

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2019
WITH
REPORT OF INDEPENDENT AUDITORS

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
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FOR THE YEAR ENDED JUNE 30, 2019**

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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners of the
Housing Authority of the Township of North Bergen:

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Township of North Bergen (the "Authority") as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

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.

Auditors' 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 and audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey. 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 auditors' 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 auditors consider internal control relevant to the Authority'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 Authority'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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of June 30, 2019, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

Change in Accounting Principle

As discussed in Note 12 to the financial statements, during the year ended June 30, 2019, the Authority adopted GASB 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pension Plans*. We did not modify our opinion regarding this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required pension and other post employment benefit information 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 basic 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 basic 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 audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is presented for the purpose of additional analysis as required by Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the basic financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards and financial data schedule are the responsibility of management and were derived from and relate directly 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 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and financial data schedule are fairly stated, in all material respects, in relation to the basic 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 March 23, 2020 on our consideration of the Authority'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.

Novogradec & Company LLP

March 23, 2020
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

As Management of the Housing Authority of the Township of North Bergen (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2019. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this Report.

A. Financial Highlights

1. The Authority's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$1,023,045 (net position) as opposed to \$1,920,842 for the prior fiscal year.
2. As of the close of the current fiscal year, the Authority reported ending unrestricted net position (deficit) of (\$16,488,692).
3. The Authority's cash and cash equivalents balance (including restricted cash) at June 30, 2019 was \$3,607,659 representing an increase of \$222,520 from the prior fiscal year.
4. The Authority had total operating revenues of \$13,863,038 and total operating expenses of \$15,261,975 for the year ended June 30, 2019.
5. The Authority's capital outlays for the fiscal year were \$502,162.
6. The Authority's Expenditures of Federal Awards amounted to \$9,862,702 for the fiscal year.
7. In accordance with GASB 68 the Authority recorded a net pension liability of \$5,424,705, \$1,326,476 in deferred outflows of resources and \$2,135,928 of deferred inflows of resources.
8. In accordance with GASB 75 the Authority recorded a net pension liability of \$8,017,548, \$4,237 in deferred outflows of resources and \$4,980,258 of deferred inflows of resources.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

B. Using the Annual Report

1. Management's Discussion and Analysis

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's Basic Financial Statements and Notes to Financial Statements included in this Report were prepared in accordance with Generally Accepted Accounting Principles ("GAAP") applicable to governmental entities in the United States of America for Proprietary Fund types.

2. Basic Financial Statements

The basic 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 Statement of Net Position, Statement of Revenues, Expenses and Change in Net Position and Statement of Cash Flows.

The Statement of Net Position presents information on all the Authority's assets and deferred outflows of resources and liabilities and deferred inflows of resources, 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 Statement of Revenues, Expenses and Changes in Net Position presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this 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 Statement of Cash Flows reports the cash flows from operating, investing, capital and related financing activities.

The Basic Financial Statements report on the Authority's activities. The activities are primarily supported by HUD subsidies and grants. The Authority's function is to provide decent, safe and sanitary housing to low income and special needs populations. The Basic Financial Statements can be found on Pages 11 through 15 in this Report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

B. Using the Annual Report (continued)

3. 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 Basic Financial Statements. The Notes to Financial Statements can be found in this Report after the Basic Financial Statements.

4. Supplemental Information

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* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). The schedule of expenditures of Federal awards can be found on page 39 of this report.

The required pension information is presented for purposes of additional analysis. The schedule of Authority contributions for the last ten fiscal years and the schedule of the Authority's proportionate share of their net pension liability for the last ten fiscal years can be found on page 44 of this report.

The required OPEB information is presented for purposes of additional analysis. The schedule of Authority contributions for the last ten fiscal years and the schedule of the Authority's proportionate share of their net OPEB liability for the last ten fiscal years can be found on page 45 of this report.

The Financial Data Schedule (FDS) was created in order to standardize the financial information reported by Public Housing Authorities (PHA) to the Department of Housing and Urban Development (HUD), Real Estate Assessment Center (REAC). REAC currently requires PHAs to report their accounting information using GAAP based on either governmental or enterprise fund accounting. REAC will use the FDS to analyze the PHA financial data, in conjunction with other performance measurements, to help ensure the success of the PHA programs. The FDS can be found on pages 46 through 49 of this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

C. The Authority as a Whole

The Authority's Net Position decreased during the fiscal year as detailed on page 7. The Authority's revenues are primarily subsidies and grants received from HUD and tenant rent. The Authority receives subsidies each month based on a pre-approved amount by HUD. Grants are drawn down based on need against a pre-authorized funding level. The Authority's revenues were insufficient to cover all expenses during the fiscal year.

By far, the largest portion of the Authority's net position reflects its investment in capital assets (e.g., land, buildings, equipment and construction in progress). The Authority uses these capital assets to provide housing services to its tenants, consequently, these assets are not available for future spending.

Computations of Net Position are as follows:

	<u>As of</u>	
	<u>6/30/2019</u>	<u>6/30/2018</u>
Cash and Other Assets	\$3,936,238	\$3,732,883
Capital Assets - Net	17,526,488	18,477,525
Deferred Outflows of Resources	1,330,713	1,963,890
Total Assets and Deferred Outflows	22,715,053	24,174,298
Less: Total Liabilities and Deferred Inflows of Resources	21,692,008	22,253,456
Net Position	\$ 1,023,045	\$ 1,920,842
Net Investment in Capital Assets	\$17,448,102	\$18,477,525
Restricted Net Position	63,635	31,708
Unrestricted Net Position (deficit)	(16,488,692)	(16,588,391)
Net Position	\$22,715,053	\$1,920,842

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

C. The Authority as a Whole (continued)

Computations of Changes in Net Position are as follows:

	<u>As of</u>	
<u>Revenues</u>	<u>6/30/2019</u>	<u>6/30/2018</u>
Tenant Revenues	\$4,332,547	\$4,214,198
HUD Operating Grants	8,186,584	7,837,800
Other Revenues	1,343,907	1,346,530
Total Operating Revenues	<u>13,863,038</u>	<u>13,398,528</u>
<u>Expenses</u>		
Other Operating Expenses	8,691,954	9,145,766
Housing Assistance Payments	5,038,436	5,078,747
Depreciation Expense	1,531,585	1,524,961
Total Operating Expenses	<u>15,261,975</u>	<u>15,749,474</u>
Operating Loss	<u>(1,398,937)</u>	<u>(2,350,946)</u>
Non-Operating Revenues:		
Interest on Investments	31,900	24,638
HUD Capital Grants	469,240	754,862
Net Non-operating Revenues	<u>501,140</u>	<u>779,500</u>
Change in Net Position	<u>(897,797)</u>	<u>(1,571,446)</u>
Net Position - Beginning of Year	<u>1,920,842</u>	<u>3,492,288</u>
Net Position - End of Year	<u>\$1,023,045</u>	<u>\$1,920,842</u>

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

C. The Authority as a Whole (continued)

- Cash and Cash Equivalents (including restricted cash) increased by \$222,520, primarily due to the Authority receiving more revenues from HUD operating grants during the year ended June 30, 2019.
- HUD Operating Grants increased by \$348,784, primarily due to increases in subsidy in the Section 8 Housing Choice Vouchers Program of \$85,929 and increase in the operating portion of Capital Fund subsidy in the amount of \$269,099.
- Operating Expenses decreased to \$15,261,975 in 2019 from \$15,749,474 in 2018, or \$487,499 over the prior fiscal year. Significant line item increases/ decreases over the prior fiscal are as follows:
 - 1) Administrative costs decreased from \$3,946,763 in 2018 to \$3,636,351 in 2019, or \$310,412. This was primarily due to decreases in employee benefits associated with pension expense in fiscal year 2019.
 - 2) Utility costs decreased from \$1,926,038 in 2018 to \$1,841,246 in 2019 or \$84,792. This was primarily due to a decrease in electricity, water, gas, and sewer costs.
 - 3) Ordinary repairs and maintenance expenses increased from \$1,540,573 in 2018 to \$1,557,170 in 2019, or \$16,597, primarily due to increases contract costs.
 - 4) Housing assistance payments expense decreased \$40,311 as the Authority had 237 less unit months leased in fiscal year 2019.
 - 5) Capital grants decreased \$285,622, primarily due to the Authority utilizing more money in 2018 for capital improvements than in 2019.

D. Budgetary Highlights

For the year ended June 30, 2019, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The budgets were primarily used as a management tool. Also, the Authority adopted a comprehensive annual budget for the General Fund. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2019**

E. Capital Assets and Debt Administration

1. Capital Assets

As of June 30, 2019, the Authority's net investment in capital assets for its Proprietary Fund was \$17,448,102. This investment in capital assets includes land, buildings, equipment and construction in progress less accumulated depreciation.

Major capital assets purchased amounted to \$502,162, of which \$469,240 pertained to expenditures made in accordance with the Authority's Capital Fund Program. These activities are funded by grants from HUD.

Additional information on the Authority's capital assets can be found in the Notes to the Financial Statements, which is included in this Report.

2. Long Term Debt

The Authority does not have any interest bearing long-term debt at this time.

F. Economic Factors and Next year's Budget and Rates

The following factors were considered in preparing the Authority's budget for the fiscal year ending June 30, 2020 and beyond:

1. The potential for reduction in HUD subsidies and the possible recapture of reserves.
2. The use of the Authority's current reserves to fund shortfalls rising from a possible economic downturn and reduced subsidies and grants.

G. 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 financial information should be addressed to Mr. Gerald Sanzari, Executive Director, Housing Authority of the Township of North Bergen, 6121 Grand Ave, North Bergen, New Jersey 07047, or call (201) 868-8605.

FINANCIAL STATEMENTS

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
STATEMENT OF NET POSITION
AS OF JUNE 30, 2019**

ASSETS

Current assets:	
Cash and cash equivalents	\$ 3,200,482
Tenant security deposits	328,791
Accounts receivable, net	191,764
Prepaid expenses	<u>136,815</u>
Total current assets	<u>3,857,852</u>
Non-current assets:	
Restricted cash	78,386
Capital assets, net	<u>17,448,102</u>
Total non-current assets	<u>17,526,488</u>
Total assets	<u>21,384,340</u>

DEFERRED OUTFLOWS OF RESOURCES

State of New Jersey P.E.R.S.	1,326,476
State of New Jersey S.H.B.P.	<u>4,237</u>
Deferred outflows of resources	<u>1,330,713</u>
Total assets and deferred outflows of resources	<u>\$ 22,715,053</u>

See accompanying notes to financial statements

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
STATEMENT OF NET POSITION (continued)
AS OF JUNE 30, 2019

LIABILITIES

Current liabilities:	
Accounts payable	\$ 111,190
Accounts payable - other government	252,838
Accrued expenses	319,593
Accrued compensated absences, current	9,164
Tenant security deposits	328,791
Unearned revenues	15,343
Other current liabilities	<u>14,156</u>
Total current liabilities	<u>1,051,075</u>
Non-current liabilities:	
Accrued compensated absences, non-current	82,494
Accrued pension liability	5,424,705
Accrued OPEB liability	<u>8,017,548</u>
Total non-current liabilities	<u>13,524,747</u>
Total liabilities	<u>14,575,822</u>

DEFERRED INFLOWS OF RESOURCES

State of New Jersey P.E.R.S.	2,135,928
State of New Jersey S.H.B.P.	<u>4,980,258</u>
Total deferred inflows of resources	<u>7,116,186</u>

NET POSITION

Net position:	
Net investment in capital assets	17,448,102
Restricted	63,635
Unrestricted (deficit)	<u>(16,488,692)</u>
Total net position	<u>1,023,045</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 22,715,053</u>

See accompanying notes to financial statements

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019**

Operating revenues:	
Tenant revenue	\$ 4,332,547
HUD operating grants	8,186,584
Other revenues	<u>1,343,907</u>
Total operating revenues	<u>13,863,038</u>
Operating expenses:	
Administrative	3,636,351
Tenant services	276,743
Utilities	1,841,246
Ordinary repairs and maintenance	1,557,170
Protective services	846,602
Insurance	258,104
General expenses	275,738
Housing assistance payments	5,038,436
Depreciation	<u>1,531,585</u>
Total operating expenses	<u>15,261,975</u>
Operating loss	<u>(1,398,937)</u>
Non-operating revenues:	
Investment income	<u>31,900</u>
Net non-operating revenues	<u>31,900</u>
Net loss before capital grants	(1,367,037)
Capital grants	<u>469,240</u>
Change in net position	(897,797)
Total net position, beginning of year (as originally reported)	<u>15,057,320</u>
Change in accounting principle - adoption of GASB 75	<u>(13,136,478)</u>
Net position, beginning of year (as restated)	<u>1,920,842</u>
Total net position, end of year	<u>\$ 1,023,045</u>

See accompanying notes to financial statements

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019**

Cash Flows from Operating Activities:	
Cash received from tenants	\$ 5,730,404
Cash received from grantors	8,215,345
Cash paid to employees	(2,428,562)
Cash paid to vendors	<u>(11,293,645)</u>
Net cash provided by operating activities	<u>223,542</u>
Cash Flows from Capital and Related Financing Activities:	
Purchase of capital assets	(502,162)
Proceeds from capital grants	<u>469,240</u>
Net cash used in capital and related financing activities	<u>(32,922)</u>
Cash Flows from Investing Activities:	
Interest received on investments	<u>31,900</u>
Net cash provided by investing activities	<u>31,900</u>
Net increase in cash and cash equivalents	222,520
Cash and cash equivalents, beginning of year	<u>3,385,139</u>
Cash and cash equivalents, end of year	<u>\$ 3,607,659</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 3,200,482
Tenant security deposits	328,791
Restricted cash	<u>78,386</u>
Cash and cash equivalents at end of year	<u>\$ 3,607,659</u>

See accompanying notes to financial statements

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

Reconciliation of operating loss to net cash provided by operating activities:	
Operating loss	\$ (1,398,937)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	1,531,585
Changes in operating assets, liabilities, deferred outflows and deferred inflows of resources:	
Accounts receivable	34,693
Prepaid expenses	(15,528)
Pension liability	(1,138,250)
OPEB liability	(5,118,930)
Accounts payable	(45,803)
Accrued expenses	207,162
Accrued compensated absences	5,936
Security deposits	16,607
Unearned revenues	11,097
Deferred outflows of resources	633,177
Deferred inflows of resources	5,486,577
Other current liabilities	<u>14,156</u>
Net cash provided by operating activities	<u>\$ 223,542</u>

See accompanying notes to financial statements

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Housing Authority of the Township of North Bergen (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") for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the Township of North Bergen (the "Township"). The Authority is responsible for operating certain low-rent housing programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of commissioners which is essentially autonomous, but is responsible to HUD and the State of New Jersey Department of Community Affairs. An executive director is appointed by the Authority's board of commissioners to manage the day-to-day operations of the Authority.

B. Basis of Accounting / Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Accounting / Financial Statement Presentation (continued)

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("GASB 34"), as amended. GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions*, ("GASB 33") grant and subsidy revenue is recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

On January 30, 2008, HUD issued *PIH Notice 2008-9* which requires that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported on HUD's Financial Data Schedule ("FDS") as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the FDS as unrestricted.

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions, as defined by GASB 33, are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

The Authority adopted GASB 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions* ("GASB 75"). GASB 75 established standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenditures associated with post employment benefits other than pensions ("OPEB") of State and Local Governments. For defined benefit OPEB, GASB 75 identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actual present value, and attribute that present value to periods of employee service. In addition, GASB 75 details the recognition and disclosure requirements for employers with liabilities to a defined benefit OPEB plan and for employers whose employees are provided with defined contribution OPEB.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based on the application of the above criteria, this report includes all programs and activities operated by the Authority. There were no additional entities required to be included in the reporting entity under these criteria in the current fiscal year. Furthermore, the Authority is not included in any other reporting entity on the basis of such criteria.

D. Description of Programs

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program

The Public and Indian Housing Program is designed to provide low-cost housing within the Township. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Section 8 Housing Choice Vouchers

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

Public Housing Capital Fund Program

The purpose of the Public Housing Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Description of Programs (continued)

Resident Opportunity and Supportive Services Program / Service Coordinators ("ROSS")

The purpose of the ROSS Service Coordinator program is to provide funding to hire and maintain Service Coordinators who will assess the needs of residents of conventional Public Housing or Indian housing and coordinate available resources in the community to meet those needs. This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency, or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

E. Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, amortization of leasehold improvements and contingencies. Actual results could differ significantly from these estimates.

F. Cash and Cash Equivalents

New Jersey Authorities are required by N.J.S.A. 40A:5-14 to deposit public funds in a bank or trust company having its place of business in the State of New Jersey and organized under the laws of the United States, or the State of New Jersey, or the New Jersey Cash Management Fund. N.J.S.A. 40A:5-15.1 provides a list of securities which may be purchased by New Jersey Authorities. The Authority is required to deposit funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act ("GUDPA"). GUDPA was enacted in 1970 to protect governmental units from a loss of funds on deposit with a failed banking institution in New Jersey.

N.J.S.A. 17:9-42 requires governmental units to deposit public funds only in public depositories located in New Jersey, when the funds are secured in accordance with the act.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit, or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Cash and Cash Equivalents (continued)

For the Statement of Cash Flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements.

G. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated units. An allowance for doubtful accounts is established to provide for all accounts, which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled, but earned as of year-end.

H. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

I. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

J. Inter-Program Receivables and Payables

Inter-program receivables/payables are current, and are the result of the use of the Public and Indian Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all inter-program balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes; however, they are reflected in the accompanying Financial Data Schedule as required by HUD.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

K. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expenses as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of fixed assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

◆ Dwelling and Non-Dwelling Equipment	5 Years
◆ Buildings	27.5 Years
◆ Building Improvements	10 Years

The Authority has established a capitalization threshold of \$1,000.

L. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. For the year ended June 30, 2019, there were no impairment losses.

M. Compensated Absences

Compensated absences represent amounts to which employees are entitled based on accumulated leave earned in accordance with the Authority's Personnel Policy. Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service at the current salary. Employees may be compensated for sick leave at retirement or termination at one half of the earned sick leave at the current salary to a maximum of \$5,000.

N. Prepaid Tenant Rents

The Authority's prepaid tenant rents primarily consist of the prepayment of rent by residents applicable to future periods.

O. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided, as well as government subsidies and grants used for operating purposes. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Taxes

The Authority is a unit of local government under New Jersey law and is exempt from real estate, sales and income taxes.

Q. Budgets and Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with GAAP. All appropriations lapse at HUD's program year end or at the end of grant periods. The Authority is also required to adopt and submit annually to the State of New Jersey, Department of Community Affairs, an Authority wide budget sixty (60) days prior to the start of the Authority's fiscal year.

R. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

S. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Public Employees Retirement System ("PERS") and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

T. Other Post Employment Benefits

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to the net OPEB, and OPEB expense, and information about the fiduciary net position of the State Health Benefits Plan ("SHBP") and additions to/deductions from SHBP's fiduciary net position have been determined on the same basis as they are reported by SHBP. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

U. Economic Dependency

The Section 8 Housing Choice Vouchers and Public and Indian Housing Programs of the Authority are economically dependent on operating grants and subsidies from HUD. The programs operate at a loss prior to receiving the grants.

V. Equity Classifications

Equity is classified as net position and displayed in three components:

Net investment in capital assets — Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position — Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position — All other resources that do not meet the definition of “restricted” or “net investment in capital assets.”

NOTE 2. CASH AND CASH EQUIVALENTS

As of June 30, 2019, the Authority had funds on deposit in checking, statements savings and money market accounts. The carrying amount of the Authority's cash and cash equivalents (including restricted deposits) was \$3,607,659 and the bank balances approximated \$3,674,991.

<u>Cash Category</u>	<u>Amount</u>
Unrestricted	\$ 3,200,482
Tenant security deposits	328,791
Restricted	<u>78,386</u>
	<u>\$ 3,607,659</u>

Of the bank balances, \$250,000 was covered by federal depository insurance and the remaining \$3,424,991 was collateralized by GUDPA as of June 30, 2019.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of June 30, 2019, the Authority's bank balances were not exposed to custodial credit risk.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consists of the following at June 30, 2019:

<u>Description</u>	<u>Amount</u>
Accounts receivable - tenants, net	\$ 32,880
Accounts receivable - miscellaneous	<u>158,884</u>
	<u>\$ 191,764</u>

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. Tenant accounts receivable are stated net of an allowance for doubtful accounts of \$33,891 at June 30, 2019.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists primarily of management fees, advances to cover expenses due from developments and accrued interest. The Authority expects to collect all miscellaneous receivables and has made no allowance for doubtful accounts

NOTE 4. RESTRICTED DEPOSITS

Restricted deposits consisted of the following at June 30, 2019:

<u>Cash Category</u>	<u>Amount</u>
Tenant security deposits	\$ 328,791
Housing assistance payment reserves	63,635
Family Self Sufficiency program escrows	<u>14,751</u>
	<u>\$ 407,177</u>

Tenant security deposits represent amounts held by the Authority on behalf of tenants participating in the Public and Indian Housing Program. Upon termination from the program, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

Housing assistance payments reserves are restricted for tenant rents in the Section 8 Housing Choice Vouchers Program.

Family Self Sufficiency ("FSS") program escrows are restricted for use in the Section 8 Housing Choice Vouchers Program by FSS program participants.

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 5. CAPITAL ASSETS

A summary of the changes in capital assets during the year ended June 30, 2019 is as follows:

Description	June 30, 2018	Additions	Dispositions	Transfers	June 30, 2019
<u>Non-depreciable capital assets:</u>					
Land	\$ 1,150,084	\$ -	\$ -	\$ -	\$ 1,150,084
Construction in progress	<u>831,861</u>	<u>469,240</u>	<u>-</u>	<u>-</u>	<u>1,301,101</u>
Subtotal	<u>1,981,945</u>	<u>469,240</u>	<u>-</u>	<u>-</u>	<u>2,451,185</u>
<u>Depreciable capital assets:</u>					
Buildings and improvements	55,407,446	32,920	-	-	55,440,366
Furniture and equipment	<u>2,148,563</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>2,148,565</u>
Subtotal	<u>57,556,009</u>	<u>32,922</u>	<u>-</u>	<u>-</u>	<u>57,588,931</u>
Total capital assets	59,537,954	502,162	-	-	60,040,116
Less: accumulated depreciation	<u>(41,060,429)</u>	<u>(1,531,585)</u>	<u>-</u>	<u>-</u>	<u>(42,592,014)</u>
Net capital assets	<u>\$ 18,477,525</u>	<u>\$ (1,029,423)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,448,102</u>

Depreciation expense for the year ended June 30, 2019 amounted to \$1,531,585.

NOTE 6. NON-CURRENT LIABILITIES

Long term liabilities had the following activity for the year ended June 30, 2019:

	June 30, 2018	Additions	Retirements/ Contributions	June 30, 2019	Due in One Year
Accrued compensated absences	\$ 85,722	\$ 222,085	\$ 216,149	\$ 91,658	\$ 9,164
Net pension liability	6,562,955	-	1,138,250	5,424,705	-
Net OPEB liability	<u>10,702,569</u>	<u>-</u>	<u>2,685,021</u>	<u>8,017,548</u>	<u>-</u>
	<u>\$ 17,351,246</u>	<u>\$ 222,085</u>	<u>\$ 4,039,420</u>	<u>\$ 13,533,911</u>	<u>\$ 9,164</u>

NOTE 7. PENSION PLAN

A. Plan Description

The State of New Jersey, PERS is a cost-sharing multiple employer defined benefit pension plan administered by the State of New Jersey, Division of Pensions and Benefits (the "Division"). For additional information about PERS, please refer to the Division's Comprehensive Annual Financial Report ("CAFR"), which can be found at www.state.nj.us/treasury/pensions/annrprts.shtml.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 7. PENSION PLAN (continued)

B. Benefits

he 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:

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

Service retirement benefits of $1/55^{\text{th}}$ 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 retirement benefits of $1/60^{\text{th}}$ of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65.

Early retirement benefits are available to tiers 1 and 2 before reaching age 60, tiers 3 and 4 before age 62 with 25 years or more of service credit before age 62, and tier 5 with 30 years or more of service credit before age 65. Benefits are reduced by a fraction of a percent for each month 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 the service retirement age for the respective tier.

C. Contributions

The contribution policy for PERS is set by N.J.S.A. 15A and requires contributions by active members and contributing employers. State legislation has modified the amount that is contributed by the State. The State's pension contribution is based on an actuarially determined amount, which includes the employer portion of the normal cost and an amortization of the unfunded accrued liability. Funding for noncontributory group insurance benefits is based on actual claims paid.

The local employers' contribution amounts are based on the actuarially determined rate, which includes the normal cost and unfunded accrued liability. Chapter 19, 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 State fiscal year 2009. Such employers will be credited with 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. This 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 the assets.

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 7. PENSION PLAN (continued)

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

At June 30, 2019, the Authority reported a liability of \$5,424,705 for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2017, and rolled forward to June 30, 2018.

For the year ended June 30, 2019, the Authority recognized pension expense of \$310,424. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of Assumptions	\$ 893,902	\$ 1,734,532
Changes in Proportion	329,124	322,540
Differences between projected and actual experience	103,450	27,972
Net differences between Expected and Actual Investments	<u>-</u>	<u>50,884</u>
Total	<u>\$ 1,326,476</u>	<u>\$ 2,135,928</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30:

2020	\$ (612,819)
2021	(924,758)
2022	(560,356)
2023	745,275
2024	<u>543,206</u>
	<u>\$ (809,452)</u>

E. Changes in Proportion

The previous 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) by each employer over the average of the expected remaining service lives of all plan members, which is 5.63, 5.48, 5.57, 5.72, and 6.44 years for the 2018, 2017, 2016, 2015, and 2014 amounts, respectively.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 7. PENSION PLAN (continued)

F. Actuarial Assumptions

The collective total pension liability for the June 30, 2018 measurement date was determined by an actuarial valuation as of July 1, 2017, which was rolled forward to June 30, 2018. This actuarial valuation used the following assumptions:

Inflation Rate	2.25%
Salary increases:	
Through 2026	1.65 - 4.15%, based on age
Thereafter	2.65 - 5.15%, based on age
Investment rate of return	7.00%

Preretirement mortality rates were based on the RP-2000 Employee Preretirement Mortality Table for male and female active participants. For State employees, mortality tables are set back 4 years for males and females. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Postretirement mortality rates were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (set back 1 year for males and females) for service retirements and beneficiaries of former members and one-year static projection based on mortality improvement Scale AA. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale.

Disability retirement rates used to value disabled retirees were based on the RP-2000 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

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, 2017. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

G. Long-term Expected Rate of Return

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 actuaries. The long-term expected rate of return on plan investments is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and the Division of Pensions and Benefits, the board of trustees and the actuaries. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2018 are summarized in the following table:

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 7. PENSION PLAN (continued)

G. Long-term Expected Rate of Return (continued)

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Absolute return/risk mitigation	5.00%	5.51%
Cash equivalents	5.50%	1.00%
U.S. Treasuries	3.00%	1.87%
Investment grade credit	10.00%	3.78%
Public 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. equity	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%

H. Discount Rate

The discount rate used to measure the total pension liability was 5.00% 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 the plan members will be made at the current member contribution rates and that contributions from employers will be made based on the contribution rate in the most recent fiscal year. The State employer contributed 50% of the actuarially determined contributions and the local employers contributed 100% of their actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through June 30, 2046. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through June 30, 2046 and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 7. PENSION PLAN (continued)

I. Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 5.00 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.00 percent) or 1 percentage point higher (6.00 percent) than the current rate.

	1% Decrease <u>(4.00%)</u>	Discount Rate <u>(5.00%)</u>	1% Increase <u>(6.00%)</u>
Authority's proportionate share of the net pension liability	\$ <u>6,820,942</u>	\$ <u>5,424,705</u>	\$ <u>4,253,352</u>

NOTE 8. OTHER POST-RETIREMENT BENEFITS PLAN

A. Plan Description

The SHBP is a cost-sharing multiple-employer defined benefit OPEB plan administered by the Division. It covers employees of local government employers that have adopted a resolution to participate in the SHBP. For additional information about SHBP, please refer to the Division's CAFR.

B. Benefits

SHBP provides medical and prescription drug to retirees and their covered dependents of the employers. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of postretirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of services credit in a State of locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiations agreement.

Pursuant to Chapter 78, P.L., 2011, future retirees eligible for postretirement medical coverage who have less than 20 years of creditable service on June 28, 2011 will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 8. OTHER POST-RETIREMENT BENEFITS PLAN (continued)

C. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2019, the Authority reported a liability of \$8,017,548, for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of June 30, 2017, and rolled forward to June 30, 2018.

For the year ended June 30, 2019, the Authority recognized OPEB expense of \$100,047. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of Assumptions	\$ -	\$ 2,033,756
Changes in Proportion	-	1,318,654
Differences between expected and actual experience	-	1,627,848
Net differences between projected and actual investment earnings on OPEB plan investments	<u>4,237</u>	<u>-</u>
Total	<u>\$ 4,237</u>	<u>\$ 4,980,258</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	<u>Amount</u>
Year ending June 30:	
2020	\$ (705,990)
2021	(705,990)
2022	(705,990)
2023	(705,991)
2024	(707,915)
Thereafter	<u>(1,444,145)</u>
	<u>\$ (4,976,021)</u>

D. Actuarial Assumptions

The total OPEB liability for the June 30, 2018 measurement date was determined by an actuarial valuation as of June 30, 2017, which was rolled forward to June 30, 2018. This actuarial valuation used the following assumptions:

Inflation Rate	2.50%
Salary increases: Through 2026	1.65 - 8.98%, based on age
Thereafter	2.65 - 9.98%, based on age

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 8. OTHER POST-RETIREMENT BENEFITS PLAN (continued)

D. Actuarial Assumptions (continued)

Preretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2017 scale. Postretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2017 scale. Disability mortality was based on the RP-2006 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2017 scale.

Certain actuarial assumptions used in the July 1, 2017 valuation were based on the results of the pension plans' experience studies for which the members are eligible for coverage under the PERS.

100% of active members are considered to participate in the SHBP upon retirement.

E. Discount Rate

The discount rate used to measure the total OPEB liability was 3.87% as of June 30, 2017. This represents the municipal bond return rate chosen by the State. The source is 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. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

F. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net OPEB liability calculated using the discount rate of 3.87%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.87%) or 1 percentage point higher (4.87%) than the current rate.

	1% Decrease (2.87%)	Discount Rate (3.87%)	1% Increase (4.87%)
Authority's proportionate share of the net OPEB liability	\$ <u>9,406,704</u>	\$ <u>8,017,548</u>	\$ <u>6,907,928</u>

G. Health Care Trend Assumptions

For pre-Medicare preferred provider organization ("PPO") and health maintenance organization ("HMO") medical benefits, the trend rate is initially 5.9% and decreases to a 5.0% long-term trend rate after nine years. For self-insured post-65 PPO and HMO medical benefits, the trend rate is 4.5% and for prescription drug benefits, the initial trend rate is 10.5% decreasing to a 5.0% trend rate after eight years. For the Medicare Part B reimbursement, the trend rate is 5.0%. The Medicare Advantage trend rate is 4.5% and will continue in all future years.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 8. OTHER POST-RETIREMENT BENEFITS PLAN (continued)

H. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Trend Rate

The following presents the Authority's proportionate share of the net OPEB liability calculated using the healthcare trend rate as disclosed above, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a healthcare trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
Authority's proportionate share of the net OPEB liability	\$ <u>6,687,921</u>	\$ <u>8,017,548</u>	\$ <u>9,738,284</u>

NOTE 9. RESTRICTED NET POSITION

As of June 30, 2019, restricted net position totaled \$63,635 and consisted of housing assistance payments reserves which are restricted for tenant rents in the Section 8 Housing Choice Vouchers Program.

NOTE 10. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority is a member of the New Jersey Public Housing Authorities Joint Insurance Fund ("JIF"). The joint insurance pool is both an insured and self-administered group of housing authorities established for the purpose of insuring against property damage, general liability, motor vehicles and equipment liability and workmen's compensation. The JIF will be self-sustaining through member premiums. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage except for the year ended June 30, 2018.

NOTE 11. CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of June 30, 2019, the Authority estimates that no material liabilities will result from such audits.

NOTE 12. CHANGE IN ACCOUNTING PRINCIPLE

During the year ended June 30, 2019, the Authority adopted GASB 75. As a result of adopting GASB 75, the Authority recorded a decrease in the beginning net position and an increase in net OPEB liability in the amount of \$13,136,478.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 13. SUBSEQUENT EVENTS

Events that occur after the financial statement 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 financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through March 23, 2020 (the date 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.

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

To the Board of Commissioners of the
Housing Authority of the Township of North Bergen:

We have audited, in accordance with the 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 and audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the Housing Authority of the Township of North Bergen (the "Authority") as of and for the year ended June 30, 2019 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 23, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances 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. 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 a 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 internal control 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. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from 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 or other matters 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.

Novogradac & Company LLP

March 23, 2020
Toms River, New Jersey

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND
STATE OF NEW JERSEY OMB CIRCULAR 15-08**

To the Board of Commissioners of the
Housing Authority of the Township of North Bergen:

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the Township of North Bergen's (the "Authority") compliance with the types of compliance requirements described in the OMB Compliance Supplement and the State of New Jersey OMB Circular 15-08 that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2019. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit 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), and the State of New Jersey OMB Circular 15-08, Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid. 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 the Authority'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 Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority 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 June 30, 2019.

Report on Internal Control Over Compliance

Management of the Authority 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 Authority'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 over compliance 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 type of 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 a 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.

Purpose of this Report

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 and the State of New Jersey OMB Circular 15-08. Accordingly, this report is not suitable for any other purpose.

March 23, 2020
Toms River, New Jersey

Novogradac & Company LLP

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2019**

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>State Pass-through Number</u>	<u>Grant Period From / To</u>		<u>Grant Award</u>	<u>Fiscal Year Expenditures</u>	<u>Cumulative Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>							
Housing Voucher Cluster							
Section 8 Housing Choice Vouchers	14.871	N/A	7/1/18	6/30/19	\$ <u>5,473,829</u>	\$ <u>5,473,829</u>	\$ <u>5,473,829</u>
Total Housing Voucher Cluster					5,473,829	5,473,829	5,473,829
Public and Indian Housing	14.850	N/A	1/1/16	12/31/19	9,619,370	3,086,056	7,734,239
Public Housing Capital Fund	14.872	N/A	5/13/16	5/28/20	4,549,240	1,221,283	2,869,818
Public Housing Family Self-Sufficiency Under Resident Opportunity and Supportive Services	14.870	N/A	1/31/17	3/3/20	<u>246,000</u>	<u>81,534</u>	<u>159,981</u>
Total U.S. Department of Housing and Urban Development					\$ <u>19,888,439</u>	\$ <u>9,862,702</u>	\$ <u>16,237,867</u>

See accompanying notes to schedule of expenditures of federal awards.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1. BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended June 30, 2019. The information in the Schedule is presented in accordance with the 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) and State of New Jersey OMB Circular 15-08. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the net position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance and the State of New Jersey OMB Circular 15-08, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

NOTE 3. INDIRECT COST RATE

The Authority has not elected to use the ten percent de minimus indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (continued)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 4. STATEMENT OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES

The total amounts of Capital Fund Program Costs and Advances incurred and earned by the Authority as of and for the year ended June 30, 2019 are provided herein.

	<u>501-16</u>	<u>501-17</u>	<u>501-18</u>	<u>Totals</u>
Budget	\$ <u>1,242,356</u>	\$ <u>1,296,659</u>	\$ <u>2,010,225</u>	\$ <u>4,549,240</u>
<u>Advances:</u>				
Cumulative through 6/30/18	\$ 1,204,416	\$ 444,119	\$ -	\$ 1,648,535
Current Year	<u>37,940</u>	<u>732,096</u>	<u>451,247</u>	<u>1,221,283</u>
Cumulative through 6/30/19	<u>1,242,356</u>	<u>1,176,215</u>	<u>451,247</u>	<u>2,869,818</u>
<u>Costs:</u>				
Cumulative through 6/30/18	1,204,416	444,119	-	1,648,535
Current Year	<u>37,940</u>	<u>732,096</u>	<u>451,247</u>	<u>1,221,283</u>
Cumulative through 6/30/19	<u>1,242,356</u>	<u>1,176,215</u>	<u>451,247</u>	<u>2,869,818</u>
Excess / (Deficiency)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

NOTES TO SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES

- 1) Capital Fund Grant No. NJ39P004501-16 with approved funding of \$1,242,356, has been fully drawn down and expended as per Capital Fund Grant Regulations.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2019**

I. Summary of Auditors' Results

Financial Statement Section

- | | | |
|----|---|------------|
| 1. | Type of auditors' report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | No |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards Section

- | | | |
|----|--|------------|
| 1. | Internal Control over compliance | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | No |
| 2. | Type of auditors' report on compliance for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a): | No |
| 4. | Identification of major programs: | |
| | <u>CFDA Number</u> <u>Name of Federal Program</u> | |
| | 14.871 Section 8 Housing Choice Vouchers | |
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$750,000 |
| 6. | Auditee qualified as low-risk Auditee? | No |

HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
JUNE 30, 2019

II. Financial Statement Findings

There were no findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

III. Federal Award Findings and Questioned Costs

There were no findings or questioned costs relating to federal awards.

IV. Summary of Prior Audit Findings

There were no findings or questioned costs in the prior year.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
REQUIRED PENSION INFORMATION
JUNE 30, 2019**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019
Contractually required contribution	\$ 213,021	\$ 241,955	\$ 229,437	\$ 232,303	\$ 261,181	\$ 274,046
Contributions in relation to the contractually required contribution	<u>213,021</u>	<u>241,955</u>	<u>229,437</u>	<u>232,303</u>	<u>261,181</u>	<u>274,046</u>
(Over) / under funded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered-employee payroll	<u>2,021,891</u>	<u>2,085,853</u>	<u>2,269,743</u>	<u>2,303,893</u>	<u>2,311,208</u>	<u>2,428,562</u>
Contributions as a percentage of covered-employee payroll	<u>10.54 %</u>	<u>11.60 %</u>	<u>10.11 %</u>	<u>10.08 %</u>	<u>10.08 %</u>	<u>11.30 %</u>

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THEIR NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS***

	June 30, 2014	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018	June 30, 2019
Authority's proportion of the net pension liability	<u>0.0283 %</u>	<u>0.0293 %</u>	<u>0.0267 %</u>	<u>0.0261 %</u>	<u>0.0282 %</u>	<u>0.0276 %</u>
Authority's proportionate share of the net pension liability	<u>\$ 5,403,271</u>	<u>\$ 5,495,074</u>	<u>\$ 5,990,706</u>	<u>\$ 7,744,552</u>	<u>\$ 6,562,955</u>	<u>\$ 5,424,705</u>
Authority's covered-employee payroll	<u>2,021,891</u>	<u>2,085,853</u>	<u>2,269,743</u>	<u>2,303,893</u>	<u>2,311,208</u>	<u>2,428,562</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	<u>267.24 %</u>	<u>263.44 %</u>	<u>263.94 %</u>	<u>336.15 %</u>	<u>336.15 %</u>	<u>336.15 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>48.72 %</u>	<u>52.08 %</u>	<u>47.93 %</u>	<u>43.35 %</u>	<u>48.10 %</u>	<u>53.60 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See Report of Independent Auditors.

**HOUSING AUTHORITY OF THE TOWNSHIP OF NORTH BERGEN
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION
JUNE 30, 2019**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	June 30, 2018	June 30, 2019
Statutorily required contribution	\$ 830,835	\$ 889,601
Contributions in relation to the statutorily required contribution	<u>830,835</u>	<u>889,601</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 2,311,208</u>	<u>\$ 2,428,562</u>
Contributions as a percentage of covered-employee payroll	<u>35.95 %</u>	<u>36.63 %</u>

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THEIR NET OPEB LIABILITY FOR THE LAST TEN FISCAL YEARS***

	June 30, 2018	June 30, 2019
Authority's proportion of the net OPEB liability	<u>0.0524 %</u>	<u>0.0512 %</u>
Authority's proportionate share of the net OPEB liability	<u>\$ 10,702,569</u>	<u>\$ 8,017,548</u>
Authority's covered-employee payroll	<u>\$ 2,311,208</u>	<u>\$ 2,428,562</u>
Authority's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	<u>463.07 %</u>	<u>330.14 %</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>1.03 %</u>	<u>1.97 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See Report of Independent Auditors.

North Bergen Housing Authority							
NJ004							
Financial Data Schedule (FDS)							
June 30, 2019							
Line Item #	Account Description	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	COCC	ELIM	TOTAL
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 2,011,424	\$ -	\$ 116,794	\$ 1,072,264	\$ -	\$ 3,200,482
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	78,386	-	-	78,386
114	Cash - tenant security deposits	328,791	-	-	-	-	328,791
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-
100	Total cash	2,340,215	-	195,180	1,072,264	-	3,607,659
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	158,884	-	158,884
126	Accounts receivable- tenants	66,771	-	-	-	-	66,771
126	Allowance for doubtful accounts - tenants	(33,891)	-	-	-	-	(33,891)
126	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	28,826	-	-	28,826
128	Allowance for doubtful accounts - fraud	-	-	(28,826)	-	-	(28,826)
129	Accrued interest receivable	-	-	-	-	-	-
129	Total receivables, net of allowances for doubtful accounts	32,880	-	-	158,884	-	191,764
Current investments							
131	Investments - unrestricted	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	118,086	-	7,701	11,028	-	136,815
143	Inventories	-	-	-	-	-	-
143	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	TOTAL CURRENT ASSETS	2,491,181	-	202,881	1,242,176	-	3,936,238
NONCURRENT ASSETS:							
Fixed assets:							
161	Land	1,150,084	-	-	-	-	1,150,084
162	Buildings	55,440,366	-	-	-	-	55,440,366
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administration	1,863,165	-	14,707	280,493	-	2,148,565
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	(42,351,507)	-	(14,707)	(125,800)	-	(42,592,014)
167	Construction in Progress	1,301,101	-	-	-	-	1,301,101
168	Infrastructure	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	17,393,209	-	-	54,893	-	17,448,102
Other non-current assets:							
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants Receivable Non Current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
175	Undistributed debts	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	17,393,209	-	-	54,893	-	17,448,102
200	Deferred Outflows of Resources	585,680	-	217,482	223,314	-	1,326,476
201	Deferred Outflows of Resources - OPEB	1,779	-	(11,105)	13,563	-	4,237
290	TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 20,771,849	\$ -	\$ 409,258	\$ 1,533,946	\$ -	\$ 22,715,053

North Bergen Housing Authority							
NJ004							
Financial Data Schedule (FDS)							
June 30, 2019							
Line Item #	Account Description	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	COCC	ELIM	TOTAL
LIABILITIES AND EQUITY:							
Liabilities:							
Current Liabilities:							
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < 90 days	67,869	-	4,255	39,066	-	111,190
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	7,207	-	-	2,385	-	9,592
322	Accrued compensated absences - current portion	8,017	-	1,147	-	-	9,164
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	3,707	-	-	3,707
332	Accounts payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	249,131	-	-	-	-	249,131
341	Tenant security deposits	328,791	-	-	-	-	328,791
342	Unearned revenue	4,380	-	-	11,063	-	15,443
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	-	-	14,156	-	-	14,156
346	Accrued liabilities - other	310,001	-	-	-	-	310,001
347	Interprogram - due to	-	-	-	-	-	-
348	Loan liability - Current	-	-	-	-	-	-
310	TOTAL CURRENT LIABILITIES	975,296	-	23,265	52,514	-	1,051,075
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
354	Accrued compensated absences - noncurrent	72,163	-	10,331	-	-	82,494
355	Loan Liability - Non Current	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	3,634,553	-	867,953	923,199	-	5,424,705
358	Accrued OPEB Liability	5,371,758	-	1,262,807	1,362,983	-	8,017,548
350	TOTAL NONCURRENT LIABILITIES	9,078,474	-	2,161,091	2,348,182	-	13,524,747
300	TOTAL LIABILITIES	10,053,770	-	2,184,356	2,337,696	-	14,575,823
400	Deferred Inflows of Resources	1,115,766	-	734,990	251,172	-	2,135,928
401	Deferred Inflows of Resources - OPEB	3,648,079	-	485,535	846,644	-	4,980,258
EQUITY:							
508	Invested in Capital Assets, Net of Related Debt	17,393,209	-	-	54,893	-	17,448,102
511	Restricted Net Assets	-	-	63,635	-	-	63,635
512	Unrestricted Net Assets	(11,442,975)	-	(3,059,258)	(1,996,459)	-	(16,488,692)
513	TOTAL EQUITY	5,950,234	-	(2,995,623)	(1,931,566)	-	1,023,045
600	TOTAL LIABILITIES, DEFERRED INFLOWS AND EQUITY	\$ 20,771,849	\$ -	\$ 409,288	\$ 1,533,946	\$ -	\$ 22,715,083
Proof of concept							
		-	-	-	-	-	-

North Bergen Housing Authority								
NJ004								
Financial Data Schedule (FDS)								
June 30, 2019								
Line Item #	Account Description	OPERATING	CAPITAL	14870 Rental Opportunity and Supportive Services	14871 Housing Choice Vouchers	COCC	RIDM	TOTAL
REVENUE:								
76500	Net tenant rental revenue	\$ 4,332,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,332,547
76600	Tenant revenue - other	69,560	-	-	-	-	-	69,560
76500	Total tenant revenue	4,332,547	-	-	-	-	-	4,332,547
78600	HUD PHA grants	3,066,096	725,628	81,534	4,266,951	75,415	-	8,115,584
78610	Capital grants	-	469,240	-	-	-	-	469,240
78710	Management fee	-	-	-	-	781,214	(781,214)	-
78720	Asset management fee	-	-	-	-	-	-	-
78730	Book keeping fee	-	-	-	-	87,751	(87,751)	-
78740	Front line service fee	-	-	-	-	-	-	-
78750	Other fees	-	-	-	-	120,000	(120,000)	-
78800	Other government grants	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	3,787	28,893	-	31,909
71200	Mortgage interest income	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-
71361	Cost of sale of assets	-	-	-	-	-	-	-
71400	Fund recovery	-	-	-	7,750	-	-	7,750
71500	Other revenue	115,214	-	-	1,215,329	5,614	-	1,336,157
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-	-
72800	Investment income - restricted	-	-	-	-	-	-	-
70000	TOTAL REVENUE	7,533,817	1,194,868	81,534	5,693,737	1,049,187	(988,965)	14,264,178
EXPENSES:								
Administrative								
91100	Administrative salaries	1,181,998	-	-	234,843	311,100	-	1,727,941
91200	Auditing fees	18,180	-	-	-	-	-	18,180
91300	Outside management fees	781,214	120,000	-	-	-	(901,214)	-
91310	Book-keeping fee	87,751	-	-	-	-	(87,751)	-
91600	Advertising and marketing	-	-	-	-	12,099	-	12,099
91500	Employee benefit contributions- administrative	534,445	-	-	135,400	178,408	-	848,253
91600	Office expenses	126,952	-	-	24,864	231,141	-	372,957
91700	Legal expenses	69,016	-	-	-	236,344	-	305,360
91800	Travel	-	-	-	-	-	-	-
91810	Allocated services	-	-	-	-	-	-	-
91900	Other	-	203,271	-	19,377	135,995	-	358,643
	Total Administrative	2,799,476	328,271	-	410,527	1,087,087	(988,965)	3,636,391
92000	Asset Management Fee	-	-	-	-	-	-	-
Tenant services								
92100	Tenant services - salaries	92,256	-	52,500	-	-	-	144,756
92200	Relocation costs	-	-	-	-	-	-	-
92300	Employee benefit contributions- tenant services	54,996	-	17,500	-	-	-	72,496
92400	Tenant services - other	47,457	-	11,534	-	-	-	58,991
	Total Tenant Services	194,709	-	81,534	-	-	-	276,243
Utilities								
93100	Water	259,517	-	-	-	-	-	259,517
93200	Electricity	932,460	-	-	-	-	-	932,460
93300	Gas	340,781	-	-	-	-	-	340,781
93400	Fuel	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-
93600	Sewer	308,489	-	-	-	-	-	308,489
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-
	Total Utilities	1,841,246	-	-	-	-	-	1,841,246
Ordinary maintenance & operation								
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials & other	382,643	-	-	-	-	-	382,643
94300	Ordinary maintenance and operations - contract costs	1,174,437	-	-	-	-	-	1,174,437
94500	Employee benefit contributions- ordinary maintenance	-	-	-	-	-	-	-
	Total Ordinary Maintenance	1,557,179	-	-	-	-	-	1,557,179
Protective services								
95100	Protective services - labor	585,365	-	-	-	-	-	585,365
95200	Protective services- other contract costs	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	291,237	-	-	-	-	-	291,237
	Total Protective Services	876,602	-	-	-	-	-	876,602

North Bergen Housing Authority								
N3004								
Financial Data Schedule (FDS)								
June 30, 2019								
Line Item #	Account Description	OPERATING	CAPITAL	14.67% Rental Opportunity and Supportive Services	14.671 Housing Choice Vouchers	CDCC	ELDI	TOTAL
	General expenses							
96100	Insurance premiums	222,694	-	-	14,179	31,229	-	258,102
96108	Other general expenses	-	-	-	(0,732)	-	-	(0,732)
96118	Compensated absences	6,786	-	-	-	-	-	6,786
96108	Payments in lieu of taxes	249,131	-	-	-	-	-	249,131
96408	Bad debt - contract rents	9,089	-	-	-	-	-	9,089
96508	Bad debt - mortgages	-	-	-	-	-	-	-
96608	Bad debt - other	-	-	-	-	-	-	-
96708	Interest expense	-	-	-	-	-	-	-
96718	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-
96728	Interest on (Notes Payable (Short and Long Term)	-	-	-	-	-	-	-
96738	Amortization of bond issue costs	-	-	-	-	-	-	-
96808	Sovereign expense	-	-	-	-	-	-	-
	Total General Expenses	487,702	-	-	24,911	31,229	-	533,842
96900	TOTAL OPERATING EXPENSES	7,727,405	218,371	81,524	435,393	1,108,316	(988,965)	8,691,954
97000	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	(193,588)	666,597	-	5,050,344	(59,129)	-	5,472,224
	Other Expenses							
97100	Extraordinary maintenance	-	-	-	-	-	-	-
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	3,889,124	-	-	3,889,124
97350	HAP Portability - in	-	-	-	1,149,312	-	-	1,149,312
97400	Depreciation expense	1,507,238	-	-	-	24,347	-	1,531,585
97500	Fraud losses	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-
98000	TOTAL EXPENSES	9,234,643	328,371	81,524	5,473,829	1,022,643	(988,965)	14,261,971
	OTHER FINANCING SOURCES (USES)							
10010	Operating transfers in	-	-	-	-	397,397	(397,397)	-
10020	Operating transfers out	-	(397,397)	-	-	-	397,397	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-
10070	Extraordinary items, net gains/loss	-	-	-	-	-	-	-
10088	Special items (net gains/loss)	-	-	-	-	-	-	-
10091	Entry Project excess cash transfer in	-	-	-	-	-	-	-
10092	Entry Project excess cash transfer out	-	-	-	-	-	-	-
10093	Transfers between program and project in	-	-	-	-	-	-	-
10094	Transfers between program and project out	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	(397,397)	-	-	397,397	-	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	(1,708,825)	469,200	-	19,908	313,811	-	(897,927)
	MEMO ACCOUNT INFORMATION:							
11020	Required annual debt principal payments	-	-	-	-	-	-	-
11030	Beginning equity	15,883,261	-	-	(213,899)	(12,246)	-	15,657,116
11040	Prior period adjustments and equity transfers	(2,332,201)	(669,249)	-	(2,101,836)	(2,333,201)	-	(13,136,478)
11170	Administrative fee equity	-	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	-	-	-	-	-
11190	Unit months available	11,820	-	-	5,684	-	-	17,504
11210	Number of unit months leased	11,700	-	-	4,159	-	-	15,859
	Equity Roll Forward Test:							
	Calculation from B/R Statement	\$ 5,950,234	\$ -	\$ -	\$ (2,995,623)	\$ (1,931,246)	\$ -	\$ 1,023,045
	B/R Line 513	\$ 5,950,234	\$ -	\$ -	\$ (2,995,623)	\$ (1,931,246)	\$ -	\$ 1,023,045
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -