

Report On Audit

**HOUSING AUTHORITY OF THE
TOWNSHIP OF WEEHAWKEN**

**For the Year Ended
December 31, 2015**

Hymanson, Parnes and Giampaolo

Housing Authority of the Township of Weehawken
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the Township of Weehawken
525 Gregory Ave
Weehawken, New Jersey 07086

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the Township of Weehawken (a governmental public corporation) in Hudson County, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of December 31, 2015, and the related statement of revenue, expenses and changes in net position, statement of cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the Township of Weehawken as of December 31, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Method of Accounting for Pensions

As discussed in Note 1 to the financial statements, the Authority changed its method for accounting and financial reporting of pensions as a result of the adoption of Governmental Accounting Standards Board Statement No. 68 *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and PERS supplemental information budgetary comparison information on pages 4 through 17 and pages 56-57 be presented to supplement the basic financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards accepted in the United States of America, which consisted of inquiries of management about the method of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. 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 financial statements. Lastly, the supplemental information on the accompanying Financial Data Schedule is presented for the purpose of additional analysis and is not a required part of the financial statements. The Schedule of Federal Awards and the Financial Data Schedule are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued reports dated July 27, 2016 on our consideration of the Housing Authority of the Township of Weehawken internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

The purpose of that report is 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 internal control over financial reporting or on compliance. That reports are an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the Township of Weehawken's internal control over financial reporting and compliance.

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: July 27, 2016

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

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

FINANCIAL HIGHLIGHTS

Net position of the Authority's enterprise fund was \$2,373,728 greater than the liabilities, a decrease in the financial position of \$901,293 or 28% percent.

As noted above, the net position of the Authority exceeded its liabilities by \$2,373,728 as of December 31, 2015. Of this amount, the unrestricted net position is negative (\$709,401) representing a decrease of \$868,289 or 546% percent from the previous year. During the year, the Authority had a prior period adjustment in the amount of (\$861,168) for recording Net Pension Liability. This adjustment was due to the implementation of GASB 68. Additional information on the Authority's unrestricted net position can be found in Note 20 to the financial statements, which is included in this report.

The net investment in capital assets decreased \$126,049 or 4% percent for an ending balance of \$2,852,334. The restricted net position increased \$93,045 from the previous year for an ending balance of \$230,795. Additional information on the Authority's restricted net positions can be found in Note 19 to the financial statements, which is included in this report.

The Authority's unrestricted cash, and cash equivalent at December 31, 2015 is \$455,591 representing a decrease of \$25,371 or 5% percent from the prior year. Total restricted cash increased \$91,918 or 49% percent for an ending balance of \$279,201. The full detail of these amounts can be found in the Statement of Cash Flow on pages 21-22 of this report.

The Authority's total assets and deferred outflows are \$4,144,528 of which capital assets net book value is \$3,172,334; deferred outflows amount of \$132,764, which left total current assets at \$839,430. Total current assets increased from the previous year by \$21,094 or 3% percent. Unrestricted cash and cash equivalents decreased by \$25,371, restricted cash and cash equivalents increased \$91,918, account's receivables decreased by \$67,025, and prepaid expenses increased \$21,572.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL HIGHLIGHTS - CONTINUED

Capital assets reported a decrease in the net book value of the capital assets in the amount of \$146,049 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$48,797, less the recording of depreciation expense in the amount of \$194,846. A full detail of capital outlays can be found in the Notes to the Financial Statements section Note – 8 Fixed Assets.

The Authority changed its method for accounting and financial reporting of pensions as a result of the adoption of Governmental Accounting Standards Board Statement No. 68 *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27* resulted in an increase in the deferred outflow for the pension cost in the amount of \$132,764. The Authority also reported an increase in the deferred inflow for the pension cost in the amount of \$15,804. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements section Note – 9 Deferred Outflows/Inflows of Resources.

The Authority's total liabilities are reported at \$1,754,996, of which noncurrent liabilities are stated at \$1,650,010. Total liabilities increased during the year as compared to the prior year in the amount of \$893,298, or 104% percent. Total current liabilities decreased during the year by \$131,831, leaving non-current liabilities for an increase of \$1,025,129 as compared to the previous year.

Total current liabilities decreased from the previous year by \$131,831 or 56% percent. Accounts payables decreased by \$122,972, mainly due to the prior year the Authority owed HUD excess shortfall funding. Accrued liabilities decreased by \$8,617, tenant security deposit payable decreased by \$210, unearned revenue decreased \$32, and the current portion of mortgage payable remained the same.

Total noncurrent liabilities increased by \$1,025,129 or 164% percent. Long term obligations such as accrued compensated absences - long term with no offsetting assets, increased \$13,331 or 25% percent from the prior year for an ending balance of \$65,967, mortgage payable long-term decreased \$20,000 or 6% percent compared to the prior year, and other liabilities - noncurrent decreased \$917.

Accrued pension and OPEB liability increased \$1,032,715 or 440% percent for an ending balance of \$1,267,529. Accrued pension increased due to the adoption of GASB 68 by the Authority. Additional information on GASB 68's effect and the Authority's accrued pension as well as the increase in accrued OPEB liability at December 31, 2015 can be found in Notes 17-18 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL HIGHLIGHTS - CONTINUED

The Authority had total operating revenue of \$3,397,350 as compared to \$3,519,611 from the prior year for a decrease of \$122,261 or 3% percent. The Authority had total operating expenses of \$3,502,205 as compared to \$3,793,898 from the previous year for a decrease of \$291,693 or 8% percent, resulting in a deficiency of revenue from operations in the amount of \$104,855 for the current year as compared to excess expenses over revenue from operations in the amount of \$274,287 for a decrease in expenses over revenue of \$169,432 or 62% percent from the previous year.

Total capital improvements contributions from HUD were in the amount of \$64,730 as compared to \$61,103 from the previous year for an increase of \$3,627 or 6% percent.

The Authority's had capital outlays in the amount of \$48,797 as well as principal payments made on the mortgage note in the amount of \$20,000 for the fiscal year. These expenditures were funded by grants received from the U.S. Department of Housing and Urban Development in the amount of \$64,730 and the remaining through management's reserves. A full detail of capital outlays can be found in the Notes to the Financial Statements section Note - 8 Fixed Assets.

The Authority's Expenditures of Federal Awards amounted to \$3,064,439 for the year 2015 as compared to \$3,140,687 for the previous year 2014 for a decrease of \$76,248 or 2% percent.

USING THIS ANNUAL REPORT

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

1. Low Rent Public Housing
2. Housing Choice Vouchers
3. Public Housing Capital Fund Program

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION

This discussion and analysis are intended to serve as an introduction to the Housing Authority's basic financial statements. The basic financial statements are prepared on an entity wide basis and consist of:

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

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

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

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

Statement of Cash Flow– This statement presents information showing the total cash receipts and cash disbursements of the Housing Authority during the current 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 year (i.e. accounts receivable, notes receivable, etc.).

Notes to the Financial Statements - Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Housing Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Housing Authority may face. The Notes to Financial Statements can be found in this Report beginning on page 23 through 53.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED

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

The Schedule of Expenditures of Federal Awards is presented for purpose of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), Audits of States, Local Governments and Non-profit Organizations. The schedule of Expenditures of Federal Awards can be found on pages 54-55 of this report.

- 1. Federal Awards** - Pursuant to the Single Audit Act Amendments of 1996 (Public Law 104-156) and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), federal award is defined as federal financial assistance and federal cost reimbursement contracts that non-federal agencies receive directly or indirectly from federal agencies or pass-through entities. Federal financial assistance is defined as assistance that nonfederal entities receive or administer in the form of grants, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance, direct appropriations and other assistance.

- 2. Type A and Type B Programs** - The Single Audit Act Amendments of 1996 and the Uniform Guidance establish the levels of expenditures or expenses to be used in defining Type A and Type B Federal financial assistance programs. Type A programs for the Housing Authority of the Township of Weehawken are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended December 31, 2015. Type B programs for the Housing Authority of the Township of Weehawken are those which are less than \$750,000 in expenditures for the fiscal year ended December 31, 2015.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Position between December 31, 2015 and December 31, 2014:

Computations of Net Position is as follows:

	<u>Year Ended</u>		Increase
	December-15	December-14	(Decrease)
Cash	\$ 734,792	\$ 668,245	\$ 66,547
Other Current Assets	104,638	150,091	(45,453)
Capital Assets - Net	3,172,334	3,318,383	(146,049)
Deferred Outflows	132,764	-	132,764
Total Assets	4,144,528	4,136,719	7,809
Less: Current Liabilities	(104,986)	(236,817)	131,831
Less: Non Current Liabilities	(1,650,010)	(624,881)	(1,025,129)
Less: Deferred Inflows	(15,804)	-	(15,804)
Net Position	\$ 2,373,728	\$ 3,275,021	\$ (901,293)
Net Investment in Capital Assets	\$ 2,852,334	\$ 2,978,383	\$ (126,049)
Restricted	230,795	137,750	93,045
Unrestricted	(709,401)	158,888	(868,289)
Net Position	\$ 2,373,728	\$ 3,275,021	\$ (901,293)

Cash increased by \$66,547 or 10% percent. Net cash provided by operating activities was \$16,237, net cash provided by capital and related financing activities was \$50,310, and net cash provided by investing activities was \$-0-. The full detail of these amounts can be found in the Statement of Cash Flow on pages 21-22 of this audit report.

Other current assets decreased \$45,453. Account receivable decreased \$67,025 and prepaid expenses increased \$21,572. Accounts receivable showed a decrease due to increased collections in relation to management and maintenance fees being owed to the Authority from various entities. Prepaid expenses increased due to overpayment of the PILOT calculation.

Capital assets reported a decrease in the net book value of the capital assets in the amount of \$146,049 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$48,797, less the recording of depreciation expense in the amount of \$194,846. A full detail of capital outlays can be found in the Notes to the Financial Statements section Note - 8 Fixed Assets.

The Authority had an increase in the deferred outflow for the pension cost in the amount of \$132,764. The Authority also reported an increase in the deferred inflow for the pension cost in the amount of \$15,804.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Total current liabilities decreased from the previous year by \$131,831 or 56% percent. Accounts payables decreased by \$122,972, mainly due to the prior year the Authority owed HUD excess shortfall funding. Accrued liabilities decreased by \$8,617, tenant security deposit payable decreased by \$210, unearned revenue decreased \$32, and the current portion of mortgage payable remained the same.

Total noncurrent liabilities increased by \$1,025,129 or 164% percent. Long term obligations such as accrued compensated absences - long term with no offsetting assets, increased \$13,331 or 25% percent from the prior year for an ending balance of \$65,967, mortgage payable long-term decreased \$20,000 or 6% percent compared to the prior year, and other liabilities - noncurrent decreased \$917. Accrued pension and OPEB liability increased \$1,032,715 or 440% percent. Accrued pension increased due to the adoption of GASB 68 by the Authority.

The Authority's reported net position of \$2,373,728 is made up of three categories. The net investment in capital assets in the amount of \$2,852,334 represents the majority of the total account balance. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current year:

Balance December 31, 2014	\$ 2,978,383
Fixed Asset Acquisitions	48,797
Payment of Principal on Debt	20,000
Depreciation Expense	(194,846)
Balance December 31, 2015	\$ 2,852,334

The Housing Authority of the Township of Weehawken operating results for December 31, 2015 reported a decrease in unrestricted net position of \$868,289 or 546% percent for an ending balance of negative (\$709,401). During the year, the Authority had a prior period adjustment in the amount of (\$861,168) for the recording Net Pension Liability. This adjustment was due to the implementation of GASB 68. A full detail of this account can be found in the Notes to the Financial Statements section Note - 20.

The Authority reported restricted net position in the amount of \$230,795 which increased \$93,045 or 68% percent compared to the prior year. A full detail of these accounts can be found in the Notes to the Financial Statements section Note - 19.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following summarizes the changes in Net Position between December 31, 2015 and December 31, 2014:

Computation of Changes in Net Position are as follows:

	<u>Year Ended</u>		Increase (Decrease)
	December-15	December-14	
<u>Revenues</u>			
Tenant Revenues	\$ 346,414	\$ 343,430	\$ 2,984
HUD Subsidies	2,999,709	3,079,583	(79,874)
Other Revenues	51,227	96,598	(45,371)
Total Operating Income	<u>3,397,350</u>	<u>3,519,611</u>	<u>(122,261)</u>
<u>Expenses</u>			
Operating Expenses	3,307,359	3,598,753	(291,394)
Depreciation Expense	194,846	195,145	(299)
Total Operating Expenses	<u>3,502,205</u>	<u>3,793,898</u>	<u>(291,693)</u>
Operating (Loss) before Non Operating Income	(104,855)	(274,287)	169,432
HUD Capital Grants	<u>64,730</u>	<u>61,103</u>	<u>3,627</u>
Change in Net Position	(40,125)	(213,184)	173,059
Net Position Prior Year	3,275,021	3,488,205	(213,184)
Prior Period Adjustment	(861,168)	-	(861,168)
Total Net Position	<u>\$ 2,373,728</u>	<u>\$ 3,275,021</u>	<u>\$ (901,293)</u>

Approximately 88% percent of the Authority's total revenue was provided by HUD operating subsidy, while 10% percent resulted from tenant revenue. Charges for various services and fraud recovery provided for the remaining 2% percent of the total operating income.

The Authority operating expenses cover a range of expenses. The largest expense was for Housing Assistance Payments representing 67% percent of total operating expenses. Administrative expenses accounted for 15% percent, utilities expense accounted for 4% percent, maintenance expense accounted for 4% percent, other operating expenses accounted for 5% percent, and depreciation accounted for the remaining 5% of the total operating expenses.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority operating expenses exceeded its operating revenue resulting in a deficiency of revenue from operations in the amount of \$104,855 from operations as compared to excess expenses over revenue from operations of \$274,287 for the previous year. The key elements to the decrease in deficit in comparison to the prior year are as follow:

- The Authority managed to decrease several expenses as listed below:
 - Maintenance decreased \$87,756 or 40% percent.
 - Insurance decreased \$3,559 of 9% percent.
 - Other Operating Expenses decreased \$4,726 or 4% percent.
 - Housing Assistance Payments decreased \$220,965 or 9% percent.
- The Authority experienced decreases in HUD PHA Operating Grants in the amount of \$79,874, or 3% percent. This was due to continued underfunding.
- The Authority showed a decrease in other revenue in the amount of \$50,883 or 53% percent. This was due to the prior year showing a spike from receiving a one-time payment from the Township of Weehawken in relation to maintenance fees.

Total net cash provided by operating activities during the year was \$16,237 as compared to net cash used by operating activities during 2014 in the amount of \$185,524. A full detail of this amount can be found on the Statement of Cash Flow on pages 21-22 of this report.

Overall the Authority reported a decrease in unrestricted net position of \$868,289 or a decrease of 546% percent for an ending balance of negative (\$709,401). Additional information on the Authority's unrestricted net position can be found in Note 20 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following are financial highlights of significant items for a four year period of time ending on December 31, 2015:

	December-15	December-14	December-13	December-12
Significant Income				
Total Tenant Revenue	\$ 346,414	\$ 343,430	\$ 349,265	\$ 350,534
HUD Operating Grants	2,999,709	3,079,583	2,912,639	2,779,188
HUD Capital Grants	64,730	61,103	50,976	11,046
Investment Income	-	-	4	10
Other Income	51,227	96,598	36,488	30,698
Total	\$ 3,462,080	\$ 3,580,714	\$ 3,349,372	\$ 3,171,476
Payroll Expense				
Administrative Salaries	\$ 205,487	\$ 185,011	\$ 198,624	\$ 205,893
Maintenance Labor	39,886	60,050	76,557	76,139
Employee Benefits Expense	194,246	237,107	206,483	150,324
Total Payroll Expense	\$ 439,619	\$ 482,168	\$ 481,664	\$ 432,356
Other Significant Expenses				
Other Administrative Expenses	\$ 162,232	\$ 151,378	\$ 159,840	\$ 152,061
Utilities Expense	131,272	127,421	118,091	121,424
Maintenance Supplies	15,389	23,845	16,760	13,624
Maintenance Contract Cost	39,901	65,745	67,634	63,043
Insurance Premiums	34,109	37,668	40,669	44,257
Severance Expense	49,761	49,761	47,512	47,512
Housing Assistance Payments	2,361,173	2,582,138	2,541,773	2,471,582
Total	\$ 2,793,837	\$ 3,037,956	\$ 2,992,279	\$ 2,913,503
Total Operating Expenses	\$ 3,502,205	\$ 3,793,898	\$ 3,770,406	\$ 3,625,277
Total of Federal Awards	\$ 3,064,439	\$ 3,140,687	\$ 2,963,615	\$ 2,848,339

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

THE AUTHORITY AS A WHOLE

The Authority's revenues consist primarily of rents and subsidies and grants received from HUD. The Authority receives subsidies each month based on a pre-approved amount by HUD. Grants are drawn down based on need against a pre-authorized funding level. The Authority's revenues were sufficient to cover all expenses excluding depreciation expense.

By far, the largest portion of the Authority's net position reflects its net investment in capital assets (e.g., land, buildings, equipment, and construction in progress). The Authority uses these capital assets to provide housing services to its tenants. Consequently, these assets are reported as "Net Investment in Capital Assets" and are not available for future spending. The unrestricted position of the Authority is available for future use to provide program services.

THE HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN PROGRAMS

Public Housing Program:

Under the Public Housing Program, the Authority rents units that it owns to low-income households. This program is operated under an Annual Contributions Contract (ACC) with HUD. HUD's rent subsidy program provides housing assistance to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts: (a) 30% of the family's adjusted monthly income, (b) 10% of the family's monthly income, or (c) the Housing Authority of the Township of Weehawken flat rent amount.

Housing Choice Voucher Program:

Under the 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.

Capital Fund Program:

The public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments and homes to keep them clean, safe and in good condition.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

BUDGETARY HIGHLIGHTS

For the year ended December 31, 2015, individual program or grant budgets were prepared by the Authority and adopted by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

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

NEW INITIATIVES

For the year 2015 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 89% percent of its revenue from the Department of Housing and Urban Development, (2014 was 88% 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 is in the final stages of converting Low Income Housing Program rental units into RAD subsidy units. 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 Township of Weehawken all the while being mindful of their responsibility to be good stewards of the public's tax dollars.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 - Capital Assets

The Authority's investment in capital assets as of December 31, 2015 was \$3,172,334 (net of accumulated depreciation). This investment in capital assets includes land, buildings, vehicles, equipment, and construction in progress. The total decrease during the year in the Authority's net investment in capital assets for the current calendar year was \$146,049 or 4%. Major capital expenditures of \$48,797 were made during the year offset by the recording of depreciation expense in the amount of \$194,846. Major capital assets events during the calendar year included the following:

- Security Upgrades
- Drain Replacements
- Ranges and Refrigerators
- Apartment Renovations and Upgrades
- Compressor Replacement
- Hot Water Heaters

	December-15	December-14	Increase (Decrease)
Land	\$ 250,000	\$ 250,000	\$ -
Building	6,317,660	6,317,660	-
Furniture, Equipment - Dwelling	612,651	608,584	4,067
Furniture, Equipment - Administration	128,280	128,280	-
Construction in Process	905,506	860,776	44,730
Total Fixed Assets	\$ 8,214,097	\$ 8,165,300	\$ 48,797
Accumulated Depreciation	(5,041,763)	(4,846,917)	(194,846)
Net Book Value	\$ 3,172,334	\$ 3,318,383	\$ (146,049)

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

2 - Debt Administration

The Authority has participated in the New Jersey pooled leveraging program. Through this financing of majority capital projects will be completed on an expedited basis. Restricted Cash relating to the bonded debt stood at \$137,639 at the end of the fiscal year, with Capital Project Bond payable of \$320,000 in outstanding debt. A full disclosure of loans payable at December 31, 2015 can be found in Note 16.

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2015**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

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

The capital budgets for the 2016 year have already been submitted to HUD for approval and no major changes are expected. The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing property including administrative fees involved in the modernization.

The following factors were considered in preparing the Authority's budget for the year ending December 31, 2016.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- The need for Congress to fund the Department of Defense and Homeland Security due to the war on terrorism and other impending military activities will probably result in reduced appropriations for all other domestic program spending.
- Converting Low Income Housing Program rental units into RAD subsidy units.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- Trends in the housing market which affect rental housing available for the Section 8 tenants, along with the amount of the rents charged by the private landlords, are expected to have a continued impact on Section 8 HAP payments.
- Even if HUD was fully funded for both the Operating and Capital Funds, it is unlikely that Congress would appropriate adequate funding. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Robert A. DiVincent, Executive Director, Housing Authority of the Township of Weehawken, 525 Gregory Avenue, Weehawken, N.J. 07086, or call (201) 330-1808.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2015

	2015
Assets	
Current Assets:	
Cash and Cash Equivalents - Unrestricted	\$ 455,591
Cash and Cash Equivalents - Restricted	279,201
Accounts Receivables, Net of Allowances	83,066
Prepaid Expenses	21,572
Total Current Assets	839,430
Noncurrent Assets	
Capital Assets	
Land	250,000
Building	6,317,660
Furniture, Equipment - Dwelling	612,651
Furniture, Equipment - Administration	128,280
Construction in Process	905,506
Total Capital Assets	8,214,097
Less: Accumulated Depreciation	(5,041,763)
Net Book Value	3,172,334
Total Assets	4,011,764
Deferred Outflow of Resources	
Total Deferred Outflows of Resources	132,764
Total Assets and Deferred Outflow of Resources	\$ 4,144,528

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2015

	2015
Liabilities	
Current Liabilities:	
Accounts Payable	\$ 34,851
Accrued Liabilities	18,238
Tenant Security Deposit Payable	31,892
Unearned Revenue	5
Long Term Debt - Current Portion	20,000
Total Current Liabilities	104,986
Noncurrent Liabilities	
Note Payable - Long Term	300,000
Other Liabilities - Noncurrent	16,514
Accrued Compensated Absences - Long-Term	65,967
Accrued Pension and OPEB Liabilities	1,267,529
Total Noncurrent Liabilities	1,650,010
Total Liabilities	1,754,996
Deferred Inflow of Resources	
Total Deferred Inflow of Resources	15,804
Net Position:	
Net Investment in Capital Assets	2,852,334
Restricted	230,795
Unrestricted	(709,401)
Total Net Position	2,373,728
Total Liabilities, Deferred Inflow of Resources, and Net Position	\$ 4,144,528

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP WEEHAWKEN
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015

	2015
Revenue:	
Tenant Rental Revenue	\$ 346,414
HUD PHA Operating Grants	2,999,709
Fraud Recovery Income	5,512
Other Revenue	45,715
Total Revenue	3,397,350
 Operating Expenses:	
Administrative Expense	527,606
Utilities Expense	131,272
Maintenance Expense	129,535
Insurance Expense	34,109
Other Operating Expenses	123,664
Housing Assistance Payments	2,361,173
Depreciations Expense	194,846
Total Operating Expenses	3,502,205
 Excess Expenses Over Revenue From Operations	(104,855)
 Non Operating Income and (Expenses):	
Capital Grants	64,730
Total Non Operating Income and (Expenses)	64,730
 Change in Net Position	(40,125)
 Beginning Net Position	3,275,021
Prior Period Adjustments	(861,168)
Beginning Net Position, Restated	2,413,853
 Ending Net Position	\$ 2,373,728

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT OF CASH FLOW - 1
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015

	2015
Cash Flow From Operating Activities	
Receipts from Tenants	\$ 346,418
Receipts from Federal Grants	2,950,207
Receipts from Misc. Sources	51,227
Payments to Vendors and Suppliers	(530,463)
Payments for Housing Assistance Payments	(2,361,173)
Payments to Employees	(245,733)
Payment of Employee Benefits	(194,246)
Net Cash Provided by Operating Activities	16,237
Cash Flow From Capital and Related Financing Activities	
Receipts from Capital Grants	64,730
Acquisitions and Construction of Capital Assets	(48,797)
Principal Payments made on Mortgage	(20,000)
(Payment) of Tenant Security Deposits	(210)
Change in Accrued Pension and OPEB Liabilities	1,032,715
Net Effect of Deferred Inflows and Outflows	(116,960)
Prior Period Adjustment - Net of Adjustment	(861,168)
Net Cash Provided by and Related Financing Activities	50,310
Cash Flow From Investing Activities	
Net Cash Provided by Investing Activities	-
Net Increase in Cash and Cash Equivalents	66,547
Beginning Cash	668,245
Ending Cash	\$ 734,792
<u>Reconciliation of Cash Balances:</u>	
Cash and Cash Equivalents - Unrestricted	\$ 455,591
HCV HAP Reserves	93,156
Tenant Security Deposit	31,892
CFP Leveraging Cash	137,639
FSS Escrow Account	16,514
Total Ending Cash	\$ 734,792

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT OF CASH FLOW - 2
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015

	2015
Reconciliation of Operating Income to Net Cash	
(Used) Provided by Operating Activities	
Excess of Expenses Over Revenue	\$ (104,855)
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:	
Depreciation Expense - net of adjustments	194,846
(Increase) Decrease in:	
Accounts Receivables	67,025
Prepaid Expenses	(21,572)
Increase (Decrease) in:	
Accounts Payable	(122,972)
Accrued Liabilities	(8,617)
Unearned Revenue	(32)
Noncurrent Liabilities - Other	(917)
Compensated Absences - Non current	13,331
Net Cash Provided by Operating Activities	\$ 16,237

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

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

1. Organization - The Authority is a governmental, public corporation which was organized under the laws public corporation created under federal and state housing laws as defined by State statute (N.J., S.A. 40A:12A-1 et al the Housing Authority Act) for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the Township of Weehawken in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD).

The Authority is governed by a Board of Commissioners which is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An Executive Director is appointed by the Housing Authority's Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance, and management of public housing for low and moderate income families residing in the Township of Weehawken. Operating and modernization subsidies are provided to the Authority by the federal government.

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

Based on the following criteria, the Authority has not identified an entity which should be subject to evaluation for inclusion in the Authority's reporting entity. The criteria for including or excluding a component unit relationship as set forth in GASB's #61 *The financial Reporting Entity* and Financial Reporting Standards, include whether:

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

2. Significant Accounting Policies

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accompanying financial statements are presented in conformity with accounting principles generally accepted in the United States of America for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and other authoritative sources. The Authority has determined that the applicable measurement focus (flow of economic resources) and accounting basis (accrual) is similar to that of a commercial enterprise. As such, the use of proprietary funds best reflects the activities of the Authority. Entities using this method observe all Financial Accounting Standards Board (FASB) Statements and Interpretations in the preparation of financial statements, unless the GASB has specifically addressed the accounting issue in one of its own pronouncements. GASB-20-“Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting” addresses the applicability of the various FASB’s, and allows several options in the use of the FASB’s. The Authority has elected to use Alternative 2 of GASB-20 which states that “a proprietary activity may also apply all FASB Statements and Interpretations issued after November 30, 1989, except for those that conflict with or contradict GASB pronouncements. The Authority follows GASB-45-“Accounting for Pensions by State and Local Governmental Employers.”

New Accounting Standards Adopted –

The Authority adopted Statement No. 68 of the Governmental Accounting Standards Board “*Accounting and Financial Reporting for Pensions*”. The Statement established standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures associated with pension plans of State and Local Governments. For defined benefit pensions, this Statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actual present value, and attribute that present value to periods of employee service. In addition, this Statement details the recognition and disclosure requirements for employers with liabilities to a defined pension plan and for employers whose employees are provided with defined contribution pensions. Since the Authority operates a defined contribution pension plan, the adoption of this standard did not have a material impact on its financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

Basis of Accounting –

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

The major sources of revenue are tenants dwelling rentals, HUD operating subsidy, capital grants, and other revenue.

HUD's rent subsidy program provides housing to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts:

- (a) 30% of the family's adjusted monthly income,
- (b) 10% of the family's monthly income, or
- (c) Housing Authority of the Township of Weehawken's flat rent amount.

Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by December 31, are considered to be accounts receivable and any amounts received for subsequent period are recorded as deferred revenue.

HUD operating, capital grants which finance capital and current operations are susceptible to accrual and recognized during the year earned in accordance with applicable HUD program guidelines. The Capital Fund Grant program income are expenditure driven grants with the revenue from the grant classified based on the expenditure. If the funds were expended for capital activities, the revenue is reported as capital contribution; if the funds are expended for other than capital, the revenue is reported as operating revenue.

HUD Section 8 Housing Choice Voucher Assistance Program receives from HUD an Annual Budget Amount (ABA) during the year in accordance with applicable HUD program guidelines. As of January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of HAP's that are not utilized are not returned to HUD, but become part of the undesignated fund balance and may only be used to assist additional families up to the number of units under contract.

Administrative fee paid by HUD to the Authority in excess of administrative expenses are a part of the undesignated fund balance and are considered to be administrative fee reserves.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

Basis of Accounting – Continued

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

Financial transactions are recorded and organized in accordance with the purpose of the transaction. Each program is an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. All material inter-program accounts and transactions are eliminated in the preparation of the basic financial statements. Because the Authority's activity is considered self-financing and does not rely on specific taxes or fines (i.e. property taxes, sales and use tax etc.) no activity will be maintained as governmental funds but will be recorded as proprietary funds under the Enterprise Fund.

Report Presentation -

The Authority's basic financial statements are presented on an entity-wide basis consisting of various housing programs. The financial statements included in this report were prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America. In accordance with GASB Statement No. 34, the report includes Management's Discussion and Analysis. The Authority has implemented the general provisions of GASB Statement No. 34.

Also the Authority adopted the provisions of Statement No. 37 "Basic Financial Statement and Management's Discussion and Analysis for State and Local Governments" Statement No.38 "Certain Financial Statement Note Disclosures", and Statement No. 63 "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position" which supplements GASB Statement No. 34.

GASB Statement No. 34 established standards for external financial reporting for all State and Local Governments entities that includes a statement of net assets, a statement of revenue, expenses, and changes in net assets, and a statement of cash flow.

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

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements December 31, 2015

Report Presentation – Continued

Net Investment in Capital Assets.

The net position consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of debt issued to finance the acquisition, improvement, or construction of those assets.

Restricted Net Position

The net position less that are subject to constraints on their use by creditors, grantors, contributors, legislation, or other governmental laws or regulations.

Unrestricted Net Position

The net position consists of net assets that do not meet the definition of Restricted Net Position or Invested in Capital Assets, Net of Related Debt.

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

Other accounting policies are as follows

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

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

3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight line basis.

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.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

Other accounting policies - Continued

- 8 - The Authority has elected not to apply to its proprietary activities Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins of the Committee of accounting Procedure issued after November 30, 1989.
- 9 - The Authority does not have any infrastructure assets for its Enterprise Fund.
- 10 - 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.
- 11- Advertising cost is charged to expense when incurred.
- 12- 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.
- 13- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expense unless they increase the value of the property and/or provide future economic benefits, in which event they are capitalized. Liabilities are recognized when the expenditures are considered probable and can be reasonably estimated. Measurement of liabilities is based on currently enacted laws and regulations, existing technology, and undiscounted site-specific costs. Generally, such recognition coincides with the Authority's commitment to a formal plan of action.
- 14- When expenses are incurred where both restricted and unrestricted net positions are available the Authority will first use the restricted funds until they are exhausted and then the unrestricted net position will be used.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

Other accounting policies - Continued

15- Fair Value Measurements – Fair value is defined as an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability (exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants. Generally accepted accounting principles defined a three-tier hierarchy, which prioritizes the inputs used in measuring fair value as follows:

- Level 1: Observable inputs such as quoted prices in active markets;
- Level 2: Inputs, other than quoted prices in active markets that are observable either directly or indirectly; and
- Level 3: Unobservable inputs for which there is little or no market data, which requires the Authority to develop assumptions.

Budgetary and Policy Control –

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

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

<u>Program</u>	<u>CFDA #</u>	<u>Project #</u>	<u>Units Authorized</u>
<u>Public Housing</u>			
Low Rent Housing	14.850	NJ-77	99
Capital Fund	14.872		N/A
<u>Section 8</u>			
Housing Choice Vouchers	14.871	NJ-77-	350

Low Rent Public Housing Program

The Low Rent Public Housing Program is designed to provide low-cost housing within the Township of Weehawken. Funding is provided by eligible residents who are charged monthly rent based on family size, family income and other determinants, as well as by subsidies provided by HUD.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

Activities - Continued

Capital Fund Programs

Substantially all additions to land, structures and equipment are accomplished through these programs (included in the financial statements under PHA Owned Housing). These funds replace or materially upgrade deteriorated portions of existing Authority property. These programs are financed by HUD subsidies. The capital fund programs are now merged into the low rent public housing program.

Housing Choice Vouchers Program

Under the 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.

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

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

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

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 2 - ESTIMATES

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

NOTE 3 - PENSION PLAN

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

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

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

On the web:

<http://www.state.nj.us/treasury/pensions/pdf/financial/2015divisioncombined.pdf>

Post Employment Retirement Benefits

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 3 - PENSION PLAN - CONTINUED

Funding Policy

The contribution policy is set by N.J.S.A. 43:15A, Chapter 62, P.L. of 1994 and Chapter 115, P.L. of 1998, and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by State of New Jersey legislation. Employer's contributions are actuarially determined annually by the Division of Pensions. Employee contributions are currently 6.64% of base wages. The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2015 amounted to \$37,646.

Post Employment Retirement Benefits

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

Further information on the Pension Plan and its effects do to the adoption of GASB 68 can be found in Note 18- Accrued Pension Liability.

NOTE 4 - CASH, CASH EQUIVALENTS

The Authority's cash, cash equivalents are stated at cost, which approximates market. Cash, cash equivalents and investment includes cash in banks, petty cash and a money market checking account and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with the State of New Jersey and HUD requirements.

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 4 – CASH, CASH EQUIVALENTS - CONTINUED

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.

The Authority has total unrestricted cash, cash equivalents at December 31, 2015 in the amount of \$455,591 and restricted cash in the amount of \$279,201 which consists of the following:

	<u>December-15</u>
Wells Fargo	\$ 372,603
Bank of New Jersey	361,989
Petty Cash	200
Total Cash, Cash Equivalents	<u>\$ 734,792</u>

Below is the detail of the restricted cash amounts for December 31, 2015 in the amount of \$279,201:

	<u>December-15</u>
FSS Escrow Account	\$ 16,514
Tenant Security Deposits	31,892
CFP Leveraging Account	137,639
HAP Reserve	93,156
Total Restricted Cash	<u>\$ 279,201</u>

Risk Disclosures

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. At December 31, 2015, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

Credit Risk

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements
December 31, 2015

NOTE 4 - CASH, CASH EQUIVALENTS -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:

<u>Depository Accounts</u>	
	<u>December-15</u>
Insured	\$ 500,200
Collateralized held by pledging bank's trust department in the Authority's name	234,592
Total Cash	<u>\$ 734,792</u>

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts Receivable at December 31, 2015 consisted of the following:

	<u>December-15</u>
Accounts Receivable - Capital Fund Program	49,502
Accounts Receivable - Salaries and Management Fees	33,412
Accounts Receivable - Tenants	152
Total Accounts Receivable	<u>\$ 83,066</u>

Housing Authority of the Township of Weehawken carries its accounts receivable at cost less an allowance for doubtful accounts. On a periodic basis, the Authority evaluates its accounts receivable and establishes an allowance for doubtful accounts based on history of past write off's, collections, and current credit conditions. Accounts are written off as uncollectible when management determines that a sufficient period of time has elapsed without receiving payment and the individual do not exhibit the ability to meet their obligations.

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 on a monthly basis. Acquisition of materials and supplies are accounted for on the consumption method, that is, the expenses are charged when the items are consumed. Inventory of supplies is recorded at the lower of cost (determined by using the "first-in-first- out" method) or market. Prepaid expense at December 31, 2015 was in the amount of \$21,572 which consisted of a prepayment of Payment in Lieu of Taxes to the Township of Weehawken. Please refer to Note 11 for the details.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 7 – INTERFUND ACTIVITY

Interfund activity is reported as short term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority at December 31, 2015 are detailed on 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 at cost as determined by an appraisal. Expenditures for repairs, maintenance and minor renewals are charged against income in the year they are incurred. Major renewals and betterment are capitalized. Expenditures are capitalized when they meet the Capitalization Policy requirements. Under the policy, assets purchased or constructed at a cost not exceeding \$1,000 are expensed when incurred.

Property and equipment are stated at cost. Donated fixed assets are stated at their fair value on the date donated. Depreciation is provided using the straight line method over the estimated useful lives of the assets.

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

The Housing Authority of the Township of Weehawken has given consideration to the GASBS #42, Accounting for the Impairment or Disposal of Long-Lived Assets, in the preparation of these financial statements.

The carrying value of long-live assets in accordance with GASBS #42, when indications of an impairment are present, the recoverability of the carrying value of the asset in question are assessed based on the future undiscounted cash flow expected to result from their use. If the carrying value cannot be recovered, impairment losses would be recognized to the extent the carrying value exceeds fair value. The Authority has not recognized any impairment in the carry value of its fixed assets at December 31, 2015.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements
December 31, 2015

NOTE 8 - FIXED ASSETS - CONTINUED

Below is a schedule of changes in fixed assets for the twelve months ended December 31, 2015:

	<u>December-14</u>	<u>Additions</u>	<u>December-15</u>
Land	\$ 250,000	\$ -	\$ 250,000
Building	6,317,660	-	6,317,660
Furniture, Equipment - Dwelling	608,584	4,067	612,651
Furniture, Equipment - Administration	128,280	-	128,280
Construction in Process	860,776	44,730	905,506
Total Fixed Assets	<u>8,165,300</u>	<u>48,797</u>	<u>8,214,097</u>
Accumulated Depreciation	(4,846,917)	(194,846)	(5,041,763)
Net Book Value	<u>\$ 3,318,383</u>	<u>\$ (146,049)</u>	<u>\$ 3,172,334</u>

Below is a schedule of the net book value of the fixed assets for the Authority as of December 31, 2015:

	<u>December-15</u>
Land	\$ 250,000
Building	1,961,834
Furniture, Equipment - Dwelling	52,301
Furniture, Equipment - Administration	2,693
Construction in Process	905,506
Net Book Value	<u>\$ 3,172,334</u>

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 9 - DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<hr/>	<hr/>
Differences Between Expected and Actual Experiences	\$ 23,450	\$ -
Changes in Assumptions	105,561	-
Net Difference Between Projected and Actual Earning on Pension Plan Investments	-	15,804
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	3,753	-
Contributions Subsequent to the Measurement Date	-	-
Total	<hr/> <hr/> \$ 132,764	<hr/> <hr/> \$ 15,804

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 \$23,450.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 9 – 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 \$105,561.

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

The difference between the System's expected rate of return of and the actual investment earnings on pension plan investments is amortized over a five year closed period in accordance with GASB 68. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$-0- and \$15,804.

Changes in Proportion

The change in employer proportionate share is the amount of difference between the employer proportionate share of net pension liability in the prior year compared to the current year. The change in proportionate share and the difference between employer contributions and proportionate share of contributions 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 or resources.

NOTE 10 – ACCOUNTS PAYABLE

The Authority reported accounts payable on its Statement of Net Position as of December 31, 2015. Accounts payable vendors are amount owed to creditors as a result of delivered goods and completed services. Accounts payable at December 31, 2015 was in the amount of \$34,851 which consisted of payments owed to various vendors.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 11 - ACCOUNTS PAYABLE - OTHER GOVERNMENT (PILOT PAYABLE)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the Township of Weehawken. Under the Cooperation Agreements, the Authority must pay the municipality the littlest of 10% of its net shelter rent or the approximate full real property taxes. PILOT payable at December 31, 2015 consist of the following:

	<u>December-15</u>
Balance Beginning of Year	\$ 19,414
P.I.L.O.T. Accrued	21,514
Less: Payments Made	(62,500)
Total Prepaid P.I.L.O.T.	<u>\$ (21,572)</u>

NOTE 12 - ACCRUED EXPENSES

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities incurred on or before December 31. Accrued liabilities at December 31, 2015 consist of the following:

	<u>December-15</u>
Compensated Absences - Current Portion	\$ 7,328
Accrued Wages/Payroll Taxes	2,766
Accrued Interest Payable	2,608
Accrued Liabilities - Vendor Invoices	5,536
Total Accrued Liabilities	<u>\$ 18,238</u>

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements December 31, 2015

NOTE 13 – ACCRUED COMPENSATED ABSENCES

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

An employee may not carry over unused vacation days in which the vacation days are earned. When an employee's employment terminated, the employee will be entitled to receive payment for any unused accumulated vacation time earned within the previous 12 month time period.

Unused sick leave may be carried to future periods and used in the event of extended illness. In the event of voluntary resignation of employment, an employee shall be entitled to be paid for half (1/2) of unused sick time, not to exceed \$15,000.

For December 31, 2015 the Authority has determined that the potential liability for accumulated vacation time, sick leave, and terminal pay to be as follows:

	<u>December-15</u>
Accumulated Sick Time	\$ 44,427
Accumulated Vacation Time	23,659
Total	<u>68,086</u>
FICA Expense	5,209
Total Compensated Absences	<u>73,295</u>
Compensated Absences - Current Portion	<u>(7,328)</u>
Total Compensated Absences - Noncurrent	<u>\$ 65,967</u>

NOTE 14 – UNEARNED REVENUE

The Authority reported unearned revenues on its Statement of Net Position. Unearned revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Authority has a legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position and the revenue is recognized. The unearned revenue account balance at December 31, 2015 is \$5 consists of prepaid rents for January 2016.

NOTE 15 – LONG TERM DEBT

At December 31, 1999, the Authority's Long Term Debt (guaranteed by HUD), in accordance with HUD's GAAP Conversion Guide, the Long Term Debt and related debt service accounts were written off.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 16 – LONG TERM DEBT – MORTGAGE PAYABLE

During the fiscal year ended December 31, 2007 the Authority entered into a Capital Fund leveraging pool. The New Jersey Housing and Mortgage Finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, 2007 Series A. The Authority's share of the funds from the bond issue pool amounted to \$450,000. The bond matures in twenty years from the date issued and carries an interest rate of 4.50%.

The net funds received from the leveraging pool are restricted and must be spent in accordance with the Authority's Capital Fund Budget within four years. The opening balance of \$433,518 was recorded as restricted cash until such time the funds are expended in accordance with the Authority's Capital Fund budget. The balance at December 31, 2015 is \$320,000.

The annual debt service requirements to maturity, including principal and interest are as follows:

Year	Principal	Interest	Total Payment
2016	\$ 20,000	\$ 15,350	\$ 35,350
2017	20,000	14,450	34,450
2018	20,000	13,500	33,500
2019	25,000	12,375	37,375
2020	25,000	11,125	36,125
Subtotal	110,000	66,800	176,800
2021 - 2025	140,000	35,750	175,750
2026 - 2027	70,000	3,500	73,500
Subtotal	210,000	39,250	249,250
Total	\$ 320,000	\$ 106,050	\$ 426,050

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 17 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSION

The Authority as of December 31, 2015 reported accrued pension and OPEB liability amounts as follows:

	<u>December-15</u>
Accrued OPEB Liability	\$ 284,574
Accrued Pension Liability	982,955
Total OPEB and Pension Liability	<u>\$ 1,267,529</u>

These amounts arose due to adoption of GASB 45 several years ago as well as GASB 68 which was just adopted this fiscal year. This note will discuss the liability associated with GASB 45, which is accrued other postemployment benefits. Note - 17 will discuss the effect of GASB 68 and the liability which arose from that.

OPEB Liability

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

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

	<u>December-15</u>
Annual Required Contribution	\$ 45,920
Interest on net OPEB obligation	9,252
Amortization of Initial UAL	25,422
Annual OPEB cost (expense)	<u>80,594</u>
Contributions made	<u>(30,834)</u>
Increase in net OPEB obligation	49,760
Net OPEB Obligation – beginning of year	234,814
Net OPEB Obligation – end of year	<u>\$ 284,574</u>

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements December 31, 2015

NOTE 17 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSION – CONTINUED

Funding Policy, Funded Status, and Funding Progress

The Authority contributes 50 percent of the cost of current-year premiums for eligible retired Plan members and 35 percent for their spouses. Plan members receiving benefits contribute 50% percent, and if need be 35% percent for spouses, of their premium costs. In fiscal year 2015, Plan member contributions totaled \$30,834.

As of January 1, 2014, the actuarial liability for benefits was \$925,528, and the actuarial value of assets was \$-0-, resulting in an unfunded actuarial accrued liability (UAAL) of \$925,528.

The projection of future benefits for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of future events far into the future. Amounts determined regarding the funded status of a plan and the employer's annual required contributions are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress presented as required supplementary information following the notes to the financial statements, presents multi-year trend information indicating whether the actuarial value of plan assets is increasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contribution of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented in the required supplementary information following the financial statements, presents multiyear trend information about whether the actuarial value of the plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 17 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSION – CONTINUED

The following simplifying assumptions were made:

1.) Assumptions About Employees and Members:

Based on the historical average retirement age of the covered group, active plan members were assumed to retire at age 65 or the first year thereafter in which the member would qualify for benefits. Marital status as of the calculation date was assumed to continue throughout retirement. Life expectancy was based on mortality tables published by the National Center for Health Statistics. The probability of remaining employed until the assumed retirement age and employees' expected future working lifetimes were developed using non-group-specific age-based turnover data from GASB Statement No. 45.

2.) Assumptions About Healthcare Costs:

The 2014 health insurance premiums for retirees were used to calculate the present value of total benefits to be paid. The expected rate of increase in health insurance premiums initially used a select rate of 4 percent.

3.) Other Assumptions and Methods:

The inflation rate was assumed to be 3.75 percent. Based on the historical and expected returns of the Authority's investments, the investment rate of return was assumed to be 5 percent. A simplified version of the entry age actuarial cost method was used in the actuarial valuation. The UAAL is amortized over a thirty-year period as a level percent of projected payroll on an open basis. Payroll was assumed to grow over the long-term at the same rate as inflation.

Reconciliation of Plan Participation (As of January 1, 2014) Active Employees:

	<u>December-14</u>
Number of Active Employees	7
Average Age - Actives	64.3
Average Years of Service - Actives	11.4
Number of Retired Employees	2
Average Age - Retirees	62.5

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 17 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSION – CONTINUED

The Authority’s annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for the 2015 fiscal year is as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
December-13	\$ 82,685	42.5%	\$ 47,512
December-14	\$ 80,595	38.3%	\$ 49,761
December-15	\$ 80,594	38.3%	\$ 49,760

Summary of changes to Unfunded Accrued Liability

Below is a schedule the items that caused the increase in the UAL from the initial actuarial valuation of the unfunded accrued liability as of January 1, 2014:

Initial Valuation of UAL January 1, 2010	\$ 494,392
Impact due to incremental fees and costs of healthcare reform	53,218
Impact due to changes in employee counts	244,615
Impact from prior valuations	49,808
Impact due to changes in retiree contributions rates/demographics	83,495
Total UAL as of January 1, 2014	<u>\$ 925,528</u>

NOTE 18 – ACCRUED PENSION LIABILITY

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.us/treasury/pensions/annrprts.shtml.

The vesting and benefit provisions are set by N.J.S.A. 43:15A. PER 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).

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements December 31, 2015

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

Contributions

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 September 30, 2012 and will be adjusted by the rate of return on the actuarial value of assets.

Measurement Date

The net pension liability for fiscal year ending December 31, 2015 is determined at a measurement date of June 30, 2015. The total pension liability as of June 30, 2015 was determined by rolling forward the Plan's total pension liability as of July 1, 2014 to June 30, 2015. The plan fiduciary net position is the market value of plan assets as of June 30, 2015.

Net Pension Liability Information

The Authority as of December 31, 2015 reported a net pension liability in the amount of \$982,955 due to the adoption of GASB 68.

The component of the current year net pension liability of the Authority as of June 30, 2015, the last evaluation date, is as follows:

	<u>PERS</u>
Employer Total Pension Liability	\$ 1,887,685
Plan Net Position	<u>(904,731)</u>
Employer Net Pension Liability	<u>\$ 982,955</u>

The Authority allocation percentage is 0.0043788074% as of June 30, 2015.

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 TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements December 31, 2015

NOTE 18 – 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, 2015 and 2014 are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2015 and 2014, respectively. For this first year implementation there was a change in allocation percentage from June 30, 2014 to June 30, 2015.

Discount Rate

The discount rate used to measure the total pension liability was 4.90% as of June 30, 2015. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 4.9%, and a municipal bond rate of 3.80% as of June 30, 2015, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made based on the average of the last five years of contributions made in relation to the last five years of recommended contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through 2033. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2033, and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

Should contributions to the Plan be different from those outlined above, the results would reflect the new contribution policy and may result in the Fiduciary Net Plan Position not being sufficient to cover the Plan's benefit payments at some future date and thus changing the discount rate used to determine the Plan's Total Pension Liability.

Long-Term Expected Rate of Return

The arithmetic mean return on the portfolio 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 the pension plan's target asset allocation as of

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

Long-Term Expected Rate of Return -Continued

June 30, 2015. The capital market assumptions are per Buck’s investment consulting practice for 2015.

The determination of each employer's projected long term contribution effort is accomplished by computing the actuarially determined indexed present value of future compensation using census data as of June 30, 2015. The indexed present value of future compensation for each employer is calculated by multiplying the present value of future projected compensation for current employees (that is, on a closed basis) by the applicable cost index for each participant. The present value of future compensation for a participant incorporates:

- 1) Current employee demographics, including age, years of service, and salary,
- 2) Projected salary increases, and
- 3) Decrements (probabilities of retirement, death, and withdrawal).

The cost indexes are designed to reflect the relative cost of benefits for groups of employees with a common benefit in relation to other groups within each GASB plan. These cost indexes are also used in the determination of annual required contributions. The cost indexes are based on a new entrant valuation where the most recent set of new members to

- 1) An PERS regular plan (retirement eligibility based on age and service),
- 2) An PERS special plan (retirement eligibility based on service alone), and

These new entrant rates are the employer contribution rates that would be paid over the employee's career assuming all valuation assumptions are realized without gains or losses. The ratio of new entrant rates between plans establishes the relative plan lucrativeness, or index.

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 4.90 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 (3.90 percent) or 1 percentage-point higher (5.90 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:

	Current		
	1% Decrease (3.90%)	Discount (4.90%)	1% Increase (5.90%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 1,221,692	\$ 982,955	\$ 782,799

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 18 – ACCRUED PENSION LIABILITY - CONTINUED

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

The change in employer proportionate share is the amount of difference between the employer proportionate shares of net pension liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a six-year closed period for PERS, reflecting the average remaining service life of PERS members (active and inactive members), respectively.

The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow or resources or a deferred inflow of resources.

The cumulative net amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Year Ending June 30, 2016	\$	20,609
Year Ending June 30, 2017	\$	20,609
Year Ending June 30, 2018	\$	20,609
Year Ending June 30, 2019	\$	32,824
Year Ending June 30, 2020	\$	18,555

Collective Pension Expense

Collective pension expense includes certain current period changes in the collective net pension liability, projected earnings on pension plan investments and the amortization of deferred outflows of resources and deferred inflows of resources for the current period. The collective pension expense for the period ended December 31, 2015 is \$65,304.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements
December 31, 2015

NOTE 19 – RESTRICTED NET ASSETS

The Authority restricted net position account balance at December 31, 2015 is \$230,795 which consisted of the following activity:

	State Leveraging	HCV HAP Reserve	Total
Balance December 31, 2014	\$ 137,750	\$ -	\$ 137,750
Increase During the Year	-	93,156	93,156
Decrease During the Year	(111)		(111)
Balance December 31, 2015	\$ 137,639	\$ 93,156	\$ 230,795

Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority at December 31, 2015 was \$239,641.

NOTE 20 – UNRESTRICTED NET POSITION

The Authority's unrestricted net position account balance at December 31, 2015 is (\$709,401). The detail of the account balance is as follows:

	LIH Program Reserves	HCV ADM Reserves	Total
Balance December 31, 2014	\$ 127,013	\$ 31,875	\$ 158,888
Increase During the Year	-	17,024	17,024
Decrease During the Year	(24,145)	-	(24,145)
Prior Period Adjustment - GASB #68	(549,410)	(311,758)	(861,168)
Balance December 31, 2015	\$ (446,542)	\$ (262,859)	\$ (709,401)

Housing Choice Voucher Program - Reserves

Administrative fee paid by HUD to the Authority in excess of administrative expenses are also part of the undesignated fund balance and are considered to be administrative fee reserves. Administrative fee reserves accumulated prior to January 1, 2005 are subject to all requirements applicable to administrative fee reserves including, but not limited to, 24 CFR 982.155 – i.e. other housing purposes permitted by state and local law. Excess administrative fees earned in 2005 and subsequent years must be used for activities related to the provision of tenant based rental assistance authorized under Section 8 of the United States Housing Act of 1937, including related development activities.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 21 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance. During the year ended December 31, 2015, 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 the building for the purpose of determining potential liability issues.

NOTE 22 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

Pursuant to the Annual Contribution Contract, HUD makes annual debt service contributions to the Authority for each permanently financed project in the amount equal to the debt service on its bonds, plus, if necessary, an amount to fully amortize the Authority's indebtedness represented by permanent notes or project notes. Accrued HUD contributions for the year ended December 31, 2015 were \$ - 0 -.

HUD also contributes an additional operating subsidy approved in the operating budget under the Annual Contribution Contract. Additional operating subsidy contributions for the year ended December 31, 2015 was in the amount of \$294,336.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low income families. The programs provide for such payment with respect to existing housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. HUD contributions for the Housing Choice Voucher for December 31, 2015 were in the amount of \$2,663,946.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 23 - 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.

Governmental Accounting Standards Boards Statements (GASBS) requires disclosure in financial statements of a situation where one entity provides more than 10% percent of the audited entity's revenues. Total financial support by HUD was \$3,064,439 to the Authority which represents approximately 89% percent of the Authority's total revenue for the year ended December 31, 2015.

NOTE 24 - CONTINGENCIES

Litigation – At December 31, 2015, the Authority was not involved in any threatening litigation.

Grants Disallowances – The Authority participates in federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits performed by the federal government could lead to adjustments for disallowed claims, including amounts already collected, and reimbursement by the Authority for expenditures disallowed under the terms of the grant. The Authority's management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

NOTE 25 - PRIOR PERIOD ADJUSTMENT

For year ending December 31, 2015

As of December 31, 2015 the Authority had a prior period adjustment in the amount of (\$861,168) while recording Net Pension Liability. This adjustment was due to the implementation of GASB 68.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Notes to Financial Statements

December 31, 2015

NOTE 26 – SUBSEQUENT EVENTS

Events that occur after the Statement of Net Position date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events that provide evidence about conditions that existed after the Statement of Net Position's date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru July 27, 2016; 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 TOWNSHIP OF WEEHAWKEN
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015**

Programs funded by:

U.S. Department of Housing and Urban Development

	CFDA #'s	Grant Period		Grant Award	Fiscal Year Cash Receipts	Fiscal Year Expenditures	Cumulative Expenditures
		From	To				
<u>Low Rent Public Housing</u>							
NJ077-00000115D	14.850	1/1/2015	12/31/2015	\$ 294,336	\$ 294,336	\$ 294,336	
Grant Subtotal				294,336	294,336	294,336	
<u>Public Housing Capital Fund Program</u>							
NJ39P077501-12	14.872	3/12/2012	3/11/2016	87,047	39,230	87,047	
NJ39P077501-13	14.872	9/9/2013	9/8/2017	83,228	44,345	67,282	
NJ39P077501-14	14.872	5/13/2014	5/12/2018	95,656	18,232	18,232	
NJ39P077501-15	14.872	4/13/2015	4/12/2019	97,474	4,350	4,350	
Grant Subtotal				363,405	106,157	176,911	
<u>Housing Choice Voucher Program</u>							
NJ39P077	14.871	1/1/2015	12/31/2015	2,663,946	2,663,946	2,663,946	
Grant Subtotal				2,663,946	2,663,946	2,663,946	
Total Awards				\$ 3,321,687	\$ 3,064,439	\$ 3,135,193	

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2015**

Note 1. Presentation:

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of the Township of Weehawken is under programs of the federal government for the year ended December 31, 2015. 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 Township of Weehawken, 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 Township of Weehawken.

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.

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

Note 3. Loans Outstanding:

Housing Authority of the Township of Weehawken had \$320,000 as a loan balance outstanding at December 31, 2015. Note 16 presented on page 41 of this report have full disclosure regarding the loan activity for the Housing Authority of the Township of Weehawken.

Note 4. Non- Cash Federal Assistance:

The Authority did not receive any non-cash Federal assistance for the year ended December 31, 2015.

Note 5. Sub recipients:

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

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Schedule of Proportionate Share of the Net Pension Liability
Of the Public Employee Retirement System (PERS)
December 31, 2015

REQUIRED SUPPLEMENTAL INFORMATION

GASB 68 requires supplementary information which includes the Authority's share of the net pension liability along with related ratios as listed below.

The schedule below displays the Authority's proportionate share of Net Pension Liability.

	<u>2015</u>	<u>2014</u>
Housing Authority's proportion of the net pension liability	0.00437881%	0.00436774%
Housing Authority's proportionate share of the net pension liability	\$ 982,955	\$ 817,760
Housing Authority's covered employee payroll	\$ 245,373	\$ 245,061
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	400.60%	333.70%
Plan fiduciary net position as a percentage of the total pension liability	52.07%	52.08%

**The amounts determined for each fiscal year were determined as of June 30, 2015.*

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Schedule of Proportionate Share of the Net Pension Liability
Of the Public Employee Retirement System (PERS)
December 31, 2015

REQUIRED SUPPLEMENTAL INFORMATION - CONTINUED

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

	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 37,646	\$ 36,007
Contribution in relation to the contractually required contribution	(37,646)	(36,007)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 245,373	\$ 245,061
Contribution as a percentage of covered employee payroll	15.34%	14.69%

**The amounts determined for each fiscal year were determined as of June 30, 2015.*

**HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF DECEMBER 31, 2015**

	NJ39P077501-11		
	Approved Budget	Actual Cost	Overrun
Operations	\$ 5,000	\$ 5,000	\$ -
Administration	6,653	6,653	-
Fee's & Cost	10,000	10,000	-
Site Improvements	1,550	1,550	-
Dwelling Structures	41,179	41,179	-
Dwelling Equipment	1,000	1,000	-
Non-Dwelling Equipment	2,000	2,000	-
Bond Debt Obligation	37,636	37,636	-
Total	\$ 105,017	\$ 105,017	\$ -
Funds Advanced	\$ 105,017		
Funds Expended	105,017		
Excess of Funds Advanced	\$ -		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-11 was completed on December 31, 2015
4. There were no budget overruns noted.

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF DECEMBER 31, 2015

NJ39P077501-12

	Approved Budget	Actual Cost	Overrun
Operations	\$ 5,000	\$ 5,000	\$ -
Fee's & Cost	4,000	4,000	-
Site Improvements	2,000	2,000	-
Dwelling Structures	38,284	38,284	-
Dwelling Equipment	1,000	1,000	-
Bond Debt Obligation	36,763	36,763	-
Total	\$ 87,047	\$ 87,047	\$ -
Funds Advanced	\$ 87,047		
Funds Expended	87,047		
Excess of Funds Advanced	<u>\$ -</u>		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-12 was completed on December 31, 2015
4. There were no budget overruns noted.

See accompanying notes to the financial statements.

WEEHAWKEN, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End:

12/31/2015

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
111 Cash - Unrestricted	\$320,108	\$135,483	\$455,591	\$455,591
112 Cash - Restricted - Modernization and Development	\$137,639		\$137,639	\$137,639
113 Cash - Other Restricted		\$109,670	\$109,670	\$109,670
114 Cash - Tenant Security Deposits	\$31,892		\$31,892	\$31,892
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$489,639	\$245,153	\$734,792	\$734,792
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects	\$49,502		\$49,502	\$49,502
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous	\$15,088	\$18,324	\$33,412	\$33,412
126 Accounts Receivable - Tenants	\$152		\$152	\$152
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery				
128.1 Allowance for Doubtful Accounts - Fraud				
129 Accrued Interest Receivable				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$64,742	\$18,324	\$83,066	\$83,066
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets	\$21,572		\$21,572	\$21,572
143 Inventories				
143.1 Allowance for Obsolete Inventories				
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$575,953	\$263,477	\$839,430	\$839,430
161 Land	\$250,000		\$250,000	\$250,000
162 Buildings	\$6,317,660		\$6,317,660	\$6,317,660
163 Furniture, Equipment & Machinery - Dwellings	\$612,651		\$612,651	\$612,651
164 Furniture, Equipment & Machinery - Administration	\$128,280		\$128,280	\$128,280
165 Leasehold Improvements				
166 Accumulated Depreciation	-\$5,041,763		-\$5,041,763	-\$5,041,763
167 Construction in Progress	\$905,506		\$905,506	\$905,506
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,172,334	\$0	\$3,172,334	\$3,172,334
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$3,172,334	\$0	\$3,172,334	\$3,172,334
200 Deferred Outflow of Resources	\$84,969	\$47,795	\$132,764	\$132,764
290 Total Assets and Deferred Outflow of Resources	\$3,833,256	\$311,272	\$4,144,528	\$4,144,528
311 Bank Overdraft				

See accompanying notes to the financial statements

WEEHAWKEN, NJ

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2015

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
312 Accounts Payable <= 90 Days	\$34,851		\$34,851	\$34,851
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$2,766		\$2,766	\$2,766
322 Accrued Compensated Absences - Current Portion	\$6,268	\$1,060	\$7,328	\$7,328
324 Accrued Contingency Liability				
325 Accrued Interest Payable	\$2,608		\$2,608	\$2,608
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government				
341 Tenant Security Deposits	\$31,892		\$31,892	\$31,892
342 Unearned Revenue	\$5		\$5	\$5
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$20,000		\$20,000	\$20,000
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other	\$2,971	\$2,565	\$5,536	\$5,536
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$101,361	\$3,625	\$104,986	\$104,986
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$300,000		\$300,000	\$300,000
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other		\$16,514	\$16,514	\$16,514
354 Accrued Compensated Absences - Non Current	\$56,427	\$9,540	\$65,967	\$65,967
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities	\$821,922	\$445,607	\$1,267,529	\$1,267,529
350 Total Non-Current Liabilities	\$1,178,349	\$471,661	\$1,650,010	\$1,650,010
300 Total Liabilities	\$1,279,710	\$475,286	\$1,754,996	\$1,754,996
400 Deferred Inflow of Resources	\$10,115	\$5,689	\$15,804	\$15,804
508.4 Net Investment in Capital Assets	\$2,852,334		\$2,852,334	\$2,852,334
511.4 Restricted Net Position	\$137,639	\$93,156	\$230,795	\$230,795
512.4 Unrestricted Net Position	-\$446,542	-\$262,859	-\$709,401	-\$709,401
513 Total Equity - Net Assets / Position	\$2,543,431	-\$169,703	\$2,373,728	\$2,373,728
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,833,256	\$311,272	\$4,144,528	\$4,144,528

See accompanying notes to the financial statements

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2015

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
70300 Net Tenant Rental Revenue	\$346,414		\$346,414	\$346,414
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$346,414	\$0	\$346,414	\$346,414
70600 HUD PHA Operating Grants	\$335,763	\$2,663,946	\$2,999,709	\$2,999,709
70610 Capital Grants	\$64,730		\$64,730	\$64,730
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				
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery		\$5,512	\$5,512	\$5,512
71500 Other Revenue	\$24,280	\$21,435	\$45,715	\$45,715
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				
70000 Total Revenue	\$771,187	\$2,690,893	\$3,462,080	\$3,462,080
91100 Administrative Salaries	\$117,369	\$88,118	\$205,487	\$205,487
91200 Auditing Fees	\$9,090	\$2,565	\$11,655	\$11,655
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				
91500 Employee Benefit contributions - Administrative	\$99,902	\$59,985	\$159,887	\$159,887
91600 Office Expenses	\$119,740	\$30,224	\$149,964	\$149,964
91700 Legal Expense				
91800 Travel	\$613		\$613	\$613
91810 Allocated Overhead				
91900 Other				
91000 Total Operating - Administrative	\$346,714	\$180,892	\$527,606	\$527,606
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other				
92500 Total Tenant Services	\$0	\$0	\$0	\$0
93100 Water	\$22,538		\$22,538	\$22,538
93200 Electricity	\$77,670		\$77,670	\$77,670
93300 Gas				
93400 Fuel				
93500 Labor				
93600 Sewer	\$31,064		\$31,064	\$31,064
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				
93000 Total Utilities	\$131,272	\$0	\$131,272	\$131,272
94100 Ordinary Maintenance and Operations - Labor	\$39,886		\$39,886	\$39,886

See accompanying notes to the financial statements

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2015

	Project Total	14,871 Housing Choice Vouchers	Subtotal	Total
94200 Ordinary Maintenance and Operations - Materials and Other	\$15,389		\$15,389	\$15,389
94300 Ordinary Maintenance and Operations Contracts	\$39,901		\$39,901	\$39,901
94500 Employee Benefit Contributions - Ordinary Maintenance	\$34,359		\$34,359	\$34,359
94000 Total Maintenance	\$129,535	\$0	\$129,535	\$129,535
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
96110 Property Insurance	\$13,832		\$13,832	\$13,832
96120 Liability Insurance	\$6,916		\$6,916	\$6,916
96130 Workmen's Compensation	\$6,916	\$6,445	\$13,361	\$13,361
96140 All Other Insurance				
96100 Total insurance Premiums	\$27,664	\$6,445	\$34,109	\$34,109
96200 Other General Expenses	\$805	\$20,843	\$21,648	\$21,648
96210 Compensated Absences	\$13,404	\$1,408	\$14,812	\$14,812
96300 Payments in Lieu of Taxes	\$21,514		\$21,514	\$21,514
96400 Bad debt - Tenant Rents				
96500 Bad debt - Mortgages				
96600 Bad debt - Other				
96800 Severance Expense	\$39,809	\$9,952	\$49,761	\$49,761
96000 Total Other General Expenses	\$75,532	\$32,203	\$107,735	\$107,735
96710 Interest of Mortgage (or Bonds) Payable	\$15,929		\$15,929	\$15,929
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$15,929	\$0	\$15,929	\$15,929
96900 Total Operating Expenses	\$726,646	\$219,540	\$946,186	\$946,186
97000 Excess of Operating Revenue over Operating Expenses	\$44,541	\$2,471,353	\$2,515,894	\$2,515,894
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments		\$2,342,196	\$2,342,196	\$2,342,196
97350 HAP Portability-In		\$18,977	\$18,977	\$18,977
97400 Depreciation Expense	\$194,846		\$194,846	\$194,846
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$921,492	\$2,580,713	\$3,502,205	\$3,502,205
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				

See accompanying notes to the financial statements

WEEHAWKEN, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2015

	Project Total	14.871 Housing Choice Vouchers	Subtotal	Total
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$150,305	\$110,180	-\$40,125	-\$40,125
11020 Required Annual Debt Principal Payments	\$20,000	\$0	\$20,000	\$20,000
11030 Beginning Equity	\$3,243,146	\$31,875	\$3,275,021	\$3,275,021
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$549,410	-\$311,758	-\$861,168	-\$861,168
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		-\$262,859	-\$262,859	-\$262,859
11180 Housing Assistance Payments Equity		\$93,156	\$93,156	\$93,156
11190 Unit Months Available	1188	4200	5388	5388
11210 Number of Unit Months Leased	1174	3158	4332	4332
11270 Excess Cash	\$258,280		\$258,280	\$258,280
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$44,730		\$44,730	\$44,730
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	\$36,763		\$36,763	\$36,763
13901 Replacement Housing Factor Funds	\$0		\$0	\$0

See accompanying notes to the financial statements



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

Board of Commissioners
Housing Authority of the Township of Weehawken
525 Gregory Ave
Weehawken, New Jersey 07086

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the Township of Weehawken as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise Housing Authority of the Township of Weehawken basic financial statements, and have issued our report thereon dated July 27, 2016.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: July 27, 2016



Hymanson, Parnes & Giampaolo

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

**(Unmodified Opinion on Compliance for Each Major Program:
No Material Weakness or Significant Deficiencies
in Internal Control Over Compliance Identified)**

Board of Commissioners
Housing Authority of the Township of Weehawken
525 Gregory Ave
Weehawken, New Jersey 07086

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of the Township of Weehawken compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of Housing Authority of the Township of Weehawken major federal programs for the year ended December 31, 2015. Housing Authority of the Township of Weehawken major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, Housing Authority of the Township of Weehawken complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2015.

Report on Internal Control Over Compliance

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

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

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

Purpose of This Report

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: July 27, 2016

HOUSING AUTHORITY OF THE TOWNSHIP OF WEEHAWKEN

Schedule of Findings and Questioned Cost

Year Ended December 31, 2015

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	Housing Choice Vouchers Program	\$ 2,663,946
14.850	Low Rent Public Housing	\$ 294,336

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

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

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM AUDIT

None reported



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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the Township of Weehawken
525 Gregory Ave
Weehawken, New Jersey 07086

We have performed the procedure described in the second paragraph of this report, which was agreed to by Housing Authority of the Township of Weehawken and the U.S. Department of Housing and Urban Development, Public Indian Housing-Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Uniform Guidance reporting package. Housing Authority of the Township of Weehawken is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with the Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by Housing Authority of the Township of Weehawken as of and for the year ended December 31, 2015, and have issued our reports thereon dated June 29, 2016. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated June 29, 2016, was expressed in relation to the basic financial statements of Housing Authority of the Township of Weehawken taken as a whole.

A copy of the reporting package required by OMB Uniform Guidance, which includes the auditor's reports, is available in its entirety from Housing Authority of the Township of Weehawken. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey
July 27, 2016

ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON
PROCEDURE

PROCEDURE	UFRS RULE INFORMATION	HARD COPY DOCUMENTS	AGREES	DOES NOT AGREE
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's	<input checked="" type="radio"/>	<input type="radio"/>
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	<input checked="" type="radio"/>	<input type="radio"/>
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	<input checked="" type="radio"/>	<input type="radio"/>
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	<input checked="" type="radio"/>	<input type="radio"/>
5	General information (data element series G2000,G2100,G2200,G9000,G9100)	OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
9	Basic financial statements and auditor's reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	<input checked="" type="radio"/>	<input type="radio"/>