

Fiscal Year Start Year End Year
 2026 — 2027

Housing Authority Budget of:
Lodi Housing Authority

State Filing Year 2027

For the Period: ***October 1, 2026*** ***to*** ***September 30, 2027***

WWW.lodihousing.org
Housing Authority Web Address



Division of Local Government Services

**2027 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2027

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2026 to September 30, 2027

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: Jorge Carmona Date: 9/24/2026

2027 PREPARER'S CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2026 to September 30, 2027

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 Annual Comprehensive 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:	Frank Luciano
Title of Officer Certifying Compliance:	Executive Director
Signature:	frankp@lodihousing.org

2027 APPROVAL CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2026 to September 30, 2027

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 18, 2026.

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:	frankp@lodihousing.org
Name:	Frank Luciano
Title:	Executive Director
Address:	50 Brookside Ave, Lodi, NJ 07644
Phone Number:	973-470-3653 x15
Fax Number:	973 778-1429
E-mail Address:	frankp@lodihousing.org

2027 HOUSING AUTHORITY BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

WHEREAS, the Annual Budget for Lodi Housing Authority for the fiscal year beginning October 01, 2026 and ending September 30, 2027 has been presented before the governing body of the Lodi Housing Authority at its open public meeting of June 18, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,786,522.00, Total Appropriations including any Accumulated Deficit, if any, of \$10,944,610.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$158,088.00; 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 18, 2026 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, 2026 and ending September 30, 2027, 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, 2026.

frankp@lodihousing.org
(Secretary's Signature)

6/18/2026
(Date)

Governing Body Recorded Vote

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

2027 ADOPTION CERTIFICATION

Lodi Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: October 01, 2026 to September 30, 2027

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 17, 2026.

Officer's Signature:	frankp@lodihousing.org		
Name:	Frank Luciano		
Title:	Executive Director		
Address:	50 Brookside Ave, Lodi, NJ 07644		
Phone Number:	973-470-3653 x15	Fax:	973 778-1429
E-mail address:	frankp@lodihousing.org		

2027 ADOPTED BUDGET RESOLUTION

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Lodi Housing Authority for the fiscal year beginning October 01, 2026 and ending September 30, 2027 has been presented for adoption before the governing body of the Lodi Housing Authority at its open public meeting of September 17, 2026; 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 \$10,786,522.00, Total Appropriations, including any Accumulated Deficit, if any, of \$10,944,610.00, and Total Unrestricted Net Position utilized of \$158,088.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 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 September 17, 2026 that the Annual Budget and Capital Budget/Program of the Lodi Housing Authority for the fiscal year beginning October 01, 2026 and ending September 30, 2027 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.

frankp@lodihousing.org
(Secretary's Signature)

9/17/2026
(Date)

Governing Body Recorded Vote

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

**2027 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

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 2026 proposed Annual Budget and make comparison to the Fiscal Year 2025 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 is projected to be higher based on formula.

Expenditures:

1. Fringe Benefits- Admin. and COPS- Expected based on current year and forecasts to be higher.

2. Legal Expense- Based on current agreement expected to be higher.

3. Accounting Fees- reduced to agreement.

4. Misc. Admin.- Increased to follow prior and current year actuals.

5. Protective services salaries- Moved to other than salaries.

6. Utilities- Increased based on formula and projections.

7. Maintenance- Increased due to age of units and increased costs.

8. Terminal Leave Payments- Reduced to projections for retiree payouts.

9. Collection losses- Increased for projections.

10. Extraordinary maintenance- Increased for projections.

11. Replacement of Eqpt.-Reduced for projected costs.

12. Protective services, other than salaries- Moved from salaries line item.

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 and Capital (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 expected that unrestricted net position will be utilized in the subject year principally due to increased health insurance premiums.

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

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 2026 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.

(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

2027

Please complete the following information regarding this Authority. All 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:	973-778-1429

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

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

Chief Financial Officer*	David Sireci, CPA		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	201-248-2418	Fax:	
E-mail:	avides@aol.com		

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

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

21

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:

\$ 1,063,317.00

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?

Yes

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, 2026 to September 30, 2027

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
- 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)

No

No

No

No

No

No

No

No

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?

Yes

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, 2026 to September 30, 2027

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, 2026 to September 30, 2027

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

Page N-3, Question 6, b- The Authority accountant is the brother in law of a Commissioner.

Page N-3, Question 8- All salary increases are approved by the Board of Commissioners.

Page N-3(2), Question 9

Board of Commissioners monthly meetings \$1,408 (Beverages, food. Etc).

Page N-3(2), Question 13- Yes, payments totalling \$72,954 have been approved to the retired Executive Director.

The Board of the Authority coinsistent with the Authority's personnel policy

approved final compensated absences payments to the retiring Executive Director of \$72,954 to be paid in 2 installments.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

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

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

Lodi Housing Authority

FISCAL YEAR: October 01, 2026 to September 30, 2027

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-NEC, box 1, 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, 2026 to September 30, 2027

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	Former Highest Compensated	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)			
Average Hours per Week Dedicated to Position	Title	Name							
1	Chairperson	Albert Di Chiara	X					\$ -	-
2	Vice Chairperson	Daniel J. Cody	X					\$ -	-
3	Commissioner	Paul Vincent Lynch	X					\$ -	-
4	Commissioner	Steven De Nobile	X					\$ -	-
5	Commissioner	Robert Marra	X					\$ -	-
6	Commissioner	Ernest Iodaci	X					\$ -	-
7	Commissioner	Robert Riley, Jr.	X					\$ -	-
8	Executive Director	Frank Luciano (2026 hire)						\$ -	-
9	Assistant Executive Director\HRO	Carol A. Ferrara	X		\$ 117,905.00			\$ 35,372.00	\$ 153,277.00
10	Director	Gary Luna (Prior Executive Director	X		\$ 164,751.00			\$ 49,425.00	\$ 214,176.00
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:				\$ 282,656.00	\$ -	\$ -	\$ 84,797.00	\$ 367,453.00	

Schedule of Health Benefits - Detailed Cost Analysis

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

If no health benefits, check this box: ☐

	# of Covered Members		Annual Cost		Total Cost		# of Covered Members		Annual Cost per Employee Current Year		Total Current Year Cost		\$ Increase (Decrease)		% Increase (Decrease)	
	(Medical & Rx) Proposed Budget	Estimate	(Medical & Rx) Proposed Budget	Estimate	(Medical & Rx) Current Year	Estimate	(Medical & Rx) Current Year	Estimate	(Medical & Rx) Current Year	Estimate	(Medical & Rx) Current Year	Estimate	(Medical & Rx) Current Year	Estimate	(Medical & Rx) Current Year	Estimate
Active Employees - Health Benefits - Annual Cost																
Single Coverage	5	29,504.00	147,520.00	4	19,043.00	71,348.00	93.7%									
Parent & Child	1	52,812.00	52,812.00			52,812.00										
Employee & Spouse (or Partner)	3	59,008.00	177,024.00	4	38,086.00	152,344.00	16.2%									
Family	2	82,316.00	164,632.00	3	53,130.00	159,390.00	3.3%									
Employee Cost Sharing Contribution (enter as negative -)			(74,286.00)			(81,294.00)	-8.6%									
Subtotal	11		467,702.00	11		306,612.00	52.5%									
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	10,055.00	50,275.00	4	5,935.00	23,740.00	111.8%									
Parent & Child			-			-										
Employee & Spouse (or Partner)	4	26,309.00	105,236.00	4	17,089.00	68,356.00	54.0%									
Family			-			-										
Employee Cost Sharing Contribution (enter as negative -)																
Subtotal	9		155,511.00	8		92,096.00	68.9%									
GRAND TOTAL	20		623,213.00	19		398,708.00	56.3%									

Yes
Yes

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

☐ If no accumulated absences, check this box:

N-6 Accumulated Absence Liability

Lodi Housing Authority

TOTALS (THIS PAGE ONLY)

N-6 (2) Accumulated Absence Liability

Lodi Housing Authority

TOTALS (THIS PAGE ONLY)

N-6 (3) Accumulated Absence Liability

[illegible]

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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.

[illegible]

**2027 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Lodi Housing Authority
For the Period: October 01, 2026 to September 30, 2027

	FY 2027 Proposed Budget					FY 2026 Adopted Budget	All Operations	All Operations	All Operations	% 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					
REVENUES											
Total Operating Revenues	\$ 2,327,125	\$ -	\$ 7,707,137	\$ -	\$ 10,034,262	\$ 9,563,454	\$ 470,808	\$ 470,808	4.9%		
Total Non-Operating Revenues	624,160	-	43,000	85,100	752,260	786,149	(33,889)	(33,889)	-4.3%		
Total Anticipated Revenues	2,951,285	-	7,750,137	85,100	10,786,522	10,349,603	436,919	436,919	4.2%		
APPROPRIATIONS											
Total Administration	897,740	-	572,750	85,100	1,555,590	1,425,103	130,487	130,487	9.2%		
Total Cost of Providing Services	2,212,020	-	7,177,000	-	9,389,020	8,847,675	541,345	541,345	6.1%		
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	-	#DIV/0!		
Total Operating Appropriations	3,109,760	-	7,749,750	85,100	10,944,610	10,272,778	671,832	671,832	6.5%		
Total Interest Payments on Debt	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-	-	#DIV/0!		
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!		
Total Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!		
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!		
Total Appropriations and Accumulated Deficit	3,109,760	-	7,749,750	85,100	10,944,610	10,272,778	671,832	671,832	6.5%		
Less: Total Unrestricted Net Position Utilized	158,088	-	-	-	158,088	-	158,088	158,088	#DIV/0!		
Net Total Appropriations	2,951,672	-	7,749,750	85,100	10,786,522	10,272,778	513,744	513,744	5.0%		
ANTICIPATED SURPLUS (DEFICIT)	\$ (387)	\$ -	\$ 387	\$ -	\$ -	\$ 76,825	\$ (76,825)	\$ (76,825)	-100.0%		

Lodi Housing Authority
For the Period: October 01, 2026 to September 30, 2027

Page F-2

Prior Year Adopted Revenue Schedule

Lodi Housing Authority

FY 2026 Adopted Budget

[illegible]

Appropriations Schedule

Lodi Housing Authority
For the Period: October 01, 2026 to September 30, 2027

	FY 2027 Proposed Budget				FY 2026 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
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	276,300		308,910	85,100	\$ 670,310	\$ 663,171	\$ 7,139 1.1%
Fringe Benefits	395,440		187,840		583,280	491,932	91,348 18.6%
Legal	35,000		18,000		53,000	41,000	12,000 29.3%
Staff Training	4,000		3,500		7,500	7,500	- 0.0%
Travel	6,000		1,500		7,500	8,000	(500) -6.3%
Accounting Fees	20,500		18,000		38,500	43,000	(4,500) -10.5%
Auditing Fees	5,500		5,500		11,000	10,500	500 4.8%
Miscellaneous Administration*	155,000		29,500		184,500	160,000	24,500 15.3%
Total Administration	897,740	-	572,750	85,100	1,555,590	1,425,103	130,487 9.2%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	- #DIV/0!
Salary & Wages - Maintenance & Operation	496,030				496,030	476,180	19,850 4.2%
Salary & Wages - Protective Services					-	5,000	(5,000) -100.0%
Salary & Wages - Utility Labor	54,280				54,280	59,620	(5,340) -9.0%
Fringe Benefits	349,680				349,680	269,060	80,620 30.0%
Tenant Services	3,000				3,000	3,000	- 0.0%
Utilities	515,000				515,000	462,805	52,195 11.3%
Maintenance & Operation	316,050		30,000		346,050	310,400	35,650 11.5%
Protective Services	5,000				5,000	-	5,000 #DIV/0!
Insurance	206,250		26,500		232,750	216,000	16,750 7.8%
Payment in Lieu of Taxes (PILOT)					-	-	- #DIV/0!
Terminal Leave Payments	49,500		9,500		59,000	72,000	(13,000) -18.1%
Collection Losses	5,000				5,000	2,000	3,000 150.0%
Other General Expense			5,000		5,000	5,000	- 0.0%
Rents			7,100,000		7,100,000	6,720,000	380,000 5.7%
Extraordinary Maintenance	105,350				105,350	91,000	14,350 15.8%
Replacement of Non-Expendible Equipment	82,380		3,000		85,380	126,610	(41,230) -32.6%
Property Betterment/Additions	24,500		3,000		27,500	29,000	(1,500) -5.2%
Miscellaneous COPS*					-	-	- #DIV/0!
Total Cost of Providing Services	2,212,020	-	7,177,000	-	9,389,020	8,847,675	541,345 6.1%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Total Operating Appropriations	3,109,760	-	7,749,750	85,100	10,944,610	10,272,778	671,832 6.5%
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	3,109,760	-	7,749,750	85,100	10,944,610	10,272,778	671,832 6.5%
ACCUMULATED DEFICIT					-	-	- #DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	3,109,760	-	7,749,750	85,100	10,944,610	10,272,778	671,832 6.5%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	- #DIV/0!
Other	158,088				158,088	-	158,088 #DIV/0!
Total Unrestricted Net Position Utilized	158,088	-	-	-	158,088	-	158,088 #DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,951,672	\$ -	\$ 7,749,750	\$ 85,100	\$ 10,786,522	\$ 10,272,778	\$ 513,744 5.0%

* 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 \$ 155,488.00 \$ - \$ 387,487.50 \$ 4,255.00 \$ 547,230.50

APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

Prior Year Adopted Appropriations Schedule

Lodi Housing Authority

FY 2026 Adopted Budget					
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 311,440		\$ 273,737	\$ 77,994	\$ 663,171
Fringe Benefits	303,410		180,522	8,000	491,932
Legal	23,000		18,000		41,000
Staff Training	3,000		4,500		7,500
Travel	6,000		2,000		8,000
Accounting Fees	25,000		18,000		43,000
Auditing Fees	5,000		5,500		10,500
Miscellaneous Administration*	120,000		40,000		160,000
Total Administration	796,850	-	542,259	85,994	1,425,103
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	476,180				476,180
Salary & Wages - Protective Services	5,000				5,000
Salary & Wages - Utility Labor	59,620				59,620
Fringe Benefits	269,060				269,060
Tenant Services	3,000				3,000
Utilities	462,805				462,805
Maintenance & Operation	295,400		15,000		310,400
Protective Services					-
Insurance	191,000		25,000		216,000
Payment in Lieu of Taxes (PILOT)					-
Terminal Leave Payments	62,000		10,000		72,000
Collection Losses	2,000				2,000
Other General Expense			5,000		5,000
Rents			6,720,000		6,720,000
Extraordinary Maintenance	91,000				91,000
Replacement of Non-Expendible Equipment	122,610		4,000		126,610
Property Betterment/Additions	25,500		3,500		29,000
Miscellaneous COPS*					-
Total Cost of Providing Services	2,065,175	-	6,782,500	-	8,847,675
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Total Operating Appropriations	2,862,025	-	7,324,759	85,994	10,272,778
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	2,862,025	-	7,324,759	85,994	10,272,778
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,862,025	-	7,324,759	85,994	10,272,778
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,862,025	\$ -	\$ 7,324,759	\$ 85,994	\$ 10,272,778

* 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

APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

APPROPRIATION DETAIL PAGE

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

APPROPRIATION DETAIL PAGE

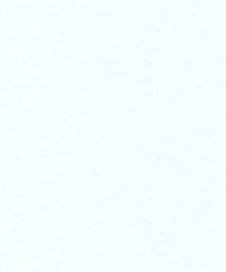
Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

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

[illegible]

Lodi Housing Authority



Net Position Reconciliation

Lodi Housing Authority

For the Period: October 01, 2026 to September 30, 2027

FY 2027 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 2,504,853.00	\$ -	\$ (197,090)	\$ -	\$ 2,307,763
Less: Invested in Capital Assets, Net of Related Debt (1)	5,305,509				5,305,509
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			145,143		145,143
Total Unrestricted Net Position (1)	(2,800,656)	-	(342,233)	-	(3,142,889)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	1,346,779		469,980		1,816,759
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	3,437,763		593,565		4,031,328
Plus: Estimated Income (Loss) on Current Year Operations (2)					-
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,983,886	-	721,312	-	2,705,198
Unrestricted Net Position Utilized to Balance Proposed Budget	158,088	-	-	-	158,088
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	158,088	-	-	-	158,088
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR (4)	\$ 1,825,798	\$ -	\$ 721,312	\$ -	\$ 2,547,110

(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

(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.

2027

Lodi Housing Authority

(Housing Authority Name)

**2027 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2027 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Lodi Housing Authority

(Housing Authority Name)

Fiscal Year: October 01, 2026 to September 30, 2027

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 18, 2026.

☒ 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):
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:	frankp@lodihousing.org
Name:	Frank Luciano
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:	frankp@lodihousing.org

2027 CAPITAL BUDGET/PROGRAM MESSAGE

Lodi Housing Authority

Fiscal Year: October 01, 2026 to September 30, 2027

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).

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, 2026 to September 30, 2027

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Section 8</i>						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Housing Voucher</i>						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Programs</i>						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROPOSED CAPITAL BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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, 2026 to September 30, 2027

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2027	2028	2029	2030	2031	2032
<i>Public Housing Management</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Section 8</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Housing Voucher</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Programs</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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, 2026 to September 30, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Section 8						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Voucher						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Programs						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ -					
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, 2025

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.

6/18/2026

Date

frankp@lodihousing.org

Clerk/Secretary to the Governing Body

Appendix to Budget Document