget and Capital Budget/Program for the Florence Township 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 Florence Township Housing Authority at its open public meeting of January 9, 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 $679,175.00, Total Appropriations, including any Accumulated Deficit, if any, of $602,344.00, and Total Unrestricted Net Position utilized of $0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of $131,789.00 and Total Unrestriced Net Position Utilized of $0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Florence Township Housing Authority at an open public meeting held on January 9, 2025 that the Annual Budget and Capital Budget/Program of the Florence Township 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.

fha1@comcast.net
(Secretary's Signature)

1/9/2025
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Ritchard Woolston, Chairman	X			
Anant Patel	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo				X
Eduardo Jimenez	X			

2025 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Florence Township 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.

DWELLING RENTAL	20.30%	INCREASE IN UNITS LEASED
SALARIES & WAGES-ALL CATEGORIES	-10	SALARIES PAID BY BEVERLY HOUSING & REIMB. AS MGT. FEE
FRIMGE-ALL CATEGORIES	-96.10%	FRINGE PAID BY BEVERLY HOUSING & REIMB. AS MGT. FEES
MISC. ADMINSITRATION	1097.60%	MGT. FEE TO BEVERLY HOUSING IN LIEU OF SALARIES /FRING
MAINTENACE & OPERATION	118.60%	INCREASE IN CONTRACTED SERVICES IN LIEU OF SALARIES
P.I.L.O.T.	40.20%	DUE TO INCREASE IN RENATL INCOME
EXTRAORDINARY MAINTENANC	100.00%	INCREASE TO ADDRESS REPAIRS REQUIRED
REPLACEMENT OF EQUIPMENT	100.00%	OFFICE EQUIPMENT IN NEED OF UPGRADING

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

No effect.

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

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Florence Township 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 annually to the municipality consistent with the calculation inluded in the cooperation agreement.

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
2025

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

Name of Authority:	**Florence Township Housing Authority**		
Federal ID Number:	**21-6001624**		
Address:	620 West Third Street		
City, State, Zip:	Florence Township Housing Authority	N.J.	08518
Phone: (ext.)	609-499-0575	*Fax:*	609-499-0888

Preparer's Name:	David W. Ciarrocca, C.P.A., LLC		
Preparer's Address:	1930 Wood Road		
City, State, Zip:	Scotch Plains	N.J.	07076
Phone: (ext.)	732-591-2300	*Fax:*	732-591-2525
E-mail:	davidciarroccacpa@gmail.com		
Chief Executive Officer*	Gary Centinario		
***Or person who performs these functions under another title.**			
Phone: (ext.)	609-499-0575	*Fax:*	609-499-0888
E-mail:	Fha1@comcast.net		
Chief Financial Officer*	Gary Centinaro		
***Or person who performs these functions under another title.**			
Phone: (ext.)	609-575-0575	*Fax:*	609-499-0888
E-mail:	Fha1@comcast.net		
Name of Auditor:	Jennifer L. Anderson, C.P.A.		
Name of Firm:	Jennifer L. Anderson, C.P.A.		
Address:	110 Marter Avenue, Suite 210		
City, State, Zip:	Moorestown	N.J.	08057
Phone: (ext.)	856-234-7788	*Fax:*	856-866-2324
E-mail:	janderson@mazzuccocpa.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Florence Township 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: 0

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: $0

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 of 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)

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

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

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? **Yes**
If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

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

Florence Township 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.)? 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)

Florence Township Housing Authority

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

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

Compensation is determermeined after employee evaluations and is approved by the board of commissioners.

TRAVEL:

R. Woolston - $4.611.33 - A.C., Phoenix & Florida Conferences

E. Jimenez - $2,413.54 - A.C. & Phoenix Conferences

W. Bott - $589.50 - A.C. Conference

R. Dulo - $589.50 - A.C. Conference

A. Patel - $1,611.28 - Phoenix Conference

MISC. ADMINISTRATIVE:

Publications	$100
Dues	1,200
Telephone	3,500
Collection Agent	400
Management Fees	225,000
Forms & Stationary	4,000
Other	7,000
Total	241,200

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

Florence Township 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 of 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 exchance for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as perosnal 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 prperty. 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)
Florence Township Housing Authority
For the Period: April 01, 2025 to March 31, 2026

	Name	Title	Average Hours per Week Dedicated to Position	Position: Commissioner	Position: Officer	Position: Key Employee	Position: Highest Compensated	Position: Former	Reportable Compensation from Authority (W-2/ 1099): Base Salary/ Stipend	Reportable Compensation from Authority (W-2/ 1099): Bonus	Reportable Compensation from Authority (W-2/ 1099): Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
1	Gary Centinaro	Executive Director	20		X								$ -
2	Ritchard Woolston	Commissioner	1	X									$ -
3	Eduardo Jimenez	Commissioner	1	X									$ -
4	Kimberly Mattson	Commissioner	1	X									$ -
5	Mary Ann Napolitan	Commissioner	1	X									$ -
6	Robert J. Dulo	Commissioner	1	X									$ -
7	Anant Patel	Commissioner	1	X									$ -
8													$ -
9													$ -
10													$ -
11													$ -
12													$ -
13													$ -
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27													$ -
28													$ -
29													$ -
30													$ -
31													$ -
32													$ -
33													$ -
34													$ -
35													$ -
		Total:							$ -	$ -	$ -	$ -	$ -

Schedule of Health Benefits - Detailed Cost Analysis

Florence Township 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)
Active Employees - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal			-			-	-	
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			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
GRAND TOTAL			-	-		-	-	

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

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

Complete the below table for the Authority's accrued liability for compensated absences.

If no accumulated absences, check this box: ☑

Legal Basis for Benefit

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	Approved Labor Agreement	Resolution	Individual Employment Agreement
Total liability for accumulated compensated absences per most recent audit (this page only)		$ -			

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

Complete the below table for the Authority's accrued liability for compensated absences.

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences per Most Recent Audit	Dollar Value of Accrued Compensated Absence Liability	*Legal Basis for Benefit* Approved Labor Agreement	Resolution	Individual Employment Agreement
Total liability for accumulated compensated absences per most recent audit (this page only)		$ -			

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

Complete the below table for the Authority's accrued liability for compensated absences.

			Legal Basis for Benefit		
Individuals Eligible for Benefit	**Gross Days of Accumulated Compensated Absences per Most Recent Audit**	**Dollar Value of Accrued Compensated Absence Liability**	**Approved Labor Agreement**	**Resolution**	**Individual Employment Agreement**
Total liability for accumulated compensated absences per most recent audit (all pages)		$ -			

Schedule of Shared Service Agreements

Florence Township Housing Authority

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.

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority
Beverly Housing Authority	Florence Housing Authority	Management Services		Perpetual	Perpetual	$ 225,000

2025 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION

SUMMARY

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

	FY 2025 Proposed Budget					*FY 2024 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	$ 641,675	$ -	$ -	$ -	$ 641,675	$ 607,707	$ 33,968	5.6%
Total Non-Operating Revenues	37,500	-	-	-	37,500	35,000	2,500	7.1%
Total Anticipated Revenues	679,175	-	-	-	679,175	642,707	36,468	5.7%
APPROPRIATIONS								
Total Administration	295,900	-	-	-	295,900	268,440	27,460	10.2%
Total Cost of Providing Services	306,444	-	-	-	306,444	290,150	16,294	5.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	602,344	-	-	-	602,344	558,590	43,754	7.8%
Total Interest Payments on Debt	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	602,344	-	-	-	602,344	558,590	43,754	7.8%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	602,344	-	-	-	602,344	558,590	43,754	7.8%
ANTICIPATED SURPLUS (DEFICIT)	$ 76,831	$ -	$ -	$ -	$ 76,831	$ 84,117	$ (7,286)	-8.7%

Revenue Schedule

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

	FY 2025 Proposed Budget					FY 2024 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 REVENUES								
Rental Fees								
Homebuyers' Monthly Payments					$ -	$ -	$ -	#DIV/0!
Dwelling Rental	336,936				336,936	279,972	56,964	20.3%
Excess Utilities	2,300				2,300	2,500	(200)	-8.0%
Non-Dwelling Rental					-	-	-	#DIV/0!
HUD Operating Subsidy	166,250				166,250	182,400	(16,150)	-8.9%
New Construction - Acc Section 8					-	-	-	#DIV/0!
Voucher - Acc Housing Voucher					-	-	-	#DIV/0!
Total Rental Fees	505,486	-	-	-	505,486	464,872	40,614	8.7%
Other Operating Revenues (List)								
C.F.P.Operations	131,789				131,789	138,435	(6,646)	-4.8%
Late Fees & Other Tenant Charges	4,400				4,400	4,400	-	0.0%
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
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					-	-	-	#DIV/0!
Total Other Revenue	136,189	-	-	-	136,189	142,835	(6,646)	-4.7%
Total Operating Revenues	641,675	-	-	-	641,675	607,707	33,968	5.6%
NON-OPERATING REVENUES								
Other Non-Operating Revenues (List)								
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
					-	-	-	#DIV/0!
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	#DIV/0!
Interest on Investments & Deposits (List)								
Interest Earned	37,500				37,500	35,000	2,500	7.1%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Interest	37,500	-	-	-	37,500	35,000	2,500	7.1%
Total Non-Operating Revenues	37,500	-	-	-	37,500	35,000	2,500	7.1%
TOTAL ANTICIPATED REVENUES	$ 679,175	$ -	$ -	$ -	$ 679,175	$ 642,707	$ 36,468	5.7%

Page F-2

Prior Year Adopted Revenue Schedule

Florence Township Housing Authority

	FY 2024 Adopted Budget				
	Public Housing Management	**Section 8**	**Housing Voucher**	**Other Programs**	**Total All Operations**
OPERATING REVENUES					
Rental Fees					
Homebuyers' Monthly Payments					$ -
Dwelling Rental	279,972				279,972
Excess Utilities	2,500				2,500
Non-Dwelling Rental					-
HUD Operating Subsidy	182,400				182,400
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher					-
Total Rental Fees	464,872	-	-	-	464,872
Other Revenue (List)					
C.F.P.Operations	138,435				138,435
Late Fees & Other Tenant Charges	4,400				4,400
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Total Other Revenue	142,835	-	-	-	142,835
Total Operating Revenues	607,707	-	-	-	607,707
NON-OPERATING REVENUES					
Other Non-Operating Revenues (List)					
					-
					-
					-
					-
					-
					-
Other Non-Operating Revenues	-	-	-	-	-
Interest on Investments & Deposits					
Interest Earned	35,000				35,000
Penalties					-
Other					-
Total Interest	35,000	-	-	-	35,000
Total Non-Operating Revenues	35,000	-	-	-	35,000
TOTAL ANTICIPATED REVENUES	$ 642,707	$ -	$ -	$ -	$ 642,707

Appropriations Schedule

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

	FY 2025 Proposed Budget					FY 2024 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	-				$ -	$ 169,500	$ (169,500)	-100.0%
Fringe Benefits	1,000				1,000	25,600	(24,600)	-96.1%
Legal	9,400				9,400	9,400	-	0.0%
Staff Training	10,000				10,000	10,100	(100)	-1.0%
Travel	5,500				5,500	5,600	(100)	-1.8%
Accounting Fees	16,000				16,000	15,200	800	5.3%
Auditing Fees	12,800				12,800	12,900	(100)	-0.8%
Miscellaneous Administration*	241,200				241,200	20,140	221,060	1097.6%
Total Administration	295,900	-	-	-	295,900	268,440	27,460	10.2%
Cost of Providing Services								
Salary & Wages - Tenant Services					-	-	-	#DIV/0!
Salary & Wages - Maintenance & Operation	-				-	70,125	(70,125)	-100.0%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor	-				-	23,375	(23,375)	-100.0%
Fringe Benefits	-				-	14,400	(14,400)	-100.0%
Tenant Services	1,500				1,500	1,500	-	0.0%
Utilities	77,800				77,800	72,600	5,200	7.2%
Maintenance & Operation	129,000				129,000	59,000	70,000	118.6%
Protective Services					-	-	-	#DIV/0!
Insurance	21,000				21,000	19,500	1,500	7.7%
Payment in Lieu of Taxes (PILOT)	26,144				26,144	18,650	7,494	40.2%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	1,000				1,000	1,000	-	0.0%
Other General Expense					-	-	-	#DIV/0!
Rents					-	-	-	#DIV/0!
Extraordinary Maintenance	30,000				30,000	10,000	20,000	200.0%
Replacement of Non-Expendible Equipment	20,000				20,000	-	20,000	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	306,444	-	-	-	306,444	290,150	16,294	5.6%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	602,344	-	-	-	602,344	558,590	43,754	7.8%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX	-	-	-	#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	602,344	-	-	-	602,344	558,590	43,754	7.8%
ACCUMULATED DEFICIT					-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	602,344	-	-	-	602,344	558,590	43,754	7.8%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	$ 602,344	$ -	$ -	$ -	$ 602,344	$ 558,590	$ 43,754	7.8%

* 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	$ 30,117.20	$ -	$ -	$ -	$ 30,117.20

HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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Prior Year Adopted Appropriations Schedule

Florence Township Housing Authority

	FY 2024 Adopted Budget				
	Public Housing Management	**Section 8**	**Housing Voucher**	**Other Programs**	**Total All Operations**
OPERATING APPROPRIATIONS					
Administration					
Salary & Wages	$ 169,500				$ 169,500
Fringe Benefits	25,600				25,600
Legal	9,400				9,400
Staff Training	10,100				10,100
Travel	5,600				5,600
Accounting Fees	15,200				15,200
Auditing Fees	12,900				12,900
Miscellaneous Administration*	20,140				20,140
Total Administration	268,440	-	-	-	268,440
Cost of Providing Services					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	70,125				70,125
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor	23,375				23,375
Fringe Benefits	14,400				14,400
Tenant Services	1,500				1,500
Utilities	72,600				72,600
Maintenance & Operation	59,000				59,000
Protective Services					-
Insurance	19,500				19,500
Payment in Lieu of Taxes (PILOT)	18,650				18,650
Terminal Leave Payments					-
Collection Losses	1,000				1,000
Other General Expense					-
Rents					-
Extraordinary Maintenance	10,000				10,000
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	290,150	-	-	-	290,150
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	558,590	-	-	-	558,590
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	558,590	-	-	-	558,590
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	558,590	-	-	-	558,590
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	$ 558,590	$ -	$ -	$ -	$ 558,590

* 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	$ 27,929.50	$ -	$ -	$ -	$ 27,929.50

HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Florence Township Housing Authority

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

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

Line Item:	*Public Housing Mgt.*	*Section 8*	*Housing Voucher*	*Other Programs*	*Total*
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Debt Service Schedule - Principal

Florence Township Housing Authority

If authority has no debt check this box: ☑

	Date of Local Finance Board Approval	*Fiscal Year Ending in* 2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Principal Outstanding
										$ -
										$ -
										$ -
										$ -
										$ -
										$ -
										$ -
										$ -
										$ -
										$ -
TOTAL PRINCIPAL		-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY										-
NET PRINCIPAL		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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

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

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Florence Township Housing Authority

If authority has no debt check this box: ☑

	Fiscal Year Ending in								
	2025 (Adopted Budget)	**2026 (Proposed Budget)**	**2027**	**2028**	**2029**	**2030**	**2031**	**Thereafter**	**Total Interest Payments Outstanding**
									-
									-
									-
									-
									-
									-
									-
									-
									-
									-
TOTAL INTEREST	-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY									-
NET INTEREST	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Net Position Reconciliation

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

	FY 2025 Proposed Budget				
	Public Housing Management	**Section 8**	**Housing Voucher**	**Other Programs**	**Total All Operations**
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	$ 2,351,751.00	$ -	$ -	$ -	$ 2,351,751
Less: Invested in Capital Assets, Net of Related Debt (1)	900,423				900,423
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	1,451,328	-	-	-	1,451,328
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	101,414				101,414
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	1,552,742	-	-	-	1,552,742
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)	$ 1,552,742	$ -	$ -	$ -	$ 1,552,742

(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	$ 30,117	$ -	$ -	$ -	$ 30,117

(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.

2025

Florence Township Housing Authority

(Housing Authority Name)

2025 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM

2025 CERTIFICATION OF
AUTHORITY CAPITAL BUDGET / PROGRAM

Florence Township 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:

[X] 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 Florence Township Housing Authority, on November 13, 2024.

[ ] It is hereby certified that the governing body of the Florence Township 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 Florence Township Housing for the following reason(s):

Officer's Signature:	fha1@comcast.net
Name:	Gary Centinaro
Title:	Executive Director
Address:	620 West Third Street
	Florence, N.J. 08518
Phone Number:	609-499-0575
Fax Number:	609-499-0888
E-mail Address:	fha1@comcast.net

2025 CAPITAL BUDGET/PROGRAM MESSAGE

Florence Township 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? No

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? Yes

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

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? Yes

Provide additional documentation as necessary.

Proposed Capital Budget

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

	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
		Funding Sources				
Public Housing Management						
Operations/Structural & Mechanical	$ 131,789				$ 131,789	
	-					
	-					
	-					
Total	131,789	-	-	-	131,789	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	$ 131,789	$ -	$ -	$ -	$ 131,789	$ -

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

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

	Estimated Total Cost	Current Budget Year 2025	2026	2027	2028	2029	2030
		Fiscal Year Beginning in					
Public Housing Management							
Operations/Structural & Mechanical	$ 790,734	$ 131,789	$ 131,789	$ 131,789	$ 131,789	$ 131,789	$ 131,789
	-	-					
	-	-					
	-	-					
Total	790,734	131,789	131,789	131,789	131,789	131,789	131,789
Section 8							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Housing Voucher							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
Other Programs							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	$ 790,734	$ 131,789	$ 131,789	$ 131,789	$ 131,789	$ 131,789	$ 131,789

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

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

	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
		Funding Sources				
Public Housing Management						
Operations/Structural & Mechanical	$ 790,734				$ 790,734	
	-					
	-					
	-					
Total	790,734	-	-	-	790,734	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	$ 790,734	$ -	$ -	$ -	$ 790,734	$ -
Total 5 Year Plan per CB-4	$ 790,734					
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: **Florence Township 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.

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.

11/13/2024	fha1@comcast.net
Date	Clerk/Secretary to the Governing Body

Appendix to Budget Document