

HOUSING AUTHORITY OF THE
TOWN OF SECAUCUS
Secaucus, New Jersey

FINANCIAL STATEMENTS
For the Years Ended
March 31, 2017 and 2016

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
 COMPARATIVE FINANCIAL STATEMENTS
 FOR THE TWO YEARS ENDED MARCH 31, 2017 AND 2016

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**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS
March 31, 2017**

As management of the Housing Authority of the Town of Secaucus, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activity of the Authority for the fiscal year ended March 31, 2017. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities as of March 31, 2017 by \$6,064,934.
- As of the close of the current fiscal year, the Authority's Proprietary Funds reported a deficit in Unrestricted Net Position of \$1,299,492, a decrease of \$1,071,509 from March 31, 2016.
- The Authority's cash and cash equivalents balance as of March 31, 2017 totaled \$3,334,056, representing an increase of \$1,614,540 from March 31, 2016.
- The Authority had intergovernmental revenue of \$3,301,352 in HUD operating and capital grants for the year ended March 31, 2017.
- The Authority's capital outlays for the year totaled \$162,488. The change in Capital Assets is detailed in the section entitled Analysis of Capital Assets.

USING THE ANNUAL REPORT

Financial Statements

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

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

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

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

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The Notes to Financial Statements can be found on pages 12 through 25 of this report.

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

March 31, 2017

Supplemental Information

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

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

Total Net Position decreased \$451,826. This decrease is primarily due to the GASB 68 pension liability required adjustments recorded during the current fiscal year. The Authority's pension liability at March 31, 2017 is \$2,020,058.

Total cash including security deposits increased \$1,614,540. Unrestricted cash decreased \$769,978 while restricted cash increased \$2,381,824 and security deposits increased \$2,694. The decrease in unrestricted cash is due primarily to the use of \$900,000 to repay outstanding bonds in connection with the Authority's RAD conversion.

Accounts Receivable Other Government decreased \$71,286. This amount represents a grant receivable from the Town of Secaucus for its CDBG grant. These funds were collected during the current fiscal year.

Capital Assets (net of accumulated depreciation) decreased \$240,656 as capital asset acquisitions of \$162,488 were offset by \$349,911 of depreciation expense. Additionally, fixed assets totaling \$53,235 were charged to expense in connection with the housing authority's conversion from public housing to Rental Assistance Demonstration (RAD).

Accrued Pension liability increased \$525,443 and OPEB Liabilities increased \$147,362. GASB 68 related to pensions also resulted in Deferred Outflow of Resources increasing \$349,953 and Deferred Inflow of Resources decreasing \$34,246. More information about OPEB and Pension liabilities can be found in Notes 12 and 13 respectively.

The following table summarizes the changes in Net Position between March 31, 2017 and 2016 for the Authority as a whole:

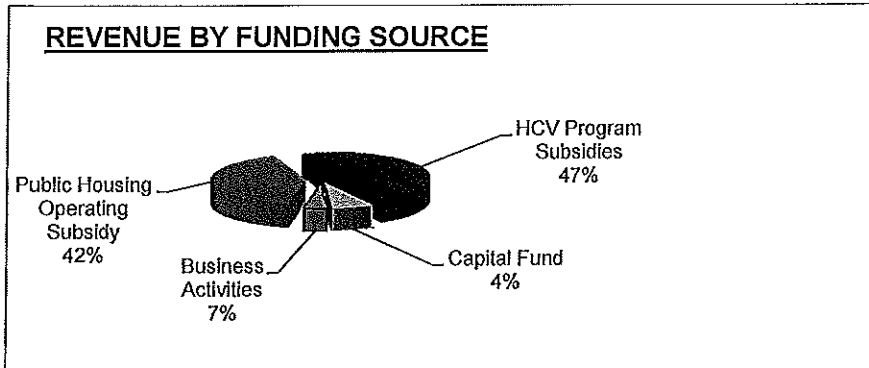
	<u>2017</u>	<u>2016</u>	<u>Variance</u>	<u>% Var</u>
Cash & Cash Equivalents	\$ 3,334,056	\$ 1,719,516	\$ 1,614,540	93.90%
Other Current Assets	63,783	147,806	(84,023)	-56.85%
Capital Assets	7,419,932	7,660,588	(240,656)	-3.14%
Deferred Outflow of Resources	605,611	255,658	349,953	136.88%
Total Assets	<u>11,423,382</u>	<u>9,783,568</u>	<u>1,639,814</u>	<u>16.76%</u>
Current Liabilities	311,550	370,022	(58,472)	-15.80%
Long-term Debt	2,447,378	910,000	1,537,378	168.94%
Other Noncurrent Liabilities	2,561,539	1,914,559	646,980	33.79%
Total Liabilities	<u>5,320,467</u>	<u>3,194,581</u>	<u>2,125,886</u>	<u>66.55%</u>
Deferred Inflow of Resources	37,981	72,227	(34,246)	-47.41%
Net Investment in Capital Assets	4,928,355	6,690,588	(1,762,233)	-26.34%
Restricted Net Position	2,436,071	54,155	2,381,916	4398.33%
Unrestricted Net Position	(1,299,492)	(227,983)	(1,071,509)	470.00%
Total Net Position	<u>\$ 6,064,934</u>	<u>\$ 6,516,760</u>	<u>\$ (451,826)</u>	<u>6.93%</u>

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2017**

Total operating revenue increased \$124,541 (2.85%), due primarily to the increase of \$137,405 (4.62%) in HUD operating grants.

Total operating expenses increased \$381,521 (8.00%). Changes in the major expense categories are discussed below.

The revenues generated by each specific program of the Authority are detailed in the following chart:



The following table summarizes the changes in Operating Income between fiscal years 2017 and 2016 for the Authority as a whole:

	<u>2017</u>	<u>2016</u>	<u>Variance</u>	<u>% Var</u>
Rental Revenue	\$ 1,284,056	\$ 1,281,470	\$ 2,586	0.20%
HUD Operating Grants	3,112,978	2,975,573	137,405	4.62%
Other	104,252	119,702	(15,450)	-12.91%
Total Operating Revenue	<u>4,501,286</u>	<u>4,376,745</u>	<u>124,541</u>	<u>2.85%</u>
Operating Expenses:				
Administrative	818,370	743,856	74,514	10.02%
Tenant Services	89,266	58,152	31,114	53.50%
Utilities	393,782	411,767	(17,985)	-4.37%
Maintenance	754,851	681,640	73,211	10.74%
General Expenses	572,869	241,423	331,446	137.29%
Housing Assistance Payments	2,171,184	2,181,728	(10,544)	-0.48%
Depreciation	349,911	450,146	(100,235)	-22.27%
Total Operating Expenses	<u>5,150,233</u>	<u>4,768,712</u>	<u>381,521</u>	<u>8.00%</u>
Operating Income/(Loss)	(648,947)	(391,967)	(256,980)	65.56%
Non-operating Revenue (Expenses):				
Interest and Other	8,747	7,121	1,626	22.83%
Income Before Capital Grants	(640,200)	(384,846)	(255,354)	66.35%
HUD Capital Grants	188,374	538,826	(350,452)	-65.04%
Net Income/(Loss)	(451,826)	153,980	(605,806)	-393.43%
Beginning Net Position	6,516,760	7,650,827	(1,134,067)	-14.82%
Prior Period Adjustment	-	(1,288,047)	1,288,047	-100.00%
Ending Net Position	<u>\$ 6,064,934</u>	<u>\$ 6,516,760</u>	<u>\$ (1,739,873)</u>	<u>-26.70%</u>

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2017**

HUD operating grants increased \$137,405 (4.62%) primarily because capital grants used for operations increased \$281,715. This increase is partially offset by the decrease in Community Development Block Grant (CDBG) in the current fiscal year. CDBG grants of \$71,286 were received in 2016; none were received in 2017.

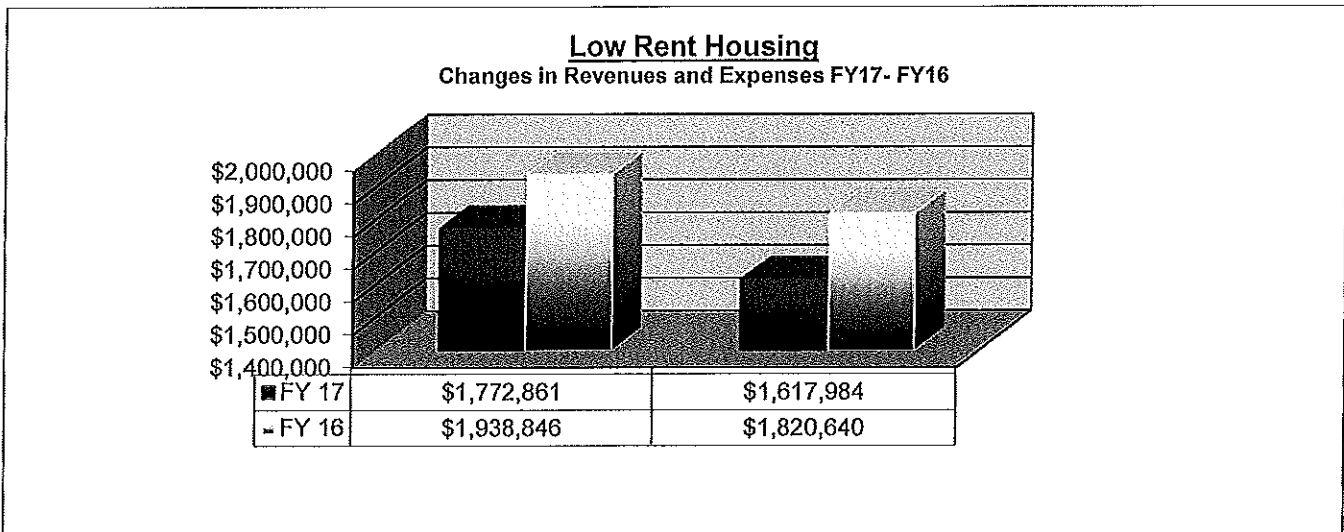
Other Revenues consist primarily of receipts for portability housing assistance payments and charges to tenants for maintenance and other miscellaneous services. Other revenue increased by \$15,451.

Administrative expenses increased \$74,513 (10.02%) primarily because employee benefits increased \$45,145 due to the Authority's increase in pension and OPEB liabilities.

General expenses increased \$331,446, or 137.29%, due primarily to the housing authority's conversion from public housing to the Rental Assistance Demonstration (RAD) program in 2017. The costs incurred to convert to RAD totaled approximately \$300,000.

Depreciation expense decreased \$100,235 (22.27%) as many fixed assets were fully depreciated in the prior fiscal year.

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



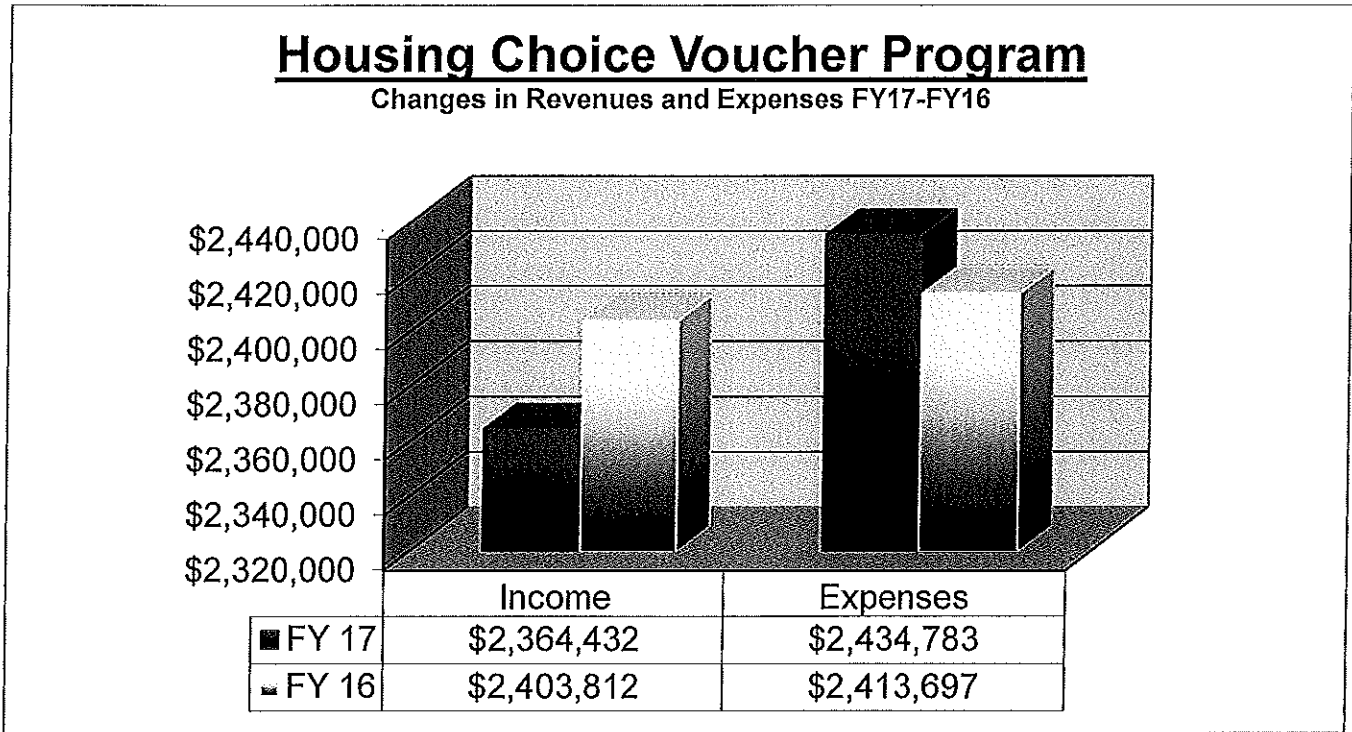
Note: Expense amounts include depreciation expense and exclude Capital fund revenue and expenses.

FYE 2017 LRPB operating revenue decreased by 8.56% compared to FYE 2016.

FYE 2017 LRPB operating expenses decreased by 11.13% compared to FYE 2016.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2017**

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



HCV revenues decreased \$39,380 primarily because HAP subsidy decreased \$22,850 and Administrative Fee subsidy decreased \$5,894.

Total HCV expenses increased \$21,086, or 0.9%. As previously noted, Housing Assistance Payments (HAP) decreased \$10,544 (0.48%) as HCV unit months leased decreased to 2,569 in 2017 from 2,647 in 2016. The average housing assistance payment increased to \$845 in 2017 from \$824 in 2016. In addition, HCV administrative expenses increased \$45,307 due to higher salaries and employee benefits costs.

Management continues to monitor payment standards to provide budgetary control within the Housing Choice Voucher program.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2017**

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets from March 31, 2016 and 2017:

	<u>2017</u>	<u>2016</u>	<u>Incr. / Decr.</u>	<u>% Change</u>
Land	\$ 620,838	\$ 620,838	\$ -	0.00%
Buildings & Improvements	21,945,678	21,640,784	304,894	1.41%
Equipment & Furniture	1,701,599	1,680,014	21,585	1.28%
Construction in Progress	540,174	762,547	(222,373)	-29.16%
Total	<u>24,808,289</u>	<u>24,704,183</u>	<u>104,106</u>	<u>0.42%</u>
Accumulated Depreciation	<u>(17,388,357)</u>	<u>(17,043,595)</u>	<u>(344,762)</u>	<u>2.02%</u>
Net Capital Assets	<u>\$ 7,419,932</u>	<u>\$ 7,660,588</u>	<u>(240,656)</u>	<u>-3.14%</u>

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

Debt:

During 2007, the Authority entered into a Capital Fund leveraging pool. The New Jersey Housing and Mortgage Finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, secured by the future capital fund grants of participating housing authorities. The Authority's share of the funds from the bond pool amounted to \$1,360,000. At March 31, 2016, \$97,000 of the bonds were outstanding, \$60,00 of which were current. As previously noted, the Housing Authority converted its public housing portfolio to RAD during the fiscal year ended March 31, 2017. In connection with that conversion, the Authority borrowed \$2,500,000 under a thirty year mortgage. The proceeds from that loan together with capital fund grants of \$217,714 and approximately of \$900,000 of operating reserves, were used to repay the outstanding bonds plus accrued interest totaling approx. \$943,000, provide escrow deposits for repairs and rehabilitation of approx. \$2,400,000 and pay debt issuance costs of approximately \$175,000. At March 31, 2017, the outstanding balance of the mortgage debt is \$2,491,577, \$44,199 of which is current. The loan is payable in 360 monthly installments of \$11,120, including interest at 3.375% per annum, with the final payment due March 1, 2047.

As of March 31, 2017 the Authority had \$69,907 in non-current accrued compensated absences, \$2,020,058 in accrued pension liabilities and \$471,574 in accrued OPEB liabilities.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

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



CERTIFIED PUBLIC ACCOUNTANTS

2035 HAMBURG TURNPIKE, UNIT H

WAYNE, NEW JERSEY 07470

TELEPHONE: (973) 831-6969

FAX: (973) 831-6972

E-MAIL: POLCARICO@OPTONLINE.NET

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Town of Secaucus (the Authority); which comprise the Comparative Statements of Net Position as of March 31, 2017 and 2016 and the related Comparative Statements of Revenue; Expenses and Changes in Net Position and Cash Flows for the years then and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the Town of Secaucus, as of March 31, 2017 and 2016, and the changes in net position, and its cash flows for the years then ended, in accordance with the accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITOR'S REPORT
(Continued)

Other Matters

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards* we have also issued our report dated October 10, 2017 on our consideration of the Housing Authority of the Town of Secaucus's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Polcari & Company

POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 10, 2017

POLCARI & CO.

CERTIFIED PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
COMPARATIVE STATEMENTS OF NET POSITION
 At March 31, 2017 and 2016

	2017	2016
<u>ASSETS AND DEFERRED OUTFLOW OF RESOURCES</u>		
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents - Unrestricted	\$ 777,671	\$ 1,547,649
Cash and Cash Equivalents - Restricted	2,436,071	54,247
Cash - Tenant Security Deposits	120,314	117,620
Total Cash	3,334,056	1,719,516
Accounts Receivable - HUD	-	6,000
Accounts Receivable - Other Government	-	71,286
Prepaid Expenses and Other Current Assets	63,783	70,520
Total Current Assets	3,397,839	1,867,322
<u>FIXED ASSETS</u>		
Land	620,838	620,838
Buildings and Improvements	21,945,678	21,640,784
Furniture, Equipment and Machinery	1,701,599	1,680,014
Construction in Progress	540,174	762,547
Total Fixed Assets	24,808,289	24,704,183
Less: Accumulated Depreciation	(17,388,357)	(17,043,595)
Net Fixed Assets	7,419,932	7,660,588
Deferred Outflow of Resources	605,611	255,658
Total Assets and Deferred Outflow of Resources	\$ 11,423,382	\$ 9,783,568
<u>LIABILITIES AND DEFERRED INFLOW OF RESOURCES</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable:		
Vendors and Contractors	\$ 15,828	\$ 37,979
Accrued Payroll and Related Taxes	15,943	1,314
Security Deposits	120,513	117,620
Accounts Payable - HUD	945	733
Deferred Revenue	1,046	7,235
Current Portion of Long-Term Debt	44,199	60,000
Accrued Liabilities:		
Compensated Absences - Current Portion	7,767	10,638
Accrued Interest Payable	7,243	19,763
Other Accrued Liabilities	9,038	27,770
Payment in Lieu of Taxes	89,028	86,970
Total Current Liabilities	311,550	370,022
Long-Term Debt, Net of Current Portion	2,447,378	910,000
Accrued Compensated Absences - Noncurrent	69,907	95,732
Accrued Pension and OPEB Liabilities	2,491,632	1,818,827
Total Non-Current Liabilities	5,008,917	2,824,559
Deferred Inflow of Resources	37,981	72,227
Total Assets and Deferred Outflow of Resources	5,358,448	3,266,808
<u>NET POSITION</u>		
Net Investment in Capital Assets	4,928,355	6,690,588
Restricted	2,436,071	54,155
Unrestricted	(1,299,492)	(227,983)
Total Net Position	\$ 6,064,934	\$ 6,516,760

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
For the Years Ended March 31, 2017 and 2016

	For the Year Ended	
	2017	2016
<u>OPERATING REVENUES</u>		
Tenant Rental & Other Revenue	\$ 1,284,056	\$ 1,281,470
HUD Grants - Operating	3,112,978	2,975,573
Other	104,252	119,702
Total Operating Revenues	4,501,286	4,376,745
<u>OPERATING EXPENSES</u>		
Administration	818,370	743,856
Housing Assistance Payments	2,171,184	2,181,728
Tenant Services	89,266	58,152
Utilities	393,782	411,767
Ordinary Maintenance & Operations	754,851	681,640
General Expense	572,869	241,423
Depreciation and Amortization Expense	349,911	450,146
Total Operating Expenses	5,150,233	4,768,712
 <u>EXCESS OF OPERATING REVENUE OVER EXPENSES</u>	 (648,947)	 (391,967)
 Non Operating Revenues/(Expenses):		
Interest Income	8,747	7,121
 Income/(Loss) Before Contributions and Transfers	 (640,200)	 (384,846)
 Capital Grants	 188,374	 538,826
 Increase/(Decrease) in Net Position	 (451,826)	 153,980
 Beginning Net Position	 6,516,760	 7,650,827
 Prior Period Adjustment	 -	 (1,288,047)
 Ending Net Position	 \$ 6,064,934	 \$ 6,516,760

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
COMPARATIVE STATEMENTS OF CASH FLOWS
 For the Years Ended March 31, 2017 and 2016

	For the Year Ended	
	2017	2016
<u>CASH FLOWS FORM OPERATING ACTIVITIES</u>		
Cash Received:		
From Tenants for Rental & Other Revenue	\$ 1,277,867	\$ 1,287,644
From Government Agencies for Operating Grants	3,118,978	2,984,846
From Other Operating Revenues	175,538	119,702
Cash Paid:		
To Employees for Operations	(394,388)	(429,901)
To Suppliers for Operations	(1,948,691)	(1,614,396)
To Landlords For Housing Assistance	(2,170,972)	(2,181,728)
Net Cash Provided by Operating Activities	58,332	166,167
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>		
Capital Grants Received	188,374	538,826
Acquisition of Property and Equipment	(162,488)	(689,473)
Borrowing of Long-Term Debt	2,500,000	-
Repayments of Long-term Debt	(978,425)	(60,000)
Net Cash Provided/(Used) by Capital and Related Financing Activities	1,547,461	(210,647)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>		
Investment Income	8,747	7,121
Net Cash Provided by Investing Activities	8,747	7,121
Net Increase/(Decrease) in Cash and Cash Equivalents	1,614,540	(37,359)
Cash and Equivalents at Beginning of Period	1,719,516	1,756,875
Cash and Equivalents at End of Period	\$ 3,334,056	\$ 1,719,516
Reconciliation of Operating Loss to Net Cash Used by Operations		
Operating Loss	\$ (648,947)	\$ (391,967)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation	349,911	450,146
Other General Expenses	53,235	
Deferred Outflow of Resources	(349,953)	(255,658)
Deferred Inflow of Resources	(34,246)	72,227
Decrease/(Increase) in Assets		
Accounts Receivable - HUD	6,000	9,181
Accounts Receivable - Misc.	71,286	(71,286)
Prepaid Expenses and Other Current Assets	6,737	39,285
Increase/(Decrease) in Liabilities		
Accounts Payable	(22,151)	3,691
Accrued Payroll and Related Taxes	14,629	(10,848)
Security Deposits	2,893	4,722
Compensated Absences	(28,696)	9,271
Accounts Payable - HUD	212	92
Deferred Revenue	(6,189)	6,174
Interest Payable	(12,520)	(1,050)
PILOT Payable	2,058	6,392
Other Accrued Liabilities	(18,732)	5,145
Accrued Pension and OPEB Liabilities	672,805	290,650
Net Cash Provided by Operating Activities	\$ 58,332	\$ 166,167

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

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

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

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

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

2. **Significant Accounting Policies**

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

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

Federal Grant Revenue – Operating subsidies, Section Eight housing assistance grants and Capital Fund Program revenue received from HUD are recorded under the accrual method of accounting and are recognized in the period earned in accordance with applicable HUD guidelines. The Authority is generally entitled to receive funds from HUD under an established payment schedule or as expenditures are made under the Capital Fund Program or Comprehensive Improvements Assistance Program. Under the Section Eight Program.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

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

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

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

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

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

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

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

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

The adoption of GASB Statement no. 63 had no significant effect on the basic financial statements, except for the classification of net position.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

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

Significant accounting policies are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2017

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

14 – Long-lived assets to be held and used are tested for recoverability whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. When required, impairment losses on assets to be held and used are recognized based on the fair value of the asset and long lived assets to be disposed of by sale are reported at the lower of carrying amount or fair value less cost to sell. As of March 31, 2017 the Authority has not recognized any reduction in the carrying value of its fixed assets when considering AU 360.

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

c. New Accounting Pronouncements - The Authority was required to adopt GASB Statement 68, *Accounting and Financial Reporting for Pensions* which requires employers to recognize their proportionate share of the collective net pension liability, collective deferred outflows of resources, collective deferred inflows of resources and collective pension expense excluding that attributable to employer-paid member contributions. Additional information regarding the adoption of GASB 68 can be found in Note 13 to these financial statements.

NOTE 2 – Cash and Cash Equivalents

The Authority maintains cash and cash equivalents in local banks. These funds are covered by the Governmental Unit Deposit Protection Act of the state of New Jersey, which requires the institutions to pool collateral for all of governmental deposits and have the collateral held by an approved custodian in the institution's name. Cash and Cash Equivalents (including tenant security deposits) of \$3,334,056 and \$1,719,516 at March 31, 2017 and 2016 respectively, consisted of the following:

	2017	2016
Checking Accounts	\$ 3,213,642	\$ 1,601,796
Tenant Security Deposits	120,314	117,620
Petty Cash	100	100
	<u>\$ 3,334,056</u>	<u>\$ 1,719,516</u>

The carrying amount of the Authority's cash and cash equivalents on deposit at banks as of March 31, 2017 was \$3,334,056 and the bank balances were \$3,372,281. Of the bank balances, \$477,484 was covered by FDIC insurance and \$2,894,797 was covered by a collateral pool maintained by the banks as required by New Jersey statutes. Cash and cash equivalents, except petty cash are held in the Authority's name.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 3 – Deferred Revenue

The Authority's \$1,046 of deferred revenue at March 31, 2017 consists of \$381 of deferred operating subsidy and \$665 of tenant prepaid rent. The Authority's \$7,235 of deferred revenue at March 31, 2016 consisted of \$6,767 of deferred operating subsidy and \$468 of tenant prepaid rent.

NOTE 4 - Fixed Assets

Fixed assets consist primarily of expenditures to acquire, construct, place in operation and improve the facilities of the Authority and are stated at cost, less accumulated depreciation. The following is a summary of the changes in general fixed assets for the fiscal year ended March 31, 2017 and 2016:

	Apr. 1, 2016	Additions	Disposals	Transfers/Other	Mar. 31, 2017
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	21,640,784	-	-	304,894	21,945,678
Dwelling Equipment	594,083	26,734	-	-	620,817
Furniture and Equipment	1,085,931	-	(5,149)	-	1,080,782
Construction in Progress	762,547	135,754	-	(358,127)	540,174
Total Fixed Assets	24,704,183	162,488	(5,149)	(53,233)	24,808,289
Accumulated Depreciation	(17,043,595)	(349,911)	5,149	-	(17,388,357)
Net Fixed Assets	\$ 7,660,588	\$ (187,423)	\$ -	\$ (53,233)	\$ 7,419,932

	Apr. 1, 2015	Additions	Disposals	Transfers/Other	Mar. 31, 2016
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	21,048,543	157,416	-	434,825	21,640,784
Dwelling Equipment	644,083	-	-	(50,000)	594,083
Furniture and Equipment	1,360,797	-	-	(274,866)	1,085,931
Construction in Progress	340,449	532,057	-	(109,959)	762,547
Total Fixed Assets	24,014,710	689,473	-	-	24,704,183
Accumulated Depreciation	(16,593,449)	(450,146)	-	-	(17,043,595)
Net Fixed Assets	\$ 7,421,261	\$ 239,327	\$ -	\$ -	\$ 7,660,588

Depreciation expense for the fiscal years ended March 31, 2017 and 2016 amounted to \$349,911 and \$450,146, respectively.

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

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

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 5 – Payment in Lieu of Taxes (PILOT)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the Town. Under the Cooperation Agreement, the Authority must pay the Town the lower of 10% of its net shelter rent or the approximate full real property taxes. During the fiscal year ended March 31, 2017 and 2016, PILOT expense was accrued in the amount of \$89,028 and \$86,970, respectively.

NOTE 6 – Accrued Compensated Absences

Accrued compensated absences of \$77,674 and \$106,370 at March 31, 2017 and 2016, respectively, represent amounts of accumulated leave for which employees are entitled to receive payment in accordance with the Authority's Personnel Policy. Employees may carry over up to two weeks of vacation each year; any such vacation not taken in the second year shall be lost. Employees may be compensated for accrued vacation leave earned in the current year only in the event of retirement or termination of service. Employees may be compensated for sick leave at retirement at the rate of one day for every two days accumulated, payable at the salary rate earned at the time of separation.

NOTE 7 – Risk Management

The Authority is exposed to various risks of loss related to torts, theft, damage to and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. During the years ended March 31, 2017 and 2016, the Authority's risk management program, in order to deal with potential liabilities, consisted of various insurance policies for fire, general liability, crime, auto and public-officials errors and omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of its Projects for the purpose of determining potential liability issues. Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Settled claims relating to the commercial insurance have not exceeded the amount of insurance in any of the past three fiscal years.

NOTE 8 – Construction Commitments

At March 31, 2017 and 2016, the Authority's outstanding construction commitments pertaining to its Capital Fund Programs were not material. The costs pertaining to such commitments will be paid by grants approved and committed to the Authority by the U.S. Department of Housing and Urban Development.

NOTE 9 – Economic Dependency

For the years ended March 31, 2017 and 2016, a substantial portion of the Authority's revenues were received from the United States Department of Housing and Urban Development, which are subject to availability of funds and Congressional approval, as well as the Authority's compliance with Federal rules and regulations.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2017

NOTE 10 – Restricted Net Position

Restricted Net Position at March 31, 2017 and 2016 consists of the following components:

	<u>2017</u>	<u>2016</u>
Proceeds from Borrowings to be used only for budgeted Capital Fund Programs	\$ 3,627	\$ 21,944
Reserve Escrow	2,402,826	-
Housing Assistance Payment Equity	<u>29,618</u>	<u>32,211</u>
	<u>\$ 2,436,071</u>	<u>\$ 54,155</u>

Capital Fund Program Restricted Net Position

As detailed in Note 11, the Authority borrowed \$1,360,000 during the fiscal year ended March 31, 2008 under its capital fund leveraging program. The proceeds of these borrowings are restricted for use and may only be expended on projects included in the Authority's capital fund budget. The balance of unexpended funds borrowed totaled \$3,627 and \$21,944 at March 31, 2017 and 2016, respectively. This amount is included in restricted net position. Also, under the capital fund leveraging program (a cost reimbursement grant) revenue and accounts receivable were recorded as funds were expended and reimbursable by future capital grant funding. Grants received for payment of debt incurred under its capital fund leveraging program are recorded as revenue in the year in which the grant is approved and paid.

Housing Assistance Payment Equity

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

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

In accordance with HUD requirements, the Authority's restricted and unrestricted fund balance consists of the following components as of March 31, 2017 and 2016:

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 10 – Restricted Net Position (continued)

Administrative Fee Equity - included in Unrestricted Net Position			
Administrative Fee Reserves at March 31, 2016	\$	(94,328)	
Net Administrative Fee Reserves Expended		(72,283)	
Interest income on Administrative Fee Reserves		1,205	
Fraud Recoveries		<u>3,320</u>	\$ (162,086)
Housing Assistance Payment Reserves - included in Restricted Net Position			
Housing Assistance Payment Reserves at March 31, 2016		32,211	
Unexpended HAP Subsidy		(5,914)	
Fraud Recoveries		<u>3,321</u>	<u>29,618</u>
Total HCV Program Net Position at March 31, 2017			<u>\$ (132,468)</u>
Administrative Fee Equity - included in Unrestricted Net Position			
Administrative Fee Reserves at March 31, 2015	\$	157,050	
Net Administrative Fee Reserves Expended		(253,958)	
Interest income on Administrative Fee Reserves		1,441	
Fraud Recoveries		<u>1,139</u>	\$ (94,328)
Housing Assistance Payment Reserves - included in Restricted Net Position			
Housing Assistance Payment Reserves at March 31, 2015		10,587	
Unexpended HAP Subsidy		20,485	
Fraud Recoveries		<u>1,139</u>	<u>32,211</u>
Total HCV Program Net Position at March 31, 2016			<u>\$ (62,117)</u>

NOTE 11 – Debt

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

In December 2016, the bonds were redeemed and the Authority paid the remaining outstanding balance. The bonds were paid from a \$2,500,000 operating loan from Bogota Savings Bank that was obtained to complete the Authority's Rental Assistance Demonstration (RAD) conversion. The following schedule represents the required principal and interest payments during the next five years and thereafter. The loan is payable in 360 monthly installments of \$11,120, including interest at 3.375% per annum, with the final payment due March 1, 2047.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 11 – Debt

<u>Due Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 44,199	\$ 78,125	\$ 122,324
2018	50,195	83,249	133,444
2019	51,940	84,505	136,445
2020	53,520	79,925	133,445
2021	55,605	77,839	133,444
Thereafter	<u>2,236,118</u>	<u>1,504,096</u>	<u>3,740,214</u>
Total	<u>\$ 2,491,577</u>	<u>\$ 1,907,739</u>	<u>\$ 4,399,316</u>

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

	<u>April 1, 2016</u>	<u>Additions</u>	<u>Payments</u>	<u>Withdrawals</u>	<u>Forfeitures</u>	<u>March 31, 2017</u>
CFFP Loan	\$ 970,000	\$ -	\$ (970,000)	\$ -	\$ -	\$ -
Operating Loan	-	2,500,000	(8,423)	-	-	2,491,577
Compensated Absences	106,370	-	(28,696)	-	-	77,674
OPEB Liability	324,212	147,362	-	-	-	471,574
Pension Liability	1,494,615	525,443	-	-	-	2,020,058
	<u>\$ 2,895,197</u>	<u>\$ 3,172,805</u>	<u>\$ (1,007,119)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,060,883</u>
Less Current Portion of Operating Loan						(44,199)
Less Current Portion of Compensated Absences						(7,767)
Total Non Current Portion						<u>\$ 5,008,917</u>

NOTE 12 – Other Post Employment Retirement Benefits (OPEB)

ANNUAL OPEB COST AND NET OPEB OBLIGATION

The Authority's annual other postemployment benefit ("OPEB") cost (expense) is calculated based on the annual required contribution of employer ("ARC"), an amount actuarially determined in accordance with parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal costs each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty (30) years.

The following table shows the components of the Authority's annual OPEB costs for the fiscal year, the amount actually contributed to the plan and changes in the Authority's net OPEB obligation to the plan:

Annual Required Contribution	\$138,253
Interest on net OPEB obligation	\$12,968
Adjustment to annual required contribution	\$49,132
Annual OPEB cost (expense)	\$200,353
Contributions made	\$(52,991)
Increase in net OPEB obligation	\$147,362
Net OPEB Obligation – beginning of year	\$324,212
Net OPEB Obligation – end of year	\$471,574

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2017

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

The Authority's annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for the 2016 fiscal year and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
3/31/2015	\$158,348	0.00	\$240,130
3/31/2016	\$165,733	0.00	\$324,212
3/31/2017	\$200,353	0.00	\$471,574

FUNDED STATUS AND FUNDING PROGRESS

As of March 31, 2017, the most recent valuation date, the plan was 0.0% funded. The actuarial liability for benefits was \$2,462,505, and the actuarial value of assets was \$0, resulting in an unfunded actuarial accrued liability (UAL) of \$2,328,093. The covered payroll (annual payroll of active employees covered by the plan) was \$626,134 and the ratio of the UAL to covered payroll was not computed since benefit and retiree rates were not based on payroll.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contribution of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

NOTE 13 – Pension Plan

General Information about the Pension Plan

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

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

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2017

NOTE 13 – Pension (Continued)

- Tier 4 – Members who were eligible to enroll on or after May 22, 2010 and prior to June 28, 2011.
- Tier 5 – Members who were eligible to enroll on or after June 28, 2011.

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

Contributions - The contribution policy for PERS is set by N.J.S.A. 15A and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by state of New Jersey legislation. PERS provided for employee contributions of 6.5% of employees' annual compensation, as defined. The employee rate was increased from 6.5% to 7.0% of base salary effective July 1, 2012 plus an additional 1% phased in over 7 years beginning in fiscal year 2013. The housing authority's contribution amounts are based on an actuarially determined rate which includes the normal cost and unfunded accrued liability. The actuarially determined contribution includes funding for cost of living adjustments and a noncontributory death benefit. The employer contribution rate was 6.78% - 6.92% and 6.64% - 6.78% in fiscal years 2016 and 2015, respectively. Chapter 9, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. The unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012 and will be adjusted by the rate of return on the actuarial value of assets.

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

At the June 30, 2016 and June 30, 2015 measurement dates, the Authority reported \$2,020,058 and \$1,494,615, respectively, for its proportionate share of the net pension liability. The Authority's portion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's allocation percentages as of June 30, 2016 and June 30, 2015 were 0.00682% and 0.00666%, respectively.

The components of the Authority's net pension liability as of June 30, 2016 and 2015, the most recent evaluation dates, are as follows:

	<u>2016</u>	<u>2015</u>
Total Pension Liability	\$ 3,374,458	\$ 2,870,289
Less: Plan Fiduciary Net Position	<u>(1,354,400)</u>	<u>(1,375,674)</u>
Net Pension Liability	<u>\$ 2,020,058</u>	<u>\$ 1,494,615</u>

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 13 – Pension (Continued)

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

Actuarial Assumptions - The total pension liability as of June 30, 2016 measurement date was determined by an actuarial valuation as of July 1, 2015, which was rolled forward to June 30, 2016. This actuarial valuation used the following actuarial assumptions:

Inflation Rate	3.08%
Salary Increases	1.65% - 4.15%
Through 2026	based on age
Thereafter	2.65% - 5.15%
	based on age
Investment Rate of Return	7.65%

Mortality rates were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirement and beneficiaries of former members with adjustments for mortality improvements from the base year of 2012 based on projection Scale AA. The RP-2000 Disabled Mortality Tables (setback 3 years for males and setback 1 year for females) are used to value disabled retirees. The actuarial assumptions used in the July 1, 2014 valuation were based on the results of an actuarial experience study for the period July 1, 2008 to June 30, 2011. It is likely that future experience will not exactly conform to these assumptions. To the extent that actuarial experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact will be on future financial statements. In accordance with State statute, the long-term expected rate of return on plan investments (7.90% at June 30, 2015) is determined by the State Treasurer after consultation with the Director of the Division of Pensions and Benefits, the board of trustees and the actuaries. Best estimates of arithmetic real rates of return for each major asset class included in the PERS’s target allocation as of June 30, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Real rate of return
Cash	5.00%	0.87%
U.S. Treasuries	1.50%	1.74%
Investment Grade Credit	8.00%	1.79%
Mortgages	2.00%	1.67%
High Yield Bonds	2.00%	4.56%
Inflation-Indexed Bonds	1.50%	3.44%
Broad U.S. Equities	26.00%	8.53%
Developed Foreign Equities	13.25%	6.83%
Emerging Market Equities	6.50%	9.95%
Private Equity	9.00%	12.40%
Hedge Funds / Absolute Return	12.50%	4.68%
Real Estate (Property)	2.00%	6.91%
Commodities	0.50%	5.45%
Global Debt ex US	5.00%	-0.25%
REIT	5.25%	5.63%

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2017

NOTE 13 – Pension (Continued)

Discount Rate - The discount rate used to measure the total pension liability was 3.98% as of June 30, 2016. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.65%, and a municipal rate of 2.85% as of June 30, 2016 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 as the current member contribution rates and that contributions from employers will be made based on the contribution rate in the most recent fiscal year. Based on those assumptions, the plan's fiduciary net position was projected to be available to make future projected future benefit payments of current plan members through 2034. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2034, and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate - The following presents the collective net pension liability of the Authority as of June 30, 2016 and June 30, 2015, respectively, calculated using the discount rate as disclosed above as well as what the collective net pension liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>At 1% Decrease</u>	<u>At June 30 Discount Rate</u>	<u>At 1% Increase</u>
2016	\$ 2,475,345	\$ 2,020,058	\$ 1,644,179
2015	\$ 1,857,624	\$ 1,494,615	\$ 1,190,271

For the years ended March 31, 2017 and 2016, the Authority recognized pension expense of \$201,840 and \$101,235, respectively.

At March 31, 2017 and 2016, the Authority reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	2017 Deferred Outflows of Resources	2017 Deferred Inflows of Resources	2016 Deferred Outflows of Resources	2016 Deferred Inflows of Resources
Changes of assumptions	\$ 418,448	\$ -	\$ 180,510	\$ -
Differences between expected and actual experience	37,567	-	35,656	24,031
Net differences between projected and actual earnings on plan investments	77,027	-	-	-
Changes in proportion	72,569	37,981	59,492	48,196
Authority's contributions subsequent to the measurement date	-	-	-	-
TOTAL	<u>\$ 605,611</u>	<u>\$ 37,981</u>	<u>\$ 255,658</u>	<u>\$ 72,227</u>

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2017

NOTE 13 – Pension (Continued)

Year ended June 30:

2017	\$ 136,348
2018	136,348
2019	157,964
2020	132,712
2021	<u>42,239</u>
Total	<u>\$ 605,611</u>

Note 14 – Subsequent Events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management has evaluated subsequent events through October 10, 2017, the date on which the financial statements were available to be issued and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 For the Year Ended March 31, 2017

	Beginning Balance	Revenue Recognized	Expenditures	Ending Balance
<u>LOW INCOME HOUSING PROGRAM</u>				
Operating Subsidy (CFDA #14.850)	\$ -	\$ 494,213	\$ 494,213	\$ -
Capital Fund Program (CFDA #14.872)	-	468,223	468,223	-
Housing Choice Voucher Program (CFDA #14.871)	-	<u>2,338,916</u>	<u>2,338,916</u>	-
Total Federal Financial Assistance	<u>\$ -</u>	<u>\$ 3,301,352</u>	<u>\$ 3,301,352</u>	<u>\$ -</u>

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

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

Secaucus Housing Authority (NJ083)

SECAUCUS, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single
Audit

Fiscal Year End: 03/31/2017

	Project Total	14.218 Community Development Block Grants/Entitle- ment Grants	14.871 Housing Choice Vouchers	1 Business Activities	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted			\$155,710	\$621,961		\$777,671		\$777,671
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted			\$29,618	\$2,406,453		\$2,436,071		\$2,436,071
114 Cash - Tenant Security Deposits				\$120,314		\$120,314		\$120,314
115 Cash - Restricted for Payment of Current Liabilities			\$0			\$0		\$0
100 Total Cash	\$0	\$0	\$185,328	\$3,148,728	\$0	\$3,334,056		\$3,334,056
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects								
124 Accounts Receivable - Other Government								
125 Accounts Receivable - Miscellaneous								
126 Accounts Receivable - Tenants								
128.1 Allowance for Doubtful Accounts - Tenants								
128.2 Allowance for Doubtful Accounts - Other								
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery								
128.1 Allowance for Doubtful Accounts - Fraud								
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$0	\$0	\$0	\$0		\$0
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets			\$4,397	\$59,386		\$63,783		\$63,783
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From								
145 Assets Held for Sale								
150 Total Current Assets	\$0	\$0	\$189,725	\$3,208,114	\$0	\$3,397,839		\$3,397,839
161 Land				\$620,838		\$620,838		\$620,838
162 Buildings				\$21,620,812		\$21,620,812		\$21,620,812
163 Furniture, Equipment & Machinery - Dwellings				\$620,476		\$620,476		\$620,476
164 Furniture, Equipment & Machinery - Administration				\$1,081,123		\$1,081,123		\$1,081,123
165 Leasehold Improvements				\$324,866		\$324,866		\$324,866
166 Accumulated Depreciation				-\$17,388,357		-\$17,388,357		-\$17,388,357
167 Construction In Progress				\$540,174		\$540,174		\$540,174
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$7,419,932	\$0	\$7,419,932		\$7,419,932
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets								
176 Investments in Joint Ventures								
180 Total Non-Current Assets	\$0	\$0	\$0	\$7,419,932	\$0	\$7,419,932		\$7,419,932
200 Deferred Outflow of Resources			\$99,315	\$506,296		\$605,611		\$605,611
290 Total Assets and Deferred Outflow of Resources	\$0	\$0	\$289,040	\$11,134,342	\$0	\$11,423,382		\$11,423,382

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single
Audit

Fiscal Year End: 03/31/2017

	Project Total	14,218 Community Development Block Grants/Entitle ment Grants	14,871 Housing Choice Vouchers	1 Business Activities	COCC	Subtotal	ELIM	Total
311 Bank Overdraft								
312 Accounts Payable <= 90 Days				\$15,828		\$15,828		\$15,828
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable			\$1,915	\$14,028		\$15,943		\$15,943
322 Accrued Compensated Absences - Current Portion			\$1,150	\$6,617		\$7,767		\$7,767
324 Accrued Contingency Liability								
325 Accrued Interest Payable				\$7,243		\$7,243		\$7,243
331 Accounts Payable - HUD PHA Programs			\$945			\$945		\$945
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government				\$89,028		\$89,028		\$89,028
341 Tenant Security Deposits				\$120,513		\$120,513		\$120,513
342 Unearned Revenue				\$1,046		\$1,046		\$1,046
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								
344 Current Portion of Long-term Debt - Operating Borrowings				\$44,199		\$44,199		\$44,199
345 Other Current Liabilities								
346 Accrued Liabilities - Other				\$9,038		\$9,038		\$9,038
347 Inter Program - Due To								
348 Loan Liability - Current								
310 Total Current Liabilities	\$0	\$0	\$4,010	\$307,540	\$0	\$311,550		\$311,550
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings				\$2,447,378		\$2,447,378		\$2,447,378
353 Non-current Liabilities - Other								
354 Accrued Compensated Absences - Non Current			\$10,348	\$59,559		\$69,907		\$69,907
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$0		\$400,517	\$2,091,115	\$0	\$2,491,632		\$2,491,632
350 Total Non-Current Liabilities	\$0	\$0	\$410,865	\$4,598,052	\$0	\$5,008,917		\$5,008,917
300 Total Liabilities	\$0	\$0	\$414,875	\$4,905,592	\$0	\$5,320,467		\$5,320,467
400 Deferred Inflow of Resources			\$6,633	\$31,348		\$37,981		\$37,981
508.4 Net Investment in Capital Assets		\$0		\$4,928,355	\$0	\$4,928,355		\$4,928,355
511.4 Restricted Net Position			\$29,618	\$2,406,453		\$2,436,071		\$2,436,071
512.4 Unrestricted Net Position	\$0	\$0	-\$162,086	-\$1,137,406	\$0	-\$1,299,492		-\$1,299,492
513 Total Equity - Net Assets / Position	\$0	\$0	-\$132,468	\$6,197,402	\$0	\$6,064,934		\$6,064,934
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0	\$0	\$289,040	\$11,134,342	\$0	\$11,423,382		\$11,423,382

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/17

	Project Total	14.218 Community Development Block Grants/Entitleme nt Grants	14.871 Housing Choice Vouchers	1 Business Activities	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$953,865			\$314,643		\$1,268,508		\$1,268,508
70400 Tenant Revenue - Other	\$11,648			\$3,900		\$15,548		\$15,548
70500 Total Tenant Revenue	\$965,513	\$0	\$0	\$318,543	\$0	\$1,284,056	\$0	\$1,284,056
70600 HUD PHA Operating Grants	\$774,052		\$2,338,916			\$3,112,978		\$3,112,978
70610 Capital Grants	\$188,374					\$188,374		\$188,374
70710 Management Fee					\$172,264	\$172,264	-\$172,264	\$0
70720 Asset Management Fee					\$24,750	\$24,750	-\$24,750	\$0
70730 Book Keeping Fee					\$37,642	\$37,642	-\$37,642	\$0
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue					\$234,656	\$234,656	-\$234,656	\$0
70800 Other Government Grants								
71100 Investment Income - Unrestricted	\$4,353		\$1,205	\$3,189		\$8,747		\$8,747
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery	\$2,489		\$6,641	\$841		\$9,971		\$9,971
71500 Other Revenue	\$26,444		\$17,670	\$8,550	\$41,617	\$94,281		\$94,281
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted			\$0			\$0		\$0
70000 Total Revenue	\$1,961,235	\$0	\$2,364,432	\$331,123	\$276,273	\$4,933,063	-\$234,656	\$4,698,407
91100 Administrative Salaries	\$81,827		\$106,645	\$21,801	\$106,673	\$316,946		\$316,946
91200 Auditing Fees	\$2,225		\$6,250	\$742	\$3,088	\$12,305		\$12,305
91300 Management Fee	\$172,264			\$0		\$172,264	-\$172,264	\$0
91310 Book-keeping Fee	\$18,375		\$19,267			\$37,642	-\$37,642	\$0
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative	\$13,569		\$84,624	\$58,367	\$163,518	\$320,078		\$320,078
91600 Office Expenses	\$24,910		\$14,940	\$7,134	\$78,521	\$125,505		\$125,505
91700 Legal Expense	\$3,272		\$7,790	\$3,272	\$24,615	\$38,949		\$38,949
91800 Travel	\$289		\$917	\$482	\$2,899	\$4,587		\$4,587
91810 Allocated Overhead								
91900 Other								
91000 Total Operating - Administrative	\$316,731	\$0	\$240,433	\$91,798	\$379,314	\$1,028,276	-\$209,906	\$818,370
92000 Asset Management Fee	\$24,750					\$24,750	-\$24,750	\$0
92100 Tenant Services - Salaries	\$32,842			\$9,951		\$42,793		\$42,793
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services	\$15,486			\$27,998		\$43,484		\$43,484
92400 Tenant Services - Other	\$2,625			\$364		\$2,989		\$2,989
92500 Total Tenant Services	\$50,953	\$0	\$0	\$38,313	\$0	\$89,266	\$0	\$89,266
93100 Water	\$34,861			\$15,859		\$50,720		\$50,720
93200 Electricity	\$167,100			\$57,623		\$224,723		\$224,723
93300 Gas	\$16,392			\$13,960		\$30,352		\$30,352
93400 Fuel								
93500 Labor	\$26,980			\$13,750		\$40,730		\$40,730
93600 Sewer	\$27,277					\$27,277		\$27,277
93700 Employee Benefit Contributions - Utilities	\$12,721			\$6,900		\$19,621		\$19,621

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/17

	Project Total	14.218 Community Development Block Grants/Entitleme nt Grants	14.871 Housing Choice Vouchers	1 Business Activities	COCC	Subtotal	ELIM	Total
93800 Other Utilities Expense	\$261			\$98		\$359		\$359
93000 Total Utilities	\$285,592	\$0	\$0	\$108,190	\$0	\$393,782	\$0	\$393,782
94100 Ordinary Maintenance and Operations - Labor	\$203,364			\$65,094		\$268,458		\$268,458
94200 Ordinary Maintenance and Operations - Materials and Other	\$39,218			\$16,036		\$55,254		\$55,254
94300 Ordinary Maintenance and Operations Contracts	\$182,933			\$36,469		\$219,402		\$219,402
94500 Employee Benefit Contributions - Ordinary Maintenance	\$72,176			\$139,561		\$211,737		\$211,737
94000 Total Maintenance	\$497,691	\$0	\$0	\$257,160	\$0	\$754,851	\$0	\$754,851
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs								
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$22,435			\$7,513		\$29,948		\$29,948
96120 Liability Insurance	\$11,217			\$3,756		\$14,973		\$14,973
96130 Workmen's Compensation	\$11,217		\$2,305	\$3,756	\$10,570	\$27,848		\$27,848
96140 All Other Insurance								
96100 Total Insurance Premiums	\$44,869	\$0	\$2,305	\$15,025	\$10,570	\$72,769	\$0	\$72,769
96200 Other General Expenses	\$299,161		\$16,203	\$43,596		\$358,960		\$358,960
96210 Compensated Absences			\$4,658			\$4,658		\$4,658
96300 Payments in Lieu of Taxes	\$71,845			\$17,184		\$89,029		\$89,029
96400 Bad debt - Tenant Rents								
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$371,006	\$0	\$20,861	\$60,780	\$0	\$452,647	\$0	\$452,647
96710 Interest of Mortgage (or Bonds) Payable	\$26,392			\$21,061		\$47,453		\$47,453
96720 Interest on Notes Payable (Short and Long Term)								
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$26,392	\$0	\$0	\$21,061	\$0	\$47,453	\$0	\$47,453
96900 Total Operating Expenses	\$1,617,984	\$0	\$263,599	\$692,327	\$389,884	\$2,863,794	-\$234,656	\$2,629,138
97000 Excess of Operating Revenue over Operating Expenses	\$343,251	\$0	\$2,100,833	-\$261,204	-\$113,611	\$2,069,269	\$0	\$2,069,269
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments			\$2,154,334			\$2,154,334		\$2,154,334
97350 HAP Portability In			\$16,850			\$16,850		\$16,850
97400 Depreciation Expense				\$349,569	\$342	\$349,911		\$349,911
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$1,617,984	\$0	\$2,434,783	\$941,896	\$390,226	\$5,384,889	-\$234,656	\$5,150,233

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 3/31/17

	Project Total	14.218 Community Development Block Grants/Entitleme nt Grants	14.871 Housing Choice Vouchers	1 Business Activities	COCC	Subtotal	ELIM	Total
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In								
10094 Transfers between Project and Program - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$343,251	\$0	-\$70,351	-\$610,773	-\$113,953	-\$451,826	\$0	-\$451,826
Total Expenses								
11020 Required Annual Debt Principal Payments	\$60,000	\$0	\$0	\$0	\$0	\$60,000	\$0	\$60,000
11030 Beginning Equity	\$6,372,511	\$191,526	-\$62,117	\$0	\$14,840	\$6,516,760	\$0	\$6,516,760
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$6,715,762	-\$191,526		\$6,808,175	\$99,113	\$0		\$0
11050 Changes in Compensated Absence Balance								
11060 Changes in Contingent Liability Balance								
11070 Changes in Unrecognized Pension Transition Liability								
11080 Changes in Special Term/Severance Benefits Liability								
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity			-\$162,086			-\$162,086		-\$162,086
11180 Housing Assistance Payments Equity			\$29,618			\$29,618		\$29,618
11190 Unit Months Available	2475	0	3000	825	0	6300	0	6300
11210 Number of Unit Months Leased	2450	0	2569	820	0	5839	0	5839
11270 Excess Cash	-\$113,158					-\$113,158		-\$113,158
11610 Land Purchases	\$0				\$0	\$0		\$0
11620 Building Purchases	\$128,374				\$0	\$128,374		\$128,374
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	\$0				\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0				\$0	\$0		\$0

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
CAPITAL FUND LEVERAGING PROGRAM STATUS REPORT
 As of March 31, 2017

<u>Line Item</u>	<u>Funds Budgeted</u>	<u>Funds Obligated</u>	<u>Funds Expended</u>	<u>Balance of Unexpended Funds</u>
Architect & Engineering Fees	\$ 37,850	\$ 37,850	\$ 37,850	\$ -
NJ83-1 Caulking & Waterproofing	295,750	295,750	295,750	-
NJ83-2 Kitchen Replacement	260,635	260,635	260,635	-
Mold Removable Paint	250,000	250,000	250,000	-
Exterior Caulking	443,802	443,802	421,858	21,944
Fire Alarm System	71,963	71,963	71,963	-
Hallway Carpeting	70,938	70,938	70,938	-
 Total Capital Project	 <u>\$ 1,430,938</u>	 <u>\$ 1,430,938</u>	 <u>\$ 1,408,994</u>	 <u>\$ 21,944</u>

Reconciliation of Debt Service Account

Balance at March 31, 2015	\$ 21,944
Debt Proceeds Deposited	-
Interest earned	-
Total Funds Available	<u>21,944</u>
Less Disbursements for Bond Defeasance	<u>(18,317)</u>
Balance at March 31, 2016	<u>\$ 3,627</u>

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Schedule of Proportionate Share of the Net Pension Liability
 of the Public Employees Retirement System (PERS)
 For the Year Ended March 31, 2017

	<u>2016</u>	<u>2015</u>
Housing Authority's Proportion of the Net Pension Liability	0.00682%	0.00666%
Housing Authority's Proportionate Share of the Net Pension Liability	\$ 2,020,058	\$ 1,494,615
Housing Authority's Covered Employee Payroll	\$ 626,134	\$ 616,619
Housing Authority's Proportionate Share of the Net Pension Liability as a Percentage of Its Covered Employee Payroll	322.62%	242.39%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	40.14%	47.93%

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Schedule of Authority Contributions to the
 Public Employees Retirement System (PERS)
 For The Year Ended March 31, 2017

	<u>2016</u>	<u>2015</u>
Contractually Required Contribution	\$ 60,593	\$ 57,242
Contribution in Relation to the Contractually Required Contribution	\$ (60,593)	\$ (57,242)
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered Payroll	\$ 626,134	\$ 616,619
Contribution as a Percentage of Covered Employee Payroll	9.68%	9.28%

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



CERTIFIED PUBLIC ACCOUNTANTS

2035 HAMBURG TURNPIKE, UNIT H
WAYNE, NEW JERSEY 07470
TELEPHONE: (973) 831-6969
FAX: (973) 831-6972
E-MAIL: POLCARICO@OPTONLINE.NET

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

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Controller General of the United States, the financial statements of the Housing Authority of the Town of Secaucus as of and for the year ended March 31, 2017 and have issued our report thereon dated October 10, 2017.

Internal Control Over Financial Reporting

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

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

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

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

(Continued)

Compliance and Other Matters

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

Purpose of This Report

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

Polcari & Company

POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 10, 2017

POLCARI & CO.

CERTIFIED PUBLIC ACCOUNTANTS



CERTIFIED PUBLIC ACCOUNTANTS

2035 HAMBURG TURNPIKE, UNIT H
WAYNE, NEW JERSEY 07470
TELEPHONE: (973) 831-6969
FAX: (973) 831-6972
E-MAIL: POLCARICO@OPTONLINE.NET

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

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

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the Town of Secaucus's compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the entity's major federal programs for the year ended March 31, 2017. The Housing Authority of the Town of Secaucus's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

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

Opinion on Each Major Federal Program

In our opinion, Housing Authority of the Town of Secaucus complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2017.

Report on Internal Control Over Compliance

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

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

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

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

Polcari & Company

POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
October 10, 2017

POLCARI & CO.
CERTIFIED PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
March 31, 2017

STATUS OF PRIOR AUDIT FINDINGS

The prior audit contained no findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SECTION 1 - SUMMARY OF AUDIT RESULTS

Financial Statements

Type of Auditor's Report Issued: Unmodified

Internal Control over Financial Reporting:

Material Weaknesses Identified?	_____ yes	<u> X </u> no
Significant Deficiencies identified that are not considered to be material weakness(es)?	_____ yes	<u> X </u> none reported
Noncompliance Material to Financial Statements Noted?	_____ yes	<u> X </u> no

Federal Awards

Internal Control over Major Programs:

Material Weaknesses Identified?	_____ yes	<u> X </u> no
Significant Deficiencies identified that are not considered to be material weakness(es)?	_____ yes	<u> X </u> none reported

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

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a) of the Uniform Guidance

_____ yes	<u> X </u> no
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Identification of Major Programs

CFDA

<u>Number</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Voucher
14.872	Capital Fund Program

Dollar Threshold used to distinguish between type A and type B Programs \$750,000

Auditee qualified as low-risk? X yes _____ no

SECTION 2 – FINANCIAL STATEMENT FINDINGS

None.

SECTION 3 – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.