

Report On Audit

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

**For the Year Ended
March 31, 2025**

Housing Authority of the Borough of Highland Park
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**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2025**

Management of the Housing Authority of the Borough of Highland Park (the Authority) is pleased to present the following Management's Discussion and Analysis (MD&A). This section provides supplementary information required by the Governmental Accounting Standards Board (GASB) and is intended to offer a clear and concise overview of the information contained in the accompanying financial statements.

The MD&A focuses on the Authority's current-year activities, significant changes, and known facts impacting its financial position. Because this discussion is necessarily summarized, we encourage readers to review the financial statements and accompanying notes in their entirety, beginning on page 20 of this report, for a comprehensive understanding of the Authority's financial condition.

We recommend considering the information presented in this section in conjunction with the detailed financial statements included elsewhere in this report.

FINANCIAL HIGHLIGHTS

- Overall Financial Position
At the close of the fiscal year, the Authority's primary government assets exceeded its liabilities by \$4,737,410, reflecting an improvement of \$510,458, or 12%, compared to the prior year.
- Net Position
As of March 31, 2025, the Authority's primary government net position stood at \$4,737,410. Of this amount:
 - Unrestricted Net Position: \$4,649,271, an increase of \$625,695 or 16% from the previous year. Additional details are provided in Note 23 of the financial statements.
 - Net Investment in Capital Assets: Decreased by \$71,027 (98%), resulting in an ending deficit balance of \$143,333. See Note 21 for further information.
 - Restricted Net Position: Declined by \$44,210 (16%) to an ending balance of \$231,472. Refer to Note 22 for details.
- Cash and Cash Equivalents
Total cash and cash equivalents as of March 31, 2025, were \$1,627,551, a decrease of \$35,890 (2%) from the prior year.
 - Operating Cash: Increased slightly by \$4,374 (less than 1%) to \$1,379,810.
 - Restricted Cash and Funded Reserves: Decreased by \$40,264 (14%) to \$247,741.A detailed breakdown is available in the Statement of Cash Flows on pages 23-24 of this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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FINANCIAL HIGHLIGHTS - CONTINUED

Detailed Financial Position

The Authority's primary government reported total assets and deferred outflows of \$6,806,374 as of March 31, 2025. This amount includes:

- Capital Assets (Net Book Value): \$263,931
- Deferred Outflows: \$366,712
- Total Current Assets: \$6,175,731

Current Assets

Total current assets decreased by \$31,649 (1%) compared to the prior year. Key changes include:

- Unrestricted Cash and Cash Equivalents: Increased by \$4,374
- Restricted Cash: Decreased by \$40,264
- Accounts Receivable: Increased by \$5,412
- Prepaid Expenses: Decreased by \$1,171

Capital Assets

The net book value of capital assets declined by \$82,359 (24%), primarily due to depreciation expense of \$82,359 recorded during the year. A detailed summary of capital outlays is provided in Note 8 – Fixed Assets of the financial statements.

Deferred Outflows and Inflows

- Deferred Outflows for Pension Costs: Increased by \$157,720, bringing the ending balance to \$366,712.
- Deferred Inflows for Pension Costs: Decreased by \$124,840, resulting in an ending balance of \$408,906.

Additional details on pension reporting requirements can be found in Note 11 – Deferred Outflows/Inflows of Resources.

Liabilities

Total liabilities were reported at \$1,660,058, consisting of:

- Current Liabilities: \$267,602
- Noncurrent Liabilities: \$1,392,456

Overall, total liabilities decreased by \$341,906 (17%) compared to the prior year.

Current Liabilities:

Declined by \$84,120 (24%). Changes include:

- Accounts payable increased by \$116,822
- Accrued liabilities increased by \$1,703
- Tenant security deposits payable increased by \$3,927
- Unearned revenue decreased by \$207,374
- Current portion of Capital Project Bonds payable increased by \$802

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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FINANCIAL HIGHLIGHTS – CONTINUED

Detailed Financial Position

Noncurrent Liabilities:

Decreased by \$257,786 (16%), driven by:

- o Long-term note payable decreased by \$12,134 (ending balance: \$394,939)
- o Accrued compensated absences increased by \$4,108 (ending balance: \$11,994)
- o Other noncurrent liabilities decreased by \$412,790

Accrued Pension and OPEB Liabilities

Accrued pension and other post-employment benefits (OPEB) liabilities increased by \$163,030, bringing the ending balance to \$985,523. Further details regarding the impact of GASB Statement No. 68 (Pension) and GASB Statement No. 75 (OPEB) on the Authority's financial position as of March 31, 2025, can be found in Notes 19-20 of the financial statements.

Additional Financial Highlights

Operating Revenues and Expenses

- Operating Revenue: \$3,244,779, an increase of \$478,399 (17%) compared to the prior year's \$2,766,380.
- Operating Expenses: \$3,290,353, an increase of \$585,591 (22%) from the previous year's \$2,704,762.

This resulted in an operating deficit of \$45,574 for the current year, compared to an operating surplus of \$61,618 in the prior year—a net decrease of \$107,192 in operating results.

Capital Outlays

The Authority did not report any capital outlays or fixed asset acquisitions during the fiscal year ended March 31, 2025.

Federal Awards

Expenditures of Federal Awards totaled \$2,851,551 for fiscal year 2025, an increase of \$413,259 (17%) compared to \$2,438,292 in fiscal year 2024.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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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

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 auditor's 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. The financial statements are prepared on an entity wide basis with the discretely presented component unit and business activities 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 20 through 24.

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.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED

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 25 through 69.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more details 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 76-77 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.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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The Schedule of Expenditures of Federal Awards - Continued

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, 2025. 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, 2025.

FINANCIAL ANALYSIS OF THE AUTHORITY

The following summarizes the computation of Net Position of the primary government between March 31, 2025, and March 31, 2024:

Computations of Net Position are as follows:

	Year Ended		Increase (Decrease)	Change, %
	March-25	March-24		
Cash	\$ 1,627,551	\$ 1,663,441	\$ (35,890)	-2%
Other Current Assets	4,548,180	4,543,939	4,241	0%
Capital Assets - Net	263,931	346,290	(82,359)	-24%
Deferred Outflows	366,712	208,992	157,720	75%
Total Assets	6,806,374	6,762,662	43,712	1%
Less: Current Liabilities	(267,602)	(351,722)	84,120	-24%
Less: Non Current Liabilities	(1,392,456)	(1,650,242)	257,786	-16%
Less: Deferred Inflows	(408,906)	(533,746)	124,840	-23%
Net Position	<u>\$ 4,737,410</u>	<u>\$ 4,226,952</u>	<u>\$ 510,458</u>	12%
Net Investment in Capital Assets	\$ (143,333)	\$ (72,306)	\$ (71,027)	98%
Restricted Net Position	231,472	275,682	(44,210)	-16%
Unrestricted Net Position	4,649,271	4,023,576	625,695	16%
Net Position	<u>\$ 4,737,410</u>	<u>\$ 4,226,952</u>	<u>\$ 510,458</u>	12%

Cash and restricted cash decreased by \$35,890 or 2% percent. Net cash provided by operating activities was \$114,760, net cash used by capital and related financing activities was \$174,362, and net cash provided by investing activities was \$23,712. The full details of this amount can be found in the Statement of Cash Flows on pages 23-24 of this audit report.

Other current assets increased by \$4,241 or less than 1% percent. Accounts receivable increased by \$5,412 or less than 1% percent and prepaid expenses decreased by \$1,171 or 13% percent.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

The Authority primary government capital assets reported a decrease in the netbook value of the capital assets in the amount of \$82,359 or 24% percent. The major factor that contributed to the decrease was the recording of depreciation expense in the amount of \$82,359. Additional information on the Authority's net investment in capital assets can be found in Note 21 to the financial statements, which is included in this report.

The Authority primary government reported an increase in the deferred outflow for the pension cost and OPEB in the amount of \$157,720 for an ending balance of \$366,712.

The Authority primary government reported a decrease in the deferred inflow for the pension cost and other post-employment benefits (OPEB) in the amount of \$124,840 for an ending balance of \$408,906.

The Authority primary government's current liabilities decreased from the previous year by \$84,120 or 24% percent. Accounts payable increased by \$116,822, accrued liabilities increased by \$1,703, tenant security deposit payable increased by \$3,927, and unearned revenue decreased by \$207,374. The current portion of the Capital Project Bonds payable increased \$802 from the prior year.

The Authority primary government's total noncurrent liabilities decreased by \$257,786 or 16% percent. The decrease was comprised of four accounts, long-term note payable which decreased by \$12,134 for an ending balance of \$394,939, accrued compensated absences – long term with no offsetting assets increased \$4,108 from the prior fiscal year for an ending balance of \$11,994, and other non-current liabilities, which decreased \$412,790 for an ending balance of \$-0-.

Accrued pension and other post-employment benefits (OPEB) liabilities increased \$163,030 for an ending balance of \$985,523. Additional information on GASB #68 pension and GASB #75 effect the Authority's accrued OPEB liabilities on March 31, 2025, can be found in Notes 19-20 to the financial statements, which is included in this report.

The Authority's primary government reported a net position is \$4,737,410 which is made up of three categories. The Authority primary government reported a net investment in capital assets in the deficit amount of (\$143,333) for the period ended March 31, 2025. Net investment in capital assets represents the Authority's investment in land, buildings, vehicles, equipment, and construction in progress, net of any outstanding debt used to acquire these assets. These capital assets are used to provide housing services and therefore are not available for future spending.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

The schedule below summarizes the activity in this account for the current fiscal year.

Balance March 31, 2024	\$ (72,306)
Depreciation Expense	(82,359)
Payment of Loan	<u>11,332</u>
Balance March 31, 2025	<u>\$ (143,333)</u>

The Housing Authority of the Borough of Highland Park primary government operating results for March 31, 2025, reported an increase in unrestricted net position of \$625,695 for an ending balance of \$4,649,271. A full detail of this account can be found in the Notes to the Financial Statements Section Note 23.

The Authority's primary government restricted net position decreased \$44,210 from the previous year for an ending balance of \$231,472. Additional information on the Authority's restricted net position can be found in Note 22 of the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
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FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

The following summarizes the changes in Net Position of the Authority's primary government between March 31, 2025, and March 31, 2024:

Computation of Changes in Net Position are as follows:

	<u>Year Ended</u> March-25	<u>Year Ended</u> March-24	Increase (Decrease)	Change, %
<u>Revenues</u>				
Tenant Revenues	\$ 319,444	\$ 311,442	\$ 8,002	3%
HUD Subsidies	2,851,551	2,438,292	413,259	17%
Other Revenues	73,784	16,646	57,138	343%
Total Operating Income	<u>3,244,779</u>	<u>2,766,380</u>	478,399	17%
<u>Expenses</u>				
Operating Expenses	3,207,994	2,624,469	583,525	22%
Depreciation Expense	82,359	80,293	2,066	3%
Total Operating Expenses	<u>3,290,353</u>	<u>2,704,762</u>	585,591	
Operating Income before Non Operating Expenses	(45,574)	61,618	(107,192)	-174%
Interest Income	23,712	22,024	1,688	8%
Net (Loss) on Special Items	-	(7,424)	7424	-100%
Change in Net Position	(21,862)	76,218	(98,080)	-129%
Net Position Prior Year	4,226,952	4,150,734	76,218	2%
Priod Period Adjustment	532,320	-	532,320	100%
Total Net Position	<u>\$ 4,737,410</u>	<u>\$ 4,226,952</u>	<u>\$ 510,458</u>	12%

Approximately 88% of the Authority's primary government operating revenue was derived from HUD operating subsidies, while tenant rental income contributed about 10%. The remaining 2% came from charges for services and fraud recovery.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
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FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

Operating Expenses and Key Variances

The Authority's primary government operating expenses encompass a variety of categories. The largest component was Housing Assistance Payments, which accounted for 77% of total operating expenses. Other expense categories included:

- Administrative: 13%
- Tenant Services: 1%
- Utilities: 1%
- Maintenance: 3%
- Other Operating Expenses: 2%
- Depreciation: 3%

Operating Results

Operating expenses exceeded operating revenues, resulting in an operating deficit of \$45,574 for the current year, compared to an operating surplus of \$61,618 in the prior year—a net decrease of \$107,192. Key factors contributing to this change include:

Revenue Changes

- Tenant dwelling rental revenue increased by \$8,002 (3%).
- HUD PHA operating grants increased by \$413,259 (17%).
- Fraud recovery revenue decreased by \$13,295 (98%).
- Other revenues increased by \$70,433 (2,288%).

Expense Changes

- Administrative expenses increased by \$90,161 (27%).
- Tenant services expense increased by \$1,805 (100%).
- Utility expenses increased by \$1,540 (4%).
- Maintenance expenses increased by \$28,644 (41%).
- Other operating expenses increased by \$3,166 (5%).
- Housing Assistance Payments increased by \$458,209 (22%).
- Depreciation expense increased by \$2,066 (3%).

Cash Flow from Operations

Net cash provided by operating activities was \$114,760, compared to \$179,153 in the prior fiscal year. A detailed breakdown is available in the Statement of Cash Flows on pages 23-24 of this report.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
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FINANCIAL ANALYSIS OF THE AUTHORITY - CONTINUED

The following are financial highlights of significant items for the primary government for a four-year period of time ending on March 31, 2025:

	March-25	March-24	March-23	March-22
Significant Income				
Total Tenant Revenue	\$ 319,444	\$ 311,442	\$ 152,914	\$ 155,296
HUD Operating Grants	2,851,551	2,438,292	2,429,701	2,266,976
Investment Income	23,712	22,024	7,412	2,542
Fraud Recovery	272	13,567	8,308	6,946
Other Income	73,512	3,079	937	1,220
Total	\$ 3,268,491	\$ 2,788,404	\$ 2,599,272	\$ 2,432,980
Payroll Expense				
Administrative Salaries	\$ 39,675	\$ 42,664	\$ 31,705	\$ 27,295
Maintenance Labor	23,122	85,460	16,339	19,367
Employee Benefits Expense	47,095	43,669	27,638	77,664
Total Payroll Expense	\$ 109,892	\$ 171,793	\$ 75,682	\$ 124,326
Other Significant Expenses				
Other Administrative Expenses	\$ 358,618	\$ 223,290	\$ 223,290	\$ 253,082
Utilities Expense	44,667	43,137	43,339	51,416
Maintenance Supplies	18,575	25,777	2,977	5,562
Maintenance Contract Cost	40,566	94,491	28,046	58,395
Insurance Premiums	30,968	109,398	32,333	20,181
Housing Assistance Payments	2,560,638	2,102,429	1,939,603	1,955,446
Total	\$ 3,054,032	\$ 2,598,522	\$ 2,269,588	\$ 2,344,082
Total Operating Expenses	\$ 3,290,353	\$ 2,704,762	\$ 2,515,865	\$ 2,331,301
Total of Federal Awards	\$ 2,851,551	\$ 2,438,292	\$ 2,429,701	\$ 2,266,976

THE AUTHORITY AS A WHOLE

The Authority's primary government revenues are derived primarily from tenant rents and subsidies and grants provided by HUD. Subsidies are received monthly based on HUD-approved amounts, while grants are drawn down as needed against pre-authorized funding levels. A significant portion of the Authority's net position represents its investment in capital assets—such as land, buildings, equipment, and construction in progress—which are essential for delivering housing services to tenants.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
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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.

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, 2025. 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, 2025.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
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BUDGETARY HIGHLIGHTS

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.

For the year ended March 31, 2025, 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.

NEW INITIATIVES

For the fiscal year 2025, the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 87% percent of its revenue from the Department of Housing and Urban Development, (2024 was 87% percent), the Authority is constantly monitoring for any appropriation changes especially since it appears the nation is continuing an era of need for additional public assistance to help families meet the challenges of a very tumultuous economy.

The current administration of the Authority is determined to improve the financial results of the Authority's operations. The Authority has made steady progress in various phases of our operations, all the while maintaining a strong occupancy percentage in the public housing units and a high utilization rate in Housing Assistance Programs. Interactions with the residents are a constant reminder of the need of the services. Regardless of the constraints (financial or regulatory) placed on this Housing Authority, the Authority will continuously look for ways to better provide or expand housing and housing assistance to qualified residents of the Borough of highland Park, all the while being mindful of their responsibility to be good stewards of the public's tax dollars.

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
MANAGEMENT'S DISCUSSION AND ANALYSIS
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CAPITAL ASSETS AND DEBT ADMINISTRATION

1 – Capital Assets

The Authority's primary government net book value in capital assets as of March 31, 2025, was \$263,931 (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 \$82,359 or 24% percent. For the year ended March 31, 2025, the Authority primary government reported no major investments in capital assets or other capital asset events.

	March-25	March-24	Increase (Decrease)	Change, %
Land	\$ 18,106	\$ 18,106	\$ -	0%
Building	1,276,173	1,276,173	-	0%
Furniture, Equipment - Dwelling	118,636	118,636	-	0%
Furniture, Equipment - Administration	93,757	93,757	-	0%
Total Fixed Assets	\$ 1,506,672	\$ 1,506,672	\$ -	0%
Accumulated Depreciation	(1,242,741)	(1,160,382)	(82,359)	7%
Net Book Value	\$ 263,931	\$ 346,290	\$ (82,359)	-24%

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

2 - Debt Administration

The Authority 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 \$231,472 at the end of the fiscal year, with a mortgage payable of \$407,264 reported in outstanding debt. A full disclosure of loans payable on March 31, 2025, can be found in Note 17.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Housing Authority of the Borough of Highland Park relies heavily on HUD funding for its operations, making it more sensitive to changes in the federal budget than to local economic conditions. Persistent federal budget pressures—driven by record deficits and competing funding priorities—are expected to continue, and we do not anticipate this trend changing in the near future.

In preparing the Authority's budget for the fiscal year ending March 31, 2026, the following factors were considered:

- **State and Local Economic Conditions:** Including the impact on tenant income. Inflationary or recessionary trends and employment levels can affect resident incomes, which in turn influence rental payments, as rents are based on tenant income.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
ON MARCH 31, 2025**

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

- Federal Funding Levels: Appropriations by Congress to the Department of Housing and Urban Development remain a critical determinant of available resources.
- Labor Market Conditions: Local supply and demand for labor, which can affect salary and wage rates.
- Employee Benefits Costs: Continued increases in healthcare insurance are expected to drive higher benefit costs over the next several years.
- Inflationary Pressures: Rising costs for utilities, supplies, and other operating expenses.
- Housing Market Trends: Availability and pricing of rental housing for Section 8 tenants, as well as rent levels charged by private landlords, which directly impact Section 8 Housing Assistance Payments (HAP).

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is intended to provide a comprehensive overview of the Authority's financial position for all interested parties. For questions regarding the information presented in this report or to request additional financial details, please contact:

Ms. Deborah Hurley
Executive Director
Housing Authority of the Borough of Highland Park
242 South 6th Street
Highland Park, New Jersey 08904
Phone: (732) 572-4421

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 Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business activities and the blended and aggregate discretely present component unit of the of the Housing Authority of the Borough of Highland Park (a governmental public corporation) in Middlesex, New Jersey, as of and for the year ended March 31, 2025, hereafter referred to as the Authority, and the related notes to the financial statements, which collectively comprise the Housing Authority of the Borough of Highland Park basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business activities and the blended and aggregate discretely present component unit of the Housing Authority of the Borough of Highland Park as of March 31, 2025, 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.

We did not audit the financial statements of Kronman Affordable Housing LP. (discretely component unit) which represent 60 percent, 24 percent, and 26 percent, respectively, of the asset, net position, and revenues of the Kronman Affordable Housing LP. as of December 31, 2024, and the respective changes in financial position, and cash flows thereof for the year then ended. 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the Borough of Highland Park and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

- Housing Authority of the Borough of Highland Park's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and OPEB and PERS supplemental information on pages 1 through 15 and pages 70-75 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Borough of Highland Park's basic financial statements. The accompanying supplemental information on pages 76-87 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 component unit financial statements are not a required part of the basic financial statements

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

The Schedule of Expenditures of Federal Awards, and the Financial Data Schedule, component unit financial 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.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.

In our opinion, the Schedule of Expenditures of Federal Awards, 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 our report dated December 19, 2025, in 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, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Borough of Highland Park's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the Borough of Highland Park's internal control over financial reporting and compliance.



Lincroft, New Jersey

Date: December 19, 2025

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION
AS OF MARCH 31, 2025

	March 31, 2025		Total (Memorandum)
	Primary Government	Component Unit (Dec 2024)	
Assets			
Current Assets:			
Cash and Cash Equivalents- Unrestricted			
Operating	\$ 1,379,810	\$ 1,455,878	\$ 2,835,688
Restricted	247,741	1,077,109	1,324,850
Total cash and equivalents	<u>1,627,551</u>	<u>2,532,987</u>	<u>4,160,538</u>
Accounts Receivables, Net of Allowances	4,540,665	1,155	4,541,820
Prepaid Expenses	7,515	25,197	32,712
Total Current Assets	<u>6,175,731</u>	<u>2,559,339</u>	<u>8,735,070</u>
Noncurrent Assets			
Capital Assets			
Land	18,106	-	18,106
Building	1,276,173	6,334,062	7,610,235
Furniture, Equipment - Dwelling	118,636	35,256	153,892
Furniture, Equipment - Administration	93,757	-	93,757
Total Capital Assets	<u>1,506,672</u>	<u>6,369,318</u>	<u>7,875,990</u>
Less: Accumulated Depreciation	<u>(1,242,741)</u>	<u>(846,898)</u>	<u>(2,089,639)</u>
Net Book Value	<u>263,931</u>	<u>5,522,420</u>	<u>5,786,351</u>
Ground Lease - Non Current Receivable	-	2,009,649	2,009,649
Other Assets - Deferred Charges	-	23,456	23,456
Total Other Assets	<u>-</u>	<u>2,033,105</u>	<u>2,033,105</u>
Total Assets	6,439,662	10,114,864	16,554,526
Deferred Outflow of Resources			
State of New Jersey PERS and OPEB	<u>366,712</u>	<u>-</u>	<u>366,712</u>
Total Assets and Deferred Outflow of Resources	<u>\$ 6,806,374</u>	<u>\$ 10,114,864</u>	<u>\$ 16,921,238</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION
AS OF MARCH 31, 2025

	March 31, 2025		
	Primary Government	Component Unit (Dec 2024)	Total (Memorandum)
Liabilities			
Current Liabilities:			
Accounts Payable	\$ 230,744	\$ 70,185	\$ 300,929
Accrued Liabilities	6,222	445,365	451,587
Tenant Security Deposit Payable	16,268	50,567	66,835
Unearned Revenue	2,043	12,566	14,609
Long Term Debt - Current	12,325	-	12,325
Total Current Liabilities	<u>267,602</u>	<u>578,683</u>	<u>846,285</u>
Noncurrent Liabilities			
Long Term Debt - Non Current	394,939	3,232,378	3,627,317
Accrued Compensated Absences - Long-Term	11,994	-	11,994
Ground Lease Payable	-	2,222,241	2,222,241
Non Current Liabilities - Other	-	2,544,674	2,544,674
Accrued Other Post-Employment Benefits Liabilities	985,523	-	985,523
Total Noncurrent Liabilities	<u>1,392,456</u>	<u>7,999,293</u>	<u>9,391,749</u>
 Total Liabilities	 <u>1,660,058</u>	 <u>8,577,976</u>	 <u>10,238,034</u>
Deferred Inflow of Resources			
State of New Jersey PERS and OPEB	<u>408,906</u>	<u>-</u>	<u>408,906</u>
Net Position:			
Net Investment in Capital Assets	(143,333)	2,290,042	2,146,709
Restricted	231,472	1,026,542	1,258,014
Unrestricted	4,649,271	(1,779,696)	2,869,575
Total Net Position	<u>4,737,410</u>	<u>1,536,888</u>	<u>6,274,298</u>
 Total Liabilities, Deferred Inflow of Resources, and Net Position	 <u>\$ 6,806,374</u>	 <u>\$ 10,114,864</u>	 <u>\$ 16,921,238</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, 2025

	March 31, 2025		
	Primary Government	Component Unit (Dec 2024)	Total (Memorandum)
Revenue:			
Tenant Rental Revenue	\$ 319,444	\$ 1,145,745	\$ 1,465,189
HUD PHA Operating Grants	2,851,551	-	2,851,551
Fraud Recovery	272	-	272
Other Revenue	73,512	6,010	79,522
Total Revenue	<u>3,244,779</u>	<u>1,151,755</u>	<u>4,396,534</u>
Operating Expenses:			
Administrative Expense	428,696	199,606	628,302
Tenant Services	1,805	-	1,805
Utilities Expense	44,677	222,395	267,072
Maintenance Expense	98,955	290,340	389,295
Other Operating Expenses	73,223	272,851	346,074
Housing Assistance Payments	2,560,638	-	2,560,638
Depreciations Expense	82,359	164,968	247,327
Total Operating Expenses	<u>3,290,353</u>	<u>1,150,160</u>	<u>4,440,513</u>
Excess (Expenses) Revenue From Operations	<u>(45,574)</u>	<u>1,595</u>	<u>(43,979)</u>
Non Operating Income:			
Investment Income	<u>23,712</u>	<u>26,006</u>	<u>49,718</u>
Total Non Operating Income	<u>23,712</u>	<u>26,006</u>	<u>49,718</u>
Change in Net Position	(21,862)	27,601	5,739
Beginning Net Position	4,226,952	1,565,561	5,792,513
Prior Period Adjustments	<u>532,320</u>	<u>(56,274)</u>	<u>476,046</u>
Beginning Net Position, Restated	<u>4,759,272</u>	<u>1,509,287</u>	<u>6,268,559</u>
Ending Net Position	<u>\$ 4,737,410</u>	<u>\$ 1,536,888</u>	<u>\$ 6,274,298</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, 2025

	March 31, 2025		
	Primary Government	Component Unit (Dec 2024)	Total (Memorandum)
Cash Flow From Operating Activities			
Receipts from Tenants	\$ 319,444	\$ 1,144,590	\$ 1,464,034
Receipts from Federal Grants	2,851,551	-	2,851,551
Receipts from Misc. Sources	73,784	6,010	79,794
Payments to Vendors and Suppliers	(414,812)	(427,241)	(842,053)
Payments for Housing Assistance Payments	(2,560,638)	-	(2,560,638)
Payments to Employees	(62,797)	(120,856)	(183,653)
Payment of Employee Benefits	(47,095)	(72,904)	(119,999)
Payment of Utilities Expenses	(44,677)	(222,395)	(267,072)
Net Cash Provided by Operating Activities	<u>114,760</u>	<u>307,204</u>	<u>421,964</u>
Cash Flow From Capital and Related Financing Activities			
Acquisitions and Construction of Capital Assets	-	(119,172)	(119,172)
(Payment) Increase in Non Current Liabilities - Other	(412,790)	-	(412,790)
Principal Payment on Debt	(11,332)	-	(11,332)
Net Effect of Deferred Inflows and Outflows	(282,560)	-	(282,560)
Prior Period Adjustment	532,320	-	532,320
Advances from related parties	-	710	710
Net Cash (Used) by Capital and Related Financing Activities	<u>(174,362)</u>	<u>(118,462)</u>	<u>(292,824)</u>
Cash Flow From Investing Activities			
Interest Income	23,712	26,006	49,718
Net Cash Provided by Investing Activities	<u>23,712</u>	<u>26,006</u>	<u>49,718</u>
Net (Decrease) Increase in Cash and Cash Equivalents	(35,890)	214,748	178,858
Beginning Cash, Cash Equivalents and Restricted Cash	<u>1,663,441</u>	<u>2,318,239</u>	<u>3,981,680</u>
Ending Cash, Cash Equivalents and Restricted Cash	<u>\$ 1,627,551</u>	<u>\$ 2,532,987</u>	<u>\$ 4,160,538</u>
Reconciliation of Cash Balances:			
Cash and Cash Equivalents - Unrestricted	\$ 1,379,810	\$ 1,455,878	\$ 2,835,688
Cash and Cash Equivalents - Restricted	247,741	1,077,109	1,324,850
Total Ending Cash	<u>\$ 1,627,551</u>	<u>\$ 2,532,987</u>	<u>\$ 4,160,538</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, 2025

	March 31, 2025		
	Primary Government	Component Unit (Dec 2024)	Total (Memorandum)
(Used) Provided by Operating Activities	\$ (45,574)	\$ 1,595	\$ (43,979)
Excess Revenue from Operations			
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:			
Depreciation Expense	82,359	164,968	247,327
(Increase) Decrease in:			
Accounts Receivables	(5,412)	3,040	(2,372)
Prepaid Expenses	1,171	(1,769)	(598)
Increase (Decrease) in:			
Accounts Payable	116,822	25,290	142,112
Accrued Liabilities	1,703	104,687	106,390
Tenant Security Deposit Payable	3,927	5,369	9,296
Unearned Revenue	(207,374)	4,024	(203,350)
Long Term Compensated Absences	4,108		4,108
Accrued Other Post-Employment Benefits Liabilities	163,030		163,030
Net Cash Provided by Operating Activities	<u>\$ 114,760</u>	<u>\$ 307,204</u>	<u>\$ 421,964</u>
Supplementary information			
Interest Expense Paid during the Year	<u>\$ 26,945</u>	<u>\$ 21,146</u>	<u>\$ 48,091</u>
Lease Payments		<u>\$ 21,380</u>	<u>\$ 21,380</u>
Supplemental disclosure of noncash financing activities			
Accrued distribution as a result of downward adjuster		<u>\$ 56,274</u>	<u>\$ 56,274</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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

Organization – The Authority is a non-profit public corporation established under federal and state housing laws, as defined by New Jersey statute (N.J.S.A. 4A:12A-1 et seq., the Housing Authority Act). Its primary purpose is to develop, acquire, and administer low-income housing programs and other initiatives that serve similar objectives for low- and moderate-income families residing in the Borough of Highland Park. These activities are carried out in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD).

Under the United States Housing Act of 1937, as amended, HUD is responsible for administering low-income housing programs nationwide. In alignment with this mandate, the Authority has entered into various Annual Contributions Contracts (ACC) with HUD, securing significant federal funding to support its housing initiatives.

The Authority operates under the governance of an autonomous Board of Commissioners, which is accountable to both HUD and the New Jersey Department of Community Affairs. Day-to-day operations are managed by an Executive Director appointed by the Board. The Authority receives operating and modernization subsidies from the federal government.

The accompanying financial statements encompass all accounts of the Authority. The Authority represents the lowest level of government over which the Board of Commissioners and Executive Director exercise oversight responsibility. It is not included in any other governmental reporting entity. Although board members are primarily appointed by the Mayor and Borough Council of Highland Park, the Board retains full decision-making authority, including the power to designate management, influence operations, and assume primary responsibility for accounting and fiscal matters. Accordingly, the Authority has determined that it is excluded from the Borough of Highland Park's reporting entity.

In accordance with Section 2100 and 2300 of the Governmental Accounting Standards Board (GASB) Codification, the Authority evaluates whether any organization should be included as component units within its reporting entity. The criteria include:

- Legal separateness (ability to sue and be sued)
- Possession of corporate powers
- Appointment of a voting majority of the organization's board
- Ability to impose its will on the organization
- Potential for financial benefit or burden
- Fiscal dependency on the Authority

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Organization -continued

Based on the aforementioned criteria, the Authority has identified two (2) entity which should be subject to evaluation for inclusion in the Authority's reporting entity. The Authority manages the financial affairs of Highland Park Affordable Housing Corporation and the Kronman Affordable Housing LP.

Related Entity -Discretely Presented Component Unit

Kronman Affordable Housing LP.

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

Kronman Affordable Housing LP (the "Partnership") was formed as a limited partnership on September 7, 2017. The purpose of the Partnership is to develop and operate a 100-unit project located in Highland Park, New Jersey known as Samuel J. Kronman Apartments (the "Project"). The term of the Partnership will continue until December 31, 2100, unless dissolved sooner in accordance with provisions of the limited partnership agreement. The Project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42.

Related Entity -Blended Component Unit

Highland Park Affordable Housing Corporation

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, 2025. 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. This entity is being reported under business activities on the FDS reporting system.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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.

In April 2023, the Authority adopted GASB Statement No. 87, *Accounting for Leases*. This standard enhances the usefulness and comparability of governmental financial statements by requiring recognition of certain lease receivables and liabilities previously unreported. It establishes a single model for lessees and lessors and improves decision-usefulness by mandating detailed note disclosures regarding the timing, significance, and purpose of leasing arrangements.

GASB Statement No. 87, *Accounting for Leases*, is a standard issued by the Governmental Accounting Standards Board to improve how leases are reported in governmental financial statements. Here's a clear explanation:

Purpose

Before GASB 87, many leases were treated as operating leases and kept off the balance sheet, which limited transparency. GASB 87 requires governments to recognize most leases as assets and liabilities, similar to how capital leases were previously treated, creating a more accurate picture of financial obligations.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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.

Revenue Recognition

The Authority's major sources of revenue are HUD Section 8 Housing Choice Voucher subsidy, tenants dwelling rents, and all other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, and laundry income. 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, charges to the tenants, and laundry income.

The Authority recognizes rental revenue from tenants who entered into a lease agreement (contract) for a unit in the development with durations of less than one year. The Authority records revenue for such leases as prescribed by HUD. This standard indicates that government subsidy and tenant payments are to be considered subject to ASC 606. The Authority believes that such both rental and subsidy income streams are exempt from compliance with ASC 606 due to their inclusion under current and future lease standards.

Revenue streams subject to ASC 606 include: additional revenue includes miscellaneous fees from the tenant, and laundry income. Such fees are ancillary to the lease process and are recognized as revenue at the point in time such fees are incurred.

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, 2025

Report Presentation

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Financial Reporting Entity - Continued

The Authority manages the financial affair of Kronman Affordable Housing LP., a limited partnership and it is financial burden on the Authority to provide support; this entity is being reported as a discretely presented component unit.

The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The Highland Park Affordable Housing Corporation 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, 2024.

The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The Kronman Affordable Housing LP., discretely presented component unit, operates on a calendar year that ended on December 31.

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. An allowance for doubtful accounts is established, as necessary, based on past experience and other factors which, in management's judgment, deserve current recognition in estimating bad debts.

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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Other accounting policies - Continued

11- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expenses 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.

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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Other accounting policies – Continued

15 - Net Position

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

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

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

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

16 - Operating and non-operating revenues and expenses

The Authority's major sources of revenue are HUD Section 8 Housing Choice Voucher subsidy, tenants dwelling rents, and all other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, and laundry income. 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, charges to the tenants, and laundry income.

Operating expenses include wages, utilities, maintenance, depreciation of capital assets, administrative expenses and all other expenses relating to the provision of safe, decent and affordable housing services that do not result from transactions defined as capital and related financing, non-capital and related financing or investing activities.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Other accounting policies – Continued

17-Impairment Losses

The Authority has been and is currently involved in various activities in conjunction with its modernization programs. In accordance with *Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets*. Under the provisions of the statement, long-lived assets are to be reviewed for impairment. Application for measurement of long-lived assets should be at the lower of carrying amount or fair value less cost to sell, whether reported in continuing operations or discontinued operations. As of March 31, 2025, the Authority has determined that no impairment of its long-lived assets exists.

18- Recent Accounting Pronouncements

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

Budgetary and Policy Control –

The Authority prepares its annual Section 8 HCV budget to HUD. For the year ended March 31, 2025, the Section 8 HCV budget was prepared on the basis of accounting practices prescribed by the U.S. Department of Housing and Urban Development (HUD), which differ in some respects from generally accepted accounting principles. The budget were primarily used as a management tool and have no legal stature.

The Authority also submits its annual operating budget 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, 2025

Activities - The programs administered by the Authority were:

<u>Program</u>	<u>CFDA #</u>	<u>Project #</u>	<u>Units Authorized</u>
<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
<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.

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, 2025. The entity is being reported as a blended component unit.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Activities – Continued

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 following criteria define the scope of the entity for financial reporting purposes:

1. Oversight of Financial Independence

The Board has the authority to supervise and ensure the financial independence of any component unit.

2. Governing and Decision-Making Authority

The Board possesses ultimate governing authority, including responsibility for financial decision-making and accountability for those decisions.

3. Appointment and Accountability of Management

The Board appoints the Authority's management team, which is responsible for day-to-day operations and is directly accountable to the Board.

4. Influence Over Operations

The Board exercises significant influence over operations through budget approvals, contract authorization, control of facilities, and decisions regarding the hiring or retention of key managerial personnel.

5. Fiscal Control and Accountability

The Board maintains absolute authority over all funds of the Authority and assumes full accountability for fiscal matters.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

Revenue from Rental Contracts

The Authority recognizes rental revenue from tenants 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. Tenants have to be income qualified in accordance with income limitations before allowed to occupy units.

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 on 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 is recognized as deferred revenue since the conditions for recognizing revenue will not occur until the end of the following month.

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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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

The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, and the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2025 amounted to \$23,221 and \$15,175 for 2024 year.

Further information on the Pension Plan and its effects due to the adoption of GASB 68 can be found in Note 20- Accrued Pension Liability.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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.

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, 2024, 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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 4 – CASH EQUIVALENTS AND RESTRICTED CASH – CONTINUED

Credit Risk -Continued

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	\$ 250,000	\$ 481,463
Collateralized held by pledging bank's trust department in the Authority's name	406,720	-
Uninsured	-	3,022,355
Total Cash and Cash Equivalents	\$ 656,720	\$ 3,503,818

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.

Restricted Cash

The Authority has restricted cash on March 31, 2025, and December 31, 2024, which consists of the following:

	Primary Government March-25	Kronman Affordable December-24
Tenant Security Deposits	\$ 16,269	\$ 50,567
Rehab Escrow Reserve	231,472	-
Operating Reserve Deficit Account	-	354,467
Replacement Reserve Account	-	253,380
Reserve Funds	-	418,695
Total Restricted and Funded Reserves	\$ 247,741	\$ 1,077,109

The Authority has restricted cash on March 31, 2025, in the amount of \$16,269 for tenant security deposits an interest-bearing account.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 4 – CASH EQUIVALENTS AND RESTRICTED CASH -CONTINUED

Restricted Cash - Continued

The restricted cash in the amount of \$63,757 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:

	<u>March-25</u>
Beginning Balance	\$ 211,925
Required Deposit	19,428
Interest Income	119
Disbursements	-
Ending Balance	<u>\$ 231,472</u>

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, 2024, these restricted deposits amounted to \$1,026,542, 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, 2024, the replacement reserve balance was \$253,380.

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, 2024, the operating reserve balance was \$354,467.

The Partnership set up a guarantor collateral account to reserve funds as collateral. As of December 31, 2024, the guarantor collateral balance was \$418,695.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts Receivable on March 31, 2025, and 2024 and December 31, 2024, and 2023, consisted of the following:

	Primary Government March-25	Kronman Affordable December-24
Tenants Accounts Receivable - Present	\$ 82	1,155
Less Allowance for Doubtful - Tenants	(41)	-
Tenants Accounts Receivable - Net	<u>41</u>	<u>1,155</u>
Accounts Receivable - Fraud Recovery	4,213	-
Accounts Receivable - HUD	17,977	-
Accounts Receivable - Portability Payments	1,160	-
Accounts Receivable - Advances -Kronman	4,521,487	-
Less Allowance for Doubtful - Other	(4,213)	-
Total Accounts Receivables	<u>\$ 4,540,665</u>	<u>\$ 1,155</u>

	Primary Government March-24	Kronman Affordable December-23
Tenants Accounts Receivable - Present	\$ 6,860	4,195
Less Allowance for Doubtful - Tenants	(5,400)	-
Tenants Accounts Receivable - Net	<u>1,460</u>	<u>4,195</u>
Accounts Receivable - Fraud Recovery	-	-
Accounts Receivable - Advances -Kronman	4,533,793	-
Less Allowance for Doubtful - Other	-	-
Total Accounts Receivables	<u>\$ 4,535,253</u>	<u>\$ 4,195</u>

Tenant Rent and Receivables Policy

Tenant rent is due on the first day of each month. Payments not received by the fifth day are considered past due, and late fees are assessed accordingly.

Tenant receivables are reported at the net amount management reasonably expects to collect, after deducting an allowance for doubtful accounts. Receivables deemed uncollectible are charged to bad debt expense following a periodic review conducted by management.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 5 - ACCOUNTS RECEIVABLE - CONTINUED

While generally accepted accounting principles (GAAP) in the United States require the use of the allowance method to recognize bad debts, the impact of applying the direct write-off method is not materially different from the results that would be achieved under the allowance method.

Any recoveries of previously written-off debts are recognized as income in the year they are received. For the primary government fiscal period ending March 31, 2025, the total bad debt expense recorded was \$200 and for 2024 was \$7,726.

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 is accounted for on the consumption method, that is, the expenses are charged when the items are consumed. Prepaid expenses on March 31, 2025, and December 31, 2024, 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 receivable and payable as appropriate. The amounts between the various programs administered by the Authority on March 31, 2025, are detailed in the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position.

NOTE 8 - FIXED ASSETS

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

Routine repairs, maintenance, and minor renewals are expensed in the year incurred, while major renewals and improvements are capitalized. Capitalization occurs when expenditures meet the requirements of the Authority's Capitalization Policy, which stipulates that assets purchased or constructed at a cost of \$5,000 or less are expensed when incurred.

Depreciation Expense

Depreciation expense for the primary government on March 31, 2025, was \$82,359 and for 2024 was \$80,293.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 8 - FIXED ASSETS - CONTINUED

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

Impairment Losses

The Authority has been and is currently involved in various activities in conjunction with its modernization programs. In accordance with *Statement of Financial Accounting Standards No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets"*. Under the provisions of the statement, long-lived assets are to be reviewed for impairment. Application for measurement of long-lived assets should be at the lower of carrying amount or fair value less cost to sell, whether reported in continuing operations or discontinued operations. As of March 31, 2025, the Authority has determined that no impairment of its long-lived assets exists.

Below is a schedule of changes in fixed assets for the twelve months ending March 31, 2025, for the primary government:

	March-24	Additions	March-25
Land	\$ 18,106	\$ -	\$ 18,106
Building	1,276,173	-	1,276,173
Furniture, Equipment - Dwelling	118,636	-	118,636
Furniture, Equipment - Administration	93,757	-	93,757
Total Fixed Assets	1,506,672	-	1,506,672
Accumulated Depreciation	(1,160,382)	(82,359)	(1,242,741)
Net Book Value	\$ 346,290	\$ (82,359)	263,931

Below is a schedule of the netbook value of the fixed assets for the Housing Authority of the Borough of Highland Park primary government as of March 31, 2025:

	March-25
Land	\$ 18,106
Building	213,260
Furniture, Equipment - Dwelling	23,810
Furniture, Equipment - Administration	8,755
Net Book Value	\$ 263,931

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 8 - FIXED ASSETS - CONTINUED

Below is a schedule of changes in fixed assets for the twelve months ending December 31, 2024, for Kronman Affordable the component unit:

	<u>December-23</u>	<u>Additions</u>	<u>December-24</u>
Land	\$ -	\$ -	\$ -
Building	6,214,890	119,172	6,334,062
Furniture, Equipment - Dwelling	35,256	-	35,256
Total Fixed Assets	6,250,146	119,172	6,369,318
Accumulated Depreciation	(684,537)	(162,361)	(846,898)
Net Book Value	<u>\$ 5,565,609</u>	<u>\$ (43,189)</u>	<u>\$ 5,522,420</u>

NOTE 9 - GROUND LEASE - KRONMAN AFFORDABLE HOUSING LP

FASB ASC 842 was adopted January 1, 2022, and any adjustment necessary, if any, was recognized through a cumulative effect adjustment, with certain practical expedients available. Lease disclosures for the year ended December 31, 2021, were restated to conform to FASB ASC 842. With respect to tenant leases, FASB ASC 842 did not have a material impact on the financial statements.

The Partnership elected the available practical expedients to account for its existing ground lease as an operating lease under the new guidance, without reassessing (a) whether the contract contains a lease under the new standard, (b) whether classification of a lease would be different in accordance with the new guidance, or (c) whether the unamortized initial direct costs before transition adjustments would have met the definition of initial direct costs in the new guidance at lease commencement.

As a result of the adoption of FASB ASC 842, on January 1, 2021, additions to the existing ground lease payable totaling \$1,975,398 and accrued interest of \$42,324 was recognized, which represents the present value of the remaining 98 ground lease payments totaling \$2,947,037, discounted using our risk-free rate of 3.00%. A right-of-use asset of \$2,031,092 was also recognized which represents the value of the ground lease payable (\$2,116,547) at lease commencement, adjusted for accumulated amortization of \$106,898 for an ending balance of \$2,009,649.

The difference between the additional right-of-use asset, ground lease payable and accrued interest resulted in an increase to partners' capital in the amount of \$56,274 as of December 31, 2024.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 9 – GROUND LEASE – KRONMAN AFFORDABLE HOUSING LP

Future minimum ground lease payments will be received over the next five years ending December 31, 2024, and thereafter are as follows:

December-25	\$	25,682
December-26		26,452
December-27		27,246
December-28		28,063
December-29		28,905
Therafter		<u>1,873,301</u>
Total	\$	<u>2,009,649</u>

NOTE 10 – OTHER ASSETS

Kronman Affordable Housing LP - Component Unit – Discretely Presented

Kronman Affordable Housing LP reported other assets in the amount of \$23,456. 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.

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

The OPEB and Pension Liability discussed in Note 19 and 20 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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

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

Deferred Outflows of Resources	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ 38,167	\$ 4,645	\$ 42,812
Changes in Assumptions	125,994	288	126,282
Net Difference Between Projected and Actual Earning on Pension Plan Investments	-	-	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	123,116	74,502	197,618
Total	\$ 287,277	\$ 79,435	\$ 366,712

Deferred Inflows of Resources	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ 127,693	\$ 617	\$ 128,310
Changes in Assumptions	125,110	2,638	127,748
Net Difference Between Projected and Actual Earning on Pension Plan Investments	341	10,752	11,093
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	58,031	83,724	141,755
Total	\$ 311,175	\$ 97,731	\$ 408,906

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 \$42,812 and \$128,310.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 11 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five-year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$126,282 and \$127,748.

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 \$-0- and \$11,093.

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 \$197,618 and \$141,755.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 12 – ACCOUNTS PAYABLE

Accounts payable is a liability account that represents the amount owed by the Authority to its creditors for goods or services received but not yet paid for. When the Authority receives goods or services on credit, it incurs a liability to pay the vendor or supplier in the future. This liability is recorded as an account payable on the Authority's financial statements, specifically on the Statement of Net Position under the category of current liabilities. Accounts payable are an important aspect of a company's financial management, as it represents its short-term obligations to its vendors and suppliers. Accounts payable on March 31, 2025, and 2024, and December 31, 2024, and 2023, consisted of the following:

	Primary Government March-25	Kronman Affordable December-24
Accounts Payable Vendors	\$ 189,050	\$ 42,125
Accounts Payable - Other Government	29,692	28,060
Accounts Payable - HUD	12,002	-
Total Accounts Payable	<u>\$ 230,744</u>	<u>\$ 70,185</u>

	Primary Government March-24	Kronman Affordable December-23
Accounts Payable Vendors	\$ 30,489	\$ 60,206
Accounts Payable - Other Government	21,235	26,131
Accounts Payable - HUD	12,002	-
Other Current Liabilities	50,196	-
Total Accounts Payable	<u>\$ 113,922</u>	<u>\$ 86,337</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

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

Under Federal, State and local law, the Authority’s programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the 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, 2025, and December 31, 2024, is detailed below:

	Primary Government March-25	Kronman Affordable December-24
Balance Beginning of Year	\$ 21,235	\$ 26,131
P.I.L.O.T. Accrued	10,775	28,060
Less Payments Made	(2,318)	(26,131)
Total P.I.L.O.T. Payable	<u>\$ 29,692</u>	<u>\$ 28,060</u>

NOTE 14 – ACCRUED EXPENSES

Accrued expenses are Authority expenses that have been incurred but have not yet paid. These expenses are recognized in the financial statements before payment has been made, and typically refer to items such as salaries, interest, and taxes. Accrued liabilities on March 31, 2025, and 2024, and December 31, 2024, and 2023, consisted of the following:

	Primary Government March-25	Kronman Affordable March-24
Compensated Absences - Current Portion	\$ 1,332	\$ -
Accrued Wages and Payroll Taxes	2,795	-
Accrued Interest Payable	2,095	445,365
Total Accrued Liabilities	<u>\$ 6,222</u>	<u>\$ 445,365</u>

	Primary Government March-24	Kronman Affordable March-23
Compensated Absences - Current Portion	\$ 877	\$ -
Accrued Wages and Payroll Taxes	1,340	-
Accrued Interest Payable	2,302	354,173
Total Accrued Liabilities	<u>\$ 4,519</u>	<u>\$ 354,173</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 15 – ACCRUED COMPENSATED ABSENCES

Compensated absences are those absences for which employees will be paid, such as vacation and sick leave computed in accordance with *GASB Statement No. 101*. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

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 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-24	Additions	Payments	Balance on March-25	Current Portion
\$ 14,908	\$ 4,563	\$ (6,145)	\$ 13,326	\$ 1,332

NOTE 16 – UNEARNED REVENUE

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. Subject to ASC 606, rental payments with acceptance provisions and future delivery commitments, wherein the Authority has not completed its obligations under the lease, are also offset against the associated accounts receivable since the requirements for revenue recognition have not been met. 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, 2025, and December 31, 2024, consisted of tenants prepaid rents for April 2025.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 17 – LONG TERM DEBT

The Authority had the following notes payable as of March 31, 2025:

	Primary Government March-25	Kronman Affordable December-24
New Jersey Community Capital Mortgage Agreement #1	\$ 407,264	\$ -
Mortgage Agreement #2	-	2,510,000
Total Long Term Debt	407,264	3,232,378
Less Current Portion	(12,325)	-
Total Non Current Long Term Debt	\$ 394,939	\$ 3,232,378

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.

The balance of this mortgage on March 31, 2025, is \$407,264.

Balance on March-24	Payments	Balance on March-25	Current Portion
\$ 418,596	\$ (11,332)	\$ 407,264	\$ 12,325

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

March-26	\$ 12,325
March-27	13,146
March-28	14,023
March-29	14,950
March-30	15,977
Subtotal	70,421
Therafter	336,843
Total	\$ 407,264

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 17 – LONG TERM DEBT -CONTINUED

Component Unit – Discretely Presented

Kronman Affordable Housing LP. reported mortgage payable as of December 31, 2024, and was indebted for the following loans:

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, 2024, 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, 2024, is \$722,378.

The balance of this mortgage on December 31, 2024, is \$3,232,378.

December-23	Payments	December-24	Portion
\$ 3,232,378	\$ -	\$ 3,232,378	\$ -

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

	Mortgage Agreement #1	Mortgage Agreement #2
December-25	\$ -	\$ -
December-26	-	-
December-27	-	-
December-28	-	-
December-29	-	-
Subtotal	-	-
Therafter	2,510,000	722,378
Total	\$ 2,510,000	\$ 722,378

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 18 – NON-CURRENT LIABILITY

Related Party Transactions

Kronman Affordable Housing LP.

The Kronman Affordable Housing LP. reported non-current liability in the amount of \$2,544,674 for future obligation in connection with the RAD conversion.

	Kronman Affordable December-24
Developer Fee Payable	\$ 149,020
Construction Reimbursement	1,609,184
Purchase of Improvements Payable	700,000
Investor Fee Payable	8,695
Management Fee Payable	21,501
Limited Partners Distribution Payable	56,274
Total Accrued Liabilities	<u>\$ 2,544,674</u>

Pursuant to the Partnership Agreement dated April 4, 2019, the Partnership agreed to pay Highland Park Affordable Housing Corporation total fee of \$375,000 for services relating to the development of the Partnership. As of December 31, 2024, and 2023, \$149,020 remained payable for both years and is payable from available cash flows.

As of December 31, 2024, and 2023, included in related party payable is \$1,609,184 and \$1,608,474, respectively, owed to Highland Park Housing Authority (the "Authority") for the reimbursement of construction and various operating costs. The advances are non-interest bearing, unsecured and payable from available cash flow. Also included in related party payable is \$700,000, for both years, owed to the Authority as part of the purchase of improvements. The amount is interest free, unsecured and payable from limited partner capital contributions.

Pursuant to the Partnership Agreement, the Partnership pays an annual investor service fee of \$7,500 to the Limited Partner. The fee commenced in 2019 and will be increased annually by 3%. The fee is cumulative and is payable from available cash flow, as further defined in the Partnership Agreement. During the years ended December 31, 2024, and 2023, investor service fees totaled \$8,695 and \$8,441, respectively. As of December 31, 2024, and 2023, \$8,695 and \$8,441, respectively, remained payable and included in accrued investor service fees on the balance sheets.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 18 – NON-CURRENT LIABILITY - Continued

Related Party Transactions

Kronman Affordable Housing LP.

Pursuant to the management agreement, the Partnership pays a property management fee each month to Highland Park - Kronman GP Inc., (the "General Partner"). Effective August 1, 2021, an amendment to the management agreement decreased the property management fee rate from 8.4% to 5.0% of gross receipts. For the years ended December 31, 2024, and 2023, property management fees totaled \$57,443 and \$54,533, respectively, and are included in administrative on the accompanying statements of operations. As of December 31, 2024, and 2023, \$21,501 and \$9,296, respectively, remained payable and included in accrued management fees on the balance sheets.

During 2024, a downward adjuster to the Limited Partner capital contributions of \$56,274, was determined. The Limited Partner had already contributed all capital contributions prior to 2024. Therefore, distributions of \$56,274 are to be made to the Limited Partner and included in related party payables on the balance sheets.

NOTE 19 – ACCRUED PENSION AND OPEB LIABILITIES

The Authority as of March 31, 2025, reported accrued pension and OPEB liability amounts as follows:

	March-25	March-24
Accrued OPEB Payable	\$ 753,640	\$ 658,037
Accrued Pension Payable	231,883	164,456
Total OPEB and Pension Payable	<u>\$ 985,523</u>	<u>\$ 822,493</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 to other postemployment benefits. Note – 20 will discuss the effect of GASB #68 and the pension liability which arose from that.

OPEB Liability

The Authority as of March 31, 2025, reported a net OPEB liability in the amount of \$753,640 due to GASB #75. The component of the current year net OPEB liability of the Authority as of June 30, 2024, the last evaluation date, is as follows:

	March-25	March-24
Employer OPEB Liability	\$ 747,024	\$ 655,828
Plan Net Position (Deficit)	(6,616)	(2,209)
Employer Net OPEB Liability	<u>\$ 753,640</u>	<u>\$ 658,037</u>

The Authority allocation percentage is 0.004209 % as of June 30, 2024.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 19 – OTHER POST EMPLOYMENT BENEFITS – CONTINUED

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>.

Plan Description and Benefits Provided

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 employees electing to provide postretirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission.

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

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 19 – OTHER POST EMPLOYMENT BENEFITS -CONTINUED

Plan Description and Benefits Provided

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 March 31, 2025, was \$753,640.

Employees covered by benefits terms: On June 30, 2024 (the census date), the following employees were covered by the benefits terms:

Total Plan Members	<u>4</u>
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Net OPEB Liability

The total OPEB liability as of June 30, 2024, latest report, was determined by an actuarial valuation as of June 30, 2024, which was rolled forward to June 30, 2024. 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:

Actuarial Assumptions: The total OPEB Liability in the June 30, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Inflation Rate = 2.16%
Salary Increases
 Through 2026 = 2.75% to 6.55%
 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-2021 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-2021 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-2021 scale.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 19 - OTHER POST EMPLOYMENT BENEFITS -CONTINUED

Net OPEB Liability

Certain actuarial assumptions used in the June 30, 2024, valuation was 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, 2024, and July 1, 2014 to June 30, 2024, 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 5.6% 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, 2024, was 3.93% and 3.54% for 2023. 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.

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 (2.93%) or one percentage point higher (4.93%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease 2.93%	Current Rate 3.93%	1% Increase 4.93%
Total OPEB Liability	\$ 877,910	\$ 753,640	\$ 654,111

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 19 - OTHER POST EMPLOYMENT BENEFITS -CONTINUED

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	\$ 637,426	\$ 753,640	\$ 903,059

Change in Assumptions: Effective June 30, 2024.

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 year for 2024.

Changes in Net OPEB Liability:

<u>Total OPEB Liability</u>	<u>2024</u>
Service Cost	\$ 22,943
Interest on Total OPEB liability	23,337
Expected Investment Return	-
Administrative Expenses	-
Changes in Benefits Term	4,532
Current Period Deferred	-
Inflows/Outflows of Resources	-
Changes in Assumptions or Other	-
Inputs	47,848
Net Difference Between Projected and Actual Investments Earning on Pension Plan Investments	17,193
Benefit Payments	2,709
Change in Plan	<u>(23,459)</u>
Net Change in Total OPEB Liability	95,103
Total OPEB Liability, Beginning	<u>658,537</u>
Total OPEB Liability, Ending	<u>\$ 753,640</u>

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 19 - OTHER POST EMPLOYMENT BENEFITS -CONTINUED

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, 2025	\$	(47,308)
Year Ending June 30, 2026		(20,368)
Year Ending June 30, 2027		(3,500)
Year Ending June 30, 2028		(18,660)
Year Ending June 30, 2029		(11,888)
Therafter		12,752
Total	\$	<u>(88,972)</u>

NOTE 20 - ACCRUED PENSION LIABILITY

Net Pension Liability Information

The Authority as of March 31, 2025, reported a net pension liability in the amount of \$231,883 due to GASB 68. The component of the current year net pension liability of the Authority as of June 30, 2024, the last evaluation date, is as follows:

	March-25	March-24
Employer Total Pension Liability	\$ 716,858	\$ 816,313
Plan Net Position	(484,975)	(651,857)
Employer Net Pension Liability	\$ 231,883	\$ 164,456

The Authority allocation percentage is 0.00170658224% as of June 30, 2024.

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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 20 – ACCRUED PENSION LIABILITY – CONTINUED

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.

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.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 20 – ACCRUED PENSION LIABILITY – CONTINUED

Allocation Percentage Methodology -Continued

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, 2024, are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2024.

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 2024 the State's pension contribution was less than the actuarial determined amount.

Actuarial Assumptions

The total pension liability for June 30, 2024, measurement dates were determined by using an actuarial valuation as of July 1, 2022, with update procedures used to roll forward the total pension liability to June 30, 2024. 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 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis.

Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2022.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements
March 31, 2025

NOTE 20 – ACCRUED PENSION LIABILITY – CONTINUED

Actuarial Assumptions -continued

The actuarial assumptions used in the July 1, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2014 to June 30, 2024.

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% on June 30, 2024) is determined by the State Treasurer, after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2024, as summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Risk Mitigation Strategies	4.00%	4.91%
Cash Equivalents	4.00%	1.75%
U.S. Treasuries	4.00%	1.75%
Investment Grade Credit	7.00%	3.38%
High Yield	4.00%	4.95%
Private Credit	7.00%	8.10%
Real Assets	8.00%	11.19%
Real Estate	3.00%	7.60%
U.S. Equity	27.00%	8.12%
Non-U.S. Developed Markets Equity	13.50%	8.38%
Emerging Markets Equity	5.50%	10.33%
Private Equity	13.00%	11.80%
	<u>100%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2024 and 7.00% for 2023. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the non-employer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 20 – ACCRUED PENSION LIABILITY – CONTINUED

Discount Rate -Continued

Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments in determining the total pension liability.

Sensitivity of the Net Pension Liability to the Discount Rate Assumption

The following presents the current-period net pension liability of the employers calculated using the current-period discount rate assumption of 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)	\$ 324,487	\$ 231,883	\$ 185,237

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, 2025	\$ (13,050)
Year Ending June 30, 2026	(7,284)
Year Ending June 30, 2027	14,984
Year Ending June 30, 2028	(923)
Year Ending June 30, 2029	128
Total	<u>\$ (6,145)</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 5.13, 5.16, 5.21, 5.63, 5.48 and 5.57 years for the 2021, 2020, 2019, 2018, 2017, and 2016 amounts, respectively.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 20 – ACCRUED PENSION LIABILITY – CONTINUED

Pension Expense

The components of allocable pension expense, which exclude pension expenses related to specific liabilities of individual employers, for the plan fiscal year ending June 30, 2024, are as follows:

Service Cost	\$	22,228
Interest on the Total Pension Liability		93,686
Benefits Changes		210
Member Contributions		(90,671)
Administrative Expenses		380
Expected Investment Return Net of Investment Expenses		(3,264)
Pension Expense Related to Specific Liabilities of Individual Employers		(306)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		(8,671)
Changes of Assumptions		(4,918)
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		8,291
Total	\$	<u>16,965</u>

NOTE 21 – 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-25	Kronman Affordable December-24
Balance Beginning of Year	\$ (72,306)	\$ 2,333,231
Fixed Assets Additions	-	119,172
Payment of Debt	11,332	-
Depreciation Expense	(82,359)	(164,968)
Amortization Expense	-	2,607
Ending Balance	\$ (143,333)	\$ 2,290,042

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 22 – RESTRICTED NET POSITION

The Authority's Restricted Net Position account balance on March 31, 2025, is \$231,472 and the component unit as of December 31, 2024, is \$1,026,542. The balance is as follows:

	Primary Government March-25	Kronman Affordable December-24
Rehab Escrow Reserves - RAD	\$ 231,472	\$ -
Operating Reserve Deficit Account	-	354,467
Replacement Reserve Account	-	253,380
Reserve Funds	-	418,695
Total Restricted Net Position	<u>\$ 231,472</u>	<u>\$ 1,026,542</u>

	Primary Government March-24	Kronman Affordable December-23
HCV Program HAP Reserves	\$ 63,757	\$ -
Rehab Escrow Reserves - RAD	211,925	-
Operating Reserve Deficit Account	-	347,808
Replacement Reserve Account	-	248,559
Reserve Funds	-	410,756
Total Restricted Net Position	<u>\$ 275,682</u>	<u>\$ 1,007,123</u>

In connection with the New Jersey Community Capital mortgage (Note 17), 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 \$231,472.

Housing Choice Voucher Program - Reserves

The restricted cash in the amount of \$-0- 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, 2025, was not made available.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 23 – UNRESTRICTED NET POSITION

The Authority’s Unrestricted Net Position and the component unit account balance on March 31, 2025, and December 31, 2024, are as follows:

	HCV ADM Reserve	Kronman Affordable March-24	Component Unit March-25	Business Activities	Total
Balance - Beginning	\$ 297,355	\$ (1,774,793)	\$ 3,726,221	\$ -	\$ 2,248,783
Increase During the Year	74,055	51,371	16,524	2,796	144,746
Decrease for the Year	-	-	-	-	-
Prior Period Adjustment	-	(56,274)	532,320	-	476,046
Ending Balance	\$ 371,410	\$ (1,779,696)	\$ 4,275,065	\$ 2,796	\$ 2,869,575

Unrestricted net position is not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

NOTE 24 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The programs provide 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 expenses. HUD contributions for the Section 8 Housing Choice Voucher for March 31, 2025, were \$2,851,551.

NOTE 25 - 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 \$2,851,551 to the Authority which represents approximately 87% percent of the Authority's primary government total revenue for the year ended March 31, 2025.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 26 – 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 27- GROUND 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.

NOTE 28 – 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, 2025, the development fee earned was \$-0- with an outstanding balance of \$149,020 as of March 31, 2025.

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, 2024, the management fee earned was \$49,350. Starting in January 2020, the Partnership will pay a property management fee of 8.40% of gross receipts.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 28 – RELATED PARTY TRANSACTIONS - CONTINUED

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 with administrative and maintenance salaries with related payroll expenses. For the year ending March 31, 2025, the following expenses were charged:

	Highland Park Affordable Housing Corporation	Kronman Affordable Housing Limited Partnership
Administrative Salaries	\$ 8,358	\$ 28,888
Maintenance Salaries	23,122	91,968
Employee Benefits	22,687	72,904
Accounting Fees	12,875	6,782
Management Fees	-	57,443
Total Cost	<u>\$ 67,042</u>	<u>\$ 257,985</u>

NOTE 29 – CONTINGENCIES AND COMMITMENTS

Litigation – On March 31, 2025, 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 year ended March 31, 2025.

NOTE 30 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance. During the year ended March 31, 2025, the Authority's risk management program, in order to deal with the above potential liabilities, purchased various insurance policies for fire, general liability, crime, auto, employee bond, worker's compensation, and public-officials errors omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of all its buildings for the purpose of determining potential liability issues.

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK

Notes to Financial Statements

March 31, 2025

NOTE 31 – RECLASSIFICATION

The Authority needed to make a prior period adjustment to adjust the opening balance for the Pension and OPEB opening balance as of March 31, 2024, in the amount of \$532,320

NOTE 32 – SUBSEQUENT EVENTS

Events that occur after the statement of net assets date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events provide evidence about conditions that existed after the statement of net assets date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru December 19, 2025, 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, 2025

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.

	2024	2023	2022
Total OPEB Liability			
Service Cost	\$ 22,943	\$ 26,184	\$ 29,994
Interest on Total OPEB liability	23,337	25,493	15,112
Expected Investment Return	-	137	3
Administrative Expenses	-	553	464
Changes in Benefits Term	4,532	1,010	15,153
Current Period Deferred			
Inflows/Outflows of Resources	-	(39,445)	(23,735)
Changes in Assumptions or Other			
Inputs	47,848	(35,223)	(118,081)
Net Difference Between Projected and			
Actual Investments Earning on	17,193	70	152
Pension Plan Investments			
Benefit Payments	2,709		
Change in Plan	(23,459)	71,726	-
Net Change in Total OPEB Liability	95,103	50,505	(80,938)
Total OPEB Liability, Beginning	658,537	608,032	688,970
Total OPEB Liability, Ending	\$ 753,640	\$ 658,537	\$ 608,032
Covered, Employee Payroll	\$ 183,653	\$ 154,254	\$ 173,376
Plan Fiduciary Net Position as a			
Percentage of the Total OPEB	410.36%	426.92%	350.70%
Liability			

**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, 2025

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

	2021	2020	2019
Total OPEB Liability			
Service Cost	\$ 23,262	\$ 23,843	\$ 10,951
Interest on Total OPEB liability	19,097	22,753	24,888
Expected Investment Return	(293)	(404)	-
Administrative Expenses	381	339	-
Changes in Benefits Term	40	(68)	-
Current Period Deferred			
Inflows/Outflows of Resources	(21,137)	(22,156)	-
Changes in Assumptions or Other			
Inputs	182,903	(28,951)	-
Net Difference Between Projected and Actual Investments Earning on Pension Plan Investments	174	128	-
Benefit Payments		(249,612)	(16,531)
Change in Plan		(254,128)	19,308
Net Change in Total OPEB Liability	204,427	738,671	719,363
Total OPEB Liability, Beginning	484,543	738,671	719,363
Total OPEB Liability, Ending	\$ 688,970	\$ 484,543	\$ 738,671
Covered, Employee Payroll	\$ 160,568	\$ 141,603	\$ 156,489
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	429.08%	342.18%	472.03%

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2025

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.

	2025	2024	2023	2022	2021
Housing Authority's proportion of the net pension liability	0.00170652240%	0.00113545200%	0.00196344620%	0.00190004092%	0.00190081890%
Housing Authority's proportionate share of the net pension liability	\$ 231,883	\$ 164,456	\$ 296,311	\$ 225,132	\$ 309,976
Housing Authority's covered employee payroll	\$ 183,653	\$ 154,254	\$ 173,376	\$ 158,025	\$ 160,568
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	126.26%	106.61%	170.91%	142.47%	193.05%
Plan fiduciary net position as a percentage of the total pension liability	32.34%	21.50%	21.50%	29.35%	52.16%

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2025

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.

	2020	2019	2018	2017	2016
Housing Authority's proportion of the net pension liability	0.00190509880%	0.0018976000%	0.00108259%	0.00151556%	0.00150047%
Housing Authority's proportionate share of the net pension liability	\$ 343,270	\$ 373,628	\$ 252,009	\$ 261,133	\$ 336,825
Housing Authority's covered employee payroll	\$ 141,603	\$ 156,489	\$ 153,840	\$ 151,716	\$ 162,139
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	242.42%	238.76%	163.81%	172.12%	207.74%
Plan fiduciary net position as a percentage of the total pension liability	43.42%	53.60%	48.01%	59.86%	52.07%

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2025

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.

	2025	2024	2023	2022	2021
Contractually required contribution	\$ 23,221	\$ 15,175	\$ 24,760	\$ 22,256	\$ 20,974
Contribution in relation to the contractually required contribution	(23,221)	(15,175)	(24,760)	(22,256)	(20,974)
Contribution deficiency (excess)	<u>\$ -</u>				
Authority's covered payroll	\$ 183,653	\$ 154,254	\$ 173,376	\$ 158,025	\$ 160,568
Contribution as a percentage of covered employee payroll	12.64%	9.84%	14.28%	14.08%	13.06%

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

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
Required Supplementary Information
 March 31, 2025

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.

	2020	2019	2018	2017	2016
Contractually required contribution	\$ 18,531	\$ 18,875	\$ 10,029	\$ 13,464	\$ 12,900
Contribution in relation to the contractually required contribution	(18,531)	(18,875)	(10,029)	(13,464)	(12,900)
Contribution deficiency (excess)	<u>\$ -</u>				
Authority's covered payroll	\$ 141,603	\$ 156,489	\$ 153,840	\$ 151,716	\$ 162,139
Contribution as a percentage of covered employee payroll	13.09%	12.06%	6.52%	8.87%	7.96%

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

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE TWELVE MONTHS ENDED MARCH 31, 2025**

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>Section 8 Housing Choice Voucher Program</u>					
NJ39PO44	14.871	\$ -	\$ 2,851,551	\$ 2,851,551	\$ -
Grant Total 14.871		-	<u>2,851,551</u>	<u>2,851,551</u>	-
Total Expenditures of Federal Awards		<u>\$ -</u>	<u>\$ 2,851,551</u>	<u>\$ 2,851,551</u>	<u>\$ -</u>

**HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED MARCH 31, 2025**

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, 2025. 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 no loans outstanding on March 31, 2025.

Note 5. Non- Cash Federal Assistance:

The Authority did not receive any non-cash Federal assistance for the year ended March 31, 2025.

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.

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted		\$1,455,878	\$723,090	\$16,537	\$640,183	\$2,835,688		\$2,835,688
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted		\$1,026,542	\$231,472		\$0	\$1,258,014		\$1,258,014
114 Cash - Tenant Security Deposits		\$50,567	\$16,269			\$66,836		\$66,836
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$0	\$2,532,987	\$970,831	\$16,537	\$640,183	\$4,160,538		\$4,160,538
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects					\$17,977	\$17,977		\$17,977
124 Accounts Receivable - Other Government					\$1,160	\$1,160		\$1,160
125 Accounts Receivable - Miscellaneous			\$4,419,376	\$102,111		\$4,521,487		\$4,521,487
126 Accounts Receivable - Tenants		\$1,155	\$82			\$1,237		\$1,237
126.1 Allowance for Doubtful Accounts - Tenants		\$0	-\$41			-\$41		-\$41
126.2 Allowance for Doubtful Accounts - Other			\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery			\$4,213			\$4,213		\$4,213
128.1 Allowance for Doubtful Accounts - Fraud			-\$4,213			-\$4,213		-\$4,213
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful	\$0	\$1,155	\$4,419,417	\$102,111	\$19,137	\$4,541,820		\$4,541,820
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets		\$25,197	\$3,094		\$4,421	\$32,712		\$32,712
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From			\$0		\$0	\$0		\$0
145 Assets Held for Sale								
150 Total Current Assets	\$0	\$2,559,339	\$5,393,342	\$118,648	\$663,741	\$8,735,070		\$8,735,070
161 Land			\$18,106			\$18,106		\$18,106
162 Buildings		\$6,334,062	\$1,276,173			\$7,610,235		\$7,610,235
163 Furniture, Equipment & Machinery - Dwellings		\$35,256	\$118,636			\$153,892		\$153,892
164 Furniture, Equipment & Machinery - Administration			\$63,444		\$30,313	\$93,757		\$93,757
165 Leasehold Improvements								
166 Accumulated Depreciation		-\$846,898	-\$1,222,266		-\$20,475	-\$2,089,639		-\$2,089,639
167 Construction in Progress								

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$5,522,420	\$254,093	\$0	\$9,838	\$5,786,351		\$5,786,351
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current -								
173 Grants Receivable - Non Current		\$2,033,105				\$2,033,105		\$2,033,105
174 Other Assets								
176 Investments in Joint Ventures		\$7,555,525	\$254,093	\$0	\$9,838	\$7,819,456		\$7,819,456
180 Total Non-Current Assets	\$0							
200 Deferred Outflow of Resources			\$323,083		\$43,629	\$366,712		\$366,712
290 Total Assets and Deferred Outflow of Resources	\$0	\$10,114,864	\$5,970,518	\$118,648	\$717,208	\$16,921,238		\$16,921,238
311 Bank Overdraft								
312 Accounts Payable <= 90 Days		\$42,125	\$13,091	\$115,852	\$60,107	\$231,175		\$231,175
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable			\$1,325		\$1,470	\$2,795		\$2,795
322 Accrued Compensated Absences - Current Portion			\$1,216		\$116	\$1,332		\$1,332
324 Accrued Contingency Liability								
325 Accrued Interest Payable		\$445,365	\$2,095		\$12,002	\$447,460		\$447,460
331 Accounts Payable - HUD PHA Programs						\$12,002		\$12,002
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government		\$28,060	\$29,692			\$57,752		\$57,752
341 Tenant Security Deposits		\$50,567	\$16,268			\$66,835		\$66,835
342 Unearned Revenue		\$12,566	\$2,043			\$14,609		\$14,609
343 Current Portion of Long-term Debt - Capital			\$12,325			\$12,325		\$12,325
344 Current Portion of Long-term Debt - Operating								
345 Other Current Liabilities								
346 Accrued Liabilities - Other								
347 Inter Program - Due To								
348 Loan Liability - Current								
310 Total Current Liabilities	\$0	\$578,683	\$78,055	\$115,852	\$73,695	\$846,285		\$846,285
351 Long-term Debt, Net of Current - Capital								
352 Long-term Debt, Net of Current - Operating Borrowings		\$3,232,378	\$394,939			\$3,627,317		\$3,627,317
353 Non-current Liabilities - Other		\$2,401,457				\$2,401,457		\$2,401,457

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
354 Accrued Compensated Absences - Non Current					\$1,044	\$11,994		\$11,994
355 Loan Liability - Non Current		\$2,365,458				\$2,365,458		\$2,365,458
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities			\$795,467		\$190,056	\$985,523		\$985,523
350 Total Non-Current Liabilities	\$0	\$7,999,293	\$1,201,356	\$0	\$191,100	\$9,391,749		\$9,391,749
300 Total Liabilities	\$0	\$8,577,976	\$1,279,411	\$115,852	\$264,795	\$10,238,034		\$10,238,034
400 Deferred Inflow of Resources			\$337,741		\$71,165	\$408,906		\$408,906
508.4 Net Investment in Capital Assets	\$0	\$2,290,042	-\$153,171		\$9,838	\$2,146,709		\$2,146,709
511.4 Restricted Net Position	\$0	\$1,026,542	\$231,472		\$0	\$1,258,014		\$1,258,014
512.4 Unrestricted Net Position	\$0	-\$1,779,696	\$4,275,065	\$2,796	\$371,410	\$2,869,575		\$2,869,575
513 Total Equity - Net Assets / Position	\$0	\$1,536,888	\$4,353,366	\$2,796	\$381,248	\$6,274,298		\$6,274,298
600 Total Liabilities, Deferred Inflows of Resources and	\$0	\$10,114,864	\$5,970,518	\$118,648	\$717,208	\$16,921,238		\$16,921,238

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14 871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue		\$1,145,745	\$319,444			\$1,465,189		\$1,465,189
70400 Tenant Revenue - Other								
70500 Total Tenant Revenue	\$0	\$1,145,745	\$319,444	\$0	\$0	\$1,465,189		\$1,465,189
70600 HUD PHA Operating Grants					\$2,851,551	\$2,851,551		\$2,851,551
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								
70800 Other Government Grants								
71100 Investment Income - Unrestricted		\$26,006	\$10,589	\$2,094	\$10,910	\$49,599		\$49,599
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets					\$272	\$272		\$272
71400 Fraud Recovery								
71500 Other Revenue		\$6,010	\$2,660	\$70,852		\$79,522		\$79,522
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted			\$119			\$119		\$119
70000 Total Revenue	\$0	\$1,177,761	\$332,812	\$72,946	\$2,862,733	\$4,446,252		\$4,446,252
91100 Administrative Salaries		\$28,886	\$8,359		\$31,317	\$68,563		\$68,563
91200 Auditing Fees		\$12,550	\$4,700	\$3,300	\$6,640	\$27,190		\$27,190
91300 Management Fee		\$57,443	\$38,040	\$49,350	\$139,158	\$283,991		\$283,991
91310 Book-keeping Fee								
91400 Advertising and Marketing								
91500 Employee Benefit contributions - Administrative		\$17,426	\$5,995		\$24,408	\$47,829		\$47,829
91600 Office Expenses		\$76,517	\$7,366	\$8,900	\$32,983	\$125,766		\$125,766
91700 Legal Expense		\$6,782	\$4,746	\$3,600	\$6,371	\$21,499		\$21,499
91800 Travel								
91810 Allocated Overhead								
91900 Other			\$14,357	\$5,000	\$34,107	\$53,464		\$53,464
91000 Total Operating - Administrative	\$0	\$199,606	\$83,562	\$70,150	\$274,984	\$628,302		\$628,302

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
92000 Asset Management Fee								
92100 Tenant Services - Salaries								
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other	\$0	\$0	\$1,805	\$0	\$0	\$1,805		\$1,805
92500 Total Tenant Services			\$1,805	\$0	\$0	\$1,805		\$1,805
93100 Water		\$30,220	\$6,610			\$36,830		\$36,830
93200 Electricity		\$161,278	\$19,734			\$181,012		\$181,012
93300 Gas		\$7,983	\$13,628			\$21,611		\$21,611
93400 Fuel								
93500 Labor								
93600 Sewer		\$22,914	\$4,705			\$27,619		\$27,619
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$0	\$222,395	\$44,877	\$0	\$0	\$267,072		\$267,072
94100 Ordinary Maintenance and Operations - Labor		\$91,968	\$23,122			\$115,090		\$115,090
94200 Ordinary Maintenance and Operations - Materials and		\$31,061	\$18,575			\$49,636		\$49,636
94300 Ordinary Maintenance and Operations Contracts		\$111,833	\$40,566			\$152,399		\$152,399
94500 Employee Benefit Contributions - Ordinary		\$55,478	\$16,692			\$72,170		\$72,170
94000 Total Maintenance	\$0	\$290,340	\$98,955	\$0	\$0	\$389,295		\$389,295
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
96110 Property Insurance		\$102,426				\$102,426		\$102,426
96120 Liability Insurance								
96130 Workmen's Compensation								
96140 All Other Insurance			\$14,387		\$16,581	\$30,968		\$30,968
96100 Total insurance Premiums	\$0	\$102,426	\$14,387	\$0	\$16,581	\$133,394		\$133,394
96200 Other General Expenses		\$30,075				\$30,075		\$30,075
96210 Compensated Absences			\$4,331		\$232	\$4,563		\$4,563

Highland Park Housing Authority (NJ044)
HIGHLAND PARK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
96300 Payments in Lieu of Taxes		\$28,060	\$10,775			\$38,835		\$38,835
96400 Bad debt - Tenant Rents			\$200			\$200		\$200
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$0	\$58,135	\$15,306	\$0	\$232	\$73,673		\$73,673
96710 Interest of Mortgage (or Bonds) Payable			\$26,717			\$26,717		\$26,717
96720 Interest on Notes Payable (Short and Long Term)		\$112,290				\$112,290		\$112,290
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$112,290	\$26,717	\$0	\$0	\$139,007		\$139,007
96900 Total Operating Expenses	\$0	\$985,192	\$285,409	\$70,150	\$291,797	\$1,632,548		\$1,632,548
97000 Excess of Operating Revenue over Operating	\$0	\$192,569	\$47,403	\$2,796	\$2,570,936	\$2,813,704		\$2,813,704
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments					\$2,560,638	\$2,560,638		\$2,560,638
97350 HAP Portability-In								
97400 Depreciation Expense		\$164,968	\$79,296		\$3,063	\$247,327		\$247,327
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$0	\$1,150,160	\$364,705	\$70,150	\$2,855,498	\$4,440,513		\$4,440,513
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2025

	Project Total	6.1 Component Unit - Discretely	6.2 Component Unit - Blended	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
10093 Transfers between Program and Project - In								
10094 Transfers between Project and Program - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0		\$0
10000 Excess (Deficiency) of Total Revenue Over (Under)	\$0	\$27,601	-\$31,893	\$2,796	\$7,235	\$5,739		\$5,739
11020 Required Annual Debt Principal Payments	\$0	\$0	\$11,523	\$0	\$0	\$11,523		\$11,523
11030 Beginning Equity	\$0	\$1,565,561	\$3,852,939	\$0	\$374,013	\$5,792,513		\$5,792,513
11040 Prior Period Adjustments, Equity Transfers and		-\$56,274	\$532,320		\$0	\$476,046		\$476,046
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 -								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity					\$381,248	\$381,248		\$381,248
11180 Housing Assistance Payments Equity					\$0	\$0		\$0
11190 Unit Months Available	0	1200	288		3228	4716		4716
11210 Number of Unit Months Leased	0	1190	284		2937	4411		4411
11270 Excess Cash	\$0					\$0		\$0
11610 Land Purchases	\$0					\$0		\$0
11620 Building Purchases	\$0					\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0					\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0					\$0		\$0
11650 Leasehold Improvements Purchases	\$0					\$0		\$0
11660 Infrastructure Purchases	\$0					\$0		\$0
13510 CFFP Debt Service Payments	\$0					\$0		\$0
13901 Replacement Housing Factor Funds	\$0					\$0		\$0

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION - 1
HIGHLAND PARK AFFORDABLE HOUSING CORP.
Component Unit - Blended
AS OF MARCH 31, 2025

	2025
Assets	
Current Assets:	
Cash and Cash Equivalents	
Operating	\$ 723,090
Restricted	247,741
Total cash and equivalents	970,831
Accounts Receivables, Net of Allowances	4,419,417
Prepaid Expenses	3,094
Total Current Assets	5,393,342
Noncurrent Assets	
Capital Assets	
Land	18,106
Building	1,276,173
Furniture, Equipment - Dwelling	118,636
Furniture, Equipment - Administration	63,444
Leasehold Improvements	-
Construction in Process	-
Total Capital Assets	1,476,359
Less: Accumulated Depreciation	(1,222,266)
Net Book Value	254,093
Other Assets	
Total Noncurrent Assets	254,093
Total Assets	5,647,435
Deferred Outflow of Resources	
State of New Jersey PERS and OPEB	323,083
Total Assets and Deferred Outflow of Resources	\$ 5,970,518

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF NET POSITION - 2
HIGHLAND PARK AFFORDABLE HOUSING CORP.
Component Unit - Blended
AS OF MARCH 31, 2025

	2025
Liabilities	
Current Liabilities:	
Accounts Payable	\$ 42,783
Accrued Expenses	4,636
Long Term Debt - Current Portion	12,325
Tenant Security Deposit	16,268
Unearned Revenue	2,043
Total Current Liabilities	78,055
Noncurrent Liabilities	
Long Term Debt - Non Current Portion	394,939
Accrued Compensated Absences	10,950
Pension and OPEB Payable	795,467
Total Noncurrent Liabilities	1,201,356
Total Liabilities	1,279,411
Deferred Inflow of Resources	
State of New Jersey PERS and OPEB	337,741
Net Position:	
Net Investment in Capital Assets	(153,171)
Restricted	231,472
Unrestricted	4,275,065
Total Net Position	4,353,366
Total Liabilities, Deferred Inflow of Resources, and Net Position	\$ 5,970,518

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
HIGHLAND PARK AFFORDABLE HOUSING CORP.
Component Unit - Blended
FOR THE TWELVE MONTHS ENDED MARCH 31, 2025

	2025
Revenue:	
Dwelling Rents	\$ 319,444
Other Revenue	2,660
Total Revenue	322,104
 Operating Expenses:	
Administrative Expense	83,562
Tenant Services	1,805
Utilities Expense	44,677
Maintenance Expense	98,955
Other Operating Expenses	29,693
Depreciations Expense	79,296
Total Operating Expenses	337,988
 Excess Expenses From Operations	(15,884)
 Non Operating Income (Expenses):	
Investment Income	10,708
Interest Expense	(26,717)
Change in Net Position	(31,893)
 Beginning Net Position	3,852,939
Prior Period Adjustment	532,320
Beginning Net Position, Restated	4,385,259
 Ending Net Position	\$ 4,353,366

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 GOVERNMENT 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 governmental activities, business activities and the blended and aggregate discretely present component unit of Housing Authority of the Borough of Highland Park, as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise Housing Authority of the Borough of Highland Park's basic financial statements, and have issued our report thereon dated December 19, 2025.

Report on 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's internal control over financial reporting (internal control) as a basis for designing 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 the Housing Authority of the Borough of Highland Park's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis.

A *material weakness* is a deficiency, or 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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Housing Authority of the Borough of Highland Park's 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 financial statements. 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.



Lincroft, New Jersey
Date: December 19, 2025

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND 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
Opinion on Each Major Federal Program

We have audited Housing Authority of the Borough of Highland Park's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Housing Authority of the Borough of Highland Park's major federal program for the year ended March 31, 2025. Housing Authority of the Borough of Highland Park's major federal program are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Housing Authority of the 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 program for the year ended March 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Housing Authority of the Borough of Highland Park's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Housing Authority of the Borough of Highland Park's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Housing Authority of the Borough of Highland Park's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Housing Authority of the Borough of Highland Park's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of the Borough of Highland Park's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis.

A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

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



Lincroft, New Jersey

Date: December 19, 2025

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLAND PARK
 Schedule of Findings and Questioned Cost
 Year Ended March 31, 2025

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	\$ 2,851,551

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

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 applicable procedures enumerated in the American Institute of Certified Public Accountants' Statement of Position (SOP) 02-1, Performing Agreed-Upon Procedures Engagements that Address the U.S. Department of Housing and Urban Development, Public Indian Housing - Real Estate Assessment Center (PIH-REAC), by the Housing Authority of the Borough of Highland Park (the PHA) compliance with the reporting requirements of Title 2 U.S. Code of the Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), for the year ended March 31, 2025. Management of the Housing Authority of the Borough of Highland Park is responsible for compliance with the requirements of the electronic submission of the items listed in the "UFRS Rule Information" column.

The management of Housing Authority of the Borough of Highland Park has agreed to and acknowledged that the procedures performed are appropriate to assist users in evaluating Housing Authority of the Borough of Highland Park's compliance with the reporting requirements of the "UFRS Rule Information" column for the year ended March 31, 2025. This report may not be suitable for any other purpose. The procedures 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 performed and the findings are included in the attached Appendix.

We were engaged by the 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 in and did not conduct an examination or review engagement, the objective of which would be the expression of the "UFRS Rule Information" column an opinion or conclusion, respectively, on Housing Authority of the Borough of Highland Park's compliance with the requirements of "UFRS Rule Information" column for the year ended March 31, 2025. 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 the Housing Authority of the Borough of Highland Park and to meet our other ethical responsibilities, in accordance with relevant ethical requirements related to our agreed-upon procedures engagement.

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

Guampolo & Associates
 Lincroft, New Jersey
 December 19, 2025

Procedure	UFRS Rule Information	Hard Copy Document(s)	Findings
1	Balance Sheet and Revenue Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's, if applicable	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (data element G3100-040)	Auditor's Supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Schedule of findings and Questioned Costs	Agrees
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs , Part 1 of OMB Data Collection Form	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs , Part 1 of OMB Data Collection Form	Agrees
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic Financial Statements (inclusive of auditor reports)	Agrees