

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
BOROUGH OF LODI, HELD ON
THURSDAY, JULY 24, 2014 AT THE
HOUSING AUTHORITY OF THE
BOROUGH OF LODI, 50 BROOKSIDE
AVENUE, LODI, NEW JERSEY

Chairman Marra called the Regular Meeting to order at 6:00 P.M.

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape recorded.

Upon call of the roll, the following Commissioners were found to be present and absent. Present were: Chairman Robert Marra, Commissioners Daniel Cody, Allen Riley, Gerald Woods. Absent were: Commissioners Vincent Lynch, Albert Di Chiara, Vincent Caruso, Lenore Morrell, Secretary. Also present were; Thomas DeSomma, Executive Director, Conrad M. Olear, Esq., Gary Luna, Deputy Director.

There were no bids this Meeting.

A motion was made by Commissioner Cody and seconded by Commissioner Woods to approve the minutes of the Regular Meeting of June 19, 2014. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Riley	
Commissioner Woods	NONE
Commissioner Marra	

COMMUNICATIONS: NONE

REPORT OF ATTORNEY:

1. D'Aries & Sons vs LHS-Awaiting fully- executed-Settlement Agreement
2. Two eviction proceedings filed for Non –Payment of Rent
3. Gloria Cortez (81 Charles Street, Apt. #2) - Section 8 Participant - Terminated –arrearage owed of \$2,843- unpaid
4. Eva Grecco (DVP #15D) – Correspondence of 6/29/2014- receive filed

;

MINUTES REGULAR MEETING— JULY 24, 2014 – PAGE 2:

Commissioner Lynch entered the meeting at this point: 6:03 P.M.

Eva Grecco, 15D De Vries Park was in attendance. Executive Director questioned her if she wanted to speak.

Mrs.. Grecco questioned if everyone had received her letter..

Executive Director, Attorney, Commissioners answered yes they did

Mrs. Grecco stated she wanted to thank everyone for giving her the chance of putting everything in writing. I’m also asking about the status of the Non-Smoking Policy

A motion was made by Commissioner Cody and seconded by Commissioner Riley to pay the monthly bills for Public Housing and Section 8 Rent Subsidy. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	ABSTAINED #92 YES ON REST

REPORT OF SECURITY:

Verbal report stated by “Chief of Security Joseph Pedone – regarding Rennie Place Gate “fence is being left open,”

REPORT OF EXECUTIVE DIRECTOR:

CONTRACT REPORT:

CONTRACT FOR	CONTRACT AWARED TO
MASTER METER CERTIFICATION OF	HECKLES & McCOY, INC.
NATURAL GAS – ALL COMPLEXES AS REQUIRED	550 TOWNSHIP LINE ROAD
BY BOARD OF PUBLIC WORKS	SUITE 300
	\$1,700.00 (ONE YEAR)

CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY

MINUTES REGULAR MEETING – JULY 24, 2014 - PAGE 3:

Discussion with Bob Casiello (Boro of Lodi Emergency Management Coordinator – NJ State Law now requires Evacuation Plan for multiple dwelling units of 20+ and over Age 55 (LHA S/C Complexes)

Non-Smoking Policy – ongoing – still being carried at this time!

LLHA has installed time clock – update to be given

UPDATE: see photos of ongoing corrective action by Maintenance Employees and outside contractors – work pertaining to Annual Inspections at S/C Complexes

Notice to various tenants pertaining to findings of dwelling lease violations- unauthorized renovations damages not due to wear and tear, etc.

Nancy Majkowicz – Massey S/C #28 - Health & Safety Violations – extremely cluttered throughout dwelling unit – refer to photos – move in date 05/01/14

Jeffrey Pereira – DVP#5F – unauthorized pet, unallowable space heater

Eva Yewchuck – North Main Street S/C # 7 –unauthorized pet (dog) left in vehicle

Toni Lama – DVP #3A – violation of Pet Policy dog urinating within apartment – to be discussed

Public Advertisement for Professional Consulting Services – return date 08/20/14 @ 2:00 PM

Carol Ferrara, Housing Manager – be advised Civil Service has been certified – see attached

A motion was made by Commissioner Cody and seconded by Commissioner Woods to go into closed session to discuss Personnel. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

During the closed session discussion ensued pertaining to Maintenance Employee recent Disciplinary Action.

MINUTES REGULAR MEETING- JULY 24, 2014 – PAGE4:

Additionally discussion of the LHA FYE 9/30/15 Operating Budget and related Personnel Salaries as covered under Resolution #13-43 et al:

A motion was made by Commissioner Cody and seconded by Commissioner Riley to end closed session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows::

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

REPORT OF DEPUTY DIRECTOR-/ADMINISTRATION OF SECTION 8:

To date there are 428+ HCV/Section I Participants on the program

FEMA Notification of 3rd Round Funds related to hurricane expenditures for required reports to be done – approximately \$21,085.77

Update on Rennie Place Gate installed

Update on Rennie Place Community Room et al construction contracts

RESOLUTION NO. 13-41

NJPHA JIF MEMBERSHIP RENEWAL FOR 3 YEARS – JANUARY 1, 2015 THROUGH DECEMBER 31, 2017

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

RESOLUTION NO. 13-42

UPDATE OF LHA's CAPITALIZATION POLICY FOR PURCHASES OF LESS THAN \$1,000.00

SEE COPY ATTACHED

MINUTES REGULAR MEETING – JULY 24, 2014- PAGE 5:

The foregoing Resolution was proposed by Commissioner Woods and seconded by Commissioner Lynch. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

RESOLUTION NO. 13-43

2014 BUDGET RESOLUTION (IN-HOUSE FORMAT) FYS 10/01/2014

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Riley. Upon call of the roll, the Commissioners vote was as follows:

AUES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	None
Commissioner Woods	
Commissioner Marra	

RESOLUTION N. 13-44

2014 NJDCA BUDGET & CAPITAL BUDGET – FYS 10/01/2014

SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Woods. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Riley	NONE
Commissioner Woods	
Commissioner Marra	

RESOLUTION NO. 13-45

2014 PHA BOARD RESOLUTION APPROVING OPERATING BUDGET – HUD FORMAT-
FYS 10/01/2014

The foregoing Resolution was proposed by Commissioner Cody and seconded by Commissioner Marra. Upon call of the roll, the Commissioners vote was as follows:

AYES

Commissioner Cody

Commissioner Lynch

Commissioner Riley

Commissioner Woods

Commissioner Marra

NAYS

NONE

A motion was made by Commissioner Cody and seconded by Commissioner Riley at 7:15 P.M. to adjourn the meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES

Commissioner Cody

Commissioner Lynch

Commissioner Riley

Commissioner Woods

Commissioner Marra

NAYS

NONE

The Chairman thereupon declared the meeting as closed.



THOMAS DeSOMMA

Executive Director

ROBERT MARRA

Chairman



Transcribed by



Typed by



MONTHLY BILLS AGENDA - JULY, 2014

PUBLIC HOUSING & SECTION 8

	Check payable to	INVOICE DATE	CHECK #	EXPLANATION	AMOUNT
	Disbursement as reflected in payroll period 6/8/14 to 7/5/14 & 7/6/14 to 7/19/14 are hereby approved				
1	STATE OF N. J.	7/25/14	9305	ASSESSMENT BILL	\$190.51
2	CABLEVISION	7/7/14	9306	FOR DVP, N. MAIN,RENNIE	\$539.35
3	AMERICAN MESSAGING	7/1/14	9307	FOR BEEPERS	\$ 64.85
4	PSE&G	6/12/14	9308	15 MASSEY ST.	\$ 1,170.46
5	ACE LOCK & KEY	6/24/14	9309	LOCKS FOR FENCES & CHAINS	\$ 121.03
6	GENERAL ELECTRIC CO.	6/6/14	9310	REPAIR OF REFRIGERATOR	\$ 130.00
7	GENERAL ELECTRIC CO.	6/17/14	9311	3 REFRIGERATORS	\$ 1,314.00
8	SIEGEL'S HARDWARE	6/25/14	9312	DRYER KITS, GLOVES, ETC.	\$ 146.84
9	DOR-WIN MFG.	6/24/14	9313	WINDOWS REPAIRED	\$ 413.25
10	APOLLO SIGN	6/10/14	9314	WINDOW LETTERING	\$ 600.00
11	PECKAR & ABRAMSON	6/17/14	9315	FOR D'ARIES & SONS LITIGATION	\$ 5,000.00
12	JMC DESIGN	5/22/14	9316	KITCHEN CABINETS 3-F	\$ 4,800.00
13	PACI PRESS	6/20/14	9317	WORK ORDER FORMS	\$ 1,160.00
14	JAY BEE FLOORING L.L.C	6/19/14	9318	FOR APT. 12-B DE VRIES PK.	\$ 516.00
15	ANCHOR PEST CONTROL	6/17/14	9319	MONTHLY EXTERMINATING	\$ 275.00
16	DIRECT SUPPLIES	6/19/14	9320	BLINDS FOR PATIO DOORS	\$ 188.44
17	PURCHASE POWER	7/1/14	9322	FOR STAMP MACHINE	\$ 312.91
18	POLAND SPRINGS	6/14/14	2505	WATER	\$ 79.92
19	W.B. MASON	6/11/14	2504	OFFICE SUPPLIES	\$ 350.29
20	RICCARDI BROTHERS	6/30/14	9324	PAINT	\$ 99.32
21	SGTS.MAINTENANCE	7/1/14	9325	OFFICE CLEANING	\$ 880.00
22	C.O.D. SALES	6/30/14	9326	REPAIRED 21 S/C POSTS	\$ 1,260.00
23	GARDEN STATE POWER	6/30/14	6327	REPAIR OF EDGER	\$ 75.00
24	JERSEY ELEVATOR	6/27/14	9328	MONTHLY ELEVATOR SERVICE	\$ 162.90
25	VERIZON	6/23/14	9329	OFFICE PHONE	\$ 421.23
26	GARFIELD LUMBER	6/30/14	9330	WOOD FOR GUARD RAILS, ETC	\$ 570.52
27	WALLINGTON PLUMBING	6/25/14	9331	TOILET SEATS, PLUMBING PARTS	\$ 912.88
28	AMERICAN FENCE CO.	6/6/14	9332	INSTALL 10' GATE RENNIE PL.	\$ 1,650.00
29	INTERSTATE WASTE	7/1/14	9333	FOR SENIOR CITIZENS	\$ 842.55
30	JOHN'S SERVICE	6/27/14	9334	YUKON REPAIR, TAIL LIGHT COV	\$ 848.08
31	UNIVERSAL ELECTRIC	6/3/14	9335	SUMP PUMPS	\$ 2,246.00
32	U.S.OVERALL	6/30/14	9336	FOR MAINTENANCE UNIFORMS	\$ 420.00
33	NOREIKA SERVICE	6/30/14	9337	GAS FOR TRUCKS & EQUIPMENT	\$ 690.00
34	NOREIKA SERVICE	6/26/14	9338	GAS FOR PFJ45N CAR	\$ 143.00
35	DIRECT SUPPLIES	9/16/02	9339	RANGES, BLINDS, BULBS	\$ 990.44



36	3G SOFTWARE	7/1/14	2506	LANDLORD CHECKS, POSTAGE	\$ 1,882.46
37	NOREIKA SERVICE	6/16/2014	2507	GAS FOR PDA37N & RPJ56G	\$ 188.00
38	PACIPRESS	7/1/14	2508	BUSINESS CARDS	\$ 325.00
39	CHIEF FIRE EQUIPMENT	7/7/14	9340	FIRE EXTINGUISHER SERVICE	\$ 388.50
40	AMERICAN FENCE CO.	7/1/14	9345	REPAIR GATE & FENCES	\$ 1,880.00
41	WILMAR	6/26/14	9345	FAUCETS	\$ 1,068.37
42	AESFIRE, INC.	6/30/14	9347	SERVICE CONTRACT PAYMENT	\$ 281.25
43	CHIEF FIRE EQUIPMENT	7/7/14	9349	REPLACED EXTINGUISHER	\$ 113.50
44	BUSINESS CARDS	7/7/14	9350	COVER FOR DRYER VENTS	\$ 580.11
45	PSE&G	6/20/14	9352	DUSK TO DAWN LIGHTING	\$ 215.38
46	AMS TIES	6/30/14	9353	P/H BACKGROUND CHECKS	\$ 20.00
47	AMS TIES	6/30/14	2509	S/8 BACKGROUND CHECKS	\$ 50.00
48	DIRECT SUPPLIES	7/1/14	9354	RANGE HOODS	\$ 536.46
49	PAULHUS & ASSOC.	7/1/14	9355	P/H 50058 PROCESSING	\$ 178.50
50	PAULHUS & ASSOC.	7/1/14	2510	S/8 50058 PROCESSING	\$ 482.00
51	NJ DIVISION OF PENSIONS	7/2/14	TEPS	PH SHPB COST ACTIVE EMP.	\$ 13,979.23
52	NJ DIVISION OF PENSIONS	7/2/14	TEPS	S8 SHPB COST ACTIVE EMP	\$ 6,142.61
53	NJ DIVISION OF PENSIONS	7/2/14	TEPS	PH SHPB RETIRED COST	\$ 3,391.15
54	NJ DIVISION OF PENSIONS	7/2/14	TEPS	S8 SHPB RETIRED COST	\$ 2,132.66
55	FRANCIS J. MC CONNELL	7/8/14	9357	FIXED ASSET LEDGER PH	\$ 1,250.00
56	FRANCIS J. MC CONNELL	7/8/14	2513	FIXED ASSET LEDGER S/8	\$ 1,250.00
57	NATIONAL TRANSFER	7/8/14	9358	GARBAGE FOR APT. 8-f	\$ 60.00
58	W.B. MASON	7/4/14	9359	OFFICE SUPPLIES	\$ 692.27
59	3-D COMMUNICATIONS	7/8/2014	9360	ADDITIONS TO WEB SITE PH	\$ 236.50
60	3-D COMMUNICATIONS	7/8/2014	2514	ADDITIONS TO WEB SITE S/8	\$ 236.00
61	NORTH JERSEY MEDIA	6/30/2014	9361	LEGAL ADS	\$ 210.14
62	PASSAIC VALLEY WATER	7/3/2014	9362	WATER ALL PROJECTS	\$ 5,366.51
63	WALLINGTON PLUMBING	7/2/2014	9364	BATHROOM DROP IN BASIN SINK	\$ 1,384.84
64	VERIZON	7/7/2014	9355	OFFICE PHONE	\$ 255.36
65	AMAZING CLEANING SER.	7/10/2014	9367	CLEANING APT. 20 RENNIE PL.	\$ 350.00
66	RACHLES/MICHELE'S OIL	7/8/2014	9368	FUEL OIL	\$ 7,238.64
67	SIGN GRAPHIX	7/10/2014	9369	RUG FOR ELEVATOR	\$ 280.00
68	COMPLETE SAW	7/3/2014	9370	WHIP & EDGER REPAIRED	\$ 288.60
69	SEARS COMMERCIAL ONE	6/17/2014	9371	STOVE TOP APT. 28 MASSEY ST	\$ 183.63
70	ANCHOR PEST CONTROL	7/2/2014	9372	APT. 40 SPRAYED BED BUGS	\$ 125.00
71	JAY BEE FLOORING L.L.C	7/10/2014	9374	APT. 8-F DVP, 40 RENNIE PL.	\$ 2,026.00
72	RICOH USA	7/3/2014	9375	ADDITIONAL IMAGES COPY	\$ 502.30
73	RICOH AMERICAS CORP	7/1/2014	9376	LEASE COPY MACHINE	\$ 453.74
74	SWIFT ELECTRIC	6/30/2014	9377	KITCHEN LIGHTS - GFI OUTLETS	\$ 305.08
75	DELTA DENTAL PLAN	8/1/2014	9348	FOR PUBLIC HOUSING EMPL.	\$ 1,775.37
76	DELTA DENTAL PLAN	8/1/2014	2515	FOR SECTION 8 EMPLOYEES	\$ 613.77
77	MAZTECK	7/3/2014	2516	ERROR ON INVOICE #4298	\$ 10.08
78	HOME DEPOT	7/14/2014	9379	FLOOR TILES	\$ 206.72
79	COMPLETE SAW	7/10/2014	9380	HEDGE TRIMMER REPAIRED, ETC	\$ 233.30
80	PURCHASE POWER	7/21/2014	9381	FOR STAMP MACHINE	\$ 208.99
81	ALUMINUM WINDOW	7/16/2014	9382	SCREENS FOR SENIOR CITIZENS	\$ 441.30
82	JOHN'S SERVICE	7/16/2014	9383	OIL CHANGE PFJ45N	\$ 26.75

83	W.B. MASON	7/14/2014	9384	CHAIRMAT	\$ 55.74
84	WILMAR	6/30/2014	9385	INVENTORY ITEMS	\$ 1,897.76
85	JEWEL ELECTRIC	7/16/2014	9386	BALLASTS FOR LIGHTS	\$ 254.24
86	RICCARDI BROTHERS	7/11/2014	9387	PAINT SUPPLIES	\$ 169.62
87	ANCHOR PEST CONTROL	7/15/2014	9388	EXTERMINATING SERVICE S/C	\$ 275.00
88	WALLINGTON PLUMBING	7/7/2014	9389	PARTS FOR LEAK 19 MASSEY ST	\$ 175.11
89	MICHAEL HALEBIAN & CO.	7/17/2014	9390	STAIR TREADS DE VRIES PK	\$ 1,055.94
90	MOLLIKA ELECTRIC	7/23/2014	9391	ELECTRICAL WORK S/C	\$ 6,120.00
91	ACE LOCK & KEY	7/22/2014	9392	KEYS , LOCKS AND SPARES	\$ 427.60
92	PSE&G	7/12/2014	9393	ALL PROJECTS ELECT. & GAS	\$ 32,411.40
93	FABULOUS FLOORS	7/22/2014	9394	APT.. 15 20 RENNIE PL.	\$ 250.00
94	PECKAR & ABRAMSON	7/14/2014	9395	FOR D'ARIES & SONS LITIGATION	\$ 5,000.00

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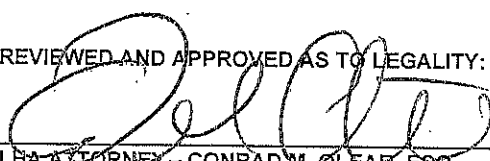
RESOLUTION #13-41

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
M Commissioner D. Cody	✓			
Commissioner A. Di Chiara				✓
S Commissioner P. Lynch	✓			
Commissioner A. Riley	✓			
Commissioner G. Woods	✓			
Commissioner V. Caruso				✓
Commissioner R. Marra	✓			

Approved ✓ Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

AUTHORIZATION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (NJPHA JIF) – JANUARY 2015 THRU DECEMBER 2017

WHEREAS, Public Housing Authorities in the State of New Jersey are permitted to join together to form a Joint Insurance Fund (JIF) as permitted by NJSA 40A:10-36 and 42 USC 14-37 et.seq.; and

WHEREAS, the statutes regulating the creation and establishment of a JIF contain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a fund; and

WHEREAS, the governing body of Lodi Housing Authority (LHA) has determined that membership in the JIF is in the best interest of the Authority.

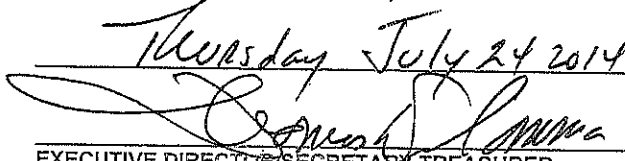
NOW, THEREFORE BE IT RESOLVED, that the governing body of LHA does hereby resolve and agree to renew its membership in the NJPHA JIF effective January 1, 2015 to expire December 31, 2017, for the purpose of establishing the following types of coverage:

1. Workers' Compensation and Employer's Liability;
2. Liability, other than motor vehicle;
3. Property Damage, other than motor vehicle;
4. Motor Vehicle; and
5. Public Officials Liability/Employment Practices Liability.

NOW, THEREFORE, BE IT FURTHER RESOLVED that Thomas DeSomma, Executive Director, is authorized to execute the application for membership and the accompanying certification on behalf of the Authority.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the governing body is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying their membership in the FUND as are required by the FUND's Bylaws and to deliver same to the Administrator of the FUND with the express reservation that said document shall become effective only upon the applicant's admission to the FUND following approval by the FUND, passage by the Authority of a Resolution Accepting Assessment and approval by the New Jersey Department of Insurance and the Department of Community Affairs.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
MEETING HELD ON:

Thursday July 24 2014

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**INDEMNITY AND TRUST AGREEMENT
FOR THE
NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND**

THIS AGREEMENT, made this 24th day of July 2014, in the County of Bergen, State of New Jersey, By and Between, New Jersey Public Housing Authority Joint Insurance Fund referred to as "FUND," and the governing body of the Lodi Housing Auth., a duly constituted public housing authority hereinafter referred to as "Authority."

WITNESSETH:

WHEREAS, several **Authorities** have collectively formed a Joint Insurance Fund as authorized pursuant to NJSA 40A:10-36 et seq., and the administrative regulations promulgated pursuant thereto; and

WHEREAS, the **Authority** has agreed to continue to be a member of the FUND in accordance with the Bylaws of the FUND and in consideration of such obligations shall share in the benefits derived by the membership of the FUND;

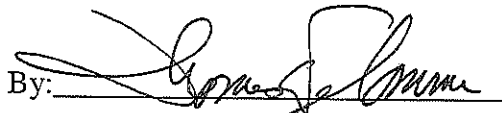
NOW THEREFORE, it is agreed as follows:

1. The **Authority** accepts the FUND's Bylaws as approved and adopted and agrees to be bound by and to comply with each and every provision of the said Bylaws and the pertinent statutes and Administrative Regulations pertaining to same.
2. The **Authority** agrees to participate in the FUND with respect to the types of insurance listed in their Resolution authorizing their application to the Fund.
3. The **Authority** agrees to remain a member of the FUND for a period, the commencement of which shall begin on January 1, 2015, and expire on December 31, 2017.
4. The **Authority** certifies that it has never defaulted any claims if self-insured and has not been canceled for non-payment of insurance premiums for a period of at least two years prior to the date hereof.
5. In consideration of membership in the FUND, the **Authority** agrees that it shall jointly and severally assume and discharge the liability of each and every member of the FUND, all of whom as a condition of membership in the FUND shall execute a verbatim counterpart of this agreement and by execution hereof the full faith and credit of the **Authority** is pledged to the punctual payments of any sums which shall become due to the FUND in accordance with the Bylaws thereof, this Agreement or any applicable Statute. However, nothing herein shall be construed as an obligation of the **Authority** for claims and expenses that are not covered by the FUND, or for that portion of any claim or liability within the individual **Authority** retained limit or in an amount which exceeds the FUND's limit of liability.

6. If the FUND in the enforcement of any part of this Agreement shall incur necessary expense or become obligated to pay attorney's fees and/or court costs, the **Authority** agrees to reimburse the FUND for all such reasonable expenses, fees, and costs on demand.
7. The **Authority** and the FUND agree that the FUND shall hold all monies in excess of the individual **Authority** retained loss fund paid by the **Authority** to the FUND as fiduciaries for the benefit of FUND claimants all in accordance with N.J.A.C. 11:15-2.1 et seq.
8. The FUND shall establish separate Trust Accounts for each of the following categories of risk and liability:
 1. Workers' Compensation and Employer's Liability;
 2. Liability, other than motor vehicle;
 3. Property Damage, other than motor vehicle;
 4. Motor Vehicle.
 5. Public Officials Liability

The FUND shall maintain Trust Accounts aforementioned in accordance with NJSA 40A:10-36 et seq., and such other statutes as may be applicable. More specifically, each of the aforementioned separate Trust Accounts shall be utilized solely for the payment of claims, allocated claim expense and excess insurance of reinsurance premiums for each such risk or liability or as "surplus" as such term is defined by NJAC 11:15-2.2.

9. Each **Authority** being a member of the Fund shall be obligated to execute this Agreement.

By: 
Executive Director

Date: 7.24.14

RESOLUTION #13-42

Governing Body Recorded Vote – Members:

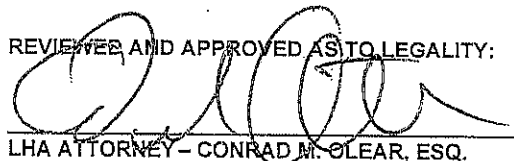
Commissioner D. Cody
 Commissioner A. Di Chiara
 Commissioner P. Lynch
 Commissioner A. Riley
 Commissioner G. Woods
 Commissioner V. Caruso
 Commissioner R. Marra

Aye Nay Abstain Absent

✓
 ✓
 ✓
 ✓
 ✓
 ✓
 ✓

Approved _____ Denied _____

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

UPDATE TO CAPITALIZATION POLICY FOR PURCHASES LESS THAN \$1,000.00 – EFFECTIVE OCTOBER 1, 2014

WHEREAS, the US Department of Housing and Urban Development (HUD) recommends and requires local Housing Authorities to establish and periodically update its **Capitalization Policy** which distinguishes “expendable equipment” and Fixed Assets for all Public Housing and Section 8 (Rental Assistance) Programs; and

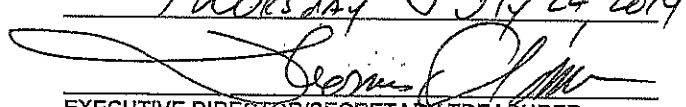
WHEREAS, Lodi Housing Authority (LHA’s) previous update to its Capitalization Policy was May 20, 1996; and

WHEREAS, it has been recommended by both LHA’s Fee Accountant, Wallace Nowosielecki of Elmwood Park, NJ) and most recent Independent Public Auditor (Francis McConnell of Philadelphia, PA) to update said Policy.

NOW, THEREFORE, BE IT RESOLVED, LHA’s present policy is hereby amended to reflect a more reasonable up-to-date Capitalization Policy **reflecting any purchase less than \$1,000.00 for a single item** be considered as “Expendable Equipment.”

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA’s Capitalization Policy, as referenced herein and attached, is hereby approved and adopted for FYS October 1, 2014.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday July 24 2014

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

CAPITALIZATION POLICY

All purchases less than \$1,000.00 for a "single" item will be considered as "expendable equipment."

All purchases over \$1,000.00 for a "single" item will be considered a "fixed asset."

All items will be capitalized even if they fall under the Lodi Housing Authority's dollar limit for capitalization.

Equipment should be capitalized that:

1. is not attached (not part of building structure);
2. can be readily identified and accounted for; and
3. is subject to possible theft.

All fixed asset accounts for non-expendable equipment will be supported by equipment records.

Equipment records will provide the following information:

- date of purchase/date of sale (scrap);
- identification or serial number;
- description;
- cost of purchase (asset value);
- account number from subsidiary property ledger;
- check number or purchase order number;
- source of funds and project charged; and
- physical location of equipment.

Physical inventory of all items of non-expendable equipment for all projects will be conducted once each fiscal year. Items which are missing and/or found to be unusable will be written off by the Board of Commissioners and Journal Entry conducted.

Sale and Disposal of Fixed Assets – will be conducted in accordance with State and Federal Laws.

Expendable Equipment

In accordance with the US Department of Housing and Urban Development (HUD), expendable equipment is defined as items of equipment having a useful life of more than one (1) year and the cost of which, when purchased from operating receipts, is not treated as a capital expenditure.

The cost of expendable equipment which is paid from operating receipts is chargeable to expense as "materials" cost. Items of expendable equipment purchased as stock and placed in store room pending issuance to the development and, at some future date, will be accounted for in the same manner as are materials and supplies.

The proceeds from disposition of items of expendable equipment disposed of during the operations period will be credited to Account #3690 Other Income.

Accountability for Expendable Equipment

Financial controls are not required by means of a control account in the General Ledger. However, internal controls will be exercised so that loss through waste, damage, or pilferage does not occur.

Inventory Used Will be the Quantitative Method

The cost of materials and supplies purchased is charged to expense when received and stock records are maintained noting purchase and issuance of the materials and supplies.

RESOLUTION NO. 13-43

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
m Commissioner D. Cody	✓			
Commissioner A. Di Chiara				✓
Commissioner P. Lynch	✓			
S Commissioner A. Riley	✓			
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:


 LAWYER – CONRAD M. CLEAR, ESQ.

2014 BUDGET RESOLUTION

 HOUSING AUTHORITY OF THE BOROUGH OF LODI
 FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its open public meeting of July 24, 2014; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 7,469,616 ^{TDS} – Total Appropriations, including any Accumulated Deficit, if any, of \$ 7,410,279 ^{TDS} and Total Fund Balance utilized of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$220,462 (2014 CFP NJ39P01150114) and total Fund Balance planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other user 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

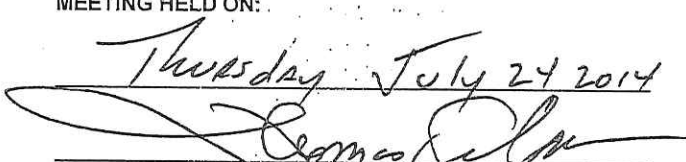
WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or spend funds; rather, it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, in 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 Members of the Lodi Housing Authority, at an open public meeting held on July 24, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015, 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 Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 18, 2014.

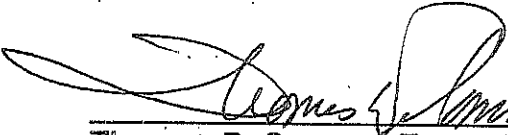
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
 BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
 MEETING HELD ON:

Thursday, July 24, 2014

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

**CLARIFICATION OF LODI HOUSING AUTHORITY'S
PUBLIC HOUSING/SECTION 8 OPERATING BUDGETS
FYE 09/30/15**

Be advised Lodi Housing Authority has been presented with and has adopted its FYE 09/30/15 Operating Budgets, captioned above, based upon the In-House Format, which is a result of Congressional Approval of a Continuing Funding Resolution based upon last year's (Calendar Year 2013) Operating Funding Calculations for Operating Subsidy.

Therefore, these Budget Allocations (Income/Expense) will be subject to change upon LHA's notification.

 7-24-14
Thomas DeSomma, Executive Director

Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify)		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership			
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi					i. HUD Field Office NEWARK			
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644								
g. ACC Number NY 441		h. PAS/LOCCS Project No. NJ01100001						
j. No. of Dwelling Units 220	k. No. of Unit Months Available 2640	m. No. of Projects 3						
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr. 2013	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget 2014	Requested Budget Estimates			
			PUM (2)	PUM (3)	PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental			498.10		1,315,010	
080	3120	Excess Utilities			0.93		86,400	
090	3190	Non dwelling Rental			11.77		31,090	
100	Total	Rental Income (sum of lines 070, 080, and 090)			542.81		1,432,500	
110	3610	Interest on General Fund Investments			1.89		5,000	
120	3690	Other Income			113.65		300,060	
130	Total	Rental Income (sum of lines 100, 110, and 120)			658.16		1,737,560	
Operating Expenditures - Administration:								
140	4110	Administrative Salaries			153.03		404,020	
150	4130	Legal Expense			28.03		74,000	
160	4140	Staff Training			2.27		6,000	
170	4150	Travel			1.89		5,000	
180	4170	Accounting Fees			5.30		14,000	
190	4171	Auditing Fees			1.70		4,500	
200	4190	Other Administrative Expenses			45.03		118,890	
210	Total	Administrative Expense (sum of line 140 thru line 200)			237.27		626,410	
Tenant Services:								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services			2.27		6,000	
240	4230	Contract Costs, Training and Other						
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)			2.27		6,000	
Utilities:								
260	4310	Water			26.54		70,090	
270	4320	Electricity			79.78		210,630	
280	4330	Gas			42.07		111,090	
290	4340	Fuel			5.98		15,800	
300	4350	Labor			29.98		79,160	
310	4390	Other Utilities Expense						
320	Total	Utilities Expense (sum of line 260 thru line 310)			184.38		486,770	

Previous editions are obsolete

Subject To
Changes based upon
PFS Actuals -
will be placed on
SEPT 2014 meetings
agenda
TDS

Name of PHA/IHA
Housing Authority of the Borough of Lodi

Line No.	Acct. No.	Description (1)	Actual Last Fiscal Yr.	HUD Modifications		
			PUM (2)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation:						
330	4410	Labor		125.52	331,380	
340	4420	Materials		25.94	68,500	
350	4430	Contract Costs		40.53	107,000	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		192.00	506,880	
Protective Services:						
370	4460	Labor		3.78	10,000	
380	4470	Materials				
390	4480	Contract Costs				
400	Total	Protective Services Expense (sum of lines 370 to 390)		3.78	10,000	
General Expense:						
410	4510	Insurance		35.41	93,500	
420	4520	Payments in Lieu of Taxes				
430	4530	Terminal Leave Payments		9.09	24,000	
440	4540	Employee Benefits Contributions		149.51	394,720	
450	4570	Collection Losses		0.37	1,000	
460	4590	Other General Expense				
470	Total	General Expense (sum of lines 410 to 460)		194.40	513,220	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		814.12	2,149,280.00	
Rent for Leased Dwellings:						
490	4710	Rents to Owners of Leased Dwellings				
500	Total	Operating Expense (sum of lines 480 and 490)		814.12	2,149,280	
Nonroutine Expenditures:						
510	4810	Extraordinary Maintenance		8.33	22,000	
520	7520	Replacement of Nonexpendable Equipment				
530	7540	Property Betterments and Additions		0.85	2,250	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		9.18	24,250.00	
550	Total	Operating Expenditures (sum of lines 500 and 540)		823.30	2,173,530.00	
Prior Year Adjustments:						
560	6010	Prior Year Adjustments Affecting Residual Receipts				
Other Expenditures:						
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.				
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		823.30	2,173,530	
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		(165.14)	(435,970)	
HUD Contributions:						
600	8010	Basic Annual Contribution Earned-Leased Projects:Current Year		162.03	427,774	
610	8011	Prior Year Adjustments - (Debit) Credit				
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)				
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr.(before year-end adj)		162.03	427,774	
640		Mandatory PFS Adjustments (net):				
650		Other (specify):				
660		Other (specify):				
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)				
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)				
690	Total	HUD Contributions (sum of lines 620 and 680)		162.03	427,774	
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)				
		Enter here and on line 810		(3.10)	(8,196)	

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2821 PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,070,640	

Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013		578,486
790	Provision for Operating Reserve - Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014		(55,326)
	<input type="checkbox"/> Actual for FYE		
800	Operating Reserve at End of Current Budget Year (check one)		
	<input checked="" type="checkbox"/> Estimated for FYE 9/30/2014		523,140
	<input type="checkbox"/> Actual for FYE		
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700		(8,196)
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (Sum of lines 800 and 810)		514,994
830	Cash Reserve Requirement- 25 % Of line 480		537,320
Comments			

PHA / IHA Approval	Name <u>Thomas DeSomma</u>
	Title <u>Executive Director</u>
	Signature _____ Date _____
Field Office Approval	Name _____
	Title _____
	Signature _____ Date _____

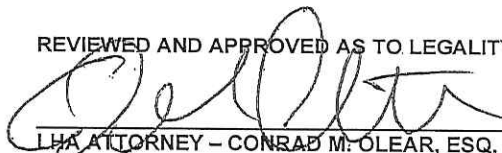
RESOLUTION NO. 13-44

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara	✓			
Commissioner P. Lynch	✓			
Commissioner A. Riley	✓			
Commissioner G. Woods	✓			
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

2014 NJDCA BUDGET & CAPITAL BUDGET

HOUSING AUTHORITY OF THE BOROUGH OF LODI
FISCAL YEAR: FROM 10/01/2014 TO 09/30/2015

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2014 and ending September 30, 2015 has been presented before the Members of the Lodi Housing Authority at its meeting of July 24, 2014; 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 set forth as 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

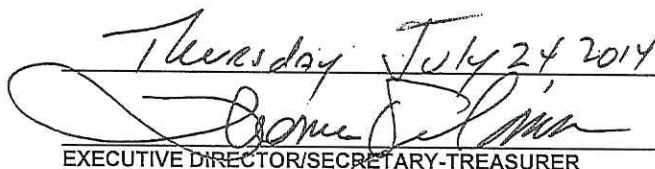
^(TDS) WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 7,469,616, Total Appropriations, including any Accumulated Deficit, if any, of \$ 7,410,279 and Total Fund Balance utilized of \$ 0.00; and ^(TDS)

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 220,462 (2014 CFP NJ39P01150114) Fund Balance planned to be utilized as funding thereof, of \$ 0.00; and

NOW, THEREFORE BE IT RESOLVED, by the Members of the Lodi Housing Authority, at an open public meeting held on July 24, 2014 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2014 and ending September 30, 2015, is hereby approved 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.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED
BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE
MEETING HELD ON:

Thursday July 24, 2014

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

July 24, 2014

RESOLUTION #13-45

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: LODI HOUSING AUTHORITY PHA Code: NJ011

PHA Fiscal Year Beginning: OCTOBER 1, 2014 Board Resolution Number: 13-45

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE


- ☒ Operating Budget approved by Board resolution on: 07/24/2014
- ☐ Operating Budget submitted to HUD, if applicable, on: _____
- ☐ Operating Budget revision approved by Board resolution on: _____
- ☐ Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: ROBERT MARRA	Signature: 	Date: 07/24/2014
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Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending 9/30/2015	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify)	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the Borough of Lodi					
f. Address (city, State, zip code) 50 Brookside Avenue, Lodi, New Jersey 07644					
g. ACC Number NY 441		h. PAS/LOCCS Project No. NJ01100001		i. HUD Field Office NEWARK	
j. No. of Dwelling Units 220	k. No. of Unit Months Available 2640	m. No. of Projects 3			

Line No.	Acct. No.	Description (1)	Actual	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual	Requested Budget Estimates			
			Last Fiscal Yr.	Current Budget	PHA/IHA Estimates		HUD Modifications	
			2013	2014	PUM	Amount	PUM	Amount
			(2)	(3)	(4)	(to nearest \$10) (5)	(6)	(to nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental			498.10	1,315,010		
080	3120	Excess Utilities			0.93	88,400		
090	3190	Nondwelling Rental			11.77	31,090		
100	Total	Rental Income (sum of lines 070, 080, and 090)			542.61	1,432,500		
110	3610	Interest on General Fund Investments			1.89	5,000		
120	3690	Other Income			113.65	300,060		
130	Total	Rental Income (sum of lines 100, 110, and 120)			658.16	1,737,560		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries			153.03	404,020		
150	4130	Legal Expense			28.03	74,000		
160	4140	Staff Training			2.27	6,000		
170	4150	Travel			1.89	5,000		
180	4170	Accounting Fees			5.30	14,000		
190	4171	Auditing Fees			1.70	4,500		
200	4190	Other Administrative Expenses			45.03	118,890		
210	Total	Administrative Expense (sum of line 140 thru line 200)			237.27	626,410		
Tenant Services:								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services			2.27	6,000		
240	4230	Contract Costs, Training and Other						
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)			2.27	6,000		
Utilities:								
260	4310	Water			26.54	70,090		
270	4320	Electricity			79.78	210,630		
280	4330	Gas			42.07	111,090		
290	4340	Fuel			5.98	15,800		
300	4350	Labor			29.98	79,160		
310	4390	Other Utilities Expense						
320	Total	Utilities Expense (sum of line 260 thru line 310)			184.38	486,770		

Name of PHA/IHA Housing Authority of the Borough of Lodi				Actual Last Fiscal Yr.		HUD Modifications	
Line No.	Acct. No.	Description (1)	PUM (2)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Ordinary Maintenance and Operation:							
330	4410	Labor		125.52		331,380	
340	4420	Materials		25.94		68,500	
350	4430	Contract Costs		40.53		107,000	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		192.00		506,880	
Protective Services:							
370	4460	Labor		3.78		10,000	
380	4470	Materials					
390	4480	Contract Costs					
400	Total	Protective Services Expense (sum of lines 370 to 390)		3.78		10,000	
General Expense:							
410	4510	Insurance		35.41		93,500	
420	4520	Payments in Lieu of Taxes					
430	4530	Terminal Leave Payments		9.09		24,000	
440	4540	Employee Benefits Contributions		149.51		394,720	
450	4570	Collection Losses		0.37		1,000	
460	4590	Other General Expense					
470	Total	General Expense (sum of lines 410 to 460)		194.40		513,220	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		814.12		2,149,280.00	
Rent for Leased Dwellings:							
490	4710	Rents to Owners of Leased Dwellings					
500	Total	Operating Expense (sum of lines 480 and 490)		814.12		2,149,280	
Nonroutine Expenditures:							
510	4910	Extraordinary Maintenance		8.33		22,000	
520	7520	Replacement of Nonexpendable Equipment					
530	7540	Property Betterments and Additions		0.85		2,250	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		9.18		24,250.00	
550	Total	Operating Expenditures (sum of lines 500 and 540)		823.30		2,173,530.00	
Prior Year Adjustments:							
560	6010	Prior Year Adjustments Affecting Residual Receipts					
Other Expenditures:							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.					
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		823.30		2,173,530	
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		(165.14)		(435,970)	
HUD Contributions:							
600	8010	Basic Annual Contribution Earned-Leased Projects: Current Year		162.03		427,774	
610	8011	Prior Year Adjustments - (Debit) Credit					
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)					
630	8020	Contributions Earned-Op. Subsidy-Cur. Yr. (before year-end adj)		162.03		427,774	
640		Mandatory PFS Adjustments (net):					
650		Other (specify):					
660		Other (specify):					
670		Total Year-End Adjustments/Other (plus or minus lines 640 thru 660)					
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)					
690	Total	HUD Contributions (sum of lines 620 and 680)		162.03		427,774	
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		(3.10)		(8,196)	

Name of PHA/IHA Housing Authority of the Borough of Lodi		Fiscal Year Ending 9/30/2015	
	Operating Reserve	PHA/IHA Estimates	HUD Modifications
	Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821 PHA/IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	1,070,640	

	Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 9/30/2013		578,486	
790	Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 <input type="checkbox"/> Actual for FYE		(55,326)	
800	Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE 9/30/2014 <input type="checkbox"/> Actual for FYE		523,140	
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE 9/30/2015 Enter Amount from line 700		(8,196)	
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/2015 (Sum of lines 800 and 810)		514,994	
830	Cash Reserve Requirement- 25 % Of line 480		537,320	

Comments

PHA / IHA Approval	Name	Thomas DeSomma	
	Title	Executive Director	
	Signature		Date
Field Office Approval	Name		
	Title		
	Signature		Date