

**HOUSING AUTHORITY OF THE
TOWN OF SECAUCUS
Secaucus, New Jersey**

**FINANCIAL STATEMENTS
For the Years Ended
March 31, 2019 and 2018**

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE FINANCIAL STATEMENTS
FOR THE YEARS ENDED MARCH 31, 2019 AND 2018

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**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS
March 31, 2019**

As management of the Housing Authority of the Town of Secaucus, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activity of the Authority for the fiscal year ended March 31, 2019. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities as of March 31, 2019 by \$3,986,544.
- As of the close of the current fiscal year, the Authority's Proprietary Funds reported a deficit in Unrestricted Net Position of \$2,970,993, an increase of \$1,899,691 from March 31, 2018.
- The Authority's cash and cash equivalents balance as of March 31, 2019 totaled \$3,326,447, representing a decrease of \$240,213 from March 31, 2018.
- The Authority had intergovernmental revenue of \$3,406,912 in HUD operating grants pertaining to its housing choice voucher program for the year ended March 31, 2019.
- The Authority's capital outlays for the year totaled \$717,850. The change in Capital Assets is detailed in the section entitled Analysis of Capital Assets.

USING THE ANNUAL REPORT

Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. They consist of the Comparative Statements of Net Position, Comparative Statements of Revenue, Expenses and Changes in Net Position and the Comparative Statements of Cash Flows.

The Comparative Statements of Net Position present information on all the Authority's assets and liabilities, with the difference between the two reported as net position. Increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Comparative Statements of Revenue, Expenses and Changes in Net Position present information showing how the Authority's net position changed during the most recent two fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (e.g. depreciation and earned but unused vacation leave).

The Comparative Statements of Cash Flows present information showing how the Authority's cash and cash equivalents position changed during the year. The statements classify cash receipts and cash payments as resulting from operating activities, capital and related financing activities and investing activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The Notes to Financial Statements can be found on pages 12 through 26 of this report.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED**

March 31, 2019

Supplemental Information

The Schedule of Expenditures of Federal Awards (SEFA) is presented for purpose of additional analysis as required by Government Auditing Standards issued by the Comptroller General of the United States. The SEFA can be found on page 26 of this report. Additional supplemental information can be found on pages 27-34.

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

Total Net Position decreased by \$2,185,946. This decrease is primarily due to the prior period adjustment of \$2,299,577, which was recorded to apply GASB Statement No. 75. This pronouncement was applied retroactively to the Authority's financial statements to adjust the liability recorded for post-employment benefits other than pensions.

The Authority reported net operating revenues over expenses of \$64,531, and investment income of \$49,100 for the fiscal year ended March 31, 2019.

Total cash including security deposits decreased \$240,213 due primarily to the purchase of \$717,850 of property and equipment.

Capital Assets (net of accumulated depreciation) increased \$342,520 as capital asset acquisitions of \$717,850 were offset by \$375,330 of depreciation expense.

Accrued Pension and OPEB liability increased \$2,091,847 from March 31, 2018 to March 31, 2019. GASB 68 assets and liabilities related to pensions also reflect a decrease in Deferred Outflow of Resources of \$165,113 and an increase in Deferred Inflows of Resources of \$487,560. More information about OPEB and Pension liabilities can be found in Notes 12 and 13 respectively.

The following table summarizes the changes in Net Position between March 31, 2019 and 2018 for the Authority as a whole:

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>% Var</u>
Cash & Cash Equivalents	\$ 3,326,447	\$ 3,566,660	\$ (240,213)	-6.73%
Other Current Assets	282,556	280,672	1,884	0.67%
Capital Assets	7,665,452	7,322,932	342,520	4.68%
Deferred Outflow of Resources	346,825	511,938	(165,113)	-32.25%
Total Assets	<u>11,621,280</u>	<u>11,682,202</u>	<u>(60,922)</u>	<u>-0.52%</u>
Current Liabilities	366,451	432,223	(65,772)	-15.22%
Long-term Debt	2,339,051	2,393,724	(54,673)	-2.28%
Other Noncurrent Liabilities	4,441,674	2,332,074	2,109,600	90.46%
Total Liabilities	<u>7,147,176</u>	<u>5,158,021</u>	<u>1,989,155</u>	<u>38.56%</u>
Deferred Inflow of Resources	487,560	351,691	135,869	38.63%
Net Investment in Capital Assets	5,273,442	4,880,289	393,153	8.06%
Restricted Net Position	1,684,095	2,363,503	(679,408)	-28.75%
Unrestricted Net Position	(2,970,993)	(1,071,302)	(1,899,691)	177.33%
Total Net Position	<u>\$ 3,986,544</u>	<u>\$ 6,172,490</u>	<u>\$ (2,185,946)</u>	<u>35.41%</u>

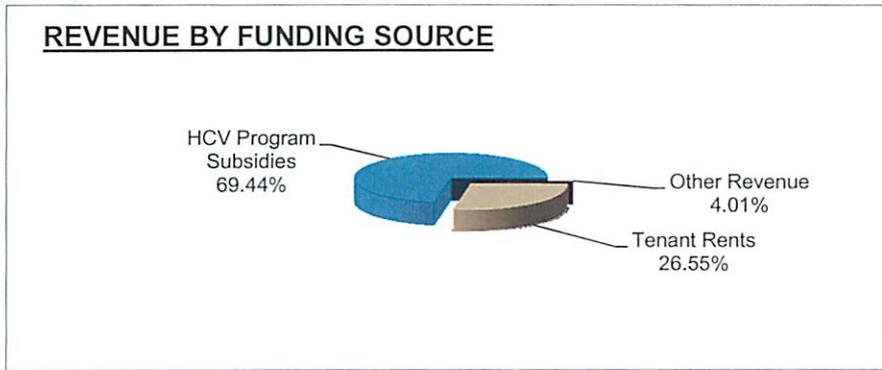
**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED**

March 31, 2019

Total operating revenue increased \$56,333 (1.16%), due primarily to the increase of \$60,145 (44.03%) in Other Operating Revenue. The increase is due to an increase in fees earned by the Authority providing management consulting services to other agencies through interlocal services agreements. These efforts have been undertaken by the Authority's management in an effort to provide additional revenue sources in the wake of reduced federal subsidies to support its programs.

Total operating expenses decreased \$55,305 (1.16%). Changes in the major expense categories are discussed below.

Operating Revenues generated by major category are detailed in the following chart:



The following table summarizes the changes in Operating Income between fiscal years 2019 and 2018 for the Authority as a whole:

	<u>2019</u>	<u>2018</u>	<u>Variance</u>	<u>% Var</u>
Rental Revenue	\$ 1,302,441	\$ 1,281,896	\$ 20,545	1.60%
HUD Operating Grants	3,406,912	3,431,269	(24,357)	-0.71%
Other	196,731	136,586	60,145	44.03%
Total Operating Revenue	<u>4,906,084</u>	<u>4,849,751</u>	<u>56,333</u>	<u>1.16%</u>
Operating Expenses:				
Administrative	725,779	722,293	3,486	0.48%
Tenant Services	87,383	99,335	(11,952)	-12.03%
Utilities	415,758	402,102	13,656	3.40%
Maintenance	791,420	681,475	109,945	16.13%
General Expenses, including interest	258,483	334,422	(75,939)	-22.71%
Housing Assistance Payments	2,187,400	2,197,629	(10,229)	-0.47%
Depreciation	375,330	348,992	26,338	7.55%
Total Operating Expenses	<u>4,841,553</u>	<u>4,786,248</u>	<u>55,305</u>	<u>1.16%</u>
Operating Income/(Loss)	64,531	63,503	1,028	1.62%
Non-operating Revenue (Expenses):				
Interest and Other	49,100	37,178	11,922	32.07%
Income Before Capital Grants	113,631	100,681	12,950	12.86%
HUD Capital Grants	-	6,875	(6,875)	-100.00%
Net Income/(Loss)	113,631	107,556	6,075	5.65%
Beginning Net Position	6,172,490	6,064,934	107,556	1.77%
Prior Period Adjustment	(2,299,577)	-	(2,299,577)	100.00%
Ending Net Position	<u>\$ 3,986,544</u>	<u>\$ 6,172,490</u>	<u>\$ 113,631</u>	<u>1.84%</u>

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2019**

HUD operating grants remained relatively constant from 2018 to 2019. During the fiscal year ended March 31, 2019 the housing authority had completed its conversion under HUD's Rental Assistance Demonstration Program (RAD). Therefore, during the current year the Authority received only housing choice voucher program subsidies totaling \$3,406,912. During the fiscal year ended March 31, 2018, a portion of the authority's federal assistance was received through the low rent housing program.

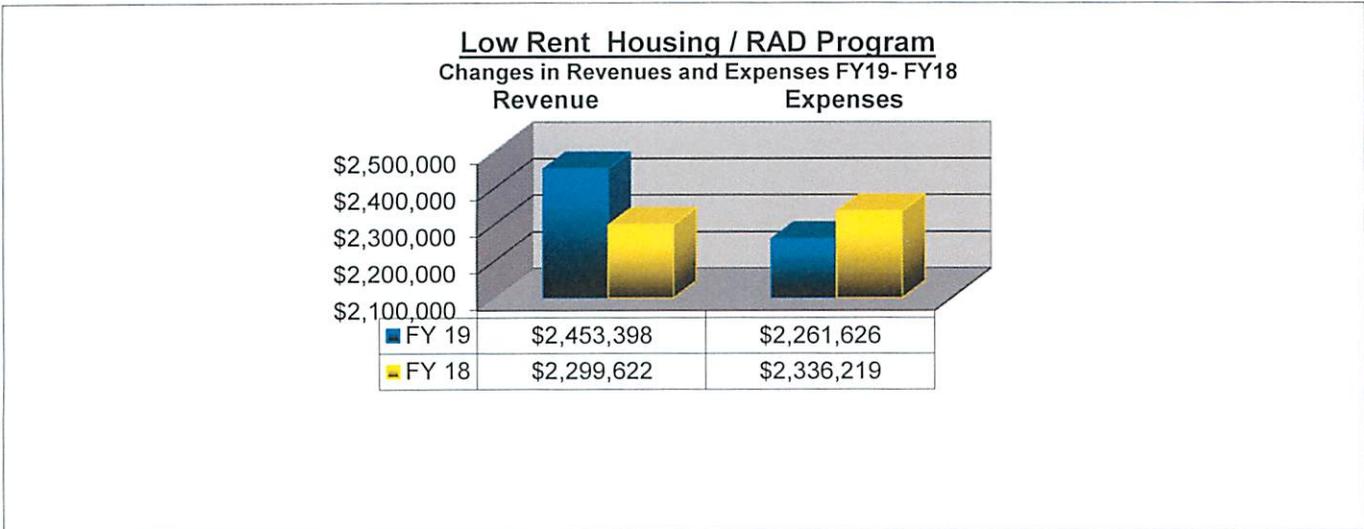
Other Revenues consist primarily of receipts for portability housing assistance payments, fees charged to other housing authorities for the performance of management services, charges to tenants for maintenance and other miscellaneous services; and the addition of cell phone antenna revenue. Other revenue increased by \$60,145.

Administrative expenses did not vary significantly from 2018 to 2019. Administrative expenses totaled \$722,293 in 2018 vs. \$725,779 in 2019, an increase of only \$3,486, less than 0.5%.

General expenses decreased \$75,939, or 22.71%, due primarily to the housing authority's conversion from public housing to the Rental Assistance Demonstration (RAD) program in 2017. During the fiscal year ended March 31, 2018, the Authority incurred approximately \$54,000 in consulting fees and other expenses related to the RAD conversion.

Maintenance expense increased by \$109,945 (16.13%) due primarily to the replacement of stoves and air conditioning units due to normal wear and tear. As these items do not exceed the Authority's capitalization policy threshold they are expensed when purchased. The Authority also replaced carpeting and wood flooring in apartments that were turned over during the current fiscal year.

Changes in total income and expense attributable to the low rent public housing / RAD program are as follows:



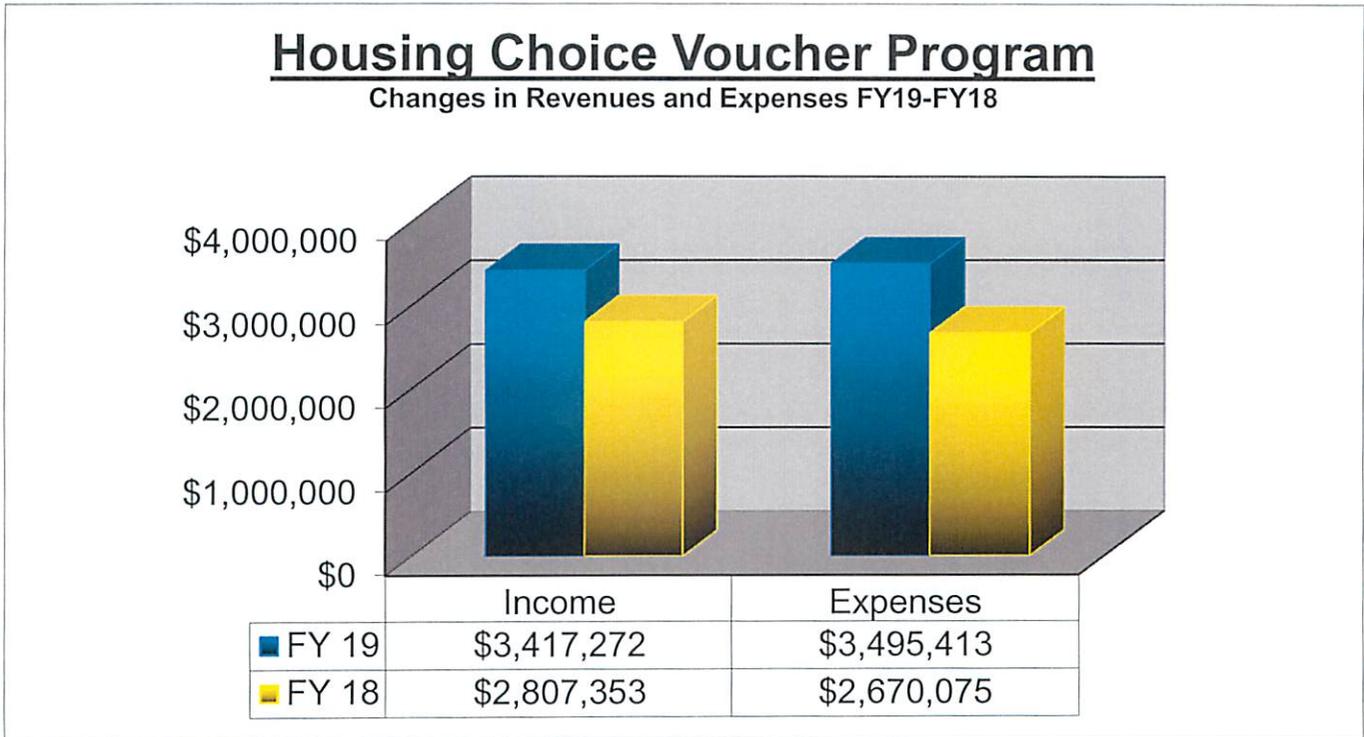
Note: Expense amounts include depreciation expense and exclude Capital fund revenue and expenses.

FYE 2019 LRP/RAD operating revenue increased by 6.69% compared to FYE 2018.

FYE 2019 LIPH/RAD operating expenses decreased by 3.19% compared to FYE 2018.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2019**

Changes in total income and expense attributable to the Housing Choice Voucher program are as follows:



HCV revenues increased \$609,919 primarily due to the change from conventional public housing to RAD funding. During the fiscal year ended March 31, 2018, \$633,990 of funding was received from public housing operating subsidies, while the entire amount of subsidies received in 2019 are received through the housing choice voucher program.

Total HCV expenses increased \$825,338, or 30.9%. As previously noted, Housing Assistance Payments (HAP) payments made to the business activities program for former public housing tenants increased from \$220,046 in 2018 to \$915,486 in 2019, an increase of \$695,440.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2019**

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets from March 31, 2019 and 2018:

	<u>2019</u>	<u>2018</u>	<u>Incr. / Decr.</u>	<u>% Change</u>
Land	\$ 620,838	\$ 620,838	\$ -	0.00%
Buildings & Improvements	23,421,140	22,353,124	1,068,016	4.78%
Equipment & Furniture	1,740,962	1,706,636	34,326	2.01%
Construction in Progress	-	384,492	(384,492)	-100.00%
Total	<u>25,782,940</u>	<u>25,065,090</u>	<u>717,850</u>	<u>2.86%</u>
Accumulated Depreciation	<u>(18,117,488)</u>	<u>(17,742,158)</u>	<u>(375,330)</u>	<u>2.12%</u>
Net Capital Assets	<u>\$ 7,665,452</u>	<u>\$ 7,322,932</u>	<u>342,520</u>	<u>4.68%</u>

As previously noted, the decrease in capital assets is due primarily to the expenditure of capital funds less the Authority's current year depreciation expense.

Debt:

During 2007, the Authority entered into a Capital Fund leveraging pool. The New Jersey Housing and Mortgage Finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, secured by the future capital fund grants of participating housing authorities. The Authority's share of the funds from the bond pool amounted to \$1,360,000. As previously noted, the Housing Authority converted its public housing portfolio to RAD during the fiscal year ended March 31, 2017. In connection with that conversion, the Authority borrowed \$2,500,000 under a thirty year mortgage. The proceeds from that loan together with capital fund grants of \$217,714 and approximately of \$900,000 of operating reserves, were used to repay the outstanding bonds plus accrued interest totaling approx. \$943,000, provide escrow deposits for repairs and rehabilitation of approximately \$2,400,000 and pay debt issuance costs of approximately \$175,000. At March 31, 2019 and March 31, 2018 respectively, the outstanding balance of the mortgage debt was \$2,392,010 and \$2,442,643. The current portion of the mortgage was \$52,959 and \$48,919 at March 31, 2019 and March 31, 2018, respectively.. The loan is payable in 360 monthly installments of \$11,120, including interest at 3.375% per annum, with the final payment due March 1, 2047.

As of March 31, 2019 the Authority had \$104,492 in non-current accrued compensated absences, \$1,405,990 in accrued pension liabilities and \$2,931,191 in accrued OPEB liabilities.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Housing Authority of the Town of Secaucus, 700 County Avenue, Secaucus, NJ 07094, or call (201) 867-2957.



CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

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WAYNE, NEW JERSEY 07470

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Board of Commissioners
Housing Authority of the Town of Secaucus
Secaucus, New Jersey

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Town of Secaucus (the Authority), which comprise the Comparative Statements of Net Position as of March 31, 2019 and 2018 and the related Comparative Statements of Revenue, Expenses and Changes in Net Position and Cash Flows for the years then and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Secaucus, as of March 31, 2019 and 2018, and the changes in net position, and its cash flows for the years then ended, in accordance with the accounting principles generally accepted in the United States of America.

Emphasis of Matter

During the fiscal year, the Authority adopted GASB 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Additional information can be found in Note 1 to these financial statements. Our opinion is not modified with respect to the matter of emphasis

INDEPENDENT AUDITOR'S REPORT
(Continued)

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis presented on pages 1-6 and the Supplemental Schedules pertaining to the Public Employees Retirement System presented on pages 33-34 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements of the Housing Authority of the Town of Secaucus. The Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The information referred to in the preceding paragraph is the responsibility of management and was derived from and directly relate to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards general accepted in the United States of America. In our opinion, the financial data schedule and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards* we have also issued our report dated October 15, 2019 on our consideration of the Housing Authority of the Town of Secaucus's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.


POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 15, 2019

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE STATEMENTS OF NET POSITION
At March 31, 2019 and 2018

	2019	2018
<u>ASSETS AND DEFERRED OUTFLOW OF RESOURCES</u>		
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents - Unrestricted	\$ 1,517,829	\$ 1,080,882
Cash and Cash Equivalents - Restricted	1,684,095	2,363,503
Cash - Tenant Security Deposits	124,523	122,275
Total Cash	3,326,447	3,566,660
Investments	206,361	201,740
Accounts Receivable	2	9,427
Prepaid Expenses and Other Current Assets	76,193	69,505
Total Current Assets	3,609,003	3,847,332
<u>FIXED ASSETS</u>		
Land	620,838	620,838
Buildings and Improvements	23,421,140	22,353,124
Furniture, Equipment and Machinery	1,740,962	1,706,636
Construction in Progress	-	384,492
Total Fixed Assets	25,782,940	25,065,090
Less: Accumulated Depreciation	(18,117,488)	(17,742,158)
Net Fixed Assets	7,665,452	7,322,932
Deferred Outflow of Resources	346,825	511,938
Total Assets and Deferred Outflow of Resources	\$ 11,621,280	\$ 11,682,202
<u>LIABILITIES AND DEFERRED INFLOW OF RESOURCES</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable:		
Vendors and Contractors	\$ 27,059	\$ 22,204
Accrued Payroll and Related Taxes	27,357	15,674
Security Deposits	124,523	122,275
Accounts Payable - HUD	2,682	1,239
Deferred Revenue	-	18
Current Portion of Long-Term Debt	52,959	48,919
Accrued Liabilities:		
Compensated Absences - Current Portion	11,611	9,637
Accrued Interest Payable	6,952	7,099
Other Accrued Liabilities	25,119	29,032
Payment in Lieu of Taxes	88,189	176,126
Total Current Liabilities	366,451	432,223
Long-Term Debt, Net of Current Portion	2,339,051	2,393,724
Accrued Compensated Absences - Noncurrent	104,492	86,739
Accrued Pension and OPEB Liabilities	4,337,182	2,245,335
Total Non-Current Liabilities	6,780,725	4,725,798
Deferred Inflow of Resources	487,560	351,691
Total Liabilities and Deferred Inflow of Resources	7,634,736	5,509,712
<u>NET POSITION</u>		
Net Investment in Capital Assets	5,273,442	4,880,289
Restricted	1,684,095	2,363,503
Unrestricted	(2,970,993)	(1,071,302)
Total Net Position	\$ 3,986,544	\$ 6,172,490

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
For the Years Ended March 31, 2019 and 2018

	For the Year Ended	
	2019	2018
<u>OPERATING REVENUES</u>		
Tenant Rental & Other Revenue	\$ 1,302,441	\$ 1,281,896
HUD Grants - Operating	3,406,912	3,431,269
Other	196,731	136,586
Total Operating Revenues	4,906,084	4,849,751
<u>OPERATING EXPENSES</u>		
Administration	725,779	722,293
Housing Assistance Payments	2,187,400	2,197,629
Tenant Services	87,383	99,335
Utilities	415,758	402,102
Ordinary Maintenance & Operations	791,420	681,475
General Expense	175,819	250,055
Depreciation and Amortization Expense	375,330	348,992
Interest Expense	82,664	84,367
Total Operating Expenses	4,841,553	4,786,248
EXCESS OF OPERATING REVENUE OVER EXPENSES	64,531	63,503
Non Operating Revenues/(Expenses):		
Interest Income	49,100	37,178
Income/(Loss) Before Contributions and Transfers	113,631	100,681
Capital Grants	-	6,875
Increase/(Decrease) in Net Position	113,631	107,556
Beginning Net Position	6,172,490	6,064,934
Prior Period Adjustment	(2,299,577)	-
Ending Net Position	\$ 3,986,544	\$ 6,172,490

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE STATEMENTS OF CASH FLOWS
For the Years Ended March 31, 2019 and 2018

	For the Year Ended	
	2019	2018
<u>CASH FLOWS FORM OPERATING ACTIVITIES</u>		
Cash Received:		
From Tenants for Rental & Other Revenue	\$ 1,302,423	\$ 1,280,868
From Government Agencies for Operating Grants	3,406,912	3,431,269
From Other Operating Revenues	206,156	127,159
Cash Paid:		
To Employees for Operations	(581,624)	(492,642)
To Suppliers for Operations	(1,664,119)	(1,453,293)
To Landlords For Housing Assistance	<u>(2,185,957)</u>	<u>(2,197,335)</u>
Net Cash Provided by Operating Activities	483,791	696,026
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>		
Capital Grants Received	-	6,875
Acquisition of Property and Equipment	(717,850)	(256,801)
Borrowing of Long-Term Debt	-	-
Repayments of Long-term Debt	<u>(50,633)</u>	<u>(48,934)</u>
Net Cash Provided/(Used) by Capital and Related Financing Activities	(768,483)	(298,860)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>		
Purchase/Sale of Investments	(4,621)	(201,740)
Investment Income	<u>49,100</u>	<u>37,178</u>
Net Cash Provided by Investing Activities	<u>44,479</u>	<u>(164,562)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	(240,213)	232,604
Cash and Equivalents at Beginning of Period	<u>3,566,660</u>	<u>3,334,056</u>
Cash and Equivalents at End of Period	<u>\$ 3,326,447</u>	<u>\$ 3,566,660</u>
Reconciliation of Operating Loss to Net Cash Used by Operations		
Operating Loss	\$ 64,531	\$ 63,503
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation	375,330	353,801
Other General Expenses	-	-
Deferred Outflow of Resources	165,113	93,673
Deferred Inflow of Resources	135,869	313,710
Decrease/(Increase) in Assets		
Accounts Receivable - HUD	-	-
Accounts Receivable - Misc.	9,425	(9,427)
Prepaid Expenses and Other Current Assets	(6,688)	(5,722)
Increase/(Decrease) in Liabilities		
Accounts Payable	4,855	6,376
Accrued Payroll and Related Taxes	11,683	(269)
Security Deposits	2,248	1,762
Compensated Absences	19,727	18,702
Accounts Payable - HUD	1,443	294
Deferred Revenue	(18)	(1,028)
Interest Payable	(147)	(144)
PILOT Payable	(87,937)	87,098
Other Accrued Liabilities	(3,913)	19,994
Accrued Pension and OPEB Liabilities	<u>(207,730)</u>	<u>(246,297)</u>
Net Cash Provided by Operating Activities	<u>\$ 483,791</u>	<u>\$ 696,026</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 1 – Summary of Organization, Activities and Significant Accounting Policies:

1. **Organization and Activities** – The Housing Authority of The Town of Secaucus (the Authority) is a governmental, public corporation created under federal and state housing laws as defined by State statute (N.J., S.A. 4A: 12A-1, et. Seq., the “Housing Authority Act”). The Authority is governed by a board of seven members who serve five year terms. The governing board is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An executive director is appointed by the housing authority’s Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance and management of public housing for low and moderate income families residing in the Town of Secaucus, New Jersey. Operating and modernization subsidies are provided to the Authority by the federal government. Rent subsidies are provided to eligible tenants under the Federal Housing Assistance Payments (Section 8) Program.

The Authority has not identified any entities which should be subject to evaluation for inclusion in the Authority’s reporting entity. The Authority has concluded that it is excluded from the Town’s reporting entity since the Town does not designate management, does not influence operations, does not have responsibility for fiscal matters and does not have a funding relationship with the Authority.

The combined financial statements include all accounts of the Authority. The Authority is the lowest level of government over which the Authority’s Board of Commissioners and Executive Director exercise oversight responsibility. The federally funded programs administered by the Authority are detailed on the Financial Data Schedule and the Schedule of Expenditures of Federal Awards, both of which are included as Supplemental Information.

2. **Significant Accounting Policies**

- a. **Basis of Accounting** – The financial statements of the Authority are prepared using the accrual basis of accounting in order to recognize the flow of economic resources. Under the accrual basis of accounting, transactions are recognized when they occur, regardless of when cash is received or disbursed. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses recognized in the period incurred, if measurable. Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Non-operating revenues and expenses consist of those revenues and expenses that are related to financing and investing types of activities and result from non-exchange transactions or ancillary activities. All assets, liabilities, net position, revenue and expenses are accounted for using a single enterprise fund for the primary government.

Revenue – The major sources of revenue are various subsidies and grants received from the United States Department of Housing and Urban Development, charges to tenants and other miscellaneous revenues discussed below.

Federal Grant Revenue – Operating subsidies and Section Eight Housing Choice Voucher Program grants received from HUD are recorded under the accrual method of accounting and are recognized in the period earned in accordance with applicable HUD guidelines. During the fiscal year ended March 31, 2018 the Authority converted its entire portfolio of public housing units from conventional public housing to HUD’s Rental Assistance Demonstration (RAD). Under RAD, the Authority receives project-based voucher funding for each of its public housing units rather than performance operating funding subsidy and capital fund grants. Tenants continue to pay 30% of adjusted income as rent while HUD provides housing assistance payments for the difference between agreed upon HUD-established market rent and tenant paid rent for each unit.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 1 – Summary of Organization, Activities and Significant Accounting Policies (Continued):

Previously, under the Section Eight Program, a year-end settlement was computed, and the over-funded or under-funded amount, if any, was considered to be an amount due to or from HUD. Currently, the Voucher Program is funded based on actual expenditures reported in the Voucher Management system (VMS). Over-funded amounts are retained by the Authority, but may only be used for Voucher Program activities and under-funded amounts must be funded from the Authority's operating reserves.

Tenant Charges – Rental charges to tenants are determined and billed monthly and are recognized as revenue when billed since they are measurable and collectible within the current period. Amounts not collected at year-end are included in the balance sheet as accounts receivable, and amounts paid by tenants for the subsequent fiscal year are recorded as deferred revenue.

Other Revenue – Other revenue consists primarily of miscellaneous service fees. The revenue is recorded as earned since it is measurable and available.

b. Report Presentation – The financial statements included in this Report were prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America applicable to governmental entities for Proprietary Fund Types. The Authority implemented the provisions of Governmental Accounting Standards Board Statement No. 34 "Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments" (Statement No. 34). The Authority also adopted the provisions of Statement No. 37 "Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments: Omnibus" and Statement No. 38 "Certain Financial Statement Note Disclosures", which supplement Statement No. 34. GASB Statement No. 63 has superseded GASB Statement No. 34 and requires the classification of net position into three components – Net Investment in Capital Assets; Restricted Net Position and Unrestricted Net Position. These classifications are defined as follows:

Net Investment in Capital Assets – This component consists of land, construction in progress and depreciable assets, net of accumulated depreciation and net of the related debt outstanding. If there are significant unspent related debt proceeds as of year-end, the portion of the debt related to the unspent proceeds is not included in the calculation of Net Investment in Capital Assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted Net Position – This component includes net position subject to restrictions placed on net position use through external constraints imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by the law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This component consists of net position that does not meet the definition of Restricted Net Position or Net Investment in Capital Assets.

The adoption of Governmental Accounting Standards Board Statements 34, 37 and 38 have no significant effect on the basic financial statements, except for the classification of net assets in accordance with Statement No. 34.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 1 – Summary of Organization, Activities and Significant Accounting Policies (Continued):

Significant accounting policies are as follows:

1 – Cash and cash equivalents are stated at cost, which approximates market. Cash and cash equivalents include cash in banks, petty cash and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. Investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.

2 – Collection losses on accounts receivable are charged against an allowance for doubtful accounts.

3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight line basis. Interest costs necessary to place a Capital Asset in its intended location and condition are capitalized.

4 – Repairs funded out of operations, such as painting, roofing and plumbing, are charged against income for all programs.

5 – The Authority is subsidized by the Federal Government. The Authority is not subject to Federal or State income taxes, nor is it required to file Federal and State income tax returns.

6 – Operating subsidies received from HUD are recorded as income when earned.

7 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.

8 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

9 – Inventories in the Proprietary Fund consist of supplies and are recorded at the lower of first-in first-out, cost or market.

10 - The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and reported amounts of revenues and expenses during the reporting period.

11 - The Authority has elected not to apply to its proprietary activities Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins of the Committee of Accounting Procedure issued after November 30, 1989.

12 – The Authority does not have any infrastructure assets for its Proprietary Fund.

13 – Inter-fund receivables and payables arise from inter-fund transactions and are recorded by all funds affected in the period in which the transactions are executed.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2019

NOTE 1 – Summary of Organization, Activities and Significant Accounting Policies (Continued):

14 – Long-lived assets to be held and used are tested for recoverability whenever events of changes in circumstances indicate that the carrying amount may not be recoverable. When required, impairment losses on assets to be held and used are recognized based on the fair value of the asset and long lived assets to be disposed of by sale are reported at the lower of carrying amount or fair value less cost to sell. As of March 31, 2019 the Authority has not recognized any reduction in the carrying value of its fixed assets when considering AU 360.

c. Budgetary Policy and Control – The housing authority submits its annual operating and capital budgets to the State of New Jersey Department of Community Affairs in accordance with New Jersey statute. After the New Jersey Department of Community Affairs approves the budget, it is formally adopted by resolution of the Housing Authority's Board of Commissioners. Once adopted, the Board of Commissioners may amend the legally adopted budget when unexpected modifications are required in estimated revenues and expenses. Each fund's budget is prepared on a detailed line item basis. Revenues are budgeted by source and expenditures are budgeted by expense classification within each revenue source.

d. New Accounting Pronouncements – During the current fiscal year, the Authority was required to adopt GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* which requires employers to recognize and measure their proportionate share of the total net OPEB liability and total OPEB expenses. GASB 75 replaces the requirements of Statement No. 45. Additional information regarding the adoption of GASB 75 can be found in Note 12 to these financial statements..

NOTE 2 – Cash and Cash Equivalents

The Authority maintains cash and cash equivalents in local banks. These funds are covered by the Governmental Unit Deposit Protection Act of the state of New Jersey, which requires the institutions to pool collateral for all of governmental deposits and have the collateral held by an approved custodian in the institution's name. Cash and Cash Equivalents (including tenant security deposits) of \$3,326,447 and \$3,566,660 at March 31, 2019 and 2018 respectively, consisted of the following:

	<u>2019</u>	<u>2018</u>
Checking Accounts	\$ 1,517,729	\$ 1,080,782
Petty Cash	100	100
Unrestricted Cash	<u>1,517,829</u>	<u>1,080,882</u>
Debt Service and Replacement Reserves		
Checking Accounts	1,663,085	69,223
Money Market Accounts	-	2,130,714
Voucher Program HAP Reserves	<u>21,010</u>	<u>163,566</u>
Restricted Cash	<u>1,684,095</u>	<u>2,363,503</u>
Tenant Security Deposits	<u>124,523</u>	<u>122,275</u>
TOTAL CASH	<u><u>\$ 3,326,447</u></u>	<u><u>\$ 3,566,660</u></u>

The carrying amount of the Authority's cash and cash equivalents on deposit at banks as of March 31, 2019 was \$3,326,447 and the bank balances were \$3,380,287. Of the bank balances, \$345,813 was covered by FDIC insurance and \$3,034,474 was covered by a collateral pool maintained by the banks as required by New Jersey statutes. Cash and cash equivalents, except petty cash are held in the Authority's name.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 3 – Deferred Revenue

There was no deferred revenue at March 31, 2019. Deferred revenue of \$18 at March 31, 2018 consisted of prepaid tenant rent.

NOTE 4 - Fixed Assets

Fixed assets consist primarily of expenditures to acquire, construct, place in operation and improve the facilities of the Authority and are stated at cost, less accumulated depreciation. The following is a summary of the changes in general fixed assets for the fiscal year ended March 31, 2019 and 2018:

	Apr. 1, 2018	Additions	Disposals	Transfers/Other	Mar. 31, 2019
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	22,353,124	683,524	-	384,492	23,421,140
Dwelling Equipment	620,476	28,728	-	-	649,204
Furniture and Equipment	1,086,160	5,598	-	-	1,091,758
Construction in Progress	384,492	-	-	(384,492)	-
Total Fixed Assets	25,065,090	-	-	-	25,782,940
Accumulated Depreciation	(17,742,158)	(375,330)	-	-	(18,117,488)
Net Fixed Assets	\$ 7,322,932	\$ (375,330)	\$ -	\$ -	\$ 7,665,452

	Apr. 1, 2017	Additions	Disposals	Transfers/Other	Mar. 31, 2018
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	21,945,678	9,024	-	398,422	22,353,124
Dwelling Equipment	620,817	-	-	(341)	620,476
Furniture and Equipment	1,080,782	-	-	5,378	1,086,160
Construction in Progress	540,174	295,972	-	(451,654)	384,492
Total Fixed Assets	24,808,289	-	-	(48,195)	25,065,090
Accumulated Depreciation	(17,388,357)	(348,992)	-	(4,809)	(17,742,158)
Net Fixed Assets	\$ 7,419,932	\$ (348,992)	\$ -	\$ (53,004)	\$ 7,322,932

Depreciation expense for the fiscal years ended March 31, 2019 and 2018 amounted to \$375,330 and \$348,992, respectively.

Expenditures are capitalized when they meet the Authority's Capitalization policy. Under that policy, assets purchased or constructed at a cost not exceeding \$500 are expensed when incurred.

Depreciation of fixed assets is calculated using the straight-line method for reporting purposes at rates based upon the following estimated useful lives:

	<u>Years</u>
Buildings	40
Improvements	15
Furniture	5-10
Equipment	5-20
Vehicles	5
Computers	3

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 5 – Payment in Lieu of Taxes (PILOT)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the Town. Under the Cooperation Agreement, the Authority must pay the Town the lower of 10% of its net shelter rent or the approximate full real property taxes. During the fiscal year ended March 31, 2019 and 2018, PILOT expense was accrued in the amount of \$88,668 and \$87,098, respectively.

NOTE 6 – Accrued Compensated Absences

Accrued compensated absences of \$116,103 and \$96,376 at March 31, 2019 and 2018, respectively, represent amounts of accumulated leave for which employees are entitled to receive payment in accordance with the Authority's Personnel Policy. Employees may carry over up to two weeks of vacation each year; any such vacation not taken in the second year shall be lost. Employees may be compensated for accrued vacation leave earned in the current year only in the event of retirement or termination of service. Employees may be compensated for sick leave at retirement at the rate of one day for every two days accumulated, payable at the salary rate earned at the time of separation.

NOTE 7 – Risk Management

The Authority is exposed to various risks of loss related to torts, theft, damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. During the years ended March 31, 2019 and 2018, the Authority's risk management program, in order to deal with potential liabilities, consisted of various insurance policies for fire, general liability, crime, auto and public-officials errors and omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of its Projects for the purpose of determining potential liability issues. Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Settled claims relating to the commercial insurance have not exceeded the amount of insurance in any of the past three fiscal years.

NOTE 8 – Construction Commitments

At March 31, 2019 and 2018, the Authority's outstanding construction commitments pertained to capital improvements to be funded by restricted cash accounts that were established pursuant to the Authority's RAD conversion.

NOTE 9 – Economic Dependency

For the years ended March 31, 2019 and 2018, a substantial portion of the Authority's revenues were received from the United States Department of Housing and Urban Development, which are subject to availability of funds and Congressional approval, as well as the Authority's compliance with Federal rules and regulations.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 10 – Restricted Net Position

Restricted Net Position at March 31, 2019 and 2018 consists of the following components:

	<u>2019</u>	<u>2018</u>
Proceeds from Borrowings to be used only for budgeted Capital Fund Programs	\$ -	\$ 3,690
Capital and Replacement Reserves	1,663,085	2,196,246
Housing Assistance Payment Equity	<u>21,010</u>	<u>163,567</u>
	<u>\$ 1,684,095</u>	<u>\$ 2,363,503</u>

Capital Fund Program Restricted Net Position

As detailed in Note 11, the Authority borrowed \$1,360,000 during the fiscal year ended March 31, 2008 under its capital fund leveraging program. The proceeds of these borrowings are restricted for use and may only be expended on projects included in the Authority's capital fund budget. The balance of unexpended funds borrowed totaled \$0 and \$3,690 at March 31, 2019 and 2018, respectively. This amount is included in restricted net position.

Capital and Replacement Reserves

In connection with the \$2,500,000 mortgage loan discussed in Note 11 to the financial statements, the Authority entered into a rehabilitation escrow agreement with the lender. Under the terms of that agreement, the Authority deposited \$2,500,000 of the loan proceeds into rehabilitation escrow accounts to be used for repairs of the Projects and also agreed to make deposits to a capital repairs escrow account. During the fiscal year ended March 31, 2019, disbursements for repairs of \$631,919 was disbursed from the escrow accounts; and interest income and additional escrow deposits of \$30,800 and \$67,958, respectively, were deposited to the accounts. During the fiscal year ended March 31, 2018, disbursements for repairs of \$295,845 was disbursed from the escrow accounts; and interest income and additional escrow deposits of \$27,765 and \$61,500, respectively, were deposited to the accounts.

Housing Assistance Payment Equity

Prior to January 1, 2005 excess funds advanced by HUD to the Authority for the payment of housing assistance payments were returned to HUD at the end of the Authority's fiscal year. In accordance with HUD's PIH Notice 2006-03, starting January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of Housing Assistance Payments that are not so utilized are not returned to HUD, but become part of the undesignated fund balance and may only be used to assist additional families up to the number of units under contract. As of November 2007, HUD is reverting to treating these funds as restricted in order to comply with generally accepted accounting principles. HUD has indicated that any HAP amounts received by a PHA and not expended should be reported as restricted cash and restricted net position.

Administrative fees paid by HUD to the Authority in excess of administrative expenses are part of the undesignated fund balance and are considered to be "administrative fee reserves". Administrative fee reserves accumulated prior to January 1, 2005 are subject to all requirements applicable to administrative fee reserves including, but not limited to, 24 CFR982.155 – i.e. "other housing purposes permitted by state or local law". Excess administrative fees earned in 2005 and subsequent years must be used for activities related to the provision of tenant-based rental assistance authorized under Section 8 of the United States Housing Act of 1937, including related development activities.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 10 – Restricted Net Position (continued)

In accordance with HUD requirements, the Authority's restricted and unrestricted fund balance consists of the following components as of March 31, 2019 and 2018:

Administrative Fee Equity - included in Unrestricted Net Position			
Administrative Fee Reserves at March 31, 2018	\$ (158,756)		
Net Administrative Fee Reserves Expended	(261,991)		
Fraud Recoveries	<u>4,263</u>	\$	(416,484)
Housing Assistance Payment Reserves - included in Restricted Net Position			
Housing Assistance Payment Reserves at March 31, 2018	163,566		
Unexpended HAP Subsidy	(146,819)		
Fraud Recoveries	<u>4,263</u>	<u>21,010</u>	
Total HCV Program Net Position at March 31, 2019		\$	<u>(395,474)</u>
Administrative Fee Equity - included in Unrestricted Net Position			
Administrative Fee Reserves at March 31, 2017	\$ (162,086)		
Net Administrative Fee Reserves Expended	1,058		
Fraud Recoveries	<u>2,272</u>	\$	(158,756)
Housing Assistance Payment Reserves - included in Restricted Net Position			
Housing Assistance Payment Reserves at March 31, 2017	29,618		
Unexpended HAP Subsidy	131,676		
Fraud Recoveries	<u>2,272</u>	<u>163,566</u>	
Total HCV Program Net Position at March 31, 2018		\$	<u>4,810</u>

NOTE 11 – Debt

During the fiscal year ending March 31, 2008, the entered into a capital fund leveraging pool. The New Jersey Housing and Mortgage finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, 2007 Series A. On August 2, 2007, the Authority's share of the funds from the bond issued pool amounted to \$1,360,000 which bears a variable interest rate between four and five percent. The related closing costs of \$49,575 were amortized prior to the current fiscal year. The net funds received from the leveraging pool of \$1,834,390 were restricted and were to be spent in accordance with the Authority's Capital Fund Leveraging budget. Repayment of the leveraged funds was budgeted from Capital Fund Allocations received by the Authority from the Department of Housing and Urban Development.

In December 2016, the bonds were redeemed and the Authority paid the remaining outstanding balance. The bonds were paid from a \$2,500,000 operating loan from Bogota Savings Bank that was obtained to complete the Authority's Rental Assistance Demonstration (RAD) conversion. The loan is payable in 360 monthly installments of \$11,120, including interest at the bank's prime rate plus 25 basis points (0.250%), with the final payment due March 1, 2047. The interest rate will be reset on January 1, 2022 and January 1, 2027 to reflect the bank's prime rate existing at that time. However, the interest rate can be no lower than 3.375% and no higher than 6.00%. The interest rate of 3.375% is in effect through January 1, 2022.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 11 – Debt Continued

The following schedule represents the required principal and interest payments during the next five years and thereafter.

<u>Due Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 52,159	\$ 81,285	\$ 133,444
2021	53,520	79,924	133,444
2022	55,605	77,839	133,444
2023	58,026	75,418	133,444
2024	59,543	73,901	133,444
Thereafter	<u>2,113,157</u>	<u>1,504,096</u>	<u>3,617,253</u>
Total	<u>\$ 2,392,010</u>	<u>\$ 1,892,463</u>	<u>\$ 4,284,473</u>

The Authority's long-term liabilities at March 31, 2018 and March 31, 2017 consisted of the following:

	<u>April 1, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Withdrawals</u>	<u>Forfeitures</u>	<u>March 31, 2019</u>
Operating Loan	\$ 2,442,643	\$ -	\$ (50,633)	\$ -	\$ -	\$ 2,392,010
Compensated Absences	96,376	19,727	-	-	-	116,103
OPEB Liability	631,615	2,299,576	-	-	-	2,931,191
Pension Liability	<u>1,613,720</u>	<u>(136,701)</u>	<u>(71,028)</u>	<u>-</u>	<u>-</u>	<u>1,405,991</u>
	<u>\$ 4,784,354</u>	<u>\$ 2,182,602</u>	<u>\$ (121,661)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,845,295</u>
Less Current Portion of Operating Loan						(52,959)
Less Current Portion of Compensated Absences						(11,611)
Total Non Current Portion						<u>\$ 6,780,725</u>
	<u>April 1, 2017</u>	<u>Additions</u>	<u>Payments</u>	<u>Withdrawals</u>	<u>Forfeitures</u>	<u>March 31, 2018</u>
Operating Loan	\$ 2,491,577	\$ -	\$ (48,934)	\$ -	\$ -	\$ 2,442,643
Compensated Absences	77,674	18,702	-	-	-	96,376
OPEB Liability	324,212	307,403	-	-	-	631,615
Pension Liability	<u>1,494,615</u>	<u>183,664</u>	<u>(64,559)</u>	<u>-</u>	<u>-</u>	<u>1,613,720</u>
	<u>\$ 4,388,078</u>	<u>\$ 509,769</u>	<u>\$ (113,493)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,784,354</u>
Less Current Portion of Operating Loan						(48,919)
Less Current Portion of Compensated Absences						(9,637)
Total Non Current Portion						<u>\$ 4,725,798</u>

NOTE 12 – Other Post Employment Retirement Benefits (OPEB)

Plan Description

The Authority administers a single-employer defined benefit postemployment health care benefit plan. Coverage under the plan is available to employee spouses and benefits may continue to surviving spouses.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2018

NOTE 12 – Other Post Employment Retirement Benefits (OPEB) (Continued)

Benefits Provided

Vested employees are eligible for postemployment medical care benefits, including prescription drug benefits, as part of the plan. Benefits are insured through the state of New Jersey State health Benefits Program. Retired employees paying Medicare Part B premiums are reimbursed by the Authority under the Plan. Contribution rates for retirees are based on the state of New Jersey's formula under Chapter 78.

Employees Covered Under the Plan

At October 1, 2017, the census date in the most recent plan valuation report, the following employees were covered under the plan:

Inactive Employees or Beneficiaries Receiving Benefits	3
Active employees	<u>9</u>
Total Employees included in Plan	<u>12</u>

Plan Assets

The Authority has not accumulated plan assets in an irrevocable trust designated for plan participants.

Total OPEB Liability

The Authority's total other postemployment benefit ("OPEB") liability of \$2,931,191 was measured as of March 31, 2019, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the March 31, 2019 actuarial evaluation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	3.5%
Healthcare Cost Trend Rates	8.0% beginning in 2020, decreasing 0.5% per year until an ultimate trend rate of 5.0% for 2026 and later years
Retiree's Share of Benefit-Related Cost	Contribution rates for future retirees will be based on the state of New Jersey's new contribution formula per implementation of Chapter 78. Contributions are calculated using a varying formula based on the retirees' base salary at retirement with a minimum of 1.5% of base salary. Contributions for current and future retirees with 20 or more years of service at June 28, 2011 are 0% (non-contributory).

The discount rate is based on the prescribed discount interest rate methodology under GASB 75 based on average of three 20-year indices (e.g., Bond Buyer-20 Bond GO, S&P Municipal Bond 20 Year High Grade Rate Index, Fidelity GA AA 20 Years) as of March 29, 2019.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

Mortality rates are based on the RP 2014 Combined Healthy Table for both pre & post retirement; projected with mortality improvements using Projection Scale AA for 2.5 years, plus 7 years generational improvement.

The actuarial assumptions used in the March 31, 2019 valuation were based on the results of an actuarial experience study for the period April 1, 2018 through March 31, 2019.

Changes in the Total OPEB Liability are as follows:

Balance at 3/31/2018	\$ 2,846,395
Changes for the Year	
Service Cost	39,361
Interest	98,692
Changes in Benefit Terms	-
Changes in Expected to Actual Experience	-
Changes in Assumptions or Other Inputs	-
Benefit Payments	<u>(53,257)</u>
Net Changes	<u>84,796</u>
Balance at 3/31/2019	<u>\$ 2,931,191</u>

Sensitivity of the total OPEB liability to changes in the discount rate - The following presents the total OPEB liability of the Authority as of March 31, 2019, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.5%) or 1 percentage point higher (4.5%) than the current discount rate:

	1% Decrease	Discount Rate	1% Increase
	<u>2.50%</u>	<u>3.50%</u>	<u>4.50%</u>
Total OPEB Liability	\$ 3,492,074	\$ 2,931,191	\$ 2,494,300

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates - The following presents the total OPEB liability of the Authority as of March 31, 2019, as well as what the Authority's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower (7.0% decreasing to 4.0%) or 1 percentage point higher (9.0% decreasing to 6.0%) than the current healthcare cost trend rates:

1% Decrease	Trend Rates	1% Decrease
(7.0% decreasing	(8.0% decreasing	(9.0% decreasing
<u>to 4.0%</u>	<u>to 5.0%</u>	<u>to 6.0%</u>
\$ 2,453,751	\$ 2,931,191	\$ 3,547,238

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended March 31, 2018, the Authority recognized OPEB expense of \$138,053. At March 31, 2018, the Authority did not report deferred outflows of resources or deferred inflows of resources related to OPEB.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 13 – Pension Plan

General Information about the Pension Plan

Plan Description - The Authority participates in the New Jersey Public Employees Retirement System (PERS) which is sponsored and administered by the New Jersey Division of Pensions and Benefits. PERS is a cost-sharing, multiple-employer defined benefits pension plan administered by the State of New Jersey, Division of Pensions and Benefits (the Division). PERS issues a publicly available report that can be obtained at the following website: www.state.nj.us/treasury/pensions/annrpts.shtml.

Benefits Provided - The vesting and benefit provisions are set by N.J.S.A. 43:15A. PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits which vest after 25 years of service or under the disability provisions of PERS. The following represents the membership tiers for PERS:

- Tier 1 – Members who were enrolled by July 1, 2007.
- Tier 2 – Members who were eligible to enroll on or after July 1, 2007 and prior to November 2, 2008.
- Tier 3 – Members who were eligible to enroll on or after November 2, 2008 and prior to May 22, 2010.
- Tier 4 – Members who were eligible to enroll on or after May 22, 2010 and prior to June 28, 2011.
- Tier 5 – Members who were eligible to enroll on or after June 28, 2011.

Service retirement benefits of 1/55th of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service benefits of 1/60th of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and to tier 5 members upon reaching age 65. Early retirement benefits are available to tiers 1 and 2 members before reaching age 60, tiers 3 and 4 before age 62 with 25 or more years of service credit and tier 5 with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the age at which a member can receive full early retirement benefits in accordance with their respective tier. Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached service retirement age for the respective tier.

Contributions - The contribution policy for PERS is set by N.J.S.A. 15A and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by state of New Jersey legislation. PERS provided for employee contributions of 6.5% of employees' annual compensation, as defined. The employee rate was increased from 7.0% to 7.5% of base salary effective July 1, 2018 plus an additional 1% phased in over 7 years beginning in fiscal year 2013. The housing authority's contribution amounts are based on an actuarially determined rate which includes the normal cost and unfunded accrued liability. The actuarially determined contribution includes funding for cost of living adjustments and a noncontributory death benefit. Chapter 9, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. The unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012 and will be adjusted by the rate of return on the actuarial value of assets.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2019

NOTE 13 – Pension (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At the June 30, 2018 and June 30, 2017 measurement dates, the Authority reported \$1,405,990 and \$1,613,720, respectively, for its proportionate share of the net pension liability. The Authority's portion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's allocation percentages as of June 30, 2018 and June 30, 2017 were 0.00714% and 0.00693% respectively.

The components of the Authority's net pension liability as of June 30, 2018 and 2017, the most recent evaluation dates, are as follows:

	<u>2018</u>	<u>2017</u>
Total Pension Liability	\$ 3,029,959	\$ 3,109,283
Less: Plan Fiduciary Net Position	<u>(1,623,968)</u>	<u>(1,495,564)</u>
Net Pension Liability	<u>\$ 1,405,990</u>	<u>\$ 1,613,720</u>

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERS financial report.

Actuarial Assumptions - The total pension liability for the March 31, 2019 measurement date was determined by an actuarial evaluation as of July 1, 2017, which was rolled forward to June 30, 2018. That actuarial valuation used the following assumptions, applied to all periods in the measurement:

Inflation Rate	2.25%
Salary Increases	1.65% - 4.15%
Through 2026	based on age
Thereafter	2.65% - 5.15%
	based on age
Investment Rate of Return	7.00%

Mortality rates were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 2 years for males and 7 years for females) for service retirement and beneficiaries of former members with adjustments for mortality improvements from the base year of 2013 based on projection Scale AA. The RP-2000 Disabled Mortality Tables (setback 3 years for males and setback 1 year for females) are used to value disabled retirees.

The actuarial assumptions used in the July 1, 2017 valuation were based on the results of an actuarial experience study for the period July 1, 2011 to June 30, 2014. It is likely that future experience will not exactly conform to these assumptions. To the extent that actuarial experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact will be on future financial statements. In accordance with State statute, the long-term expected rate of return on plan investments (7 % at June 30, 2018) is determined by the State Treasurer after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2019

NOTE 13 – Pension (Continued)

Best estimates of arithmetic real rates of return for each major asset class included in the PERS's target allocation as of June 30, 2018 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Risk Mitigation Strategies	5.00%	5.51%
Cash Equivalents	5.50%	1.00%
US Treasuries	3.00%	1.87%
Investment Grade Credit	10.00%	3.78%
High Yield	2.50%	6.82%
Global Diversified Credit	5.00%	7.10%
Credit Oriented Hedge Funds	1.00%	6.60%
Debt Related Private Equity	2.00%	10.63%
Debt Related Real Estate	1.00%	6.61%
Private Real Asset	2.50%	11.83%
Equity Related Real Estate	6.25%	9.23%
U.S Equities	30.00%	8.19%
Non U.S Developed Markets Equity	11.50%	9.00%
Emerging Markets Equity	6.50%	11.64%
Buyouts/Venture Capital	8.25%	13.08%

Discount Rate - The discount rate used to measure the total pension liability was 5.66% as of June 30, 2018. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00%, and a municipal bond rate of 3.87% as of June 30, 2018, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made based on the average of the last five years of contributions made in relation to the last five years of actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future payments of current plan members through 2046. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2046, and the municipal bond rate was applied to projected benefit payments after that date in determining total pension liability.

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate - The following presents the net pension liability of the Authority as of June 30, 2018, calculated using the discount rate as disclosed above as well as what the collective net pension liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>At 1% Decrease</u>	<u>At June 30 Discount Rate</u>	<u>At 1% Increase</u>
2018 \$	1,767,871	\$ 1,405,990	\$ 1,102,396
2017 \$	2,001,929	\$ 1,613,720	\$ 1,290,293

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2018

NOTE 13 – Pension (Continued)

For the years ended March 31, 2019 and 2018, the Authority recognized pension expense of \$71,028 and \$129,819, respectively.

At March 31, 2019 and 2018, the Authority reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	2019 Deferred Outflows of Resources	2019 Deferred Inflows of Resources	2018 Deferred Outflows of Resources	2018 Deferred Inflows of Resources
Changes of assumptions	\$ 231,684	\$ 449,561	\$ 325,109	\$ 323,917
Differences between expected and actual experience	26,812	7,250	37,998	-
Net differences between projected and actual earnings on plan investments	-	13,188	10,988	-
Changes in proportion	88,329	17,561	73,283	27,774
Authority's contributions subsequent to the measurement date	-	-	64,560	-
TOTAL	<u>\$ 346,825</u>	<u>\$ 487,560</u>	<u>\$ 511,938</u>	<u>\$ 351,691</u>

The amounts reported as deferred outflows and inflows resources (excluding employer specific amounts) relate to pensions will be recognized in pension expense as shown in the below chart. The amounts do not include employer specific deferred outflows of resources and deferred inflows of resources related to changes in proportion. These amounts should be recognized (amortized) over the average of the expected remaining service lives which is 5.63, 5.48, 5.57 and 5.72 and 6.44 years for the 2018, 2017, 2016, 2015 and 2014 amounts, respectively.

Year ended June 30:

2019	\$ 9,758
2020	(13,510)
2021	(96,881)
2022	(83,978)
2023	(26,891)
Total	<u>\$ (211,503)</u>

Note 14 – Prior Period Adjustments

As described in Note 1 to the financial statements, the Authority adopted GASB Statement No. 75 retroactively, resulting in the restatement of other post-employment benefits as of March 31, 2018. Consequently, unrestricted net position as of March 31, 2018 was reduced by \$2,299,577.

Note 15 – Subsequent Events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management has evaluated subsequent events through October 15, 2019, the date on which the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended March 31, 2019

	<u>Funds Expended</u>
DIRECT FEDERAL AWARDS	
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT	
Housing Voucher Cluster	
Housing Choice Voucher Program Cluster (CFDA #14.871)	<u>\$ 3,406,912</u>
Total Federal Awards	<u>\$ 3,406,912</u>

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

1. Basis of Presentation - The Schedule of Expenditures of Federal Awards is presented in accordance with generally accepted accounting principles and is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the general purpose financial statements.
2. There were no subrecipient activities during the audit period.
3. The Authority has elected not to use the 10% de minimis cost rate.
4. The Authority received no non-cash assistance.
5. The Authority did not have any HUD issued mortgages or loans.

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14,871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted		\$299,242	\$1,218,587	\$1,517,829		\$1,517,829
112 Cash - Restricted - Modernization and Development						
113 Cash - Other Restricted		\$21,010	\$1,663,085	\$1,684,095		\$1,684,095
114 Cash - Tenant Security Deposits			\$124,523	\$124,523		\$124,523
115 Cash - Restricted for Payment of Current Liabilities						
100 Total Cash	\$0	\$320,252	\$3,006,195	\$3,326,447	\$0	\$3,326,447
121 Accounts Receivable - PHA Projects						
122 Accounts Receivable - HUD Other Projects						
124 Accounts Receivable - Other Government						
125 Accounts Receivable - Miscellaneous						
126 Accounts Receivable - Tenants			\$2	\$2		\$2
126.1 Allowance for Doubtful Accounts - Tenants			\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other						
127 Notes, Loans, & Mortgages Receivable - Current						
128 Fraud Recovery						
128.1 Allowance for Doubtful Accounts - Fraud						
129 Accrued Interest Receivable						
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$2	\$2	\$0	\$2
131 Investments - Unrestricted			\$206,361	\$206,361		\$206,361
132 Investments - Restricted						
135 Investments - Restricted for Payment of Current Liability						
142 Prepaid Expenses and Other Assets		\$429	\$75,764	\$76,193		\$76,193
143 Inventories						
143.1 Allowance for Obsolete Inventories						
144 Inter Program Due From		\$0		\$0		\$0
145 Assets Held for Sale						
150 Total Current Assets	\$0	\$320,681	\$3,288,322	\$3,609,003	\$0	\$3,609,003
161 Land			\$620,838	\$620,838		\$620,838
162 Buildings			\$23,096,274	\$23,096,274		\$23,096,274
163 Furniture, Equipment & Machinery - Dwellings			\$649,204	\$649,204		\$649,204
164 Furniture, Equipment & Machinery - Administration		\$4,808	\$1,086,950	\$1,091,758		\$1,091,758
165 Leasehold Improvements			\$324,866	\$324,866		\$324,866
166 Accumulated Depreciation		-\$4,808	-\$18,112,680	-\$18,117,488		-\$18,117,488
167 Construction in Progress						
168 Infrastructure						
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$7,665,452	\$7,665,452	\$0	\$7,665,452
171 Notes, Loans and Mortgages Receivable - Non-Current						
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due						
173 Grants Receivable - Non Current						
174 Other Assets						
176 Investments in Joint Ventures						
180 Total Non-Current Assets	\$0	\$0	\$7,665,452	\$7,665,452	\$0	\$7,665,452
200 Deferred Outflow of Resources		\$55,720	\$291,105	\$346,825		\$346,825
290 Total Assets and Deferred Outflow of Resources	\$0	\$376,401	\$11,244,879	\$11,621,280	\$0	\$11,621,280
311 Bank Overdraft						
312 Accounts Payable <= 90 Days			\$27,059	\$27,059		\$27,059
313 Accounts Payable >90 Days Past Due						
321 Accrued Wage/Payroll Taxes Payable		\$7,640	\$19,717	\$27,357		\$27,357
322 Accrued Compensated Absences - Current Portion		\$2,911	\$8,700	\$11,611		\$11,611

Secaucus Housing Authority (NJ083)

SECAUCUS, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14 871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
324 Accrued Contingency Liability						
325 Accrued Interest Payable			\$6,952	\$6,952		\$6,952
331 Accounts Payable - HUD PHA Programs		\$2,682		\$2,682		\$2,682
332 Account Payable - PHA Projects						
333 Accounts Payable - Other Government			\$88,189	\$88,189		\$88,189
341 Tenant Security Deposits			\$124,523	\$124,523		\$124,523
342 Unearned Revenue						
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue						
344 Current Portion of Long-term Debt - Operating Borrowings			\$52,959	\$52,959		\$52,959
345 Other Current Liabilities						
346 Accrued Liabilities - Other			\$25,119	\$25,119		\$25,119
347 Inter Program - Due To						
348 Loan Liability - Current						
310 Total Current Liabilities	\$0	\$13,233	\$353,218	\$366,451	\$0	\$366,451
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue						
352 Long-term Debt, Net of Current - Operating Borrowings			\$2,339,051	\$2,339,051		\$2,339,051
353 Non-current Liabilities - Other						
354 Accrued Compensated Absences - Non Current		\$26,195	\$78,297	\$104,492		\$104,492
355 Loan Liability - Non Current						
356 FASB 5 Liabilities						
357 Accrued Pension and OPEB Liabilities		\$649,386	\$3,687,796	\$4,337,182		\$4,337,182
350 Total Non-Current Liabilities	\$0	\$675,581	\$6,105,144	\$6,780,725	\$0	\$6,780,725
300 Total Liabilities	\$0	\$688,814	\$6,458,362	\$7,147,176	\$0	\$7,147,176
400 Deferred Inflow of Resources		\$83,061	\$404,499	\$487,560		\$487,560
508.4 Net Investment in Capital Assets			\$5,273,442	\$5,273,442		\$5,273,442
511.4 Restricted Net Position		\$21,010	\$1,663,085	\$1,684,095		\$1,684,095
512.4 Unrestricted Net Position	\$0	-\$416,484	-\$2,554,509	-\$2,970,993		-\$2,970,993
513 Total Equity - Net Assets / Position	\$0	-\$395,474	\$4,382,018	\$3,986,544	\$0	\$3,986,544
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0	\$376,401	\$11,244,879	\$11,621,280	\$0	\$11,621,280

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14.871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue			\$1,302,441	\$1,302,441		\$1,302,441
70400 Tenant Revenue - Other			\$0	\$0		\$0
70500 Total Tenant Revenue	\$0	\$0	\$1,302,441	\$1,302,441	\$0	\$1,302,441
70600 HUD PHA Operating Grants		\$3,406,912		\$3,406,912		\$3,406,912
70610 Capital Grants						
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue				\$0	\$0	\$0
70800 Other Government Grants			\$915,486	\$915,486	-\$915,486	\$0
71100 Investment Income - Unrestricted		\$1,834	\$16,466	\$18,300		\$18,300
71200 Mortgage Interest Income						
71300 Proceeds from Disposition of Assets Held for Sale						
71310 Cost of Sale of Assets						
71400 Fraud Recovery		\$8,526	\$6,952	\$15,478		\$15,478
71500 Other Revenue			\$181,253	\$181,253		\$181,253
71600 Gain or Loss on Sale of Capital Assets						
72000 Investment Income - Restricted			\$30,800	\$30,800		\$30,800
70000 Total Revenue	\$0	\$3,417,272	\$2,453,398	\$5,870,670	-\$915,486	\$4,955,184
91100 Administrative Salaries		\$157,097	\$186,082	\$343,179		\$343,179
91200 Auditing Fees		\$6,250	\$6,406	\$12,656		\$12,656
91300 Management Fee						
91310 Book-keeping Fee						
91400 Advertising and Marketing						
91500 Employee Benefit contributions - Administrative		\$105,664	\$112,538	\$218,202		\$218,202
91600 Office Expenses		\$34,227	\$93,893	\$128,120		\$128,120
91700 Legal Expense		\$10,250	\$10,250	\$20,500		\$20,500
91800 Travel		\$1,561	\$1,561	\$3,122		\$3,122
91810 Allocated Overhead						
91900 Other						
91000 Total Operating - Administrative	\$0	\$315,049	\$410,730	\$725,779	\$0	\$725,779
92000 Asset Management Fee						
92100 Tenant Services - Salaries		\$27,070	\$26,087	\$53,157		\$53,157
92200 Relocation Costs						
92300 Employee Benefit Contributions - Tenant Services			\$18,249	\$18,249		\$18,249
92400 Tenant Services - Other		\$15,827	\$150	\$15,977		\$15,977
92500 Total Tenant Services	\$0	\$42,897	\$44,486	\$87,383	\$0	\$87,383
93100 Water			\$54,285	\$54,285		\$54,285
93200 Electricity			\$217,593	\$217,593		\$217,593
93300 Gas			\$44,605	\$44,605		\$44,605
93400 Fuel						
93500 Labor			\$42,610	\$42,610		\$42,610
93600 Sewer			\$28,921	\$28,921		\$28,921
93700 Employee Benefit Contributions - Utilities			\$27,374	\$27,374		\$27,374
93800 Other Utilities Expense			\$370	\$370		\$370
93000 Total Utilities	\$0	\$0	\$415,758	\$415,758	\$0	\$415,758
94100 Ordinary Maintenance and Operations - Labor		\$8,754	\$258,586	\$267,340		\$267,340
94200 Ordinary Maintenance and Operations - Materials and Other			\$99,894	\$99,894		\$99,894

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14,871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
94300 Ordinary Maintenance and Operations Contracts	\$0		\$273,038	\$273,038		\$273,038
94500 Employee Benefit Contributions - Ordinary Maintenance		\$5,153	\$145,995	\$151,148		\$151,148
94000 Total Maintenance	\$0	\$13,907	\$777,513	\$791,420	\$0	\$791,420
95100 Protective Services - Labor						
95200 Protective Services - Other Contract Costs						
95300 Protective Services - Other						
95500 Employee Benefit Contributions - Protective Services						
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance			\$30,171	\$30,171		\$30,171
96120 Liability Insurance			\$15,085	\$15,085		\$15,085
96130 Workmen's Compensation		\$1,544	\$15,085	\$16,629		\$16,629
96140 All Other Insurance						
96100 Total insurance Premiums	\$0	\$1,544	\$60,341	\$61,885	\$0	\$61,885
96200 Other General Expenses		\$19,130		\$19,130		\$19,130
96210 Compensated Absences			\$6,136	\$6,136		\$6,136
96300 Payments in Lieu of Taxes			\$88,668	\$88,668		\$88,668
96400 Bad debt - Tenant Rents						
96500 Bad debt - Mortgages						
96600 Bad debt - Other						
96800 Severance Expense						
96000 Total Other General Expenses	\$0	\$19,130	\$94,804	\$113,934	\$0	\$113,934
96710 Interest of Mortgage (or Bonds) Payable			\$82,664	\$82,664		\$82,664
96720 Interest on Notes Payable (Short and Long Term)						
96730 Amortization of Bond Issue Costs						
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$82,664	\$82,664	\$0	\$82,664
96900 Total Operating Expenses	\$0	\$392,527	\$1,886,296	\$2,278,823	\$0	\$2,278,823
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$3,024,745	\$567,102	\$3,591,847	-\$915,486	\$2,676,361
97100 Extraordinary Maintenance						
97200 Casualty Losses - Non-capitalized						
97300 Housing Assistance Payments		\$3,102,886		\$3,102,886	-\$915,486	\$2,187,400
97350 HAP Portability-In						
97400 Depreciation Expense			\$375,330	\$375,330		\$375,330
97500 Fraud Losses						
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense						
90000 Total Expenses	\$0	\$3,495,413	\$2,261,626	\$5,757,039	-\$915,486	\$4,841,553
10010 Operating Transfer In						
10020 Operating transfer Out						
10030 Operating Transfers from/to Primary Government						
10040 Operating Transfers from/to Component Unit						
10050 Proceeds from Notes, Loans and Bonds						
10060 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss						
10080 Special Items (Net Gain/Loss)						
10091 Inter Project Excess Cash Transfer In						
10092 Inter Project Excess Cash Transfer Out						
10093 Transfers between Program and Project - In						

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2019

	Project Total	14 871 Housing Choice Vouchers	1 Business Activities	Subtotal	ELIM	Total
10094 Transfers between Project and Program - Out						
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	-\$78,141	\$191,772	\$113,631	\$0	\$113,631
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$0	\$4,810	\$6,167,680	\$6,172,490		\$6,172,490
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	-\$322,143	-\$1,977,434	-\$2,299,577		-\$2,299,577
11050 Changes in Compensated Absence Balance						
11060 Changes in Contingent Liability Balance						
11070 Changes in Unrecognized Pension Transition Liability						
11080 Changes in Special Term/Severance Benefits Liability						
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents						
11100 Changes in Allowance for Doubtful Accounts - Other						
11170 Administrative Fee Equity		-\$416,484		-\$416,484		-\$416,484
11180 Housing Assistance Payments Equity		\$21,010		\$21,010		\$21,010
11190 Unit Months Available	0	6240		6240		6240
11210 Number of Unit Months Leased	0	5813		5813		5813
11270 Excess Cash	-\$22,753			-\$22,753		-\$22,753
11610 Land Purchases	\$0			\$0		\$0
11620 Building Purchases	\$0			\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0			\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0			\$0		\$0
11650 Leasehold Improvements Purchases	\$0			\$0		\$0
11660 Infrastructure Purchases	\$0			\$0		\$0
13510 CFFP Debt Service Payments	\$0			\$0		\$0
13901 Replacement Housing Factor Funds	\$0			\$0		\$0

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Schedule of Proportionate Share of the Net Pension Liability
of the Public Employees Retirement System (PERS)
For the Year Ended March 31, 2019

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Housing Authority's Proportion of the Net Pension Liability	0.00714%	0.00693%	0.00682%
Housing Authority's Proportionate Share of the Net Pension Liability	\$ 1,405,990	\$ 1,613,720	\$ 2,020,058
Housing Authority's Covered Employee Payroll	\$ 706,286	\$ 672,161	\$ 626,134
Housing Authority's Proportionate Share of the Net Pension Liability as a Percentage of Its Covered Employee Payroll	199.07%	240.08%	322.62%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	53.60%	48.10%	40.14%

The amounts determined for each fiscal year were determined as of June 30.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Schedule of Authority Contributions to the
Public Employees Retirement System (PERS)
For The Year Ended March 31, 2019

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	\$ 71,028	\$ 64,220	\$ 60,593
Contribution in Relation to the Contractually Required Contribution	\$ (71,028)	\$ (64,220)	\$ (60,593)
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered Payroll	\$ 706,286	\$ 672,161	\$ 626,134
Contribution as a Percentage of Covered Employee Payroll	10.06%	9.55%	9.68%

The amounts determined for each fiscal year were determined as of June 30.



CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Housing Authority of the Town of Secaucus
Secaucus, New Jersey

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Controller General of the United States, the financial statements of the Housing Authority of the Town of Secaucus as of and for the year ended March 31, 2019 and have issued our report thereon dated October 15, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the Town of Secaucus's internal control over financial reporting (internal control) as a basis for designing our audit procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above. However, material weakness may exist that have not been identified.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the Town of Secaucus's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Polcari & Company

POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 15, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Housing Authority of the Town of Secaucus
Secaucus, New Jersey

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the Town of Secaucus's compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the entity's major federal programs for the year ended March 31, 2019. The Housing Authority of the Town of Secaucus's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance federal statutes, regulations, and the terms and conditions of grants of its federal awards applicable to each of its major federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of Housing Authority of the Town of Secaucus's major federal programs based on our audits of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Housing Authority of the Town of Secaucus's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Housing Authority of the Town of Secaucus's compliance.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE
(Continued)

Opinion on Each Major Federal Program

In our opinion, Housing Authority of the Town of Secaucus complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2019.

Report on Internal Control Over Compliance

Management of the Housing Authority of the Town of Secaucus is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the Town of Secaucus's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Polcari & Company

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CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 15, 2019

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
 March 31, 2019

STATUS OF PRIOR AUDIT FINDINGS

The prior audit contained no findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SECTION 1 - SUMMARY OF AUDIT RESULTS

Financial Statements

Type of Auditor's Report Issued:	<u>Unmodified</u>	
Internal Control over Financial Reporting:		
Significant Deficiencies Identified?	_____ yes	_____ <u>X</u> no
Significant Deficiencies identified that are not considered to be material weakness(es)?	_____ yes	_____ <u>X</u> none reported
Noncompliance Material to Financial Statements Noted?	_____ yes	_____ <u>X</u> no

Federal Awards

Internal Control over Major Programs:		
Significant Deficiencies Identified?	_____ yes	_____ <u>X</u> no
Significant Deficiencies identified that are not considered to be material weakness(es)?	_____ yes	_____ <u>X</u> none reported

Type of audit report issued on compliance for major programs:	<u>Unmodified</u>
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Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)	_____ yes	_____ <u>X</u> no
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Identification of Major Programs

CFDA	
<u>Number</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Voucher Program

Dollar Threshold used to distinguish between type A and type B Programs	<u>\$750,000</u>
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Auditee qualified as low-risk?	_____ <u>X</u> yes	_____ no
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SECTION 2 – FINANCIAL STATEMENT FINDINGS

None.

SECTION 3 – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.