

*Authority Budget of:*

*Lodi Housing Authority*

State Filing Year                      2019

*For the Period:*

*October 1, 2019                      to                      September 30, 2020*

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

Authority Web Address

**APPROVED COPY**

**Department Of**



**Community  
Affairs**

*Division of Local Government Services*

# **2019 HOUSING AUTHORITY BUDGET**

## **Certification Section**

2019

**LODI  
HOUSING AUTHORITY BUDGET**

**FISCAL YEAR: FROM October 1, 2019 TO September 30, 2020  
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. Cwent CPA, RMA Date: 10/10/2019

**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. Cwent CPA, RMA Date: 1/13/2020

# 2019 PREPARER'S CERTIFICATION

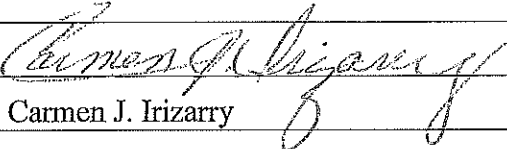
**LODI**

## HOUSING AUTHORITY BUDGET

**FISCAL YEAR:** FROM: **10/01/2019** TO: **09/30/2020**

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		

# 2019 APPROVAL CERTIFICATION

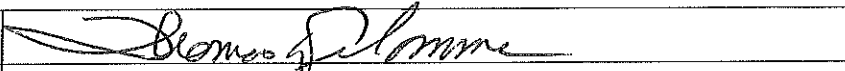
## LODI

### HOUSING AUTHORITY BUDGET

FISCAL YEAR:      FROM:                          TO:  
                                10/01/2019                                  09/30/2020

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 26 day of September, 2019.

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

- X A description of the Authority's mission and responsibilities
- X The budgets for the current fiscal year and immediately preceding two prior years
- X The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (**Similar information are items such as Revenue and Expenditures Pie Charts or other types of Charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority**)
- X The complete (All Pages) annual audits (Not the Audit Synopsis) of the most recent fiscal year and immediately two prior years
- X 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
- X 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
- X 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
- X 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
- X 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

Marc N. Shrieks

Title of Officer Certifying compliance

Chairman

Signature



December 19, 2019

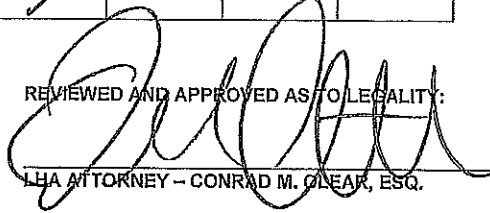
RESOLUTION NO. 19-11

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	✓			
Commissioner S. De Nobile	✓			
Commissioner P. V. Lynch	✓			
Commissioner R. Marra	✓			
Commissioner R. Riley, Jr.	✓			
Vice Chairman A. Di Chiara				✓
Chairman M. N. Schrieks	✓			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:



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

**2019 FINAL ADOPTED BUDGET RESOLUTION  
LODI HOUSING AUTHORITY  
FISCAL YEAR: FROM 10/01/2019 TO 09/30/2020**

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 1, 2019 and ending September 30, 2020 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of September 26, 2019; 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

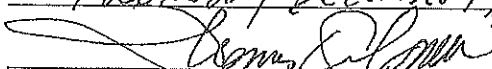
WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$8,274,340, Total Appropriations, including any Accumulated Deficit, if any, of \$8,120,012 and Total Unrestricted Net Position utilized of \$N/A; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$390,188 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 26, 2019 that the Annual Budget and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year period beginning October 1, 2019 and ending September 30, 2020, 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 19, 2019  


RESOLUTION NO. 18-53

Governing Body Recorded Vote -- Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	<input checked="" type="checkbox"/>			
Commissioner S. De Nobile				<input checked="" type="checkbox"/>
Commissioner P. V. Lynch	<input checked="" type="checkbox"/>			
Commissioner R. Marra	<input checked="" type="checkbox"/>			
Commissioner R. Riley, Jr.	<input checked="" type="checkbox"/>			
Vice Chairman A. Di Chiara	<input checked="" type="checkbox"/>			
Chairman M. N. Schrieks	<input checked="" type="checkbox"/>			

Approved  Denied

REVIEWED AND APPROVED AS TO LEGALITY:

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

2019 BUDGET RESOLUTION

HOUSING AUTHORITY OF THE BOROUGH OF LODI  
FISCAL YEAR: FROM 10/01/2019 TO 09/30/2020

WHEREAS, the Annual Budget and Capital Budget for the Lodi Housing Authority for the fiscal year beginning October 1, 2019 and ending September 30, 2020 has been presented before the Members of the Lodi Housing Authority at its open public meeting of September 26, 2019; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$8,274,340, Total Appropriations, including any Accumulated Deficit, if any, of \$8,120,012 and Total Unrestricted Net Position utilized of \$N/A; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$390,188 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$N/A; 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 26, 2019 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, 2019 and ending September 30, 2020, 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 19, 2019.

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 26, 2019  
*[Signature]*  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



# Schedule of Health Benefits - Detailed Cost Analysis

Lodi Housing Authority  
 For the Period October 1, 2019 to September 30, 2020

	# of Covered Members (Medical & Rx)		Annual Cost Estimate per Employee Proposed Budget		Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Prior Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
	Proposed Budget	Current Year	Proposed Budget	Current Year						
<b>Active Employees - Health Benefits - Annual Cost</b>										
Single Coverage	2		\$ 12,984		\$ 25,968	2	\$ 12,708	\$ 25,416	\$ 552	2.2%
Parent & Child	0				-					#DIV/0!
Employee & Spouse (or Partner)	5		25,860		129,300	5	25,344	126,720	2,580	2.0%
Family	4		36,345		145,380	4	34,803	139,212	6,168	4.4%
Employee Cost Sharing Contribution (enter as negative -)					(46,527)			(51,182)	4,655	-9.1%
Subtotal	11				254,121	11		240,166	13,955	5.8%
<b>Commissioners - Health Benefits - Annual Cost</b>										
Single Coverage	0				-					#DIV/0!
Parent & Child	0				-					#DIV/0!
Employee & Spouse (or Partner)	0				-					#DIV/0!
Family	0				-					#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)					-					#DIV/0!
Subtotal	0				-	0				#DIV/0!
<b>Retirees - Health Benefits - Annual Cost</b>										
Single Coverage	6		7,320		43,920	6	8,297	49,782	(5,862)	-11.8%
Parent & Child	0				-					#DIV/0!
Employee & Spouse (or Partner)	3		16,740		50,220	3	18,895	56,685	(6,465)	-11.4%
Family					-					#DIV/0!
Employee Cost Sharing Contribution (enter as negative -)					-					#DIV/0!
Subtotal	9				94,140	9		106,467	(12,327)	-11.6%
<b>GRAND TOTAL</b>	<b>20</b>				<b>\$ 348,261</b>	<b>20</b>		<b>\$ 346,633</b>	<b>\$ 1,628</b>	<b>0.5%</b>

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

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

# SUMMARY

For the Period Lodi Housing Authority to September 30, 2020  
October 1, 2019

	<b>FY 2020 Proposed Budget</b>				FY 2018 Adopted Budget Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs			
<b>REVENUES</b>							
Total Operating Revenues	\$ 1,851,924	\$ -	\$ 5,943,726	\$ -	\$ 7,480,704	\$ 314,946	4.2%
Total Non-Operating Revenues	471,690	-	7,000	-	484,110	(5,420)	-1.1%
Total Anticipated Revenues	2,323,614	-	5,950,726	-	7,964,814	309,526	3.9%
<b>APPROPRIATIONS</b>							
Total Administration	737,580	-	489,940	-	1,227,520	14,156	1.2%
Total Cost of Providing Services	1,444,140	-	5,448,352	-	6,615,353	277,139	4.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	#DIV/0!
Total Operating Appropriations	2,181,720	-	5,938,292	-	8,120,012	291,295	3.7%
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,181,720	-	5,938,292	-	8,120,012	291,295	3.7%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,181,720	-	5,938,292	-	8,120,012	291,295	3.7%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ 141,894	\$ -	\$ 12,434	\$ -	\$ 136,097	\$ 18,231	13.4%

# Revenue Schedule

Lodi Housing Authority

For the Period October 1, 2019 to September 30, 2020

## FY 2020 Proposed Budget

	FY 2020 Proposed Budget				FY 2018 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	1486810				1,486,810	1,405,740	81,070	5.8%
Excess Utilities	73200				73,200	73,200	-	0.0%
Non-Dwelling Rental	51530				51,530	35,030	16,500	47.1%
HUD Operating Subsidy	240384				240,384	250,318	(9,934)	-4.0%
New Construction - Acc Section 8					-	-	-	#DIV/0!
Voucher - Acc Housing Voucher			5943726		5,943,726	5,716,416	227,310	4.0%
<b>Total Rental Fees</b>	<b>1,851,924</b>	<b>-</b>	<b>5,943,726</b>	<b>-</b>	<b>7,795,650</b>	<b>7,480,704</b>	<b>314,946</b>	<b>4.2%</b>
<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!
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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!
<b>Total Other Revenue</b>					<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Operating Revenues</b>	<b>1,851,924</b>	<b>-</b>	<b>5,943,726</b>	<b>-</b>	<b>7,795,650</b>	<b>7,480,704</b>	<b>314,946</b>	<b>4.2%</b>
<b>NON-OPERATING REVENUES</b>								
<i>Other Non-Operating Revenues (List)</i>								
Type in					-	-	-	#DIV/0!
Type in	467,190		6,000		473,190	481,610	(8,420)	-1.7%
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
Type in					-	-	-	#DIV/0!
<b>Total Other Non-Operating Revenue</b>	<b>467,190</b>	<b>-</b>	<b>6,000</b>	<b>-</b>	<b>473,190</b>	<b>481,610</b>	<b>(8,420)</b>	<b>-1.7%</b>
<i>Interest on Investments &amp; Deposits (List)</i>								
Interest Earned	4,500		1,000		5,500	2,500	3,000	120.0%
Penalties					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
<b>Total Interest</b>	<b>4,500</b>	<b>-</b>	<b>1,000</b>	<b>-</b>	<b>5,500</b>	<b>2,500</b>	<b>3,000</b>	<b>120.0%</b>
<b>Total Non-Operating Revenues</b>	<b>471,690</b>	<b>-</b>	<b>7,000</b>	<b>-</b>	<b>478,690</b>	<b>484,110</b>	<b>(5,420)</b>	<b>-1.1%</b>
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 2,323,614</b>	<b>\$ -</b>	<b>\$ 5,950,726</b>	<b>\$ -</b>	<b>\$ 8,274,340</b>	<b>\$ 7,964,814</b>	<b>\$ 309,526</b>	<b>3.9%</b>

# For Year Adopted Revenue Schedule

## Lodi Housing Authority

*FY 2018 Adopted Budget*

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING REVENUES</b>					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	1,405,740				1,405,740
Excess Utilities	73,200				73,200
Non-Dwelling Rental	35,030				35,030
HUD Operating Subsidy	250,318				250,318
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			5,716,416		5,716,416
<b>Total Rental Fees</b>	<b>1,764,288</b>	-	<b>5,716,416</b>	-	<b>7,480,704</b>
<i>Other Revenue (List)</i>					
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
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Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
Type in (Grant, Other Rev)					-
<b>Total Other Revenue</b>	-	-	-	-	-
<b>Total Operating Revenues</b>	<b>1,764,288</b>	-	<b>5,716,416</b>	-	<b>7,480,704</b>
<b>NON-OPERATING REVENUES</b>					
<i>Other Non-Operating Revenues (List)</i>					
Type in					-
Type in	476,610		5,000		481,610
Type in					-
Type in					-
Type in					-
<b>Total Other Non-Operating Revenues</b>	<b>476,610</b>	-	<b>5,000</b>	-	<b>481,610</b>
<i>Interest on Investments &amp; Deposits</i>					
Interest Earned	2,000		500		2,500
Penalties					-
Other					-
<b>Total Interest</b>	<b>2,000</b>	-	<b>500</b>	-	<b>2,500</b>
<b>Total Non-Operating Revenues</b>	<b>478,610</b>	-	<b>5,500</b>	-	<b>484,110</b>
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 2,242,898</b>	<b>\$ -</b>	<b>\$ 5,721,916</b>	<b>\$ -</b>	<b>\$ 7,964,814</b>

# Appropriations Schedule

Lodi Housing Authority  
For the Period October 1, 2019 to September 30, 2020

	<b>FY 2020 Proposed Budget</b>				<b>FY 2018 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	
<b>OPERATING APPROPRIATIONS</b>								
<i>Administration</i>								
Salary & Wages	388,280		241,380		\$ 629,660	\$ 606,526	\$ 23,134	3.8%
Fringe Benefits	176,800		189,560		366,360	380,938	(14,578)	-3.8%
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	4,500		4,000		8,500	8,400	100	1.2%
Miscellaneous Administration*	128,000		24,000		152,000	146,500	5,500	3.8%
<b>Total Administration</b>	<b>737,580</b>		<b>489,940</b>		<b>1,227,520</b>	<b>1,213,364</b>	<b>14,156</b>	<b>1.2%</b>
<i>Cost of Providing Services</i>								
Salary & Wages - Tenant Services					-	5,000	(5,000)	-100.0%
Salary & Wages - Maintenance & Operation	266,960				266,960	256,060	10,900	4.3%
Salary & Wages - Protective Services	12,500				12,500	17,500	(5,000)	-28.6%
Salary & Wages - Utility Labor	67,490				67,490	63,850	3,640	5.7%
Fringe Benefits	144,230				144,230	169,599	(25,369)	-15.0%
Tenant Services	5,000				5,000	-	5,000	#DIV/0!
Utilities	388,160				388,160	382,320	5,840	1.5%
Maintenance & Operation	196,300		12,000		208,300	193,690	14,610	7.5%
Protective Services					-	-	-	#DIV/0!
Insurance	129,000				129,000	113,720	15,280	13.4%
Payment in Lieu of Taxes (PILOT)					-	-	-	#DIV/0!
Terminal Leave Payments	25,000		8,500		33,500	33,200	300	0.9%
Collection Losses	1,000				1,000	1,000	-	0.0%
Other General Expense					-	-	-	#DIV/0!
Rents			5,426,352		5,426,352	5,212,704	213,648	4.1%
Extraordinary Maintenance	60,000				60,000	30,000	30,000	100.0%
Replacement of Non-Expendible Equipment	126,500		1,500		128,000	133,710	(5,710)	-4.3%
Property Betterment/Additions	22,000				22,000	3,000	19,000	633.3%
Miscellaneous COPS*					-	-	-	#DIV/0!
<b>Total Cost of Providing Services</b>	<b>1,444,140</b>		<b>5,448,352</b>		<b>6,892,492</b>	<b>6,615,353</b>	<b>277,139</b>	<b>4.2%</b>
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
<b>Total Operating Appropriations</b>	<b>2,181,720</b>		<b>5,938,292</b>		<b>8,120,012</b>	<b>7,828,717</b>	<b>291,295</b>	<b>3.7%</b>
<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!
<b>Total Non-Operating Appropriations</b>					-	-	-	#DIV/0!
<b>TOTAL APPROPRIATIONS</b>	<b>2,181,720</b>		<b>5,938,292</b>		<b>8,120,012</b>	<b>7,828,717</b>	<b>291,295</b>	<b>3.7%</b>
<b>ACCUMULATED DEFICIT</b>					-	-	-	#DIV/0!
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>2,181,720</b>		<b>5,938,292</b>		<b>8,120,012</b>	<b>7,828,717</b>	<b>291,295</b>	<b>3.7%</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>								
Municipality/County Appropriation					-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
<b>Total Unrestricted Net Position Utilized</b>					-	-	-	#DIV/0!
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 2,181,720</b>	<b>\$ -</b>	<b>\$ 5,938,292</b>	<b>\$ -</b>	<b>\$ 8,120,012</b>	<b>\$ 7,828,717</b>	<b>\$ 291,295</b>	<b>3.7%</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      \$ 109,086.00      \$ -      \$ 296,914.60      \$ -      \$ 406,000.60

# Prior Year Adopted Appropriations Sched

Lodi Housing Authority

FY 2018 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>OPERATING APPROPRIATIONS</b>					
<i>Administration</i>					
Salary & Wages	\$ 377,010		\$ 229,516		\$ 606,526
Fringe Benefits	176,521		204,417		380,938
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*	131,500		15,000		146,500
<b>Total Administration</b>	<b>729,231</b>	-	<b>484,133</b>	-	<b>1,213,364</b>
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services	5,000				5,000
Salary & Wages - Maintenance & Operation	256,060				256,060
Salary & Wages - Protective Services	17,500				17,500
Salary & Wages - Utility Labor	63,850				63,850
Fringe Benefits	169,599				169,599
Tenant Services					-
Utilities	382,320				382,320
Maintenance & Operation	182,190		11,500		193,690
Protective Services					-
Insurance	113,720				113,720
Payment in Lieu of Taxes (PILOT)					-
Terminal Leave Payments	25,000		8,200		33,200
Collection Losses	1,000				1,000
Other General Expense					-
Rents			5,212,704		5,212,704
Extraordinary Maintenance	30,000				30,000
Replacement of Non-Expendible Equipment	133,710				133,710
Property Betterment/Additions	3,000				3,000
Miscellaneous COPS*					-
<b>Total Cost of Providing Services</b>	<b>1,382,949</b>	-	<b>5,232,404</b>	-	<b>6,615,353</b>
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
<b>Total Operating Appropriations</b>	<b>2,112,180</b>	-	<b>5,716,537</b>	-	<b>7,828,717</b>
<b>NON-OPERATING APPROPRIATIONS</b>					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
<b>Total Non-Operating Appropriations</b>	-	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	<b>2,112,180</b>	-	<b>5,716,537</b>	-	<b>7,828,717</b>
<b>ACCUMULATED DEFICIT</b>					-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>2,112,180</b>	-	<b>5,716,537</b>	-	<b>7,828,717</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>					
Municipality/County Appropriation	-	-	-	-	-
Other					-
<b>Total Unrestricted Net Position Utilized</b>	-	-	-	-	-
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 2,112,180</b>	<b>\$ -</b>	<b>\$ 5,716,537</b>	<b>\$ -</b>	<b>\$ 7,828,717</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

# Net Position Reconciliation

Lodi Housing Authority  
 For the Period October 1, 2019 to September 30, 2020

## FY 2020 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)</b>					
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ (33,606)	\$ -	\$ (1,253,804)	\$ -	\$ (1,287,410)
Less: Restricted for Debt Service Reserve (1)	5,324,525				5,324,525
Less: Other Restricted Net Position (1)			26,061		
Total Unrestricted Net Position (1)	(5,358,131)	-	(1,279,865)	-	(6,637,996)
Less: Designated for Non-Operating Improvements & Repairs					
Less: Designated for Rate Stabilization					
Less: Other Designated by Resolution					
Plus: Accrued Unfunded Pension Liability (1)					
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)					
Plus: Estimated Income (Loss) on Current Year Operations (2)					
Plus: Other Adjustments (attach schedule)					
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	(5,358,131)	-	(1,279,865)	-	(6,637,996)
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	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>					
(4)	\$ (5,358,131)	\$ -	\$ (1,279,865)	\$ -	\$ (6,637,996)

(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 \$ 109,086 \$ - \$ 296,915 \$ 406,001

(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, 2019 to September 30, 2020

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
<i>Public Housing Management</i>					
Description attached- NJ1101	\$ 177,358				\$ 177,358
Description attached- NJ1102	141,886				141,886
Description attached- NJ1103	70,944				70,944
Type in Description	-				-
Total	390,188	-	-	-	390,188
<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 PROPOSED CAPITAL BUDGET</b>	<b>\$ 390,188</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 390,188</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, 2019** to **September 30, 2020**

*Fiscal Year Beginning in*

	Estimated Total Cost	Current Budget					
		Year 2020	2021	2022	2023	2024	2025
<i>Public Housing Management</i>							
Description attached- NJ1101	\$ 1,036,288	\$ 177,358	\$ 177,358	\$ 170,393	\$ 170,393	\$ 170,393	\$ 170,393
Description attached- NJ1102	829,032	141,886	141,886	136,315	136,315	136,315	136,315
Description attached- NJ1103	414,664	70,944	70,944	68,194	68,194	68,194	68,194
Type in Description	-	-	-	-	-	-	-
<b>Total</b>	<b>2,279,984</b>	<b>390,188</b>	<b>390,188</b>	<b>374,902</b>	<b>374,902</b>	<b>374,902</b>	<b>374,902</b>
<i>Section 8</i>							
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Housing Voucher</i>							
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Other Programs</i>							
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
Type in Description	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>\$ 2,279,984</b>	<b>\$ 390,188</b>	<b>\$ 390,188</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, 2019 to September 30, 2020

	Estimated Total Cost	<i>Funding Sources</i>				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
Description attached- NJ1101	\$ 1,036,288				\$ 1,036,288	
Description attached- NJ1102	829,032				829,032	
Description attached- NJ1103	414,664				414,664	
Type in Description	-					
Total	<u>2,279,984</u>	-	-	-	2,279,984	-
<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>	<u>\$ 2,279,984</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,279,984</u>	<u>\$ -</u>
Total 5 Year Plan per CB-4	<u>\$ 2,279,984</u>					
Balance check						

- If amount is other than zero, verify that projects listed above match projects listed on CB-4.

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