

Fiscal Year Start Year End Year
 2026 – 2026

*Housing Authority Budget of:
Lakewood Housing Authority*

State Filing Year 2026

For the Period: January 1, 2026 to December 31, 2026

www.lakewoodha.org
Housing Authority Web Address



Division of Local Government Services

**2026 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2026

Lakewood Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2026 to December 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: *Jorge Carmona* Date: 1/20/2026

2026 PREPARER'S CERTIFICATION

Lakewood Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2026 to December 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:	thomasfurlongcpa@gmail.com
Name:	Thomas Furlong
Title:	Fee Accountant
Address:	470 Highway 79
	Morganville, NJ 07751
Phone Number:	732-591-2300
Fax Number:	732-591-2525
E-mail Address:	thomasfurlongcpa@gmail.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

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

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

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

Name of Officer Certifying Compliance: Scott Parsons
Title of Officer Certifying Compliance: Executive Director
Signature: sparsons@lakewoodha.org

2026 APPROVAL CERTIFICATION

Lakewood Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2026 to December 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 Lakewood Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on November 6, 2025.

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

Officer's Signature:	sparsons@lakewoodha.org
Name:	Scott Parsons
Title:	Executive Director
Address:	317 Sampson Avenue Lakewood, NJ 08701
Phone Number:	732-364-1300
Fax Number:	732-367-3299
E-mail Address:	sparsons@lakewoodha.org

2026 ADOPTION CERTIFICATION

Lakewood Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: January 01, 2026 to December 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 Lakewood Housing Authority, pursuant to N.J.A.C 5:31-2.3, on January 08, 2026.

Officer's Signature:	sparsons@lakewoodha.org		
Name:	Scott Parsons		
Title:	Executive Director		
Address:	317 Sampson Avenue Lakewood, NJ 08701		
Phone Number:	732-364-1300	Fax:	732-367-3299
E-mail address:	sparsons@lakewoodha.org		

2026 ADOPTED BUDGET RESOLUTION

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Lakewood Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Lakewood Housing Authority at its open public meeting of January 8, 2026; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$23,728,190.00, Total Appropriations, including any Accumulated Deficit, if any, of \$23,699,250.00, and Total Unrestricted Net Position utilized of ; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$693,466.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Lakewood Housing Authority at an open public meeting held on January 8, 2026 that the Annual Budget and Capital Budget/Program of the Lakewood Housing Authority for the fiscal year beginning January 01, 2026 and ending December 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.

sparsons@lakewoodha.org

(Secretary's Signature)

1/8/2026

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Gregory Stafford Smith	X			
Shabsi Ganzweig	X			
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			
Open				

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

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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 2026 proposed Annual Budget and make comparison to the Fiscal Year 2025 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Variances:

Operating Revenues:

Tenant Sales & Services/Frauds(+32%)-increase based on current year actuals

Management Fees - Interlocals (+100%) PHA has added additional interlocals for bookkeeping services

Interest Earned (+40%) - increased as a result of increase in investable balances

Operating Appropriations:

Fringe Benefits (+27.4% + 19.9%) anticipated increase in health benefit premiums of approx 34.5%

Protective Services(-50%) expected removal of security services contract

PILOT-(+19.3%) increase in rental income caused increased PILOT calculation

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

None

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

N/A

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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.

N/A

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

Deficit as a result of the recording of the PHA's GASB 68 & 75 liability will be funded each year as the PHA budgets a surplus to cover the amount.

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

HOUSING AUTHORITY CONTACT INFORMATION

2026

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

Name of Authority:	Lakewood Housing Authority		
<i>Federal ID Number:</i>	22-6008718		
<i>Address:</i>	317 SAMPSON AVENUE		
<i>City, State, Zip:</i>	LAKEWOOD	NJ	08701
<i>Phone: (ext.)</i>	732-364-1300	<i>Fax:</i>	732-367-3299

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

Chief Executive Officer*	SCOTT PARSONS		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-364-1300	<i>Fax:</i>	732-367-3299
<i>E-mail:</i>	SPARSONS@LAKEWOODHA.ORG		

Chief Financial Officer*	TERESA ACOSTA		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	732-364-1300	<i>Fax:</i>	732-367-3299
<i>E-mail:</i>	TACOSTA@LAKEWOODHA.ORG		

Name of Auditor:	RICHARD LARSEN		
<i>Name of Firm:</i>	NOVOGRADAC & COMPANY LLC		
<i>Address:</i>	1433 HOOPER AVENUE, SUITE 329		
<i>City, State, Zip:</i>	TOMS RIVER	NJ	08753
<i>Phone: (ext.)</i>	732-505-4257	<i>Fax:</i>	732-341-1424
<i>E-mail:</i>	RICH.LARSEN@NOVOCO.COM		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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:

20

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:

\$ 1,291,132.00

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)

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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? 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)

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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)

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

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

Question # 8 - The Board of Commissioners reviews the Executive Directors compensation each year to determine the increase in remuneration.

Question 10-Travel costs:

Local Travel/Mileage-\$2,565.83

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

Lakewood Housing Authority

FISCAL YEAR: January 01, 2026 to December 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)
Lakewood Housing Authority

For the Period: January 01, 2026 to December 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	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)				
1	Gregory Stafford-Smith	Chairperson	2	X						None					
2	Shabsi Ganzweig	Vice Chairperson	2	X						None					
3	Angela Caldwell	2nd Vice Chairperson	2	X						None					
4	Denise Douglas	Commissioner	2	X						None					
5	Eli Rennert	Commissioner	2	X						None					
6	Bassi Aderet	Commissioner	2	X						None					
7	Scott Parsons	Executive Director	35		X	X	X		\$ 180,488.00	\$ 5,839.00	\$ 3,375.00	\$ 140,166.00	\$ 324,029.00		
8	Teresa Acosta	Financial OPS & HR Manager	35			X			\$ 129,951.00	\$ 5,839.00	\$ 31,675.00	\$ 40,669.00	\$ 208,134.00		
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Total:											\$ 310,439.00	\$ 5,839.00	\$ 35,050.00	\$ 180,835.00	\$ 532,163.00

Schedule of Health Benefits - Detailed Cost Analysis

Lakewood Housing Authority

For the Period: January 01, 2026 to December 31, 2026

If no health benefits, check this box:

	# of Covered Members		Annual Cost		Total Cost		# of Covered Members		Annual Cost per		Total Current		% Increase	
	Proposed Budget	(Medical & Rx)	Proposed Budget	Employee Estimate	Proposed Budget	Employee Estimate	Current Year	(Medical & Rx)	Employee Current Year	Year Cost	(Decrease)	% Increase	(Decrease)	
Active Employees - Health Benefits - Annual Cost														
Single Coverage	9		24,393.00		219,537.00		9		18,136.00			163,224.00		34.5%
Parent & Child	1		41,906.00		41,906.00		1		31,157.00			31,157.00		34.5%
Employee & Spouse (or Partner)	1		48,786.00		48,786.00		1		36,272.00			36,272.00		34.5%
Family	1		68,057.00		68,057.00		1		50,600.00			50,600.00		34.5%
Employee Cost Sharing Contribution (enter as negative -)					(96,360.00)							(37,800.00)		154.9%
Subtotal	12				281,926.00		12					243,453.00		15.8%
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	3		7,041.00		21,123.00		3		5,235.00			15,705.00		34.5%
Parent & Child					-							-		-
Employee & Spouse (or Partner)					-							-		-
Family					-							-		-
Employee Cost Sharing Contribution (enter as negative -)														-
Subtotal	3				21,123.00		3					15,705.00		34.5%
GRAND TOTAL	15				303,049.00		15					259,158.00		16.9%

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

**2026 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Lakewood Housing Authority
For the Period: January 01, 2026 to December 31, 2026

	FY 2026 Proposed Budget				FY 2025 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		
REVENUES								
Total Operating Revenues	\$ -	\$ -	\$ 20,889,700	\$ 2,463,890	\$ 23,353,590	\$ 22,436,500	\$ 917,090	4.1%
Total Non-Operating Revenues	-	-	232,600	142,000	374,600	301,500	73,100	24.2%
Total Anticipated Revenues	-	-	21,122,300	2,605,890	23,728,190	22,738,000	990,190	4.4%
APPROPRIATIONS								
Total Administration	-	-	1,758,060	495,780	2,253,840	2,015,470	238,370	11.8%
Total Cost of Providing Services	-	-	19,359,500	1,819,780	21,179,280	20,315,950	863,330	4.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	-	-	21,117,560	2,315,560	23,433,120	22,331,420	1,101,700	4.9%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	266,130	266,130	266,130	246,730	19,400	7.9%
Total Non-Operating Appropriations	-	-	266,130	266,130	266,130	246,730	19,400	7.9%
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	-	-	21,117,560	2,581,690	23,699,250	22,578,150	1,121,100	5.0%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	-	-	21,117,560	2,581,690	23,699,250	22,578,150	1,121,100	5.0%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ 4,740	\$ 24,200	\$ 28,940	\$ 159,850	\$ (130,910)	-81.9%

Appropriations Schedule

Lakewood Housing Authority
For the Period: January 01, 2026 to December 31, 2026

	FY 2026 Proposed Budget				FY 2025 Adopted Budget	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
					Operations	All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages			998,600	187,660	\$ 1,186,260	\$ 1,117,750	\$ 68,510 6.1%
Fringe Benefits			527,080	183,000	710,080	557,220	152,860 27.4%
Legal			29,250	15,750	45,000	45,000	- 0.0%
Staff Training			16,250	8,750	25,000	25,000	- 0.0%
Travel			3,900	2,100	6,000	6,000	- 0.0%
Accounting Fees			17,880	9,620	27,500	27,500	- 0.0%
Auditing Fees			14,300	7,700	22,000	22,000	- 0.0%
Miscellaneous Administration*			150,800	81,200	232,000	215,000	17,000 7.9%
Total Administration	-	-	1,758,060	495,780	2,253,840	2,015,470	238,370 11.8%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	#DIV/0!
Salary & Wages - Maintenance & Operation				217,900	217,900	208,450	9,450 4.5%
Salary & Wages - Protective Services					-	-	#DIV/0!
Salary & Wages - Utility Labor				93,400	93,400	89,330	4,070 4.6%
Fringe Benefits				198,520	198,520	165,600	32,920 19.9%
Tenant Services				13,000	13,000	13,000	- 0.0%
Utilities				558,000	558,000	540,000	18,000 3.3%
Maintenance & Operation				455,000	455,000	427,000	28,000 6.6%
Protective Services				45,000	45,000	90,000	(45,000) -50.0%
Insurance			25,500	144,500	170,000	155,000	15,000 9.7%
Payment in Lieu of Taxes (PILOT)				39,460	39,460	33,070	6,390 19.3%
Terminal Leave Payments					-	-	#DIV/0!
Collection Losses				30,000	30,000	30,000	- 0.0%
Other General Expense			14,000		14,000	14,500	(500) -3.4%
Rents			19,320,000		19,320,000	18,525,000	795,000 4.3%
Extraordinary Maintenance					-	-	#DIV/0!
Replacement of Non-Expendible Equipment				25,000	25,000	25,000	- 0.0%
Property Betterment/Additions					-	-	#DIV/0!
Miscellaneous COPS*					-	-	#DIV/0!
Total Cost of Providing Services	-	-	19,359,500	1,819,780	21,179,280	20,315,950	863,330 4.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	-	-	21,117,560	2,315,560	23,433,120	22,331,420	1,101,700 4.9%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	#DIV/0!
Renewal & Replacement Reserve				266,130	266,130	246,730	19,400 7.9%
Municipality/County Appropriation					-	-	#DIV/0!
Other Reserves					-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	266,130	266,130	246,730	19,400 7.9%
TOTAL APPROPRIATIONS	-	-	21,117,560	2,581,690	23,699,250	22,578,150	1,121,100 5.0%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	-	21,117,560	2,581,690	23,699,250	22,578,150	1,121,100 5.0%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	#DIV/0!
Other					-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ -	\$ -	\$ 21,117,560	\$ 2,581,690	\$ 23,699,250	\$ 22,578,150	\$ 1,121,100 5.0%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ - \$ - \$ 1,055,878.00 \$ 115,778.00 \$ 1,171,656.00

Prior Year Adopted Appropriations Schedule

Lakewood Housing Authority

FY 2026 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages			\$ 928,470	\$ 189,280	\$ 1,117,750
Fringe Benefits			473,260	83,960	557,220
Legal			29,250	15,750	45,000
Staff Training			16,250	8,750	25,000
Travel			3,900	2,100	6,000
Accounting Fees			17,875	9,625	27,500
Auditing Fees			14,300	7,700	22,000
Miscellaneous Administration*			139,750	75,250	215,000
Total Administration	-	-	1,623,055	392,415	2,015,470
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation				208,450	208,450
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor				89,330	89,330
Fringe Benefits				165,600	165,600
Tenant Services				13,000	13,000
Utilities				540,000	540,000
Maintenance & Operation				427,000	427,000
Protective Services				90,000	90,000
Insurance			23,850	131,150	155,000
Payment in Lieu of Taxes (PILOT)				33,070	33,070
Terminal Leave Payments					-
Collection Losses				30,000	30,000
Other General Expense			14,500		14,500
Rents			18,525,000		18,525,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment				25,000	25,000
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	-	-	18,563,350	1,752,600	20,315,950
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	-	-	20,186,405	2,145,015	22,331,420
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve				246,730	246,730
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	246,730	246,730
TOTAL APPROPRIATIONS	-	-	20,186,405	2,391,745	22,578,150
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	-	-	20,186,405	2,391,745	22,578,150
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ -	\$ -	\$ 20,186,405	\$ 2,391,745	\$ 22,578,150

* 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 \$ - \$ - \$ 1,009,320.25 \$ 107,250.75 \$ 1,116,571.00

Debt Service Schedule - Principal

Lakewood Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	Date of Local Finance Board Approval	2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter	Total Principal Outstanding
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	Standard & Poors	
Bond Rating	Fitch	
Year of Last Rating		

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Lakewood Housing Authority

If authority has no debt check this box:

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

2026

Lakewood Housing Authority

(Housing Authority Name)

**2026 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Lakewood Housing Authority

(Housing Authority Name)

Fiscal Year: January 01, 2026 to December 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 Lakewood Housing Authority, on November 06, 2025.

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

Officer's Signature:	sparsons@lakewoodha.org
Name:	Scott Parsons
Title:	Executive Director
Address:	317 Sampson Avenue Lakewood, NJ 08701
Phone Number:	732-364-1300
Fax Number:	732-367-3299
E-mail Address:	sparsons@lakewoodha.org

2026 CAPITAL BUDGET/PROGRAM MESSAGE

Lakewood Housing Authority

Fiscal Year: January 01, 2026 to December 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).

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

Provide additional documentation as necessary.

Proposed Capital Budget

Lakewood Housing Authority

For the Period: January 01, 2026 to December 31, 2026

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
RAD Physical Improvements	693,466	\$ 693,466				
	-					
	-					
	-					
Total	693,466	-	693,466	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 693,466	\$ -	\$ 693,466	\$ -	\$ -	\$ -

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

Lakewood Housing Authority

For the Period: January 01, 2026 to December 31, 2026

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2026	2027	2028	2029	2030	2031
<i>Public Housing Management</i>							
	\$ -	\$ -					
Total	-	-	-	-	-	-	-
<i>Section 8</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
RAD Physical Improvements	1,220,100	693,466	\$ 114,957	\$ 98,150	\$ 124,049	\$ 189,478	\$ -
	-	-					
	-	-					
Total	1,220,100	693,466	114,957	98,150	124,049	189,478	-
TOTAL	\$ 1,220,100	\$ 693,466	\$ 114,957	\$ 98,150	\$ 124,049	\$ 189,478	\$ -

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

Lakewood Housing Authority

For the Period: January 01, 2026 to December 31, 2026

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
	-					
	-					
	-					
Total	-	-	-	-	-	
<i>Section 8</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	
<i>Housing Voucher</i>						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	
<i>Other Programs</i>						
RAD Physical Improvements	1,220,100	\$ 1,220,100				
	-					
	-					
	-					
Total	1,220,100	-	1,220,100	-	-	
TOTAL	\$ 1,220,100	\$ -	\$ 1,220,100	\$ -	\$ -	
Total 5 Year Plan per CB-4	<u>\$ 1,220,100</u>	<u>\$ -</u>	<u>\$ 1,220,100</u>	<u>\$ -</u>	<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: _____ Lakewood Housing Authority _____ Year Ending: _____ December 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.

Date

sparsons@lakewoodha.org

Clerk/Secretary to the Governing Body

Appendix to Budget Document