

HOUSING AUTHORITY OF THE
TOWN OF SECAUCUS
Secaucus, New Jersey

FINANCIAL STATEMENTS
(For the Years Ended
March 31, 2024 and 2023

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Secaucus, New Jersey
 COMPARATIVE FINANCIAL STATEMENTS
 FOR THE YEARS ENDED MARCH 31, 2024 AND 2023

TABLE OF CONTENTS

	<u>PAGE</u>
Management's Discussion and Analysis	1-6
Independent Auditor's Report	7-9
 <u>FINANCIAL STATEMENTS</u>	
Comparative Statements of Net Position	10
Comparative Statements of Revenue, Expenses and Changes in Net Position	11
Comparative Statements of Cash Flows	12
Notes to Financial Statements	13-28
 <u>SUPPLEMENTAL INFORMATION</u>	
Schedule of Expenditures of Federal Awards	29
Financial Data Schedule	30-34
Schedule of Proportionate Share of the Net Pension Liability of the Public Employees Retirement Systems (PERS)	35
Schedule of Authority Contributions to the Public Employees Retirement System (PERS)	36
Schedule of Changes in the Housing Authority's Total OPEB Liability and Related Ratios	37
Schedule of Authority Contributions to the Other Post-Employment Benefits Plan (OPEB)	38
 <u>OTHER REPORTS AND COMMENTS</u>	
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	39-40
Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance Required by the Uniform Guidance	41-42
Status of Prior Audit Findings	43
Schedule of Findings and Questioned Costs	43

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS
March 31, 2024**

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, 2024. 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, 2024 by \$8,105,047.
- As of the close of the current fiscal year, the Authority's Proprietary Funds reported a deficit in Unrestricted Net Position of \$200,040, a decrease in the deficit of \$212,457 from March 31, 2023.
- The Authority's total cash balances as of March 31, 2024 totaled \$3,270,352 including security deposits; an increase of \$97,423 from March 31, 2023.
- The Authority had intergovernmental revenue of \$5,000,538 in HUD operating grants pertaining to its housing choice voucher program for the year ended March 31, 2024.
- The Authority's capital outlays for the year totaled \$2,598,199. The change in Capital Assets is detailed in the section of this analysis 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 13 through 28 of this report.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2024**

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 29 of this report. Additional supplemental information can be found on pages 30-38.

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

Total Net Position increased by \$1,186,835. This increase is primarily due to a \$975,391 net operating revenue in the RAD program and \$211,444 net operating income in the housing choice voucher program.

The Authority's operating revenues exceeded expenses by \$1,099,995, and investment income totaled \$88,152 for the fiscal year ended March 31, 2024.

Total cash including security deposits increased \$97,423 during the current fiscal year.

Capital Assets (net of accumulated depreciation) increased \$2,177,487 as capital asset acquisitions of \$2,598,200 were offset by \$420,713 of depreciation expense.

Accrued Pension and OPEB liabilities decreased \$301,512 from March 31, 2023 to March 31, 2024. GASB 68 assets and liabilities related to pensions also reflect an increase in Deferred Outflow of Resources of \$14,290 and a decrease in Deferred Inflows of Resources of \$152,595. More information about OPEB and Pension liabilities can be found in Notes 13 and 14 respectively.

The following table summarizes the changes in Net Position between March 31, 2024 and 2023 for the Authority as a whole:

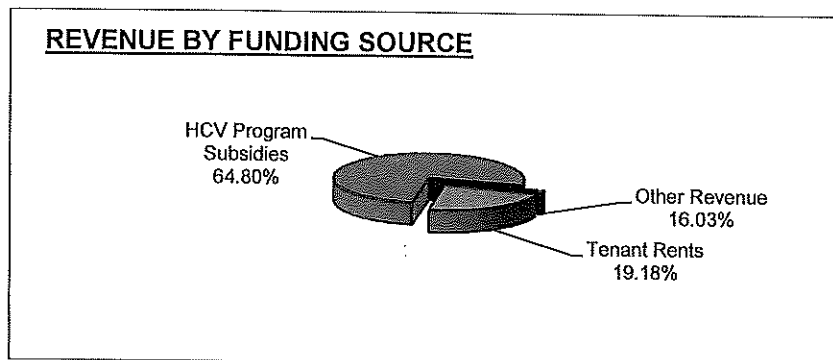
	<u>2024</u>	<u>2023</u>	<u>Variance</u>	<u>% Variance</u>
Cash & Cash Equivalents	\$ 3,270,352	\$ 3,172,929	\$ 97,423	3.07%
Other Current Assets	684,733	1,666,660	(981,927)	-58.92%
Capital Assets	10,292,463	8,114,976	2,177,487	26.83%
Leases Receivable	299,925	327,329	(27,404)	100.00%
Deferred Outflow of Resources	894,540	880,250	14,290	1.62%
Total Assets	<u>15,442,013</u>	<u>14,162,144</u>	<u>1,279,869</u>	<u>9.04%</u>
Current Liabilities	426,000	496,851	(70,851)	-14.26%
Long-term Debt	2,055,850	2,118,212	(62,362)	-2.94%
Other Noncurrent Liabilities	2,954,119	2,991,332	(37,213)	-1.24%
Total Liabilities	<u>5,435,969</u>	<u>5,606,395</u>	<u>(170,426)</u>	<u>-3.04%</u>
Deferred Inflow of Resources	1,900,997	1,638,849	262,148	16.00%
Net Investment in Capital Assets	8,178,701	5,942,323	2,236,378	37.63%
Restricted Net Position	126,386	1,387,074	(1,260,688)	-90.89%
Unrestricted Net Position	(200,040)	(412,497)	212,457	-51.51%
Total Net Position	<u>\$ 8,105,047</u>	<u>\$ 6,916,900</u>	<u>\$ 1,188,147</u>	<u>-17.18%</u>

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2024**

Total operating revenue increased \$1,236,322 (19.34%), due primarily to the increase of \$417,209 (9.10%) in HUD Operating Grants within the Housing Choice Voucher Program. Total Unit Months Leased and average housing assistance payment remained stable in 2024 as compared to 2023.

Total operating expenses increased \$650,175 (11.06%). Changes in the major expense categories are discussed below.

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



The following table summarizes the changes in Operating Income between fiscal years 2024 and 2023 for the Authority as a whole:

	<u>2024</u>	<u>2023</u>	<u>Variance</u>	<u>% Variance</u>
Rental Revenue	\$ 1,479,958	\$ 1,342,059	\$ 137,899	10.28%
HUD Operating Grants	5,000,538	4,583,329	417,209	9.10%
Other	1,148,812	467,598	681,214	145.68%
Total Operating Revenue	<u>7,629,308</u>	<u>6,392,986</u>	<u>1,236,322</u>	<u>19.34%</u>
Operating Expenses:				
Administrative	783,795	710,585	73,210	10.30%
Tenant Services	44,284	64,474	(20,190)	-31.31%
Utilities	442,518	462,305	(19,787)	-4.28%
Maintenance	941,518	1,018,702	(77,184)	-7.58%
General Expenses, including interest	283,860	257,913	25,947	10.06%
Housing Assistance Payments	3,612,625	3,093,970	518,655	16.76%
Depreciation	420,713	271,189	149,524	55.14%
Total Operating Expenses	<u>6,529,313</u>	<u>5,879,138</u>	<u>650,175</u>	<u>11.06%</u>
Operating Income/(Loss)	1,099,995	513,848	586,147	114.07%
Non-operating Revenue (Expenses):				
Interest and Other	88,152	65,873	22,279	33.82%
Net Income/(Loss)	1,188,147	579,721	608,426	104.95%
Beginning Net Position	6,916,900	6,249,780	667,120	10.67%
Prior Period Adjustment	-	87,399	(87,399)	100.00%
Ending Net Position	<u>\$ 8,105,047</u>	<u>\$ 6,916,900</u>	<u>\$ 1,188,147</u>	<u>17.18%</u>

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2024**

Housing Choice Voucher Program grant revenue increased from \$4,583,329 in 2023 to \$5,000,538 in 2024.

Other Revenues consist primarily of receipts for portability housing assistance payments, fees charged to other housing authorities for the performance of management services, charges to tenants for maintenance and other miscellaneous services; and the addition of cell phone antenna revenue. Other revenue increased by \$681,214, due primarily to an increase in portabilities and the receiving of a grant from the Town of Secaucus for \$668,709 for unit rehab and a new Exterior Insulation and Finish System.

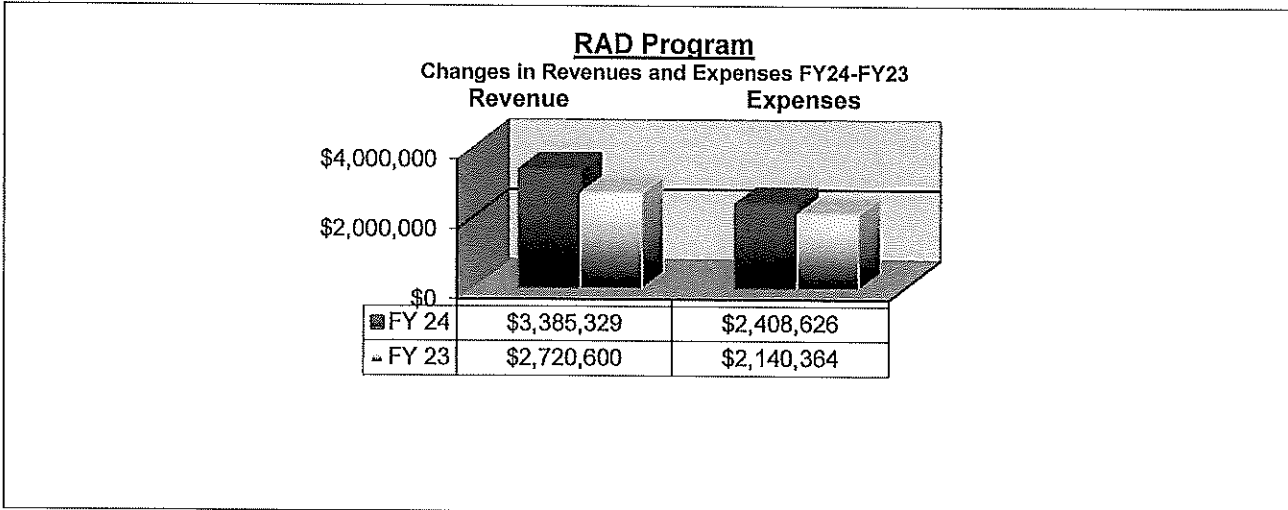
Operating expenses increased 11.06% from 2023 to 2024. Administrative expenses totaled \$783,795 in 2024 vs. \$710,585 in 2023, an increase of \$73,210, or 10.30%. This increase is mainly attributed to an increase in employee benefit costs related to the accrual for pension and OPEB.

Tenant services decreased by \$20,190 due to the increased expenditures of funds in the prior fiscal year.

Maintenance expenses decreased \$77,184 as the Authority continued to repair and maintain tenant living conditions and common areas.

Other expense categories were consistent with the general level of inflationary increase in the northern New Jersey area.

Changes in total income and expense attributable to the RAD program are as follows:



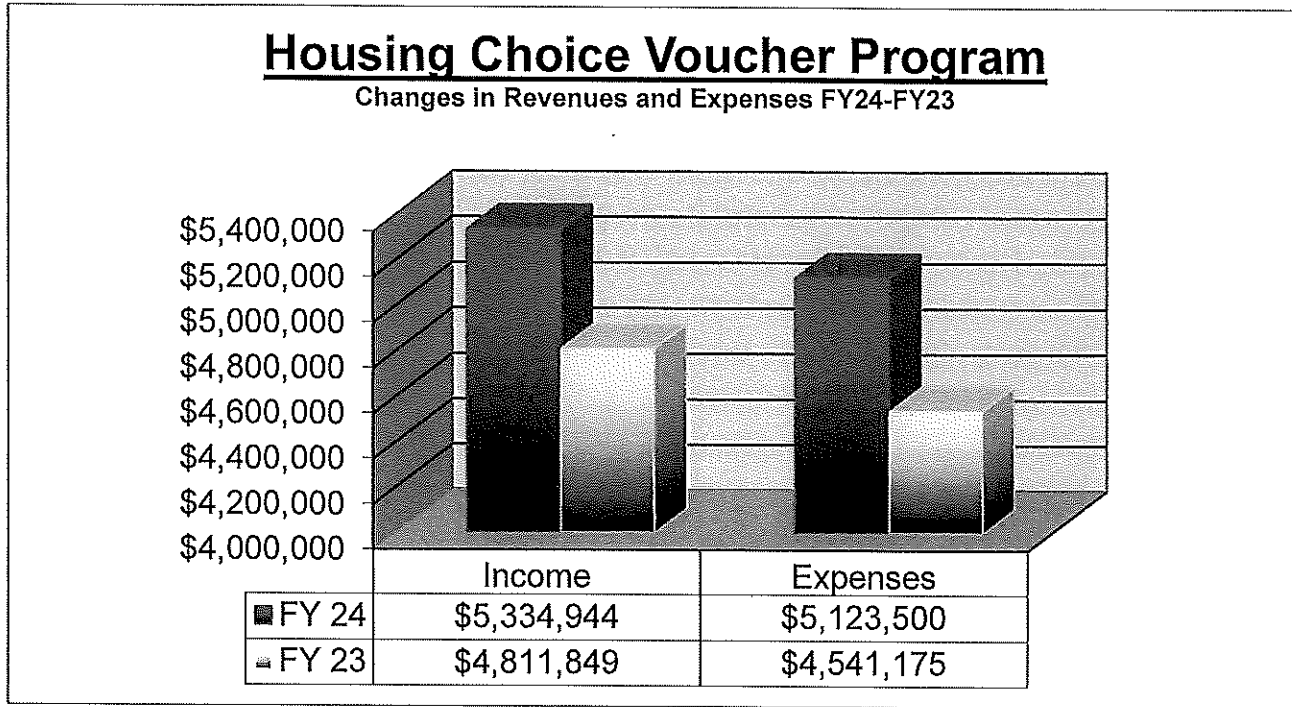
Note: Expense amounts include depreciation expense.

FYE 2024 RAD operating revenue increased by 24.43% compared to FYE 2023.

FYE 2024 RAD operating expenses increased by 12.53% compared to FYE 2023.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2024**

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



HCV revenues increased \$523,095 (10.9%) primarily because HAP revenue increased \$417,209 and administrative revenue increased \$105,886.

Total HCV expenses increased \$582,325 (12.8%). Primarily because HAP expenses increased \$518,655 when compared to the prior fiscal year. The average HAP payment increased from \$688 in 2023 to \$741 in 2024.

**HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
March 31, 2024**

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets from March 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>	<u>Incr. / Decr.</u>	<u>% Change</u>
Land	\$ 620,838	\$ 620,838	\$ -	0.00%
Buildings & Improvements	27,566,775	24,563,034	3,003,741	12.23%
Equipment & Furniture	1,991,386	1,953,691	37,695	1.93%
Construction in Progress	-	443,236	(443,236)	-100.00%
Total	<u>30,178,999</u>	<u>27,580,799</u>	<u>2,598,200</u>	<u>9.42%</u>
Accumulated Depreciation	<u>(19,886,536)</u>	<u>(19,465,823)</u>	<u>(420,713)</u>	<u>2.16%</u>
Net Capital Assets	<u>\$10,292,463</u>	<u>\$ 8,114,976</u>	<u>2,177,487</u>	<u>26.83%</u>

The increase in capital assets is due primarily to the expenditure \$2,598,200 for major improvements, including but not limited to, roof and elevator upgrades.

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. The Housing Authority of the Town of Secaucus converted its public housing portfolio to RAD during the fiscal year ended March 31, 2017. In connection with that conversion, the Authority borrowed \$2,500,000 under a thirty year mortgage. The proceeds from that loan together with capital fund grants of \$217,714 and approximately of \$900,000 of operating reserves, were used to repay the outstanding bonds plus accrued interest totaling approx. \$943,000, provide escrow deposits for repairs and rehabilitation of approximately \$2,400,000 and pay debt issuance costs of approximately \$175,000. At March 31, 2024 and March 31, 2023 respectively, the outstanding balance of the mortgage debt was \$2,113,762 and \$2,172,653. The current portion of the mortgage was \$62,123 and \$59,844 at March 31, 2024 and March 31, 2023, respectively. The loan is payable in 360 monthly installments of \$11,120, including interest at 3.375% per annum, with the final payment due March 1, 2047.

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.



Polcari & Co.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of Net Position, Revenue, Expenses, and Changes in Net Position, and Cash Flows of the Housing Authority of the Town of Secaucus, as of and for the years ended March 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Secaucus's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of March 31, 2024 and 2023, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the Town of Secaucus and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Secaucus's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually

INDEPENDENT AUDITOR'S REPORT (Continued)

or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Town of Secaucus's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the Town of Secaucus's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

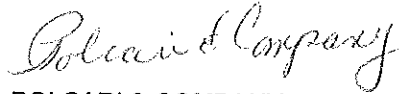
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Town of Secaucus's basic financial statements. The accompanying schedule of expenditures of federal awards is required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* presented for purposes of additional analysis and is not a required part of the basic financial statements. The Financial Data Schedule and supporting schedules of the Authority's portion of the Public Employees Retirement Systems (PERS) and Other Post-Employment Benefits (OPEB) liabilities are presented for additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information

INDEPENDENT AUDITOR'S REPORT (Continued)

directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, the financial data schedule, and the statement and certification of completed modernization grants are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2024 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Town of Secaucus's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the Town of Secaucus's internal control over financial reporting and compliance.



POLCARI & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
December 17, 2024

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
COMPARATIVE STATEMENTS OF NET POSITION
At March 31, 2024 and 2023

	2024	2023
<u>ASSETS AND DEFERRED OUTFLOW OF RESOURCES</u>		
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents - Unrestricted	\$ 3,011,679	\$ 2,415,992
Cash and Cash Equivalents - Restricted	126,386	627,780
Cash - Tenant Security Deposits	132,287	129,157
Total Cash	3,270,352	3,172,929
Investments	464,590	1,483,535
Tenant Accounts Receivable - Net of Allowance of \$1,787 and \$0	3,063	-
Accounts Receivable - HUD	149,428	126,420
Operating Lease Receivable - Current Portion	26,379	24,579
Prepaid Expenses and Other Current Assets	41,273	32,126
Total Current Assets	3,955,085	4,839,589
<u>FIXED ASSETS</u>		
Land	620,838	620,838
Buildings and Improvements	27,566,775	24,563,034
Furniture, Equipment and Machinery	1,991,386	1,953,691
Construction in Progress	-	443,236
Total Fixed Assets	30,178,999	27,580,799
Less: Accumulated Depreciation	(19,886,536)	(19,465,823)
Net Fixed Assets	10,292,463	8,114,976
Operating Lease Receivable - Noncurrent	294,522	320,901
Right of Use Asset - Operating Lease	5,403	6,428
Deferred Outflow of Resources	894,540	880,250
Total Assets and Deferred Outflow of Resources	\$ 15,442,013	\$ 14,162,144
<u>LIABILITIES AND DEFERRED INFLOW OF RESOURCES</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable:		
Vendors and Contractors	\$ 44,730	\$ 135,926
Accrued Payroll and Related Taxes	16,282	18,696
Security Deposits	132,733	129,157
Accounts Payable - HUD	13,728	13,729
Deferred Revenue	42	45
Current Portion of Long-Term Debt	62,123	59,844
Current Portion of Operating Lease Liability	1,192	1,025
Accrued Liabilities:		
Compensated Absences - Current Portion	10,572	10,980
Accrued Interest Payable	6,371	6,548
Other Accrued Liabilities	34,982	33,425
Payment in Lieu of Taxes	103,245	87,476
Total Current Liabilities	426,000	496,851
Long-Term Debt, Net of Current Portion	2,051,639	2,112,809
Operating Lease Liability, Net of Current Portion	4,211	5,403
Accrued Compensated Absences - Noncurrent	95,144	98,893
Accrued Pension and OPEB Liabilities	2,858,975	2,892,439
Total Non-Current Liabilities	5,009,969	5,109,544
Deferred Inflow of Resources - Pension and OPEB	1,216,433	1,339,595
Deferred Inflow of Resources - Operating Lease	269,821	299,254
Deferred Inflow of Resources - HCV Funding	414,743	-
Total Liabilities and Deferred Inflow of Resources	7,336,966	7,245,244
<u>NET POSITION</u>		
Net Investment in Capital Assets	8,178,701	5,942,323
Restricted	126,386	1,387,074
Unrestricted	(200,040)	(412,497)
Total Net Position	\$ 8,105,047	\$ 6,916,900

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, 2024 and 2023

	<u>For the Year Ended</u>	
	<u>2024</u>	<u>2023</u>
<u>OPERATING REVENUES</u>		
Tenant Rental & Other Revenue	\$ 1,479,958	\$ 1,342,059
HUD Grants - Operating	5,000,538	4,583,329
Other	1,148,812	467,598
Total Operating Revenues	<u>7,629,308</u>	<u>6,392,986</u>
<u>OPERATING EXPENSES</u>		
Administration	783,795	710,585
Housing Assistance Payments	3,612,625	3,093,970
Tenant Services	44,284	64,474
Utilities	442,518	462,305
Ordinary Maintenance & Operations	941,518	1,018,702
General Expense	207,309	179,867
Depreciation and Amortization Expense	420,713	271,189
Interest Expense	76,551	78,046
Total Operating Expenses	<u>6,529,313</u>	<u>5,879,138</u>
 EXCESS OF OPERATING REVENUE OVER EXPENSES	 1,099,995	 513,848
 Non Operating Revenues/(Expenses):		
Lease Interest Income	9,367	10,740
Interest Income	78,785	55,133
 Increase/(Decrease) in Net Position	 1,188,147	 579,721
 Beginning Net Position	 6,916,900	 6,249,780
 Prior Period Adjustment	 <u>-</u>	 <u>87,399</u>
 Ending Net Position	 <u>\$ 8,105,047</u>	 <u>\$ 6,916,900</u>

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, 2023 and 2022

	For the Year Ended	
	2024	2023
<u>CASH FLOWS FORM OPERATING ACTIVITIES</u>		
Cash Received:		
From Tenants for Rental & Other Revenue	\$ 1,479,955	\$ 1,341,528
From Government Agencies for Operating Grants	4,977,530	4,468,386
From Other Operating Revenues	1,170,328	122,118
Cash Paid:		
To Employees for Operations	(551,448)	(543,620)
To Suppliers for Operations	(1,816,322)	(1,641,963)
To Landlords For Housing Assistance	<u>(3,612,626)</u>	<u>(3,093,970)</u>
Net Cash Provided by Operating Activities	1,647,417	652,479
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>		
Acquisition of Property and Equipment	(2,598,200)	(667,454)
Repayments of Long-term Debt	<u>(58,891)</u>	<u>(57,041)</u>
Net Cash Provided/(Used) by Capital and Related Financing Activities	(2,657,091)	(724,495)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>		
Purchase/Sale of Investments	1,018,945	(1,483,535)
Investment Income	<u>88,152</u>	<u>65,873</u>
Net Cash Provided by Investing Activities	<u>1,107,097</u>	<u>(1,417,662)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	97,423	(1,489,678)
Cash and Equivalents at Beginning of Period	<u>3,172,929</u>	<u>4,662,607</u>
Cash and Equivalents at End of Period	<u>\$ 3,270,352</u>	<u>\$ 3,172,929</u>
Reconciliation of Operating Loss to Net Cash Used by Operations		
Operating Loss	\$ 1,099,995	\$ 513,848
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation	420,713	271,188
Deferred Outflow of Resources	(14,290)	(378,852)
Deferred Inflow of Resources	262,148	211,624
Decrease/(Increase) in Assets		
Accounts Receivable - HUD	(23,008)	(114,943)
Tenant Accounts Receivable	(3,063)	-
Prepaid Expenses and Other Current Assets	(9,147)	(4,358)
Leases Receivable	24,579	(345,480)
Other Assets	1,025	(6,428)
Increase/(Decrease) in Liabilities		
Accounts Payable	(91,196)	97,364
Accrued Payroll and Related Taxes	(2,414)	5,473
Security Deposits	3,576	(1,973)
Compensated Absences	(4,157)	110
Accounts Payable - HUD	(1)	-
Deferred Revenue	(3)	(531)
Interest Payable	(177)	(172)
PILOT Payable	15,769	(220)
Other Accrued Liabilities	1,557	10,490
Debt Related to Leases	(1,025)	6,428
Accrued Pension and OPEB Liabilities	<u>(33,464)</u>	<u>388,911</u>
Net Cash Provided by Operating Activities	<u>\$ 1,647,417</u>	<u>\$ 652,479</u>
Supplemental Information:		
Cash Paid For Interest	<u>\$ 76,728</u>	<u>\$ 78,218</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

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 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 are 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 received from the United States Department of Housing and Urban Development, charges to tenants and other miscellaneous revenues discussed below.

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

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.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

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

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

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

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

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

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

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

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

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.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

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

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.

14 – Long-lived assets to be held and used are tested for recoverability whenever events of changes in circumstances indicate that the carrying amount may not be recoverable. When required, impairment losses on assets to be held and used are recognized based on the fair value of the asset and long lived assets to be disposed of by sale are reported at the lower of carrying amount or fair value less cost to sell. As of March 31, 2023 the Authority has not recognized any reduction in the carrying value of its fixed assets when considering AU 360.

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

d. **New Accounting Pronouncements** – During the fiscal year ended March 31, 2023, the Authority was required to adopt Governmental Accounting Standards Board No. 87, Leases. GASB 87 establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under GASB 87, the lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. Additional information regarding the Authority's lease receivables and lease liabilities can be found in Note 15 to these financial statements.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

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 \$3,270,352 and \$3,172,929 at March 31, 2024 and 2023 respectively, consisted of the following:

	<u>2024</u>	<u>2023</u>
Checking Accounts	\$ 2,252,285	\$ 2,415,892
Petty Cash	100	100
Unrestricted Cash	<u>2,252,385</u>	<u>2,415,992</u>
Replacement Reserves	885,680	627,780
Tenant Security Deposits	<u>132,287</u>	<u>129,157</u>
Total Cash	<u>\$ 3,270,352</u>	<u>\$ 3,172,929</u>

The carrying amount of the Authority's cash and cash equivalents on deposit at banks as of March 31, 2024 was \$3,270,352 and the bank balances were \$2,894,839. Of the bank balances, \$276,208 was covered by FDIC insurance and \$2,618,630 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.

NOTE 3 – Investments

Investments of \$464,590 and \$1,483,585 at March 31, 2024 and 2023, respectively, consist of four certificates of deposit with maturity dates greater than three months from the date of purchase. Investments are stated at fair value in the Statement of Net Position, with all gains and losses included in the Statement of Activities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Interest income is recorded on the accrual basis.

Investments are measured at fair value. Generally accepted accounting principles establishes a fair value hierarchy that prioritizes the inputs used to measure fair value. The three levels of the fair value hierarchy are as follows:

- Level 1 inputs are adjusted quoted market prices in active markets for identical assets or liabilities that the Organization has the ability to access at the measurement date. Level 1 inputs provide the most realizable measure of fair value as of the measurement date.
- Level 2 inputs are based on significant observable inputs, including unadjusted quoted market prices for similar assets and liabilities in active markets, unadjusted quoted prices for identical or similar assets or liabilities in markets that are not active, or inputs other than quoted prices that are observable for the asset or liability.
- Level 3 inputs are significant unobservable inputs for the asset or liability.

The level of the fair value hierarchy within which a fair value measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety. All of the Authority's investments at March 31, 2024 and 2023 are included in Level 1 of the hierarchy.

NOTE 4 – Deferred Revenue

Deferred revenue of \$42 and \$45 at March 31, 2024 and 2023 consists of tenant prepaid rents.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 5 - 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, 2024 and 2023:

	Apr. 1, 2023	Additions	Disposals	Transfers/Other	Mar. 31, 2024
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	24,563,034	2,560,505	-	443,236	27,566,775
Dwelling Equipment	808,605	37,695	-	-	846,300
Furniture and Equipment	1,145,086	-	-	-	1,145,086
Construction in Progress	443,236	-	-	(443,236)	-
Total Fixed Assets	27,580,799	2,598,200	-	-	30,178,999
Accumulated Depreciation	(19,465,823)	(420,713)	-	-	(19,886,536)
Net Fixed Assets	\$ 8,114,975	\$ 2,177,487	\$ -	\$ -	\$ 10,292,463

	Apr. 1, 2023	Additions	Disposals	Transfers/Other	Mar. 31, 2023
Land	\$ 620,838	\$ -	\$ -	\$ -	\$ 620,838
Buildings and Improvements	24,401,130	149,204	-	12,700	24,563,034
Dwelling Equipment	755,294	53,311	-	-	808,605
Furniture and Equipment	1,123,383	21,703	-	-	1,145,086
Construction in Progress	12,700	443,236	-	(12,700)	443,236
Total Fixed Assets	26,913,345	667,454	-	-	27,580,799
Accumulated Depreciation	(19,194,634)	(271,189)	-	-	(19,465,823)
Net Fixed Assets	\$ 7,718,710	\$ 396,265	\$ -	\$ -	\$ 8,114,976

Depreciation expense for the fiscal years ended March 31, 2024 and 2023 amounted to \$420,713 and \$271,189, 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

NOTE 6 – 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, 2024 and 2023, PILOT expense was accrued in the amount of \$103,245 and \$87,476, respectively.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 7 – Accrued Compensated Absences

Accrued compensated absences of \$105,716 and \$109,873 at March 31, 2024 and 2023, 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 8 – 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, 2024 and 2023, 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 9 – Construction Commitments

At March 31, 2024 and 2023, the Authority's outstanding construction commitments pertained to capital improvements to be funded by restricted cash accounts that were established pursuant to the Authority's RAD conversion.

NOTE 10 – Economic Dependency

For the years ended March 31, 2024 and 2023, 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.

NOTE 11 – Restricted Net Position

Restricted Net Position at March 31, 2024 and 2023 consists of the following components:

	<u>2024</u>	<u>2023</u>
Replacement Reserve	\$ 126,387	\$ 627,780
Restricted Investments	-	759,294
Housing Assistance Payment Equity	-	-
	<u>\$ 126,387</u>	<u>\$ 1,387,074</u>

Capital and Replacement Reserves

In connection with the \$2,500,000 mortgage loan discussed in Note 11 to the financial statements, the Authority entered into a rehabilitation escrow agreement with the lender. Under the terms of that agreement, the Authority deposited \$2,500,000 of the loan proceeds into rehabilitation escrow accounts to be used for repairs of the Projects and also agreed to make deposits to a capital repairs escrow account. During the fiscal year ended March 31, 2024, interest income and additional escrow deposits of \$9,367 and \$925,634, respectively, were deposited to the accounts. Disbursements of \$1,528,058 were made from the replacement reserve account during the year to make improvements to the property.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 11 – Restricted Net Position (Continued)

During the fiscal year ended March 31, 2023, interest income and additional escrow deposits of \$8,133 and \$90,000, respectively, were deposited to the accounts. Disbursements of \$192,857 were made from the replacement reserve account during the year to make improvements to the property. Finally, \$750,000 was removed from the account and invested in a CD that earned interest throughout the fiscal year

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, 2024 and 2023:

Administrative Fee Equity - included in Unrestricted Net Position		
Administrative Fee Reserves at March 31, 2023	\$ 503,310	
Net Administrative Fee Reserves Expended	211,444	\$ 714,754
Housing Assistance Payment Reserves - included in Restricted Net Position		
Housing Assistance Payment Reserves at March 31, 2023	-	
Unexpended HAP Subsidy	-	<u>-</u>
Total HCV Program Net Position at March 31, 2024		<u>\$ 714,754</u>
Administrative Fee Equity - included in Unrestricted Net Position		
Administrative Fee Reserves at March 31, 2022	\$ 227,862	
Net Administrative Fee Reserves Expended	275,448	\$ 503,310
Housing Assistance Payment Reserves - included in Restricted Net Position		
Housing Assistance Payment Reserves at March 31, 2022	-	
Unexpended HAP Subsidy	-	<u>-</u>
Total HCV Program Net Position at March 31, 2023		<u>\$ 503,310</u>

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 12 – Long-Term Debt

In December 2016, the Authority borrowed \$2,500,000 from Bogota Savings Bank in connection with its Rental Assistance Demonstration (RAD) conversion. A portion of the proceeds were used to redeem the bonds outstanding in connection with its 2007 Capital Fund Leveraging Program. The loan is payable in 360 monthly installments of \$11,120, including interest at the bank's prime rate plus 25 basis points (0.250%), with the final payment due March 1, 2047. The interest rate will be reset on January 1, 2022 and January 1, 2027 to reflect the bank's prime rate existing at that time. However, the interest rate can be no lower than 3.375% and no higher than 6.00%. The interest rate of 3.375% is in effect through January 1, 2022.

In connection with the loan agreement, the Housing Authority's debt service coverage ratio must equal or exceed 1.2 annually. The debt service coverage ratio is defined as: Net Operating Income divided by Annual Debt Service Payments.

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

<u>Due Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	62,123	71,321	133,444
2026	64,282	69,162	133,444
2027	66,517	66,927	133,444
2028	68,655	64,790	133,444
2029	71,215	62,229	133,444
2030-2034	394,818	285,667	667,222
2034-2039	468,408	214,549	667,222
2040-2044	555,682	130,174	667,222
2045-2047	362,062	8,597	370,659
Total	\$ 2,113,762	\$ 973,416	\$ 3,039,545

NOTE 13 – Other Post Employee Retirement Benefits (OPEB)

PLAN DESCRIPTION

The Authority administers a cost sharing multiple employer defined benefit postemployment health care benefit (OPEB) plan. The Authority was required to adopt a resolution to participate in the Plan. Coverage under the plan is available to employee spouses and benefits may continue to surviving spouses. For additional information about the plan, please refer to the State of New Jersey (the State), Division of Pension and Benefits' (the Division) Comprehensive Annual Financial Report (CAFR), which can be found at <https://www.state.nj.us/treasury/pensions/financial-reports.shtml>.

BENEFITS PROVIDED

The Plan provides medical and prescription drugs to retirees and their covered dependents of the Authority. Under the provisions of Chapter 88, P.L. 1974 and Chapter 48, P.L. 1999, the Authority elects to provide postretirement medical coverage to its employees and must file a resolution with the Division. Under Chapter 88, the Authority has elected to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows the Authority to establish their own age and service eligibility for employer paid health benefits coverage for retired employees. Under Chapter 48, the Authority may assume the cost of postretirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 13 – Other Post Employee Retirement Benefits (OPEB)

retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiations agreement.

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

BASIS OF PRESENTATION

GASB Statement No. 75 requires the Authority to recognize its proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources and collective OPEB expense.

NET OPEB LIABILITY

The Authority's total other postemployment benefit ("OPEB") liability of \$1,809,489 and \$1,823,936 as of March 31, 2024 and 2023, respectively, were determined by actuarial valuations. The components of the net OPEB liability are as of March 31, 2024 and 2023 are as follows:

	<u>2024</u>	<u>2023</u>
Total OPEB Liability	\$ 1,795,385	\$ 1,817,309
Plan Fiduciary Net Position	<u>(14,103)</u>	<u>(6,627)</u>
Net OPEB Liability	<u>\$ 1,809,489</u>	<u>\$ 1,823,936</u>

Plan Fiduciary Net Position as a of the Total OPEB Liability	-0.79%	-0.36%
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The total OPEB liability as of June 30, 2023 was determined by actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023. The actuarial assumptions vary for each plan member depending on the plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

Salary Increases (Based on years of service within the respective plan)	
Public Employees Retirement System (PERS)	
Rate for all future years	2.75% to 6.55% based on years of service

Mortality: Pub-2010 General classification headcount weighted mortality with fully generational mortality improvement projections from the central

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 13 – Other Post Employee Retirement Benefits (OPEB) (Continued)

HEALTH CARE TREND ASSUMPTIONS

For pre-Medicare medical benefits, the trend is initially 6.5% and decreases to a 4.5% long term trend rate after nine years. For post-65 medical benefits PPO, the trend is increasing to 14.8% in fiscal year 2026 and decreases to 4.50% in fiscal year 2033. For HMO, the trend is increasing to 17.4% in fiscal year 2026 and decreases to 4.50% in fiscal year 2033. For prescription drug benefits, the initial trend rate is 9.5% and decreases to a 4.50% long-term trend rate after seven years. For the Medicare Part B reimbursement, the trend rate is 5.00%.

Actuarial assumptions used in the July 1, 2022 valuation were based on the results of the PERS experience studies prepared for July 1, 2018 to June 30, 2021. 100% of active members are considered to participate in the Plan upon retirement.

DISCOUNT RATE

The discount rate for June 30, 2023 was 3.65%. This represents the municipal bond return rate as chosen by the State of New Jersey. The source is the Bond Buyer Go 20- Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

SENSITIVITY OF NET OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following presents the collective net OPEB liability of the Authority as of March 31, 2024 and 2023, calculated using the discount rate as disclosed above as well as what the collective net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
2024	\$ 2,095,964	\$ 1,809,489	\$ 1,579,063
2023	\$ 2,114,308	\$ 1,823,936	\$ 1,590,303

SENSITIVITY TO NET OPEB LIABILITY TO CHANGES IN THE HEALTHCARE TREND RATE

The following presents the total OPEB liability of the Authority as of March 31, 2024 and 2023 calculated using the healthcare trend rate as disclosed above as well as what the Authority's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Trend Rates</u>	<u>1% Increase</u>
2024	\$ 1,537,852	\$ 1,809,489	\$ 2,157,266
2023	\$ 1,547,299	\$ 1,823,936	\$ 2,178,228

At March 31, 2024 and 2023, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 13 – Other Post Employee Retirement Benefits (OPEB) (Continued)

	2024	2024	2023	2023
	Def. Outflows of Resources	Def. Inflows of Resources	Def. Outflows of Resources	Def. Inflows of Resources
Changes of Assumptions	\$ 234,397	\$ 511,484	\$ 243,412	\$ 622,474
Changes in Proportion	512,383	99,405	439,495	148,684
Differences between expected and actual experience	83,444	491,398	94,190	338,081
Net differences between projected and actual earnings on plan investments	-	299	479	-
Total	\$ 830,224	\$ 1,102,586	\$ 777,576	\$ 1,109,239

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

Year Ending	
2024	\$ (205,285)
2025	(168,142)
2026	(90,962)
2027	(42,640)
2028	(86,070)
Thereafter	(92,242)
	<u>\$ (685,340)</u>

NOTE 14 – 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/financial-reports.shtml

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

The following represents the membership tiers for PERS:

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 14 – Pension (Continued)

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. 43:15A and requires contributions by active members and contributing employers. State legislation has modified the amount contributed by the State. The State's pension contribution is based on an actuarially determined amount, which includes the employer portion of the normal cost and an amortization of the unfunded accrued liability. Funding for the noncontributory group benefits is based on actual claims paid. For fiscal year 2020, the State's pension contribution was less than the actuarial determined amount.

The housing authority's contribution amounts are based on an actuarially determined rate which includes the normal cost and unfunded accrued liability. 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 State fiscal year 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. 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

As of March 31, 2024 and 2023 the Authority reported \$1,049,486 and \$1,068,503, 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 March 31, 2024 and 2023, were 0.00725% and 0.00708% respectively.

The components of the Authority's net pension liability as of March 31, 2024 and 2023 are as follows:

	<u>2024</u>	<u>2023</u>
Total Pension Liability	\$ 3,034,824	\$ 2,895,914
Less: Plan Fiduciary Net Position	<u>(1,985,338)</u>	<u>(1,827,411)</u>
Net Pension Liability	<u>\$ 1,049,486</u>	<u>\$ 1,068,503</u>

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

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 14 – Pension (Continued)

Actuarial Assumptions - The total pension liability as of March 31, 2024 was determined by an actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023. This actuarial valuation used the following actuarial assumptions:

Inflation Rate:	
Price	2.75%
Wage	3.25%
Salary Increases:	2.75 - 6.55%
	based on years
	of service
Investment Rate of Return	7.00%

Pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the bases year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

The actuarial assumptions used in the July 1, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2018 to June 30, 2021.

In accordance with State statute, the long term expected rate of return on plan investments (7% at June 30, 2023) is determined by the State Treasurer, after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries. The long term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the PERS's target allocation as of June 30, 2023 are summarized in the following table:

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
NOTES TO FINANCIAL STATEMENTS
March 31, 2024

NOTE 14 – Pension (Continued)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
US Equity	28.00%	8.98%
Non US Developed Market Equity	12.75%	9.22%
International Small Cap Entry	1.25%	9.22%
Emerging Market Equity	5.50%	11.13%
Private Equity	13.00%	12.50%
Real Estate	8.00%	8.58%
Real Assets	3.00%	8.40%
High Yield	4.50%	6.97%
Private Credit	8.00%	9.20%
Investment Grade Credit	7.00%	5.19%
Cash Equivalents	2.00%	3.31%
US Treasuries	4.00%	3.31%
Risk Mitigation Strategies	3.00%	6.21%

Discount Rate - The discount rate used to measure the total pension liability was 7.00% as of June 30, 2023. 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 and the non-employer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments to determine 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 net pension liability of the Authority as of June 30, 2023, 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:

	At 1% Decrease	At June 30 Discount Rate	At 1% Increase
2024	\$ 1,377,726	\$ 1,049,486	\$ 786,490
2023	\$ 1,384,339	\$ 1,068,503	\$ 816,464

At March 31, 2024 and 2023, the Authority reported deferred outflows inflows of resources related to pensions from the following sources:

	2024 Deferred Outflows of Resources	2024 Deferred Inflows of Resources	2023 Deferred Outflows of Resources	2023 Deferred Inflows of Resources
Changes of assumptions	\$ 2,306	\$ 63,603	\$ 3,311	\$ 159,997
Differences between expected and actual experience	10,034	4,290	7,712	6,801
Net differences between projected and actual earnings on plan investments	4,833	-	44,224	-
Changes in proportion	47,144	45,954	47,427	63,558
TOTAL	<u>\$ 64,317</u>	<u>\$ 113,847</u>	<u>\$ 102,674</u>	<u>\$ 230,356</u>

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 14 – Pension (Continued)

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 of all plan members.

Year ended	
2024	\$ (55,409)
2025	(30,927)
2026	43,219
2027	(7,734)
2028	132
Total	<u>\$ (50,720)</u>

NOTE 15- Leases

As Described in Note 1, the Authority was required to Adopt GASB 87 as of July 1, 2021. The Authority has entered into various leases with third parties where the Authority is the lessor and lessee. The following is a description of leases entered into as both a lessor and lessee.

Lessor:

The Authority has entered into one direct operating lease in which it rents rooftop space to a cell phone business. The Authority has present valued the lease payments receivable using an internal borrowing rate of 3.0% and recorded a deferred inflow for future payments which are being amortized on a straight line basis over the life of the leases. Deferred Inflows at March 31, 2024 and 2023 were \$269,821 and \$299,254.

The following are the principal and interest income due under the lease agreements for the next five years:

	<u>Principal</u>	<u>Interest</u>
March 31, 2025	26,379	9,268
March 31, 2026	28,266	8,451
March 31, 2027	30,242	7,576
March 31, 2028	32,312	6,641
March 31, 2029	\$ 34,480	\$ 5,642
Thereafter	<u>169,222</u>	<u>11,231</u>
	<u>\$ 320,901</u>	<u>\$ 48,809</u>

Lessee:

The Authority has entered into one master lease agreement with a vendor related to a copier machine. Under GASB 87 the Authority was required to record a right to use asset measured at an amount equal to the present value of the initial measurement of the related lease liability plus any lease payments made prior to the lease term. The discount rate used was 2.5%. The right to use asset is amortized on a straight-line basis over the life of the lease.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 NOTES TO FINANCIAL STATEMENTS
 March 31, 2024

NOTE 15- Leases (Continued)

Future minimum lease payments required under the operating leases are as follows:

	<u>Principal</u>	<u>Interest</u>
March 31, 2025	1,192	322
March 31, 2026	1,273	241
March 31, 2027	1,360	154
March 31, 2028	1,452	61
Thereafter	<u>126</u>	<u>1</u>
	<u>\$ 5,403</u>	<u>\$ 779</u>

Note 16 – Prior Period Adjustments

At March 31, 2023, \$87,399 of prior period adjustments were recorded to adjust the Authority's pension and OPEB liabilities, deferred outflows, and deferred inflows, per the most recently available State of new jersey actuarial valuations. The prior period adjustments resulted in an equity increase of \$87,399. There were no prior period adjustments at March 31, 2024.

Note 17 – 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 December 17, 2024, 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, 2024

	<u>Funds Expended</u>
DIRECT FEDERAL AWARDS	
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT	
Housing Choice Voucher Program (CFDA #14.871)	<u>5,000,538</u>
Total Federal Awards	<u>\$ 5,000,538</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: 03/31/2024

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELJM	Total
111 Cash - Unrestricted		\$1,523,994	\$1,467,685	\$3,011,679		\$3,011,679
112 Cash - Restricted - Modernization and Development						
113 Cash - Other Restricted		\$126,386		\$126,386		\$126,386
114 Cash - Tenant Security Deposits		\$132,287		\$132,287		\$132,287
115 Cash - Restricted for Payment of Current Liabilities						
100 Total Cash	\$0	\$1,762,667	\$1,467,685	\$3,270,352		\$3,270,352
121 Accounts Receivable - PHA Projects						
122 Accounts Receivable - HUD Other Projects			\$149,428	\$149,428		\$149,428
124 Accounts Receivable - Other Government						
125 Accounts Receivable - Miscellaneous						
126 Accounts Receivable - Tenants		\$4,850		\$4,850		\$4,850
126.1 Allowance for Doubtful Accounts - Tenants		-\$1,787		-\$1,787		-\$1,787
126.2 Allowance for Doubtful Accounts - Other			\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current		\$26,379		\$26,379		\$26,379
128 Fraud Recovery						
128.1 Allowance for Doubtful Accounts - Fraud						
129 Accrued Interest Receivable						
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$29,442	\$149,428	\$178,870		\$178,870
131 Investments - Unrestricted		\$464,590		\$464,590		\$464,590
132 Investments - Restricted						
135 Investments - Restricted for Payment of Current Liability						
142 Prepaid Expenses and Other Assets		\$39,408	\$1,865	\$41,273		\$41,273
143 Inventories						
143.1 Allowance for Obsolete Inventories						
144 Inter Program Due From						
145 Assets Held for Sale						
150 Total Current Assets	\$0	\$2,316,107	\$1,638,978	\$3,955,085		\$3,955,085
161 Land		\$620,838		\$620,838		\$620,838
162 Buildings		\$27,241,909		\$27,241,909		\$27,241,909
163 Furniture, Equipment & Machinery - Dwellings		\$846,300		\$846,300		\$846,300
164 Furniture, Equipment & Machinery - Administration		\$1,145,086		\$1,145,086		\$1,145,086
165 Leasehold Improvements		\$324,866		\$324,866		\$324,866
166 Accumulated Depreciation		-\$19,886,536		-\$19,886,536		-\$19,886,536
167 Construction In Progress						
168 Infrastructure						
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$10,292,463	\$0	\$10,292,463		\$10,292,463
171 Notes, Loans and Mortgages Receivable - Non-Current		\$294,522		\$294,522		\$294,522
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due						
173 Grants Receivable - Non Current						
174 Other Assets		\$5,403		\$5,403		\$5,403
176 Investments in Joint Ventures						
180 Total Non-Current Assets	\$0	\$10,592,388	\$0	\$10,592,388		\$10,592,388
200 Deferred Outflow of Resources		\$788,808	\$95,732	\$884,540		\$884,540
290 Total Assets and Deferred Outflow of Resources	\$0	\$13,707,303	\$1,734,710	\$15,442,013		\$15,442,013
311 Bank Overdraft						
312 Accounts Payable <= 90 Days		\$40,065		\$40,065		\$40,065
313 Accounts Payable >90 Days Past Due						
321 Accrued Wage/Payroll Taxes Payable		\$11,032	\$5,250	\$16,282		\$16,282

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

Fiscal Year End: 03/31/2024

Submission Type: Audited/Single Audit

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
		\$7,757	\$2,815	\$10,572		\$10,572
322 Accrued Compensated Absences - Current Portion				\$8,371		\$6,371
324 Accrued Contingency Liability		\$6,371		\$13,728		\$13,728
325 Accrued Interest Payable			\$4,665	\$4,665		\$4,665
331 Accounts Payable - HUD PHA Programs				\$103,245		\$103,245
332 Account Payable - PHA Projects		\$103,245		\$132,733		\$132,733
333 Accounts Payable - Other Government		\$132,733		\$42		\$42
341 Tenant Security Deposits		\$42	\$0	\$62,123		\$62,123
342 Unearned Revenue		\$62,123		\$1,192		\$1,192
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		\$1,192				
344 Current Portion of Long-term Debt - Operating Borrowings				\$34,982		\$34,982
345 Other Current Liabilities						
346 Accrued Liabilities - Other						
347 Inter Program - Due To				\$426,000		\$426,000
348 Loan Liability - Current	\$0	\$399,542	\$26,458			
310 Total Current Liabilities		\$2,051,639		\$2,051,639		\$2,051,639
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$4,211		\$4,211		\$4,211
352 Long-term Debt, Net of Current - Operating Borrowings						\$95,144
353 Non-current Liabilities - Other		\$69,810	\$25,334	\$95,144		\$95,144
354 Accrued Compensated Absences - Non Current						
355 Loan Liability - Non Current				\$2,858,975		\$2,858,975
356 FASB 5 Liabilities		\$2,462,904	\$396,071	\$5,009,969		\$5,009,969
357 Accrued Pension and OPEB Liabilities	\$0	\$4,588,554	\$421,405			
350 Total Non-Current Liabilities		\$4,988,106	\$447,863	\$5,435,969		\$5,435,969
300 Total Liabilities	\$0	\$1,328,904	\$572,093	\$1,900,997		\$1,900,997
400 Deferred Inflow of Resources				\$8,178,701		\$8,178,701
508.4 Net Investment in Capital Assets		\$126,386		\$126,386		\$126,386
511.4 Restricted Net Position	\$0	-\$914,794	\$714,754	-\$200,040		-\$200,040
512.4 Unrestricted Net Position	\$0	\$7,390,293	\$714,754	\$8,105,047		\$8,105,047
513 Total Equity - Net Assets / Position		\$13,707,303	\$1,734,710	\$15,442,013		\$15,442,013
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0					

Secaucus Housing Authority (NJ083)
SECAUCUS, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue		\$2,482,771		\$2,482,771	-\$1,002,813	\$1,479,958
70400 Tenant Revenue - Other						
70500 Total Tenant Revenue	\$0	\$2,482,771	\$0	\$2,482,771	-\$1,002,813	\$1,479,958
70600 HUD PHA Operating Grants			\$5,000,538	\$5,000,538		\$5,000,538
70610 Capital Grants						
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue				\$0	\$0	\$0
70800 Other Government Grants						
71100 Investment Income - Unrestricted		\$58,728	\$20,057	\$78,785		\$78,785
71200 Mortgage Interest Income						
71300 Proceeds from Disposition of Assets Held for Sale						
71310 Cost of Sale of Assets						
71400 Fraud Recovery		\$2,671	\$33,879	\$36,550		\$36,550
71500 Other Revenue		\$831,792	\$280,470	\$1,112,262		\$1,112,262
71600 Gain or Loss on Sale of Capital Assets						
72000 Investment Income - Restricted		\$9,367		\$9,367		\$9,367
70000 Total Revenue	\$0	\$3,385,329	\$5,334,944	\$8,720,273	-\$1,002,813	\$7,717,460
91100 Administrative Salaries		\$163,987	\$226,935	\$390,922		\$390,922
91200 Auditing Fees		\$7,000	\$7,000	\$14,000		\$14,000
91300 Management Fee						
91310 Book-keeping Fee						
91400 Advertising and Marketing						
91500 Employee Benefit contributions - Administrative		\$61,260	\$113,039	\$174,299		\$174,299
91600 Office Expenses		\$84,808	\$86,421	\$171,229		\$171,229
91700 Legal Expense		\$13,608	\$13,608	\$27,216		\$27,216
91800 Travel		\$2,666	\$2,311	\$4,977		\$4,977
91810 Allocated Overhead						
91900 Other		\$1,152		\$1,152		\$1,152
91000 Total Operating - Administrative	\$0	\$334,481	\$449,314	\$783,795	\$0	\$783,795
92000 Asset Management Fee						
92100 Tenant Services - Salaries		\$19,474	\$8,346	\$27,820		\$27,820
92200 Relocation Costs						
92300 Employee Benefit Contributions - Tenant Services		\$11,689	\$4,775	\$16,464		\$16,464
92400 Tenant Services - Other						
92500 Total Tenant Services	\$0	\$31,163	\$13,121	\$44,284	\$0	\$44,284
93100 Water		\$72,333		\$72,333		\$72,333
93200 Electricity		\$210,285		\$210,285		\$210,285
93300 Gas		\$55,095		\$55,095		\$55,095
93400 Fuel						
93500 Labor		\$43,590		\$43,590		\$43,590
93600 Sewer		\$37,836		\$37,836		\$37,836
93700 Employee Benefit Contributions - Utilities		\$23,379		\$23,379		\$23,379
93800 Other Utilities Expense						
93000 Total Utilities	\$0	\$442,518	\$0	\$442,518	\$0	\$442,518
94100 Ordinary Maintenance and Operations - Labor		\$281,306	\$15,633	\$296,939		\$296,939

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

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
94200 Ordinary Maintenance and Operations - Materials and Other		\$117,758		\$117,758		\$117,758
94300 Ordinary Maintenance and Operations Contracts		\$460,476		\$460,476		\$460,476
94500 Employee Benefit Contributions - Ordinary Maintenance		\$55,203	\$11,142	\$66,345		\$66,345
94000 Total Maintenance	\$0	\$914,743	\$26,775	\$941,518	\$0	\$941,518
95100 Protective Services - Labor						
95200 Protective Services - Other Contract Costs						
95300 Protective Services - Other						
95500 Employee Benefit Contributions - Protective Services						
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance		\$42,357		\$42,357		\$42,357
96120 Liability Insurance		\$21,178		\$21,178		\$21,178
96130 Workmen's Compensation		\$21,178	\$7,469	\$28,647		\$28,647
96140 All Other Insurance						
96100 Total Insurance Premiums	\$0	\$84,713	\$7,469	\$92,182	\$0	\$92,182
96200 Other General Expenses			\$10,820	\$10,820		\$10,820
96210 Compensated Absences			\$583	\$583		\$583
96300 Payments in Lieu of Taxes		\$103,744		\$103,744		\$103,744
96400 Bad debt - Tenant Rents						
96500 Bad debt - Mortgages						
96600 Bad debt - Other						
96800 Severance Expense						
96900 Total Other General Expenses	\$0	\$103,744	\$11,383	\$115,127	\$0	\$115,127
96710 Interest of Mortgage (or Bonds) Payable		\$76,551		\$76,551		\$76,551
96720 Interest on Notes Payable (Short and Long Term)						
96730 Amortization of Bond Issue Costs						
96700 Total Interest Expense and Amortization Cost	\$0	\$76,551	\$0	\$76,551	\$0	\$76,551
96900 Total Operating Expenses	\$0	\$1,987,913	\$508,062	\$2,495,975	\$0	\$2,495,975
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$1,397,416	\$4,826,882	\$6,224,298	-\$1,002,813	\$5,221,485
97100 Extraordinary Maintenance						
97200 Casualty Losses - Non-capitalized						
97300 Housing Assistance Payments			\$4,357,488	\$4,357,488	-\$1,002,813	\$3,354,675
97350 HAP Portability-In			\$257,950	\$257,950		\$257,950
97400 Depreciation Expense		\$420,713		\$420,713		\$420,713
97500 Fraud Losses						
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense						
90000 Total Expenses	\$0	\$2,408,626	\$5,123,500	\$7,532,126	-\$1,002,813	\$6,529,313
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						
10080 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss						
10080 Special Items (Net Gain/Loss)						
10090 Inter Project Excess Cash Transfer In						

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

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2024

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
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
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$976,703	\$211,444	\$1,188,147	\$0	\$1,188,147
11020 Required Annual Debt Principal Payments	\$0	\$58,891	\$0	\$58,891		\$58,891
11030 Beginning Equity	\$0	\$6,413,590	\$503,310	\$6,916,900		\$6,916,900
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors						
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			\$714,754	\$714,754		\$714,754
11180 Housing Assistance Payments Equity			\$0	\$0		\$0
11190 Unit Months Available		3300	6360	9660		9660
11210 Number of Unit Months Leased		3254	6230	9484		9484
11270 Excess Cash	\$0			\$0		\$0
11610 Land Purchases	\$0			\$0		\$0
11620 Building Purchases	\$0			\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0			\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0			\$0		\$0
11650 Leasehold Improvements Purchases	\$0			\$0		\$0
11660 Infrastructure Purchases	\$0			\$0		\$0
13510 CFFP Debt Service Payments	\$0			\$0		\$0
13901 Replacement Housing Factor Funds	\$0			\$0		\$0

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Schedule of Proportionate Share of the Net Pension Liability
of the Public Employees Retirement System (PERS)
For the Year Ended March 31, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Housing Authority's Proportion of the Net Pension Liability	0.00725%	0.00708%	0.00748%	0.00735%	0.00708%	0.00714%	0.00693%	0.66200%
Housing Authority's Proportionate Share of the Net Pension Liability	\$ 1,049,486	\$ 1,068,503	\$ 885,628	\$ 1,198,991	\$ 1,275,588	\$ 1,405,990	\$ 1,613,720	\$ 2,020,058
Housing Authority's Covered Employee Payroll	\$ 759,271	\$ 770,886	\$ 727,552	\$ 734,400	\$ 740,985	\$ 706,286	\$ 672,161	\$ 626,134
Housing Authority's Proportionate Share of the Net Pension Liability as a Percentage of Its Covered Employee Payroll	138.22%	138.61%	121.73%	163.26%	172.15%	199.07%	240.08%	322.62%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	65.23%	62.91%	70.33%	58.51%	56.27%	53.60%	48.10%	40.14%

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

Schedule is intended to show information for ten years. Additional years will be displayed as the data becomes available.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Schedule of Authority Contributions to the
Public Employees Retirement System (PERS)
For The Year Ended March 31, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	\$ 96,840	\$ 89,285	\$ 87,551	\$ 80,432	\$ 68,861	\$ 71,028	\$ 64,220	\$ 60,593
Contribution in Relation to the Contractually Required Contribution	\$ (96,840)	\$ (89,285)	\$ (87,551)	\$ (80,432)	\$ (68,861)	\$ (71,028)	\$ (64,220)	\$ (60,593)
Contribution Deficiency/(Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's Covered Payroll	\$759,271	\$770,886	\$ 727,552	\$ 734,400	\$ 706,286	\$ 706,286	\$ 706,286	\$ 626,134
Contribution as a Percentage of Covered Employee Payroll	12.75%	11.58%	12.03%	10.95%	9.75%	10.06%	9.09%	9.68%

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

Schedule is intended to show information for ten years. Additional years will be displayed as the data becomes available.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
 Schedule of Changes in the Housing Authority's
 Total OPEB Liability and Related Ratios
 For the Year Ended March 31, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Housing Authority's Proportion of the Net OPEB Liability	0.01206%	0.01129%	0.00947%	0.00960%	0.00894%	0.96560%
Housing Authority's Proportionate Share of the Net OPEB Liability	\$ 1,809,489	\$ 1,823,936	\$ 1,705,299	\$ 1,722,336	\$ 1,211,290	\$ 1,512,769
Housing Authority's Covered Employee Payroll	759,271	770,886	727,552	734,400	740,985	706,286
Housing Authority's Proportionate Share of the Net OPEB Liability as a Percentage of Its Covered Employee Payroll	238%	237%	234%	235%	163%	214%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	-0.79%	-0.31%	0.28%	0.91%	1.98%	1.97%

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

Schedule is intended to show information for ten years. Additional years will be displayed as the data becomes available.

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Schedule of Authority Contributions to the
Other Post-Employment Benefits Plan (OPEB)
For the Year Ended March 31, 2023

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Contractually Required Contribution	\$ 291,401	\$ 181,200	\$ 187,735	\$ 180,445	\$ 175,404	\$ 170,142
Contribution in Relation to the Contractually Required Contribution	\$ (291,401)	\$ (181,200)	\$ (187,735)	\$ (180,445)	\$ (175,404)	(170,142)
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's Covered Payroll	759,271	770,886	727,552	734,400	740,985	706,286
Contribution as a Percentage of Covered Employee Payroll	38.38%	23.51%	25.80%	24.57%	23.67%	24.09%

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

Schedule is intended to show information for ten years. Additional years will be displayed as the data becomes available.



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CERTIFIED PUBLIC ACCOUNTANTS

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 Comptroller General of the United States, the financial statements of Housing Authority of the Town of Secaucus ("the Authority") as of and for the years ended March 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Town of Secaucus's basic financial statements and have issued our report thereon dated December 17, 2024.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters


As part of obtaining reasonable assurance about whether Housing Authority of the Town of Secaucus 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 or other matters that are required to be reported under *Government Auditing Standards*.

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)

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. The 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
CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
December 17, 2024



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CERTIFIED PUBLIC ACCOUNTANTS

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

Opinion on Each Major Federal Program

We have audited Housing Authority of the Town of Secaucus's (the "Authority") 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 Authority's major federal programs for the year ended March 31, 2024. 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.

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 years ended March 31, 2024.

Basis for Opinion on Each Major Federal Program

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). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major program. Our audit does not provide a legal determination of the Authority's compliance with the compliance with the compliance requirements referred to above.

Responsibilities of Management on Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and to express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Noncompliance with the compliance requirements referred to above is considered material if there a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, and the Uniform Guidance we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances 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, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses internal over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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.


CERTIFIED PUBLIC ACCOUNTANTS

Wayne, New Jersey
December 17, 2024

HOUSING AUTHORITY OF THE TOWN OF SECAUCUS
Secaucus, New Jersey
March 31, 2024

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 X no

Significant Deficiencies identified that are

not considered to be material weakness(es)?

_____ yes X none reported

Noncompliance Material to Financial Statements Noted?

_____ yes X no

Federal Awards

Internal Control over Major Programs:

Material Weaknesses Identified?

_____ yes X no

Significant Deficiencies identified that are

not considered to be material weakness(es)?

_____ yes X none reported

Type of audit report issued on compliance for
major programs:

Unmodified

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

_____ yes X no

Identification of Major Programs

CFDA

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

Dollar Threshold used to distinguish between type A
and type B Programs

\$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.