

Fiscal Year Start Year End Year
 2024 – **2025**

***Housing Authority Budget of:
Lodi Housing Authority***

State Filing Year 2025

For the Period: October 1, 2024 to September 30, 2025

WWW.lodihousing.org
Housing Authority Web Address



Division of Local Government Services

**2025 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2025

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: 1/10/2025

2025 PREPARER'S CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	bill@katchencpa.com
Name:	William Katchen, CPA
Title:	CPA
Address:	596 Anderson Avenue, Suite 303
	Cliffside Park, NJ 07010
Phone Number:	201-943-4449
Fax Number:	201-943-5099
E-mail Address:	bill@katchencpa.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing 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.

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

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

Name of Officer Certifying Compliance: Gary Luna
Title of Officer Certifying Compliance: Executive Director
Signature: garyl@lodihousing.org

2025 APPROVAL CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Lodi Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on September 19, 2024.

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

Officer's Signature:	garyl@lodihousing.org
Name:	Gary Luna
Title:	Executive Director
Address:	50 Brookside Ave, Lodi, NJ 07644
Phone Number:	973-470-3653 x20
Fax Number:	973 778-1429
E-mail Address:	garyl@lodihousing.org

2025 HOUSING AUTHORITY BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget for Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of September 19, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,216,689.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,020,963.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$551,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

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

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Lodi Housing Authority, at an open public meeting held on September 19, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025, 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 November 21, 2024.

garyl@lodihousing.org

(Secretary's Signature)

9/19/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Robert Riley, JR				X
Robert Marra	X			
Paul Vincent Lynch, Chaiperson	X			
Albert Di Chiara, Vice Chairperson				X
Steven De Nobile	X			
Daniel J. Cody	X			
Anthony Mobilio, Jr.				

2025 ADOPTION CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2024 to September 30, 2025

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Lodi Housing Authority, pursuant to N.J.A.C 5:31-2.3, on November 21, 2024.

Officer's Signature:	garyl@lodihousing.org		
Name:	Gary Luna		
Title:	Executive Director		
Address:	50 Brookside Ave, Lodi, NJ 07644		
Phone Number:	973-470-3653 x20	Fax:	973 778-1429
E-mail address:	garyl@lodihousing.org		

2025 ADOPTED BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented for adoption before the governing body of the Lodi Housing Authority at its open public meeting of November 21, 2024; and

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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$10,216,689.00, Total Appropriations, including any Accumulated Deficit, if any, of \$10,020,963.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$551,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Lodi Housing Authority at an open public meeting held on November 21, 2024 that the Annual Budget and Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 01, 2024 and ending September 30, 2025 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.

garyl@lodihousing.org

(Secretary's Signature)

11/21/2024

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Robert Riley, JR	X			
Robert Marra				X
Paul Vincent Lynch,	X			
Albert Di Chiara, Vice Chairperson				X
Steven De Nobile	X			
Daniel J. Cody	X			
Anthony Mobilio, Jr.				X

**2025 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Variances from the current to the proposed budgets are as follows:

Revenue:

- | | |
|---|--|
| 1. HUD operating subsidy-Reduced to reflect formula funding levels. | |
| 2. Nonoperating revenues-Increased to reflect HUD funding for operational support. | |
| 3. Interest Income- Increased due to current interest rate environment. | 9. Insurance- Increased based on current premiums. |
| Expenditures: | 10 Replacement of Equipment-Increased for planned proj. |
| 1. Administrative Salaries- Budgeted lower due to retirements. | 11 Property Betterments and Additions-Reduced to planned acquisitions. |
| 2. Legal Expenses- Expected cost after competitive solicitation. | |
| 3. Accounting services_ Increased to reflect comeptitive solicitation awards. | |
| 4. Misc. Administration- Increased based on actual results in the prior and current year's. | |
| 5. Maintenance Salaries- Increased to proposed staffing levels. | |
| 6. Fringe Benefits- Increased based on current and proposed budget anticipated costs. | |
| 7. Utilities- Based on HUD Formula. | |
| 8. Maintenance and Operation- Due to the age of the properties and increased costs the budget has been increased. | |

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

The local economy is stable and not expected to have an impact on the proposed Budget.

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

It is not expected that unrestricted net position will be utilized.

2025 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

None

5. The proposed budget must not reflect an anticipated deficit from 2024 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

The Authority has a negative net position at the end of the prior fiscal year. The deficit is solely due to accounting for noncash Pension and OPEB adjustments made. The proposed budget projects an excess in revenue over expenses that will reduce the accumulated deficit.

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

HOUSING AUTHORITY CONTACT INFORMATION

2025

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

Name of Authority:	Lodi Housing Authority		
<i>Federal ID Number:</i>	22-6002669		
<i>Address:</i>	50 Brookside Avenue		
<i>City, State, Zip:</i>	Lodi	NJ	07644
<i>Phone: (ext.)</i>	973-470-3650	<i>Fax:</i>	973-778-1429

Preparer's Name:	William Katchen, CPA		
<i>Preparer's Address:</i>	596 Anderson Avenue, Suite 303		
<i>City, State, Zip:</i>	Cliffside Park	NJ	07010
<i>Phone: (ext.)</i>	201-943-4449	<i>Fax:</i>	201-943-5099
<i>E-mail:</i>	bill@katchencpa.com		

Chief Executive Officer*	Gary Luna		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	973-470-3650 x15	<i>Fax:</i>	973-778-1429
<i>E-mail:</i>	garyl@lodihousing.org		

Chief Financial Officer*	David Sireci, CPA		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	2012482418	<i>Fax:</i>	
<i>E-mail:</i>	avides@aol.com		

Name of Auditor:	Francis J. McConnell		
<i>Name of Firm:</i>	Frances J. McConnell, CPA		
<i>Address:</i>	6222 Rising Sun Avenue		
<i>City, State, Zip:</i>	Philadelphia	Pa	19111
<i>Phone: (ext.)</i>	215-742-3428	<i>Fax:</i>	215-742-7065
<i>E-mail:</i>	Fjmconnell29@outlook.com		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

20

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 1,300,716.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

*A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

9. Did the Authority pay for meals or catering during the current fiscal year? Yes
If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

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

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

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? Yes

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No
If "yes", provide explanation, including amount paid.

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No

If "yes", provide explanation including amount paid.

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No

If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations?

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

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

Response to question 8, page N-3: NARRATIVE: The Lodi Housing Authority (LHA) has a Personnel Policy approved and adopted by Board Resolution developed in accordance with Civil Service and the Department of HUD regulations. LHA has a Salary Comparability Study that was approved by the Department of HUD. Performance evaluations are conducted on an annual basis.

This Narrative also includes response to question 12 page N-3 (2).

Maintenance staff attended Bergen County Technical Class - Home Improvement general contracting - \$816.00 Certification Board of Commissioners monthly meetings \$797.91 (Beverages, food. Etc).

Question 9. Page N-3

Board of Commissioners monthly meetings \$797.91 (Beverages, food. Etc).

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

Lodi Housing Authority

FISCAL YEAR: October 01, 2024 to September 30, 2025

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Lodi Housing Authority
For the Period: October 01, 2024 to September 30, 2025

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus		
1 Robert Marra	Chairman		X							\$ -	
2 Paul V. Lynch	Chairperson		X							\$ -	
3 Daniel J. Cody	Commissioner		X							\$ -	
4 Steven DeNobile	Commissioner		X							\$ -	
5 Albert DiChiara	Vice-Chairperson		X							\$ -	
6 Anthony Mobilio, Jr.	Commissioner		X							\$ -	
7 Robert Riley, Jr.	Commissioner		X							\$ -	
8 Gary Luna	Executive Director				X	\$ 165,402.00		\$ 49,621.00	\$ 215,023.00		
9 Carol A. Ferrara	Assistant Executive Director\HRO				X	\$ 119,317.00		\$ 35,795.00	\$ 155,112.00		
10									\$ -		
11									\$ -		
12									\$ -		
13									\$ -		
14									\$ -		
15									\$ -		
16									\$ -		
17									\$ -		
18									\$ -		
19									\$ -		
20									\$ -		
21									\$ -		
22									\$ -		
23									\$ -		
24									\$ -		
25									\$ -		
26									\$ -		
27									\$ -		
28									\$ -		
29									\$ -		
30									\$ -		
31									\$ -		
32									\$ -		
33									\$ -		
34									\$ -		
35									\$ -		
Total:						\$ 284,719.00	\$ -	\$ -	\$ 85,416.00	\$ 370,135.00	

Schedule of Health Benefits - Detailed Cost Analysis

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	3	16,474.00	49,422.00	3	16,406.00	49,218.00	204.00	0.4%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	4	32,666.00	130,664.00	6	32,154.00	192,924.00	(62,260.00)	-32.3%
Family	3	45,569.00	136,707.00	3	45,158.00	135,474.00	1,233.00	0.9%
Employee Cost Sharing Contribution (enter as negative -)			(72,161.00)			(69,024.00)	(3,137.00)	4.5%
Subtotal	10		244,632.00	12		308,592.00	(63,960.00)	-20.7%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	5	5,254.00	26,270.00	6	7,489.00	44,934.00	(18,664.00)	-41.5%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)	5	16,818.00	84,090.00	3	12,939.00	38,817.00	45,273.00	116.6%
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal	10		110,360.00	9		83,751.00	26,609.00	31.8%
GRAND TOTAL	20		354,992.00	21		392,343.00	(37,351.00)	-9.5%

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

Yes

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

Yes

**Lodi Housing Authority
ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box:

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
In Hours-9/30/2023			Hours				Hours					X	
D. Avola			156.00	\$4,962.00								X	
F. Ciliberto			272.00	\$13,404.00								X	
T. DeSomma			416.00	\$38,352.00			32.00	\$2,950.00				X	
C. Ferrara			175.50	\$11,880.00								X	
F. Licata			4.50	\$174.00								X	
A. Pepe			88.50	\$2,425.00			12.50	\$343.00				X	
N. Ferrara			27.00	\$1,058.00								X	
C. DeSomma			83.00	\$2,275.00								X	
G. Luna			295.50	\$26,647.00			7.00	\$631.00				X	
T. DiChiara			136.50	\$5,513.00			6.50	\$262.00				X	
A. Reilly			20.00	\$808.00			3.50	\$141.00				X	
Payroll Taxes				\$8,224.00				\$331.00				X	
TOTALS (THIS PAGE ONLY)	-	\$0.00	1,674.50	\$115,722.00	-	\$0.00	61.50	\$4,658.00	-	\$0.00			

**Lodi Housing Authority
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
TOTALS (THIS PAGE ONLY)	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			

**Lodi Housing Authority
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
TOTALS (THIS PAGE ONLY)	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			

**Lodi Housing Authority
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
TOTALS (ALL PAGES)	-	\$0.00	1,674.50	\$115,722.00	-	\$0.00	61.50	\$4,658.00	-	\$0.00			

Total Funds Reserved per Most Recently Completed Audit:	
Total Funds Appropriated in Current Budget:	

Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:	
Total Employees subject to accumulated absence restrictions of P.L. 2010, c. 3:	

Schedule of Shared Service Agreements

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

If no shared services, check this box:

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority

**2025 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Lodi Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget					FY 2024 Adopted Budget	<i>\$ Increase (Decrease)</i> Proposed vs. Adopted	<i>% Increase (Decrease)</i> Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 2,344,845	\$ -	\$ 7,010,000	\$ -	\$ 9,354,845	\$ 9,445,613	\$ (90,768)	-1.0%
Total Non-Operating Revenues	738,250	-	40,000	83,594	861,844	707,250	154,594	21.9%
Total Anticipated Revenues	3,083,095	-	7,050,000	83,594	10,216,689	10,152,863	63,826	0.6%
APPROPRIATIONS								
Total Administration	836,160	-	554,729	83,594	1,474,483	1,464,403	10,080	0.7%
Total Cost of Providing Services	2,084,980	-	6,461,500	-	8,546,480	8,208,111	338,369	4.1%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%
ANTICIPATED SURPLUS (DEFICIT)	\$ 161,955	\$ -	\$ 33,771	\$ -	\$ 195,726	\$ 480,349	\$ (284,623)	-59.3%

Revenue Schedule

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

FY 2025 Proposed Budget

	Public Housing Management			Section 8	Housing Voucher		Other Programs	Total All Operations		<i>FY 2024 Adopted Budget</i>	<i>FY 2024 Adopted</i>	<i>Proposed vs. Adopted</i>	<i>Proposed vs. Adopted</i>
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	Total All Operations	Total All Operations	Total All Operations	All Operations	All Operations	\$ Increase (Decrease)	% Increase (Decrease)
OPERATING REVENUES													
<i>Rental Fees</i>													
Homebuyers' Monthly Payments					\$ -	\$ -				\$ -			#DIV/0!
Dwelling Rental	1,825,910				1,825,910	1,746,420				79,490			4.6%
Excess Utilities	39,220				39,220	38,000				1,220			3.2%
Non-Dwelling Rental	38,230				38,230	37,030				1,200			3.2%
HUD Operating Subsidy	441,485				441,485	568,975				(127,490)			-22.4%
New Construction - Acc Section 8					-	-				-			#DIV/0!
Voucher - Acc Housing Voucher			7,010,000		7,010,000	7,055,188				(45,188)			-0.6%
Total Rental Fees	2,344,845	-	7,010,000	-	9,354,845	9,445,613				(90,768)			-1.0%
<i>Other Operating Revenues (List)</i>													
					-	-				-			#DIV/0!
					-	-				-			#DIV/0!
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					-	-				-			#DIV/0!
Total Other Revenue	-	-	-	-	-	-				-			#DIV/0!
Total Operating Revenues	2,344,845	-	7,010,000	-	9,354,845	9,445,613				(90,768)			-1.0%
NON-OPERATING REVENUES													
<i>Other Non-Operating Revenues (List)</i>													
Tenant chgs., CFP oper., BCCD funding	663,250		15,000	83,594	761,844	684,750				77,094			11.3%
					-	-				-			#DIV/0!
					-	-				-			#DIV/0!
					-	-				-			#DIV/0!
Total Other Non-Operating Revenue	663,250	-	15,000	83,594	761,844	684,750				77,094			11.3%
<i>Interest on Investments & Deposits (List)</i>													
Interest Earned	75,000		25,000		100,000	22,500				77,500			344.4%
Penalties					-	-				-			#DIV/0!
Other					-	-				-			#DIV/0!
Total Interest	75,000	-	25,000	-	100,000	22,500				77,500			344.4%
Total Non-Operating Revenues	738,250	-	40,000	83,594	861,844	707,250				154,594			21.9%
TOTAL ANTICIPATED REVENUES	\$ 3,083,095	\$ -	\$ 7,050,000	\$ 83,594	\$ 10,216,689	\$ 10,152,863				\$ 63,826			0.6%

Prior Year Adopted Revenue Schedule

Lodi Housing Authority

FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING REVENUES					
<i>Rental Fees</i>					
Homebuyers' Monthly Payments					\$ -
Dwelling Rental	1,746,420				1,746,420
Excess Utilities	38,000				38,000
Non-Dwelling Rental	37,030				37,030
HUD Operating Subsidy	568,975				568,975
New Construction - Acc Section 8					-
Voucher - Acc Housing Voucher			7,055,188		7,055,188
Total Rental Fees	2,390,425	-	7,055,188	-	9,445,613
<i>Other Revenue (List)</i>					
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Total Other Revenue	-	-	-	-	-
Total Operating Revenues	2,390,425	-	7,055,188	-	9,445,613
NON-OPERATING REVENUES					
<i>Other Non-Operating Revenues (List)</i>					
Tenant chgs., CFP oper., BCCD funding	678,250		6,500		684,750
					-
					-
					-
<i>Other Non-Operating Revenues</i>	678,250	-	6,500	-	684,750
<i>Interest on Investments & Deposits</i>					
Interest Earned	15,000		7,500		22,500
Penalties					-
Other					-
Total Interest	15,000	-	7,500	-	22,500
Total Non-Operating Revenues	693,250	-	14,000	-	707,250
TOTAL ANTICIPATED REVENUES	\$ 3,083,675	\$ -	\$ 7,069,188	\$ -	\$ 10,152,863

Appropriations Schedule

Lodi Housing Authority
For the Period: October 01, 2024 to September 30, 2025

	FY 2025 Proposed Budget					FY 2024 Adopted Budget	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>	
	Public Housing Management	Section 8	Housing Voucher	Other Programs		Total All Operations	Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS									
<i>Administration</i>									
Salary & Wages	304,440		265,737	75,994	\$ 646,171	\$ 738,935	\$ (92,764)	-12.6%	
Fringe Benefits	299,720		173,492	7,600	480,812	443,468	37,344	8.4%	
Legal	23,000		18,000		41,000	37,000	4,000	10.8%	
Staff Training	3,000		4,500		7,500	7,500	-	0.0%	
Travel	6,000		4,500		10,500	10,500	-	0.0%	
Accounting Fees	25,000		18,000		43,000	32,000	11,000	34.4%	
Auditing Fees	5,000		5,500		10,500	10,000	500	5.0%	
Miscellaneous Administration*	170,000		65,000		235,000	185,000	50,000	27.0%	
Total Administration	836,160	-	554,729	83,594	1,474,483	1,464,403	10,080	0.7%	
<i>Cost of Providing Services</i>									
Salary & Wages - Tenant Services					-	-	-	#DIV/0!	
Salary & Wages - Maintenance & Operation	437,180				437,180	358,180	79,000	22.1%	
Salary & Wages - Protective Services	5,000				5,000	5,000	-	0.0%	
Salary & Wages - Utility Labor	59,620				59,620	61,890	(2,270)	-3.7%	
Fringe Benefits	255,320				255,320	216,913	38,407	17.7%	
Tenant Services	5,000				5,000	5,000	-	0.0%	
Utilities	419,350				419,350	381,220	38,130	10.0%	
Maintenance & Operation	308,760		20,000		328,760	296,300	32,460	11.0%	
Protective Services					-	-	-	#DIV/0!	
Insurance	181,000		20,000		201,000	155,000	46,000	29.7%	
Payment in Lieu of Taxes (PILOT)					-	-	-	#DIV/0!	
Terminal Leave Payments	62,000		14,000		76,000	70,000	6,000	8.6%	
Collection Losses	2,000				2,000	2,000	-	0.0%	
Other General Expense					-	-	-	#DIV/0!	
Rents			6,400,000		6,400,000	6,345,108	54,892	0.9%	
Extraordinary Maintenance	132,500				132,500	132,500	-	0.0%	
Replacement of Non-Expendible Equipment	150,750		4,000		154,750	31,000	123,750	399.2%	
Property Betterment/Additions	66,500		3,500		70,000	148,000	(78,000)	-52.7%	
Miscellaneous COPS*					-	-	-	#DIV/0!	
Total Cost of Providing Services	2,084,980	-	6,461,500	-	8,546,480	8,208,111	338,369	4.1%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Operating Appropriations	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%	
NON-OPERATING APPROPRIATIONS									
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!	
TOTAL APPROPRIATIONS	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%	
ACCUMULATED DEFICIT					-	-	-	#DIV/0!	
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,921,140	-	7,016,229	83,594	10,020,963	9,672,514	348,449	3.6%	
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!	
Other					-	-	-	#DIV/0!	
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
TOTAL NET APPROPRIATIONS	\$ 2,921,140	\$ -	\$ 7,016,229	\$ 83,594	\$ 10,020,963	\$ 9,672,514	\$ 348,449	3.6%	

* 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 \$ 146,057.00 \$ - \$ 350,811.45 \$ 4,179.70 \$ 501,048.15

**HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE**

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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Prior Year Adopted Appropriations Schedule

Lodi Housing Authority

FY 2024 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 475,470		\$ 263,465		\$ 738,935
Fringe Benefits	254,637		188,831		443,468
Legal	21,000		16,000		37,000
Staff Training	3,000		4,500		7,500
Travel	6,000		4,500		10,500
Accounting Fees	16,000		16,000		32,000
Auditing Fees	5,000		5,000		10,000
Miscellaneous Administration*	140,000		45,000		185,000
Total Administration	921,107	-	543,296	-	1,464,403
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	358,180				358,180
Salary & Wages - Protective Services	5,000				5,000
Salary & Wages - Utility Labor	61,890				61,890
Fringe Benefits	216,913				216,913
Tenant Services	5,000				5,000
Utilities	381,220				381,220
Maintenance & Operation	276,300		20,000		296,300
Protective Services					-
Insurance	155,000				155,000
Payment in Lieu of Taxes (PILOT)					-
Terminal Leave Payments	60,000		10,000		70,000
Collection Losses	2,000				2,000
Other General Expense					-
Rents			6,345,108		6,345,108
Extraordinary Maintenance	132,500				132,500
Replacement of Non-Expendible Equipment	27,000		4,000		31,000
Property Betterment/Additions	144,500		3,500		148,000
Miscellaneous COPS*					-
Total Cost of Providing Services	1,825,503	-	6,382,608	-	8,208,111
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Total Operating Appropriations	2,746,610	-	6,925,904	-	9,672,514
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	2,746,610	-	6,925,904	-	9,672,514
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,746,610	-	6,925,904	-	9,672,514
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,746,610	\$ -	\$ 6,925,904	\$ -	\$ 9,672,514

* 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 \$ 137,330.50 \$ - \$ 346,295.20 \$ - \$ 483,625.70

HOUSING AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

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

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

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

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

<i>Line Item:</i>	<i>Public Housing Mgt.</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total</i>
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Debt Service Schedule - Principal

Lodi Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in _____

	Date of Local Finance Board Approval	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Principal Outstanding
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
TOTAL PRINCIPAL		-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY										-
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

	<i>Moody's</i>	<i>Fitch</i>	<i>Standard & Poors</i>
Bond Rating			
Year of Last Rating			

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Lodi Housing Authority

If authority has no debt check this box:

Fiscal Year Ending in

	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030	Thereafter	Total Interest Payments Outstanding
									-
TOTAL INTEREST	-	-	-	-	-	-	-	-	-
LESS: HUD SUBSIDY									-
NET INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

Net Position Reconciliation

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

FY 2025 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 1,415,733.00	\$ -	\$ (558,136)	\$ -	\$ 857,597
Less: Invested in Capital Assets, Net of Related Debt (1)	5,447,861				5,447,861
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			80,984		80,984
Total Unrestricted Net Position (1)	(4,032,128)	-	(639,120)	-	(4,671,248)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,721,824		321,332		2,043,156
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	3,503,700		812,930		4,316,630
Plus: Estimated Income (Loss) on Current Year Operations (2)	337,065		143,284		480,349
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,530,461	-	638,426	-	2,168,887
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 1,530,461	\$ -	\$ 638,426	\$ -	\$ 2,168,887

(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	\$ 146,057	\$ -	\$ 350,811	\$ 4,180	\$ 501,048
--	------------	------	------------	----------	------------

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

2025

Lodi Housing Authority

(Housing Authority Name)

**2025 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Lodi Housing Authority

(Housing Authority Name)

Fiscal Year: October 01, 2024 to September 30, 2025

Place an "X" in the box for the applicable statement below:

It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Lodi Housing Authority, on September 19, 2024.

It is hereby certified that the governing body of the Lodi Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Lodi Housing Authority, for the following reason(s):

Officer's Signature:	garyl@lodihousing.org
Name:	Gary Luna
Title:	Executive Director
Address:	50 Brookside Ave. Lodi, NJ 07644
Phone Number:	973 470-3650 ext.15
Fax Number:	973 778-1429
E-mail Address:	garyl@lodihousing.org

2025 CAPITAL BUDGET/PROGRAM MESSAGE

Lodi Housing Authority

Fiscal Year: October 01, 2024 to September 30, 2025

Answer all questions below using the space provided.

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

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

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

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

N/A

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

Provide additional documentation as necessary.

Proposed Capital Budget

Lodi Housing Authority

For the Period: October 01, 2024 to September 30, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
NJ011-01	\$ 78,000				\$ 78,000	
NJ011-02	203,000				203,000	
NJ011-03	270,000				270,000	
	-					
Total	551,000	-	-	-	551,000	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 551,000	\$ -	\$ -	\$ -	\$ 551,000	\$ -

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 01, 2024 to September 30, 2025

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget					
		Year 2025	2026	2027	2028	2029	2030
<i>Public Housing Management</i>							
NJ011-01	\$ 468,000	\$ 78,000	\$ 78,000	\$ 78,000	\$ 78,000	\$ 78,000	\$ 78,000
NJ011-02	1,218,000	203,000	203,000	203,000	203,000	203,000	203,000
NJ011-03	1,620,000	270,000	270,000	270,000	270,000	270,000	270,000
Total	3,306,000	551,000	551,000	551,000	551,000	551,000	551,000
<i>Section 8</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-
TOTAL	\$ 3,306,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000

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 01, 2024 to September 30, 2025

		<i>Funding Sources</i>				
		Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants Other Sources
<i>Public Housing Management</i>						
NJ011-01	\$	468,000	\$ 468,000			
NJ011-02		1,218,000	1,218,000			
NJ011-03		1,620,000	1,620,000			
Total		3,306,000	-	-	-	3,306,000
<i>Section 8</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Housing Voucher</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
<i>Other Programs</i>						
		-				
		-				
		-				
Total		-	-	-	-	-
TOTAL		\$ 3,306,000	\$ -	\$ -	\$ -	\$ 3,306,000
Total 5 Year Plan per CB-4		\$ 3,306,000				
Balance check			- If amount is other than zero, verify that projects listed above match projects listed on CB-4.			

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

**Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: Lodi Housing Authority Year Ending: September 30, 2023

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here and certify below.

9/19/2024

Date

garyl@lodihousing.org

Clerk/Secretary to the Governing Body

Appendix to Budget Document