

Report On Audit

**HOUSING AUTHORITY OF
WEST NEW YORK**

**For the Year Ended
September 30, 2019**

Housing Authority of West New York
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of West New York
6100 Adams Street
West New York, New Jersey 07093

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the blended present component unit of the Housing Authority of West New York (a governmental public corporation) in the City of West New York, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of September 30, 2019, and the related statement of revenue, expenses and changes in net position, and statement of cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority of West New York 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 Housing Authority of West New York 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.

Opinion

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the blended present component unit of the of the Housing Authority of West New York as of September 30, 2019, and the respective changes in financial position, and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and OPEB and PERS supplemental information on pages 4 through 17 and pages 66-70 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the method 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the basic financial statements Housing Authority of West New York. The accompanying supplemental information on pages 71-79 is presented for additional analysis and is not required part of the basic financial statements.

The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The electronic filed Financial Data Schedule is presented for additional analysis as required by the U.S. Department of Housing and Urban Development's Real Estate Assessment Center and is also not required part of the basic financial statements.

The Schedule of Expenditures of Federal Awards and the Financial Data Schedule, are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards and the Financial Data Schedule, is 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 reports dated May 21, 2020 on our consideration of the Housing Authority of West New York's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

The purpose of that report is solely 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 the effectiveness of the Housing Authority of West New York 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 Housing Authority of West New York's internal control over financial reporting and compliance.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: May 21, 2020

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

4As Management of the Housing Authority of West New York (the Authority), present the following discussion and analysis which is supplementary information required by the Governmental Accounting Standards Board (GASB), and is intended to provide an easily readable explanation of the information provided in the attached financial statements. Management Discussion and Analysis is designed to focus on the current year activities, resulting changes, and current known facts. It is by necessity highly summarized, and in order to gain a thorough understanding of the Authority's financial position, the financial statements and footnotes should be viewed in their entirety beginning on page 18 of this report. New standards issued by GASB have significantly changed the format of the financial statements. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

FINANCIAL HIGHLIGHTS

The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$21,765,433 an increase in the financial position of \$1,332,169 or 7% as compared to the prior year.

As noted above, the net position of the Authority was \$21,765,433 as of September 30, 2019. Of this amount, the primary government unrestricted net position is a negative (\$16,541,899) representing a decrease of \$264,070 or 2% percent from the previous year. The component unit reported an increase of \$469,881 for the year. Additional information on the Authority's unrestricted net positions can be found in Note 21 the financial statements, which is included in this report.

The net investment in capital assets decreased \$1,090,723 or 5% percent for an ending balance of \$21,303,393.

The restricted net position increased \$2,217,081 from the previous year for an ending balance of \$8,269,127. Additional information on the Authority's restricted and unrestricted net positions can be found in Note 20 to the financial statements.

The Authority's unrestricted cash, and cash equivalent at September 30, 2019 is \$3,079,369 representing an increase of \$124,783 or 4% percent from the prior fiscal year. The full detail of this amount can be found in the Statement of Cash Flows on pages 21-22 of this report.

Total restricted cash and funded reserves increased \$2,231,389 for an ending balance of \$8,497,475.

The Authority's total assets and deferred outflows are \$55,523,348 of which capital assets net book value is \$31,676,879, other noncurrent assets are \$7,490,674, deferred outflows is \$3,620,812, restricted cash is \$8,497,475, leaving total current assets at \$4,237,508.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL HIGHLIGHTS - CONTINUED

Total current assets decreased from the previous year by \$1,735,037 or 29% percent. Unrestricted cash and cash equivalents increased by \$124,783, accounts receivables decreased by \$1,865,177, and prepaid expenses increased by \$5,357.

Capital assets reported an increase in the net book value of the capital assets in the amount of \$1,969,534 or 7% percent. The major factors that contributed for the increase was the purchase of fixed assets in the amount of \$2,742,753, less the recording of depreciation expense in the amount of \$773,219. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority component unit reported an increase of \$2,450,206 in notes receivable – noncurrent with an ending balance of \$2,450,206.

The Authority component unit reported an increase of \$364,237 in investment in joint ventures with an ending balance of \$5,040,468.

The Authority reported an increase in the deferred outflow for the OPEB and pension cost in the amount of \$1,905,541 for an ending balance of \$3,620,812. The Authority reported an increase in the deferred inflow for the OPEB and pension cost in the amount of \$5,743,005 for an ending balance of \$6,853,856. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 11 Deferred Outflows/Inflows of Resources.

The Authority's total liabilities are reported at \$26,904,059, of which noncurrent liabilities are stated at \$25,465,743. Total liabilities increased during the year as compared to the prior year in the amount of \$110,696 or less than 1% percent. Total current liabilities decreased during the year by \$975,794, leaving non-current liabilities for an increase of \$1,086,490 as compared to the previous fiscal year.

Total current liabilities decreased from the previous year by \$975,013 or 40% percent. Accounts payables increased by \$507,425, accrued liabilities increased by \$105,202, tenant security deposit payable increased by \$14,308, unearned revenue increased \$138,284 and bonds payable current portion decreased by \$1,741,013.

Total noncurrent liabilities increased by \$1,086,490 or 4% percent. Bonds payable – noncurrent increased in the amount of \$4,801,270 for an ending balance of \$10,202,818, and long-term obligations for compensated absences increased in the amount of \$57,218 for an ending balance of \$361,650.

Accrued pension and other post-employment benefits (OPEB) liabilities decreased \$3,771,998 or 20% percent for an ending balance of \$14,901,275. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB liabilities at September 30, 2019 can be found in Notes 18-19 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL HIGHLIGHTS - CONTINUED

The Authority had total operating revenue of \$13,280,515 as compared to \$10,579,949 from the prior year for an increase of \$2,700,566 or 26% percent. The Authority had total operating expenses of \$12,557,730 as compared to \$12,931,181 from the previous year for a decrease of \$373,451 or 3% percent, resulting in an excess of revenue from operations in the amount of \$722,785 for the current year as compared to a deficiency of revenue from operations in the amount of \$2,351,232 for an increase of \$3,074,017 from the previous year.

Total capital improvements contributions from HUD were in the amount of \$286,639 as compared to \$750,154 from the previous year for a decrease of \$463,515 or 62% percent.

The Authority's had capital outlays in the amount of \$2,742,753 for the fiscal year. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority's Expenditures of Federal Awards amounted to \$9,374,042 for the fiscal year 2019 as compared to \$7,550,046 for the previous fiscal year 2018 for an increase of \$1,823,996 or 24% percent.

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant programs:

1. Business Activities -RAD Program
2. Section 8 Housing Choice Vouchers
3. Public Housing Capital Fund Program

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of this report.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION

This discussion and analysis are intended to serve as an introduction to the Housing Authority's basic financial statements. The basic financial statements are prepared on an entity wide basis and consist of:

- 1) Statement of Net Position
- 2) Statement of Revenue, Expenses, and Changes in Net Position
- 3) Statement of Cash Flows
- 4) Notes to the Financial Statements
- 5) Schedule of Expenditures of Federal Awards

The Authority's 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 the Enterprise Fund types. The Authority's 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 financial statements can be found on pages 18 through 22.

Statement of Net Position – This statement presents information on the Authority's total of assets and deferred outflow of resources, and total of liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

Statement of Revenue, Expenses and Changes in Net Position – This statement presents information showing how the Authority's net position increased or decreased during the current 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 inflows and cash outflows in the future periods.

Statement of Cash Flows– This statement presents information showing the total cash receipts and cash disbursements of the Housing Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt payments, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Housing Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable, etc.).

Notes to the Financial Statements - Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Housing Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Housing Authority may face. The Notes to Financial Statements can be found in this Report beginning on page 23 through 64.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Housing Authority's various programs and the required information mandated by regulatory bodies that fund the Housing Authority's various programs.

The Schedule of Expenditures of Federal Awards is presented for purpose of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), Audits of States, Local Governments and Non-profit Organizations. The schedule of Expenditures of Federal Awards can be found on pages 71-72 of this report.

- 1. Federal Awards** - Pursuant to the Single Audit Act Amendments of 1996 (Public Law 104-156) and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), federal award is defined as federal financial assistance and federal cost reimbursement contracts that non-federal agencies receive directly or indirectly from federal agencies or pass-through entities. Federal financial assistance is defined as assistance that nonfederal entities receive or administer in the form of grants, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance, direct appropriations and other assistance.

- 2. Type A and Type B Programs** - The Single Audit Act Amendments of 1996 and the Uniform Guidance establish the levels of expenditures or expenses to be used in defining Type A and Type B Federal financial assistance programs. Type A programs for the Housing Authority of West New York are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended September 30, 2019. Type B programs for the Housing Authority of West New York are those which are less than \$750,000 in expenditures for the fiscal year ended September 30, 2019.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Position between September 30, 2019 and September 30, 2018:

| | <u>Year Ended</u> | | Increase (Decrease) |
|----------------------------------|----------------------|----------------------|------------------------|
| | September-19 | September-18 | |
| Cash Unrestricted and Restricted | \$ 11,576,844 | \$ 9,220,672 | \$ 2,356,172 |
| Other Current Assets | 1,158,139 | 3,017,959 | (1,859,820) |
| Capital Assets - Net | 31,676,879 | 29,707,345 | 1,969,534 |
| Other Noncurrent Assets | 7,490,674 | 4,676,231 | 2,814,443 |
| Deferred Outflows | 3,620,812 | 1,715,271 | 1,905,541 |
| Total Assets | 55,523,348 | 48,337,478 | 7,185,870 |
| Less: Current Liabilities | (1,438,316) | (2,414,110) | 975,794 |
| Less: Non Current Liabilities | (25,465,743) | (24,379,253) | (1,086,490) |
| Less: Deferred Inflows | (6,853,856) | (1,110,851) | (5,743,005) |
| Net Position | <u>\$ 21,765,433</u> | <u>\$ 20,433,264</u> | <u>\$ 1,332,169</u> |
| Net Investment in Capital Assets | \$ 21,303,393 | \$ 22,394,116 | \$ (1,090,723) |
| Restricted Net Position | 8,269,127 | 6,052,046 | 2,217,081 |
| Unrestricted Net Position | (7,807,087) | (8,012,898) | 205,811 |
| Net Position | <u>\$ 21,765,433</u> | <u>\$ 20,433,264</u> | <u>\$ 1,332,169</u> |

Cash increased by \$2,356,172 or 26% percent. Net cash provided by operating activities was \$1,670,836, net cash provided by capital and related financing activities was \$786,087, and net cash used by investing activities was \$100,751. The full detail of this amount can be found in the Statement of Cash Flows on pages 21-22 of this audit report.

Other current assets decreased \$1,859,820. Account receivable decreased \$1,865,177 mainly receiving prior year payments for outside sources, and prepaid expenses increased \$5,357.

Capital assets reported an increase in the net book value of the capital assets in the amount of \$1,969,534 or 7% percent. The major factors that contributed for the increase was the purchase of fixed assets in the amount of \$2,742,753, less the recording of depreciation expense in the amount of \$773,219. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority component unit reported an increase of \$2,450,206 in notes receivable – noncurrent with an ending balance of \$2,450,206.

The Authority component unit reported an increase of \$364,237 in investment in joint ventures with an ending balance of \$5,040,468.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) – CONTINUED

The Authority reported an increase in the deferred outflow for the OPEB and pension cost in the amount of \$1,905,541 for an ending balance of \$3,620,812. The Authority reported an increase in the deferred inflow for the OPEB and pension cost in the amount of \$5,743,005 for an ending balance of \$6,853,856. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 11 Deferred Outflows/Inflows of Resources.

Total current liabilities decreased from the previous year by \$975,013 or 40% percent. Accounts payables increased by \$507,425, accrued liabilities increased by \$105,202, tenant security deposit payable increased by \$14,308, unearned revenue increased \$138,284 and bonds payable current portion decreased by \$1,741,013.

Total noncurrent liabilities increased by \$1,086,490 or 4% percent. Bonds payable – noncurrent increased in the amount of \$4,801,270 for an ending balance of \$10,202,818, and long-term obligations for compensated absences increased in the amount of \$57,218 for an ending balance of \$361,650.

Accrued pension and other post-employment benefits (OPEB) liabilities decreased \$3,771,998 or 20% percent for an ending balance of \$14,901,275. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB liabilities at September 30, 2019 can be found in Notes 18-19 to the financial statements, which is included in this report.

The Authority's reported net position of \$21,765,433 is made up of three categories. The net investment in capital assets in the amount of \$21,303,393 represents majority of the total account balance. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current fiscal year:

| | |
|-----------------------------|---------------|
| Balance September 30, 2018 | \$ 22,394,116 |
| Acquisition in Fixed Assets | 2,742,753 |
| Depreciation Expense | (773,219) |
| Debt Payment | 113,743 |
| Acquisition of Debt | (3,174,000) |
| Balance September 30, 2019 | \$ 21,303,393 |

Authority reported a restricted net position of \$8,269,127, an increase of \$2,217,081 from the prior year. This balance represents available resources that may be used only for specific purposes stipulated by the grantor.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED The Housing Authority of West New York operating results for September 30, 2019 reported a decrease in the deficit in the unrestricted position of \$205,811 or 3% percent for an ending balance of a deficit (\$7,807,087). A full detail of this account can be found in the Notes to the Financial Statements Section Note – 21 Unrestricted Net Position.

The following summarizes the changes in Net Position between September 30, 2019 and September 30, 2018:

| | <u>Year Ended</u> | | Increase |
|-------------------------------------|----------------------|----------------------|---------------------|
| | September-19 | September-18 | (Decrease) |
| <u>Revenues</u> | | | |
| Tenant Revenues | \$ 2,925,848 | \$ 2,950,577 | \$ (24,729) |
| HUD Subsidies | 9,087,403 | 6,799,892 | 2,287,511 |
| Other Revenues | 1,267,264 | 829,480 | 437,784 |
| Total Operating Income | <u>13,280,515</u> | <u>10,579,949</u> | <u>2,700,566</u> |
| <u>Expenses</u> | | | |
| Operating Expenses | 11,784,512 | 12,298,385 | (513,873) |
| Depreciation Expense | 773,218 | 632,796 | 140,422 |
| Total Operating Expenses | <u>12,557,730</u> | <u>12,931,181</u> | <u>(373,451)</u> |
| Operating Income (Loss) | | | |
| Before Other Income | 722,785 | (2,351,232) | 3,074,017 |
| Interest Income | 263,486 | 13,221 | 250,265 |
| HUD Capital Grants | 286,639 | 750,154 | (463,515) |
| Increase (Decrease) in Net Position | <u>1,272,910</u> | <u>(1,587,857)</u> | <u>2,860,767</u> |
| Net Position Prior Year | 20,421,123 | 32,638,090 | (12,216,967) |
| Prior Period Adjustment | 71,400 | (10,616,969) | 10,688,369 |
| Total Net Position | <u>\$ 21,765,433</u> | <u>\$ 20,433,264</u> | <u>\$ 1,332,169</u> |

Approximately 68% percent of the Authority's total operating revenue was provided by HUD operating subsidy, while 22% percent resulted from tenant revenue. Charges for various services provided the remaining 10% percent of the total operating income.

Total capital improvements contributions from HUD were in the amount of \$286,639 as compared to \$750,154 from the previous year for a decrease of \$463,515 or 62% percent.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority's had capital outlays in the amount of \$2,742,753 for the fiscal year. The current year additions included RAD schedule improvements to the buildings and apartments.

The Authority's operating expenses cover a range of expenses. The largest expense was for housing assistance payment expenses representing 27% percent of total operating expenses. Administrative expenses accounted for 18% percent, tenant services accounted for less than 1% percent, utilities expense accounted for 17% percent, maintenance expense accounted for 20% percent, protective services accounted for 3% percent, other operating expenses accounted for 5% percent, interest expense accounted for 3%, and depreciation accounted for the remaining 6% percent of the total operating expenses.

The Authority had an operating revenue operations in the amount of \$722,785 as compared to excess expenses from operations of \$2,351,232 for the previous year. The key elements for the increase in the operations in comparison to the prior year are as follow:

- The Authority experienced an increase in Housing and Urban Development funded Operating Grants in the amount of \$2,287,511 or 34% percent
- The Authority experienced increases expenses as listed below:
 - Tenant services increased \$7,637
 - Utilities expense increased \$225,625 or 12%
 - Housing Assistance Payments increased \$3,596
 - Interest expense increased \$23,5,734
- To combat the above increase, the Authority reduced the following operating expense accounts:
 - Administrative expenses decreased \$146,270 or 6% percent
 - Maintenance expense decreased \$243,064 or 9% percent
 - Protective Services decreased \$65,331 or 15% percent
 - Other operating expenses decreased \$531,800 or 47% percent

Total net cash provided by operating activities during the year was \$1,670,836 as compared to cash used by operating activities in the amount of \$272,645 in the prior fiscal year. A full detail of these amounts can be found on the Statement of Cash Flows on pages 21-22 of this report.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following are financial highlights of significant items for a four-year period of time ending on September 30, 2019:

| | September-19 | September-18 | September-17 | September-16 |
|-----------------------------------|----------------------|----------------------|----------------------|----------------------|
| Significant Income | | | | |
| Total Tenant Revenue | \$ 2,925,848 | \$ 2,950,577 | \$ 2,986,037 | \$ 2,891,823 |
| HUD Operating Grants | 9,087,403 | 6,799,892 | 6,029,778 | 6,108,665 |
| HUD Capital Grants | 286,639 | 750,154 | 1,050,014 | 795,773 |
| Investment Income | 263,486 | 13,221 | 55,953 | 57,329 |
| Other Income - HAP Port In's | 419,037 | 524,995 | 427,311 | 329,610 |
| Other Income | 848,227 | 304,485 | 349,811 | 335,421 |
| Total | \$ 13,830,640 | \$ 11,343,324 | \$ 10,898,904 | \$ 10,518,621 |
| Payroll Expense | | | | |
| Administrative Salaries | \$ 792,947 | \$ 780,550 | \$ 734,893 | \$ 804,235 |
| Utilities Labor | 74,963 | 111,130 | 114,860 | 124,767 |
| Maintenance Labor | 580,723 | 567,052 | 504,244 | 539,398 |
| Protective Services - Labor | 208,011 | 207,569 | 218,895 | 156,741 |
| Employee Benefits Expense | 1,290,427 | 2,408,822 | 2,363,722 | 1,961,743 |
| Total Payroll Expense | \$ 2,947,071 | \$ 4,075,123 | \$ 3,936,614 | \$ 3,586,884 |
| Other Significant Expenses | | | | |
| Other Administrative Expenses | \$ 485,289 | \$ 541,967 | \$ 539,518 | \$ 471,242 |
| Utilities Expense | 1,994,431 | 1,678,974 | 1,776,474 | 1,564,827 |
| Maintenance Materials Cost | 370,648 | 285,745 | 216,213 | 241,123 |
| Maintenance Contract Cost | 1,205,700 | 950,419 | 596,155 | 788,583 |
| Insurance Premiums | 274,905 | 226,005 | 237,491 | 228,425 |
| Housing Assistance Payments | 3,087,336 | 2,984,874 | 2,872,673 | 2,706,800 |
| HAP - Port In's | 396,057 | 494,923 | 401,912 | 308,943 |
| Total | \$ 7,814,366 | \$ 7,162,907 | \$ 6,640,436 | \$ 6,309,943 |
| Total Operating Expenses | \$ 12,557,730 | \$ 12,943,322 | \$ 11,879,858 | \$ 10,978,551 |
| Total of Federal Awards | \$ 9,374,042 | \$ 7,550,046 | \$ 7,079,792 | \$ 6,904,438 |

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

THE AUTHORITY AS A WHOLE

The Authority's revenues consist primarily of rents and subsidies and grants received from HUD. 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.

By far, the largest portion of the Authority's net position reflects its net 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 reported as "Net Investment in Capital Assets" and are not available for future spending. The unrestricted position of the Authority is available for future use to provide program services.

HOUSING AUTHORITY OF WEST NEW YORK PROGRAMS

Public and Indian Housing Program:

Under the Public and Indian Housing Program, the Authority rents units that it owns to low-income households. This program is operated under an Annual Contributions Contract (ACC) with HUD. HUD's rent subsidy program provides housing assistance to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts: (a) 30% of the family's adjusted monthly income, (b) 10% of the family's monthly income, or (c) Housing Authority of West New York flat rent amount.

Rental Assistance Demonstration Program – Business Activities

The Rental Assistance Demonstration was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. Public housing units move to a Section 8 platform with a long-term contract under which residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

Public Housing Capital Fund Program:

The Public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). Substantially all additions to land, structures and equipment are accomplished through these programs (included in the financial statements under PHA Owned Housing). These funds replace or materially upgrade deteriorated portions of existing Authority property. This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments to keep them clean, safe and in good condition.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

HOUSING AUTHORITY OF WEST NEW YORK PROGRAMS -CONTINUED

Section 8 Housing Choice Voucher Program

Under the Section 8 Housing Choice Voucher Program, the Authority administers contracts with independent landlords to provide housing to Section 8 tenants. The Authority subsidizes the tenant's rent through Housing Assistance Payment made to the landlord. This program is also administered under an Annual Contributions Contract (ACC) with HUD. HUD provides annual contributions funding to enable the Authority to structure a contract that sets the participants' rent at approximately 30% of household income subject to certain restrictions.

Section 8 New Construction and Substantial Rehabilitation

The New Construction and Substantial Rehabilitation Programs provide rental assistance in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing, including the applicable FHA Multifamily Mortgage Insurance Programs. The maximum term of assistance provided by HUD under the New Construction and Substantial Rehabilitation Programs for a project financed with the proceeds of a loan insured by FHA is 20 years.

BUDGETARY HIGHLIGHTS

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

NEW INITIATIVES

For the fiscal year 2019 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 68% percent of its revenue from the Department of Housing and Urban Development, (2018 fiscal year was 67% percent), the Authority is constantly monitoring for any appropriation changes, especially since it appears the nation is continuing an era of need for additional public assistance to help families meet the challenges of a very tumultuous economy.

The current administration of the Authority is determined to improve the financial results of the Authority's operations. The Authority has made steady progress in various phases of our operations, all the while maintaining a strong occupancy percentage in the public housing units and a high utilization rate in Housing Assistance Programs. Interactions with the residents are a constant reminder of the need of the services.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

NEW INITIATIVES - CONTINUED

The Authority just wrapped up the final phases with a RAD conversion. The family units have tax credits approval and the senior buildings secured financing approval, awaiting the closing. Regardless of the constraints (financial or regulatory) placed on this Housing Authority, the Authority will continuously look for ways to better provide or expand housing and housing assistance to qualified residents of West New York all the while being mindful of their responsibility to be good stewards of the public's tax dollars.

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 – Capital Assets

The Authority's investment in capital assets as of September 30, 2019 was \$31,676,879 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress. The total increase during the year in the Authority's investment in capital assets was \$1,969,534 or 7% percent. Major capital expenditures of \$2,742,753 were made during the year. Major capital assets events during were the required RAD building and apartments improvements.

| | September-19 | September-18 | Increase (Decrease) |
|---------------------------------------|----------------------|----------------------|------------------------|
| Land | \$ 869,657 | \$ 869,657 | \$ - |
| Building | 29,544,070 | 28,699,446 | 844,624 |
| Furniture, Equipment - Dwelling | 1,681,206 | 1,451,163 | 230,043 |
| Furniture, Equipment - Administration | 514,349 | 496,202 | 18,147 |
| Construction in Process | 15,397,203 | 13,747,264 | 1,649,939 |
| Total Capital Assets | 48,006,485 | 45,263,732 | 2,742,753 |
| Less: Accumulated Depreciation | (16,329,606) | (15,556,387) | (773,219) |
| Net Book Value | <u>\$ 31,676,879</u> | <u>\$ 29,707,345</u> | <u>\$ 1,969,534</u> |

Additional information on the Authority's capital assets can be found in Note 8 to the financial statements, which is included in this report.

2 – Debt Administration

During the year, the Authority obtained additional financing with Lakeland Bank for the RAD construction projects with a total loan balance outstanding in the amount of \$10,373,486. A full disclosure of loans payable at September 30, 2019 can be found in Note 17 to the financial statements.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2019**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority of West New York is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs.

The following factors were considered in preparing the Authority's budget for the fiscal year ending September 30, 2020.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- The need for Congress to fund the war on terrorism and other impending military activities, and the impact these activities may have on federal funds available for HUD subsidies and grants.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- Inflationary pressure on utility rates, supplies and other cost.
- Trends in the housing market which affect rental housing available for the Section 8 tenants, along with the amount of the rents charged by the private landlords, are expected to have a continued impact on Section 8 HAP payments.

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. Robert A. DiVincent, Executive Director, Housing Authority of West New York, 6100 Adams Street, West New York, New Jersey 07093, phone number (201) 868-6100.

HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2019

| | September 30, 2019 | | |
|--|-----------------------|------------------------------|-----------------------|
| | Primary Government | Component Unit (Dec 2018) | Total (Memorandum) |
| Assets | | | |
| Current Assets: | | | |
| Cash and Cash Equivalents- Unrestricted | \$ 1,835,231 | \$ 1,244,138 | \$ 3,079,369 |
| Accounts Receivables, Net of Allowances | 982,336 | - | 982,336 |
| Prepaid Expenses | 175,803 | - | 175,803 |
| Total Current Assets | <u>2,993,370</u> | <u>1,244,138</u> | <u>4,237,508</u> |
| Restricted Deposits and Funded Reserves | | | |
| Tenant Security Deposit | 228,348 | - | 228,348 |
| HCV HAP Reserves | 1,111,184 | - | 1,111,184 |
| Replacement Reserve | 705,153 | - | 705,153 |
| Operating Reserve | 123,261 | - | 123,261 |
| Rehab Project Escrow Reserve | 6,322,946 | - | 6,322,946 |
| Capital Leveraging Projects Funds | 6,583 | - | 6,583 |
| Total Restricted Deposits and Funded Reserves | <u>8,497,475</u> | <u>-</u> | <u>8,497,475</u> |
| Noncurrent Assets | | | |
| Capital Assets | | | |
| Land | 869,657 | - | 869,657 |
| Building | 29,544,070 | - | 29,544,070 |
| Furniture, Equipment - Dwelling | 1,681,206 | - | 1,681,206 |
| Furniture, Equipment - Administration | 514,349 | - | 514,349 |
| Construction in Process | 15,397,203 | - | 15,397,203 |
| Total Capital Assets | 48,006,485 | - | 48,006,485 |
| Less: Accumulated Depreciation | <u>(16,329,606)</u> | <u>-</u> | <u>(16,329,606)</u> |
| Net Book Value | 31,676,879 | - | 31,676,879 |
| Notes Receivable - Non Current | - | 2,450,206 | 2,450,206 |
| Investment in Joint Ventures | - | 5,040,468 | 5,040,468 |
| Total Noncurrent Assets | <u>31,676,879</u> | <u>7,490,674</u> | <u>39,167,553</u> |
| Total Assets | 43,167,724 | 8,734,812 | 51,902,536 |
| Deferred Outflow of Resources | | | |
| State of New Jersey P.E.R.S. | 3,620,812 | - | 3,620,812 |
| Total Assets and Deferred Outflow of Resources | <u>\$ 46,788,536</u> | <u>\$ 8,734,812</u> | <u>\$ 55,523,348</u> |

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2019**

| | September 30, 2019 | | |
|--|-----------------------|------------------------------|-----------------------|
| | Primary Government | Component Unit (Dec 2018) | Total (Memorandum) |
| Liabilities | | | |
| Current Liabilities: | | | |
| Accounts Payable | \$ 697,504 | \$ - | \$ 697,504 |
| Accrued Liabilities | 189,977 | - | 189,977 |
| Tenant Security Deposit Payable | 228,348 | - | 228,348 |
| Unearned Revenue | 151,819 | - | 151,819 |
| Long Term Debt - Current | 170,668 | - | 170,668 |
| Total Current Liabilities | <u>1,438,316</u> | <u>-</u> | <u>1,438,316</u> |
| Noncurrent Liabilities | | | |
| Long Term Debt - Non Current | 10,202,818 | - | 10,202,818 |
| Accrued Compensated Absences - Long-Term | 361,650 | - | 361,650 |
| Accrued Other Post-Employment Benefits Liabilities | 14,901,275 | - | 14,901,275 |
| Total Noncurrent Liabilities | <u>25,465,743</u> | <u>-</u> | <u>25,465,743</u> |
| Total Liabilities | <u>26,904,059</u> | <u>-</u> | <u>26,904,059</u> |
| Deferred Inflow of Resources | | | |
| State of New Jersey P.E.R.S. | <u>6,853,856</u> | <u>-</u> | <u>6,853,856</u> |
| Net Position: | | | |
| Net Investment in Capital Assets | 21,303,393 | - | 21,303,393 |
| Restricted | 8,269,127 | - | 8,269,127 |
| Unrestricted | <u>(16,541,899)</u> | <u>8,734,812</u> | <u>(7,807,087)</u> |
| Total Net Position | <u>13,030,621</u> | <u>8,734,812</u> | <u>21,765,433</u> |
| Total Liabilities, Deferred Inflow of Resources, and Net Position | <u>\$ 46,788,536</u> | <u>\$ 8,734,812</u> | <u>\$ 55,523,348</u> |

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019**

| | September 30, 2019 | | |
|---|-----------------------|------------------------------|-----------------------|
| | Primary Government | Component Unit (Dec 2018) | Total (Memorandum) |
| Revenue: | | | |
| Tenant Rental Revenue | \$ 2,925,848 | \$ - | \$ 2,925,848 |
| HUD PHA Operating Grants | 9,087,403 | - | 9,087,403 |
| Fraud Recovery | 6,620 | - | 6,620 |
| Other Revenue | 896,407 | 364,237 | 1,260,644 |
| Total Revenue | <u>12,916,278</u> | <u>364,237</u> | <u>13,280,515</u> |
| Operating Expenses: | | | |
| Administrative Expense | 2,296,921 | 4,416 | 2,301,337 |
| Tenant Services | 8,969 | - | 8,969 |
| Utilities Expense | 2,132,604 | - | 2,132,604 |
| Maintenance Expense | 2,412,139 | 44,907 | 2,457,046 |
| Protective Services | 371,170 | - | 371,170 |
| Other Operating Expenses | 605,271 | - | 605,271 |
| Housing Assistance Payments | 3,483,393 | - | 3,483,393 |
| Depreciation Expense | 773,218 | - | 773,218 |
| Interest Expense | 424,722 | - | 424,722 |
| Total Operating Expenses | <u>12,508,407</u> | <u>49,323</u> | <u>12,557,730</u> |
| Excess Revenue From Operations | 407,871 | 314,914 | 722,785 |
| Non Operating Income: | | | |
| Investment Income | 108,519 | 154,967 | 263,486 |
| Excess Revenue Before Capital Contributions | 516,390 | 469,881 | 986,271 |
| Capital Grants | 286,639 | - | 286,639 |
| Change in Net Position | <u>803,029</u> | <u>469,881</u> | <u>1,272,910</u> |
| Beginning Net Position | 12,156,192 | 8,264,931 | 20,421,123 |
| Prior period Adjustment | 71,400 | - | 71,400 |
| Beginning Net Position - Restated | <u>12,227,592</u> | <u>8,264,931</u> | <u>20,492,523</u> |
| Ending Net Position | <u>\$ 13,030,621</u> | <u>\$ 8,734,812</u> | <u>\$ 21,765,433</u> |

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019

| | September 30, 2019 | | |
|---|-----------------------|------------------------------|-----------------------|
| | Primary Government | Component Unit (Dec 2018) | Total (Memorandum) |
| Cash Flow From Operating Activities | | | |
| Receipts from Tenants | \$ 2,922,040 | \$ - | \$ 2,922,040 |
| Receipts from Federal Grants | 8,480,193 | - | 8,480,193 |
| Receipts from Misc. Sources | 1,019,289 | 213,738 | 1,233,027 |
| Payments to Vendors and Suppliers | (4,489,053) | (44,907) | (4,533,960) |
| Payments for Housing Assistance Payments | (3,483,393) | - | (3,483,393) |
| Payments to Employees | (1,656,644) | - | (1,656,644) |
| Payment of Employee Benefits | (1,290,427) | - | (1,290,427) |
| Net Cash Provided by Operating Activities | <u>1,502,005</u> | <u>168,831</u> | <u>1,670,836</u> |
| Cash Flow From Capital and Related Financing Activities | | | |
| Receipts from Capital Grants | 286,639 | - | 286,639 |
| Acquisitions and Construction of Capital Assets | (2,742,753) | - | (2,742,753) |
| (Payment) of Debt | (113,743) | - | (113,743) |
| Increase of Debt | 3,161,860 | - | 3,161,860 |
| Increase of Compensated Absences | 57,218 | - | 57,218 |
| Net Effect of Deferred Inflows and Outflows | 3,837,464 | - | 3,837,464 |
| Accrued Pension and Other Post-Employment Benefits (OPEB) Liabilities | (3,771,998) | - | (3,771,998) |
| Prior Period Adjustment | 71,400 | - | 71,400 |
| Net Cash Provided by Capital and Related Financing Activities | <u>786,087</u> | <u>-</u> | <u>786,087</u> |
| Cash Flow From Investing Activities | | | |
| Interest Income | 108,519 | 154,967 | 263,486 |
| (Increase) in Investment in Joint Ventures | - | (364,237) | (364,237) |
| Net Cash Provided (Used) by Investing Activities | <u>108,519</u> | <u>(209,270)</u> | <u>(100,751)</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | 2,396,611 | (40,439) | 2,356,172 |
| Beginning Cash | 7,936,095 | 1,284,577 | 9,220,672 |
| Ending Cash | <u>\$ 10,332,706</u> | <u>\$ 1,244,138</u> | <u>\$ 11,576,844</u> |
| Cash and Cash Equivalents- Unrestricted | \$ 1,835,231 | \$ 1,244,138 | \$ 3,079,369 |
| Cash and Cash Equivalents- Restricted | 8,497,475 | - | 8,497,475 |
| Total Cash and Cash Equivalents | <u>\$ 10,332,706</u> | <u>\$ 1,244,138</u> | <u>\$ 11,576,844</u> |

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019

| | September 30, 2019 | | |
|--|-----------------------|------------------------------|-----------------------|
| | Primary Government | Component Unit (Dec 2018) | Total (Memorandum) |
| Excess Revenue From Operations | \$ 407,871 | \$ 314,914 | \$ 722,785 |
| Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities: | | | |
| Depreciation Expense | 773,218 | - | 773,218 |
| (Increase) Decrease in: | | | |
| Accounts Receivables | (438,946) | 2,304,123 | 1,865,177 |
| Accounts Receivables - Non Current | - | (2,450,206) | (2,450,206) |
| Prepaid Expenses | (5,357) | - | (5,357) |
| Increase (Decrease) in: | | | |
| Accounts Payable | 507,425 | - | 507,425 |
| Accrued Liabilities | 105,202 | - | 105,202 |
| Unearned Revenues | 138,284 | - | 138,284 |
| Tenant Security Deposit Payable | 14,308 | - | 14,308 |
| Net Cash Provided by Operating Activities | <u>\$ 1,502,005</u> | <u>\$ 168,831</u> | <u>\$ 1,670,836</u> |
| Interest Expense Paid | <u>\$ 385,301</u> | <u>\$ -</u> | <u>\$ 385,301</u> |

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 1 - SUMMARY OF ORGANIZATION, ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Organization - The Authority is a governmental public corporation which was organized under the public corporation law created under federal and state housing law as defined by State statute (N.J., S.A. 40A:12A-1 et al 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 Town of West New York in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD).

The Authority is governed by a Board of Commissioners which is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An Executive Director is appointed by the Housing Authority's Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance, and management of public housing for low and moderate income families residing in Town of West New York. Operating and modernization subsidies are provided to the Authority by the federal government.

The financial statements include all the accounts of the Authority. The Authority is the lowest level of government over which the Authority's Board of Commissioners and Executive Director exercise oversight responsibility. The Authority is not included in any governmental "reporting entity" since its board members; while they are appointed primarily by the Mayor of the Town of West New York and Town Council, the Board of Commissioners have decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary responsibility for accounting and fiscal matters. The Authority has also concluded that it is excluded from the Town of West New York reporting entity.

Based on the following criteria, the Authority has identified one entity which should be subject to evaluation for inclusion in the Authority's reporting entity. The criteria for including or excluding a component unit relationship as set forth in GASB's #61 *The financial Reporting Entity* and Financial Reporting Standards, include whether:

- A. The organization is legally separate.
- B. The organization is fiscal dependency on the primary government.
- C. The organization has potential to impose a financial benefit or burden on the primary government.
- D. The organization meets the financial accountability criteria for inclusion as a component unit of the primary government.
- E. The primary government is able to impose its will on the organization.

The Authority manages and controls the financial affairs of the West New York Housing Corporation, a 501c (3) nonprofit organization with no staff and 1 Board member common to the Authority and the Corporation.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Significant Accounting Policies

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accompanying financial statements are presented in conformity with accounting principles generally accepted in the United States of America for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and other authoritative sources. The Authority has determined that the applicable measurement focus (flow of economic resources) and accounting basis (accrual) is similar to that of a commercial enterprise. As such, the use of proprietary funds best reflects the activities of the Authority.

The Authority has adopted GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. The Statement establishes accounting and financial reporting standards for non-exchange transactions including financial or capital resources. The Authority's primary source of non-exchange revenue relates to grants and subsidies. Grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

In accordance with GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, the Authority incorporates FASB and AICPA guidance into GASB authoritative literature.

On January 30, 2008, HUD issued *PIH Notice 2008-9* which among other things 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 the Statement of Net Position and 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 fees and HAP revenue continue to be recognized under the guidelines set forth in GASB Statement No. 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 Housing Choice Voucher program is no longer a cost reimbursement grant, therefore the Authority recognizes unspent administrative fees and HAP revenue in the reporting period as revenue for financial statement reporting.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Significant Accounting Policies -Continued

The Authority adopted Statement No. 68 of the Governmental Accounting Standards Board "*Accounting and Financial Reporting for Pensions.*" The Statement established standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenditures associated with pension plans of State and Local Governments. For defined benefit pensions, this Statement 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, this Statement details the recognition and disclosure requirements for employers with liabilities to a defined benefit pension plan and for employers whose employees are provided with defined contribution pensions.

Statement No. 75 of the Government Accounting Standards Board ("GASB 75") *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* was issued June 2015. GASB 75 establishes financial reporting standards for other postemployment benefits (OPEB) plans for state and local governments. This standard replaces the requirements of GASB 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, as amended. The statement establishes standards for recognizing and measuring liabilities, deferred inflows and outflows of resources, and expense/expenditures, as well as identifying the methods and assumptions required to project benefit payments, discount projected benefit payments, to their actuarial present value, and attribute that present value to periods of employee service. Additionally, GASB 75 lays out requirements for additional note disclosures and required supplementary information. The Authority adopted this accounting standards effective October 1, 2017.

Basis of Accounting –

In proprietary fund, activities are recorded using the accrual basis of accounting. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This requires the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

The major sources of revenue are tenants dwelling rentals, HUD operating subsidy, and other revenue. The Authority provides housing assistance payments to participating owners on behalf of eligible tenants to provide decent, safe and sanitary housing for extremely low and very low income families.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2019

Basis of Accounting – Continued

HUD's rent subsidy program provides housing to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts:

- (a) 30% of the family's adjusted monthly income,
- (b) 10% of the family's monthly income, or
- (c) Housing Authority of West New York's flat rent amount.

Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by September 30, are considered to be accounts receivable and any amounts received for subsequent period are recorded as deferred revenue.

HUD operating, capital grants which finance capital and current operations are susceptible to accrual and recognized during the year earned in accordance with applicable HUD program guidelines. The Capital Fund Grant program income are expenditure driven grants with the revenue from the grant classified based on the expenditure. If the funds were expended for capital activities, the revenue is reported as capital contribution; if the funds are expended for other than capital, the revenue is reported as operating revenue.

HUD Section 8 Housing Choice Voucher Assistance Program receives from HUD an Annual Budget Amount (ABA) during the year in accordance with applicable HUD program guidelines. As of January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of HAP's that are not utilized are not returned to HUD, but become part of the restricted fund balance and may only be used to assist additional families up to the number of units under contract. Administrative fee paid by HUD to the Authority in excess of administrative expenses are a part of the undesignated fund balance and are considered to be administrative fee reserves.

Financial transactions are recorded and organized in accordance with the purpose of the transaction. Each program is an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. All material inter-program accounts and transactions are eliminated in the preparation of the basic financial statements. Because the Authority's activity is considered self-financing and does not rely on specific taxes or fines (i.e. property taxes, sales and use tax etc.) no activity will be maintained as governmental funds but will be recorded as proprietary funds under the Enterprise Fund.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Basis of Accounting – Continued

Blended Component Unit

The Authority has identified the West New York Housing Corporation as a component unit. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its fiscal year, which was December 31, 2018.

Report Presentation –

The Authority's financial statements are prepared in accordance with GASB Statement No. 34 (as amended), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("Statement"). The Statement 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 a Statement of Cash Flows. The Statement also requires the Authority to include Management's Discussion and Analysis as part of Required Supplementary Information.

The federally funded programs administered by the Authority are detailed in the Financial Data Schedule and the Schedule of Expenditures of Federal Awards; both are which are included as Supplemental information.

Other accounting policies are as follows:

1 – Cash and cash equivalents are stated at cost, which approximates market. The Authority considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

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

3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight line basis.

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

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

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

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Other accounting policies - Continued

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

8 – The Authority does not have any infrastructure assets for its Enterprise Fund.

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

10- Advertising cost is charged to expense when incurred.

11- When expenses are incurred where both restricted and unrestricted net positions are available the Authority will first use the restricted funds until they are exhausted and then the unrestricted net position will be used.

12- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expense unless they increase the value of the property and/or provide future economic benefits, in which event they are capitalized. Liabilities are recognized when the expenditures are considered probable and can be reasonably estimated. Measurement of liabilities is based on currently enacted laws and regulations, existing technology, and undiscounted site-specific costs. Generally, such recognition coincides with the Authority's commitment to a formal plan of action.

13 - Taxes

The Authority operates as defined by the Internal Revenue Code Section 115 and is exempt from income taxes under Section 115.

Under federal, state, and local law, the Authority's program is exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the business activity housing program in accordance with the provision of a Cooperation Agreement. Under the Cooperation Agreement, the Authority pay the municipality a 10% of its net shelter rent.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Other accounting policies - Continued

14- Certain conditions may exist as of the date the financial statements are issued, which may result in a loss to the Authority but which will only be resolved when one or more future events occur or fail to occur. The Authority's management and its legal counsel assess such contingent liabilities, and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Authority or unasserted claims that may result in such proceedings, the Authority's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. If the assessment of a contingency indicates that it is probable that a material loss has been incurred and the amount of the liability can be estimated, then the estimated liability would be accrued in the Authority's financial statements. If the assessment indicates that a potentially material loss contingency is not probable but is reasonably possible, or is probable but cannot be estimated, then the nature of the contingent liability, together with an estimate of the range of possible loss if determinable and material, would be disclosed. Loss contingencies considered remote are generally not disclosed unless they involve guarantees, in which case the nature of the guarantee would be disclosed.

15 - Net Position

In accordance with the provisions of Statement No. 34 ("Statement 34") of the Governmental Accounting Standards Board "*Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*", the Authority has classified its net position into three components - net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets - This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), granters, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position - This component of net position consists of net position that do not meet the definitions of "restricted" or "net investment in capital assets."

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Other accounting policies - Continued

16 - Operating and non-operating revenues and expenses

The major sources of revenue for the Authority are various subsidies from the U.S. Department of Housing and Urban Development, management contract revenue, and charges to tenants. The major sources of revenue for West New York Housing Corporation, the component unit, are interest income and developer fees.

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Non-operating revenues and expense consist of those revenues and expenses that are related to financing and investing types of activities and result from nonexchange transactions or ancillary activities.

17-Impairment Losses

The Authority reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property including any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. No impairment losses were recognized in 2019.

18- Recent Accounting Pronouncements

The Authority has implemented all new accounting pronouncements that are in effect and that may impact its financial statements. The Authority does not believe that there are any new accounting pronouncements that have been issued that might have a material impact on its financial position or results of operations.

Budgetary and Policy Control

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

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Revenue from Rental Contracts

The Authority recognizes rental revenue from tenant(s) who entered into a lease agreement (contract) for a unit in the development. The lease agreement allows the tenant use of the unit the expiration of the lease term or cancellation by the tenant or landlord due to cause. Lease terms are for one year, unless mutually agreed to by the landlord and the tenant(s) prior to move in. Tenant(s) have to be income qualified in accordance with income limitations before allowed to occupy unit the tenant(s) may also income qualify for a Housing Assistance Payment (HAP). HAP payments are used to subsidize the tenants(s) rental payment to allow them the ability to afford a unit in the development.

The lease agreement has similar terms therefore, all lease contract revenue has been aggregated in the caption rental income in the statement of income. The lease contract revenue is recognized at the end of each month when the performance obligation of providing a unit is complete. The performance obligation each month also includes applicable maintenance services provided to maintain the tenant(s) unit and the buildings(s). Since the performance of these services are completed simultaneously each month, they are treated as performance obligation.

Tenant(s) lease payments, including the HAP payment, are due the first day of each month of the lease term. The monthly unit rental charge is determined based on local market conditions but cannot exceed the monthly rental amount set annually by HUD. Any tenant(s) rental payment not received by the fifth day of each month. Will be charged a late fee. HAP payments received directly from a sponsoring governmental agency are not subject to late fees. Any rental payment received in advance of the first day of the month are recognized as deferred revenue since the conditions for recognizing revenue will not occur until the end of the following month.

Rent Increases

Under the regulatory agreement, the Authority may not increase rents charged to tenants without HUD approval.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2019

Activities - The programs or activities administered by the Authority were:

| Program | CFDA # | Project # | Units Available |
|---|--------|------------|-----------------|
| <u>Public Housing</u> | | | |
| Public Housing Capital Fund Program | 14.872 | NJ-30 | |
| <u>Section 8 Housing</u> | | | |
| Section 8 Housing Choice Vouchers Program | 14.871 | NJ39-VO-30 | 1177 |
| Section 8 New Construction and Substantial Rehabilitation | 14.182 | NJ-30 | 17 |

Rental Assistance Demonstration Program – Business Activities

The Rental Assistance Demonstration was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. Public housing units move to a Section 8 platform with a long-term contract under which residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

Business Activities Program

Under the Business Activities program of the Authority was utilized for the transition of the public housing units to the Business Activities under the RAD conversion.

Public and Indian Housing Program:

Under the Public and Indian Housing Program, the Authority rents units that it owns to low-income households. This program is operated under an Annual Contributions Contract (ACC) with HUD. HUD’s rent subsidy program provides housing assistance to low income families so that they are able to lease “decent, safe, and sanitary” housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts: (a) 30% of the family’s adjusted monthly income, (b) 10% of the family’s monthly income, or (c) the Housing Authority of West New York flat rent amount.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Activities - Continued

Section 8 Housing Choice Voucher Program:

Under the Section 8 Housing Choice Voucher Program, the Authority administers contracts with independent landlords to provide housing to Section 8 tenants. The Authority subsidizes the tenant's rent through Housing Assistance Payment made to the landlord. This program is also administered under an Annual Contributions Contract (ACC) with HUD. HUD provides annual contributions funding to enable the Authority to structure a lease that sets the participants' rent at approximately 30% of household income subject to certain restrictions.

Public Housing Capital Fund Program:

The Public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). Substantially all additions to land, structures and equipment are accomplished through these programs (included in the financial statements under PHA Owned Housing). These funds replace or materially upgrade deteriorated portions of existing Authority property. This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments to keep them clean, safe and in good condition.

Section 8 New Construction and Substantial Rehabilitation

The New Construction and Substantial Rehabilitation Programs provide rental assistance in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing, including the applicable FHA Multifamily Mortgage Insurance Programs. The maximum term of assistance provided by HUD under the New Construction and Substantial Rehabilitation Programs for a project financed with the proceeds of a loan insured by FHA is 20 years.

Component Unit

The Authority has identified the West New York Housing Corporation as a component unit. The Authority manages and controls the financial affairs of the West New York Housing Corporation, a 501c (3) nonprofit organization with no staff and 1 Board member common to the Authority and the Corporation.

The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its fiscal year, which was December 31, 2018. The Housing Corporation was created to expand housing opportunities for low and moderate income persons by increasing the supply of decent affordable housing in the Town of West New York.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Board of Commissioners - The criteria used in determining the scope of the entity for financial reporting purposes are as follows:

1. The ability of the Board to exercise supervision of a component unit's financial independence.
2. The Board's governing authority extends to financial decision making authority and is held primarily accountable for decisions.
3. The Board appoints the management of the Authority who is responsible for the day-to-day operations and this management are directly accountable to the Board.
4. The ability of the Board to significantly influence operations through budgetary approvals, signing and authorizing contracts, exercising control over facilities, and approving the hiring or retention of key managerial personnel.
5. The ability of the Board to have absolute authority over all funds of the Authority and have accountability in fiscal matters.

NOTE 2 – ESTIMATES

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenue and expenses during the period reported. These estimates include assessing the collectibility of accounts receivable, the use, and recoverability of inventory, and the useful lives and impairment of tangible and intangible assets, among others. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

NOTE 3 - PENSION PLAN

The Authority participates in the State of New Jersey Public Employees Retirement System (PERS), which is sponsored and administered by the New Jersey Division of Pensions and Benefits. It is a cost sharing, multiple-employer defined benefit pension plan. PERS was established in January 1955 under the provision of NJ SA 43:15A to provide coverage, including post-retirement health care, for substantially all full time employees of the state, its counties, municipalities, school districts or public agencies, provided the employee is not a member of another state administered retirement system.

Membership is mandatory for such employees. Contributions to the plan are made by both the employee and the Authority. Required employee contributions to the system are based on a flat rate determined by the New Jersey Division of Pensions for active plan members. Benefits paid to retired employees are based on length of service, latest earnings, and veteran status. Authority contributions to the system are determined by PERS and are billed annually to the Authority.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 3 - PENSION PLAN - CONTINUED

The State of New Jersey, Department of Treasury, Division of Pensions and Benefits, issued publicly available financial reports that include the financial statements and required supplementary information for PERS. The financial reports may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0925.

On the web:

<http://www.state.nj.us/treasury/pensions/pdf/financial/2019divisioncombined.pdf>

Funding Policy

The contribution policy is set by N.J.S.A. 43:15A, Chapter 62, P.L. of 1994 and Chapter 115, P.L. of 1998, and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by State of New Jersey legislation. Employer's contributions are actuarially determined annually by the Division of Pensions. Employee contributions are currently 7.50% of base wages.

The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, and the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2019 amounted to \$256,040.

Post Employment Retirement Benefits

The Authority provides post-employment health care benefits for its eligible retirees. Eligibility requires that employees be 55 years or older with various years of service.

Further information on the Pension Plan and its effects do to the adoption of GASB #68 can be found in Note 19- Accrued Pension Liability.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 4 – CASH, CASH EQUIVALENTS

The Authority's cash, cash equivalents are stated at cost, which approximates market. Cash, cash equivalents and investment includes cash in banks, petty cash and a money market checking account and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. 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.

Concentration of Credit Risk

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/FSLIC 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. These funds at various banks are collateral pledge under the New Jersey Government Code of the Banking Law.

Risk Disclosures

Collateral for Deposits

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 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.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. At September 30, 2019, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

Credit Risk

This is risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 4 – CASH, CASH EQUIVALENTS – CONTINUED

Credit Risk - continued

The Authority's primary government checking accounts and investments are categorized to give indication of the level of credit risk assumed by the Authority. Custodial credit risk is the risk in the event of a bank failure, the Authority's deposits may not be returned to it. The custodial credit risk categories are described as follows:

| Depository Accounts | Bank Balances | |
|--|---------------------------------------|----------------------------------|
| | Primary Government September-19 | Component Unit December-18 |
| Insured | \$ 1,012,062 | \$ 250,000 |
| Collateralized held by pledging bank's trust department in the Authority's name | 9,320,644 | |
| Uninsured | - | 994,138 |
| Total Cash and Cash Equivalents | \$ 10,332,706 | \$ 1,244,138 |

The West New York Housing Corporation maintains its cash in financial institutions insured by Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The West New York Housing Corporation has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalent.

Investments

The Authority's primary government investments at September 30, 2019 accounted for in cash unrestricted and restricted deposits included the following investments:

| Investments | Maturities | Fair Value |
|------------------------|-------------|--------------|
| Certificate of Deposit | 7-Nov-19 | \$ 2,200,000 |
| Certificate of Deposit | 7-Nov-19 | 2,060,435 |
| Certificate of Deposit | 27-Feb-20 | 509,691 |
| Certificate of Deposit | 27-Feb-20 | 1,000,000 |
| Money Market Account | Upon Demand | 123,261 |
| Money Market Account | Upon Demand | 475,132 |
| Money Market Account | Upon Demand | 633,132 |
| Total | | \$ 7,001,651 |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

Restricted Deposits and Funded Reserves

Below is the detail of the restricted cash amounts for September 30, 2019 in the amount of \$8,497,475:

| | September-19 |
|---|--------------|
| Tenant Security Deposit | \$ 228,348 |
| HCV HAP Reserves | 1,111,184 |
| Replacement Reserve | 705,153 |
| Operating Reserve | 123,261 |
| Rehab Project Escrow Reserve | 6,322,946 |
| Capital Leveraging Projects Funds | 6,583 |
| Total Restricted Deposits and Funded Reserves | \$ 8,497,475 |

The amount of \$6,583 for 2019 is held in trust at the Bank of New York with investments consisting of Morgan Stanley Prime Installment Investments. These funds at Bank of New York are controlled by the New Jersey Housing Mortgage Finance Agency (NJHMFA) for the capital leveraging project which the Authority is under taking.

The tenant security deposit restricted cash at September 30, 2019 was in the amount of \$228,348. These amounts are held as security deposits for the tenants of the rental program.

The restricted cash in the amount of \$1,111,184 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

Reserve for Repair and Replacement

The Lakeland Bank and HUD requires the Authority to fund this reserve in connection with the RAD conversion. It is a restricted cash account to ensure that funds are available to cover the future cost of major repairs and improvements. The escrow funds are invested in the Lakeland Bank. Reserves consisted of the following:

| | Family Units | Senior Unit | Total |
|-------------------|-----------------|----------------|------------|
| Beginning Balance | \$ 150,064 | \$ - | \$ 150,064 |
| Deposit Made | 73,931 | 477,000 | 550,931 |
| Interest Earned | 1,104 | 3,054 | 4,158 |
| Withdrawals Made | - | - | - |
| Ending Balance | \$ 225,099 | \$ 480,054 | \$ 705,153 |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 4 – CASH, CASH EQUIVALENTS – CONTINUED

Restricted Deposits and Funded Reserves

Operating Reserve

The Lakeland Bank and HUD requires the Authority to fund this reserve in connection with the RAD conversion. It is a restricted cash account to ensure that funds are available to cover the future operating deficits. The escrow funds are invested in the Lakeland Bank. Reserves consisted of the following:

| | Family Units |
|-------------------|-----------------|
| Beginning Balance | \$ 500,401 |
| Deposit Made | - |
| Interest Earned | - |
| Withdrawals Made | (377,140) |
| Ending Balance | \$ 123,261 |

Rehab Project Escrow Reserves

The Lakeland Bank and HUD requires the Authority to fund this reserve in connection with the RAD conversion. It is a restricted cash account to ensure that funds are available to cover the future Rehab cost of major repairs and improvements required by the RAD conversion. The escrow funds are invested in the Lakeland Bank. Reserves consisted of the following:

| | Family Units | Senior Unit | Total |
|-------------------|-----------------|----------------|--------------|
| Beginning Balance | \$ 5,361,124 | \$ - | \$ 5,361,124 |
| Deposit Made | 509,691 | 3,200,000 | 3,709,691 |
| Interest Earned | 17,243 | 4,838 | 22,081 |
| Withdrawals Made | (1,805,458) | (964,492) | (2,769,950) |
| Ending Balance | \$ 4,082,600 | \$ 2,240,346 | \$ 6,322,946 |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts Receivable at September 30, 2019 consisted of the following:

| | <u>Primary Government</u> |
|---------------------------------------|-------------------------------|
| Tenants Accounts Receivable - Present | \$ 91,828 |
| Less: Allowance for Doubtful Accounts | <u>(86,941)</u> |
| Net Tenants Accounts Receivable | <u>4,887</u> |
| | |
| Accounts Receivable - Management Fees | 125,678 |
| Accounts Receivable - HUD | <u>851,771</u> |
| Total Other Receivables | <u>977,449</u> |
| | |
| Total Accounts Receivables | <u>\$ 982,336</u> |

Tenants rents are due the first of each month. Management considers rents outstanding after the 5th day of the month as past due and late charges are applied accordingly. Housing Authority of West New York carries its accounts receivable at cost less an allowance for doubtful accounts. Accounts are written off as uncollectible when management determines that a sufficient period of time has elapsed without receiving payment and the individual do not exhibit the ability to meet their obligations. Management continually monitors payment patterns of the tenants, investigates past-due accounts to assess likelihood of collections, and monitors the industry and economic trends to estimate required allowances. It is reasonably possible that management's estimate of the allowance will change.

NOTE 6 - PREPAID EXPENSES

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items. All purchases of insurance premiums are written off on a monthly basis. Acquisition of materials and supplies are accounted for on the consumption method, that is, the expenses are charged when the items are consumed.

NOTE 7 - INTERFUND ACTIVITY

Interfund activity is reported as short term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority at September 30, 2019 are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 8 - FIXED ASSETS

Fixed assets consist primarily of expenditures to acquire, construct, place in operations, and improve the facilities of the Authority and are stated at cost. Expenditures for repairs, maintenance and minor renewals are charged against income in the year they are incurred. Major renewals and betterment are capitalized. Expenditures are capitalized when they meet the Capitalization Policy requirements. Under the policy, assets purchased or constructed at a cost not exceeding \$5,000 are expensed when incurred. Donated fixed assets are stated at their fair value on the date donated. Depreciation is provided using the straight line method over the estimated useful lives of the assets.

| | |
|---------------------------|----------|
| 1. Building and Structure | 40 years |
| 2. Office Improvements | 7 years |
| 3. Site Improvements | 15 years |
| 4. Building Components | 15 years |
| 5. Office Equipment | 5 years |

Depreciation expense for September 30, 2019 was \$773,218.

Housing Authority of West New York reviews its rental property for impairment for events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the years ended September 30, 2019.

Below is a schedule of changes in fixed assets for the twelve months ended September 30, 2019:

| | Balance September-18 | Additions | Balance September-19 |
|--|-------------------------|--------------|-------------------------|
| Land | \$ 869,657 | \$ - | \$ 869,657 |
| Buildings | 28,699,446 | 844,624 | 29,544,070 |
| Furniture & Equipment - Dwelling | 1,451,163 | 230,043 | 1,681,206 |
| Furniture & Equipment - Administration | 496,202 | 18,147 | 514,349 |
| Construction in Progress | 13,747,264 | 1,649,939 | 15,397,203 |
| Total Fixed Assets | 45,263,732 | 2,742,753 | 48,006,485 |
| Accumulated Depreciation | (15,556,387) | (773,219) | (16,329,606) |
| Net Book Value | \$ 29,707,345 | \$ 1,969,534 | \$ 31,676,879 |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 8 - FIXED ASSETS - CONTINUED

Below is a schedule of the net book value of the fixed assets for the Authority as of September 30, 2019:

| <u>Net Book Value of the Fixed Assets</u> | <u>September-19</u> |
|---|----------------------|
| Land | \$ 869,657 |
| Buildings | 15,128,454 |
| Furniture & Equipment - Dwelling | 180,131 |
| Furniture & Equipment - Administration | 101,434 |
| Construction in Progress | 15,397,203 |
| Net Book Value | <u>\$ 31,676,879</u> |

NOTE 9 - INVESTMENTS IN JOINT VENTURES

West New York Housing Corporation

West New York Housing Corporation was formed in in 1999 as a 501(c)(3) for the development of low and moderate income housing and is a component unit of the Housing Authority. The Corporation is a limited partner in West New York Housing Corporation Urban Renewal Associates I, L.P. and West New York Housing Corporation Urban Renewal Associates II L.P.

The terms of the Partnership Agreement provide that profit and loss be shared 99.99% by the general partner and special investment limited partners, and 0.01% by the Authority as a limited partner (subject to regulations under Section 704(b) of the Internal Revenue Code). The equity balance in West New York Housing Corporation Urban Renewal Associates I, L.P. and West New York Housing Corporation Urban Renewal Associates II L.P. as of December 31, 2018 is \$5,040,468.

NOTE 10 - NOTES RECEIVABLE - NONCURRENT

The West New York Housing Corporation, Authority component unit, has notes receivable noncurrent in the amount of \$2,450,206 as of December 31, 2018 as follows:

| | <u>December-18</u> |
|-------------------------------------|---------------------|
| Development Fee -Urban Renewal I | \$ 764,378 |
| Development Fee -Urban Renewal II | 1,436,703 |
| Accrued Interest - Urban Renewal II | 249,125 |
| Total Notes Receivable Noncurrent | <u>\$ 1,685,828</u> |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 10 – NOTES RECEIVABLE – NONCURRENT - CONTINUED

WNYHC Urban Renewal Associates I, L.P. entered into a development fee agreement with the general partner. Payment of the development fee is subject to the terms and conditions of the development agreement, the development fee note, and the partnership agreement. The development fee shall be paid from available investor limited partner capital contributions. If the development fee is not paid in full after all investor limited partner capital contributions are received, the balance remaining will be paid through the issuance of a developer fee note. The Note shall be paid from net operating income, as defined in the partnership agreement. No interest will be charged on the outstanding principal balance of the development fee note. The balance of the developer fee payable at December 31, 2018 is \$764,378.

WNYHC Urban Renewal Associates II, L.P. entered into a development fee agreement with the general partner. Payment of the development fee is subject to the terms and conditions of the development agreement, the development fee note, and the partnership agreement. The development fee shall be paid from available investor limited partner capital contributions. If the development fee is not paid in full after all investor limited partner's capital contributions are received, the balance remaining will be paid through the issuance of a developer fee note. The Note shall be paid from net operating income, as defined in the partnership agreement. Interest will be charged on the outstanding principal balance of the development fee note at a rate equal to the 5-year Treasury money market rate in effect as of the date of placement in service of the apartment housing, or 2.89%. During 2018 \$41,521 in interest was accrued, and interest payable in the amount of \$249,125 remains payable at December 31, 2018. The balance of the developer fee payable at December 31, 2018 is \$1,436,703.

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

A deferred outflow is an outflow of resources, which is a consumption of net assets by the government that is applicable to the reporting period. A deferred inflow is an inflow of resources, which is an acquisition of net assets by the government that is applicable to the reporting period.

The OPEB and Pension Liability discussed in Note 18 and 19 resulted in the Authority incurring deferred outflows and inflows. The difference between expected and actual experience with regard to economic and demographic factors, when the actuary calculated the net pension liability, is amortized over a five-year closed period for PERS, reflecting the average remaining service life of members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

The Authority's deferred outflows and inflows are as follows:

| Deferred Outflows of Resources | OPEB | Pension | Total |
|--|---------------------|---------------------|---------------------|
| Differences Between Expected and Actual Experiences | \$ - | \$ 96,653 | \$ 96,653 |
| Changes in Assumptions | - | 835,168 | 835,168 |
| Net Difference Between Projected and Actual Earning on Pension Plan Investments | 5,196 | - | 5,196 |
| Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions | 1,621,885 | 1,061,910 | 2,683,795 |
| Contributions Subsequent to the Measurement | - | - | - |
| Total | <u>\$ 1,627,081</u> | <u>\$ 1,993,731</u> | <u>\$ 3,620,812</u> |

| Deferred Inflows of Resources | OPEB | Pension | Total |
|--|---------------------|---------------------|---------------------|
| Differences Between Expected and Actual Experiences | \$ 1,996,449 | \$ 26,134 | \$ 2,022,583 |
| Changes in Assumptions | 2,494,268 | 1,620,566 | 4,114,834 |
| Net Difference Between Projected and Actual Earning on Pension Plan Investments | - | 47,541 | 47,541 |
| Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions | 597,165 | 71,733 | 668,898 |
| Contributions Subsequent to the Measurement | - | - | - |
| Total | <u>\$ 5,087,882</u> | <u>\$ 1,765,974</u> | <u>\$ 6,853,856</u> |

Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as pension expense and OPEB expense with the remaining years shown as either deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$96,653 and \$2,022,583.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$835,168 and \$4,114,834.

Net Difference between Projected and Actual Investments Earnings on Pension Plan Investments

The difference between the System's expected rate of return of and the actual investment earnings on pension plan and OPEB investments is amortized over a five year closed period in accordance with GASB 68 and GASB #75. The first year of amortization is recognized as pension expense and OPEB expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$5,196 and \$47,541.

Changes in Proportion and Differences between Contributions and Proportionate Share of Contributions

The change in employer proportionate share is the amount of difference between the employer proportionate shares of net pension and OPEB liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a six-year closed period for PERS and OPEB, reflecting the average remaining service life of PERS members (active and inactive members), respectively. The changes in proportion and differences between employer contributions and proportionate share of contributions for the fiscal year are \$2,683,795 and \$668,898.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 12 – ACCOUNTS PAYABLE

The Authority reported accounts payable on its Statement of Net Position as of September 30, 2019. Accounts payable vendors are amount owed to creditors as a result of delivered goods and completed services. Accounts payable at September 30, 2019 consist of the following:

| | <u>September-19</u> |
|-------------------------------------|--------------------------|
| Accounts Payable Vendors | \$ 646,600 |
| Accounts Payable P.I.L.O.T. | 48,176 |
| Accounts Payable - HUD PHA Programs | <u>2,728</u> |
| Total Accounts Payable | <u><u>\$ 697,504</u></u> |

NOTE 13 – ACCOUNTS PAYABLE – OTHER GOVERNMENT (PILOT PAYABLE)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA owned rental property in accordance with the provisions of its Cooperation Agreement with the Town of West New York. Under the Cooperation Agreements, the Authority must pay the municipality 10% of its net shelter rent for real property taxes. During the fiscal year ended September 30, 2019 PILOT expense of \$48,176 was accrued and remain payable at September 30, 2019.

NOTE 14 – ACCRUED EXPENSES

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities incurred on or before September 30. Accrued liabilities at September 30, 2019 consist of the following:

| | <u>September-19</u> |
|--|--------------------------|
| Accrued Liabilities - Operating Expenses | \$ 110,369 |
| Compensated Absences - Current Portion | 40,187 |
| Accrued Interest Payable | <u>39,421</u> |
| Total Accrued Liabilities | <u><u>\$ 189,977</u></u> |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 15 – ACCRUED COMPENSATED ABSENCES

Compensated absences are those for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that is not contingent on a specific event that is outside the control of the Authority will be accounted for in the period in which such services were rendered.

Accrued compensated absences represents amounts to which employees are entitled to base on accumulated leave earned in accordance with the Authority's Personnel Policy. Vacation leave cannot be carried from year to year, without authorization.

Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service. Employees may be compensated for sick leave at a rate of 50% with a maximum of \$18,000.

The Authority has determined that the potential liability for accumulated vacation and sick time at September 30, 2019 as follows:

| | <u>September-19</u> |
|---|---------------------|
| Accumulated Sick Time | \$ 209,845 |
| Accumulated Vacation Time | 163,431 |
| Accrued Payroll Taxes | <u>28,561</u> |
| Total | 401,837 |
| Compensated Absences - Current Portion | <u>(40,187)</u> |
| Total Compensated Absences - Noncurrent | <u>\$ 361,650</u> |

NOTE 16 – UNEARNED REVENUE

The Authority reported unearned revenues on its Statement of Net Position. Unearned revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Authority has a legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position and the revenue is recognized.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 17 – LONG TERM DEBT

At September 30, 2019, the Authority has two (2) notes payable. They consist of the following:

| | Current Portion | Long-Term | Total |
|---------------------------|--------------------|---------------|---------------|
| RAD Improvements - Senior | \$ 79,023 | \$ 4,889,448 | \$ 4,968,471 |
| RAD Improvements - Family | 91,645 | 5,313,370 | 5,405,015 |
| Total | \$ 170,668 | \$ 10,202,818 | \$ 10,373,486 |

RAD IMPROVEMENTS - SENIOR

As a requirement of the RAD closing, the Authority obtained a bank loan in the amount of \$5,000 with Lakeland Bank. The proceeds from the loan must be used in the renovations and capital improvements to the Authority assets in the conversion of the Low Income Housing Program to the RAD conversion units. The term of the loan is twenty (20) years expiring on April 2039. The loan will be repaid in monthly installments with a stated interest rate of 4.625%. The loan monthly payments are \$25,912 starting in May 2019.

Under the terms of the agreement with HUD and in connection with the bank loan, the Authority is required to maintain certain escrow accounts and reserves. In accordance with the bank loan, the restricted deposited and funded reserves are held by Lakeland Bank.

The debt requirements as to principal reduction of the loan for long term debt until exhausted are as follows:

| | | |
|-----------------------------|----|-----------|
| September 30, 2020 | \$ | 79,023 |
| September 30, 2021 | | 83,459 |
| September 30, 2022 | | 86,915 |
| September 30, 2023 | | 91,088 |
| September 30, 2024 | | 95,464 |
| Sub Total | | 435,949 |
| Therafter Ending April 2039 | | 4,532,522 |
| Total Bank Loan Payable | \$ | 4,968,471 |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2019

NOTE 17 – LONG TERM DEBT – RAD IMPROVEMENTS - FAMILY

As a requirement of the RAD closing, the Authority obtained a bank loan in the amount of \$5,500,000 with Lakeland Bank. The proceeds from the loan must be used in the renovations and capital improvements to the Authority assets in the conversion of the Low Income Housing Program to the RAD conversion units. The term of the loan is thirty (30) years expiring on August 2048. The loan will be repaid in monthly installments with a stated interest rate of 4.50%. The loan monthly payments are \$28,086 starting in August 2018.

Under the terms of the agreement with HUD and in connection with the bank loan, the Authority is required to maintain certain escrow accounts and reserves. In accordance with the bank loan, the restricted deposited and funded reserves are held by Lakeland Bank.

The debt requirements as to principal reduction of the loan for long term debt until exhausted are as follows:

| | | |
|-------------------------------|----|------------------|
| September 30, 2020 | \$ | 91,645 |
| September 30, 2021 | | 95,892 |
| September 30, 2022 | | 102,981 |
| September 30, 2023 | | 104,905 |
| September 30, 2024 | | <u>109,725</u> |
| Sub Total | | 505,148 |
| Thereafter Ending August 2048 | | <u>4,899,867</u> |
| Total Bank Loan Payable | \$ | <u>5,405,015</u> |

NOTE 18 – ACCRUED PENSION AND OPEB LIABILITY

The Authority as of September 30, 2019 reported accrued pension and OPEB liability amounts as follows:

| | |
|----------------------------------|----------------------|
| | <u>September-19</u> |
| Accrued OPEB Liability | \$ 9,832,996 |
| Accrued Pension Liability | <u>5,068,279</u> |
| Total OPEB and Pension Liability | <u>\$ 14,901,275</u> |

These amounts arose due to adoption of GASB #75 in 2018 year as well as GASB #68 which was adopted in 2015 year. This note will discuss the liability associated with GASB #75, which is accrued other postemployment benefits. Note - 19 will discuss the effect of GASB #68 pension liability which arose from that.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2019

NOTE 18 – OPEB LIABILITIES - CONTINUED

OPEB Liability

The Authority as of September 30, 2019 reported a net OPEB liability in the amount of \$9,832,996 due to GASB #75. The component of the current year net OPEB liability of the Authority as of June 30, 2018, the last evaluation date, is as follows:

| | |
|-----------------------------|----------------------------|
| Employer OPEB Liability | \$ 10,030,380 |
| Plan Net Position | <u>(197,384)</u> |
| Employer Net OPEB Liability | <u><u>\$ 9,832,996</u></u> |

The Authority allocation percentage is 0.0627640% as of June 30, 2018.

OPEB Liability – Plan Description and Benefits Provided

Plan Description: The State Health Benefit Local Government Retired Employees Plan (the Plan) is a cost-sharing multiple- employer defined benefit other postemployment benefit (OPEB) plan with a special funding situation. It covers employees of local government employers that have adopted a resolution to participate in the Plan. For additional information about the Plan, please refer to the State of New Jersey (the State), Division of Pensions and Benefits' (the Division) Comprehensive Annual Financial Report (CAFR), which can be found at <https://www.state.nj.us/treasury/pensions/financial-reports.shtml>.

Benefits Provided: The Plan provides medical and prescription drug to retirees and their covered dependents of the participating employers. Under the provisions of Chapter 88, P.L 1974 and Chapter 48, P.L. 1999, local government employers electing to provide postretirement medical coverage to their employees must file a resolution with the Division. 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 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
- 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

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 18 – OPEB LIABILITIES - CONTINUED

Benefits Provided – continued

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.

Allocation Methodology

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The total OPEB liability for the year ended June 30, 2018 were \$9,832,996.

Employees covered by benefits terms: At June 30, 2018 (the census date), the following employees were covered by the benefits terms:

| | |
|--------------------------------------|------------------|
| Retired Employees Receiving Benefits | 11 |
| Actives Eligible for Benefits | 27 |
| Active Employees | <u>4</u> |
| Total Employees | <u><u>42</u></u> |

Net OPEB Liability

The total OPEB liability as of June 30, 2018 was determined by an actuarial valuation as of June 30, 2017, which was rolled forward to June 30, 2018. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 18 – OPEB LIABILITIES - CONTINUED

Actuarial Assumptions: The total OPEB Liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Inflation Rate = 2.5%

Salary Increases

Through 2026 = 1.65% to 8.98%

Thereafter = 2.65% to 9.98%

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 June 30, 2017 valuation were based on the results of the pension plans' experience studies for which the members are eligible for coverage under this Plan - the Police and Firemen Retirement System (PFRS) and the Public Employees' Retirement System (PERS). The PFRS and PERS experience studies were prepared for the periods July 1, 2010 to June 30, 2013 and July 1, 2011 to June 30, 2014, respectively.

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

Health Care Trend Assumptions

For pre-Medicare preferred provider organization (PPO) and health maintenance organization (HMO) medical benefits, the trend rate is initially 5.8% and decreases to a 5.0% long-term trend rate after eight years. For self-insured post-65 PPO and HMO medical benefits, the trend rate is 4.5%. For prescription drug benefits, the initial trend rate is 8.0% decreasing to a 5.0% long-term trend rate after seven years. The Medicare Advantage trend rate is 4.5% and will continue in all future years.

Discount Rate

The discount rate for June 30, 2018 was 3.87%. This represents the municipal bond return rate as 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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 18—OPEB LIABILITIES - CONTINUED

Sensitivity of the OPEB Liability to changes in the discount rate: The following presents the total OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.87%) or one percentage point higher (4.87%) than the current discount rate:

| | <u>Discount Rate Sensitivity</u> | | |
|----------------------|----------------------------------|--------------|--------------|
| | 1% Decrease | Current Rate | 1% Increase |
| | 2.87% | 3.87% | 4.87% |
| Total OPEB Liability | \$ 11,536,704 | \$ 9,832,996 | \$ 8,472,119 |

Sensitivity of the OPEB Liability to changes in healthcare cost trend rates: The following presents the total OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than current healthcare cost trend rates than the current healthcare cost trend rates:

| | <u>Healthcare Cost Inflation Rate Sensitivity</u> | | |
|----------------------|---|--------------|---------------|
| | 1% Decrease | Current | 1% Increase |
| Total OPEB Liability | \$ 8,202,295 | \$ 9,832,996 | \$ 11,943,365 |

Change in Assumptions: Effective June 30, 2018.

Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflow of resources related to the changes in proportion. These amounts should be recognized (amortized) by each employer over the average remaining service lives of all plan members, which is 8.14 and 8.04 years for the 2018 and 2017 amounts, respectively.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 18 – OPEB LIABILITIES - CONTINUED

Changes in Net OPEB Liability:

| | |
|--|--------------------------------|
| Service Cost | \$ 562,513 |
| Interest on Total OPEB liability | 479,569 |
| Expected Investment Return | (5,893) |
| Administrative Expenses | 5,147 |
| Current Period Deferred Inflows/Outflows of Resources | (279,615) |
| Changes in Assumptions or Other Inputs | (380,461) |
| Net Difference Between Projected and Actual Investments Earning on OPEB Plan Investments | 1,436 |
| Benefit Payments | (382,696) |
| Change in Plan | <u>(3,843,174)</u> |
| Net Change in Total OPEB Liability | (3,843,174) |
| Total OPEB Liability, Beginning | <u>13,676,170</u> |
| Total OPEB Liability, Ending | <u><u>\$ 9,832,996</u></u> |

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

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

| | |
|---------------------------|------------------------------|
| Year Ending June 30, 2019 | \$ (658,639) |
| Year Ending June 30, 2020 | (658,639) |
| Year Ending June 30, 2021 | (658,639) |
| Year Ending June 30, 2022 | (659,188) |
| Year Ending June 30, 2023 | (660,075) |
| Therafter | <u>(1,190,340)</u> |
| Total | <u><u>\$ (4,485,521)</u></u> |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY

Net Pension Liability Information

The Authority as of September 30, 2019 reported a net pension liability in the amount of \$5,068,279 due to GASB 68. The component of the current year net pension liability of the Authority as of June 30, 2018, the last evaluation date, is as follows:

| | <u>PERS</u> |
|----------------------------------|---------------------|
| Employer Total Pension Liability | \$ 10,922,320 |
| Plan Net Position | <u>(5,854,041)</u> |
| Employer Net Pension Liability | <u>\$ 5,068,279</u> |

The Authority allocation percentage is 0.02574102150% as of June 30, 2018.

Plan Description

The Authority participates in the State of New Jersey Public Employees Retirement System (PERS), which is sponsored and administered by the New Jersey Division of Pensions and Benefits. The State of New Jersey, Public Employees' Retirement System (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 Division's Comprehensive Annual Financial Report (CAFR) which can be found at www.state.nj.gov/treasury/pensions/financial-reports.shtml.

Net Pension Liability Information

The vesting and benefit provisions are set by N.J.S.A. 43:15A. PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits, which vest after 25 years of service or under the disability provisions of PERS. The Authority participates in the State of New Jersey, Public Employees' Retirement System (PERS).

The following represents the membership tiers for PERS:

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

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Allocation Percentage Methodology

Although the Division administers one cost-sharing multiple-employer defined benefit pension plan, separate (sub) actuarial valuations are prepared to determine the actuarial determined contribution rate by group. Following this method, the measurement of the collective net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense excluding that attributable to employer-paid member contributions are determined separately for each individual employer of the State and local groups of the plan.

To facilitate the separate (sub) actuarial valuations, the Division maintains separate accounts to identify additions, deductions, and fiduciary net position applicable to each group. The allocation percentages presented for each group in the schedule of employer allocations are applied to amounts presented in the schedules of pension amounts by employer. The allocation percentages for each group as of June 30, 2018 are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2018.

The contribution for PERS is set by NJSA 43:15A 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 include 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. For fiscal year 2018 the State's pension contribution was less than the actuarial determined amount.

Net Pension Liability Information

The local employers' contribution amounts are based on an 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 the full payment and any such amounts will not be included in their unfunded liability.

The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. 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 assets.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions

The total pension liability for June 30, 2018 measurement dates were determined by using an actuarial valuation as of July 1, 2016, with update procedures used to roll forward the total pension liability to June 30, 2018. The actuarial valuations used the following actuarial assumptions:

| | |
|---------------------------|--------------------------|
| Inflation | 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% |

Pre-retirement mortality rates were based on the RP-2000 Employee Preretirement Mortality Table for male and female active participants. 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. Post-mortality rates were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a 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 evaluation were based on the results of an actuarial experience study for the period July 1, 2011 to June 30, 2014. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities were higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2018) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions – Continued

The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2018 as summarized in the following table:

| Asset Class | Target Allocation | Long-Term Expected Real Rate of Return |
|-----------------------------------|----------------------|---|
| 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% |
| | 100% | |

Discount Rate

The discount rate used to measure the total pension liability was 5.66% as of June 30, 2018. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00%, and a municipal bond rate of 3.87% as of June 30, 2018, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made based on the most recent fiscal year.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Discount Rate -continued

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 after that date in determining the total pension liability.

Sensitivity of the Net Pension Liability to the Discount Rate Assumption

The following presents the current-period net pension liability of the employers calculated using the current-period discount rate assumption of 5.66% percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (4.66% percent) or 1 percentage-point higher (6.66% percent) than the current assumption (in thousands). Sensitivity of the Authority's proportionate share of the Net Pension Liability due to change in the Discount Rate:

| | 1% Decrease (4.66%) | Current Discount (5.66%) | 1% Increase (6.66%) |
|---|------------------------|--------------------------------|------------------------|
| Authority's Proportionate Share of the Net Pension Liability (Asset) | \$ 6,372,777 | \$ 5,068,279 | \$ 3,973,889 |

Collective Deferred Outflows of Resources and Deferred Inflows of Resources

The amounts reported as deferred outflows of resources and deferred inflows of resources (excluding employer specific amounts) related to pensions will be recognized in pension expense as follows:

| | |
|---------------------------|--------------|
| Year Ending June 30, 2019 | \$ 35,176 |
| Year Ending June 30, 2020 | (48,702) |
| Year Ending June 30, 2021 | (349,235) |
| Year Ending June 30, 2022 | (302,722) |
| Year Ending June 30, 2023 | (96,936) |
| Total | \$ (762,419) |

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 5.48, 5.57, 5.72, and 6.44 years for the 2018, 2017, 2016, and 2015 amounts, respectively.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 19 – ACCRUED PENSION LIABILITY – CONTINUED

Pension Expense

The components of allocable pension expense, which exclude pension expense related to specific liabilities of individual employers, for the plan fiscal year ending June 30, 2018, are as follows:

| | | |
|---|----|----------------|
| Service Cost | \$ | 279,487 |
| Interest on the Total Pension Liability | | 507,168 |
| Member Contributions | | (132,948) |
| Administrative Expenses | | 3,479 |
| Expected Investment Return Net of Investment Expenses | | (362,114) |
| Pension Expense Related to Specific Liabilities of Individual Employers | | (3,932) |
| Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources: | | |
| Difference Between Expected and Actual Experience | | 44,440 |
| Changes of Assumptions | | 103,556 |
| Differences Between Projected and Actual Investment Earnings on Pension Plan Investments | | (6,937) |
| Total | \$ | <u>432,200</u> |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 20 – RESTRICTED NET POSITION

The Authority restricted net position account balance at September 30, 2019 is \$6,052,046. The detail of the restricted reserve account balances is as follows:

| | <u>September-19</u> |
|--------------------------------|---------------------|
| Bank Loan Funded Reserves | \$ 7,151,360 |
| HCV HAP Reserves | 1,111,184 |
| CFP Funded Reserves | <u>6,583</u> |
| Total Restricted Net Positions | <u>\$ 8,269,127</u> |

The restricted cash in the amount of \$1,111,184 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. In accordance with HUD’s PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

In connection with the Lakeland bank loan (Note 17) and Restricted Cash (Note 4), the RAD low income units of the Authority are required to maintain certain escrow accounts and reserves. In accordance with the bank loan, the restricted deposited and funded reserves are held by Lakeland Bank.

The amount of \$6,583 is held in trust at the Bank of New York with investments consisting of Morgan Stanley Prime Installment Investments. These funds at Bank of New York are controlled by the New Jersey Housing Mortgage Finance Agency (NJHMFA).

Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority at September 30, 2019 was \$-0-.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 21 – UNRESTRICTED NET POSITION

The Authority’s unrestricted net position account balance at September 30, 2019 is \$(7,807,087). The detail of the account balance is as follows:

| | Balance Sep-18 | Increase | Decrease | Prior Period Adjustment | Balance Sep-19 |
|-------------------------------------|-----------------------|-------------------|--------------------|----------------------------|-----------------------|
| Low Rent Public Housing Program | \$ (778,850) | \$ 778,850 | \$ - | \$ - | \$ - |
| HCV Program Administrative Reserves | (1,889,309) | - | (65,287) | 411,534 | (1,543,062) |
| N/C S/R Administrative Reserves | 1 | 5,407 | - | - | 5,408 |
| Component Unit Reserves | 8,264,931 | 469,881 | - | - | 8,734,812 |
| COCC Reserves | (4,826,786) | 4,826,786 | - | - | - |
| Business Activities - RAD | (8,795,026) | (5,869,085) | - | (340,134) | (15,004,245) |
| Total Reserves | <u>\$ (8,025,039)</u> | <u>\$ 211,839</u> | <u>\$ (65,287)</u> | <u>\$ 71,400</u> | <u>\$ (7,807,087)</u> |

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 22 - 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 for which the Authority purchases commercial insurance. During the year ended September 30, 2019, the Authority's risk management program, in order to deal with the above potential liabilities, purchased various insurance policies for fire, general liability, crime, auto, employee bond, worker's compensation, and public-officials errors omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of its buildings for the purpose of determining potential liability issues.

NOTE 23 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Authority operations are concentrated in the low income housing real estate market. In addition, the Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules, and regulations are subject to change by an act of congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Total financial support by HUD was \$9,374,042 to the Authority which represents approximately 68% percent of the Authority's total revenue for the fiscal year September 30, 2019.

NOTE 24 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

HUD contributes operating subsidy for the Public and Indian program approved in the operating budget under the Annual Contribution Contract. The operating subsidy contributions for the year ended September 30, 2019 were \$1,949,170.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low income families. The program provides for such payment with respect to existing housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. HUD contributions for the Housing Choice Voucher for September 30, 2019 was in the amount of \$5,136,374.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 25 - RELATED PARTY TRANSACTIONS

Property Management Fee

The Authority manages two (2) tax credits properties that is controlled by West New York Housing Corporation, a component unit of the Authority. The management agreement provides for the entities to pay the management agent 5.0% of the effective gross income as defined in the partnership agreement for property management services. The Authority management fees charged totaled \$103,802 in 2019.

Operating Expenses

The Authority charged the two (2) tax credits properties for administrative expenses, salaries and payroll related expenses. The total administrative expenses, salaries and payroll related expenses as of September 30, 2019 consisted of:

| | | |
|------------------------------|----|----------------|
| Administrative Salaries | \$ | 221,406 |
| Maintenance Salaries | | 87,483 |
| Protective Services Salaries | | 89,450 |
| Employee Benefits | | 156,880 |
| Insurance | | 51,286 |
| Legal Fees | | 10,100 |
| Accounting Fees | | 10,300 |
| Total Charges | \$ | <u>626,905</u> |

NOTE 26 - CONTINGENCIES

Litigation – At September 30, 2019, the Authority was not involved in any threatening litigation.

Grants Disallowances – The Authority participates in federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits performed by the federal government could lead to adjustments for disallowed claims, including amounts already collected, and reimbursement by the Authority for expenditures disallowed under the terms of the grant. The Authority’s management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2019

NOTE 27 - PRIOR PERIOD ADJUSTMENTS

For year ending September 30, 2019

As of September 30, 2019 the Authority had a prior period adjustment in the amount of \$71,400 while recording GASB #75 Net OPEB Liability from the State of New Jersey audit report for the OPEB liability as of June 30, 2018.

NOTE 28 - SUBSEQUENT EVENTS

Coronavirus Pandemic:

In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to other countries, including the U.S. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S. have declared a state of emergency. It is anticipated that these impacts will continue for some time. There has been no immediate impact to the Authority's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenant's ability to pay the required monthly rent. Operating functions that may be changed include intake, recertification's and maintenance. Changes to the operating environment may increase operating costs. Additional impacts may include the ability of tenants to continue making rental payments as a result of job loss or other pandemic related issues. The future effects of these issues are unknown.

Events that occur after the Statement of Net Position date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events that provide evidence about conditions that existed after the Statement of Net Position's date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru May 21, 2020; the date which the financial statements were available for issue 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.

NOTE 29 - SUBSEQUENT DISCOVERY OF FACT

Subsequent to the date of the audit report of May 21, 2020, Management has revised a statement on the ownership of the West New York Housing Corporation. The Authority does not own 100% of the entity, but appoints 1 board members to the entity. This correction has no material nor financial impact on the financial statements previously issued. The pages in the audit changed were page 23 and 33.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2019

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS LAST TEN FISCAL YEARS

GASB #75 requires supplementary information which includes changes in the Authority's total OPEB liability along with related ratios as listed below.

| <u>Total OPEB Liability</u> | <u>2019</u> | <u>2018</u> |
|--------------------------------------|---------------------|----------------------|
| Service Cost | \$ 562,513 | \$ 331,326 |
| Interest on Total OPEB liability | 479,569 | 504,461 |
| Expected Investment Return | (5,893) | - |
| Administrative Expenses | 5,147 | - |
| Current Period Deferred | | |
| Inflows/Outflows of Resources | (279,615) | |
| Changes in Assumptions or Other | | |
| Inputs | (380,461) | - |
| Net Difference Between Projected and | | |
| Actual Investments Earning on OPEB | 1,436 | |
| Plan Investments | | |
| Benefit Payments | (382,696) | (189,024) |
| Change in Plan | (3,843,174) | - |
| Net Change in Total OPEB Liability | (3,843,174) | 646,763 |
| Total OPEB Liability, Beginning | 13,676,170 | 13,029,407 |
| | | |
| Total OPEB Liability, Ending | <u>\$ 9,832,996</u> | <u>\$ 13,676,170</u> |
| | | |
| Covered, Employee Payroll | \$ 1,448,633 | \$ 1,666,301 |
| Total OPEB Liability as a percentage | | |
| of covered employee payroll | 678.78% | 820.75% |

Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2019

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY OF THE PUBLIC EMPLOYEE RETIREMENT SYSTEM

GASB #68 requires supplementary information which includes the Authority's share of the net pension liability along with related ratios as listed below.

The schedule below displays the Authority's proportionate share of Net Pension Liability.

| | <u>2019</u> | <u>2018</u> | <u>2017</u> |
|--|---------------|--------------|--------------|
| Housing Authority's proportion of the net pension liability | 0.0257410215% | 0.021466690% | 0.01076701% |
| Housing Authority's proportionate share of the net pension liability | \$ 5,068,279 | \$ 4,997,103 | \$ 5,911,387 |
| Housing Authority's covered employee payroll | \$ 1,448,633 | \$ 1,666,301 | \$ 1,572,892 |
| Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll | 349.87% | 299.89% | 375.83% |
| Plan fiduciary net position as a percentage of the total pension liability | 46.41% | 48.01% | 59.86% |

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

Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2019

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY OF THE PUBLIC EMPLOYEE RETIREMENT SYSTEM

The schedule below displays the Authority's proportionate share of Net Pension Liability.

| | <u>2016</u> | <u>2015</u> | <u>2014</u> |
|--|--------------|--------------|--------------|
| Housing Authority's proportion of the net pension liability | 0.02027946% | 0.01211012% | 0.01959854% |
| Housing Authority's proportionate share of the net pension liability | \$ 4,552,333 | \$ 3,934,001 | \$ 3,745,670 |
| Housing Authority's covered employee payroll | \$ 1,625,141 | \$ 1,508,814 | \$ 1,417,051 |
| Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll | 280.12% | 260.73% | 264.33% |
| Plan fiduciary net position as a percentage of the total pension liability | 52.07% | 52.08% | 48.72% |

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

Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2019

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY OF THE PUBLIC EMPLOYEE RETIREMENT SYSTEM

The schedule below displays the Authority's contractually required contributions along with related ratios.

| | <u>2019</u> | <u>2018</u> | <u>2017</u> |
|---|--------------|--------------|--------------|
| Contractually required contribution | \$ 256,040 | \$ 198,866 | \$ 177,316 |
| Contribution in relation to the contractually required contribution | (256,040) | (198,866) | (177,316) |
| Contribution deficiency (excess) | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Authority's covered payroll | \$ 1,448,633 | \$ 1,666,301 | \$ 1,572,892 |
| Contribution as a percentage of covered employee payroll | 17.67% | 11.93% | 11.27% |

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

Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2019

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY OF THE PUBLIC EMPLOYEE RETIREMENT SYSTEM

The schedule below displays the Authority's contractually required contributions along with related ratios.

| | <u>2016</u> | <u>2015</u> | <u>2014</u> |
|---|--------------|--------------|--------------|
| Contractually required contribution | \$ 174,349 | \$ 173,219 | \$ 147,671 |
| Contribution in relation to the contractually required contribution | (174,349) | (173,219) | (147,671) |
| Contribution deficiency (excess) | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Authority's covered payroll | \$ 1,625,141 | \$ 1,508,814 | \$ 1,417,051 |
| Contribution as a percentage of covered employee payroll | 10.73% | 11.48% | 10.42% |

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

Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

**HOUSING AUTHORITY OF WEST NEW YORK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019**

Programs funded by:
U.S. Department of Housing and Urban Development

| | <u>CFDA #'s</u> | <u>Grant Period</u> | | <u>Grant Award</u> | <u>Fiscal Year Cash Receipts</u> | <u>Fiscal Year Expenditures</u> | <u>Cumulative Expenditures</u> |
|---|-----------------|---------------------|------------|----------------------|----------------------------------|---------------------------------|--------------------------------|
| | | <u>From</u> | <u>To</u> | | | | |
| <u>Public and Indian Housing</u> | | | | | | | |
| NJ030-00000117D | 14.850 | 1/1/2017 | 12/31/2017 | 1,192,843 | 1,208 | 1,208 | 1,192,843 |
| NJ030-00000118D | 14.850 | 1/1/2018 | 12/31/2018 | 1,305,920 | 339,465 | 339,465 | 1,305,920 |
| NJ030-00000217D | 14.850 | 1/1/2017 | 12/31/2017 | 1,412,421 | 1,430 | 1,430 | 1,412,421 |
| NJ030-00000218D | 14.850 | 1/1/2018 | 12/31/2018 | 1,609,481 | 418,373 | 418,373 | 1,609,481 |
| NJ030-00000219D | 14.850 | 1/1/2019 | 12/31/2019 | 1,584,925 | 1,188,694 | 1,188,694 | 1,584,925 |
| Grant Subtotal | | | | <u>7,105,590</u> | <u>1,949,170</u> | <u>1,949,170</u> | <u>7,105,590</u> |
| <u>Public Housing Capital Fund Program</u> | | | | | | | |
| NJ39P030501-17 | 14.872 | 8/16/2017 | 8/15/2021 | 1,129,866 | 149,130 | 149,130 | 1,129,866 |
| NJ39P030501-18 | 14.872 | 5/29/2018 | 5/28/2022 | 1,538,879 | 1,538,879 | 1,538,879 | 1,538,879 |
| NJ39P030501-19 | 14.872 | 5/18/2019 | 5/18/2023 | 515,000 | 456,121 | 456,121 | 456,121 |
| Grant Subtotal | | | | <u>3,183,745</u> | <u>2,144,130</u> | <u>2,144,130</u> | <u>3,124,866</u> |
| <u>New Construction Substantial Rehabilitation Section 8 Programs</u> | | | | | | | |
| NJ0289L2F061601 | 14.182 | 10/1/2018 | 9/30/2019 | 144,368 | 144,368 | 144,368 | 144,368 |
| Grant Subtotal | | | | <u>144,368</u> | <u>144,368</u> | <u>144,368</u> | <u>144,368</u> |
| <u>Housing Choice Voucher Program</u> | | | | | | | |
| NJ39P0030 | 14.871 | 10/1/2018 | 9/30/2019 | 5,136,374 | 5,136,374 | 5,136,374 | 5,136,374 |
| Grant Subtotal | | | | <u>5,136,374</u> | <u>5,136,374</u> | <u>5,136,374</u> | <u>5,136,374</u> |
| Total Expenditures of Federal Awards | | | | <u>\$ 15,570,077</u> | <u>\$ 9,374,042</u> | <u>\$ 9,374,042</u> | <u>\$ 15,511,198</u> |

**HOUSING AUTHORITY OF WEST NEW YORK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2019**

Note 1. Presentation:

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of West New York is under programs of the federal government for the year ended September 30, 2019. The information in this 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). Because the Schedule presents only a selected portion of the operations of the Housing Authority of West New York, it is not intended to and does not present the financial position, change in net position, or cash flow of the Housing Authority of West New York.

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 cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3. Indirect Cost Rate

The Housing Authority of West New York has not elected to use the 10 percent de minimis indirect cost rate as allowable under the Uniform Guidance.

Note 4. Loans Outstanding:

Housing Authority of West New York had two 2 loans payable in the amount of \$10,373,486 outstanding at September 30, 2019. See Note 17 on pages 48-49 of this report for full detail.

Note 5. Non- Cash Federal Assistance:

The Authority did not receive any non-cash Federal assistance for the year ended September 30, 2019.

Note 6. Sub recipients:

Of the federal expenditures presented in the schedule above, the Housing Authority of West New York did not provide federal awards to any sub recipients.

West New York Housing Authority (NJ030)

WEST NEW YORK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|---|---------------|---|------------------------------------|---|--------------------------|------|---------------|------|---------------|
| 111 Cash - Unrestricted | | \$242,645 | \$1,244,138 | \$10,575 | \$1,582,011 | | \$3,079,369 | | \$3,079,369 |
| 112 Cash - Restricted - Modernization and Development | | | | | | | | | |
| 113 Cash - Other Restricted | | \$1,111,184 | | | \$7,157,943 | | \$8,269,127 | | \$8,269,127 |
| 114 Cash - Tenant Security Deposits | | | | | \$228,348 | | \$228,348 | | \$228,348 |
| 115 Cash - Restricted for Payment of Current Liabilities | | | | | | | | | |
| 100 Total Cash | \$0 | \$1,353,829 | \$1,244,138 | \$10,575 | \$8,968,302 | \$0 | \$11,576,844 | | \$11,576,844 |
| 121 Accounts Receivable - PHA Projects | | | | | | | | | |
| 122 Accounts Receivable - HUD Other Projects | | | | | \$851,771 | | \$851,771 | | \$851,771 |
| 124 Accounts Receivable - Other Government | | | | | | | | | |
| 125 Accounts Receivable - Miscellaneous | | | \$0 | | \$125,678 | \$0 | \$125,678 | | \$125,678 |
| 126 Accounts Receivable - Tenants | | | | | \$91,828 | | \$91,828 | | \$91,828 |
| 126.1 Allowance for Doubtful Accounts -Tenants | | | | | -\$86,941 | | -\$86,941 | | -\$86,941 |
| 126.2 Allowance for Doubtful Accounts - Other | | | \$0 | | \$0 | \$0 | \$0 | | \$0 |
| 127 Notes, Loans, & Mortgages Receivable - Current | | | | | | | | | |
| 128 Fraud Recovery | | | | | | | | | |
| 128.1 Allowance for Doubtful Accounts - Fraud | | | | | | | | | |
| 129 Accrued Interest Receivable | | | | | | | | | |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts | \$0 | \$0 | \$0 | \$0 | \$982,336 | \$0 | \$982,336 | | \$982,336 |
| 131 Investments - Unrestricted | | | | | | | | | |
| 132 Investments - Restricted | | | | | | | | | |
| 135 Investments - Restricted for Payment of Current | | | | | | | | | |
| 142 Prepaid Expenses and Other Assets | | \$5,200 | | | \$170,603 | | \$175,803 | | \$175,803 |
| 143 Inventories | | | | | | | | | |
| 143.1 Allowance for Obsolete Inventories | | | | | | | | | |
| 144 Inter Program Due From | | | | | | \$0 | \$0 | | \$0 |
| 145 Assets Held for Sale | | | | | | | | | |
| 150 Total Current Assets | \$0 | \$1,359,029 | \$1,244,138 | \$10,575 | \$10,121,241 | \$0 | \$12,734,983 | | \$12,734,983 |
| 161 Land | | | | | \$869,657 | | \$869,657 | | \$869,657 |
| 162 Buildings | | | | | \$29,544,070 | | \$29,544,070 | | \$29,544,070 |
| 163 Furniture, Equipment & Machinery - Dwellings | | | | | \$1,681,206 | | \$1,681,206 | | \$1,681,206 |
| 164 Furniture, Equipment & Machinery - Administration | | | | | \$514,349 | | \$514,349 | | \$514,349 |
| 165 Leasehold Improvements | | | | | | | | | |
| 166 Accumulated Depreciation | | | | | -\$16,329,606 | | -\$16,329,606 | | -\$16,329,606 |
| 167 Construction in Progress | | | | | \$15,397,203 | | \$15,397,203 | | \$15,397,203 |
| 168 Infrastructure | | | | | | | | | |
| 160 Total Capital Assets, Net of Accumulated Depreciation | \$0 | \$0 | \$0 | \$0 | \$31,676,879 | \$0 | \$31,676,879 | | \$31,676,879 |

West New York Housing Authority (NJ030)

WEST NEW YORK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|--|---------------|---|------------------------------------|---|--------------------------|------|--------------|------|--------------|
| 171 Notes, Loans and Mortgages Receivable - Non-Current | | | \$2,450,206 | | | | \$2,450,206 | | \$2,450,206 |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due | | | | | | | | | |
| 173 Grants Receivable - Non Current | | | | | | | | | |
| 174 Other Assets | | | | | \$0 | | \$0 | | \$0 |
| 176 Investments in Joint Ventures | | | \$5,040,468 | | | | \$5,040,468 | | \$5,040,468 |
| 180 Total Non-Current Assets | \$0 | \$0 | \$7,490,674 | \$0 | \$31,676,879 | \$0 | \$39,167,553 | | \$39,167,553 |
| 200 Deferred Outflow of Resources | | \$224,091 | | | \$3,396,721 | | \$3,620,812 | | \$3,620,812 |
| 290 Total Assets and Deferred Outflow of Resources | \$0 | \$1,583,120 | \$8,734,812 | \$10,575 | \$45,194,841 | \$0 | \$55,523,348 | | \$55,523,348 |
| 311 Bank Overdraft | | | | | | | | | |
| 312 Accounts Payable <= 90 Days | | | | \$5,167 | \$641,433 | | \$646,600 | | \$646,600 |
| 313 Accounts Payable >90 Days Past Due | | | | | | | | | |
| 321 Accrued Wage/Payroll Taxes Payable | | | | | | | | | |
| 322 Accrued Compensated Absences - Current Portion | | \$3,828 | | | \$36,359 | | \$40,187 | | \$40,187 |
| 324 Accrued Contingency Liability | | | | | | | | | |
| 325 Accrued Interest Payable | | | | | \$39,421 | | \$39,421 | | \$39,421 |
| 331 Accounts Payable - HUD PHA Programs | | \$2,728 | | | | | \$2,728 | | \$2,728 |
| 332 Account Payable - PHA Projects | | | | | | | | | |
| 333 Accounts Payable - Other Government | | | | | \$48,176 | | \$48,176 | | \$48,176 |
| 341 Tenant Security Deposits | | | | | \$228,348 | | \$228,348 | | \$228,348 |
| 342 Unearned Revenue | | | | | \$151,819 | | \$151,819 | | \$151,819 |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue | | | | | | | | | |
| 344 Current Portion of Long-term Debt - Operating Borrowings | | | | | \$170,668 | | \$170,668 | | \$170,668 |
| 345 Other Current Liabilities | | | | | | | | | |
| 346 Accrued Liabilities - Other | | | | | \$110,369 | | \$110,369 | | \$110,369 |
| 347 Inter Program - Due To | | | | | | | | | |
| 348 Loan Liability - Current | | | | | | | | | |
| 310 Total Current Liabilities | \$0 | \$6,556 | \$0 | \$5,167 | \$1,426,593 | \$0 | \$1,438,316 | | \$1,438,316 |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue | | | | | | | | | |
| 352 Long-term Debt, Net of Current - Operating Borrowings | | | | | \$10,202,818 | | \$10,202,818 | | \$10,202,818 |
| 353 Non-current Liabilities - Other | | | | | | | | | |
| 354 Accrued Compensated Absences - Non Current | | \$34,449 | | | \$327,201 | | \$361,650 | | \$361,650 |
| 355 Loan Liability - Non Current | | | | | | | | | |
| 356 FASB 5 Liabilities | | | | | | | | | |
| 357 Accrued Pension and OPEB Liabilities | | \$1,829,583 | | | \$13,071,692 | \$0 | \$14,901,275 | | \$14,901,275 |

West New York Housing Authority (NJ030)
 WEST NEW YORK, NJ
Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|---|---------------|---|------------------------------------|---|--------------------------|------|--------------|------|--------------|
| 350 Total Non-Current Liabilities | \$0 | \$1,864,032 | \$0 | \$0 | \$23,601,711 | \$0 | \$25,465,743 | | \$25,465,743 |
| 300 Total Liabilities | \$0 | \$1,870,588 | \$0 | \$5,167 | \$25,028,304 | \$0 | \$26,904,059 | | \$26,904,059 |
| 400 Deferred Inflow of Resources | | \$144,410 | | | \$6,709,446 | | \$6,853,856 | | \$6,853,856 |
| 508.4 Net Investment in Capital Assets | | | | | \$21,303,393 | | \$21,303,393 | | \$21,303,393 |
| 511.4 Restricted Net Position | | \$1,111,184 | | | \$7,157,943 | | \$8,269,127 | | \$8,269,127 |
| 512.4 Unrestricted Net Position | \$0 | -\$1,543,062 | \$8,734,812 | \$5,408 | -\$15,004,245 | \$0 | -\$7,807,087 | | -\$7,807,087 |
| 513 Total Equity - Net Assets / Position | \$0 | -\$431,878 | \$8,734,812 | \$5,408 | \$13,457,091 | \$0 | \$21,765,433 | | \$21,765,433 |
| 600 Total Liabilities, Deferred Inflows of Resources and Equity - Net | \$0 | \$1,583,120 | \$8,734,812 | \$10,575 | \$45,194,841 | \$0 | \$55,523,348 | | \$55,523,348 |

West New York Housing Authority (NJ030)
WEST NEW YORK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|---|---------------|---|------------------------------------|---|--------------------------|------|--------------|------------|--------------|
| 70300 Net Tenant Rental Revenue | \$686,714 | | | | \$2,804,625 | | \$3,491,339 | -\$576,686 | \$2,914,653 |
| 70400 Tenant Revenue - Other | \$11,195 | | | | | | \$11,195 | | \$11,195 |
| 70500 Total Tenant Revenue | \$697,909 | \$0 | \$0 | \$0 | \$2,804,625 | \$0 | \$3,502,534 | -\$576,686 | \$2,925,848 |
| 70600 HUD PHA Operating Grants | \$3,806,661 | \$5,136,374 | | \$144,368 | | | \$9,087,403 | | \$9,087,403 |
| 70610 Capital Grants | \$286,639 | | | | | | \$286,639 | | \$286,639 |
| 70710 Management Fee | | | | | | | | | |
| 70720 Asset Management Fee | | | | | | | | | |
| 70730 Book Keeping Fee | | | | | | | | | |
| 70740 Front Line Service Fee | | | | | | | | | |
| 70750 Other Fees | | | | | | | | | |
| 70700 Total Fee Revenue | | | | | | \$0 | \$0 | \$0 | \$0 |
| 70800 Other Government Grants | | | | | | | | | |
| 71100 Investment Income - Unrestricted | \$1,849 | \$2,948 | \$154,967 | | \$103,722 | | \$263,486 | | \$263,486 |
| 71200 Mortgage Interest Income | | | | | | | | | |
| 71300 Proceeds from Disposition of Assets Held for Sale | | | | | | | | | |
| 71310 Cost of Sale of Assets | | | | | | | | | |
| 71400 Fraud Recovery | | \$6,620 | | | | | \$6,620 | | \$6,620 |
| 71500 Other Revenue | \$190,158 | \$419,037 | \$364,237 | | \$287,212 | | \$1,260,644 | | \$1,260,644 |
| 71600 Gain or Loss on Sale of Capital Assets | | | | | | | | | |
| 72000 Investment Income - Restricted | | | | | | | | | |
| 70000 Total Revenue | \$4,983,216 | \$5,564,979 | \$519,204 | \$144,368 | \$3,195,559 | \$0 | \$14,407,326 | -\$576,686 | \$13,830,640 |
| 91100 Administrative Salaries | \$212,185 | \$225,850 | | | \$354,912 | | \$792,947 | | \$792,947 |
| 91200 Auditing Fees | \$5,180 | \$3,045 | | | \$7,000 | | \$15,225 | | \$15,225 |
| 91300 Management Fee | \$0 | | | \$5,000 | | | \$5,000 | | \$5,000 |
| 91310 Book-keeping Fee | | | | | | | | | |
| 91400 Advertising and Marketing | | | | | | | | | |
| 91500 Employee Benefit contributions - Administrative | \$393,507 | \$147,650 | | | \$481,944 | | \$1,023,101 | | \$1,023,101 |
| 91600 Office Expenses | \$219,523 | \$37,465 | \$4,416 | \$20,300 | \$65,693 | | \$347,397 | | \$347,397 |
| 91700 Legal Expense | \$99,303 | \$7,478 | | | \$9,341 | | \$116,122 | | \$116,122 |
| 91800 Travel | \$1,236 | \$309 | | | | | \$1,545 | | \$1,545 |
| 91810 Allocated Overhead | | | | | | | | | |
| 91900 Other | | | | | | | | | |
| 91000 Total Operating - Administrative | \$930,934 | \$421,797 | \$4,416 | \$25,300 | \$918,890 | \$0 | \$2,301,337 | \$0 | \$2,301,337 |
| 92000 Asset Management Fee | | | | | | | | | |
| 92100 Tenant Services - Salaries | | | | | | | | | |
| 92200 Relocation Costs | | | | | | | | | |
| 92300 Employee Benefit Contributions - Tenant Services | | | | | | | | | |

West New York Housing Authority (NJ030)
WEST NEW YORK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|---|---------------|---|------------------------------------|---|--------------------------|------|-------------|------|-------------|
| 92400 Tenant Services - Other | | | | | \$8,969 | | \$8,969 | | \$8,969 |
| 92500 Total Tenant Services | \$0 | \$0 | \$0 | \$0 | \$8,969 | \$0 | \$8,969 | \$0 | \$8,969 |
| 93100 Water | \$79,184 | | | | \$275,684 | | \$354,868 | | \$354,868 |
| 93200 Electricity | \$59,898 | | | | \$490,556 | | \$550,454 | | \$550,454 |
| 93300 Gas | \$83,603 | | | | \$277,176 | | \$360,779 | | \$360,779 |
| 93400 Fuel | | | | | | | | | |
| 93500 Labor | \$14,047 | | | | \$60,916 | | \$74,963 | | \$74,963 |
| 93600 Sewer | \$129,289 | | | | \$462,374 | | \$591,663 | | \$591,663 |
| 93700 Employee Benefit Contributions - Utilities | \$13,973 | | | | \$122,694 | | \$136,667 | | \$136,667 |
| 93800 Other Utilities Expense | \$6,437 | | | | \$56,773 | | \$63,210 | | \$63,210 |
| 93000 Total Utilities | \$386,431 | \$0 | \$0 | \$0 | \$1,746,173 | \$0 | \$2,132,604 | \$0 | \$2,132,604 |
| 94100 Ordinary Maintenance and Operations - Labor | \$78,434 | | | | \$502,289 | | \$580,723 | | \$580,723 |
| 94200 Ordinary Maintenance and Operations - Materials and Other | \$112,914 | | | | \$257,734 | | \$370,648 | | \$370,648 |
| 94300 Ordinary Maintenance and Operations Contracts | \$312,471 | | \$44,907 | | \$848,322 | \$0 | \$1,205,700 | | \$1,205,700 |
| 94500 Employee Benefit Contributions - Ordinary Maintenance | \$78,018 | | | | \$221,957 | | \$299,975 | | \$299,975 |
| 94000 Total Maintenance | \$581,837 | \$0 | \$44,907 | \$0 | \$1,830,302 | \$0 | \$2,457,046 | \$0 | \$2,457,046 |
| 95100 Protective Services - Labor | \$53,834 | | | | \$154,177 | | \$208,011 | | \$208,011 |
| 95200 Protective Services - Other Contract Costs | \$16,900 | | | | \$15,600 | | \$32,500 | | \$32,500 |
| 95300 Protective Services - Other | | | | | | | | | |
| 95500 Employee Benefit Contributions - Protective Services | \$53,548 | | | | \$77,111 | | \$130,659 | | \$130,659 |
| 95000 Total Protective Services | \$124,282 | \$0 | \$0 | \$0 | \$246,888 | \$0 | \$371,170 | \$0 | \$371,170 |
| 96110 Property Insurance | \$27,772 | | | | \$87,375 | | \$115,147 | | \$115,147 |
| 96120 Liability Insurance | \$13,886 | | | | \$43,688 | | \$57,574 | | \$57,574 |
| 96130 Workmen's Compensation | \$38,660 | \$19,836 | | | \$43,688 | | \$102,184 | | \$102,184 |
| 96140 All Other Insurance | | | | | | | | | |
| 96100 Total insurance Premiums | \$80,318 | \$19,836 | \$0 | \$0 | \$174,751 | \$0 | \$274,905 | \$0 | \$274,905 |
| 96200 Other General Expenses | \$1,881 | \$160,924 | | | | | \$162,805 | | \$162,805 |
| 96210 Compensated Absences | | \$1,530 | | | \$62,045 | | \$63,575 | | \$63,575 |
| 96300 Payments in Lieu of Taxes | | | | | \$48,176 | | \$48,176 | | \$48,176 |
| 96400 Bad debt - Tenant Rents | | | | | \$55,810 | | \$55,810 | | \$55,810 |
| 96500 Bad debt - Mortgages | | | | | | | | | |
| 96600 Bad debt - Other | | | | | | | | | |
| 96800 Severance Expense | | | | | | | | | |
| 96000 Total Other General Expenses | \$1,881 | \$162,454 | \$0 | \$0 | \$166,031 | \$0 | \$330,366 | \$0 | \$330,366 |

West New York Housing Authority (NJ030)
WEST NEW YORK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|--|---------------|---|------------------------------------|---|--------------------------|--------------|--------------|------------|--------------|
| 96710 Interest of Mortgage (or Bonds) Payable | \$38,485 | | | | \$386,237 | | \$424,722 | | \$424,722 |
| 96720 Interest on Notes Payable (Short and Long Term) | | | | | | | | | |
| 96730 Amortization of Bond Issue Costs | | | | | | | | | |
| 96700 Total Interest Expense and Amortization Cost | \$38,485 | \$0 | \$0 | \$0 | \$386,237 | \$0 | \$424,722 | \$0 | \$424,722 |
| 96900 Total Operating Expenses | \$2,144,168 | \$604,087 | \$49,323 | \$25,300 | \$5,478,241 | \$0 | \$8,301,119 | \$0 | \$8,301,119 |
| 97000 Excess of Operating Revenue over Operating Expenses | \$2,839,048 | \$4,960,892 | \$469,881 | \$119,068 | -\$2,282,682 | \$0 | \$6,106,207 | -\$576,686 | \$5,529,521 |
| 97100 Extraordinary Maintenance | | | | | | | | | |
| 97200 Casualty Losses - Non-capitalized | | | | | | | | | |
| 97300 Housing Assistance Payments | | \$3,550,361 | | \$113,661 | | | \$3,664,022 | -\$576,686 | \$3,087,336 |
| 97350 HAP Portability-In | | \$396,057 | | | | | \$396,057 | | \$396,057 |
| 97400 Depreciation Expense | | | | | \$773,218 | | \$773,218 | | \$773,218 |
| 97500 Fraud Losses | | | | | | | | | |
| 97600 Capital Outlays - Governmental Funds | | | | | | | | | |
| 97700 Debt Principal Payment - Governmental Funds | | | | | | | | | |
| 97800 Dwelling Units Rent Expense | | | | | | | | | |
| 90000 Total Expenses | \$2,144,168 | \$4,550,505 | \$49,323 | \$138,961 | \$6,251,459 | \$0 | \$13,134,416 | -\$576,686 | \$12,557,730 |
| 10010 Operating Transfer In | \$939,432 | | | | | | \$939,432 | | \$939,432 |
| 10020 Operating transfer Out | -\$939,432 | | | | | | -\$939,432 | | -\$939,432 |
| 10030 Operating Transfers from/to Primary Government | | | | | | | | | |
| 10040 Operating Transfers from/to Component Unit | | | | | | | | | |
| 10050 Proceeds from Notes, Loans and Bonds | | | | | | | | | |
| 10060 Proceeds from Property Sales | | | | | | | | | |
| 10070 Extraordinary Items, Net Gain/Loss | | | | | | | | | |
| 10080 Special Items (Net Gain/Loss) | | | | | | | | | |
| 10091 Inter Project Excess Cash Transfer In | | | | | | | | | |
| 10092 Inter Project Excess Cash Transfer Out | | | | | | | | | |
| 10093 Transfers between Program and Project - In | | | | | \$1,301,992 | | \$1,301,992 | | \$1,301,992 |
| 10094 Transfers between Project and Program - Out | -\$1,301,992 | | | | | | -\$1,301,992 | | -\$1,301,992 |
| 10100 Total Other financing Sources (Uses) | -\$1,301,992 | \$0 | \$0 | \$0 | \$1,301,992 | \$0 | \$0 | \$0 | \$0 |
| 10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | \$1,537,056 | \$1,014,474 | \$469,881 | \$5,407 | -\$1,753,908 | \$0 | \$1,272,910 | \$0 | \$1,272,910 |
| 11020 Required Annual Debt Principal Payments | \$105,000 | \$0 | \$0 | \$0 | \$466,558 | \$0 | \$571,558 | \$0 | \$571,558 |
| 11030 Beginning Equity | \$13,547,540 | -\$1,857,886 | \$8,264,931 | \$1 | \$5,264,087 | -\$4,797,550 | \$20,421,123 | \$0 | \$20,421,123 |

West New York Housing Authority (NJ030)
WEST NEW YORK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2019

| | Project Total | 14.871 Housing Choice Vouchers | 6.2 Component Unit - Blended | 14.182 N/C S/R Section 8 Programs | 1 Business Activities | COCC | Subtotal | ELIM | Total |
|--|---------------|---|------------------------------------|---|--------------------------|-------------|--------------|------|--------------|
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | -\$15,084,596 | \$411,534 | | | \$9,946,912 | \$4,797,550 | \$71,400 | \$0 | \$71,400 |
| 11050 Changes in Compensated Absence Balance | | | | | | | | | |
| 11060 Changes in Contingent Liability Balance | | | | | | | | | |
| 11070 Changes in Unrecognized Pension Transition | | | | | | | | | |
| 11080 Changes in Special Term/Severance Benefits Liability | | | | | | | | | |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents | | | | | | | | | |
| 11100 Changes in Allowance for Doubtful Accounts - Other | | | | | | | | | |
| 11170 Administrative Fee Equity | | -\$1,543,062 | | | | | -\$1,543,062 | | -\$1,543,062 |
| 11180 Housing Assistance Payments Equity | | \$1,111,184 | | | | | \$1,111,184 | | \$1,111,184 |
| 11190 Unit Months Available | 2796 | 8916 | 0 | 216 | 5976 | 0 | 17904 | 0 | 17904 |
| 11210 Number of Unit Months Leased | 2454 | 6214 | 0 | 203 | 5580 | 0 | 14451 | 0 | 14451 |
| 11270 Excess Cash | -\$173,470 | | | | | | -\$173,470 | | -\$173,470 |
| 11610 Land Purchases | \$0 | | | | | \$0 | \$0 | | \$0 |
| 11620 Building Purchases | \$290,403 | | | | | \$0 | \$290,403 | | \$290,403 |
| 11630 Furniture & Equipment - Dwelling Purchases | \$0 | | | | | \$0 | \$0 | | \$0 |
| 11640 Furniture & Equipment - Administrative Purchases | \$0 | | | | | \$0 | \$0 | | \$0 |
| 11650 Leasehold Improvements Purchases | \$0 | | | | | \$0 | \$0 | | \$0 |
| 11660 Infrastructure Purchases | \$0 | | | | | \$0 | \$0 | | \$0 |
| 13510 CFFP Debt Service Payments | \$149,130 | | | | | \$0 | \$149,130 | | \$149,130 |
| 13901 Replacement Housing Factor Funds | \$0 | | | | | \$0 | \$0 | | \$0 |



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Lincroft, NJ 07738

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

Board of Commissioners
Housing Authority of West New York
6100 Adams Street
West New York, New Jersey 07093

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, the financial statements of the Housing Authority of West New York as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise Housing Authority of West New York basic financial statements, and have issued our report thereon dated May 21, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Housing Authority of West New York internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of West New York's internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of West New York 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 Housing Authority of West New York 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.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: May 21, 2020



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

Board of Commissioners
Housing Authority of West New York
6100 Adams Street
West New York, New Jersey 07093

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of West New York compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of Housing Authority of West New York major federal programs for the year ended September 30, 2019. Housing Authority of West New York major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of Housing Authority of West New York 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). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Housing Authority of West New York compliance with those requirements and performing such other procedures as we consider 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 Housing Authority of West New York compliance.

Opinion on Each Major Federal Program

In our opinion, Housing Authority of West New York 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 September 30, 2019.

Report on Internal Control Over Compliance

Management of Housing Authority of West New York 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 Housing Authority of West New York'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 Housing Authority of West New York 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. Accordingly, this report is not suitable for any other purpose.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: May 21, 2020

HOUSING AUTHORITY OF WEST NEW YORK

Schedule of Findings and Questioned Costs

Year Ended September 30, 2019

Prior Audit Findings

None reported

Summary of Auditor's Results

Financial Statements

Type of Auditor's Report Issued: Unmodified

Internal Control over Financial Reporting:

Material Weakness (es) Identified? _____ yes X no

Significant Deficiency(ies) identified that are considered to be material weakness(es)? _____ yes X none reported

Noncompliance Material to Financial Statements Noted? _____ yes X no

Federal Awards

Internal Control over Major Programs:

Material Weakness (es) Identified? _____ yes X no

Significant Deficiency(ies) identified that are considered to be material weakness(es)? _____ yes X none reported

Type of audit report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with section Title 2 U.S. Code of Federal Regulation Part 200, Uniform Administrative Requirements, _____ yes X no

Identification of Major Programs

| CFDA# | Name of Federal Program | Amount |
|--------|-------------------------------------|--------------|
| 14.872 | Public Housing Capital Fund Program | \$ 2,144,130 |

Dollar threshold used to Distinguish between Type A and Type B Programs \$ 750,000

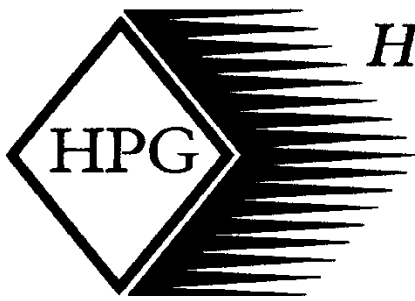
Auditee qualified as a low-risk auditee X yes _____ no

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM AUDIT

None reported



Hymanson, Parnes & Giampaolo

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of West New York
6100 Adams Street
West New York, New Jersey 07093

We have performed the procedure described in the second paragraph of this report, which was agreed to by Housing Authority of West New York and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. Housing Authority of West New York is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with the Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by Housing Authority of West New York as of and for the year ended September 30, 2019, and have issued our reports thereon dated May 21, 2020. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated September 30, 2019, was expressed in relation to the basic financial statements of Housing Authority of West New York taken as a whole.

A copy of the reporting package required by OMB Uniform Guidance, which includes the auditor's reports, is available in its entirety from Housing Authority of West New York. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

This report is intended solely for the information and use of Housing Authority of West New York and the U.S. Department of Housing and Urban Development, PIH-REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey
May 21, 2020

ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON
PROCEDURE

| PROCEDURE | UFRS RULE INFORMATION | HARD COPY DOCUMENTS | AGREES | DOES NOT AGREE |
|-----------|--|--|----------------------------------|-----------------------|
| 1 | Balance Sheet and Revenue and Expense (data line items 111 to 13901) | Financial Data Schedule,all CFDA's | <input checked="" type="radio"/> | <input type="radio"/> |
| 2 | Footnotes (data element G5000-010) | Footnotes to audited basic financial statements | <input checked="" type="radio"/> | <input type="radio"/> |
| 3 | Type of opinion on FDS (data element G3100-040) | Auditor's supplemental report on FDS | <input checked="" type="radio"/> | <input type="radio"/> |
| 4 | Audit findings narrative (data element G5200-010) | Schedule of Findings and Questioned costs | <input checked="" type="radio"/> | <input type="radio"/> |
| 5 | General information (data element series G2000,G2100,G2200,G9000,G9100) | OMB Data Collection Form* | <input checked="" type="radio"/> | <input type="radio"/> |
| 6 | Financial statement report information (data element G3000-010 to G3000-050) | Schedule of Findings and Questioned costs,Part 1 and OMB Data Collection Form* | <input checked="" type="radio"/> | <input type="radio"/> |
| 7 | Federal program report information (data element G4000-020 to G4000-040) | Schedule of Findings and Questioned costs,Part 1 and OMB Data Collection Form* | <input checked="" type="radio"/> | <input type="radio"/> |
| 8 | Type of Compliance Requirement (G4200-020 & G4000-030) | OMB Data Collection Form* | <input checked="" type="radio"/> | <input type="radio"/> |
| 9 | Basic financial statements and auditor's reports required to be submitted electronically | Basic financial statements (inclusive of auditor reports) | <input checked="" type="radio"/> | <input type="radio"/> |