

*Authority Budget of:*

*Lodi Housing Authority*

State Filing Year

2018

*For the Period:*

*October 1, 2018*

*to*

*September 30, 2019*

[www.lodihousing.org](http://www.lodihousing.org)

Authority Web Address

APPROVED COPY



*Division of Local Government Services*

# **2018 HOUSING AUTHORITY BUDGET**

## **Certification Section**

## RESOLUTION NO. 18-16

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
2)	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile	✓			
	Commissioner P. V. Lynch	✓			
5	Commissioner R. Marra	✓			
	Commissioner G. Woods				✓
	Vice Chairman A. Di Chiara				
	Chairman M. N. Schrieks	✓			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

  
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**2018 ADOPTED BUDGET RESOLUTION**  
**LODI HOUSING AUTHORITY**  
**FISCAL YEAR: FROM 10/01/2018 TO 09/30/2019**

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 1, 2018 and ending September 30, 2019 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of September 20, 2018; 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 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

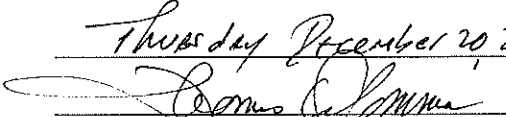
WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$7,964,814, Total Appropriations, including any Accumulated Deficit, if any, of \$7,828,717 and Total Unrestricted Net Position utilized of \$N/A; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$374,902 and Total Unrestricted Net Position planned to be utilized of \$NA.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on September 20, 2018 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2018 and ending September 30, 2019, 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.

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 December 20, 2018  
  
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER

# 2018 ADOPTION CERTIFICATION

## LODI

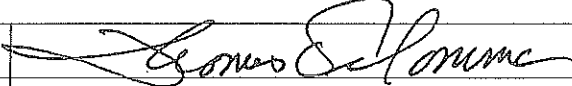
### HOUSING AUTHORITY BUDGET

**FISCAL  
YEAR:**

**FROM:10/01/2018**

**TO:09/30/2019**

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Lodi Housing Authority, pursuant to N.J.A.C. 5:31-2.3, on the 20th day of December, 2018.

Officer's Signature:			
Name:	Thomas DeSomma		
Title:	Executive Director		
Address:	50 Brookside Ave. Lodi, NJ 07644		
Phone Number:	(973)470-3651 ext.15	Fax Number:	(973)778-1429
E-mail address	thomasd@lodihousing.org		

2018

LODI

**HOUSING AUTHORITY BUDGET**

FISCAL YEAR: FROM October 1, 2018 TO September 30, 2019

*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: Paul D. Cwert CPA, RMA Date: 12/17/2018

**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: Paul D. Cwert CPA, RMA Date: 1/15/2019

# 2018 PREPARER'S CERTIFICATION

LODI

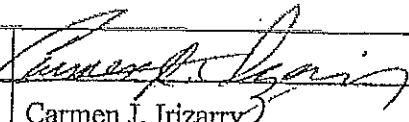
## HOUSING AUTHORITY BUDGET

FISCAL  
YEAR:

FROM:10/01/2018 TO:09/30/2019

It is hereby certified that the Housing Authority Budget, including both the Annual Budget and the Capital Budget/Program 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 itemization, form and content, the budget will permit the exercise of the comptroller function within the Housing 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:			
Name:	Carmen J. Irizarry		
Title:	Financial Management Consultant		
Address:	50 Brookside Ave. Lodi, NJ 07644		
Phone Number:	(973)470-3650 ext.27	Fax Number:	(973)778- 1429
E-mail address	carmeni@lodihousing.org		

# 2018 APPROVAL CERTIFICATION

LODI

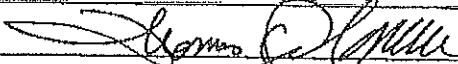
## HOUSING AUTHORITY BUDGET

FISCAL YEAR: FROM:  
10/01/2018

TO:  
09/30/2019

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Lodi Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 20 day of September, 2018.

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

Officer's Signature:			
Name:	Thomas DeSomma		
Title:	Executive Director		
Address:	50 Brookside Ave. Lodi, NJ 07644		
Phone Number:	(973)470-3651 ext.15	Fax Number:	(973)778- 1429
E-mail address	thomasd@lodihousing.org		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.lodihousing.org

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
- ☒ Commencing with 2013, 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
- ☒ Commencing with 2012, the complete annual audits of the most recent fiscal year and immediately 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
- ☒ Beginning January 1, 2013, 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.

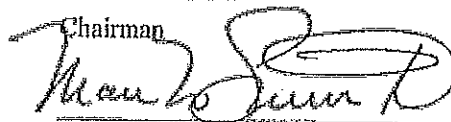
Name of Officer Certifying compliance

Title of Officer Certifying compliance

Signature

Marc N. Schrieks

Chairman





September 20, 2018

RESOLUTION NO. 17-38

Governing Body Recorded Vote -- Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Gody	/			
Commissioner S. De Nola	/			
Commissioner P. V. Lynch	/			
Commissioner R. Marra	/			
Commissioner G. Woods	/			
Vice Chairman A. Di Chiara	/			
Chairman H. H. Schrieks	/			

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LEGAL ATTORNEY - CONRAD M. O'LEARY, ESQ.

2018 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI  
FISCAL YEAR: FROM 10/01/2018 TO 09/30/2019

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2018 and ending September 30, 2019 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 20, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$7,964,814, Total Appropriations, including any Accumulated Deficit, if any, of \$7,828,717 and Total Unrestricted Net Position utilized of \$NA; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$374,802 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$NA; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to NJAC 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 governing board of the Lodi Housing Authority, at an open public meeting held on September 20, 2018 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 1, 2018 and ending September 30, 2019, 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 December 20, 2018.

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 September 20, 2018

EXECUTIVE DIRECTOR/SECRETARY-TREASURER

September 20, 2018

**RESOLUTION NO. 17-39**

Governing Body Recorded Vote - Members:

	Board Members	Aye	Nay	Abstain	Absent
M	Commissioner D. J. Costy				
	Commissioner S. De Nobile				
	Commissioner P. V. Lynch				
	Commissioner R. Marra				
LA	Commissioner G. Woods				
	Vice Chairman A. Di Chiara				
	Chairman M. N. Schrieks				

Approved ☒ Denied ☐

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY - CONRAD M. OLIVER, ESQ.

**AUTHORIZING LATE 2018 BUDGET SUBMISSION  
APPLICABLE TO LHA BUDGET -  
AS RECOMMENDED/REQUIRED BY NJDCA**

WHEREAS, pursuant to NJAC 5:31-2.5(a) and (b) Housing Authority Budgets not submitted to the Division of Local Government Services for review and certification at least 60 days prior to the beginning of each fiscal year must be accompanied by a resolution of the governing body setting forth the reasons for the delay; and

WHEREAS, the Lodi Housing Authority Budget was not submitted within the statutory timetable; and

WHEREAS, the reason for said delay in the budget schedule and process was due directly to the timing and availability of the Operating Subsidy formula from the Department of Housing and Urban Development; and

WHEREAS, the form HUD-52722 and form HUD-52723 UEL Excel Tool and Data Collection are an essential and an intricate portion of the computation of LHA's Operating Subsidy; and

WHEREAS, HUD's initial obligation of Operating Subsidy funding for FYE 2018 cannot be developed for budgetary purposes at this time; and

WHEREAS, the Board of Commissioners of the Housing Authority of the Borough of Lodi desires to approve/adopt this Resolution pursuant to NJCA 5:31-2.5 (a) and (b).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the Borough of Lodi hereby approves Late Submission of its FY 10/01/18 to 09/30/19 Operating Budget pursuant to NJCA 5:31-2.5 (a) and (b); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Executive Director/Secretary Treasurer, Thomas DeSomma, is hereby directed to submit a copy of this adopted Resolution to the Director of Local Government Services as part of Lodi Housing Authority's 2019 Budget.

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 September 20, 2018  
  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

# **2018 HOUSING AUTHORITY BUDGET**

## **Narrative and Information Section**

# 2018 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS LODI

## AUTHORITY BUDGET

**FISCAL  
YEAR:**

**FROM:10/01/2018**

**TO:09/30/2019**

*Answer all questions below. Attach additional pages and schedules as needed.*

1. Complete a brief statement on the 2018/2018-2019 proposed Annual Budget and make comparison to the 2017/2017-2018 adopted budget for each operation. Explain any variances over +/-10% (As shown on budget page F-4 explains the reason for changes for each appropriation changing more than 10%) for each line item by operation. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. For example, if anticipated service charges have increased 15% due to an increase in rates, provide documentation of how the increase occurred (Example Rate Increase authorized by resolution or by HUD).

<u>Cost of providing services</u>	<u>Increase/Decrease</u>	<u>Reason</u>
Maintenance & Operations	-18.3%	Maintenance supervisor retired
Protective services	16.7%	increase in security hours
Tenant Services	-100%	Tenant assoc.re-organizing
Insurance	18.5%	Rate Increase
Terminal Leave Payment	84.4%	Retirement benefits
Extraordinary Maintenance	50%	Expansion boiler tank, main sewer line Cleaning, etc.
Replacement of non-expendable equip.	762.6%	Replacement of obsolete security system Replacement of obsolete Maint. Truck, Obsolete lawn/snow blower equip.

2. Complete a brief statement on the impact the proposed Annual Budget will have on Anticipated Revenues, especially service charges and on the general purpose/component unit financial statements. Explain significant increases or decreases, if any. An increase or decrease is considered significant if it is over +/-10% (As shown on budget page F-2 explains reason for change for each revenue changing more than 10%) from the current year adopted budget.

Other Non-Operating Revenue increased 83.5% due to BCCG 2018 grant and CFP, etc.

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

The local/regional economy appears somewhat stable.

4. 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

5. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).

LHA does not transfer funds/or share a subsidy service with the County/Municipality.

6. The proposed budget must not reflect an anticipated deficit from 2018/2018-2019 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior 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. **(Prepare a response to deficits caused by the implementation of GASB 68)**

The Fiscal Year End Audit for September 30, 2017, reflects a positive UNP for the Conventional Program (Low-rent program) of \$378,496 and UNP for The Housing Choice Voucher Program of \$6,036.

The Net deficit in the most recent Audit report is caused by GASB 68, and GASB 68 is financed on a pay-as-you-go basis. In other words, as you clearly clarified in your Budget Exam Note of 12/03/2018, the LHA will continue to pay its yearly pension bill no matter how large it becomes and by doing that will eliminate the deficit over time.

# HOUSING AUTHORITY CONTACT INFORMATION

## 2018

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

<b>Name of Authority:</b>	Lodi Housing Authority		
<b>Federal ID Number:</b>	226002669		
<b>Address:</b>	50 Brookside Avenue		
<b>City, State, Zip:</b>	Lodi	NJ	07644-3256
<b>Phone: (ext.)</b>	(973)470-3650	<b>Fax:</b>	(973)778-1429

<b>Preparer's Name:</b>	Carmen J. Lizarry		
<b>Preparer's Address:</b>	50 Brookside Avenue		
<b>City, State, Zip:</b>	Lodi	NJ	07644-3256
<b>Phone: (ext.)</b>	(973)470-3650 ext.27	<b>Fax:</b>	(973)778-1429
<b>E-mail:</b>	carmeni@lodihousing.org		

<b>Chief Executive Officer:</b>	Thomas DeSomma		
<b>Phone: (ext.)</b>	(973)470-3651 ext.15	<b>Fax:</b>	(973)778-1429
<b>E-mail:</b>	thomasd@lodihousing.org		

<b>Chief Financial Officer:</b>	Wallace Nowosielecki		
<b>Phone: (ext.)</b>	(201)538-0780	<b>Fax:</b>	(973)778-1429
<b>E-mail:</b>	wallynowo@gmail.com		

<b>Name of Auditor:</b>	Francis J. McConnell		
<b>Name of Firm:</b>	Francis J. McConnell, CPA		
<b>Address:</b>	6222 Rising Sun Avenue		
<b>City, State, Zip:</b>	Philadelphia	Pa.	19111
<b>Phone: (ext.)</b>	(215) 742-3428	<b>Fax:</b>	(215) 742-7065
<b>E-mail:</b>	Fjmccconnell29@outlook.com		

# 2018 CERTIFICATION OF HOUSING AUTHORITY CAPITAL BUDGET/PROGRAM

LODI

FISCAL  
YEAR:

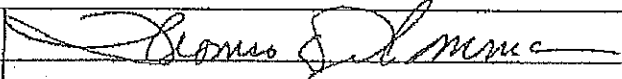
FROM:10/01/2018

TO:09/30/2019

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the Lodi Housing Authority, on the 20th day of September, 2018.

OR

☐ It is hereby certified that the governing body of the \_\_\_\_\_ Housing Authority have elected NOT to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): \_\_\_\_\_

Officer's Signature:			
Name:	Thomas DeSomma		
Title:	Executive Director		
Address:	50 Brookside Avenue, Lodi, NJ 07644		
Phone Number:	(973)470-3651 Ext.15	Fax Number:	(973)778-1429
E-mail address	thomasd@lodihousing.org		

# 2018 CAPITAL BUDGET/PROGRAM MESSAGE

## LODI Housing Authority

FISCAL  
YEAR:

FROM:10/01/2018

TO:09/30/2019

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 funds. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for 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 the Capital Budget/Program been prepared in consultation with or reviewed by, the local and county planning board(s), governing body(ies), or other affected governmental entity(ies) of the jurisdiction(s) served by the Housing Authority?

Yes.

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

Yes.

3. Has the Housing Authority prepared a long-term (10-20 years) infrastructure needs assessment?

Yes.

4. Are any of the capital projects/project financings being undertaken in a community that has a State Plan designated center? If so, please describe the relationship of same to the center's goals and objectives:

Not Applicable.

5. Describe the impact on the schedule of rents and/or user charges if the proposed capital projects are undertaken. Indicate the impact on current and future year's schedules.

The implementations of capital projects have no direct impact on rents/user charges.

6. Have the projects been reviewed and approved by HUD? Yes.

*Add additional sheets if necessary.*



# SUMMARY

For the Period **October 1, 2018** to **September 30, 2019**  
**Lodi Housing Authority**

	<b>FY 2019 Proposed Budget</b>					<b>FY 2017 Adopted Budget</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>
	<b>Public Housing Management</b>	<b>Section 8</b>	<b>Housing Voucher</b>	<b>Other Programs</b>	<b>Total All Operations</b>			
	<b>All Operations</b>	<b>All Operations</b>	<b>All Operations</b>	<b>All Operations</b>	<b>All Operations</b>			
<b>REVENUES</b>								
Total Operating Revenues	\$ 1,764,288	\$ -	\$ 5,716,416	\$ -	\$ 7,480,704	\$ 7,173,477	\$ 307,227	4.3%
Total Non-Operating Revenues	478,610	-	5,500	-	484,110	264,940	219,170	82.7%
Total Anticipated Revenues	2,242,898	-	5,721,916	-	7,964,814	7,438,417	526,397	7.1%
<b>APPROPRIATIONS</b>								
Total Administration	729,231	-	484,133	-	1,213,364	1,185,349	28,015	2.4%
Total Cost of Providing Services	1,382,949	-	5,232,404	-	6,615,353	6,214,939	400,414	6.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,112,180	-	5,716,537	-	7,828,717	7,400,288	428,429	5.8%
Total Interest Payments on Debt	XXXXXXX	XXXXXXX	XXXXXXX	XXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,112,180	-	5,716,537	-	7,828,717	7,400,288	428,429	5.8%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,112,180	-	5,716,537	-	7,828,717	7,400,288	428,429	5.8%
ANTICIPATED SURPLUS (DEFICIT)	\$ 130,718	\$ -	\$ 5,379	\$ -	\$ 136,097	\$ 38,129	\$ 97,968	255.9%

# Revenue Schedule

For the Period **Lodi Housing Authority**  
October 1, 2018 to September 30, 2019

## FY 2019 Proposed Budget

					FY 2017 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations All Operations
<b>OPERATING REVENUES</b>							
<i>Rental Fees</i>							
Homebuyers' Monthly Payments					\$ -	\$ -	#DIV/0!
Dwelling Rental	1405740				1,405,740	1,397,880	7,860 0.6%
Excess Utilities	73200				73,200	73,200	- 0.0%
Non-Dwelling Rental	35030				35,030	32,400	2,630 8.1%
HUD Operating Subsidy	250318				250,318	279,784	(29,466) -10.5%
New Construction - Acc Section 8					-	-	- #DIV/0!
Voucher - Acc Housing Voucher			5,716,416		5,716,416	5,390,213	326,203 6.1%
Total Rental Fees	1,764,288	-	5,716,416	-	7,480,704	7,173,477	307,227 4.3%
<i>Other Operating Revenues (List)</i>							
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Type In (Grant, Other Rev)					-	-	- #DIV/0!
Total Other Revenue	-	-	-	-	-	-	- #DIV/0!
Total Operating Revenues	1,764,288	-	5,716,416	-	7,480,704	7,173,477	307,227 4.3%
<b>NON-OPERATING REVENUES</b>							
<i>Other Non-Operating Revenues (List)</i>							
Type In					-	-	- #DIV/0!
Type In	476,610		5,000		481,610	262,440	219,170 83.5%
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Type In					-	-	- #DIV/0!
Total Other Non-Operating Revenue	476,610	-	5,000	-	481,610	262,440	219,170 83.5%
<i>Interest on Investments &amp; Deposits (List)</i>							
Interest Earned	2,000		500		2,500	2,500	- 0.0%
Penalties					-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Interest	2,000	-	500	-	2,500	2,500	- 0.0%
Total Non-Operating Revenues	478,610	-	5,500	-	484,110	264,940	219,170 82.7%
<b>TOTAL ANTICIPATED REVENUES</b>	\$ 2,242,898	\$ -	\$ 5,721,916	\$ -	\$ 7,964,814	\$ 7,438,417	\$ 526,397 7.1%

# Appropriations Schedule

Local Housing Authority  
For the Period October 1, 2018 to September 30, 2019

	FY 2019 Proposed Budget				FY 2017 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations All Operations
<b>OPERATING APPROPRIATIONS</b>							
<i>Administration</i>							
Salary & Wages	377,010		229,516		\$ 606,526	\$ 573,401	\$ 33,125 5.8%
Fringe Benefits	176,521		204,417		380,938	390,368	(9,430) -2.4%
Legal	15,000		14,000		29,000	29,000	- 0.0%
Staff Training	5,000		1,500		6,500	6,500	- 0.0%
Travel	6,000		1,500		7,500	7,500	- 0.0%
Accounting Fees	14,000		14,000		28,000	28,000	- 0.0%
Auditing Fees	4,200		4,200		8,400	8,400	- 0.0%
Miscellaneous Administration*	131,500		15,000		146,500	142,180	4,320 3.0%
Total Administration	729,231	-	484,133	-	1,213,364	1,385,349	28,015 2.4%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services	5,000				5,000	-	5,000 #DIV/0!
Salary & Wages - Maintenance & Operation	256,060				256,060	313,390	(57,330) -18.3%
Salary & Wages - Protective Services	17,500				17,500	15,000	2,500 16.7%
Salary & Wages - Utility Labor	63,850				63,850	69,990	(6,140) -8.8%
Fringe Benefits	169,599				169,599	168,629	970 0.6%
Tenant Services					-	5,000	(5,000) -100.0%
Utilities	382,320				382,320	403,160	(20,840) -5.2%
Maintenance & Operation	182,190		11,500		193,690	201,130	(7,440) -3.7%
Protective Services					-	-	- #DIV/0!
Insurance	113,720				113,720	96,000	17,720 18.5%
Payment in Lieu of Taxes (PILOT)					-	-	- #DIV/0!
Terminal Leave Payments	25,000		8,200		33,200	18,000	15,200 84.4%
Collection Losses	1,000				1,000	1,000	- 0.0%
Other General Expense					-	-	- #DIV/0!
Rents			5,212,704		5,212,704	4,885,140	327,564 6.7%
Extraordinary Maintenance	30,000				30,000	20,000	10,000 50.0%
Replacement of Non-Expendible Equipment	133,710				133,710	15,500	118,210 762.6%
Property Betterment/Additions	3,000				3,000	3,000	- 0.0%
Miscellaneous COPS*					-	-	- #DIV/0!
Total Cost of Providing Services	1,382,949	-	5,232,404	-	6,615,353	6,214,939	400,414 6.4%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Total Operating Appropriations	2,112,180	-	5,716,537	-	7,828,717	7,400,288	428,429 5.8%
<b>NON-OPERATING APPROPRIATIONS</b>							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Operations & Maintenance Reserve					-	-	- #DIV/0!
Renewal & Replacement Reserve					-	-	- #DIV/0!
Municipality/County Appropriation					-	-	- #DIV/0!
Other Reserves					-	-	- #DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	- #DIV/0!
<b>TOTAL APPROPRIATIONS</b>	<b>2,112,180</b>	<b>-</b>	<b>5,716,537</b>	<b>-</b>	<b>7,828,717</b>	<b>7,400,288</b>	<b>428,429 5.8%</b>
<b>ACCUMULATED DEFICIT</b>							
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>2,112,180</b>	<b>-</b>	<b>5,716,537</b>	<b>-</b>	<b>7,828,717</b>	<b>7,400,288</b>	<b>428,429 5.8%</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>							
Municipality/County Appropriation					-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Unrestricted Net Position Utilized					-	-	- #DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 2,112,180</b>	<b>\$ -</b>	<b>\$ 5,716,537</b>	<b>\$ -</b>	<b>\$ 7,828,717</b>	<b>\$ 7,400,288</b>	<b>\$ 428,429 5.8%</b>

\* 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 \$ 105,609.00 \$ - \$ 285,826.85 \$ - \$ 391,435.85

# Prior Year Adopted Appropriations Schedule

Lodi Housing Authority

## FY 2017 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 357,510		\$ 215,891		\$ 573,401
Fringe Benefits	182,681		207,687		390,368
Legal	15,000		14,000		29,000
Staff Training	5,000		1,500		6,500
Travel	6,000		1,500		7,500
Accounting Fees	14,000		14,000		28,000
Auditing Fees	4,200		4,200		8,400
Miscellaneous Administration*	124,180		18,000		142,180
Total Administration	708,571	-	476,778	-	1,185,349
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	313,390				313,390
Salary & Wages - Protective Services	15,000				15,000
Salary & Wages - Utility Labor	69,990				69,990
Fringe Benefits	168,629				168,629
Tenant Services	5,000				5,000
Utilities	403,160				403,160
Maintenance & Operation	171,630		29,500		201,130
Protective Services					-
Insurance	96,000				96,000
Payment in Lieu of Taxes (PILOT)					-
Terminal Leave Payments	10,000		8,000		18,000
Collection Losses	1,000				1,000
Other General Expense					-
Rents			4,885,140		4,885,140
Extraordinary Maintenance	20,000				20,000
Replacement of Non-Expendible Equipment	15,500				15,500
Property Betterment/Additions	3,000				3,000
Miscellaneous COPS*					-
Total Cost of Providing Services	1,292,299	-	4,922,640	-	6,214,939
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	2,000,870	-	5,399,418	-	7,400,288
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	2,000,870	-	5,399,418	-	7,400,288
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	2,000,870	-	5,399,418	-	7,400,288
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,000,870	\$ -	\$ 5,399,418	\$ -	\$ 7,400,288

\* 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 \$ 100,043.50 \$ - \$ 269,970.90 \$ - \$ 370,014.40

# Debt Service Schedule - Principal

If Authority has no debt X this box

X

Lodi Housing Authority

	Adopted Budget Year 2017	Proposed Budget Year 2019	Fiscal Year Ending in					2024	Thereafter	Total Principal Outstanding
Type in Issue Name										\$
Type in Issue Name										
Type in Issue Name										
Type in Issue Name										
TOTAL PRINCIPAL										
LESS: HUD SUBSIDY										
NET PRINCIPAL										

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

Bond Rating  
Year of Last Rating

Moody's  
Fitch  
Standard & Poors

If Authority has no debt X this box

X

Debt Service Schedule - Interest

Lodi Housing Authority

	Adopted Budget Year 2017	Proposed Budget Year 2019	Fiscal Year Ending in					Thereafter	Total Interest Payments Outstanding
			2020	2021	2022	2023	2024		
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
Type in Issue Name									
TOTAL INTEREST									
LESS: HUD SUBSIDY									
NET INTEREST									

# Net Position Reconciliation

Lodi Housing Authority  
For the Period October 1, 2018 to September 30, 2019

## FY 2019 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 3,416,550	\$ -	\$ (401,260)	\$ -	\$ 3,015,290
Less: Invested in Capital Assets, Net of Related Debt (1)	5,433,733				5,433,733
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)					-
Total Unrestricted Net Position (1)	(2,017,183)	-	34,902	-	34,902
Less: Designated for Non-Operating Improvements & Repairs			(436,162)	-	(2,453,345)
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)					-
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)					-
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	(2,017,183)	-	(436,162)	-	(2,453,345)
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR	\$ (2,017,183)	\$ -	\$ (436,162)	\$ -	\$ (2,453,345)

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County

\$ 105,609 \$ - \$ 285,827 \$ - \$ 391,436

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

# Proposed Capital Budget

Lodi Housing Authority  
For the Period October 1, 2018 to September 30, 2019

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<b>Public Housing Management</b>						
Type in Description NJ1101	\$ 170,393				\$ 170,393	
Type in Description NJ1102	136,315				136,315	
Type in Description NJ1103	68,194				68,194	
Type in Description	-					
Total	374,902				374,902	
<b>Section 8</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<b>Housing Voucher</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<b>Other Programs</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-					
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ 374,902</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$ 374,902</b>	<b>\$</b>

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

Lodi Housing Authority

For the Period October 1, 2018 to September 30, 2019

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2019	2020	2021	2022	2023	2024
<i>Public Housing Management</i>							
Type in Description NJ1101	\$ 1,022,358	\$ 170,393	\$ 170,393	\$ 170,393	\$ 170,393	\$ 170,393	\$ 170,393
Type in Description NJ1102	817,890	136,315	136,315	136,315	136,315	136,315	136,315
Type in Description NJ1103	409,164	68,194	68,194	68,194	68,194	68,194	68,194
Type in Description	-	-	-	-	-	-	-
Total	2,249,412	374,902	374,902	374,902	374,902	374,902	374,902
<i>Section 8</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 2,249,412</b>	<b>\$ 374,902</b>	<b>\$ 374,902</b>	<b>\$ 374,902</b>	<b>\$ 374,902</b>	<b>\$ 374,902</b>	<b>\$ 374,902</b>

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

## 5 Year Capital Improvement Plan Funding Sources

Lodi Housing Authority  
For the Period      October 1, 2018      to      September 30, 2019

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Type In Description NJ1101	\$ 1,022,358				\$ 1,022,358	
Type In Description NJ1102	817,890				817,890	
Type In Description NJ1103	409,164				409,164	
Type In Description	-					
Total	2,249,412	-	-	-	2,249,412	-
<i>Section 8</i>						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
Type In Description	-					
Type In Description	-					
Type In Description	-					
Type In Description	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 2,249,412</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,249,412</b>	<b>\$ -</b>
Total 5 Year Plan per CB-4	\$ 2,249,412					
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.

# Schedule of Health Benefits - Detailed Cost Analysis

For the Period **Lodi Housing Authority** **October 1, 2018** to **September 30, 2019**

Annual Cost		# of Covered Members (Medical & Rx)	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
# of Covered Members (Medical & Rx)	Estimate per Employee Proposed Budget							
Active Employees - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child	2	\$ 12,708	\$ 25,416	3	\$ 12,732	\$ 38,196	\$ {12,780}	-33.5%
Employee & Spouse (or Partner)	0	-	-	1	22,894	22,894	(22,894)	-100.0%
Family	5	25,344	126,720	4	25,392	101,568	25,152	24.8%
Employee Cost Sharing Contribution (enter as negative -)	4	34,803	139,212	4	34,776	139,104	108	0.1%
Subtotal	11		(51,182)			(57,201)	6,019	-10.5%
Commissioners - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child	0		-			-	-	#DIV/0!
Employee & Spouse (or Partner)	0		-			-	-	#DIV/0!
Family	0		-			-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)	0		-			-	-	#DIV/0!
Subtotal	0		-	0		-	-	#DIV/0!
Retirees - Health Benefits - Annual Cost								
Single Coverage								
Parent & Child	6	8,297	49,782	6	9,666	57,996	(8,214)	-14.2%
Employee & Spouse (or Partner)	0		-			-	-	#DIV/0!
Family	3	18,895	55,685	3	15,191	45,573	11,112	24.4%
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	#DIV/0!
Subtotal	9		105,467	9		103,569	2,898	2.8%
GRAND TOTAL								
20			\$ 346,633	21		\$ 348,130	\$ (1,497)	-0.4%

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes

Yes

No

No

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)  
 Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Note: Remember to Enter an amount in rows for Employee Cost Sharing