<u>Start Year</u> **2025**

Fiscal Year

End Year **2026**

Housing Authority Budget of: Lodi Housing Authority

State Filing Year

2026

For the Period:

October 1, 2025

to

September 30, 2026

WWW.lodihousing.org Housing Authority Web Address



Division of Local Government Services

2026 HOUSING AUTHORITY BUDGET CERTIFICATION SECTION

2026

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By:	Date:		

CERTIFICATION OF ADOPTED BUDGET

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

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

By: Christine Zapicchi	Date:	10/3/2025	

2026

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

For Division Use Only

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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 <u>N.J.S.A. 40A:5A-11.</u>

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

By:	Christire Zapicchi	Date: 7/16/2025	
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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:
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2026 PREPARER'S CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

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

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertations 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		
	The purpose of the website or webpage sha activities. N.J.S.A. 40A:5A-17.1 requires to	Internet website or a webpage on the municipality's or county's Internet website. Il be to provide increased public access to the authority's operations and he following items to be included on the Authority's website at a boxes below to certify the Authority's compliance with N.J.S.A.		
V	A description of the Authority's mission and	d responsibilities.		
V	The budgets for the current fiscal year and i	immediately preceding two prior years.		
7	(Similar information includes items such as	inancial Report (Unaudited) or similar financial information Revenue and Expenditure pie charts, or other types of charts, along with the public in understanding the finances/budget of the Authority).		
V	The complete (all pages) annual audits (not two prior years.	the Audit Synopsis) for the most recent fiscal year and immediately preceding		
V	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.			
V	Notice posted pursuant to the "Open Public date, location and agenda of each meeting.	Meetings Act" for each meeting of the Authority, setting forth the time		
V	The approved minutes of each meeting of the least three consecutive fiscal years.	ne Authority including all resolutions of the board and their committees; for at		
V	The name, mailing address, electronic mail supervision or management over some or all	address and phone number of every person who exercises day-to-day ll of the operations of the Authority.		
V	A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any renumeration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.			
	It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.			
	Name of Officer Certifying Compliance: Title of Officer Certifying Compliance: Signature:	Gary Luna Executive Director garyl@lodihousing.org		
		7		

2026 APPROVAL CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Lodi Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on June 19, 2025.

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

Officer's Signature:	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		

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget for Lodi Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of June 19, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,349,603.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,272,778.00, and Total Unrestriced Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 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 June 19, 2025 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, 2025 and ending September 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Lodi Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on September 17, 2025.

garyl@lodihousing.org	6/19/2025
(Secretary's Signature)	(Date)

Governing Body Recorded Vote

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

2026 ADOPTION CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2025 to September 30, 2026

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Lodi Housing Authority, pursuant to N.J.A.C 5:31-2.3, on September 18, 2025.

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

2026 ADOPTED BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented for adoption before the governing body of the Lodi Housing Authority at its open public meeting of September 18, 2025; 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 \$10,349,603.00, Total Appropriations, including any Accumulated Deficit, if any, of \$10,272,778.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestriced 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 September 18, 2025 that the Annual Budget and Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

garyl@lodihousing.org	9/18/2025
(Secretary's Signature)	(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	X			
Chairperson				
Steven De Nobile	X			
Daniel J. Cody	X			
Anthony Mobilio, Jr.				X

2026 HOUSING AUTHORITY BUDGET NARRATIVE AND INFORMATION SECTION

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

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

1. Complete a brief statement on the Fiscal Year 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 adopted

1. Complete a offer statement of the risear rear 2025 proposed rimatar Budget and make comparison to the risear rear 2024 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.
Budgetary variances from the current to the proposed year are explained as follows:
Revenue:
1. HUD operating subsidy reduced per formula.
Expenditures:
1.Travel- Reduced to projected actuals.
2. Misc. Admin Reduced to projected actuals in the budget year.
3. Tenant services costs reduced to follow projections for the year.
4. Utilities increased per formula.
5. Extarodrinary maintenance- Decreased to follow expected projects.
6. Replacement of Equipment reduced to expected acquisitions.
7. Property betterments and additions reduced to anticipated purchases.
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.
alisweled.
It is not expected that unrestricted net position will be utilized in the subject year.
it is not expected that diffestiteted not position will be diffized in the subject year.

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

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

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.
None
5. The proposed budget must not reflect an anticipated deficit from 2025 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 aty the end of the prior fiscal year. The deficit is solely dut to accounting for noncash Pension and OPEB adjustments made. The proposed budget projects an excess in revenue over expensesthat 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 2026

Please complete the following information regarding this Authority. <u>All</u> information requested below must be completed.

Name of Authority:	Lodi Housing Authority			
Federal ID Number:	22-6002669			
Address:	50 Brookside Avenue			
City, State, Zip:	Lodi		NJ	07644
Phone: (ext.)	973-470-3650	Fax:	973-778	3-1429
D	William Matahan CDA			
Preparer's Name:	William Katchen, CPA	0.2		
Preparer's Address:	596 Anderson Avenue, Suite 3	03	1	Table
City, State, Zip:	Cliffside Park		NJ	07010
Phone: (ext.)	201-943-4449	Fax:	201-943	3-5099
E-mail:	bill@katchencpa.com			
Chief Executive Officer*	Gary Luna			
*Or person who performs these functi	ons under another title.			
Phone: (ext.)	973-470-3650 X15	Fax:	973-778	3-1429
E-mail:	garyl@lodihousing.org			
Chief Financial Officer*	David Sireci, CPA			
*Or person who performs these functi	ons under another title.			
Phone: (ext.)	201-248-2418	Fax:		
E-mail:	avides@aol.com			
Name of Auditor:	Francis J. McConnell			
	Francis J. McConnell, CPA			
Name of Firm: Address:	6222 Rising Sun Avenue			
			In-	10111
City, State, Zip:	Philadelphia		Pa 215 746	19111
Phone: (ext.)	215-742-3428	Fax:	215-742	2-7065
E-mail:	Fimconnell29@outlook.com			

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:	24
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:	\$ 1,040,201.00
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? If "yes", provide a list of those individuals, their position, the amount receivable, and a	No a description of the amount due to the Authorit
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 compensate b. A family member of a current or former commissioner, officer, key employee, or c. An entity of which a current of former commissioner, officer, key employee, or h (or family member thereof) was an officer or direct or indirect owner? If the answer to any of the above is "yes", provide a description of the transaction incl key employee, or highest compensated employee (or family member thereof) of the Auto the individual or family member; the amount paid; and whether the transaction was	r highest compensated employee? No nighest compensated employee No nuding the name of the commissioner, officer, thority; the name of the entity and relationship
7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*? *A personal benefit contract is generally any life insurance, annuity, or endowment cothe transferor, a member of the transferor's family, or any other person designated by If "yes", provide a description of the arrangement, the premiums paid, and indicate the	the transferor.
8. Explain the Authority's process for determining compensation for all persons listed or process includes any of the following: 1) review and approval by the commissioners or compensation data for comparable positions in similarly sized entities; 3) annual or per compensation consultant; and/or 5) written employment contract. Attach a narrative of	a committee thereof; 2) study or survey of riodic performance evaluation; 4) independent

individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

9. Did the Authority pay for meals or catering during the current fiscal year? 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 b. Travel for companions c. Tax indemnification and gross-up payments d. Discretionary spending account e. Housing allowance or residence for personal use f. Payments for business use of personal residence g. Vehicle/auto allowance or vehicle for personal use h. Health or social club dues or initiation fees i. Personal services (i.e. maid, chauffeur, chef) 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).	es", provide a detailed list of all meals and/or catering invoices for the current fiscal yea	
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g. Vehicle/auto allowance or vehicle for personal use h. Health or social club dues or initiation fees i. Personal services (i.e. maid, chauffeur, chef) 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.		
h. Health or social club dues or initiation fees i. Personal services (i.e. maid, chauffeur, chef) 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.	f. Payments for business use of personal residence	No
i. Personal services (i.e. maid, chauffeur, chef) 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.	g. Vehicle/auto allowance or vehicle for personal use	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.	h. Health or social club dues or initiation fees	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.	i. Personal services (i.e. maid, chauffeur, chef)	No
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.		
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.	Did the Authority follow a written policy regarding payment or reimbursement for expens	ses incurred by employees
If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses.	or commissioners during the course of Authority business and does that policy require su	bstantiation
	expenses through receipts or invoices prior to reimbursement?	Yes
(If your authority does not allow for reimbursements, indicate that in answer).	o", attach an explanation of the Authority's process for reimbursing employees and com-	missioners for expenses.
	our 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?		
If "yes", provide explanation, including amount paid.		
14. Did the Authority make payments to current or former commissioners or employees that were contingent upon	Did the Authority make any payments to current or former commissioners or employees f es", provide explanation, including amount paid.	or severance or termination? No
	es", provide explanation, including amount paid.	No
· · · · · · · · · · · · · · · · · · ·	es", provide explanation, including amount paid. Did the Authority make payments to current or former commissioners or employees that v	No were contingent upon
4 V / F 0 1	Did the Authority make payments to current or former commissioners or employees that verformance of the Authority or that were considered discretionary bonuses?	No
15. Did the Authority receive any notices from the Department of Environmental Protection or any other	es", provide explanation, including amount paid. Did the Authority make payments to current or former commissioners or employees that v	No were contingent upon
entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance	Did the Authority make payments to current or former commissioners or employees that verformance of the Authority or that were considered discretionary bonuses? Les", provide explanation including amount paid.	No were contingent upon No
with current regulations and standards that it has not yet taken action to remediate?	Did the Authority make payments to current or former commissioners or employees that verformance of the Authority or that were considered discretionary bonuses? Les", provide explanation including amount paid. Did the Authority receive any notices from the Department of Environmental Protection of	No were contingent upon No or any other
	Did the Authority make payments to current or former commissioners or employees that verformance of the Authority or that were considered discretionary bonuses? Les", provide explanation including amount paid. Did the Authority receive any notices from the Department of Environmental Protection of the Yergarding maintenance or repairs required to the Authority's systems to bring them into	No were contingent upon No or any other compliance
If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe	Did the Authority make payments to current or former commissioners or employees that verformance of the Authority or that were considered discretionary bonuses? Les", provide explanation including amount paid. Did the Authority receive any notices from the Department of Environmental Protection of the Yergarding maintenance or repairs required to the Authority's systems to bring them into	No were contingent upon No or any other compliance

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or	any other entity
due to noncompliance with current regulations (i.e. sewer overflow, etc.)?	No
If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the	he 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?	No
If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the	he fine/assessment.
18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?	No
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, 2025 to September 30, 2026 Use the space below to provide clarification for any Questionnaire responses.

ose 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 \$1,498 (Beverages, food. Etc).

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

Lodi Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

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

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner of 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 exchance for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as perosnal 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 prperty. 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, 2025 to September 30, 2026

	Total Compensation from Authority	165,715.00	387,378.00
	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	38,242,153,00 2,153,00 38,242,00 38,242,00 38,242,00 38,242,00 38,242,00 38,242,00 38,242,00	\$ 00.395.00 \$
Reportable Compensation from Authority (W-2/ 1099)	Other (auto Es allowance, expense o account, payment in lieu of health benefits, etc.)	v, v,	\$ - \$
isation from Au	Bonus		- \$
Reportable Compen	Base Salary/ Stipend	\$ 170,510.00	\$ 297,983.00
Position	Former Highest Compensated Key Employee Officer Commissioner	× ×	
	Average Hours per Week Dedicated to Position	××××××	
	Title	Chairman Chairperson Commissioner Commissioner Vice-Chairperson Commissioner Commissioner Executive Director Assistant Executive Director\HRO	Total:
	Name	1 Robert Marra 2 Paul V. Lynch 3 Daniel J. Cody 4 Steven DeNobile 5 Albert DiChiara 6 Anthony Mobilio, Jr. 7 Robert Riley, Jr. 8 Gary Luna 10 11 12 13 14 15 16 17 18 20 21 22 22 23 23 24 25 26 27 28 29 30 31 33 33	

Page N-4 (2)

Schedule of Health Benefits - Detailed Cost Analysis Lodi Housing Authority For the Period: October 01, 2025 to September 30, 2026

If no health benefits, check this box:								
	# of Covered Members	Annual Cost		# of Covered				
	(Medical & Rx)	Estimate per	Total Cost	Members	Annual Cost per	Total Current	\$ location \$	036020170170
	Budget	Proposed Budget	Prop	Current Year	Finployee current Year	Year Cost		(Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage Parent & Child	4	19,043.00	76,172.00	8	16,474.00	49,422.00	26,750.00	54.1%
Employee & Spouse (or Partner)	4	38,086.00	152,344.00	4	32,666.00	130,664.00	21,680.00	16.6%
Family	3	53,130.00	159,390.00	3	45,569.00	136,707.00	22,683.00	16.6%
Employee Cost Sharing Contribution (enter as negative -)			(81,294.00)			(72,161.00)	(9,133.00)	12.7%
Subtotal	11		306,612.00	10		244,632.00	61,980.00	25.3%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			1				1	
Parent & Child			1			1	1	
Employee & Spouse (or Partner)			•			•	1	
Family						1	1	
Employee Cost Sharing Contribution (enter as negative -)							ì	
Subtotal	CHORE CANADA CAMBRICATION OF THE CONTROL OF THE CON		- Company	A CONTRACTOR OF COMME		1	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	4	5,935.00	23,740.00	5	5,254.00	26,270.00	(2,530.00)	-9.6%
Parent & Child			1			1	1	
Employee & Spouse (or Partner)	4	17,089.00	68,356.00	N	16,818.00	84,090.00	(15,734.00)	-18.7%
Family						1	1	
Employee Cost Sharing Contribution (enter as negative -)	は、一般の一般の一般の一般の						1	
Subtotal	80		92,096.00	10		110,360.00	(18,264.00)	-16.5%
GRAND TOTAL	19		398,708.00	70	"	354,992.00	43,716.00	12.3%
Is medical coverage provided by the SHBP (Yes or No)? Is prescription drug coverage provided by the SHBP (Yes or No)?	ır No)?		Yes					

Page N-5

Lodi Housing Authority ACCUMULATED ABSENCE LIABILITY

If no accumulated absences, check this box:											Legal	Legal basis for benefit	nofit
	-	Sick Time	>	Vacation Time	Comi	Compensatory Time	Pe	Personal Time		Other	"X"	"X" applicable Items)	ms)
Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather	5 ₹	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Approved		Employment
Than Each Named Individual)	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Agreement Resolution Agreement	esolution	Agreement
Hours													
G. Luna	780.00	\$15,000.00	302.00	\$29,481.00			13.00	\$1,269.00				×	
T. DiChlara	126.00	\$5,334.00	143.00	\$6,054.00			6.50	\$275.00				×	
D. Avola	175.50	\$6,537.00	117.00	\$4,358.00								×	
S. Blenner	32.50	\$807.00	32.50				13.00	\$323.00				×	
A. Relliv	49.00			\$997.00			00.9	\$272.00				×	
F. Ciliberto	36.00		280.00	\$14,174.00			00'8	\$405.00				×	
C. Ferrara	442.00			\$13,829.00			6.50	\$483.00				×	
A. Pepe	124.50	\$3,876.00	112.50	\$3,502.00			12.00	\$374.00				×	
F. Ucata	59.50	\$2,403.00	54.50	\$2,201.00								×	
N. Fornara	217.50	\$9,588.00	00'94	\$3,350.00			3.00	\$132.00				×	
C. DeSomma	174.50	\$5,432.00	00'66	\$3,082.00			Contract of the Contract of th					×	
W. Van Iderstine	41.50	\$1,052.00	48.00				16.00	\$406.00				×	
Payroll Taxes		\$5,471.08		\$6,353.48			Contract Contract	\$301.33				×	
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TOTALS (THIS PAGE ONLY)	7 2,258.50	\$92,403.08	1,472.50	\$89,405.48	SOURCE STATE OF THE PARTY OF TH	\$0.00	84.00	\$4,240,33	The second second	\$0.00			

N-6 Accumulated Absence Liability

Lodi Housing Authority ACCUMULATED ABSENCE LIABILITY

Legal basis for benefit ("X" applicable items)	Approved Individual Labor Employment	Resolution Agreement																	
Legal	Approved	Agreement R			1	1	İ											T	
Other	Dollar Value of	Compensated Absences																	
	Gross Days of Accumulated	Absence																	
Personal Time	Dollar Value of	Compensated Absences																	
Po	OO	Absence									Section 1981								
onsatory Time	Dollar Value of	Compensated Absences																	
Сошр	Gross Days of Accumulated Dollar Valu	Absence																	
Vacation Time	Dollar Value of	Compensated Absences																	
Vac	g 0	Absence																	
Sick Time	Dollar Value of	Compensated Absences																	
	g 0	Absence																	
	ole for Benefit seltion Rather	Than Each Named Individual)																	

N-6 (2) Accumulated Absence Liability

Lodi Housing Authority ACCUMULATED ABSENCE LIABILITY

off	ns)	Individual	Agreement.																			
Legal basis for benefit	("X" applicable Items)	ū	Vesoinnon																Section 1			
Lega	X	Approved	Agreement																			
	Other	Dollar Value of Labor Employment	Compensated Absences				10 CZ + 20 CZ															\$0.00
		Gross Days of Accumulated	Absence																			-
	Personal Time	Dollar Value of	Compensated Absences																			\$0.00
	Pe	0 0	Absence																			-
ACCOMOLATED ABSENCE LIMBULLY	ensatory Time	Dollar Value of	Compensated Absences								Symposius appropriate to the second s			Control of the second of the s				A land a second land and a second				\$0.00
Jacon Gall	Comp	Gross Days of Accumulated Dollar Valu	Absence																			- Constitution of the last of
ACCOMOD	Vacation Time	Dollar Value of	Compensated Absences																and the second s			\$0.00
	Na Va	0 0	Absence												Section and section with the							-
	Sick Time	Dollar Value of	Compensated Absences																			\$0.00
		ם פ	Absence																			
		Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather	Than Each Named Individual)																			TOTALS (THIS PAGE ONLY)

N-6 (3) Accumulated Absence Liability

Lodi Housing Authority ACCUMULATED ABSENCE LIABILITY

											Leg	Legal basis for benefit	nofit
	_	Sick Time	Λσ	Vacation Time	Comp	Compensatory Time	ď	Personal Time		Other	X.	("X" applicable items)	(Sm
Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather	5 ∢	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Gross Days of Accumulated	Dollar Value of	Approved	Labor Employment	Employment
Than Each Named Individual)	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Absence	Compensated Absences	Agreement	Kesolution	Agreement
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			8										
TOTALS (ALL PAGES)	3,258.50	\$92,403.08	1,472.50	\$89,405.48		\$0.00	84.00	\$4,240.33		\$0.00			
			SALESTER PROPERTY.						THE STREET, ST	AL SO COMPLY A CHIMICAL			
Total Funds Reserved per Most Recently Completed Audit:	Completed Audit			Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:	accumulated abs	sence restrictions of P.L. 20	107, c. 92:						
Iotal Funds Appropriated II	n Current suaget		_	I OTAL EMPLOYEES SUDJECT TO	accumulated ans	שנונת ומצווכווטווא מו רידי לה	10, 6, 3,		_				

N-6 (TOTAL) Accumulated Absence Liability

Schedule of Shared Service Agreements

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services. If no shared services, check this box:

Name of Entity Providing Service	Comments (Entity Providing Service Name of Entity Receiving Service Type of Shared Service Provided	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
					,	

2026 HOUSING AUTHORITY BUDGET FINANCIAL SCHEDULES SECTION

SUMMARY

Lodi Housing Authority For the Period: October 01, 2025 to September 30, 2026

		FY 20	FY 2026 Proposed Budget	Budget		FY 2025 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations All Operations	All Operations
REVENUES								
Total Operating Revenues	\$ 2,250,941	•	\$ 7,312,513	· ·	\$ 9,563,454	\$ 9,354,845	\$ 208,609	2.2%
Total Non-Operating Revenues	660,155		40,000	85,994	786,149	861,844	(75,695)	-8.8%
Total Anticipated Revenues	2,911,096		7,352,513	85,994	10,349,603	10,216,689	132,914	1.3%
APPROPRIATIONS								
Total Administration	796,850	,	542,259	85,994	1,425,103	1,474,483	(49,380)	-3.3%
Total Cost of Providing Services	2,065,175	1	6,782,500	•	8,847,675	8,546,480	301,195	3.5%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXX	1			#DIV/0!
Total Operating Appropriations	2,862,025		7,324,759	85,994	10,272,778	10,020,963	251,815	2.5%
Total Interest Payments on Debt Total Other Non-Operating Appropriations		XXXXXXXXXX		- XXXXXXXXXXX			- 1	#DIV/0!
Total Non-Operating Appropriations				•				#DIV/0!
Accumulated Deficit		,			1			#DIV/0!
Total Appropriations and Accumulated Deficit	2,862,025	·	7,324,759	85,994	10,272,778	10,020,963	251,815	2.5%
Less: Total Unrestricted Net Position Utilized					,		18	#DIV/0!
Net Total Appropriations	2,862,025		7,324,759	85,994	10,272,778	10,020,963	251,815	2.5%
ANTICIPATED SURPLUS (DEFICIT)	\$ 49,071	\$	\$ 27,754	· ·	\$ 76,825	\$ 195,726	\$ (118,901)	-60.7%

Revenue Schedule

Lodi Housing Authority For the Period: October 01, 2025 to September 30, 2026

		FY 202	?6 Proposed I	Budget		FY 2025 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING REVENUES					_			
Rental Fees					ls -	\$ -	\$ -	#DIV/0!
Homebuyers' Monthly Payments	1 072 715				1,972,715	1,825,910		8.0%
Dwelling Rental	1,972,715				39,996	39,220	146,805 776	2.0%
Excess Utilities	39,996 38,230				38,230	38,230	770	0.0%
Non-Dwelling Rental					200,000	441,485	(241 495)	
HUD Operating Subsidy	200,000				200,000	441,465	(241,485)	#DIV/0!
New Construction - Acc Section 8			7 212 512		7 212 512	7.010.000	202 512	
Voucher - Acc Housing Voucher	2.252.044		7,312,513		7,312,513	7,010,000	302,513	4.3%
Total Rental Fees	2,250,941	-	7,312,513	-	9,563,454	9,354,845	208,609	2.2%
Other Operating Revenues (List)		N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1			#DIV/0!
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Total Other Revenue		-	-		-			#DIV/0!
Total Operating Revenues	2,250,941	-	7,312,513	-	9,563,454	9,354,845	208,609	2.2%
NON-OPERATING REVENUES Other Non-Operating Revenues (List)								
The operating nevenues [List)] -	-	-	#DIV/0!
Tenant chgs., CFP oper., BCCD funding	585,155		15,000	85,994	686,149	761,844	(75,695)	-9.9%
					-		-	#DIV/0!
					-	-		#DIV/0!
					-	-		#DIV/0!
					-	-	-	#DIV/0!
Total Other Non-Operating Revenue	585,155		15,000	85,994	686,149	761,844	(75,695)	-9.9%
Interest on Investments & Deposits (List)							. , , , , , , , , , , , , , , , , , , ,	-
Interest Earned	75,000		25,000		100,000	100,000		0.0%
Penalties	,		,		-			#DIV/0!
Other					-	_	_	#DIV/0!
Total Interest	75,000	-	25,000	-	100,000	100,000	-	0.0%
Total Non-Operating Revenues	660,155	-	40,000	85,994	786,149	861,844	(75,695)	-
TOTAL ANTICIPATED REVENUES	\$ 2,911,096	\$ -	\$ 7,352,513			\$ 10,216,689	\$ 132,914	1.3%
	,,	•	,,520		,,			=

Page F-2

Prior Year Adopted Revenue Schedule

Lodi Housing Authority

		FY 2	2025 Adopted Bu	dget	
	Public Housing		Housing	Out P	Total All
	Management	Section 8	Voucher	Other Programs	Operations
OPERATING REVENUES					
Rental Fees					ć
Homebuyers' Monthly Payments	1 925 010				\$ - 1,825,910
Dwelling Rental Excess Utilities	1,825,910 39,220				39,220
Non-Dwelling Rental	38,230				38,230
HUD Operating Subsidy	441,485				441,485
New Construction - Acc Section 8	441,403				-
Voucher - Acc Housing Voucher			7,010,000		7,010,000
Total Rental Fees	2,344,845	-	7,010,000	-	9,354,845
Other Revenue (List)			.,,,		-,,-
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Total Other Revenue	-			_	- - - - -
Total Other Revenue Total Operating Revenues	2,344,845	-	7,010,000	-	- - - - - - - 9,354,845
Total Operating Revenues	2,344,845		- 7,010,000		- - - - - - 9,354,845
Total Operating Revenues ION-OPERATING REVENUES	2,344,845		7,010,000		- - - - - - 9,354,845
Total Operating Revenues ION-OPERATING REVENUES	2,344,845		7,010,000		- - - - - - 9,354,845
Total Operating Revenues ION-OPERATING REVENUES Other Non-Operating Revenues (List)				-	-
Total Operating Revenues ION-OPERATING REVENUES			7,010,000		-
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List)				-	-
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List)				-	-
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List)				-	-
Total Operating Revenues ION-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding	663,250		15,000	83,594	761,844 - - - - -
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues			15,000	-	761,844 - - - - -
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues Interest on Investments & Deposits	663,250		15,000 15,000	83,594	761,844 - - - - - 761,844
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned	663,250		15,000	83,594	761,844 - - - - 761,844
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned Penalties	663,250		15,000 15,000	83,594	761,844 - - - - 761,844
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned Penalties Other	663,250		15,000 15,000 25,000	83,594	761,844 100,000
Total Operating Revenues NON-OPERATING REVENUES Other Non-Operating Revenues (List) Tenant chgs., CFP oper., BCCD funding Other Non-Operating Revenues Interest on Investments & Deposits Interest Earned Penalties	663,250	-	15,000 15,000	83,594	761,844 - - - - - 761,844

Appropriations Schedule

Lodi Housing Authority For the Period: October 01, 2025 to September 30, 2026

Poblic Housing	% Increase (Decrease) Proposed vs. Adopted	Sincrease Decrease) roposed vs. Adopted	(De	2025 Adopted Budget	FY		daet	ed Ru	026 Propose	FV 20		
	1.5 (A-100) (A-100) (A-100)			Total All	_				•		700	
Salary & Wages											Bernent	OPERATING APPROPRIATIONS
Firinge Benefits 30,411 18,052 8,000 49,1932 480,812 11,120			7121			90 000 4 MODEL C						
Staff Trailing	2.6%	1000	\$		\$							Salary & Wages
Staff Training 3,000	2.3%	11,120					8,000				10 20 40 Table 10 Co.	Fringe Benefits
Accounting Fees	0.0%	-										Legal
Auctining Fees	0.0%	-									3,000	Staff Training
Miscellaneous Administration* 120,000 40,000 10,500 235,000 75,000 10,500 235,000 75		(2,500)										
Miscellaneous Administration* 120,000 40,000 1,60,000 235,000 (75,000) Total Administration 796,850 -542,255 85,994 1,62,5103 1,74,483 (93,80) Cost of Providing Services Salary & Wages - Tenant Services Salary & Wages - Tenant Services 5,000 476,180 476,180 437,180 39,000 Salary & Wages - Protective Services 5,000 -5,000 5,000 5,000 5,000 5,000 7,000 Finge Benefits 269,060 269,060 255,320 13,740 Tenant Services 3,000 3,000 5,000 2,500 1,000 Utilities 462,805 462,805 419,350 443,455 Maintenance & Operation 464,805 419,350 443,455 Maintenance & Operation 191,000 25,000 210,000 210,000 210,000 Protective Services 191,000 25,000 210,000 210,000 210,000 Payment in lieu of Taxes (PILOT) 191,000 25,000 20,000 20,000 20,000 Collection Losses 2,000 5,000 5,000 6,000,000 320,000 Collection Losses 2,000 5,000 5,000 6,000,000 320,000 Extraordinary Maintenance 91,000 5,720,000 6,400,000 320,000 Extraordinary Maintenance 91,000 5,720,000 6,400,000 320,000 Extraordinary Maintenance 91,000 5,720,000 6,400,000 320,000 6,400,000 320,000 Extraordinary Maintenance 25,500 3,500 5,720,000 6,400,000 320,000 (10,000 Extraordinary Maintenance 25,500 3,500 29,000 70,000 (10,000 Extraordinary Maintenance 25,500 3,500 29,000 70,000 (10,000 Extraordinary Maintenance 26,000 2,000 3,500 2,000 3,5	0.0%	-							2000		25,000	Accounting Fees
Total Administration 796,850 - 542,259 85,994 1,425,103 1,474,483 (49,380) Cost of Providing Services Salary & Wages - Freant Services Salary & Wages - Maintenance & Operation Salary & Wages - Indicate Services 5,000 - 5,000 5,0	0.0%	-						5,500	5,5		5,000	Auditing Fees
Salary & Wages - Tenant Services Salary & Wages - Maintenance & Operation Salary & Wages - Maintenance & Operation Salary & Wages - Maintenance & Operation Salary & Wages - Protective Services 5,000 5	-31.9%	(75,000)		235,000		160,000		0,000	40,0		120,000	Miscellaneous Administration*
Salary & Wages - Maintenance & Operation 476,180 476,180 39,000 5,00	-3.3%	(49,380)		1,474,483	_	1,425,103	85,994	2,259	542,7		796,850	Total Administration
Salary & Wages - Maintenance & Operation Salary & Wages - Protective Services 476,180 437,180 39,000 Salary & Wages - Protective Services 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 13,740												Cost of Providing Services
Salary & Wages - Protective Services 5,000 - - 59,620 59,620 - <t< td=""><td>#DIV/0!</td><td>-</td><td></td><td>-</td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td>Salary & Wages - Tenant Services</td></t<>	#DIV/0!	-		-		-						Salary & Wages - Tenant Services
Salary & Wages - Utility Labor	8.9%	39,000		437,180		476,180					476,180	Salary & Wages - Maintenance & Operation
Fringe Benefits 269,060 3,000 3,000 2,000	0.0%	-		5,000		5,000					5,000	Salary & Wages - Protective Services
Tenant Services 3,000	0.0%	-		59,620		59,620					59,620	Salary & Wages - Utility Labor
Utilities	5.4%	13,740		255,320		269,060					269,060	Fringe Benefits
Maintenance & Operation Protective Services 15,000 15,000 310,400 328,760 (18,360) Protective Services -	-40.0%	(2,000)		5,000		3,000					3,000	Tenant Services
Maintenance & Operation Protective Services 15,000 15,000 310,400 328,760 (18,360) Protective Services -	10.4%	43,455		419,350		462,805					462,805	Utilities
Protective Services	-5.6%							5,000	15,0			
Insurance	#DIV/0!	-		-		-					-	2019 1000 1000 1000 1000 1000 1000 1000
Payment in Lieu of Taxes (PILOT) Terminal Leave Payments 62,000 10,000 10,000 72,000 76,000 (4,000) (4,000) (5,000 10,000 1	7.5%	15.000		201.000		216.000		5.000	25.0		191.000	
Terminal Leave Payments	#DIV/0!			-		-		,	/-		202,000	
Collection Losses		(4.000)		76.000		72.000		0.000	10.0		62,000	
Other General Expense Rents 5,000 5,000 6,720,000 6,000,000 320,000 Rents 91,000 6,720,000 6,720,000 6,400,000 320,000 Replacement of Non-Expendible Equipment 122,610 4,000 126,610 154,750 (28,140) Property Betterment/Additions 25,500 3,500 29,000 70,000 (41,000) Miscellaneous COPS* 2,065,175 -6,782,500 2,8847,675 8,546,480 301,955 Total Cost of Providing Services 2,065,175 -6,782,500 -8,847,675 8,546,480 301,955 Total Principal Payments on Debt Service in Lieu of Depreciation 2,862,025 -7,324,759 85,994 10,272,778 10,020,963 251,815 NON-OPERATING APPROPRIATIONS 2,862,025 -7,324,759 85,994 10,272,778 10,020,963 251,815 Operations & Maintenance Reserve XXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXXX XXXXXXXXXXXXXX XXXXXXXXXXXX	0.0%	(.,,000)				N. (1)		,,,,,,	20,0			
Rents 6,720,000 6,720,000 6,400,000 320,000 Extraordinary Maintenance 91,000 14,500 126,610 132,500 (41,500) Replacement of Non-Expendible Equipment 122,610 4,000 126,610 154,750 (28,140) Property Betterment/Additions 25,500 3,500 29,000 70,000 (41,000) Miscellaneous COPS* 2,065,175 - 6,782,500 - 8,847,675 8,546,480 301,195 Total Cost of Providing Services 2,065,175 - 6,782,500 - 8,847,675 8,546,480 301,195 Total Operating Apprentison Debt Service in Lieu of Depreciation 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815 NON-OPERATING APPROPRIATIONS 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815 Total Interest Payments on Debt Operations & Maintenance Reserve 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	#DIV/0!	5.000				100		5 000	5.0		2,000	
Extraordinary Maintenance 91,000 4,000 132,500 (41,500) Replacement of Non-Expendible Equipment 122,610 4,000 126,610 154,750 (28,140) Property Betterment/Additions 25,500 3,500 29,000 70,000 (41,000) Miscellaneous COPS* -	5.0%			6 400 000								
Replacement of Non-Expendible Equipment 122,610 4,000 126,610 154,750 (28,140) Property Betterment/Additions 25,500 3,500 29,000 70,000 (41,000) Miscellaneous COPS*				10.000				,,000	0,720,0		91 000	
Property Betterment/Additions 25,500 3,500 29,000 70,000 (41,000)								1 000	4.0		The state of the s	
Miscellaneous COPS* Copt												
Total Cost of Providing Services 2,065,175 - 6,782,500 - 8,847,675 8,546,480 301,195	#DIV/0!	(41,000)		70,000		23,000		5,500	3,:		25,500	· · · · · · · · · · · · · · · · · · ·
Total Principal Payments on Debt Service in Lieu of Depreciation Total Operating Appropriations Total Operating Appropriations NON-OPERATING APPROPRIATIONS Total Interest Payments on Debt Operations & Maintenance Reserve Renewal & Replacement Reserve Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations Total Appropriations ACCUMULATED DEFICIT UNRESTRICTED NET POSITION UTILIZED XXXXXXXXXX	-	201 105		0 546 400	-	0.047.675			C 702		2.005.475	
Depreciation	- 3.3%	301,193	-	8,346,480	_	8,847,675		2,500	6,782,3		2,065,175	
Total Operating Appropriations 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815	#DIV/0!						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	vv	VVVVVVVVVV	VVVVVVVVVVV	VVVVVVVVVVVV	
NON-OPERATIONS Total Interest Payments on Debt XXXXXXXXXX XXXXXXXX XXXXXXXXX XXXXXXXX	2.5%	251.015	_	10.020.003	_	10 272 770				*****		
Total Interest Payments on Debt XXXXXXXXXX XXXXXXXX XXXXXXXXX XXXXXXXX	- 2.5%	251,815		10,020,963	-	10,2/2,//8	85,994	1,759	7,324,	-	2,862,025	
Operations & Maintenance Reserve - <	110111/01											
Renewal & Replacement Reserve Municipality/County Appropriation Other Reserves Total Non-Operating Appropriations	#DIV/0!	-		-		-	*XXXXXXXXXX	XX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	5. A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Municipality/County Appropriation -	#DIV/0!	-		-		-						
Other Reserves -	#DIV/0!	-		-		-						
Total Non-Operating Appropriations	#DIV/0!	-		-		-						
TOTAL APPROPRIATIONS 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815 ACCUMULATED DEFICIT	#DIV/0!	-		-		<u>-</u>						Other Reserves
ACCUMULATED DEFICIT	#DIV/0!	-					-	-			-	Total Non-Operating Appropriations
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815 UNRESTRICTED NET POSITION UTILIZED	2.5%	251,815		10,020,963		10,272,778	85,994	4,759	7,324,		2,862,025	TOTAL APPROPRIATIONS
DEFICIT 2,862,025 - 7,324,759 85,994 10,272,778 10,020,963 251,815 UNRESTRICTED NET POSITION UTILIZED	#DIV/0!	-				<u>u</u>						ACCUMULATED DEFICIT
UNRESTRICTED NET POSITION UTILIZED												TOTAL APPROPRIATIONS & ACCUMULATED
	2.5%	251,815		10,020,963		10,272,778	85,994	4,759	7,324,		2,862,025	DEFICIT
Municipality/County Appropriation	7											UNRESTRICTED NET POSITION UTILIZED
	#DIV/0!	-		-				-	-		-	
Other	#DIV/0!	-		-		-						
Total Unrestricted Net Position Utilized	#DIV/0!			-		-	-	100	-			Total Unrestricted Net Position Utilized
TOTAL NET APPROPRIATIONS \$ 2,862,025 \$ - \$ 7,324,759 \$ 85,994 \$ 10,272,778 \$ 10,020,963 \$ 251,815	2.5%	251,815	\$	10,020,963	\$	\$ 10,272,778	\$ 85,994	4,759	- \$ 7,324,	\$	\$ 2,862,025	TOTAL NET APPROPRIATIONS

^{*} 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 \$ 143,101.25 \$ - \$ 366,237.95 \$ 4,299.70 \$ 513,638.90

HOUSING AUTHORITY <u>PROPOSED</u> APPROPRIATIONS APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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

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

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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

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

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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

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

Lodi Housing Authority

		F	Y 2025 Adopted Budg	jet	
	Public Housing				Total All
	Management	Section 8	Housing Voucher	Other Programs	Operations
OPERATING APPROPRIATIONS					
Administration					
Salary & Wages	\$ 304,440		\$ 265,737	\$ 75,994	\$ 646,171
Fringe Benefits	299,720		173,492	7,600	480,812
Legal	23,000		18,000		41,000
Staff Training	3,000		4,500		7,500
Travel	6,000		4,500	8 4 3 3 1 1 1	10,500
Accounting Fees	25,000		18,000		43,000
Auditing Fees	5,000		5,500		10,500
Miscellaneous Administration*	170,000		65,000		235,000
Total Administration	836,160	-	554,729	83,594	1,474,483
Cost of Providing Services			•		
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	437,180				437,180
Salary & Wages - Protective Services	5,000				5,000
Salary & Wages - Utility Labor	59,620				59,620
Fringe Benefits	255,320				255,320
Tenant Services	5,000				5,000
Utilities	419,350				419,350
Maintenance & Operation	308,760		20,000		328,760
Protective Services	,				-
Insurance	181,000		20,000		201,000
Payment in Lieu of Taxes (PILOT)			20,000		
Terminal Leave Payments	62,000		14,000		76,000
Collection Losses	2,000				2,000
Other General Expense					_,,
Rents			6,400,000		6,400,000
Extraordinary Maintenance	132,500		0,100,000		132,500
Replacement of Non-Expendible Equipment	150,750		4,000		154,750
Property Betterment/Additions	66,500		3,500		70,000
Miscellaneous COPS*	00,000		3,300		70,000
Total Cost of Providing Services	2,084,980	-	6,461,500		8,546,480
Total Principal Payments on Debt Service in Lieu of			0,102,000		3,3 10, 100
Depreciation	XXXXXXXXXXXXX	xxxxxxxxxxxx	XXXXXXXXXXXXX	xxxxxxxxxxxx	_
Total Operating Appropriations	2,921,140	-	7,016,229	83,594	10,020,963
NON-OPERATING APPROPRIATIONS			.,,		
Total Interest Payments on Debt	xxxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxxx	_
Operations & Maintenance Reserve			•		_
Renewal & Replacement Reserve					_
Municipality/County Appropriation					-
Other Reserves					
Total Non-Operating Appropriations	-	-	-	-	
TOTAL APPROPRIATIONS	2,921,140	-	7,016,229	83,594	10,020,963
ACCUMULATED DEFICIT	2,522,210		,,020,220	33,55	10,010,505
TOTAL APPROPRIATIONS & ACCUMULATED					
DEFICIT	2,921,140		7,016,229	83,594	10,020,963
UNRESTRICTED NET POSITION UTILIZED	2,321,140		7,010,229	65,554	10,020,903
Municipality/County Appropriation	1009-	1/2/00/		9/96	
Other		-		_	-
		-200			
Total Unrestricted Net Position Utilized	ć 2.021.140	ė -	ć 7.01C.220	¢ 02 F04	ć 10.000.000
TOTAL NET APPROPRIATIONS	\$ 2,921,140	\$ -	\$ 7,016,229	\$ 83,594	\$ 10,020,963

^{*} 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 <u>PROPOSED</u> APPROPRIATIONS APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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 <u>PROPOSED</u> APPROPRIATIONS APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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 <u>PROPOSED</u> APPROPRIATIONS APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

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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Debt Service Schedule - Principal

Lodi Housing Authority

		Total Principal Outstanding	1	1	•	1	ī	•	1	,		•	1	
		To: Thereafter O	\$	\$	s	s	\$	\$ s	s	Φ.	S		of the second	\$ -
														\$ -
		2031											The state of the state of	\$ -
		2030										,		\$.
		2029												\$ -
	Fiscal Year Ending in	2028												\$ -
	Fisca	2027												Ş
		2026 (Proposed Budget)										1		\$
		2025 (Adopted Budget)										•		\$
N		Date of Local Finance Board Approval												
If authority has no debt check this box:												TOTAL PRINCIPAL	LESS: HUD SUBSIDY	NET PRINCIPAL

Debt Service Schedule - Interest Lodi Housing Authority

		Total Interest Payments Outstanding	i i	1	1	1	1	i		1	1	1	
		To Thereafter O								r		\$ -	
		2031 TP										\$ -	
										1		\$ -	
		2030										\$ -	
	ı in	2029										\$ -	
6	Fiscal Year Ending in	2028								I.		\$ -	
3	Fi	2027										÷	
		2026 (Proposed Budget)										· •	
	1	2025 (Adopted Budget)										\$	
I contain the contained to the contained	il authority has no debt check this box.									TOTAL INTEREST	LESS: HUD SUBSIDY	NET INTEREST	1

Net Position Reconciliation

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)

Less: Invested in Capital Assets, Net of Related Debt (1) Less: Restricted for Debt Service Reserve (1) Less: Other Restricted Net Position (1) Total Unrestricted Net Position (1)

78,799 (3,880,480)

556,284)

(3,324,196)

78,799

1,887,186 4,148,449

518,200 616,062

1,271,124 3,630,249

1,503,754 5,305,435

Operations Total All

Other Programs

(477,485) \$

FY 2026 Proposed Budget

Housing Voucher

Section 8

Public Housing Management \$ 1,981,239.00

5,305,435

Less: Designated for Non-Operating Improvements & Repairs

Less: Designated for Rate Stabilization

Plus: Accrued Unfunded Pension Liability (1) Less: Other Designated by Resolution

Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)

Plus: Estimated Income (Loss) on Current Year Operations (2)

Plus: Other Adjustments (attach schedule)

UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

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

2,155,155	•	•	'	1	2,155,155
,	,	,	1	1	\$
577,978	,	,		1	\$ 876,775
1	1	,	1	1	↔ '
1,577,177	1	1	,	1	1,577,177 \$
					❖

(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.

S 143,101 Maximum Allowable Appropriation to Municipality/County

(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.

513,639

4,300

366,238

2026

Lodi Housing Authority (Housing Authority Name)

2026 HOUSING AUTHORITY CAPITAL BUDGET / PROGRAM

2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Lodi Housing Authority (Housing Authority Name)

Fiscal Year: October 01, 2025 to September 30, 2026

	Place an "X" in the box for the applicable statement below:
	It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true
	the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of
	governing body of the Lodi Housing Authority, on June 19, 2025.
X	It is hereby certified that the governing body of the Lodi Housing Authority have elected <u>NOT</u> 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): The Authority does not have a capital budget for the subject year. CFP funding from HUD will be used
	to support operations.

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

2026 CAPITAL BUDGET/PROGRAM MESSAGE

Lodi Housing Authority

Fiscal Year: October 01, 2025 to September 30, 2026

Answer all questions below using the space provided.

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

agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, of 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? Yes
4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).
5. Have the current capital projects been reviewed and approved by HUD? Yes

Provide additional documentation as necessary.

Proposed Capital Budget

Lodi Housing Authority

For the Period: October 01, 2025 to September 30, 2026

				nding Sources		
			Renewal &			
	Estimated Total	Unrestricted Net	Replacement	Debt		Other
	Cost	Position Utilized	Reserve	Authorization	Capital Grants	Sources
Public Housing Management						
3 3	\$ -					
	_					
	_					
	_					
Total		-	_	-	-	
Section 8						
	1 .					
Total						
					-	
Housing Voucher	1					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					6 37 30
	-					
	-					
Total	<u>-</u>	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ -	\$ -	\$ -	\$ -	\$ - :	5 -

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, 2025 to September 30, 2026

		Fiscal Year Beginning in									
	Estimated Total Cost	Current Budget Year 2026	2027	2028	2029	2030	2031				
ublic Housing Management											
	\$ -	\$ -									
	-	-									
	-	-									
	-										
Total	-	-	-	-	-	-					
ection 8		_									
		=									
	(1)	-									
	-	-									
	-	-									
Total	-		-	-	-	-					
ousing Voucher		_									
	-	-									
		-									
		=									
		-									
Total	-		-	-	-	-					
ther Programs		_									
	-	-									
	-	-									
		-									
	-	-									
Total			-	-	-	-					
OTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$				

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, 2025 to September 30, 2026

				ınding Sources		
			Renewal &			
	Estimated Total	Unrestricted Net	Replacement	Debt		
	Cost	Position Utilized	Reserve	Authorization	Capital Grants	Other Sources
Public Housing Management						
	\$ -					
	-					
	-					
	-					
Total				-	3	= -
Section 8						•
	-					
	-					
	-					
	-					
Total		-	-	-	-	-
Housing Voucher	_					
	-					
	-					
	-					
	_					
Total	_		-	-		-
Other Programs						
	-					
	-					
	-					
	-					
Total	-			_	-	
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ -					
Balance check		amount is other than zer	o, verify that proje	cts listed above mo	itch 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 <u>N.J.A.C.</u> 5:30-11

Contracting Unit:	Lodi Housing Authority	Year Ending:	September 30, 2024
The following is a complete list of all change orders which caused the originally awarded cont please consult <u>N.J.A.C.</u> 5:30-11.1 et seq. Please identify each change order by name of the project.	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 consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.	eded by more than 20 p	percent. For regulatory details
For each change order listed above, submit the newspaper notice required by <u>N.J.A.C.</u> 5:30-11.5 lf you have not had a change order exceedin	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	izing the change order there	order and an Affidavit of Publication for and certify below.
6/19/2025 Date		garyl@lodihousing.org Clerk/Secretary to the Governing Body	sing.org Governing Body

Appendix to Budget Document