

Report On Audit

**HOUSING AUTHORITY OF THE
BOROUGH OF HIGHLAND PARK**

**For the Year Ended
March 31, 2021**

Housing Authority of the Borough of Highland Park
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the Borough of Highland Park
242 South 6th Avenue
Highland Park, New Jersey 08904

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the aggregate discretely present component unit of the Housing Authority of the Borough of Highland Park (a governmental public corporation) in Highland Park, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of March 31, 2021 and the related statement of revenue, expenses and changes in net position, and statement of cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Kronman Affordable Housing LP, the component unit of the Authority, which statements reflect total assets constituting 69% of the consolidated total assets on March 31, 2021, and total revenues constituting 27% of consolidated total revenue for the year ended March 31, 2021. Those statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Kronman Affordable Housing LP, is based solely on the report of the auditors.

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority of the Borough of Highland Park preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the Borough of Highland Park internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the aggregate discretely present component unit of the of the Housing Authority of the Borough of Highland Park as of March 31, 2021, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and PERS and OPEB supplemental information on pages 4 through 17 and page 65 through 69 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the method of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the basic financial statements Housing Authority of the Borough of Highland Park. The accompanying supplemental information on pages 70-80 is presented for additional analysis and is not required part of the basic financial statements.

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

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

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

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards, Capital Fund cost certifications and the Financial Data Schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued reports dated January 17, 2022, on our consideration of the Housing Authority of the Borough of Highland Park's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Borough of Highland Park 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 Borough of Highland Park's internal control over financial reporting and compliance.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: January 17, 2022

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

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

FINANCIAL HIGHLIGHTS

The assets of the Authority primary government exceeded its liabilities at the close of the most recent fiscal year by \$1,818,612, a decrease in the financial position of \$1,955,759 as compared to the prior year.

As noted above, the net position of the Authority primary government was \$1,818,612 as of March 31, 2021. Of this amount, the primary government unrestricted net position is a positive \$1,315,642 representing a decrease in the amount of \$2,117,000 or 62% percent from the previous year. Additional information on the Authority's unrestricted net positions can be found in Note 22 the financial statements, which is included in this report.

The Authority primary government net investment in capital assets decreased \$12,375 or 10% percent for an ending balance of \$105,738. Additional information on the Authority's net investment in capital assets can be found in Note 20 to the financial statements, which is included in this report.

The Authority primary government restricted net position increased \$173,616 from the previous year for an ending balance of \$397,232. Additional information on the Authority's restricted net position can be found in Note 21 to the financial statements, which is included in this report.

The Authority's primary government total cash and cash equivalent on March 31, 2021 is \$1,264,966 representing an increase of \$299,055 or 31% percent from the prior fiscal year. Total primary government operating cash increased \$50,113 or 7% percent for an ending balance of \$765,575. Total primary government restricted cash and funded reserves increased \$248,942 or 99% percent for an ending balance of \$499,391. The full detail of this amount can be found in the Statement of Cash Flows on pages 22-23 of this report.

The Authority's primary government total assets and deferred outflows are \$4,051,886 of which capital assets net book value is \$554,652, deferred outflows in the amount of \$122,300, leaving total current assets at \$3,374,934.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL HIGHLIGHTS - CONTINUED

Total current assets decreased from the previous year by \$1,847,732 or 35% percent. Unrestricted cash and cash equivalents increased by \$50,113, restricted cash increased \$248,942, accounts receivables decreased by \$2,144,350, and prepaid expenses decreased by \$2,437.

The Authority primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$21,340 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$20,923, less the recording of depreciation expense in the amount of \$42,263. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority primary government reported a decrease in the deferred outflow for the pension cost in the amount of \$47,658 for an ending balance of \$122,300. The Authority primary government reported a decrease in the deferred inflow for the pension cost in the amount of \$40,956 for an ending balance of \$581,959. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

The Authority's primary government total liabilities are reported at \$1,651,315 of which current liabilities are stated at \$203,175, and noncurrent liabilities are stated at \$1,448,140. Total primary government liabilities increased during the year as compared to the prior year in the amount of \$79,985 or 5% percent. Total primary government current liabilities decreased during the year by \$73,822, leaving non-current liabilities for an increase of \$153,807 as compared to the previous year.

Total Authority's primary government current liabilities decreased from the previous year by \$73,822 or 27% percent. Accounts payables increased by \$47,130, accrued liabilities decreased by \$195,284, tenant security deposit payable remained unchanged, and unearned revenue increased by \$73,885. The current portion of the Capital Project Bonds payable increased \$447 from the prior year.

The Authority primary government total noncurrent liabilities increased by \$153,807 or 12% percent. The increase was comprised of four accounts, long-term note payable which decreased by \$9,412 for an ending balance of \$439,541, accrued compensated absences – long term with no offsetting assets increased \$3,555 from the prior fiscal year for an ending balance of \$21,122, and non-current liabilities – other increased \$192,958 for an ending balance of \$192,958.

Accrued pension and other post-employment benefits (OPEB) liabilities decreased \$33,294 for an ending balance of \$794,519. Additional information on GASB #68 pension and GASB #75 effect the Authority's accrued OPEB liabilities on March 31, 2021 can be found in Notes 18-19 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL HIGHLIGHTS - CONTINUED

The Authority primary government had total operating revenue of \$2,715,649 as compared to \$2,815,975 from the prior year for a decrease of \$100,326 or 4% percent.

The Authority primary government had total operating expenses of \$2,331,301 as compared to \$2,155,529 from the previous year for an increase of \$175,772 or 8% percent, resulting in excess revenue from operations in the amount of \$384,348 for the current year as compared to excess revenue from operations in the amount of \$660,446 for a decrease in revenue of \$276,098 or 42% percent from the previous year.

The Authority's had capital outlays in the amount of \$20,923 for the fiscal year 2021.

The Authority's Expenditures of Federal Awards amounted to \$2,554,969 for the fiscal year 2021 as compared to \$2,509,593 for the previous fiscal year 2020 for an increase of \$45,376 or 2% percent.

USING THIS ANNUAL REPORT

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

1. Public and Indian Housing Program – RAD Program
2. Section 8 Housing Choice Vouchers
3. Public Housing Capital Fund Program

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

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION

This discussion and analysis are intended to serve as an introduction to the Housing Authority's primary government financial statements.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED

The financial statements are prepared on an entity wide basis excluding the discretely presented component units and consist of:

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

The Authority's financial statements and notes to financial statements included in this Report were prepared in accordance with generally accepted accounting principles (GAAP) applicable to governmental entities in the United States of America for the Enterprise Fund types. The Authority's activities are primarily supported by HUD subsidies and grants. The Authority's function is to provide decent, safe, and sanitary housing to low income and special needs populations. The financial statements can be found on pages 18 through 22.

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

Statement of Revenue, Expenses and Changes in Net Position – This statement presents information showing how the Authority's net position increased or decreased during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash inflows and cash outflows in the future periods.

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

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

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED

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

The Schedule of Expenditures of Federal Awards is presented for purpose of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), Audits of States, Local Governments and Non-profit Organizations. The schedule of Expenditures of Federal Awards can be found on pages 70-71 of this report.

- 1. Federal Awards** - Pursuant to the Single Audit Act Amendments of 1996 (Public Law 104-156) and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), federal award is defined as federal financial assistance and federal cost reimbursement contracts that non-federal agencies receive directly or indirectly from federal agencies or pass-through entities. Federal financial assistance is defined as assistance that nonfederal entities receive or administer in the form of grants, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance, direct appropriations, and other assistance.
- 2. Type A and Type B Programs** - The Single Audit Act Amendments of 1996 and the Uniform Guidance establish the levels of expenditures or expenses to be used in defining Type A and Type B Federal financial assistance programs. Type A programs for the Housing Authority of the Borough of Highland Park are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended March 31, 2021. Type B programs for the Housing Authority of the Borough of Highland Park are those which are less than \$750,000 in expenditures for the fiscal year ended March 31, 2021.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Position of the primary government between March 31, 2021 and March 31, 2020:

Computations of Net Position are as follows:

	Year Ended		Increase
	March-21	March-20	(Decrease)
Cash	\$ 1,264,966	\$ 965,911	\$ 299,055
Other Current Assets	2,109,968	4,256,755	(2,146,787)
Capital Assets - Net	554,652	575,992	(21,340)
Deferred Outflows	122,300	169,958	(47,658)
Total Assets	4,051,886	5,968,616	(1,916,730)
Less: Current Liabilities	(203,175)	(276,997)	73,822
Less: Non Current Liabilities	(1,448,140)	(1,294,333)	(153,807)
Less: Deferred Inflows	(581,959)	(622,915)	40,956
Net Position	<u>\$ 1,818,612</u>	<u>\$ 3,774,371</u>	<u>\$ (1,955,759)</u>
Net Investment in Capital Assets	\$ 105,738	\$ 118,113	\$ (12,375)
Restricted Net Position	397,232	223,616	173,616
Unrestricted Net Position	1,315,642	3,432,642	(2,117,000)
Net Position	<u>\$ 1,818,612</u>	<u>\$ 3,774,371</u>	<u>\$ (1,955,759)</u>

Cash and restricted cash increased by \$299,055 or 31% percent. Net cash provided by operating activities was \$125,103, net cash provided by capital and related financing activities was \$169,772, and net cash provided by investing activities was \$4,180. The full detail of this amount can be found in the Statement of Cash Flows on pages 22-23 of this audit report.

Other current assets decreased \$2,146,787. Accounts receivables decreased by \$2,144,350 and prepaid expenses decreased by \$2,437.

The Authority primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$21,340 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$20,923, less the recording of depreciation expense in the amount of \$42,263. Additional information on the Authority's net investment in capital assets can be found in Note 20 to the financial statements, which is included in this report.

The Authority primary government reported a decrease in the deferred outflow for the pension cost and OPEB in the amount of \$47,658 for an ending balance of \$122,300. The Authority primary government reported a decrease in the deferred inflow for the pension cost and OPEB in the amount of \$40,956 for an ending balance of \$581,959.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Total Authority's primary government current liabilities decreased from the previous year by \$73,822 or 27% percent. Accounts payables increased by \$47,130, accrued liabilities decreased by \$195,284, tenant security deposit payable remained unchanged, and unearned revenue increased by \$73,885. The current portion of the Capital Project Bonds payable increased \$447 from the prior year.

The Authority primary government total noncurrent liabilities increased by \$153,807 or 12% percent. The increase was comprised of four accounts, long-term note payable which decreased by \$9,412 for an ending balance of \$439,541, accrued compensated absences – long term with no offsetting assets increased \$3,555 from the prior fiscal year for an ending balance of \$21,122, and noncurrent liabilities – other which increased \$192,958 for an ending balance of \$192,958.

Accrued pension and other post-employment benefits (OPEB) liabilities decreased \$33,294 for an ending balance of \$794,519. Additional information on GASB #68 pension and GASB #75 effect the Authority's accrued OPEB liabilities on March 31, 2021 can be found in Notes 18-19 to the financial statements, which is included in this report.

The Authority's primary government reported a net position is \$1,818,612 which is made up of three categories. The net investment in capital assets in the amount of \$105,738. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current fiscal year:

Balance March 31, 2020	\$ 118,113
Fixed Asset Acquisitions	20,923
Depreciation Expense	(42,263)
Payment of Loan	8,965
Balance March 31, 2021	<u>\$ 105,738</u>

The Housing Authority of the Borough of Highland Park primary government operating results for March 31, 2021 reported a decrease in unrestricted net position of \$2,117,000 or 62% percent for an ending balance of \$1,315,642. A full detail of this account can be found in the Notes to the Financial Statements Section Note 22.

The Authority's primary government restricted net position increased \$173,616 from the previous year for an ending balance of \$397,232. Additional information on the Authority's restricted net position can be found in Note 21 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following summarizes the changes in Net Position of the Authority's primary government between March 31, 2021, and March 31, 2020:

Computation of Changes in Net Position are as follows:

	<u>Year Ended</u> March-21	<u>Year Ended</u> March-20	Increase (Decrease)
<u>Revenues</u>			
Tenant Revenues	\$ 143,410	\$ 114,930	\$ 28,480
HUD Subsidies	2,554,969	2,509,593	45,376
Other Revenues	17,270	191,452	(174,182)
Total Operating Income	2,715,649	2,815,975	(100,326)
<u>Expenses</u>			
Operating Expenses	2,289,038	2,122,310	166,728
Depreciation Expense	42,263	33,219	9,044
Total Operating Expenses	2,331,301	2,155,529	175,772
Operating Income before Non Operating Expenses	384,348	660,446	(276,098)
Interest Income	4,180	2,620	1,560
Gain of Sale of Fixed Assets	-	1,599,316	(1,599,316)
Change in Net Position	388,528	2,262,382	(1,873,854)
Net Position Prior Year	3,774,371	1,637,944	2,136,427
Period Period Adjustment	-	(125,955)	125,955
Eliminating Entries	(2,344,287)	-	(2,344,287)
Total Net Position	\$ 1,818,612	\$ 3,774,371	\$ (1,955,759)

Approximately 94% percent of the Authority's primary government total operating revenue was provided by HUD operating subsidy, while 5% percent resulted from tenant revenue. Charges for various services and fraud recovery provided the remaining 1% percent of the total income.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority's primary government operating expenses cover a range of expenses. The largest expense was for Housing Assistance Payment expenses representing 80% percent of total operating expenses. Administrative expenses accounted for 9% percent, tenant services less than 1% percent, utilities expense accounted for 2% percent, maintenance expense accounted for 2% percent, other operating expenses accounted for 4% percent, and depreciation accounted for the remaining 2% percent of the total operating expenses.

The Authority primary government operating revenue exceeded its operating expenses resulting in excess revenue from operations in the amount of \$384,348 from operations as compared to excess revenue from operations of \$660,446 for the previous year. The key elements for the increase in deficit in comparison to the prior year are as follow:

- The Authority primary government reported an increase in HUD PHA operating grants in the amount of \$45,376 or 2% percent.
- The Authority also reported an increase in the tenants dwelling rental revenue in the amount of \$28,480 or 25% percent.
- Fraud recovery revenue decreased in the amount of \$287 or 7% percent.
- Total other revenue decreased in the amount of \$173,895 or 93% percent.
- The Authority reported increases in the following accounts:
 - Tenant services expense increased \$1,942 or 316% percent.
 - Maintenance expense increased \$15,441 or 35% percent.
 - Housing Assistance Payments increased \$405,474 or 28% percent.
 - Depreciation expense increased \$9,044 or 27% percent.
- The Authority reported decreases in the following accounts:
 - Administrative expense decreased \$4,484 or 2% percent.
 - Utilities expense decreased \$5,672 or 10% percent.
 - Other operating expenses decreased \$245,973 or 73% percent.

Total net cash provided by operating activities during the year was \$125,103 as compared to cash used by operations in the amount of \$807,876 for the prior fiscal year. A full detail of these amounts can be found on the Statement of Cash Flows on pages 22-23 of this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following are financial highlights of significant items for the primary government for a four-year period of time ending on March 31, 2021:

	March-21	March-20	March-19	March-18
Significant Income				
Total Tenant Revenue	\$ 143,410	\$ 114,930	\$ 611,273	\$ 606,025
HUD Operating Grants	2,554,969	2,509,593	1,939,562	1,720,999
HUD Capital Grants	-	-	11,076	80,640
Investment Income	4,180	2,620	5,912	3,954
Fraud Recovery	3,806	4,093	-	-
Other Income	13,464	187,359	149,519	31,344
Total	<u>\$ 2,719,829</u>	<u>\$ 2,818,595</u>	<u>\$ 2,717,342</u>	<u>\$ 2,442,962</u>
Payroll Expense				
Administrative Salaries	\$ 52,790	\$ 34,494	\$ 56,304	\$ 53,358
Utilities Labor	2,654	13,700	13,700	14,580
Maintenance Labor	98,271	67,652	86,485	85,902
Employee Benefits Expense	160,568	79,217	64,139	40,653
Total Payroll Expense	<u>\$ 314,283</u>	<u>\$ 195,063</u>	<u>\$ 220,628</u>	<u>\$ 194,493</u>
Other Significant Expenses				
Other Administrative Expenses	\$ 157,561	\$ 189,606	\$ 306,932	\$ 312,438
Utilities Expense	51,845	57,517	263,616	243,666
Maintenance Supplies	4,583	25,391	17,801	7,401
Maintenance Contract Cost	30,715	54,367	49,393	45,499
Insurance Premiums	27,051	72,404	39,561	40,341
Housing Assistance Payments	1,865,878	1,460,404	1,278,394	1,297,346
Total	<u>\$ 2,137,633</u>	<u>\$ 1,859,689</u>	<u>\$ 1,955,697</u>	<u>\$ 1,946,691</u>
Total Operating Expenses	<u>\$ 2,331,301</u>	<u>\$ 2,155,529</u>	<u>\$ 2,452,505</u>	<u>\$ 2,303,808</u>
Total of Federal Awards	<u>\$ 2,554,969</u>	<u>\$ 2,509,593</u>	<u>\$ 1,950,638</u>	<u>\$ 1,801,639</u>

THE AUTHORITY AS A WHOLE

The Authority's primary government revenues consist primarily of rents and subsidies and grants received from HUD. The Authority receives subsidies each month based on a pre-approved amount by HUD. Grants are drawn down based on need against a pre-authorized funding level. By far, the largest portion of the Authority's primary government net position reflects its net investment in capital assets. The net investment in capital assets (e.g., land, buildings, equipment, and construction in progress) uses these capital assets to provide housing services to its tenants.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK PROGRAMS

Section 8 Housing Choice Voucher Program:

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

Rental Assistance Demonstration Program

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

Housing Choice Voucher CARES Act Programs

The CARES Act requires that recipients use of CARES grants be tied to preventing, preparing for, and responding to COVID-19, including maintaining normal operations and funding eligible affordable housing activities under NAHASDA during the period the program is impacted by COVID-19. These funds may also be used to maintain normal operations and fund eligible activities during the period that a recipient's program is impacted by COVID-19. HUD expects and encourages recipients to expend funds expeditiously given the ongoing COVID-19 National Emergency.

Component Units - Blended

The Authority has identified the Highland Park Affordable Housing Corporation as a component unit. The Authority has 100% ownership in the Housing Corporation. This corporation operates on a fiscal year that ended on March 31. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its fiscal year, which was March 31, 2021. The entity is being reported as a blended component unit.

Component Unit – Discretely Presented

The Authority has identified one entity Kronman Affordable Housing LP. as a discretely presented component unit. This entity was used for the RAD conversion of public housing units into tax credit units. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The accounting year end for the Kronman Affordable Housing LP. is December 31.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

BUDGETARY HIGHLIGHTS

For the year ended March 31, 2021, individual program or grant budgets were prepared by the Authority and adopted by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

The 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.

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 – Capital Assets

The Authority's primary government net investment in capital assets as of March 31, 2021 was \$554,652 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress. The total decrease during the year in the Authority's investment in capital assets was \$21,340 or 4% percent. Major capital expenditures of \$20,923 were made during the year. Major capital assets events during the fiscal year included the following:

- PHA-WEB Software
- New Computers
- Security Camera Upgrades

	March-21	March-20	Increase (Decrease)
Land	\$ 18,106	\$ 18,106	\$ -
Building	1,262,445	947,160	315,285
Furniture, Equipment - Dwelling	89,088	86,855	2,233
Furniture, Equipment - Administration	80,905	62,214	18,691
Construction in Process	-	315,286	(315,286)
Total Fixed Assets	\$ 1,450,544	\$ 1,429,621	\$ 20,923
Accumulated Depreciation	(895,892)	(853,629)	(42,263)
Net Book Value	\$ 554,652	\$ 575,992	\$ (21,340)

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

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

CAPITAL ASSETS AND DEBT ADMINISTRATION -CONTINUED

2 - Debt Administration

The Authority acquired mortgage financing of \$473,500 through the New Jersey Community Capital for the RAD conversion of the public housing units. Restricted cash relating to the mortgage debt stood at \$179,894 at the end of the fiscal year, with mortgage payable of \$448,914 in outstanding debt. A full disclosure of loans payable on March 31, 2021 can be found in Note 16.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority of the Borough of Highland Park is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs. We do not expect this consistent trend to change.

The following factors were considered in preparing the Authority's budget for the fiscal year ending March 31, 2022.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- Federal funding provided by congress to the Department of housing and Urban Development
- Local labor supply and demand, which can affect salary and wages rates.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- Local inflationary pressure on utility rates, supplies and other cost.
- Trends in the housing market which affect rental housing available for the Section 8 tenants, along with the amount of the rents charged by the private landlords, are expected to have a continued impact on Section 8 HAP payments.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2021**

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Ms. Donna Brightman, Executive Director, Housing Authority of the Borough of Highland Park, 242 South 6th Street Highland Park, New Jersey 08904, or call (732) 572-4421.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION
AS OF MARCH 31, 2021

	March 31, 2021		
	Primary Government	Component Units (Dec 2020)	Total (Memorandum)
Assets			
Current Assets:			
Cash and Cash Equivalents- Unrestricted			
Operating	\$ 765,575	\$ 2,163,732	\$ 2,929,307
Restricted	499,391	742,028	1,241,419
Total cash and equivalents	1,264,966	2,905,760	4,170,726
Accounts Receivables, Net of Allowances	2,104,314	943	2,105,257
Prepaid Expenses	5,654	19,748	25,402
Total Current Assets	3,374,934	2,926,451	6,301,385
Noncurrent Assets			
Capital Assets			
Land	18,106	-	18,106
Building	1,262,445	6,153,604	7,416,049
Furniture, Equipment - Dwelling	89,088	16,322	105,410
Furniture, Equipment - Administration	80,905	-	80,905
Total Capital Assets	1,450,544	6,169,926	7,620,470
Less: Accumulated Depreciation	(895,892)	(208,558)	(1,104,450)
Net Book Value	554,652	5,961,368	6,516,020
Other Assets	-	33,884	33,884
Total Other Assets	-	33,884	33,884
 Total Assets	 3,929,586	 8,921,703	 12,851,289
Deferred Outflow of Resources			
State of New Jersey PERS and OPEB	122,300	-	122,300
 Total Assets and Deferred Outflow of Resources	 \$ 4,051,886	 \$ 8,921,703	 \$ 12,973,589

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION
AS OF MARCH 31, 2021

	March 31, 2021		
	Primary Government	Component Units (Dec 2020)	Total (Memorandum)
Liabilities			
Current Liabilities:			
Accounts Payable	\$ 87,001	\$ 77,851	\$ 164,852
Accrued Liabilities	6,988	28,263	35,251
Tenant Security Deposit Payable	25,635	38,153	63,788
Unearned Revenue	74,178	6	74,184
Long Term Debt - Current	9,373	-	9,373
Total Current Liabilities	<u>203,175</u>	<u>144,273</u>	<u>347,448</u>
Noncurrent Liabilities			
Long Term Debt - Non Current	439,541	6,572,399	7,011,940
Accrued Compensated Absences - Long-Term	21,122	-	21,122
Non Current Liabilities - Other	192,958	-	192,958
Accrued Other Post-Employment Benefits Liabilities	794,519	-	794,519
Total Noncurrent Liabilities	<u>1,448,140</u>	<u>6,572,399</u>	<u>8,020,539</u>
Total Liabilities	<u>1,651,315</u>	<u>6,716,672</u>	<u>8,367,987</u>
Deferred Inflow of Resources			
State of New Jersey PERS and OPEB	<u>581,959</u>	<u>-</u>	<u>581,959</u>
Net Position:			
Net Investment in Capital Assets	105,738	(611,032)	(505,294)
Restricted	397,232	703,875	1,101,107
Unrestricted	<u>1,315,642</u>	<u>2,112,188</u>	<u>3,427,830</u>
Total Net Position	<u>1,818,612</u>	<u>2,205,031</u>	<u>4,023,643</u>
Total Liabilities, Deferred Inflow of Resources, and Net Position	<u>\$ 4,051,886</u>	<u>\$ 8,921,703</u>	<u>\$ 12,973,589</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE TWELVE MONTHS ENDED MARCH 31, 2021

	March 31, 2021		
	Primary Government	Component Units (Dec 2020)	Total (Memorandum)
Revenue:			
Tenant Rental Revenue	\$ 143,410	\$ 978,302	\$ 1,121,712
HUD PHA Operating Grants	2,554,969	-	2,554,969
Fraud Recovery	3,806	-	3,806
Other Revenue	13,464	15,545	29,009
Total Revenue	<u>2,715,649</u>	<u>993,847</u>	<u>3,709,496</u>
Operating Expenses:			
Administrative Expense	218,792	172,599	391,391
Tenant Services	2,556	-	2,556
Utilities Expense	51,845	205,504	257,349
Maintenance Expense	59,103	206,077	265,180
Other Operating Expenses	90,864	363,613	454,477
Housing Assistance Payments	1,865,878	-	1,865,878
Depreciations Expense	42,263	154,321	196,584
Total Operating Expenses	<u>2,331,301</u>	<u>1,102,114</u>	<u>3,433,415</u>
Excess Expenses Over Revenue From Operations	<u>384,348</u>	<u>(108,267)</u>	<u>276,081</u>
Non Operating Income:			
Investment Income	4,180	917	5,097
Total Non Operating Income	<u>4,180</u>	<u>917</u>	<u>5,097</u>
Change in Net Position	<u>388,528</u>	<u>(107,350)</u>	<u>281,178</u>
Beginning Net Position	3,774,371	(31,906)	3,742,465
Eliminating Entries	(2,344,287)	2,344,287	-
Beginning Net Position, Restated	<u>1,430,084</u>	<u>2,312,381</u>	<u>3,742,465</u>
Ending Net Position	<u>\$ 1,818,612</u>	<u>\$ 2,205,031</u>	<u>\$ 4,023,643</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED MARCH 31, 2021

	March 31, 2021		
	Primary Government	Component Units (Dec 2020)	Total (Memorandum)
Cash Flow From Operating Activities			
Receipts from Tenants	\$ 127,936	\$ 972,877	\$ 1,100,813
Receipts from Federal Grants	2,554,969	-	2,554,969
Receipts from Misc. Sources	17,270	15,545	32,815
Payments to Vendors and Suppliers	(401,002)	(754,067)	(1,155,069)
Payments for Housing Assistance Payments	(1,865,878)	-	(1,865,878)
Payments to Employees	(47,600)	-	(47,600)
Payment of Employee Benefits	(160,568)	-	(160,568)
Payment of Utilities Expenses	(100,024)	(206,077)	(306,101)
Net Cash Provided by Operating Activities	<u>125,103</u>	<u>28,278</u>	<u>153,381</u>
Cash Flow From Capital and Related Financing Activities			
Acquisitions and Construction of Capital Assets	(20,923)	(419,800)	(440,723)
(Payment) Increase in Non Current Liabilities - Other	192,958	-	192,958
Acquisition of Debt	-	1,517,613	1,517,613
Principal Payment on Debt	(8,965)	-	(8,965)
Net Effect of Deferred Inflows and Outflows	6,702	-	6,702
Decrease in Other Assets	-	2,607	2,607
Net Cash Provided by Capital and Related Financing Activities	<u>169,772</u>	<u>1,100,420</u>	<u>1,270,192</u>
Cash Flow From Investing Activities			
Interest Income	4,180	917	5,097
Net Cash Provided by Investing Activities	<u>4,180</u>	<u>917</u>	<u>5,097</u>
Net Increase in Cash and Cash Equivalents	299,055	1,129,615	1,428,670
Beginning Cash, Cash Equivalents and Restricted Cash	<u>965,911</u>	<u>1,776,145</u>	<u>2,742,056</u>
Ending Cash, Cash Equivalents and Restricted Cash	<u>\$ 1,264,966</u>	<u>\$ 2,905,760</u>	<u>\$ 4,170,726</u>
Reconciliation of Cash Balances:			
Cash and Cash Equivalents - Unrestricted	\$ 765,575	\$ 2,163,732	\$ 2,929,307
Cash and Cash Equivalents - Restricted	499,391	742,028	1,241,419
Total Ending Cash	<u>\$ 1,264,966</u>	<u>\$ 2,905,760</u>	<u>\$ 4,170,726</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED MARCH 31, 2021

	March 31, 2021		
	Primary Government	Component Units (Dec 2020)	Total (Memorandum)
Provided (Used) by Operating Activities	\$ 384,348	\$ (108,267)	\$ 276,081
Excess Revenue from Operations			
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:			
Depreciation Expense	42,263	154,321	196,584
(Increase) Decrease in:			
Accounts Receivables	(199,937)	1,521	(198,416)
Prepaid Expenses	2,437	(4,249)	(1,812)
Increase (Decrease) in:			
Accounts Payable	47,130	(13,021)	34,109
Accrued Liabilities	(195,284)	20,763	(174,521)
Tenant Security Deposit Payable	-	2,678	2,678
Unearned Revenue	73,885	(25,468)	48,417
Long Term Compensated Absences	3,555		3,555
Accrued Other Post-Employment Benefits Liabilities	(33,294)		(33,294)
Prior Period Adjustment	-	-	-
Extraordinary Maintenance	-	-	-
Net Cash Provided by Operating Activities	<u>\$ 125,103</u>	<u>\$ 28,278</u>	<u>\$ 153,381</u>
Supplementary information			
Interest Expense Paid during the Year	<u>\$ 29,470</u>	<u>\$ -</u>	<u>\$ 29,470</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

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

1. Organization - The Authority is a non-profit corporation which was organized under the laws public corporation created under federal and state housing laws as defined by State statute (N.J., S.A. 4A: 12A-1, et. Seq. the Housing Authority Act) for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low- and moderate-income families residing in the Borough of Highland Park in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD).

The Authority is governed by a Board of Commissioners which is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An Executive Director is appointed by the Housing Authority's Board to manage the day-to-day operations of the Authority.

Operating and modernization subsidies are provided to the Authority by the federal government.

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

Based on the following criteria, the Authority has identified two (2) entities which should be subject to evaluation for inclusion in the Authority's reporting entity. The criteria for including or excluding a component unit relationship as set forth in GASB's #61 *The financial Reporting Entity* and Financial Reporting Standards, include whether:

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

The Authority manages the financial affairs of Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

2. Significant Accounting Policies

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

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

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

Component Units - Blended

The Authority has identified the Highland Park Affordable Housing Corporation as a component unit. The Authority has 100% ownership in the Housing Corporation. In accordance with GASB Statement No. 61, due to the Authority manages the financial affair of this nonprofit corporation and has 100% ownership; this entity is being reported as a blended component unit. Therefore, the activity of this nonprofit corporation is presented as component unit on the Authority's electronically filed financial data schedule. This corporation operates on a fiscal year that ended on March 31. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its fiscal year, which was March 31, 2021. Highland Park Affordable Housing Corporation was formed for the purpose of developing, operating, and managing low- and moderate-income housing in the Borough of Highland Park.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Significant Accounting Policies -continued

Component Unit – Discretely Presented

The Authority has identified one entity Kronman Affordable Housing LP. as a discretely presented component unit. In accordance with GASB Statement No. 61, due to the Authority manages the financial affair of this limited partnership and is financial burden on the Authority to provide support; this entity is being reported as a discretely presented component unit. Therefore, the activity of this limited partnership is presented as component unit on the Authority's electronically filed financial data schedule. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. This limited partnership operates on a calendar year that ended on December 31. Kronman Affordable Housing LP. was formed for the purpose of developing, operating, and managing low- and moderate-income housing in the Borough of Highland Park.

This limited partnership was used for the RAD conversion of public housing units into tax credit units.

Basis of Accounting –

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

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

The major sources of revenue are HUD operating subsidies, tenants dwelling rents, HAP portability payments, management fees and all other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, developer and management fees and HAP portability payments. The revenue is recorded as earned since it is measurable and available. The Authority provides housing assistance payments to participating owners on behalf of eligible tenants. The Authority also provides provide decent, safe, and sanitary housing for extremely low and very low-income families. The revenue is recorded as earned since it is measurable and available.

Non-operating revenue and expenses consist of revenues and expenses that are related to financing and investing activities and result from non-exchange transactions or ancillary activities. Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by March 31, are accounts receivable and any amounts received for subsequent period are recorded as deferred revenue.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Report Presentation

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to enterprise funds of State and Local Governments on a going concern basis. The Authority's financial statements are prepared in accordance with GASB Statement No. 34 (as amended), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("Statement"). The Statement requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows. The Statement also requires the Authority to include Management's Discussion and Analysis as part of Required Supplementary Information.

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

Financial Reporting Entity

The financial reporting entity includes organizations, functions, and activities over which appointed officials exercise oversight responsibility. Oversight responsibility is determined based on financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations, and accountability for fiscal matters.

All governmental activities and functions performed for the Authority are its direct responsibility. The financial reporting entity consists of:

- (a) the primary government which is the Authority,
- (b) organizations for which the primary government is financially accountable, and
- (c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth in GASB Statement No. 61.

The decision to include a potential unit in the Authority's reporting entity is based on several criteria set forth in GASB Statement No. 61, including legal standing, fiscal dependency, and financial accountability. The Authority has identified Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP. are a component unit. The Authority has 100% ownership in Highland Park Affordable Housing Corporation; this entity is being reported as a blended component unit. The Authority manages the financial affair of Kronman Affordable Housing LP., a limited partnership and is financial burden on the Authority to provide support; this entity is being reported as a discretely presented component unit.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Other accounting policies are as follows:

- 1 – Cash and cash equivalents are stated at cost, which approximates market. The Authority considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.
- 2 – Collection losses on accounts receivable are charged against an allowance for doubtful accounts.
- 3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight-line basis.
- 4 – Repairs funded out of operations, such as painting, roofing, and plumbing, are charged against income for all programs.
- 5 – Operating subsidies received from HUD are recorded as income when earned.
- 6 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.
- 7 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.
- 8 – The Authority does not have any infrastructure assets for its Enterprise Fund.
- 9 – Inter-fund receivable and payables arise from inter-fund transactions and are recorded by all funds in the period in which the transactions are executed.
- 10- Advertising cost is charged to expense when incurred.
- 11- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expense unless they increase the value of the property and/or provide future economic benefits, in which event they are capitalized. Liabilities are recognized when the expenditures are considered probable and can be reasonably estimated. Measurement of liabilities is based on currently enacted laws and regulations, existing technology, and undiscounted site-specific costs. Generally, such recognition coincides with the Authority's commitment to a formal plan of action.
- 12- When expenses are incurred where both restricted and unrestricted net positions are available the Authority will first use the restricted funds until they are exhausted and then the unrestricted net position will be used.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Other accounting policies - Continued

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

14 - Taxes

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

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

15 - Net Position

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Other accounting policies – Continued

15 - Net Position -continued

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

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

16-Impairment Losses

The Authority reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property including any estimated proceeds from the eventual disposition of the real estate. If the real estate is impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. No impairment losses were recognized in 2021.

Budgetary and Policy Control –

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements March 31, 2021

Activities - The programs administered by the Authority were:

Program	CFDA #	Project #	Units Authorized
<u>Public Housing</u>			
Public and Indian Housing Program	14.850		N/A
<u>Section 8</u>			
Section 8 Housing Choice Vouchers	14.871	NJ39-V044	269
HCV CARES Act Program	14.HCC		
<u>Component Unit</u>			
Highland Park Affordable Housing Corporation			24
Kronman Affordable Housing LP.			100

Section 8 Housing Choice Voucher Program:

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

Rental Assistance Demonstration Program

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

Housing Choice Voucher CARES Act Programs

The CARES Act requires that recipients use of CARES grants be tied to preventing, preparing for, and responding to COVID-19, including maintaining normal operations and funding eligible affordable housing activities under NAHASDA during the period the program is impacted by COVID-19. These funds may also be used to maintain normal operations and fund eligible activities during the period that a recipient's program is impacted by COVID-19. HUD expects and encourages recipients to expend funds expeditiously given the ongoing COVID-19 National Emergency.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Activities – Continued

Component Units - Blended

The Authority has identified the Highland Park Affordable Housing Corporation as a component unit. The Authority has 100% ownership in the Housing Corporation. This corporation operates on a fiscal year that ended on March 31. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its fiscal year, which was March 31, 2021. The entity is being reported as a blended component unit.

Component Unit – Discretely Presented

The Authority has identified one entity Kronman Affordable Housing LP. as a discretely presented component unit. This entity was used for the RAD conversion of public housing units into tax credit units. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The accounting year end for the Kronman Affordable Housing LP. is December 31.

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

Revenue from Rental Contracts

The Authority recognizes rental revenue from tenant's who entered into a lease agreement (contract) for a unit in the development. The lease agreement allows the tenant use of the unit until the expiration of the lease term or cancellation by the tenant or landlord due to cause. Lease terms are for one year, unless mutually agreed to by the landlord and the tenant(s) prior to move in. Tenant(s) have to be income qualified in accordance with income limitations before allowed to occupy unit.

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

Tenant's lease payments are due the first day of each month of the lease term. The monthly unit rental charge is determined based on HUD calculation. Any tenant's rental payment not received by the fifth day of each month will be considered late. Any rental payment received in advance of the first day of the month are recognized as deferred revenue since the conditions for recognizing revenue will not occur until the end of the following month.

Sources of Income

Housing Authority

The major sources of revenue are HUD operating subsidies, tenants dwelling rents, HAP portability payments, management fees and all other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, developer and management fees and HAP portability payments. The Authority provides housing assistance payments to participating owners on behalf of eligible tenants. The Authority also provides provide decent, safe, and sanitary housing for extremely low and very low-income families.

Component Units

The major sources of revenue for Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP., the component units, are tenant dwelling rents, housing assistances for the tenants and charges to the tenants.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 2 – ESTIMATES

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

NOTE 3 - PENSION PLAN

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

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

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

<http://www.state.nj.us/treasury/pensions/pdf/financial/2014divisioncombined.pdf>

Funding Policy

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 3 - PENSION PLAN

The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, and the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2021 amounted to \$20,974.

Post-Employment Retirement Benefits

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

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

NOTE 4 - CASH EQUIVALENTS AND RESTRICTED CASH

The Housing Authority of the Borough of Highland Park cash, cash equivalents are stated at cost, which approximates market. Cash, cash equivalents and investment include cash in banks, petty cash and a money market checking account and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase.

Concentration of Credit Risk

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit, or any other federally insured investment. HUD also requires that deposits be fully always collateralized. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority. These funds at various banks are collateral pledge under the New Jersey Government Code of the Banking Law.

Risk Disclosures

Collateral for Deposits

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 4 – CASH EQUIVALENTS AND RESTRICTED CASH – CONTINUED

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. On March 31, 2021, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

Credit Risk

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

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

Depository Accounts	Bank Balances	
	Primary Government	Component Units
Insured	\$ 250,994	\$ 679,893
Collateralized held by pledging bank's trust department in the Authority's name	409,665	-
Uninsured	-	2,830,174
Total Cash and Cash Equivalents	<u>\$ 660,659</u>	<u>\$ 3,510,067</u>

The Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP. maintains its cash in financial institutions insured by Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The Corporation and the limited partnership have not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalent.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements March 31, 2021

NOTE 4 – CASH EQUIVALENTS AND RESTRICTED CASH

Restricted Cash

The Authority has restricted cash on March 31, 2021, and December 31, 2020 which consists of the following:

	Primary Government March-21	Component Unit December-20
HCV HAP Reserves	\$ 217,338	-
Tenant Security Deposits	25,635	38,153
HCV CARES Act Reserves	73,728	-
Rehab Escrow Reserve	179,894	-
Operating Reserve Deficit Account	-	301,632
Reserve Funds	-	402,243
Reserve for HAP Liability	2,796	-
Total Restricted and Funded Reserves	<u>\$ 499,391</u>	<u>\$ 742,028</u>

The Authority has restricted cash on March 31, 2021, in the amount of \$25,635 for tenant security deposits an interest-bearing account.

The restricted cash in the amount of \$217,338 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. The Authority invested these funds with Unity Bank. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

In connection with the RAD conversion, the Highland Park Affordable Housing Corporation is required to maintain certain escrow accounts and reserves by HUD and New Jersey Community Capital. The escrow reserve must be used in the renovations and capital improvements to the Corporation assets in the conversion of the Low-Income Housing Program to the RAD conversion units. The Corporation is required to make monthly deposits of \$1,610 to the account. Below is the activity of the account:

	March-21
Beginning Balance	\$ 202,282
Required Deposit	19,320
Interest Income	1,630
Disbursements	(43,338)
Ending Balance	<u>\$ 179,894</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 4 – CASH EQUIVALENTS AND RESTRICTED CASH – CONTINUED

Restricted Cash - Continued

Component Unit – Discretely Presented

Kronman Affordable Housing LP., under the terms of the partnership agreement, the Project is required to set aside specified amounts for future Project expenditures. As of December 31, 2020, these restricted deposits amounted to \$703,875, respectively, are held in separate accounts in trust and generally are not available for operating purposes.

Pursuant to the Partnership Agreement, the Partnership is to establish a replacement reserve in the amount of \$54 per apartment per month. Disbursements from the replacement reserve are to be used for capital expenditures only with the consent of the Special Limited Partner. As of December 31, 2020, the replacement reserve balance was \$0.

Pursuant to the Partnership Agreement, the Partnership is to establish an operating reserve in the amount of \$300,000. The payment of the Limited Partner's third capital installment to fund any future operating deficits. As of December 31, 2020, the operating reserve balance was \$301,632.

The Partnership set up a guarantor collateral account to reserve funds as collateral. As of December 31, 2020, the guarantor collateral balance was \$402,243.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts Receivable on March 31, 2021, and December 31, 2020, consisted of the following:

	Primary Government March-21	Component Unit December-20
Tenants Accounts Receivable - Present	\$ 18,522	943
Less Allowance for Doubtful - Tenants	(12,700)	-
Tenants Accounts Receivable - Net	5,822	943
Accounts Receivable - Advances Net	2,098,492	-
Total Accounts Receivables	<u>\$ 2,104,314</u>	<u>\$ 943</u>

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

NOTE 6 - PREPAID EXPENSES

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items. All purchases of insurance premiums are written off monthly. Acquisition of materials and supplies are accounted for on the consumption method, that is, the expenses are charged when the items are consumed. Prepaid expenses on March 31, 2021, and December 31, 2020 consisted of prepaid insurance amounts.

NOTE 7 - INTERFUND ACTIVITY

Interfund activity is reported as short-term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority on March 31, 2021, are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 8 - FIXED ASSETS

Fixed assets consist primarily of expenditures to acquire, construct, place in operations, and improve the facilities of the Authority and are stated by an appraisal value.

Expenditures for repairs, maintenance and minor renewals are charged against income in the year they are incurred. Major renewals and betterment are capitalized.

Expenditures are capitalized when they meet the Capitalization Policy requirements.

Under the policy, assets purchased or constructed at a cost not exceeding \$5,000 are expensed when incurred. Donated fixed assets are stated at their fair value on the date donated.

Depreciation

Depreciation Expense

Depreciation expense for March 31, 2021, was \$42,263. Depreciation is provided using the straight-line method over the estimated useful lives of the assets.

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

The Authority reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property including any estimated proceeds from the eventual disposition of the real estate. If the real estate is impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. No impairment losses were recognized in 2021.

Below is a schedule of changes in fixed assets for the twelve months ending March 31, 2021, for the primary government:

	March-20	Additions	Transfer	March-21
Land	\$ 18,106	\$ -	\$ -	\$ 18,106
Building	947,160	-	315,285	1,262,445
Furniture, Equipment - Dwelling	86,855	2,233	-	89,088
Furniture, Equipment - Administration	62,214	18,690	1	80,905
Construction in Process	315,286	-	(315,286)	-
Total Fixed Assets	1,429,621	20,923	-	1,450,544
Accumulated Depreciation	(853,629)	(42,263)	-	(895,892)
Net Book Value	\$ 575,992	\$ (21,340)	\$ -	\$ 554,652

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 8 - FIXED ASSETS - CONTINUED

Below is a schedule of the net book value of the fixed assets for the Housing Authority of the Borough of Highland Park primary government as of March 31, 2021:

	March-21
Land	\$ 18,106
Building	519,360
Furniture, Equipment - Dwelling	2,233
Furniture, Equipment - Administration	14,953
Net Book Value	<u>\$ 554,652</u>

Below is a schedule of changes in fixed assets for the twelve months ending December 31, 2020, for the component unit:

	December-19	Additions	December-20
Land	\$ -	\$ -	\$ -
Building	5,750,126	403,478	6,153,604
Furniture, Equipment - Dwelling	-	16,322	16,322
Total Fixed Assets	5,750,126	419,800	6,169,926
Accumulated Depreciation	(56,844)	(151,714)	(208,558)
Net Book Value	<u>\$ 5,693,282</u>	<u>\$ 268,086</u>	<u>\$ 5,961,368</u>

NOTE 9 - OTHER ASSETS

Component Unit – Discretely Presented

Kronman Affordable Housing LP. reported other assets in the amount of \$33,884. This represents unamortized tax credit fees. Tax credit fees are amortized on a straight-line basis over the 15-year tax credit compliance period. The amortization expense for the year was \$2,607.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 10 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

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

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

Deferred Outflows of Resources	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ -	\$ 5,644	\$ 5,644
Changes in Assumptions	-	10,056	10,056
Net Difference Between Projected and Actual Earning on Pension Plan Investments	399	10,595	10,994
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	8,382	87,224	95,606
Total	<u>\$ 8,781</u>	<u>\$ 113,519</u>	<u>\$ 122,300</u>
Deferred Inflows of Resources	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ 141,699	\$ 1,096	\$ 142,795
Changes in Assumptions	171,711	129,789	301,500
Net Difference Between Projected and Actual Earning on Pension Plan Investments	111,396	-	111,396
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	-	26,268	26,268
Total	<u>\$ 424,806</u>	<u>\$ 157,153</u>	<u>\$ 581,959</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 10 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five-year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$5,644 and \$142,795.

Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five-year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$10,056 and \$301,500.

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

The difference between the System's expected rate of return of and the actual investment earnings on pension plan investments is amortized over a five-year closed period in accordance with GASB #68 and #75. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$10,994 and \$111,396.

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

The change in employer proportionate share is the amount of difference between the employer proportionate shares of net pension liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a six-year closed period for PERS and OPEB, reflecting the average remaining service life of PERS and OPEB members (active and inactive members), respectively. The changes in proportion and differences between employer contributions and proportionate. The changes in proportion and differences between employer contributions and proportionate share of contributions for the fiscal year are \$95,606 and \$26,268.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 11 – ACCOUNTS PAYABLE

The Authority reported accounts payable on its Statement of Net Position as of March 31, 2021. Accounts payable vendors are amount owed to creditors or generally on open accounts, because of delivered goods and completed services. Accounts payable on March 31, 2021, and December 31, 2020, consisted of the following:

	Primary Government March-21	Component Unit December-20
Accounts Payable Vendors	\$ 71,562	\$ 52,066
Accounts Payable - Other Government	7,749	25,785
Accounts Payable - HUD	7,690	-
Total Accounts Payable	<u>\$ 87,001</u>	<u>\$ 77,851</u>

NOTE 12 – ACCOUNTS PAYABLE – OTHER GOVERNMENT (PILOT PAYABLE)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the RAD housing programs in accordance with the provisions of its Cooperation Agreement with the Borough of Highland Park. Under the Cooperation Agreements, the Authority must pay the municipality 10% of its net shelter rent. The total amount of PILOT payable on March 31, 2021, and December 31, 2020, is detailed below:

	Primary Government March-21	Component Unit December-20
Balance Beginning of Year	\$ 5,741	\$ 19,852
P.I.L.O.T. Accrued	9,821	25,785
Less Payments Made	(7,813)	(19,852)
Total P.I.L.O.T. Payable	<u>\$ 7,749</u>	<u>\$ 25,785</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 13 – ACCRUED EXPENSES

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities covering expenses incurred on or before March 31 and are payable at some future date. Accrued liabilities on March 31, 2021, and December 31, 2020, consisted of the following:

	Primary Government March-21	Component Unit December-20
Compensated Absences - Current Portion	\$ 2,347	\$ -
Accrued Wages and Payroll Taxes	4,641	-
Accrued Liabilities - Operating Cost	-	22,966
Accrued Interest Payable	-	5,297
Total Accrued Liabilities	<u>\$ 6,988</u>	<u>\$ 28,263</u>

NOTE 14 – ACCRUED COMPENSATED ABSENCES

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

An employee may carry over unused vacation days in which the vacation days are earned up to a maximum of 27 working days in addition to those accrued in the current fiscal year. When an employee's is permanently separated, the employee will be entitled to receive a lump sum payment for any unused accumulated vacation time at current rate of pay.

Unused sick leave may be carried to future periods, at a maximum of five (5) working days in one fiscal year and can be used in the event of extended illness. In the event of voluntary resignation of employment, an employee shall be entitled to be paid for one quarter (1/4) of unused sick time based upon the average annual compensation received during the last full year of his/her active employment prior to the effective date of retirement. Overtime pay or other supplemental pay will not be included in the computation.

The Authority has determined that the potential liability for accumulated vacation and sick time is as follows:

Balance on March-20	Additions	Payments	Balance on March-21	Current Portion
\$ 19,519	\$ 3,950	\$ -	\$ 23,469	\$ 2,347

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 15 – UNEARNED REVENUE

The Authority reported unearned revenues on its Statement of Net Position. Unearned revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Authority has a legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position and the revenue is recognized. The unearned revenue for March 31, 2021, and December 31, 2020 consisted of the following:

	Primary Government March-21	Component Unit December-20
Prepaid Tenant's Rent	\$ 450	\$ 6
HCV CARES Act Funds	73,728	-
Total Unearned Revenue	<u>\$ 74,178</u>	<u>\$ 6</u>

NOTE 16 – LONG TERM DEBT

The Authority had the following notes payable as of March 31, 2021:

	Primary Government March-21	Component Unit December-20
New Jersey Community Capital	\$ 448,914	\$ -
NJHMFA	-	3,340,021
Mortgage Agreement #1	-	2,510,000
Mortgage Agreement #2	-	722,378
Total Long Term Debt	448,914	6,572,399
Less Current Portion	(9,373)	-
Total Non Current Long Term Debt	<u>\$ 439,541</u>	<u>\$ 6,572,399</u>

New Jersey Community Capital

As a requirement of the RAD closing, Highland Park Affordable Housing Corporation obtained a mortgage in the amount of \$473,500 with New Jersey Community Capital in June 2018. The proceeds from the mortgage must be used in the renovations and capital improvements to the Corporation assets in the conversion of the Low-Income Housing Program to the RAD conversion units. The term of the mortgage is fifteen (15) years expiring on June 1, 2033. The mortgage has a federal finance bank rate plus 3.460%. The payment schedule was based on a 25-year table requiring monthly payments of \$3,189.71 where the final payment for June 1, 2033, will be a balloon payment.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 16 – LONG TERM DEBT -CONTINUED

New Jersey Community Capital

The balance of this mortgage on March 31, 2021, is \$448,914.

Balance on March-20	Payments	Balance on March-21	Current Portion
\$ 457,879	\$ (8,965)	\$ 448,914	\$ 9,373

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

March-22	\$ 9,373
March-23	10,156
March-24	10,833
March-25	11,523
March-26	12,325
Subtotal	54,210
Therafter	394,704
Total	<u>\$ 448,914</u>

Component Unit – Discretely Presented

Kronman Affordable Housing LP. reported mortgage payable as of December 31, 2020 and was indebted for the following loans:

Mortgage payable dated April 4, 2019, to the NJHMFA in the original amount of \$3,450,000. The interest rate is 3.25% per annum. There is servicing fee of \$1,437 that is due and payable each month. The loan matures on May 1, 2021, and is secured by a first mortgage on underlying land and property. The loan balance as of December 31, 2020, is \$3,340,021.

As of April 4, 2019, Kronman Affordable Housing LP., entered into a mortgage agreement #1 with the Authority in the amount of \$2,510,000. The mortgage bears no interest and matures in April 2049. The mortgage secured by a 2nd mortgage lien on the underlying land and property. The loan balance as of December 31, 2020, is \$2,510,000.

As of April 4, 2019, Kronman Affordable Housing LP., entered into a mortgage agreement #2 with the Authority in the amount of \$722,378. The mortgage bears an interest rate of 2.20% per annum matures in April 2049. The mortgage secured by a 2nd mortgage lien on the underlying land and property. The loan balance as of December 31, 2020, is \$722,378

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 16 – LONG TERM DEBT -CONTINUED

Component Unit – Discretely Presented

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

	NJHMFA	Mortgage Agreement #1	Mortgage Agreement #2
December-21	\$ 3,340,021	\$ -	\$ -
December-22	-	-	-
December-23	-	-	-
December-24	-	-	-
December-25	-	-	-
Subtotal	3,340,021	-	-
Therafter	-	2,510,000	722,378
Total	<u>\$ 3,340,021</u>	<u>\$ 2,510,000</u>	<u>\$ 722,378</u>

NOTE 17 – NON-CURRENT LIABILITY

The Highland Park Affordable Housing Corporation reported non-current liability in the amount of \$192,958 for a contractor retention in connection with the RAD conversion.

NOTE 18 – ACCRUED PENSION AND OPEB LIABILITIES

The Authority as of March 31, 2021, reported accrued pension and OPEB liability amounts as follows:

	March-21
Accrued OPEB Payable	\$ 484,543
Accrued Pension Payable	309,976
Total OPEB and Pension Payable	<u>\$ 794,519</u>

These amounts arose due to adoption of GASB #75 in 2019 year as well as GASB #68 which was adopted in 2015 year. This note will discuss the liability associated with GASB #75, which is accrued other postemployment benefits. Note - 19 will discuss the effect of GASB #68 and the pension liability which arose from that.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 18 – OTHER POST EMPLOYMENT BENEFITS -CONTINUED

OPEB Liability

The Authority as of March 31, 2021, reported a net OPEB liability in the amount of \$484,543 due to GASB #75. The component of the current year net OPEB liability of the Authority as of June 30, 2019, the last evaluation date, is as follows:

	OPEB
Employer OPEB Liability	\$ 494,314
Plan Net Position	(9,771)
Employer Net OPEB Liability	<u>\$ 484,543</u>

The Authority allocation percentage is 0.0035770% as of June 30, 2019.

OPEB Liability – Plan Description and Benefits Provided

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

Benefits Provided: The Plan provides medical and prescription drug to retirees and their covered dependents of the participating employers. Under the provisions of Chapter 88, P.L 1974 and Chapter 48, P.L. 1999, local government employers electing to provide postretirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission.

Chapter 48 allows local employers to establish their own age and service eligibility for employer paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of postretirement medical coverage for employees and their dependents who:

- 1) retired on a disability pension; or
- 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 18 – OTHER POST EMPLOYMENT BENEFITS -CONTINUED

Plan Description and Benefits Provided - continued

3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or

4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiation's agreement.

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

Allocation Methodology

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The total OPEB liability for the year ended June 30, 2019, were \$484,543.

Employees covered by benefits terms: On June 30, 2019 (the census date), the following employees were covered by the benefits terms:

Total Plan Members	<u><u>4</u></u>
--------------------	-----------------

Net OPEB Liability

The total OPEB liability as of June 30, 2019 was determined by an actuarial valuation as of June 30, 2018, which was rolled forward to June 30, 2019. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 18 – OTHER POST EMPLOYMENT BENEFITS -CONTINUED

Actuarial Assumptions: The total OPEB Liability in the June 30, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Inflation Rate = 2.5%

Salary Increases

Through 2026 = 2.00% to 6.00%

Thereafter = 3.00% to 7.00%

Preretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2019 scale. Postretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2019 scale. Disability mortality was based on the RP-2006 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2019 scale.

Certain actuarial assumptions used in the June 30, 2019 valuation were based on the results of the pension plans' experience studies for which the members are eligible for coverage under this Plan - the Police and Firemen Retirement System (PFRS) and the Public Employees' Retirement System (PERS). The PFRS and PERS experience studies were prepared for the periods July 1, 2013 to June 30, 2018 and July 1, 2014 to June 30, 2019, respectively.

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

Health Care Trend Assumptions

For pre-Medicare preferred provider organization (PPO) and health maintenance organization (HMO) medical benefits, the trend rate is initially 5.7% and decreases to a 4.5% long-term trend rate after eight years. For self-insured post-65 PPO and HMO medical benefits, the trend rate is 4.5%. For prescription drug benefits, the initial trend rate is 7.5% decreasing to a 4.5% long-term trend rate after eight years. The Medicare Advantage trend rate is 4.5% and will continue in all future years.

Discount Rate

The discount rate for June 30, 2019, was 3.50%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 18 – OPEB LIABILITIES - CONTINUED

Sensitivity of the OPEB Liability to changes in the discount rate: The following presents the total OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.50%) or one percentage point higher (4.50%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease	Current Rate	1% Increase
	2.50%	3.50%	4.50%
Total OPEB Liability	\$ 560,255	\$ 484,543	\$ 423,017

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

	<u>Healthcare Cost Inflation Rate Sensitivity</u>		
	1% Decrease	Current	1% Increase
Total OPEB Liability	\$ 408,895	\$ 484,543	\$ 581,045

Change in Assumptions: Effective June 30, 2019.

Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflow of resources related to the changes in proportion. These amounts should be recognized (amortized) by each employer over the average remaining service lives of all plan members, which is 8.05, 8.14 and 8.04 years for the 2019, 2018 and 2017 amounts, respectively.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 18 – OPEB LIABILITIES - CONTINUED

Changes in Net OPEB Liability:

<u>Total OPEB Liability</u>	<u>2020</u>
Service Cost	\$ 23,843
Interest on Total OPEB liability	22,753
Expected Investment Return	(404)
Administrative Expenses	339
Changes in Benefits Term	(68)
Current Period Deferred	
Inflows/Outflows of Resources	(22,156)
Changes in Assumptions or Other	
Inputs	(28,951)
Net Difference Between Projected and	
Actual Investments Earning on	128
Pension Plan Investments	
Benefit Payments	
Change in Plan	(249,612)
Net Change in Total OPEB Liability	(254,128)
Total OPEB Liability, Beginning	738,671
Total OPEB Liability, Ending	\$ 484,543

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

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

Year Ending June 30, 2020	\$ (50,979)
Year Ending June 30, 2021	(50,979)
Year Ending June 30, 2022	(51,011)
Year Ending June 30, 2023	(51,061)
Year Ending June 30, 2024	(51,108)
Therafter	(57,873)
Total	\$ (313,011)

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY

Net Pension Liability Information

The Authority as of March 31, 2021, reported a net pension liability in the amount of \$309,976 due to GASB #68. The component of the current year net pension liability of the Authority as of June 30, 2020, the last evaluation date, is as follows:

	PERS
Employer Total Pension Liability	\$ 749,546
Plan Net Position	(358,570)
Employer Net Pension Liability	<u>\$ 390,976</u>

The Authority allocation percentage is 0.00190081890% as of June 30, 2020.

Plan Description

The Authority participates in the State of New Jersey Public Employees Retirement System (PERS), which is sponsored and administered by the New Jersey Division of Pensions and Benefits. The State of New Jersey, Public Employees' Retirement System (PERS) is a cost-sharing multiple-employer defined benefit pension plan administered by the State of New Jersey, Division of Pensions and Benefits (the Division).

For additional information about PERS, please refer to Division's Comprehensive Annual Financial Report (CAFR) which can be found at www.state.nj.gov/treasury/pensions/financial-reports.shtml.

Net Pension Liability Information

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

The following represents the membership tiers for PERS:

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Net Pension Liability Information - Continued

The local employers' contribution amounts are based on an actuarially determined rate which includes the normal cost and unfunded accrued liability. Chapter 19, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State fiscal year 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability.

The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of assets.

Allocation Percentage Methodology

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

To facilitate the separate (sub) actuarial valuations, the Division maintains separate accounts to identify additions, deductions, and fiduciary net position applicable to each group. The allocation percentages presented for each group in the schedule of employer allocations are applied to amounts presented in the schedules of pension amounts by employer. The allocation percentages for each group as of June 30, 2020, are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2020.

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions

The total pension liability for June 30, 2020, measurement dates were determined by using an actuarial valuation as of July 1, 2018, with update procedures used to roll forward the total pension liability to June 30, 2020. The actuarial valuations used the following actuarial assumptions:

Inflation	2.75%
Salary Increases:	
Through 2026	2.00-6.00%, based on age
Thereafter	3.00-7.00%, based on age
Investment Rate of Return	7.00%

Pre-retirement mortality rates were based on the Pub-2010 Employee Preretirement Mortality Table for male and female active participants. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2010 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Post-mortality rates were based on the Pub-2010 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a one-year static projection based on mortality improvement Scale AA. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2010 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

The actuarial assumptions used in the July 1, 2020, evaluation was based on the results of an actuarial experience study for the period July 1, 2014, to June 30, 2020. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities were higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% on June 30, 2020) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. 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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions – Continued

Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2020, as summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Risk Mitigation Strategies	3.00%	4.67%
Cash Equivalents	5.00%	2.00%
U.S. Treasuries	5.00%	2.68%
Investment Grade Credit	10.00%	4.25%
High Yield	2.00%	5.37%
Private Credit	6.00%	7.92%
Real Assets	2.50%	9.31%
Real Estate	7.50%	8.33%
U.S. Equity	28.00%	8.26%
Non-U.S. Developed Markets Equity	12.50%	9.00%
Emerging Markets Equity	6.50%	11.37%
Private Equity	12.00%	10.85%
	<u>100%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 6.28% as of June 30, 2020. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00%, and a municipal bond rate of 3.50% as of June 30, 2020, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

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

The State employer contributed 70% of the actuarially determined contributions and the local employers contributed 100% of their actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through June 30, 2057. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments after that date in determining the total pension liability.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED

Sensitivity of the Net Pension Liability to the Discount Rate Assumption

The following presents the current-period net pension liability of the employers calculated using the current-period discount rate assumption of 7.0% percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.0% percent) or 1 percentage-point higher (8.0% percent) than the current assumption (in thousands). Sensitivity of the Authority's proportionate share of the Net Pension Liability due to change in the Discount Rate:

	1% Decrease (6.00%)	Current Discount (7.00%)	1% Increase (8.00%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 437,601	\$ 390,976	\$ 246,363

Collective Deferred Outflows of Resources and Deferred Inflows of Resources

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

Year Ending June 30, 2021	\$ (65,749)
Year Ending June 30, 2022	(61,244)
Year Ending June 30, 2023	(35,174)
Year Ending June 30, 2023	(14,087)
Year Ending June 30, 2025	(2,777)
Total	<u>\$ (179,031)</u>

Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflows of resources related to changes in proportion. These amounts should be recognized (amortized) by each employer over the average of the expected remaining service lives of all plan members, which is 5.21, 5.63, 5.48, 5.57, 5.72, and 6.44 years for the 2020, 2018, 2017, 2016, 2015, and 2014 amounts, respectively.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 19 – ACCRUED PENSION LIABILITY – CONTINUED

Pension Expense

The components of allocable pension expense, which exclude pension expense related to specific liabilities of individual employers, for the plan fiscal year ending June 30, 2020, are as follows:

Service Cost	\$	24,674
Interest on the Total Pension Liability		83,800
Benefits ChANGES		(520)
Member Contributions		(17,277)
Administrative Expenses		368
Expected Investment Return Net of Investment Expenses		(37,071)
Pension Expense Related to Specific Liabilities of Individual Employers		(35)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		7,848
Changes of Assumptions		(45,082)
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		8,026
Total	\$	<u>24,731</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 20 – NET INVESTMENT IN CAPITAL ASSETS

This component consists of land, construction in process and depreciable assets, net of accumulation and net of 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 investment in Net Investment in Capital Assets. Rather, that portion of the debt is included in the same net asset component as the unspent proceeds.

	Primary Government March-21	Component Unit December-20
Balance Beginning of Year	\$ 118,113	\$ 2,973,643
Fixed Assets Additions	20,923	419,800
Issuance of Debt	-	(3,850,154)
Payment of Debt	8,965	-
Depreciation Expense	(42,263)	(154,321)
Ending Balance	<u>\$ 105,738</u>	<u>\$ (611,032)</u>

NOTE 21 – RESTRICTED NET POSITION

The Authority's Restricted Net Position account balance on March 31, 2021, is \$397,232 and the component unit as of December 31, 2020, is \$703,875. The balance is as follows:

	Primary Government March-21	Component Unit December-20
HCV Program HAP Reserves	\$ 217,338	\$ -
Rehab Escrow Reserves - RAD	179,894	-
Reserve for Operating Deficit	-	301,632
Collateral Reserve Funds	-	402,243
Total Restricted Net Position	<u>\$ 397,232</u>	<u>\$ 703,875</u>

In connection with the New Jersey Community Capital mortgage (Note 16), the RAD units are required to maintain certain escrow accounts and reserves. In accordance with the bank loan, the restricted deposited and funded reserves are held by New Jersey Community Capital in the amount of \$179,894.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 21 – RESTRICTED NET POSITION -CONTINUED

Housing Choice Voucher Program - Reserves

The restricted cash in the amount of \$217,338 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority on March 31, 2021, was \$174,853.

NOTE 22 – UNRESTRICTED NET POSITION

The Authority's Unrestricted Net Position and the component unit account balance on March 31, 2021, and December 31, 2020, is as follows:

	Business	HCV ADM	Component	
	Activities	Reserve	Unit	Total
			December-20	
Balance - Beginning	\$ 3,589,021	\$ (156,379)	\$ (3,708,680)	\$ (276,038)
Increase During the Year	71,128	156,159	3,476,581	3,703,868
Transfer	(2,344,287)		2,344,287	-
Ending Balance	\$ 1,315,862	\$ (220)	\$ 2,112,188	\$ 3,427,830

NOTE 23 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

HUD contributes operating subsidy for the Public and Indian program approved in the operating budget under the Annual Contribution Contract. The operating subsidy contributions for the year ended March 31, 2021, were \$321.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The programs provide for such payment with respect to existing housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. HUD contributions for the Section 8 Housing Choice Voucher for March 31, 2021, were \$2,533,774.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 24 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

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

Total financial support by HUD was \$2,554,969 to the Authority which represents approximately 94% percent of the Authority's primary government total revenue for the year ended March 31, 2021.

NOTE 25 –CONTRACT ADMINISTRATION

In April 2019, the Authority converted all its 124 Public Housing units to Project Based Vouchers under the RAD Program. The RAD program regulations require a separate entity administer the housing assistance payments contract, which will be the Authority. This required the Authority to make an investment in the Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP. in which the Authority is a managing member in the Kronman Affordable Housing LP. and owns Highland Park Affordable Housing Corporation

NOTE 26 – LEASING ACTIVITIES

On April 4, 2019, the Authority entered into a ground lease agreement with a Developer for the purpose of constructing a 100 dwelling rental unit, known as the Kronman Affordable Housing LP. The base rent shall be \$1.00 per annum, payable at the signing of the agreement. The term of the lease is 75 years, unless sooner termination in accordance with the provisions of the lease.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 27 – RELATED PARTY TRANSACTIONS

The Housing Authority of the Borough of Highland Park is deemed to have controlling interest in the Kronman Affordable Housing LP. and Highland Park Affordable Housing Corporation.

Development Fee

Kronman Affordable Housing LP. entered into a development fee agreement with the managing member. Payment of the development fee is subject to the terms and conditions of the development agreement, the development fee note, and the partnership agreement. As of March 31, 2021, the development fee earned was \$375,000 with an outstanding balance of \$149,020 as of March 31, 2021.

Management Fee

Kronman Affordable Housing LP. entered into agreement with the managing member for a management fee of \$65 per unit per month to the General Partner for the year ended December 31, 2020, the management fee earned was \$76,761. Starting in January 2020, the Partnership will pay a property management fee of 8.40% of gross receipts.

Operating Expenses

For administrative and economic efficiency purposes, the Authority maintains a centralized payroll system and employee benefits program for all of the Authority employees. the Kronman Affordable Housing LP. and Highland Park Affordable Housing Corporation is charged for administrative and maintenance salaries with related payroll expenses. For the year ended March 31, 2021, the following expenses were charged:

	Highland Park Affordable Housing Corporation	Kronman Affordable Housing Limited Partnership
Administrative Salaries	\$ 3,685	\$ 17,687
Maintenance Salaries	15,989	82,282
Employee Benefits	9,743	64,489
Total Cost	<u>\$ 29,417</u>	<u>\$ 164,458</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 28 – CONTINGENCIES AND COMMITMENTS

Litigation – On March 31, 2021, the Authority was not involved in any threatened litigation.

Contingencies

The Authority is subject to possible examinations made by federal and state authorities who determine compliance with terms, conditions, laws, and regulations governing other grants given to the Authority in the current and prior years. There were no such examinations for the years ended March 31, 2021.

Other Insurance

The Authority is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; injuries to employees; errors and omissions; natural disasters; etc. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

Unemployment Insurance

The Authority provides unemployment insurance through direct billings from the New Jersey Unemployment Insurance Fund. For the year ended March 31, 2021, the Authority paid no benefits from the unemployment reserve. On March 31, 2021, the Authority did not recognize a liability for unpaid, unasserted claims, if any, as these would be deemed immaterial.

National Health Emergency

The United States is presently during a national health emergency related to the COVID-19 virus (coronavirus). The overall consequences of coronavirus on a national, regional and local level are unknown, but has the potential to result in a significant economic impact. On March 27, 2020, the President of the United States signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act into law to provide additional funding to Public Housing Authority's to prevent, prepare for and respond to coronavirus, including to maintain normal operations during the period the program was impacted. During the year ended March 31, 2021, the Authority received \$94,602 in total CARES Act funding of which \$73,728 was unspent. The overall impact of this situation on the Authority and its future results and financial position is not presently determinable.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2021

NOTE 29 – GROUND LEASE

Kronman Affordable Housing LP, a component unit, entered into a ground lease with the Authority which commenced in April 2019. Ground lease payments are due annually in the amount of \$21,818, escalating annually at 3% per annum until April 2118.

Future minimum ground lease payments will be received over the next five years ending March 31 and thereafter are as follows:

March-22	\$	24,208
March-23		24,934
March-24		25,682
March-25		26,452
March-26		27,246
Therafter		<u>2,930,040</u>
Total	\$	<u><u>3,058,562</u></u>

NOTE 30 – SUBSEQUENT EVENTS

Coronavirus Pandemic:

In December 2021, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to other countries, including the U.S. On March 11, 2021, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S. have declared a state of emergency. It is anticipated that these impacts will continue for some time. There has been no immediate impact to the Authority's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenant's ability to pay the required monthly rent. Operating functions that may be changed include intake, recertification's and maintenance. Changes to the operating environment may increase operating costs. Additional impacts may include the ability of tenants to continue making rental payments as a result of job loss or other pandemic related issues. The Authority already received additional operating subsidy from HUD to offset these expenses.

Events that occur after the statement of net position date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events that provide evidence about conditions that existed after the statement of net position date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru January 17, 2022; the date which the financial statements were available for issue and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2021

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

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

<u>Total OPEB Liability</u>	<u>2020</u>	<u>2019</u>
Service Cost	\$ 23,843	\$ 10,951
Interest on Total OPEB liability	22,753	24,888
Expected Investment Return	(404)	-
Administrative Expenses	339	-
Changes in Benefits Term	(68)	-
Current Period Deferred		
Inflows/Outflows of Resources	(22,156)	-
Changes in Assumptions or Other		
Inputs	(28,951)	-
Net Difference Between Projected and		
Actual Investments Earning on	128	-
Pension Plan Investments		
Benefit Payments		(16,531)
Change in Plan	(249,612)	-
Net Change in Total OPEB Liability	(254,128)	19,308
Total OPEB Liability, Beginning	738,671	719,363
Total OPEB Liability, Ending	<u>\$ 484,543</u>	<u>\$ 738,671</u>
Covered, Employee Payroll	\$ 141,603	\$ 156,489
Plan Fiduciary Net Position as a		
Percentage of the Total OPEB		
Liability	342.18%	472.03%

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Required Supplementary Information

March 31, 2021

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

GASB #68 requires supplementary information which includes the Authority's share of the net pension liability along with related ratios as listed below. The schedule below displays the Authority's proportionate share of Net Pension Liability.

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Housing Authority's proportion of the net pension liability	0.00190081890%	0.00190509880%	0.0018976000%	0.00108259%
Housing Authority's proportionate share of the net pension liability	\$ 309,976	\$ 343,270	\$ 373,628	\$ 252,009
Housing Authority's covered employee payroll	\$ 160,568	\$ 141,603	\$ 156,489	\$ 153,840
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	193.05%	242.42%	238.76%	163.81%
Plan fiduciary net position as a percentage of the total pension liability	52.16%	43.42%	53.60%	48.01%

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Required Supplementary Information

March 31, 2021

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

GASB #68 requires supplementary information which includes the Authority's share of the net pension liability along with related ratios as listed below. The schedule below displays the Authority's proportionate share of Net Pension Liability.

	<u>2017</u>	<u>2016</u>	<u>2015</u>
Housing Authority's proportion of the net pension liability	0.00151556%	0.00150047%	0.00194399%
Housing Authority's proportionate share of the net pension liability	\$ 261,133	\$ 336,825	\$ 363,969
Housing Authority's covered employee payroll	\$ 151,716	\$ 162,139	\$ 164,939
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	172.12%	207.74%	220.67%
Plan fiduciary net position as a percentage of the total pension liability	59.86%	52.07%	52.08%

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Required Supplementary Information

March 31, 2021

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

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

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Contractually required contribution	\$ 20,974	\$ 18,531	\$ 18,875	\$ 10,029
Contribution in relation to the contractually required contribution	(20,974)	(18,531)	(18,875)	(10,029)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 160,568	\$ 141,603	\$ 156,489	\$ 153,840
Contribution as a percentage of covered employee payroll	13.06%	13.09%	12.06%	6.52%

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2021

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

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

	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 13,464	\$ 12,900	\$ 16,026
Contribution in relation to the contractually required contribution	(13,464)	(12,900)	(16,026)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 151,716	\$ 162,139	\$ 164,939
Contribution as a percentage of covered employee payroll	8.87%	7.96%	9.72%

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

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

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED MARCH 31, 2021**

Programs funded by:

U.S. Department of Housing and Urban Development

	<u>CFDA #'s</u>	<u>Beginning Balance</u>	<u>Revenue Recognized</u>	<u>Fiscal Year Expenditures</u>	<u>Ending Balance</u>
<u>Public and Indian Housing Program</u>					
NJ044	14.850	-	321	321	-
Grant Total 14.850		-	321	321	-
<u>Section 8 Housing Choice Voucher Program</u>					
NJ39PO44	14.871	-	2,533,774	2,533,774	-
HCV CARES Act Funding	14.HCC	-	20,874	20,874	-
Grant Total 14.871		-	2,554,648	2,554,648	-
Total Expenditures of Federal Awards		<u>\$ -</u>	<u>\$ 2,554,969</u>	<u>\$ 2,554,969</u>	<u>\$ -</u>

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED MARCH 31, 2021**

Note 1. Presentation:

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of the Borough of Highland Park is under programs of the federal government for the year ended March 31, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority of the Borough of Highland Park, it is not intended to and does not present the financial position, change in net position, or cash flow of the Housing Authority of the Borough of Highland Park.

Note 2. Summary of Significant Accounting Policies:

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3. Indirect Cost Rate

The Housing Authority of the Borough of Highland Park has not elected to use the 10 percent de minimis indirect cost rate as allowable under the Uniform Guidance.

Note 4. Loans Outstanding:

The Housing Authority of the Borough of Highland Park had \$448,914 as a loan balance outstanding on March 31, 2021. Note 16 presented on pages 45-46 of this report have full disclosure regarding the loan activity.

Note 5. Non- Cash Federal Assistance:

The Authority did not receive any non-cash Federal assistance for the year ended March 31, 2021.

Note 6. Sub recipients:

Of the federal expenditures presented in the schedule above, the Housing Authority of the Borough of Highland Park did not provide federal awards to any sub recipients.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF MARCH 31, 2021

	NJ39PO44501-18		
	Budget	Actual Cost	Overrun
Operations	\$ 61,645	\$ 61,645	\$ -
RAD Investment Activity	121,860	121,860	-
Total	<u>\$ 183,505</u>	<u>\$ 183,505</u>	<u>\$ -</u>
Funds Advanced	\$ 183,505		
Funds Expended	183,505		
Excess of Funds Advanced	<u>\$ -</u>		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-18 was completed on December 3, 2020.
4. There were no budget overruns noted.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF MARCH 31, 2021

	NJ39PO44501-19		
	Budget	Actual Cost	Overrun
RAD CFP	\$ 98,923	\$ 98,923	\$ -
RAD Investment Activity	49,462	49,462	-
Total	<u>\$ 148,385</u>	<u>\$ 148,385</u>	<u>\$ -</u>
Funds Advanced	\$ 148,385		
Funds Expended	148,385		
Excess of Funds Advanced	<u>\$ -</u>		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-19 was completed on December 3, 2020.
4. There were no budget overruns noted.

Highland Park Housing Authority (NJ044)

HIGHLAND PARK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted		\$2,163,732	\$398,778	\$366,797		\$2,929,307		\$2,929,307
112 Cash - Restricted - Modernization and Development		\$703,875				\$703,875		\$703,875
113 Cash - Other Restricted			\$179,894	\$217,338	\$73,728	\$470,960		\$470,960
114 Cash - Tenant Security Deposits		\$38,153	\$25,635			\$63,788		\$63,788
115 Cash - Restricted for Payment of Current Liabilities				\$2,796		\$2,796		\$2,796
100 Total Cash	\$0	\$2,905,760	\$604,307	\$586,931	\$73,728	\$4,170,726	\$0	\$4,170,726
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects								
124 Accounts Receivable - Other Government								
125 Accounts Receivable - Miscellaneous			\$4,442,779			\$4,442,779	-\$2,344,287	\$2,098,492
126 Accounts Receivable - Tenants		\$943	\$18,522			\$19,465		\$19,465
126.1 Allowance for Doubtful Accounts - Tenants		\$0	-\$12,700			-\$12,700		-\$12,700
126.2 Allowance for Doubtful Accounts - Other			\$0			\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery								
128.1 Allowance for Doubtful Accounts - Fraud								
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$943	\$4,448,601	\$0	\$0	\$4,449,544	-\$2,344,287	\$2,105,257
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets		\$19,748	\$5,654			\$25,402		\$25,402
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From								
145 Assets Held for Sale								
150 Total Current Assets	\$0	\$2,926,451	\$5,058,562	\$586,931	\$73,728	\$8,645,672	-\$2,344,287	\$6,301,385
161 Land			\$18,106			\$18,106		\$18,106
162 Buildings		\$6,153,604	\$1,262,445			\$7,416,049		\$7,416,049
163 Furniture, Equipment & Machinery - Dwellings		\$16,322	\$89,088			\$105,410		\$105,410
164 Furniture, Equipment & Machinery - Administration			\$62,214	\$18,691		\$80,905		\$80,905
165 Leasehold Improvements								
166 Accumulated Depreciation		-\$208,558	-\$892,154	-\$3,738		-\$1,104,450		-\$1,104,450

Highland Park Housing Authority (NJ044)

HIGHLAND PARK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14,871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
167 Construction in Progress								
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$5,961,368	\$539,699	\$14,953	\$0	\$6,516,020	\$0	\$6,516,020
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets		\$33,884				\$33,884		\$33,884
176 Investments in Joint Ventures								
180 Total Non-Current Assets	\$0	\$5,995,252	\$539,699	\$14,953	\$0	\$6,549,904	\$0	\$6,549,904
200 Deferred Outflow of Resources			\$92,452	\$29,848		\$122,300		\$122,300
290 Total Assets and Deferred Outflow of Resources	\$0	\$8,921,703	\$5,690,713	\$631,732	\$73,728	\$15,317,876	-\$2,344,287	\$12,973,589
311 Bank Overdraft								
312 Accounts Payable <= 90 Days		\$52,066	\$4,110	\$66,743		\$122,919		\$122,919
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable			\$3,633	\$1,008		\$4,641		\$4,641
322 Accrued Compensated Absences - Current Portion			\$1,956	\$391		\$2,347		\$2,347
324 Accrued Contingency Liability								
325 Accrued Interest Payable		\$5,297				\$5,297		\$5,297
331 Accounts Payable - HUD PHA Programs				\$7,690		\$7,690		\$7,690
332 Account Payable - PHA Projects				\$709		\$709		\$709
333 Accounts Payable - Other Government		\$25,785	\$7,749			\$33,534		\$33,534
341 Tenant Security Deposits		\$38,153	\$25,635			\$63,788		\$63,788
342 Unearned Revenue		\$6	\$450		\$73,728	\$74,184		\$74,184
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								
344 Current Portion of Long-term Debt - Operating Borrowings			\$9,373			\$9,373		\$9,373
345 Other Current Liabilities								
346 Accrued Liabilities - Other		\$22,966				\$22,966		\$22,966
347 Inter Program - Due To								
348 Loan Liability - Current								
310 Total Current Liabilities	\$0	\$144,273	\$52,906	\$76,541	\$73,728	\$347,448	\$0	\$347,448

Highland Park Housing Authority (NJ044)

HIGHLAND PARK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings		\$6,572,399	\$439,541			\$7,011,940		\$7,011,940
353 Non-current Liabilities - Other		\$207,015	\$192,958			\$399,973	-\$207,015	\$192,958
354 Accrued Compensated Absences - Non Current			\$17,601	\$3,521		\$21,122		\$21,122
355 Loan Liability - Non Current		\$2,137,272				\$2,137,272	-\$2,137,272	\$0
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities			\$614,169	\$180,350		\$794,519		\$794,519
350 Total Non-Current Liabilities	\$0	\$8,916,686	\$1,264,269	\$183,871	\$0	\$10,364,826	-\$2,344,287	\$8,020,539
300 Total Liabilities	\$0	\$9,060,959	\$1,317,175	\$260,412	\$73,728	\$10,712,274	-\$2,344,287	\$8,367,987
400 Deferred Inflow of Resources			\$442,710	\$139,249		\$581,959		\$581,959
508.4 Net Investment in Capital Assets		-\$611,032	\$90,785	\$14,953		-\$505,294		-\$505,294
511.4 Restricted Net Position		\$703,875	\$179,894	\$217,338		\$1,101,107		\$1,101,107
512.4 Unrestricted Net Position	\$0	-\$232,099	\$3,660,149	-\$220	\$0	\$3,427,830		\$3,427,830
513 Total Equity - Net Assets / Position	\$0	-\$139,256	\$3,930,828	\$232,071	\$0	\$4,023,643	\$0	\$4,023,643
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$0	\$8,921,703	\$5,690,713	\$631,732	\$73,728	\$15,317,876	-\$2,344,287	\$12,973,589

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue		\$978,302	\$296,932			\$1,275,234	-\$153,522	\$1,121,712
70400 Tenant Revenue - Other								
70500 Total Tenant Revenue	\$0	\$978,302	\$296,932	\$0	\$0	\$1,275,234	-\$153,522	\$1,121,712
70600 HUD PHA Operating Grants	\$321			\$2,533,774	\$20,874	\$2,554,969		\$2,554,969
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		\$917	\$908	\$1,642		\$3,467		\$3,467
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery				\$3,806		\$3,806		\$3,806
71500 Other Revenue		\$15,545	\$6,980	\$6,484		\$29,009		\$29,009
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted			\$1,630			\$1,630		\$1,630
70000 Total Revenue	\$321	\$994,764	\$306,450	\$2,545,706	\$20,874	\$3,868,115	-\$153,522	\$3,714,593
91100 Administrative Salaries		\$17,687	\$3,685	\$31,418		\$52,790		\$52,790
91200 Auditing Fees		\$17,250				\$17,250		\$17,250
91300 Management Fee				\$0		\$0		\$0
91310 Book-keeping Fee								
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative		\$11,608	\$1,927	\$24,201		\$37,736		\$37,736
91600 Office Expenses		\$117,648	\$49,917	\$100,289		\$267,854		\$267,854
91700 Legal Expense		\$8,406	\$2,099	\$5,256		\$15,761		\$15,761
91800 Travel								
91810 Allocated Overhead								
91900 Other								
91000 Total Operating - Administrative	\$0	\$172,599	\$57,628	\$161,164	\$0	\$391,391	\$0	\$391,391

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
92000 Asset Management Fee								
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other			\$370		\$2,186	\$2,556		\$2,556
92500 Total Tenant Services	\$0	\$0	\$370	\$0	\$2,186	\$2,556	\$0	\$2,556
93100 Water		\$16,441	\$11,519			\$27,960		\$27,960
93200 Electricity		\$160,901	\$22,899			\$183,800		\$183,800
93300 Gas		\$5,603	\$7,064			\$12,667		\$12,667
93400 Fuel								
93500 Labor			\$2,654			\$2,654		\$2,654
93600 Sewer		\$12,568	\$6,118			\$18,686		\$18,686
93700 Employee Benefit Contributions - Utilities			\$1,591			\$1,591		\$1,591
93800 Other Utilities Expense		\$9,991				\$9,991		\$9,991
93000 Total Utilities	\$0	\$205,504	\$51,845	\$0	\$0	\$257,349	\$0	\$257,349
94100 Ordinary Maintenance and Operations - Labor		\$82,282	\$15,989			\$98,271		\$98,271
94200 Ordinary Maintenance and Operations - Materials and Other		\$8,690	\$4,583			\$13,273		\$13,273
94300 Ordinary Maintenance and Operations Contracts		\$62,224	\$30,715			\$92,939		\$92,939
94500 Employee Benefit Contributions - Ordinary Maintenance		\$52,881	\$7,816			\$60,697		\$60,697
94000 Total Maintenance	\$0	\$206,077	\$59,103	\$0	\$0	\$265,180	\$0	\$265,180
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs								
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance		\$37,820	\$11,042			\$48,862		\$48,862
96120 Liability Insurance		\$18,910	\$5,521			\$24,431		\$24,431
96130 Workmen's Compensation		\$18,910	\$5,521	\$4,967		\$29,398		\$29,398
96140 All Other Insurance								
96100 Total insurance Premiums	\$0	\$75,640	\$22,084	\$4,967	\$0	\$102,691	\$0	\$102,691
96200 Other General Expenses		\$89,949		\$8,009		\$97,958		\$97,958

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
96210 Compensated Absences			\$3,972			\$3,972		\$3,972
96300 Payments in Lieu of Taxes		\$25,785	\$9,821			\$35,606		\$35,606
96400 Bad debt - Tenant Rents			\$12,700			\$12,700		\$12,700
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$0	\$115,734	\$26,493	\$8,009	\$0	\$150,236	\$0	\$150,236
96710 Interest of Mortgage (or Bonds) Payable		\$172,239	\$29,311			\$201,550		\$201,550
96720 Interest on Notes Payable (Short and Long Term)								
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$172,239	\$29,311	\$0	\$0	\$201,550	\$0	\$201,550
96900 Total Operating Expenses	\$0	\$947,793	\$246,834	\$174,140	\$2,186	\$1,370,953	\$0	\$1,370,953
97000 Excess of Operating Revenue over Operating Expenses	\$321	\$46,971	\$59,616	\$2,371,566	\$18,688	\$2,497,162	-\$153,522	\$2,343,640
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments				\$2,013,600		\$2,013,600	-\$153,522	\$1,860,078
97350 HAP Portability-In				\$5,800		\$5,800		\$5,800
97400 Depreciation Expense		\$154,321	\$38,525	\$3,738		\$196,584		\$196,584
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$0	\$1,102,114	\$285,359	\$2,197,278	\$2,186	\$3,586,937	-\$153,522	\$3,433,415
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								

Highland Park Housing Authority (NJ044)

HIGHLAND PARK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2021

	Project Total	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In			\$321			\$321		\$321
10094 Transfers between Project and Program - Out	-\$321					-\$321		-\$321
10100 Total Other financing Sources (Uses)	-\$321	\$0	\$321	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$0	-\$107,350	\$21,412	\$348,428	\$18,688	\$281,178	\$0	\$281,178
Total Expenses								
11020 Required Annual Debt Principal Payments	\$0	\$0	\$8,965	\$0	\$0	\$8,965	\$0	\$8,965
11030 Beginning Equity	\$0	-\$31,906	\$3,909,416	-\$135,045	\$0	\$3,742,465	\$0	\$3,742,465
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors				\$18,688	-\$18,688	\$0	\$0	\$0
11050 Changes in Compensated Absence Balance								
11060 Changes in Contingent Liability Balance								
11070 Changes in Unrecognized Pension Transition Liability								
11080 Changes in Special Term/Severance Benefits Liability								
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity				\$14,733		\$14,733		\$14,733
11180 Housing Assistance Payments Equity				\$217,338		\$217,338		\$217,338
11190 Unit Months Available	0	1200	288	3228	0	4716	0	4716
11210 Number of Unit Months Leased	0	1159	270	2838	0	4267	0	4267
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



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

Board of Commissioners
Housing Authority of the Borough of Highland Park
242 South 6th Avenue
Highland Park, New Jersey 08904

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the Borough of Highland Park as of and for the year ended March 31, 2021, and the related notes to the financial statements, which collectively comprise Housing Authority of the Borough of Highland Park basic financial statements, and have issued our report thereon dated January 17, 2022.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Hymanson Parnes & Giampaolo

Lincroft, New Jersey

Date: January 17, 2022



Hymanson, Parnes & Giampaolo

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

Board of Commissioners
Housing Authority of the Borough of Highland Park
242 South 6th Avenue
Highland Park, New Jersey 08904

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of the Borough of Highland Park compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of Housing Authority of the Borough of Highland Park major federal programs for the year ended March 31, 2021. Housing Authority of the Borough of Highland Park major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, Housing Authority of the Borough of Highland Park complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended March 31, 2021.

Report on Internal Control Over Compliance

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

Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the Borough of Highland Park internal control over compliance.

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

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

Purpose of This Report

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: January 17, 2022

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Schedule of Findings and Questioned Cost
Year Ended March 31, 2021

Prior Audit Findings

None reported

Summary of Auditor's Results

Financial Statements

Type of Auditor's Report Issued: Unmodified

Internal Control over Financial Reporting:

Material Weakness (es) Identified? _____ yes X no
Significant Deficiency(ies) identified that are
considered to be material weakness(es)? _____ yes X none reported

Noncompliance Material to Financial Statements Noted? _____ yes X no

Federal Awards

Internal Control over Major Programs:

Material Weakness (es) Identified? _____ yes X no
Significant Deficiency(ies) identified that are
considered to be material weakness(es)? _____ yes X none reported

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

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

Identification of Major Programs

CFDA#	Name of Federal Program	Amount
14.871	Section 8 Housing Choice Voucher Program	\$ 2,554,648

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

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

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

**FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM
AUDIT**

None reported



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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the Borough of Highland Park
242 South 6th Avenue
Highland Park, New Jersey 08904

We have performed the procedures enumerated below on whether the electronic submission of certain information agrees with the hard copy documents within the reporting package for the year ended March 31, 2021. The U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC) is responsible for the Uniform Financial Reporting Standards (UFRS) procedures.

Housing Authority of the Borough of Highland Park has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of complying with the REAC's UFRS requirements for the submission of the PHA financial data for the year ended March 31, 2021. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

Procedure	UFRS Rule Information	Hardcopy Documents	Agrees	Does Not Agree
1	Balance Sheet and Revenue and Expense (Data lines 111 to 13901)	Financial Data Schedule of all CFDA's, If Applicable	Yes	
2	Footnotes (data element G5000-010)	Footnotes to the audited basic financial statements	Yes	
3	Type of Opinion on FDS (data element G3100-040)	Auditors Report on Supplemental Data	Yes	
4	Audit findings narrative (date element G5200-010)	Schedule of Findings and Questioned Costs	Yes	

Procedure	UFRS Rule Information	Hardcopy Documents	Agrees	Does Not Agree
5	General Information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Yes	
6	Financial Statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Yes	
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Yes	
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Yes	
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Yes	

We were engaged by Housing Authority of the Borough of Highland Park to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on UFRS Rule Information. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of REAC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of Housing Authority of the Borough of Highland Park and REAC, and is not intended to be, and should not be, used by anyone other than these specified parties.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

January 17, 2022