

Report On Audit

**HOUSING AUTHORITY OF
WEST NEW YORK**

**For the Year Ended
September 30, 2018**

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 Housing Authority of West New York (a governmental public corporation) in West New York, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of September 30, 2018, and the related statement of revenue, expenses and changes in net position, 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, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of West New York as of September 30, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Method of Accounting for Pensions

As discussed in Note 1 to the financial statements, the Authority changed its method for accounting and financial reporting of OPEB as a result of the adoption of Governmental Accounting Standards Board Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions - an Amendment of GASB Statement No. 45*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and OPEB and PERS supplemental information on pages 4 through 17 and pages 60-62 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 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 63-73 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 Capital Fund cost certification are also not 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, Capital Fund cost certification 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, Capital Fund cost certification 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 April 5, 2019 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: April 5, 2019

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

As 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 \$20,421,123 a decrease in the financial position of \$12,216,967 or 37% as compared to the prior year.

As noted above, the net position of the Authority was \$20,421,123 as of September 30, 2018. Of this amount, the unrestricted net position is a negative (\$8,025,039) representing a decrease of \$15,082,153 or 214% percent from the previous year. The primary government reported a decrease of \$15,082,016 and the component unit reported a decrease of \$137 for the year. Additional information on the Authority's unrestricted net positions can be found in Note 20 the financial statements, which is included in this report.

The net investment in capital assets decreased \$3,179,094 or 12% percent for an ending balance of \$22,394,116.

The restricted net position increased \$6,044,280 from the previous year for an ending balance of \$6,052,046. Additional information on the Authority's restricted and unrestricted net positions can be found in Note 19 to the financial statements.

The Authority's unrestricted cash, and cash equivalent at September 30, 2018 is \$2,942,445 representing a decrease of \$2,236,263 or 43% 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 increased \$6,044,167 for an ending balance of \$6,266,086.

The Authority's total assets and deferred outflows are \$48,325,337 of which capital assets net book value is \$29,707,345, other noncurrent assets are \$4,676,231, deferred outflows for pension expense is \$1,715,271, restricted cash is \$6,266,086, leaving total current assets at \$5,960,404.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

FINANCIAL HIGHLIGHTS - CONTINUED

Total current assets decreased from the previous year by \$3,727,260 or 38% percent. Unrestricted cash and cash equivalents decreased by \$2,236,263, accounts receivables decreased by \$1,595,978, and prepaid expenses increased by \$104,981.

Capital assets reported an increase in the net book value of the capital assets in the amount of \$769,135 or 3% percent. The major factors that contributed for the increase was the purchase of fixed assets in the amount of \$1,401,931, less the recording of depreciation expense in the amount of \$632,796. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority reported a decrease of \$137 in investment in joint ventures with an ending balance of \$4,676,231.

The Authority reported a decrease in the deferred outflow for the pension cost in the amount of \$174,714 for an ending balance of \$1,715,271. The Authority reported an increase in the deferred inflow for the pension cost in the amount of \$966,989 for an ending balance of \$1,110,851. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

The Authority's total liabilities are reported at \$26,793,363, of which noncurrent liabilities are stated at \$24,379,253. Total liabilities increased during the year as compared to the prior year in the amount of \$14,161,169 or 112% percent. Total current liabilities increased during the year by \$1,531,475, leaving non-current liabilities for an increase of \$12,629,694 as compared to the previous fiscal year.

Total current liabilities increased from the previous year by \$1,531,475 or 174% percent. Accounts payables decreased by \$10,045, accrued liabilities decreased by \$41,547, tenant security deposit payable increased by \$2,285, unearned revenue increased \$4,101 and bonds payable current portion increased by \$1,576,681.

Total noncurrent liabilities increased by \$12,629,694 or 107% percent. Bonds payable – noncurrent increased in the amount of \$2,371,548 for an ending balance of \$5,401,548, and long-term obligations for compensated absences decreased in the amount of \$94,302 for an ending balance of \$304,432.

Accrued pension and other post-employment benefits (OPEB) liabilities increased \$10,352,448 or 124% percent for an ending balance of \$18,673,273. Accrued OPEB increased due to the adoption of GASB #75 by the Authority. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB liabilities at September 30, 2018 can be found in Notes 17-18 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

FINANCIAL HIGHLIGHTS - CONTINUED

The Authority had total operating revenue of \$10,579,949 as compared to \$9,795,985 from the prior year for an increase of \$783,964 or 8% percent. The Authority had total operating expenses of \$12,943,322 as compared to \$11,879,858 from the previous year for an increase of \$1,063,464 or 9% percent, resulting in a deficiency of revenue from operations in the amount of \$2,363,373 for the current year as compared to a deficiency of revenue from operations in the amount of \$2,083,873 for an increase in deficit of \$279,500 from the previous year.

Total capital improvements contributions from HUD were in the amount of \$750,154 as compared to \$1,050,014 from the previous year for a decrease of \$299,860 or 29% percent.

The Authority's had capital outlays in the amount of \$1,401,931 for the fiscal year. These expenditures were funded by grants received during the year from the U.S. Department of Housing and Urban Development and the remainder through management's reserves. 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 \$7,550,046 for the fiscal year 2018 as compared to \$7,079,792 for the previous fiscal year 2017 for an increase of \$470,254 or 6% 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. Public and Indian Housing 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, 2018**

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 59.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

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 63-64 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, 2018. 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, 2018.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Position between September 30, 2018 and September 30, 2017:

	<u>Year Ended</u>		Increase
	<u>September-18</u>	<u>September-17</u>	<u>(Decrease)</u>
Cash	\$ 2,942,445	\$ 5,178,708	\$ (2,236,263)
Restricted Cash	6,266,086	221,919	6,044,167
Other Current Assets	3,017,959	4,508,956	(1,490,997)
Capital Assets - Net	29,707,345	28,938,210	769,135
Other Noncurrent Assets	4,676,231	4,676,368	(137)
Deferred Outflows	1,715,271	1,889,985	(174,714)
Total Assets	<u>48,325,337</u>	<u>45,414,146</u>	2,911,191
Less: Current Liabilities	(2,414,110)	(882,635)	(1,531,475)
Less: Non Current Liabilities	(24,379,253)	(11,749,559)	(12,629,694)
Less: Deferred Inflows	(1,110,851)	(143,862)	(966,989)
Net Position	<u>\$ 20,421,123</u>	<u>\$ 32,638,090</u>	<u>\$ (12,216,967)</u>
Net Investment in Capital Assets	\$ 22,394,116	\$ 25,573,210	\$ (3,179,094)
Restricted Net Position	6,052,046	7,766	6,044,280
Unrestricted Net Position	(8,025,039)	7,057,114	(15,082,153)
Net Position	<u>\$ 20,421,123</u>	<u>\$ 32,638,090</u>	<u>\$ (12,216,967)</u>

Cash decreased by \$2,236,263 or 43% percent. Net cash used by operating activities was \$284,786, net cash provided by capital and related financing activities was \$4,079,332, and net cash used by investing activities was \$6,030,809. The full detail of this amount can be found in the Statement of Cash Flows on pages 21-22 of this audit report.

Total restricted cash increased \$6,044,167 for an ending balance of \$6,266,086.

Other current assets decreased \$1,490,997. Account receivable decreased \$1,595,978 mainly receiving prior year payments for outside sources, and prepaid expenses increased \$104,981.

Capital assets reported an increase in the net book value of the capital assets in the amount of \$769,135 or 3% percent. The major factors that contributed for the increase was the purchase of fixed assets in the amount of \$1,401,931, less the recording of depreciation expense in the amount of \$632,796. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority reported a decrease of \$137 in investment in joint ventures with an ending balance of \$4,676,231.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) – CONTINUED

The Authority reported a decrease in the deferred outflow for the pension cost in the amount of \$174,714 for an ending balance of \$1,715,271. The Authority reported an increase in the deferred inflow for the pension cost in the amount of \$966,989 for an ending balance of \$1,110,851. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

Total current liabilities increased from the previous year by \$1,531,475 or 174% percent. Accounts payables decreased by \$10,045, accrued liabilities decreased by \$41,547, tenant security deposit payable increased by \$2,285, unearned revenue increased \$4,101 and bonds payable current portion increased by \$1,576,681.

Total noncurrent liabilities increased by \$12,629,694 or 107% percent. Bonds payable – noncurrent increased in the amount of \$2,371,548 for an ending balance of \$5,401,548, and long-term obligations for compensated absences decreased in the amount of \$94,302 for an ending balance of \$304,432.

Accrued pension and other post-employment benefits (OPEB) liabilities increased \$10,352,448 or 124% percent for an ending balance of \$18,673,273. Accrued OPEB increased due to the adoption of GASB #75 by the Authority. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB liabilities at September 30, 2018 can be found in Notes 17-18 to the financial statements, which is included in this report.

The Authority's reported net position of \$20,421,123 is made up of three categories. The net investment in capital assets in the amount of \$22,394,116 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, 2017	\$ 25,573,210
Acquisition in Fixed Assets	1,401,931
Depreciation Expense	(632,796)
Debt Payment	1,545,000
Acquisition of Debt	(5,493,229)
Balance September 30, 2018	<u>\$ 22,394,116</u>

Authority reported a restricted net position of \$6,052,046, an increase of \$6,044,280 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, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED The Housing Authority of West New York operating results for September 30, 2018 reported a decrease in unrestricted position of \$15,082,153 or 214% percent for an ending balance of a deficit (\$8,025,039). A full detail of this account can be found in the Notes to the Financial Statements Section Note – 20 Unrestricted Net Position. During the year, the Authority had a prior period adjustment in the amount of (\$10,616,969) for the recording of the adoption of GASB #75 requirement.

The following summarizes the changes in Net Position between September 30, 2018 and September 30, 2017:

	<u>Year Ended</u>		Increase
	September-18	September-17	(Decrease)
<u>Revenues</u>			
Tenant Revenues	\$ 2,950,577	\$ 2,986,037	\$ (35,460)
HUD Subsidies	6,799,892	6,029,778	770,114
Other Revenues	829,480	780,170	49,310
Total Operating Income	<u>10,579,949</u>	<u>9,795,985</u>	<u>783,964</u>
<u>Expenses</u>			
Operating Expenses	12,310,526	11,090,133	1,220,393
Depreciation Expense	632,796	789,725	(156,929)
Total Operating Expenses	<u>12,943,322</u>	<u>11,879,858</u>	<u>1,063,464</u>
Operating (Loss)			
Before Capital Grants	(2,363,373)	(2,083,873)	(279,500)
Interest Income	13,221	55,953	(42,732)
HUD Capital Grants	750,154	1,050,014	(299,860)
Decrease in Net Position	<u>(1,599,998)</u>	<u>(977,906)</u>	<u>(622,092)</u>
Net Position Prior Year	32,638,090	33,615,996	(977,906)
Prior Period Adjustment	(10,616,969)	-	(10,616,969)
Total Net Position	<u>\$ 20,421,123</u>	<u>\$ 32,638,090</u>	<u>\$ (12,216,967)</u>

Approximately 64% percent of the Authority's total operating revenue was provided by HUD operating subsidy, while 28% percent resulted from tenant revenue. Charges for various services provided the remaining 8% percent of the total operating income.

Total capital improvements contributions from HUD were in the amount of \$750,154 as compared to \$1,050,014 from the previous year for a decrease of \$299,860 or 29% percent.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority's had capital outlays in the amount of \$1,401,931 for the fiscal year. The current year additions included HVAC improvements, boiler and plumbing upgrades, apartment upgrades, and ranges and refrigerators replacements.

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 15% percent, maintenance expense accounted for 21% percent, protective services accounted for 3% percent, other operating expenses accounted for 9% percent, interest expense accounted for 1%, and depreciation accounted for the remaining 5% percent of the total operating expenses.

The Authority operating expenses exceeded its operating revenue resulting in a deficiency of revenue from operations in the amount of \$2,363,373 from operations as compared to excess expenses from operations of \$2,083,873 for the previous year. The key elements for the increase in the deficit 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 \$770,114 or 1% percent
- The Authority experienced increases expenses as listed below:
 - Maintenance expense increased \$499,075 or 23% percent
 - Protective Services increased \$7,191 or 2% percent
 - Other operating expenses increased \$763,263 or 204% percent
 - Housing Assistance Payments increased \$205,212 or 6%
 - Interest expense increased \$23,237 or 14% percent
- To combat the above increase, the Authority reduced the following operating expense accounts:
 - Administrative expenses decreased \$186,657 or 7% percent
 - Utilities expense decreased \$91,660 or 5%

Total net cash used by operating activities during the year was \$284,786 as compared to cash used by operating activities in the amount of \$1,167,879 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, 2018**

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, 2018:

	September-18	September-17	September-16	September-15
Significant Income				
Total Tenant Revenue	\$ 2,950,577	\$ 2,986,037	\$ 2,891,823	\$ 2,850,411
HUD Operating Grants	6,799,892	6,029,778	6,108,665	6,192,916
HUD Capital Grants	750,154	1,050,014	795,773	859,699
Investment Income	13,221	55,953	57,329	10,196
Other Income - HAP Port In's	524,995	427,311	329,610	437,844
Other Income	304,485	349,811	335,421	393,574
Total	\$ 11,343,324	\$ 10,898,904	\$ 10,518,621	\$ 10,744,640
Payroll Expense				
Administrative Salaries	\$ 780,550	\$ 734,893	\$ 804,235	\$ 701,300
Tenant Services Salaries	-	-	-	12,375
Utilities Labor	111,130	114,860	124,767	116,652
Maintenance Labor	567,052	504,244	539,398	512,136
Protective Services - Labor	207,569	218,895	156,741	166,351
Employee Benefits Expense	2,408,822	2,363,722	1,961,743	1,309,740
Total Payroll Expense	\$ 4,075,123	\$ 3,936,614	\$ 3,586,884	\$ 2,818,554
Other Significant Expenses				
Other Administrative Expenses	\$ 541,967	\$ 539,518	\$ 471,242	\$ 391,584
Utilities Expense	1,678,974	1,776,474	1,564,827	1,722,165
Maintenance Materials Cost	285,745	216,213	241,123	215,547
Maintenance Contract Cost	950,419	596,155	788,583	572,753
Insurance Premiums	226,005	237,491	228,425	211,593
Housing Assistance Payments	2,984,874	2,872,673	2,706,800	2,855,405
HAP - Port In's	494,923	401,912	308,943	411,108
Total	\$ 7,162,907	\$ 6,640,436	\$ 6,309,943	\$ 6,380,155
Total Operating Expenses	\$ 12,943,322	\$ 11,879,858	\$ 10,978,551	\$ 10,603,150
Total of Federal Awards	\$ 7,550,046	\$ 7,079,792	\$ 6,904,438	\$ 7,052,615

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

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.

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 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.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

HOUSING AUTHORITY OF WEST NEW YORK PROGRAMS -CONTINUED

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 2018 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 67% percent of its revenue from the Department of Housing and Urban Development, (2017 fiscal year was 65% 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.

The Authority is under way with a RAD conversion application. The Authority anticipates the final conversion to take place in January 2019. 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.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 – Capital Assets

The Authority's investment in capital assets as of September 30, 2018 was \$29,707,345 (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 \$769,135 or 3% percent. Major capital expenditures of \$1,401,931 were made during the year. Major capital assets events during the fiscal year included the following:

- HVAC Improvements
- Boiler and Plumbing Upgrades
- Apartment Upgrades
- Ranges and Refrigerators Replacements

	September-18	September-17	Increase (Decrease)
Land	\$ 869,657	\$ 869,657	\$ -
Building	28,699,446	28,699,446	-
Furniture, Equipment - Dwelling	1,451,163	1,354,281	96,882
Furniture, Equipment - Administration	496,202	494,428	1,774
Construction in Process	13,747,264	12,443,989	1,303,275
Total Capital Assets	45,263,732	43,861,801	1,401,931
Less: Accumulated Depreciation	(15,556,387)	(14,923,591)	(632,796)
Net Book Value	<u>\$ 29,707,345</u>	<u>\$ 28,938,210</u>	<u>\$ 769,135</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

The Authority has participated in the New Jersey pooled leveraging program. Through this financing of majority capital projects will be completed on an expedited basis. Restricted Cash relating to the bonded debt stood at \$6,853 at the end of the fiscal year, with Capital Project Bond payable of \$1,911,681 in outstanding debt. During the year, the Authority obtained additional financing with Lakeland Bank for the RAD construction projects in the amount of \$5,493,229. A full disclosure of loans payable at September 30, 2018 can be found in Note 16 to the financial statements.

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.

**HOUSING AUTHORITY OF WEST NEW YORK
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT SEPTEMBER 30, 2018**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES -CONTINUED

The capital budgets for the 2019 fiscal year have already been submitted to HUD for approval and no major changes are expected. Capital Funds are used for the modernization of public housing property including administrative fees involved in the modernization.

The following factors were considered in preparing the Authority's budget for the fiscal year ending September 30, 2019.

- 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.
- Converting Low Income Housing Program rental units into RAD subsidy units.
- 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, 2018

	September 30, 2018		
	Primary Government	Component Unit (Dec 2017)	Total (Memorandum)
Assets			
Current Assets:			
Cash and Cash Equivalents- Unrestricted	\$ 1,657,868	\$ 1,284,577	\$ 2,942,445
Accounts Receivables, Net of Allowances	543,390	2,304,123	2,847,513
Prepaid Expenses	170,446	-	170,446
Total Current Assets	<u>2,371,704</u>	<u>3,588,700</u>	<u>5,960,404</u>
Restricted Deposits and Funded Reserves			
Tenant Security Deposit	214,040	-	214,040
HCV HAP Reserves	31,423	-	31,423
Replacement Reserve	150,064	-	150,064
Operating Reserve	500,401	-	500,401
Rehab Project Escrow Reserve	5,363,305	-	5,363,305
Capital Leveraging Projects Funds	6,853	-	6,853
Total Restricted Deposits and Funded Reserves	<u>6,266,086</u>	<u>-</u>	<u>6,266,086</u>
Noncurrent Assets			
Capital Assets			
Land	869,657	-	869,657
Building	28,699,446	-	28,699,446
Furniture, Equipment - Dwelling	1,451,163	-	1,451,163
Furniture, Equipment - Administration	496,202	-	496,202
Construction in Process	13,747,264	-	13,747,264
Total Capital Assets	<u>45,263,732</u>	<u>-</u>	<u>45,263,732</u>
Less: Accumulated Depreciation	<u>(15,556,387)</u>	<u>-</u>	<u>(15,556,387)</u>
Net Book Value	29,707,345	-	29,707,345
Investment in Joint Ventures	-	4,676,231	4,676,231
Total Noncurrent Assets	<u>29,707,345</u>	<u>4,676,231</u>	<u>34,383,576</u>
Total Assets	38,345,135	8,264,931	46,610,066
Deferred Outflow of Resources			
State of New Jersey P.E.R.S.	<u>1,715,271</u>	<u>-</u>	<u>1,715,271</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 40,060,406</u>	<u>\$ 8,264,931</u>	<u>\$ 48,325,337</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2018

	September 30, 2018		
	Primary Government	Component Unit (Dec 2017)	Total (Memorandum)
Liabilities			
Current Liabilities:			
Accounts Payable	\$ 190,079	\$ -	\$ 190,079
Accrued Liabilities	84,775	-	84,775
Tenant Security Deposit Payable	214,040	-	214,040
Unearned Revenue	13,535	-	13,535
Long Term Debt - Current	1,911,681	-	1,911,681
Total Current Liabilities	<u>2,414,110</u>	<u>-</u>	<u>2,414,110</u>
Noncurrent Liabilities			
Long Term Debt - Non Current	5,401,548	-	5,401,548
Accrued Compensated Absences - Long-Term	304,432	-	304,432
Accrued Other Post-Employment Benefits Liabilities	18,673,273	-	18,673,273
Total Noncurrent Liabilities	<u>24,379,253</u>	<u>-</u>	<u>24,379,253</u>
Total Liabilities	<u>26,793,363</u>	<u>-</u>	<u>26,793,363</u>
Deferred Inflow of Resources			
State of New Jersey P.E.R.S.	<u>1,110,851</u>	<u>-</u>	<u>1,110,851</u>
Net Position:			
Net Investment in Capital Assets	22,394,116	-	22,394,116
Restricted	6,052,046	-	6,052,046
Unrestricted	(16,289,970)	8,264,931	(8,025,039)
Total Net Position	<u>12,156,192</u>	<u>8,264,931</u>	<u>20,421,123</u>
Total Liabilities, Deferred Inflow of Resources, and Net Position	<u>\$ 40,060,406</u>	<u>\$ 8,264,931</u>	<u>\$ 48,325,337</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, 2018**

	September 30, 2018		
	Primary Government	Component Unit (Dec 2017)	Total (Memorandum)
Revenue:			
Tenant Rental Revenue	\$ 2,950,577	\$ -	\$ 2,950,577
HUD PHA Operating Grants	6,799,892	-	6,799,892
Fraud Recovery	5,422	-	5,422
Other Revenue	824,058	-	824,058
Total Revenue	<u>10,579,949</u>	<u>-</u>	<u>10,579,949</u>
Operating Expenses:			
Administrative Expense	2,459,748	-	2,459,748
Tenant Services	1,332	-	1,332
Utilities Expense	1,906,979	-	1,906,979
Maintenance Expense	2,700,110	-	2,700,110
Protective Services	436,501	-	436,501
Other Operating Expenses	1,136,934	137	1,137,071
Housing Assistance Payments	3,479,797	-	3,479,797
Depreciation Expense	632,796	-	632,796
Interest Expense	188,988	-	188,988
Total Operating Expenses	<u>12,943,185</u>	<u>137</u>	<u>12,943,322</u>
Excess Expenses Over Revenue From Operations	<u>(2,363,236)</u>	<u>(137)</u>	<u>(2,363,373)</u>
Non Operating Income:			
Investment Income	13,221	-	13,221
Capital Grants	750,154	-	750,154
Total Non Operating Income	<u>763,375</u>	<u>-</u>	<u>763,375</u>
Change in Net Position	<u>(1,599,861)</u>	<u>(137)</u>	<u>(1,599,998)</u>
Beginning Net Position	24,373,022	8,265,068	32,638,090
Prior period Adjustment	<u>(10,616,969)</u>	<u>-</u>	<u>(10,616,969)</u>
Beginning Net Position - Restated	<u>13,756,053</u>	<u>8,265,068</u>	<u>22,021,121</u>
Ending Net Position	<u>\$ 12,156,192</u>	<u>\$ 8,264,931</u>	<u>\$ 20,421,123</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, 2018

	September 30, 2018		
	Primary Government	Component Unit (Dec 2017)	Total (Memorandum)
Cash Flow From Operating Activities			
Receipts from Tenants	\$ 2,894,548	\$ -	\$ 2,894,548
Receipts from Federal Grants	7,038,955	-	7,038,955
Receipts from Misc. Sources	349,775	1,284,577	1,634,352
Payments to Vendors and Suppliers	(4,297,721)	-	(4,297,721)
Payments for Housing Assistance Payments	(3,479,797)	-	(3,479,797)
Payments to Employees	(1,666,301)	-	(1,666,301)
Payment of Employee Benefits	(2,408,822)	-	(2,408,822)
Net Cash (Used) Provided by Operating Activities	<u>(1,569,363)</u>	<u>1,284,577</u>	<u>(284,786)</u>
Cash Flow From Capital and Related Financing Activities			
Receipts from Capital Grants	750,154	-	750,154
Acquisitions and Construction of Capital Assets	(1,401,931)	-	(1,401,931)
(Payment) of Debt	(1,545,000)	-	(1,545,000)
Increase of Debt	5,493,229	-	5,493,229
Payment of Compensated Absences	(94,302)	-	(94,302)
Net Effect of Deferred Inflows and Outflows	1,141,703	-	1,141,703
Accrued Pension and Other Post-Employment Benefits (OPEB) Liabilities	10,352,448	-	10,352,448
Prior Period Adjustment - GASB #75	(10,616,969)	-	(10,616,969)
Net Cash Provided by Capital and Related Financing Activities	<u>4,079,332</u>	<u>-</u>	<u>4,079,332</u>
Cash Flow From Investing Activities			
Interest Income	13,221	-	13,221
Increase in Tenant Security Deposit	(2,285)	-	(2,285)
Increase in HCV HAP Reserves	(30,042)	-	(30,042)
Increase in Replacement Reserve	(150,064)	-	(150,064)
Increase in Operating Reserve	(500,401)	-	(500,401)
Increase in Rehab Project Escrow Reserve	(5,363,305)	-	(5,363,305)
Increase in Capital Leveraging Projects Funds	(468)	-	(468)
Decrease in Payment of Current liabilities	2,398	-	2,398
Decrease in Investment in Joint Ventures	137	-	137
Net Cash Used by Investing Activities	<u>(6,030,809)</u>	<u>-</u>	<u>(6,030,809)</u>
	-	-	-
Net (Decrease) Increase in Cash and Cash Equivalents	(3,520,840)	1,284,577	(2,236,263)
	-	-	-
Beginning Cash	<u>5,178,708</u>	<u>-</u>	<u>5,178,708</u>
	-	-	-
Ending Cash	<u>\$ 1,657,868</u>	<u>\$ 1,284,577</u>	<u>\$ 2,942,445</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, 2018

	September 30, 2018		
	Primary Government	Component Unit (Dec 2017)	Total (Memorandum)
(Used) by Operating Activities	\$ (2,363,236)	\$ (137)	\$ (2,363,373)
Excess of Expenses Over Revenue			
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:			
Depreciation Expense	632,796	-	632,796
(Increase) Decrease in:			
Accounts Receivables	311,264	1,284,714	1,595,978
Prepaid Expenses	(104,981)	-	(104,981)
Increase (Decrease) in:			
Accounts Payable	(10,045)	-	(10,045)
Accrued Liabilities	(41,547)	-	(41,547)
Unearned Revenues	4,101	-	4,101
Tenant Security Deposit Payable	2,285	-	2,285
Net Cash (Used) Provided by Operating Activities	<u>\$ (1,569,363)</u>	<u>\$ 1,284,577</u>	<u>\$ (284,786)</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

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 the financial affairs of West New York Housing Corporation. The Authority also has 100% ownership in the Housing Corporation.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

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, 2018

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.

New Accounting Standards Adopted

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. As a result of adopting GASB 75, which was applied retroactively, the Authority restated its other postemployment benefit liability and its net position as of September 30, 2017 by (\$10,616,969).

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, 2018

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.

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. Other revenue composed primarily of miscellaneous services fees and resident's late charges. The revenue is recorded as earned since it is measurable and available. Non-operating revenue and expenses consist of revenues and expenses that are related to financing and investing activities and result from non-exchange transactions or ancillary activities.

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, 2018

Basis of Accounting – Continued

Blended Component Units

The Authority has identified the West New York Housing Corporation as a component unit. The Authority has 100% ownership in the Housing Corporation. West New York Housing Corporation is reported as if it were part of the Authority because of the 100% ownership in 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, 2017.

Report Presentation –

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to enterprise funds of State and Local Governments on a going concern basis. The focus of enterprise funds is the measurement of economic resources, that is, the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The Authority is a single enterprise fund and maintains its records on the accrual basis of accounting. Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activity; or (ii) that are required by law or regulations that the activity's cost of providing services, including capital cost (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues, or (iii) that the pricing policies of the activity establish fees and charges, designated to recover its costs, including capital costs (such as depreciation or debt service). Under this method, revenues are recorded when earned and expenses are recorded when the related liability is incurred.

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.

GASB Statement No. 63 requires the classification of "net assets" into "net position" which consists of three components, Net Investment in Capital Assets, Restricted, and Unrestricted.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

Report Presentation – Continued

The adoptions of Statement No. 34, Statement No. 37, Statement No. 38, and Statement No. 63 have no significant effect on the financial statements except, for the classification of net position in accordance with Statement No. 63.

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.
- 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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

Other accounting policies - Continued

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- 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.

14 - 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 low-income 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.

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:

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

Other accounting policies - Continued

15 - Net Position -Continued

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."

16-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 2018.

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, 2018

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

Program	CFDA #	Project #	Units Available
<u>Public Housing</u>			
Public and Indian Housing Program	14.850	NJ-30	412
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	765
Section 8 New Construction and Substantial Rehabilitation	14.182	NJ-30	17

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.

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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

Activities - Continued

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.

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.

Rental Assistance Demonstration Program (RAD)

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.

Component Unit

The Authority has identified the West New York Housing Corporation as a component unit. The Authority has 100% ownership in the Housing 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, 2017. 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.

Grants - The Authority receives reimbursement from various grantors for the cost of sponsored projects, including administrative cost. Grant revenues are recognized as income when earned. Grant expenditures are recognized on the accrual basis.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

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, 2018

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/2018divisioncombined.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 7.20% 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 2018 amounted to \$198,866.

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 18- Accrued Pension Liability.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

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 June 30, 2018, 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, 2018

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:

<u>Depository Accounts</u>	<u>Bank Balances</u>	
	Primary Government	Component Unit
Insured	\$ 749,999	\$ 250,000
Collateralized held by pledging bank's trust department in the Authority's name	7,173,955	
Uninsured	-	1,034,577
Total Cash and Cash Equivalents	<u>\$ 7,923,954</u>	<u>\$ 1,284,577</u>

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.

Restricted Deposits and Funded Reserves

Below is the detail of the restricted cash amounts for September 30, 2018 in the amount of \$6,266,086:

	<u>September-18</u>
Tenant Security Deposit	\$ 214,040
HCV HAP Reserves	31,423
Replacement Reserve	150,064
Operating Reserve	500,401
Rehab Project Escrow Reserve	5,363,305
Capital Leveraging Projects Funds	6,853
Total Restricted Deposits and Funded Reserves	<u>\$ 6,266,086</u>

The amount of \$6,853 for 2018 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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 4 – CASH, CASH EQUIVALENTS – CONTINUED

The tenant security deposit restricted cash at September 30, 2018 was in the amount of \$214,040. These amounts are held as security deposits for the tenants of the rental

Restricted Deposits and Funded Reserves

The restricted cash in the amount of \$31,423 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. The Authority invested these funds with Capital One Bank. 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 RAD conversion during the year, the Authority is required to maintain certain escrow accounts and reserves by HUD and Lakeland Bank. The detail of the required reserve accounts are as follows:

	<u>September-18</u>
Replacement Reserve	\$ 150,064
Operating Reserve	500,401
Rehab Project Escrow Reserve	<u>5,363,305</u>
Total Restricted Deposits and Funded Reserves	<u><u>\$ 6,013,770</u></u>

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts Receivable at September 30, 2018 consisted of the following:

	Primary Government	Component Unit
Tenants Accounts Receivable - Present	\$ 88,020	\$ -
Less: Allowance for Doubtful Accounts	(31,131)	-
Net Tenants Accounts Receivable	<u>56,889</u>	<u>-</u>
Accounts Receivable - Management Fees	241,940	-
Accounts Receivable - HUD	244,561	-
Development Fee -Urban Renewal I	-	1,436,703
Development Fee -Urban Renewal II	-	764,378
Accrued Interest - Urban Renewal 1 and II	-	103,042
Total Other Receivables	<u>486,501</u>	<u>2,304,123</u>
Total Accounts Receivables	<u>\$ 543,390</u>	<u>\$ 2,304,123</u>

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. As of September 30, 2018, total allowance for doubtful accounts was \$31,131.

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 amortized on a monthly basis. Prepaid expenses at September 30, 2018 consisted of the following:

	<u>September-18</u>
Prepaid Insurance	\$ 71,294
Prepaid RAD Closing Fee's	95,050
Prepaid Computer Software	4,102
Total Accounts Payable	<u>\$ 170,446</u>

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

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, 2018 are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position. The component unit investment in joint ventures and the equity balance was eliminated for both years in the Statement of Net Position.

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 as determined by an appraisal. 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.

Property and equipment are stated at cost. 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

Housing Authority of West New York reviews its rental property for impairment. The whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, 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, 2018.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 8 - FIXED ASSETS - CONTINUED

Below is a schedule of changes in fixed assets for the twelve months ended September 30, 2018:

	Balance September-17	Additions	Balance September-18
Land	\$ 869,657	\$ -	\$ 869,657
Buildings	28,699,446	-	28,699,446
Furniture & Equipment - Dwelling	1,354,281	96,882	1,451,163
Furniture & Equipment - Administration	494,428	1,774	496,202
Construction in Progress	12,443,989	1,303,275	13,747,264
Total Fixed Assets	43,861,801	1,401,931	45,263,732
Accumulated Depreciation	(14,923,591)	(632,796)	(15,556,387)
Net Book Value	\$ 28,938,210	\$ 769,135	\$ 29,707,345

Below is a schedule of the net book value of the fixed assets for the Authority as of September 30, 2018:

<u>Net Book Value of the Fixed Assets</u>	<u>September-18</u>
Land	\$ 869,657
Buildings	14,667,675
Furniture & Equipment - Dwelling	333,383
Furniture & Equipment - Administration	89,366
Construction in Progress	13,747,264
Net Book Value	<u>\$ 29,707,345</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, 2016 is \$4,676,231.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 10 – 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 Pension Liability discussed in Note 18 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.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experiences	\$ 117,665	\$ -
Changes in Assumptions	1,006,744	1,003,053
Net Difference Between Projected and Actual Earning on Pension Plan Investments	34,027	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	371,003	107,798
Contributions Subsequent to the Measurement Date	185,832	-
Total	<u>\$ 1,715,271</u>	<u>\$ 1,110,851</u>

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 10- DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

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 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 \$117,665.

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 \$1,006,774 and \$1,003,053.

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 investments is amortized over a five year closed period in accordance with GASB 68. 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 \$34,027 and \$-0-.

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 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, 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 \$371,003 and \$107,798.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 11 – ACCOUNTS PAYABLE

The Authority reported accounts payable on its Statement of Net Position as of September 30, 2018. Accounts payable vendors are amount owed to creditors as a result of delivered goods and completed services. Accounts payable at September 30, 2018 consist of the following:

	<u>September-18</u>
Accounts Payable Vendors	\$ 82,992
Accounts Payable P.I.L.O.T.	104,360
Accounts Payable - HUD PHA Programs	<u>2,727</u>
Total Accounts Payable	<u><u>\$ 190,079</u></u>

NOTE 12 – 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, 2018 PILOT expense of \$104,360 was accrued and remain payable at September 30, 2018.

NOTE 13 – 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, 2018 consist of the following:

	<u>September-18</u>
Accrued Liabilities - Operating Expenses	\$ 50,948
Compensated Absences - Current Portion	<u>33,827</u>
Total Accrued Liabilities	<u><u>\$ 84,775</u></u>

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 14 – 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, 2018 as follows:

	<u>September-18</u>
Accumulated Sick Time	\$ 166,209
Accumulated Vacation Time	148,012
Accrued Payroll Taxes	<u>24,038</u>
Total	338,259
Compensated Absences - Current Portion	<u>(33,827)</u>
Total Compensated Absences - Noncurrent	<u><u>\$ 304,432</u></u>

NOTE 15 – 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. The unearned revenue account balance at September 30, 2018 consists of unearned tenant's rents for October 2018.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 16 – LONG TERM DEBT

At September 30, 2018, the Authority has two (2) notes payable. They consist of the following:

	Current Portion	Long-Term	Total
Capital Leveraging Fund	\$ 1,820,000		\$ 1,820,000
RAD Improvements - Lakeland Bank	91,681	5,401,548	5,493,229
Total	\$ 1,911,681	\$ 5,401,548	\$ 7,313,229

CAPITAL PROJECT BOND PAYABLE

The Authority participated on December 23, 2004 with other New Jersey Housing Authorities in the issuance of \$79,860,000 in Series 2004 HMFA Bonds. The Authority portion of the Series 2004 HMFA Bonds is \$6,400,000. The purpose of the Bonds is restricted. The proceeds from the Bonds must be used in the renovations and capital improvements to the Authority assets in the Low Income Housing Program. The Bonds are fully registered in denominations of \$5,000. The term of the Bonds is twenty (20) years expiring on November 1, 2025.

The faith and credit of the Housing Authority of West New York was not pledged for payment of principal and interest on the Bonds. Additionally, the Bonds are not an obligation of the State of New Jersey, The United States, or the Housing and Urban Development (HUD). The Bonds are not secured directly or indirectly by any collateral in the Authority Low Income Housing Program.

Interest on the Bonds is payable on May 1 and November 1 commencing on May 1, 2005. The interest is calculated on a basis of three hundred sixty (360) day year of twelve (12) thirty (30) day month.

The Bonds are payable and secured by the Authority Capital Fund Program (CFP), which is subject to the availability of appropriations, and paid to the Authority by HUD.

Under the Bond Agreement, the Authority is required to maintain a Debt Service Reserve Fund located at the Bank of New York, an amount equal to the debt service reserve fund requirement. If at any time, the amount on deposit in the debt service reserve fund is insufficient to pay the principal and interest when due, the Trustee is authorized to withdraw the amount due from the reserve fund.

The interest payable for November 1, 2018 is \$77,680. These amounts were not accrued since the payment would be made from the Authority Capital Fund Program (CFP) and would be considered grant revenue in the year ended September 30, 2018.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 16 – LONG TERM DEBT – CAPITAL PROJECT BOND PAYABLE - CONTINUED

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

September 30, 2019	\$ 1,820,000
Total Capital Project Bonds	<u>\$ 1,820,000</u>

RAD IMPROVEMENTS – LAKELAND BANK

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 \$28,083 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 detail of the required reserve accounts are as follows:

	<u>September-18</u>
Replacement Reserve	\$ 150,064
Operating Reserve	500,401
Rehab Project Escrow Reserve	5,363,305
Total Restricted Deposits and Funded Reserves	<u>\$ 6,013,770</u>

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

September 30, 2019	\$ 91,681
September 30, 2020	95,892
September 30, 2021	10,298
September 30, 2022	104,905
September 30, 2023	109,725
Sub Total	<u>412,501</u>
Therafter Ending August 2018	<u>5,080,728</u>
Total Bank Loan Payable	<u>\$ 5,493,229</u>

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 17 – ACCRUED PENSION AND OPEB LIABILITY

The Authority as of September 30, 2018 reported accrued pension and OPEB liability amounts as follows:

	<u>September-18</u>
Accrued OPEB Liability	\$ 13,676,170
Accrued Pension Liability	<u>4,997,103</u>
Total OPEB and Pension Liability	<u><u>\$ 18,673,273</u></u>

These amounts arose due to adoption of GASB #75 this 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 - 18 will discuss the effect of GASB #68 and the liability which arose from that.

OPEB Liability – Plan Description and Benefits Provided

Plan Description: The Authority administers a single-employer defined-benefit post-employment healthcare plan. Spouses are eligible for coverage under the plan and benefits may continue to the surviving spouses.

Benefits Provided: Retirees, that are vested, are eligible for post-employment medical benefits, including prescription drug benefits, as part of the medical plan on a fully insured basis through New Jersey State Health Benefits Program. Employee will pay Medicare Part B premium and reimbursed by Authority. Dental coverage and vision coverage are also provided to retirees. All coverages are 100% subsidized by the Authority.

Employees covered by benefits terms: At October 1, 2017 (the census date), the following employees were covered by the benefits terms:

Retired Employees Receiving Benefits	14
Actives Eligible for Benefits	7
Active Employees	<u>44</u>
Total Employees	<u><u>65</u></u>

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

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 17 – ACCRUED OPEB LIABILITIES – CONTINUED

Net OPEB Liability

The Authority's net OPEB liability was measured as of October 1, 2017 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions: The total OPEB Liability in the October 1, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Discount Rate:	3.90%, net of OPEB plan investment expense, including inflation.
Assets	Not valued since benefit is unfunded
Information for Valuation	All information provided by Authority
Covered Benefits	Employees that retire are eligible for subsidized postemployment medical, including prescription drug coverage. Benefits are provided for dental, vision, and Medicare Part B premium reimbursements. Medical, including prescription drugs, are fully insured through the NJ State Health Benefits Program for Local Government Employer Groups.
Insurance Coverage and Funding Basis	
Actuarial Cost Method	Entry Age Normal as Percentage of Payroll
Retirement System	Valuation is based on NJ Public Employees' Retirement System (PERS). Decrement tables used in this valuation are from the July 1, 2016 Annual Report of the Actuary.
Mortality	RP 2014 Healthy Male and Female Tables are based on the Combined Healthy Table for both pre & post retirement projected with mortality improvements using Projection Scale AA for 2 years plus 7 years for generational improvement.

Change in Assumptions: Effective October 1, 2017.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 17 – ACCRUED OPEB LIABILITIES – CONTINUED

Changes in Net OPEB Liability:

Balance as of October 1, 2017	<u>\$ 13,029,407</u>
 <i><u>Changes For the Year</u></i>	
Service Cost	331,326
Interest	504,461
Benefit Payments	<u>(189,024)</u>
Net Changes	<u>646,763</u>
 Balance as of September 30, 2018	 <u><u>\$ 13,676,170</u></u>

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 (2.90%) or one percentage point higher (4.90%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease	Current Rate	1% Increase
	2.90%	3.90%	4.90%
Total OPEB Liability	<u>\$ 16,551,168</u>	<u>\$ 13,676,170</u>	<u>\$ 11,487,579</u>

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	<u>\$ 11,273,955</u>	<u>\$ 13,676,170</u>	<u>\$ 16,950,491</u>

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

For the year ended September 30, 2018, the Authority recognized an OPEB expense of \$871,787 before contribution in the amount of \$189,024, which netted to \$646,763. As of September 30, 2018, the Authority did not report a deferred outflows of resources and deferred inflows of resources in relation to OPEB.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 18 – ACCRUED PENSION LIABILITY

Net Pension Liability Information

The Authority as of September 30, 2018 reported a net pension liability in the amount of \$4,997,103 due to GASB 68. The component of the current year net pension liability of the Authority as of June 30, 2017, the last evaluation date, is as follows:

	<u>PERS</u>
Employer Total Pension Liability	\$ 9,628,321
Plan Net Position	<u>(4,631,217)</u>
Employer Net Pension Liability	<u>\$ 4,997,103</u>

The Authority allocation percentage is 0.0214666947% as of June 30, 2017.

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.

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, 2018

NOTE 18 – 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, 2017 are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2017.

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 2017 the State's pension contribution was less than the actuarial determined amount.

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, 2018

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions

The total pension liability for June 30, 2017 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, 2017. 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, 2016 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, 2017) 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. 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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions - Continued

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, 2017 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 5.00% as of June 30, 2017. 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 3.58% as of June 30, 2017, 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. The State employer contributed 40% of the actuarially determined contributions and the local employers contributed 100% of their actuarially determined contributions.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

Discount Rate -continued

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 2014. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2040, and the municipal bond rate 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 5.00% 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 (4.00% percent) or 1 percentage-point higher (6.00% 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 (4.00%)	Current Discount (5.00%)	1% Increase (6.00%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 6,199,246	\$ 4,997,103	\$ 3,995,570

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, 2018	\$ 117,637
Year Ending June 30, 2019	177,517
Year Ending June 30, 2020	107,566
Year Ending June 30, 2021	(143,063)
Year Ending June 30, 2022	(104,274)
Total	<u>\$ 155,382</u>

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 2017, 2016, 2015, and 2014 amounts, respectively.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 18 – 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, 2017, are as follows:

Service Cost	\$	233,078
Interest on the Total Pension Liability		422,952
Member Contributions		(110,872)
Administrative Expenses		2,901
Expected Investment Return Net of Investment Expenses		(301,985)
Pension Expense Related to Specific Liabilities of Individual Employers		(3,279)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		37,061
Changes of Assumptions		86,361
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		(5,785)
Total	\$	<u>360,432</u>

NOTE 19 – RESTRICTED NET POSITION

The Authority restricted net position account balance at September 30, 2018 is \$6,052,046. The detail of the restricted reserve account balances is as follows:

	<u>September-18</u>
Bank Loan Funded Reserves	\$ 6,013,770
HCV HAP Reserves	31,423
CFP Funded Reserves	<u>6,853</u>
Total Restricted Net Positions	<u>\$ 6,052,046</u>

The restricted cash in the amount of \$31,423 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.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 19 – RESTRICTED NET POSITION- CONTIUNED

In connection with the Lakeland bank loan (Note 16), 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 \$6,853 for 2018 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.

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, 2018 was \$383,940.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements
September 30, 2018

NOTE 20 – UNRESTRICTED NET POSITION

The Authority’s unrestricted net position account balance at September 30, 2018 is \$(8,025,039). The detail of the account balance is as follows:

	Balance Sep-17	Increase	Decrease	Prior Period Adjustment	Balance Sep-18
Low Rent Public Housing Program	\$ 713,070	\$4,986,261	\$ -	\$ (6,478,181)	\$ (778,850)
HCV Program Administrative Reserves	(319,493)	-	(295,420)	(1,274,396)	(1,889,309)
N/C S/R Administrative Reserves	1	-	-	-	1
Component Unit Reserves	8,265,068	-	(137)	-	8,264,931
COCC Reserves	(1,601,532)	-	(360,862)	(2,864,392)	(4,826,786)
Business Activities - RAD	-	-	(8,795,026)	-	(8,795,026)
Total Reserves	\$7,057,114	\$4,986,261	\$ (9,451,445)	\$ (10,616,969)	\$ (8,025,039)

The Authority unrestricted net position reflects a balance of negative (\$8,025,039), as of September 30, 2018, because of the requirement to adopt GASB #75 (OPEB) and GASB #68 pension liability. The Authority recorded OPEB liability to date of \$13,676,170 which has a direct effect on the reserves. The Authority recorded an accrued pension liability to date of \$4,997,103 which also has a direct effect on the reserves. GASB #75 and GASB #68 do not require the Authority to fund the liability.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements

September 30, 2018

NOTE 21 - 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, 2018, 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 22 - 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 \$7,550,046 to the Authority which represents approximately 67% percent of the Authority's total revenue for the fiscal year September 30, 2018.

NOTE 23 - 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, 2018 were \$2,814,260.

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, 2018 was in the amount of \$3,185,970.

HOUSING AUTHORITY OF WEST NEW YORK

Notes to Financial Statements September 30, 2018

NOTE 24 - CONTINGENCIES

Litigation – At September 30, 2018, 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.

NOTE 25 - PRIOR PERIOD ADJUSTMENTS

For year ending September 30, 2018

As of September 30, 2018 the Authority had a prior period adjustment in the amount of (\$10,616,969) while recording GASB #75 Net OPEB Liability as detailed below:

Net OPEB Liability GASB #45 September 30, 2017 Liability	\$ 2,409,438
Adoption of GASB #75 - October 1, 2017	<u>(13,029,407)</u>
Prior Period Adjustment - October 1, 2017	<u><u>\$ (10,619,969)</u></u>

NOTE 26 - SUBSEQUENT EVENTS

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 April 5, 2019; 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.

HOUSING AUTHORITY OF WEST NEW YORK

Required Supplementary Information

September 30, 2018

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>2018</u>
Service Cost	\$ 331,326
Interest	504,461
Changes in Benefit Terms	-
Difference Between Expected and Actual Experiences	-
Changes in Assumptions or Other Inputs	-
Benefit Payments	(189,024)
Net Change in Total OPEB Liability	646,763
Total OPEB Liability, Beginning	<u>13,029,407</u>
Total OPEB Liability, Ending	<u>\$ 13,676,170</u>
Covered, Employee Payroll	\$ 1,917,195
Total OPEB Liability as a percentage of covered employee payroll	713.34%

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, 2018

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.

	2018	2017	2016	2015	2014
Housing Authority's proportion of the net pension liability	0.02146669%	0.01076701%	0.02027946%	0.01211012%	0.01959854%
Housing Authority's proportionate share of the net pension liability	\$ 4,997,103	\$ 5,911,387	\$ 4,552,333	\$ 3,934,001	\$ 3,745,670
Housing Authority's covered employee payroll	\$ 1,666,301	\$ 1,572,892	\$ 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	299.89%	375.83%	280.12%	260.73%	264.33%
Plan fiduciary net position as a percentage of the total pension liability	48.01%	59.86%	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, 2018

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.

	2018	2017	2016	2015	2014
Contractually required contribution	\$ 198,866	\$ 177,316	\$ 174,349	\$ 173,219	\$ 147,671
Contribution in relation to the contractually required contribution	(198,866)	(177,316)	(174,349)	(173,219)	(147,671)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 1,666,301	\$ 1,572,892	\$ 1,625,141	\$ 1,508,814	\$ 1,417,051
Contribution as a percentage of covered employee payroll	11.93%	11.27%	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, 2018**

Programs funded by:

U.S. Department of Housing and Urban Development

	CFDA #'s	Grant Period		Grant Award	Fiscal Year Cash Receipts	Fiscal Year Expenditures	Cumulative Expenditures
		From	To				
<u>Public and Indian Housing</u>							
NJ030-00000116D	14.850	1/1/2016	12/31/2016	\$ 1,245,297	\$ 1,711	\$ 1,711	\$ 1,245,297
NJ030-00000117D	14.850	1/1/2017	12/31/2017	1,192,843	298,964	298,964	1,192,843
NJ030-00000118D	14.850	1/1/2018	12/31/2018	1,288,607	966,455	966,455	966,455
NJ030-00000216D	14.850	1/1/2016	12/31/2016	1,447,526	1,989	1,989	1,447,526
NJ030-00000217D	14.850	1/1/2017	12/31/2017	1,412,421	354,034	354,034	1,412,421
NJ030-00000218D	14.850	1/1/2018	12/31/2018	1,588,143	1,191,107	1,191,107	1,191,107
Grant Subtotal				<u>8,174,837</u>	<u>2,814,260</u>	<u>2,814,260</u>	<u>7,455,649</u>
<u>Public Housing Capital Fund Program</u>							
NY06P022501-16	14.872	4/13/2016	4/12/2020	1,129,593	273,859	273,859	1,129,593
NY06P022501-17	14.872	8/16/2017	8/15/2021	1,129,866	980,735	980,735	980,735
NY06P022501-18	14.872	5/29/2018	5/28/2022	1,525,225	193,293	193,293	193,293
Grant Subtotal				<u>3,784,684</u>	<u>1,447,887</u>	<u>1,447,887</u>	<u>2,303,621</u>
<u>New Construction Substantial Rehabilitation Section 8 Programs</u>							
NJ0289L2F061601	14.182	3/15/2017	7/31/2018	301,915	101,929	101,929	301,915
Grant Subtotal				<u>301,915</u>	<u>101,929</u>	<u>101,929</u>	<u>301,915</u>
<u>Section 8 Housing Choice Voucher Program</u>							
NJ39P0030	14.871	10/1/2017	9/30/2018	3,185,970	3,185,970	3,185,970	3,185,970
Grant Subtotal				<u>3,185,970</u>	<u>3,185,970</u>	<u>3,185,970</u>	<u>3,185,970</u>
Total Expenditures of Federal Awards				<u>\$ 15,447,406</u>	<u>\$ 7,550,046</u>	<u>\$ 7,550,046</u>	<u>\$ 13,247,155</u>

**HOUSING AUTHORITY OF WEST NEW YORK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2018**

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, 2018. 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 \$7,313,229, outstanding at September 30, 2018. See Note 16 on pages 45-46 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, 2018.

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.

**HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF SEPTEMBER 30, 2018**

	NJ39P030501-15		
	Approved Budget	Actual Cost	Overrun
Operations	\$ 80,000	\$ 80,000	\$ -
Management Improvements	14,154	14,154	-
Administration	18,200	18,200	-
Fees & Costs	74,041	74,041	-
Dwelling Structures	306,895	306,895	-
Dwelling Equipment	14,000	14,000	-
Non-Dwelling Equipment	32,303	32,303	-
Bond Debt Obligation	490,435	490,435	-
Total	\$ 1,030,028	\$ 1,030,028	\$ -

Funds Advanced	\$ 1,030,028
Funds Expended	1,030,028
Excess of Funds Advanced	\$ -

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-15 was completed on April 3, 2018
4. There were no budget overruns noted.

**HOUSING AUTHORITY OF WEST NEW YORK
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF SEPTEMBER 30, 2018**

	NJ39P030501-16		
	Approved Budget	Actual Cost	Overrun
Operations	\$ 90,000	\$ 90,000	\$ -
Administration	41,600	41,600	-
Fees & Costs	87,174	87,174	-
Site Improvements	7,941	7,941	-
Dwelling Structures	368,573	368,573	-
Dwelling Equipment	13,842	13,842	-
Non-Dwelling Equipment	29,329	29,329	-
Bond Debt Obligation	491,134	491,134	-
Total	\$ 1,129,593	\$ 1,129,593	\$ -

Funds Advanced	\$ 1,129,593
Funds Expended	1,129,593
Excess of Funds Advanced	\$ -

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-16 was completed on January 25, 2018
4. There were no budget overruns noted.

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$918,711	\$1	\$414,077	\$1,284,577	\$17,715	\$2,942,445		\$2,942,445
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted	\$6,853		\$6,013,770			\$6,052,046		\$6,052,046
114 Cash - Tenant Security Deposits	\$110,763		\$103,277			\$214,040		\$214,040
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$1,036,327	\$1	\$6,531,124	\$1,284,577	\$17,715	\$9,208,531		\$9,208,531
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects	\$244,561					\$244,561		\$244,561
124 Accounts Receivable - Other Government								
125 Accounts Receivable - Miscellaneous				\$2,304,123	\$241,940	\$2,546,063		\$2,546,063
126 Accounts Receivable - Tenants	\$46,622		\$41,398			\$88,020		\$88,020
126.1 Allowance for Doubtful Accounts - Tenants								
126.2 Allowance for Doubtful Accounts - Other	-\$29,764		-\$1,367			-\$31,131		-\$31,131
127 Notes, Loans, & Mortgages Receivable - Current	\$0			\$0	\$0	\$0		\$0
128 Fraud Recovery								
128.1 Allowance for Doubtful Accounts - Fraud								
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$261,419	\$0	\$40,031	\$2,304,123	\$241,940	\$2,847,513		\$2,847,513
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$54,895		\$101,053		\$10,262	\$170,446		\$170,446
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From								
145 Assets Held for Sale								
150 Total Current Assets	\$1,352,641	\$1	\$6,672,208	\$3,588,700	\$269,917	\$12,226,490		\$12,226,490
161 Land	\$529,881					\$869,657		\$869,657
162 Buildings	\$14,293,841		\$14,405,605			\$28,699,446		\$28,699,446
163 Furniture, Equipment & Machinery - Dwellings	\$796,377		\$654,786			\$1,451,163		\$1,451,163
164 Furniture, Equipment & Machinery - Administration	\$234,764		\$207,361		\$54,077	\$496,202		\$496,202
165 Leasehold Improvements								
166 Accumulated Depreciation	-\$7,769,474		-\$7,762,072		-\$24,841	-\$15,556,387		-\$15,556,387
167 Construction in Progress	\$8,054,148		\$5,693,116			\$13,747,264		\$13,747,264
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$16,139,537	\$0	\$13,538,572	\$0	\$29,236	\$29,707,345		\$29,707,345

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	14-871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets								
176 Investments in Joint Ventures				\$4,676,231		\$4,676,231		\$4,676,231
180 Total Non-Current Assets	\$0	\$0	\$13,538,572	\$4,676,231	\$29,236	\$34,383,576		\$34,383,576
200 Deferred Outflow of Resources	\$224,091		\$994,467		\$496,713	\$1,715,271		\$1,715,271
290 Total Assets and Deferred Outflow of Resources	\$17,492,178	\$1	\$21,205,247	\$8,264,931	\$795,866	\$48,325,337		\$48,325,337
311 Bank Overdraft								
312 Accounts Payable <= 90 Days			\$40,729		\$12,194	\$82,992		\$82,992
313 Accounts Payable >90 Days Past Due	\$30,069							
321 Accrued Wage/Payroll Taxes Payable								
322 Accrued Compensated Absences - Current Portion	\$5,135		\$2,217		\$22,800	\$33,827		\$33,827
324 Accrued Contingency Liability								
325 Accrued Interest Payable								
331 Accounts Payable - HUD PHA Programs	\$2,727					\$2,727		\$2,727
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government	\$58,893		\$45,467			\$104,360		\$104,360
341 Tenant Security Deposits	\$110,763		\$103,277			\$214,040		\$214,040
342 Unearned Revenue	\$5,726		\$7,809			\$13,535		\$13,535
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$1,820,000		\$91,681			\$1,911,681		\$1,911,681
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities								
346 Accrued Liabilities - Other	\$14,845		\$36,103			\$50,948		\$50,948
347 Inter Program - Due To								
348 Loan Liability - Current								
310 Total Current Liabilities	\$2,045,431	\$0	\$327,283	\$0	\$34,994	\$2,414,110		\$2,414,110
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0		\$5,401,548			\$5,401,548		\$5,401,548
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other								
354 Accrued Compensated Absences - Non Current	\$46,211		\$19,954		\$205,196	\$304,432		\$304,432
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$1,852,996		\$9,539,256		\$5,039,904	\$18,673,273		\$18,673,273

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit		Fiscal Year End: 09/30/2018							
	Project Total	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$1,899,207	\$2,274,188	\$0	\$14,960,758	\$0	\$5,245,100	\$24,379,253		\$24,379,253
300 Total Liabilities	\$3,944,638	\$2,280,590	\$0	\$15,288,041	\$0	\$5,280,094	\$26,793,363		\$26,793,363
400 Deferred Inflow of Resources		\$144,410		\$653,119		\$313,322	\$1,110,851		\$1,110,851
508.4 Net Investment in Capital Assets	\$14,319,537			\$8,045,343		\$29,236	\$22,394,116		\$22,394,116
511.4 Restricted Net Position	\$6,853	\$31,423		\$6,013,770			\$6,052,046		\$6,052,046
512.4 Unrestricted Net Position	-\$778,850	-\$1,889,309	\$1	-\$8,795,026	\$8,264,931	-\$4,826,786	-\$8,025,039		-\$8,025,039
513 Total Equity - Net Assets / Position	\$13,547,540	-\$1,857,886	\$1	\$5,264,087	\$8,264,931	-\$4,797,550	\$20,421,123		\$20,421,123
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$17,492,178	\$567,114	\$1	\$21,205,247	\$8,264,931	\$795,866	\$48,325,337		\$48,325,337

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

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	14.871	14.182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$2,628,622		\$276,975			\$2,905,597		\$2,905,597
70400 Tenant Revenue - Other	\$44,980					\$44,980		\$44,980
70500 Total Tenant Revenue	\$2,673,602	\$0	\$276,975	\$0	\$0	\$2,950,577	\$0	\$2,950,577
70600 HUD PHA Operating Grants	\$3,511,993	\$101,929				\$6,799,892		\$6,799,892
70610 Capital Grants	\$750,154					\$750,154		\$750,154
70710 Management Fee					\$584,962	\$584,962	-\$584,962	\$0
70720 Asset Management Fee					\$80,600	\$80,600	-\$80,600	\$0
70730 Book Keeping Fee					\$85,539	\$85,539	-\$85,539	\$0
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue					\$751,101	\$751,101	-\$751,101	\$0
70800 Other Government Grants								
71100 Investment Income - Unrestricted	\$4,802	\$2,124	\$2,098		\$2,500	\$11,524		\$11,524
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery	\$179,095	\$5,422			\$117,029	\$5,422		\$5,422
71500 Other Revenue		\$524,995	\$2,939			\$824,058		\$824,058
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted	\$173		\$1,524			\$1,697		\$1,697
70000 Total Revenue	\$7,119,819	\$3,718,511	\$283,536	\$0	\$870,630	\$12,094,425	-\$751,101	\$11,343,324
91100 Administrative Salaries	\$178,080	\$220,198	\$14,334		\$367,938	\$780,550		\$780,550
91200 Auditing Fees	\$8,120	\$3,045			\$4,060	\$15,225		\$15,225
91300 Management Fee	\$584,962					\$584,962	-\$584,962	\$0
91310 Book-keeping Fee	\$56,941	\$28,598				\$85,539	-\$85,539	\$0
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative	\$232,630	\$266,315	\$23,961		\$614,325	\$1,137,231		\$1,137,231
91600 Office Expenses	\$184,013	\$28,210	\$8,617		\$205,211	\$426,051		\$426,051
91700 Legal Expense	\$4,385	\$5,966			\$77,577	\$87,928		\$87,928
91800 Travel								
91810 Allocated Overhead								
91900 Other	\$12,763					\$12,763		\$12,763
91000 Total Operating - Administrative	\$1,261,894	\$552,332	\$46,912	\$0	\$1,269,111	\$3,130,249	-\$670,501	\$2,459,748
92000 Asset Management Fee								
92100 Tenant Services - Salaries	\$80,600					\$80,600	-\$80,600	\$0
92200 Relocation Costs								

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

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
	Project Total							
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other	\$919		\$413			\$1,332		\$1,332
92500 Total Tenant Services	\$919	\$0	\$413	\$0	\$0	\$1,332	\$0	\$1,332
93100 Water	\$257,604		\$40,606			\$298,210		\$298,210
93200 Electricity	\$363,576		\$67,233			\$430,809		\$430,809
93300 Gas	\$411,684		\$9,868			\$421,552		\$421,552
93400 Fuel								
93500 Labor	\$103,791		\$7,339			\$111,130		\$111,130
93600 Sewer	\$502,140					\$502,140		\$502,140
93700 Employee Benefit Contributions - Utilities	\$98,594		\$18,281			\$116,875		\$116,875
93800 Other Utilities Expense	\$24,460		\$1,803			\$26,263		\$26,263
93000 Total Utilities	\$1,761,849	\$0	\$145,130	\$0	\$0	\$1,906,979	\$0	\$1,906,979
94100 Ordinary Maintenance and Operations - Labor	\$477,198		\$61,833		\$28,021	\$567,052		\$567,052
94200 Ordinary Maintenance and Operations - Materials and Other	\$261,609		\$21,869		\$2,416	\$285,894		\$285,894
94300 Ordinary Maintenance and Operations Contracts	\$822,888		\$66,830		\$7,027	\$896,745		\$896,745
94500 Employee Benefit Contributions - Ordinary Maintenance	\$438,143		\$483,867		\$28,409	\$950,419		\$950,419
94000 Total Maintenance	\$1,999,838	\$0	\$634,399	\$0	\$65,873	\$2,700,110	\$0	\$2,700,110
95100 Protective Services - Labor	\$207,569					\$207,569		\$207,569
95200 Protective Services - Other Contract Costs	\$24,635					\$24,635		\$24,635
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services	\$204,297					\$204,297		\$204,297
95000 Total Protective Services	\$436,501	\$0	\$0	\$0	\$0	\$436,501	\$0	\$436,501
96110 Property Insurance	\$87,074		\$6,469			\$93,543		\$93,543
96120 Liability Insurance	\$43,536		\$3,234			\$46,770		\$46,770
96130 Workmen's Compensation	\$43,536	\$16,807	\$3,234		\$22,115	\$85,692		\$85,692
96140 All Other Insurance								
96100 Total Insurance Premiums	\$174,146	\$16,807	\$12,937	\$0	\$22,115	\$226,005	\$0	\$226,005
96200 Other General Expenses	\$598,089	\$15,010	\$298,251	\$137		\$911,487		\$911,487
96210 Compensated Absences	\$595	\$21,872	\$133		-\$127,381	-\$104,781		-\$104,781
96300 Payments in Lieu of Taxes	\$91,176		\$13,184			\$104,360		\$104,360
96400 Bad debt - Tenant Rents								
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								

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

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
96000 Total Other General Expenses	\$689,860	\$0	\$311,568	\$137	-\$127,381	\$911,066	\$0	\$911,066
96710 Interest of Mortgage (or Bonds) Payable								
96720 Interest on Notes Payable (Short and Long Term)	\$167,675		\$21,313			\$188,988		\$188,988
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$167,675	\$0	\$21,313	\$0	\$0	\$188,988	\$0	\$188,988
96900 Total Operating Expenses	\$6,573,282	\$606,021	\$1,172,672	\$137	\$1,229,718	\$9,581,830	-\$751,101	\$8,830,729
97000 Excess of Operating Revenue over Operating Expenses	\$546,537	\$3,112,490	-\$889,136	-\$137	-\$359,088	\$2,512,595	\$0	\$2,512,595
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments	\$2,882,945	\$101,929				\$2,984,874		\$2,984,874
97350 HAP Portability-In	\$494,923					\$494,923		\$494,923
97400 Depreciation Expense	\$414,785		\$212,972		\$5,039	\$632,796		\$632,796
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$6,988,067	\$3,983,889	\$1,385,644	\$137	\$1,234,757	\$13,694,423	-\$751,101	\$12,943,322
10010 Operating Transfer In	\$418,705					\$418,705		\$418,705
10020 Operating transfer Out	-\$418,705					-\$418,705		-\$418,705
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								
10094 Transfers between Program and Project - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$131,752	-\$265,378	-\$1,102,108	-\$137	-\$364,127	-\$1,599,998	\$0	-\$1,599,998
11020 Required Annual Debt Principal Payments	\$335,000	\$0	\$6,770	\$0	\$0	\$341,770	\$0	\$341,770

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

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2018

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	1 Business Activities	6.2 Component Unit - Blended	COCC	Subtotal	ELIM	Total
11030 Beginning Equity	\$26,260,164			\$0	\$8,265,068	-\$1,569,031	\$32,638,090	\$0	\$32,638,090
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$12,844,376	-\$318,112	\$1	\$6,366,195		-\$2,864,392	-\$10,616,969	\$0	-\$10,616,969
11050 Changes in Compensated Absence Balance		-\$1,274,396							
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity		-\$1,889,309					-\$1,889,309		-\$1,889,309
11180 Housing Assistance Payments Equity		\$31,423					\$31,423		\$31,423
11190 Unit Months Available	8030	5544	0	562		0	14136	0	14136
11210 Number of Unit Months Leased	7592	3813	0	510		0	11915	0	11915
11270 Excess Cash	-\$1,279,059						-\$1,279,059		-\$1,279,059
11610 Land Purchases	\$0					\$0	\$0		\$0
11620 Building Purchases	\$750,154					\$0	\$750,154		\$750,154
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	\$493,582					\$0	\$493,582		\$493,582
13901 Replacement Housing Factor Funds	\$0					\$0	\$0		\$0



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**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, 2018, 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 April 5, 2019.

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: April 5, 2019



Hymanson, Parnes & Giampaolo

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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, 2018. 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, 2018.

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: April 5, 2019

HOUSING AUTHORITY OF WEST NEW YORK

Schedule of Findings and Questioned Costs

Year Ended September 30, 2018

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
14.850	Public and Indian Housing Program	\$ 2,814,260

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



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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, 2018, and have issued our reports thereon dated April 5, 2019. 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, 2018, 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
April 5, 2019

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"/>