

**Report On Audit**

**HOUSING AUTHORITY OF  
CITY OF NEW BRUNSWICK**

**For the Year Ended  
June 30, 2022**

**Housing Authority of the City of New Brunswick**  
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**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
Housing Authority of the City of New Brunswick  
7 Vandyke Avenue  
New Brunswick, New Jersey 08901

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities and the business activities of the Housing Authority of the City of New Brunswick, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of New Brunswick basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the business activities of the Housing Authority of the City of New Brunswick as of June 30, 2022, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

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

***Responsibilities of Management for the Financial Statements***

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

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

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

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

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

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and OPEB and PERS supplemental information on pages 5 through 18 and pages 61-65 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of New Brunswick's basic financial statements. The accompanying supplemental information on pages 66-74 is presented for additional analysis and is not required part of the basic financial statements.

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

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

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

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

In our opinion, the Schedule of Expenditures of Federal Awards, and the Financial Data Schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 27, 2023, in our consideration of the Housing Authority of the City of New Brunswick's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of New Brunswick's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the City of New Brunswick's internal control over financial reporting and compliance.

***Giampaolo & Associates***

Lincroft, New Jersey

Date: January 27, 2023

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

As Management of the Housing Authority of the City of New Brunswick (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 19 of this report. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

**FINANCIAL HIGHLIGHTS**

The liabilities and deferred inflows of the Authority exceeded its assets and deferred outflows at the close of the most recent fiscal year by \$1,780,090 a decrease in the deficit of \$1,925,057 or 52% percent as compared to the prior year.

As noted above, the net position of the Authority was a negative (\$1,780,090) as of June 30, 2022. Of this amount, the unrestricted net position is a negative (\$6,950,361) representing a decrease in the deficit of \$2,079,788 or 23% percent from the previous year. Additional information on the Authority's unrestricted net positions can be found in Note 22 the financial statements, which is included in this report.

The net investment in capital assets decreased \$334,474 or 6% percent for an ending balance of \$4,989,630.

The restricted net position increased \$179,743 from the previous year for an ending balance of \$180,641. Additional information on the Authority's restricted net position can be found in Note 21 to the financial statements, which is included in this report.

The Authority's total cash and cash equivalents on June 30, 2022 is \$3,487,059 representing an increase of \$1,279,236 or 58% percent from the prior year. Total operating cash increased \$1,143,877 or 56% percent for an ending balance of \$3,194,669. Total restricted deposits and funded reserves increased \$135,359 or 86% percent for an ending balance of \$292,390. The full detail of these amounts can be found in the Statements of Cash Flows on pages 22-23 of this report.

The Authority's total assets and deferred outflows are \$10,810,304 of which capital assets net book value is \$5,614,631, deferred outflows in the amount of \$1,424,432, other assets in the amount of \$16,288, leaving total current assets at \$3,754,953.

Total current assets increased from the previous year by \$1,214,449 or 48% percent. Operating cash increased by \$1,143,877, restricted cash increased by \$135,359, accounts receivables decreased by \$78,637, and prepaid expenses increased by \$13,850.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL HIGHLIGHTS - CONTINUED**

Capital assets reported a decrease in the net book value of the capital assets in the amount of \$494,474 or 8% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$48,059, less the recording of depreciation expense in the amount of \$542,533. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

Other assets right to use assets increased by \$16,288 or 100% percent. A full detail of the right to use assets can be found in the Notes to the Financial Statements Section Note – 9 Right to Use Asset and lease payable at year end in the amount of \$20,437. Full detail of these accounts can be found in the Notes to the Financial Statements Section Note 9 thru Note 10.

The Authority reported a decrease in the deferred outflow for the pension cost in the amount of \$146,342 for an ending balance of \$1,424,432. The Authority reported a decrease in the deferred inflow for the pension cost in the amount of \$421,470 for an ending balance of \$4,359,563. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

The Authority's total liabilities are reported at \$8,230,831 of which current liabilities are stated at \$496,232, and noncurrent liabilities are stated at \$7,734,599. Total liabilities decreased during the year as compared to the prior year in the amount of \$913,666 or 10% percent. Total current liabilities decreased during the year by \$478,438, leaving noncurrent liabilities for a decrease of \$435,228 or 5% percent, as compared to the previous year.

As previously stated, total current liabilities decreased from the previous year by \$478,438 or 49% percent. Accounts payables decreased by \$15,512, accrued liabilities decreased by \$450,017, tenant security deposit payable decreased \$1,896 from the prior year, unearned revenue decreased \$24,726, leases payable – current portion increased \$3,713, and the current portion of the Capital Project Bonds increased \$10,000.

Total noncurrent liabilities decreased by \$435,228 or 5% percent. The decrease was comprised of five accounts, long-term capital bonds which decreased by \$170,000 for an ending balance of \$455,000, accrued compensated absences – long term with no offsetting assets increased \$33,736 from the prior fiscal year for an ending balance of \$114,505, noncurrent lease payable increased \$13,011 for an ending balance of \$13,011, and noncurrent other liabilities increased \$119,100 during the year for an ending balance of \$119,100.

Accrued other post-employment benefits (OPEB) and pension liabilities decreased \$431,075 for ending balance of \$7,032,983. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB and pension liabilities at June 30, 2022 can be found in Notes 17-18 to the financial statements, which is included in this report.



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL HIGHLIGHTS - CONTINUED**

The Authority had total operating revenue of \$18,809,079 as compared to \$17,061,692 from the prior year for an increase of \$1,747,387 or 10% percent. The Authority had total operating expenses of \$17,878,351 as compared to \$16,760,705 from the previous year for an increase of \$1,117,646 or 7% percent, resulting in excess revenue from operations in the amount of \$930,728 for the current year as compared to excess revenue from operations in the amount of \$300,987 for an increase in excess revenue of \$629,741 or 209% percent from the previous year.

Total capital improvements contributions from HUD were in the amount of \$208,060 as compared to \$264,150 from the previous year for a decrease of \$56,090 or 21% percent.

The Authority had capital outlays in the amount of \$48,059 for the fiscal year. These expenditures were funded by grants received during the year from the U.S. Department of Housing and Urban Development. 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 \$15,464,942 for the fiscal year 2022 as compared to \$15,506,318 for the previous fiscal year 2021 for a decrease of \$41,376 or less than 1% percent.

**USING THIS ANNUAL REPORT**

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

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

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the 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 CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

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

The Authority's financial statements and notes to financial statements included in this Report were prepared in accordance with generally accepted accounting principles (GAAP) applicable to governmental entities in the United States of America for the Enterprise Fund types. The Authority's activities are primarily supported by HUD subsidies and grants. The Authority's function is to provide decent, safe, and sanitary housing to low income and special needs populations. The financial statements can be found on pages 19 through 23.

Statements 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.

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

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION - CONTINUED**

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 24 through 60.

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 66-67 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 City of New Brunswick Housing are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended June 30, 2022. Type B programs for the Housing Authority of the City of New Brunswick are those which are less than \$750,000 in expenditures for the fiscal year ended June 30, 2022.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)**

The following summarizes the computation of Net Position between June 30, 2022, and June 30, 2021:

Computations of Net Position are as follows:

	<u>Year Ended</u>		Increase (Decrease)
	June-22	June-21	
Cash	\$ 3,487,059	\$ 2,207,823	\$ 1,279,236
Other Current Assets	267,894	332,681	(64,787)
Capital Assets - Net	5,614,631	6,109,105	(494,474)
Other Assets	16,288	-	16,288
Deferred Outflows	1,424,432	1,570,774	(146,342)
Total Assets	10,810,304	10,220,383	589,921
Less: Current Liabilities	(496,232)	(974,670)	478,438
Less: Non Current Liabilities	(7,734,599)	(8,169,827)	435,228
Less: Deferred Inflows	(4,359,563)	(4,781,033)	421,470
Net Position	<u>\$ (1,780,090)</u>	<u>\$ (3,705,147)</u>	<u>\$ 1,925,057</u>
Net Investment in Capital Assets	\$ 4,989,630	\$ 5,324,104	\$ (334,474)
Restricted Net Position	180,641	898	179,743
Unrestricted Net Position	(6,950,361)	(9,030,149)	2,079,788
Net Position	<u>\$ (1,780,090)</u>	<u>\$ (3,705,147)</u>	<u>\$ 1,925,057</u>

Cash increased by \$1,279,236 or 58% percent. Net cash provided by operating activities was \$1,198,733, net cash provided by capital and related financing activities was \$77,710, and net cash provided by investing activities was \$2,793. The full detail of this amount can be found in the Statements of Cash Flows on page 22-23 of this audit report.

Other current assets decreased \$64,787. Accounts receivables decreased by \$78,637 and prepaid expenses increased by \$13,850.

Capital assets reported a decrease in the net book value of the capital assets in the amount of \$494,474 or 8% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$48,059, less the recording of depreciation expense in the amount of \$542,533. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority reported an increase in other assets in the amount of \$16,288 or 100%. The increase was due to an increase in right to use assets, which accounts for the entire balance. A full detail of the right to use assets can be found in the Notes to the Financial Statements Section Note – 9 Right to Use Assets.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED**

The Authority reported a decrease in the deferred outflow for the pension cost in the amount of \$146,342 for an ending balance of \$1,424,432. The Authority reported a decrease in the deferred inflow for the pension cost in the amount of \$421,470 for an ending balance of \$4,359,563. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

Total current liabilities decreased from the previous year by \$478,438 or 49% percent. Accounts payables decreased by \$15,512, accrued liabilities decreased by \$450,017, tenant security deposit payable decreased \$1,896 from the prior year, unearned revenue decreased \$24,726, leases payable – current portion increased \$3,713, and the current portion of the Capital Project Bonds increased \$10,000.

Total noncurrent liabilities decreased by \$435,228 or 5% percent. The decrease was comprised of five accounts, long-term capital bonds which decreased by \$170,000 for an ending balance of \$455,000, accrued compensated absences – long term with no offsetting assets increased \$33,736 from the prior fiscal year for an ending balance of \$114,505, noncurrent lease payable increased \$13,011 for an ending balance of \$13,011, and noncurrent other liabilities increased \$119,100 during the year for an ending balance of \$119,100.

Accrued other post-employment benefits (OPEB) and pension liabilities decreased \$431,075 for ending balance of \$7,032,983. Additional information on GASB #68 and #75 effect and the Authority's accrued OPEB and pension liabilities at June 30, 2022 can be found in Notes 18-19 to the financial statements, which is included in this report.

The Authority's reported net position of negative (\$1,780,090) is made up of three categories. The net investment in capital assets in the amount of \$4,989,630 represents a majority of the total net position. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding.

The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current fiscal year:

Balance June 30, 2021	\$ 5,324,104
Acquisition in Fixed Assets	48,059
Payment of Debt -CFFP	160,000
Depreciation Expense	(542,533)
Balance June 30, 2022	<u>\$ 4,989,630</u>

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED**

The Authority reported a restricted net position of \$180,641, an increase of \$179,743 from the prior year. This balance represents available resources that may be used only for specific purposes stipulated by the grantor. The account balance consists of the amount of cash that is restricted for the Housing Choice Voucher program and the leveraging program activities. Additional information on these funds can be found in Note 4 Restricted Cash and Note 21 Restricted Net Position.

Housing Authority of the City of New Brunswick operating results for June 30, 2022 reported a decrease in the deficit for unrestricted position of \$2,079,788 or 23% percent for an ending balance of a deficit (\$6,950,361). A full detail of these accounts can be found in the Notes to the Financial Statements Section Note – 22 Unrestricted Net Position.

The following summarizes the changes in Net Position between June 30, 2022 and June 30, 2021:

Computation of Changes in Net Position are as follows:

	<u>Year Ended</u>		Increase (Decrease)
	June-22	June-21	
<u>Revenues</u>			
Tenant Revenues	\$ 1,448,954	\$ 1,370,054	\$ 78,900
HUD Subsidies	15,256,882	15,242,168	14,714
Other Revenues	2,103,243	449,470	1,653,773
Total Operating Income	<u>18,809,079</u>	<u>17,061,692</u>	<u>1,747,387</u>
<u>Expenses</u>			
Operating Expenses	17,334,818	16,186,238	1,148,580
Depreciation Expense	543,533	574,467	(30,934)
Total Operating Expenses	<u>17,878,351</u>	<u>16,760,705</u>	<u>1,117,646</u>
Operating Income before Non Operating Income	930,728	300,987	629,741
Interest Income	2,793	4,285	(1,492)
Capital Grants	208,060	264,150	(56,090)
Increase (Decrease) in Net Position	<u>1,141,581</u>	<u>569,422</u>	<u>572,159</u>
Net Assets Prior Year	(3,705,147)	(4,274,569)	569,422
Prior Period Adjustment	783,476	-	783,476
Total Net Position	<u>(1,780,090)</u>	<u>(3,705,147)</u>	<u>\$ 1,925,057</u>

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED**

Approximately 81% percent of the Authority's total operating revenue was provided by HUD operating subsidy, while 8% percent resulted from tenant revenue. Charges for various services provided the remaining 11% percent of the total operating income.

Housing Authority of the City of New Brunswick received \$208,060 in grant money from the Capital Fund Program, representing a decrease of \$56,090 from the prior fiscal year. The Authority had capital expenditures of \$48,059 during the fiscal year ended June 30, 2022.

The Authority's operating expenses cover a range of expenses. The largest expense was for housing assistance payment expenses representing 65% percent of total operating expenses. Administrative expenses accounted for 13% percent, tenant services expense accounted for less than 1% percent, utilities expense accounted for 6% percent, maintenance expense accounted for 7% percent, other operating expenses accounted for 4% percent, interest expense accounted for less than 1%, and depreciation accounted for the remaining 3% percent of the total operating expenses.

The Authority's operating revenue exceeded its operating expenses resulting in an excess of revenue from operations in the amount of \$930,728 from operations as compared to excess revenue from operations of \$300,987 for the previous year. The key elements for the increase in excess revenue in comparison to the prior year are as follows:

- Tenants dwelling rents revenue increased \$78,900 or 6% percent mainly due to an increase in tenant household income.
- The Authority reported an increase in HUD PHA operating grants in the amount of \$14,714 or less than 1% percent.
- Fraud recovery revenue decreased \$1,390 or 100% percent as compared to the prior year.
- Other revenue increased \$1,655,163 or 369% percent as compared to the prior year.
- The Authority experienced a decrease in the following expense accounts:
  - Tenant services expense decreased \$416,311 or 92% percent.
  - Utilities expense decreased \$99,235 or 8% percent.
  - Interest expense decreased \$103,171 or 75% percent.
  - Depreciation expense decreased \$31,934 or 6% percent.
- The Authority experienced an increase in the following expense accounts:
  - Administrative expenses increased \$1,196,636 or 101% percent.
  - Maintenance expense increased \$60,752 or 5% percent.
  - Other Operating expenses increased \$180,976 or 34% percent.
  - Housing Assistance Payments increased \$329,933, or 3% percent.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED**

Total net cash provided in operating activities during the year was \$1,198,733 as compared to cash provided by in the amount of \$657,474 in the prior fiscal year. A full detail of these amounts can be found on the Statements of Cash Flows on page 22-23 of this report.

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 following are financial highlights of significant items for a four-year period of time ending on June 30, 2022:

	June-22	June-21	June-20	June-19
<b>Significant Income</b>				
Total Tenant Revenue	\$ 1,448,984	\$ 1,370,054	\$ 1,434,269	\$ 1,388,860
HUD Operating Grants	15,256,882	15,242,168	12,529,769	12,813,428
HUD Capital Grants	208,060	264,150	816,452	321,504
Investment Income	2,793	4,285	10,831	91,165
Other Income	2,103,243	449,470	584,072	337,249
<b>Total</b>	<b>\$ 19,019,962</b>	<b>\$ 17,330,127</b>	<b>\$ 15,375,393</b>	<b>\$ 14,952,206</b>
<b>Payroll Expense</b>				
Administrative Salaries	\$ 1,077,070	\$ 738,991	\$ 992,905	\$ 917,146
Maintenance Labor	203,664	225,108	206,624	218,596
Employee Benefits Expense	922,723	514,422	599,837	861,549
<b>Total Payroll Expense</b>	<b>\$ 2,203,457</b>	<b>\$ 1,478,521</b>	<b>\$ 1,799,366</b>	<b>\$ 1,997,291</b>
<b>Other Significant Expenses</b>				
Other Administrative Expenses	\$ 543,420	\$ 326,709	\$ 718,925	\$ 589,188
Utilities Expense	1,174,569	1,153,117	1,048,848	1,237,820
Maintenance Supplies	382,470	193,703	331,128	147,162
Maintenance Contract Cost	647,803	1,105,201	322,975	169,286
Insurance Premiums	218,820	189,701	173,476	152,601
Bad Debt Expense	54,260	20,930	-	6,985
Housing Assistance Payments	11,595,713	11,265,780	9,675,892	9,343,081
<b>Total</b>	<b>\$ 14,617,055</b>	<b>\$ 14,255,141</b>	<b>\$ 12,271,244</b>	<b>\$ 11,646,123</b>
<b>Total Operating Expenses</b>	<b>\$ 17,878,351</b>	<b>\$ 16,760,705</b>	<b>\$ 14,872,560</b>	<b>\$ 14,422,212</b>
<b>Total of Federal Awards</b>	<b>\$ 15,464,942</b>	<b>\$ 15,506,318</b>	<b>\$ 13,346,221</b>	<b>\$ 13,134,932</b>



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK PROGRAMS**

Public and Indian Housing Program:

Under the Public and Indian 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) Housing Authority of the City of New Brunswick flat rent amount.

Public Housing Capital Fund Program:

The Public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). 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. 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 to keep them clean, safe and in good condition.

Section 8 Housing Choice Voucher Program

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

Business Activities

The Authority has issued bond anticipation notes to provide temporary financing for capital improvements in the City of New Brunswick. These notes are guaranteed by the City of New Brunswick.

**BUDGETARY HIGHLIGHTS**

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**NEW INITIATIVES**

For the fiscal year 2022 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 81% percent of its revenue from the Department of Housing and Urban Development, (2021 fiscal year was 89% percent), the Authority is constantly monitoring for any appropriation changes, especially since it appears the nation is continuing an era of need for additional public assistance to help families meet the challenges of a very tumultuous economy.

The current administration of the Authority is determined to improve the financial results of the Authority's operations. The Authority has made steady progress in various phases of our operations, all the while maintaining a strong occupancy percentage in the public housing units and a high utilization rate in Housing Assistance Programs. Interactions with the residents are a constant reminder of the need of the services.

The Authority is under way with the phase two of the RAD conversion for the 2022 year. The transfer of ownership has begun in January 2018 for phase one. While this process takes time the Authority has remained diligent in being proactive in regard to maintaining the condition of their buildings.

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 City of New Brunswick all the while being mindful of their responsibility to be good stewards of the public's tax dollars.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

1 – Capital Assets

The Authority's net investment in capital assets as of June 30, 2022 was \$5,614,631 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$48,059, less the recording of depreciation expense in the amount of \$542,533. Major capital asset event during the fiscal year included the following:

- Lawn Mower Attachment for Maintenance
- Miscellaneous Unit Repairs
- Dumpster Replacement
- Boiler Upgrades
- Window Replacement

	June-22	June-21	Increase (Decrease)
Land	\$ 1,499,991	\$ 1,499,991	\$ -
Building	2,333,317	2,333,317	-
Furniture, Equipment - Dwelling	388,512	388,512	-
Furniture, Equipment - Administration	1,218,133	1,218,133	-
Leasehold Improvements	8,864,442	8,864,442	-
Construction in Process	1,151,105	1,103,046	48,059
Total Fixed Assets	15,455,500	15,407,441	48,059
Accumulated Depreciation	(9,840,869)	(9,298,336)	(542,533)
Net Book Value	<u>\$ 5,614,631</u>	<u>\$ 6,109,105</u>	<u>\$ (494,474)</u>

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 – Long Term Debt

The Authority as of June 30, 2022 had \$625,000 outstanding in revenue bonds. These bonds were associated with the leveraging of the Authority's Capital Fund. Additional information on the Authority's long-term debt can be found in Note 16 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2022**

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

Housing Authority of the City of New Brunswick 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.

The capital budgets for the 2023 fiscal year have already been submitted to HUD for approval and no major changes were made. 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 fiscal year ending June 30, 2023.

- 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.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- Inflationary pressure on utility rates, supplies and other cost.
- Trends in the housing market which affect rental housing available for the Section 8 tenants, along with the amount of the rents charged by the private landlords, are expected to have a continued impact on Section 8 HAP payments.
- Converting Low Income Housing Program rental units into RAD subsidy units.
- 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. John A. H. Clarke, Executive Director, Housing Authority of the City of New Brunswick, 7 Van Dyke Avenue, New Brunswick, New Jersey 08901, or call (732) 745-0514.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**  
**STATEMENTS OF NET POSITION - 1**  
**AS OF JUNE 30, 2022 AND 2021**

	June 30,	
	2022	2021
<b>Assets</b>		
<b>Current Assets:</b>		
Cash and Cash Equivalents		
Operating	\$ 3,194,669	\$ 2,050,792
Restricted	292,390	157,031
Total cash and equivalents	3,487,059	2,207,823
Accounts Receivables, Net of Allowances	152,167	230,804
Prepaid Expenses	115,727	101,877
Total Current Assets	3,754,953	2,540,504
<b>Noncurrent Assets</b>		
Capital Assets		
Land	1,499,991	1,499,991
Building	2,333,317	2,333,317
Furniture, Equipment - Dwelling	388,512	388,512
Furniture, Equipment - Administration	1,218,133	1,218,133
Leasehold Improvements	8,864,442	8,864,442
Construction in Process	1,151,105	1,103,046
Total Capital Assets	15,455,500	15,407,441
Less: Accumulated Depreciation	(9,840,869)	(9,298,336)
Net Book Value	5,614,631	6,109,105
Other Assets		
Right to Use Assets	16,288	-
Total Other Assets	16,288	-
Total Assets	9,385,872	8,649,609
<b>Deferred Outflow of Resources</b>		
State of New Jersey P.E.R.S. and OPEB	1,424,432	1,570,774
Total Assets and Deferred Outflow of Resources	\$ 10,810,304	\$ 10,220,383

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**  
**STATEMENTS OF NET POSITION - 2**  
**AS OF JUNE 30, 2022 AND 2021**

	June 30,	
	2022	2021
<b>Liabilities</b>		
<b>Current Liabilities:</b>		
Accounts Payable	\$ 120,634	\$ 136,146
Accrued Liabilities	66,291	516,308
Tenant Security Deposit Payable	116,147	118,043
Unearned Revenue	19,447	44,173
Lease Payable - Current Portion	3,713	-
Current Portion - Long Term Debt	170,000	160,000
Total Current Liabilities	496,232	974,670
<b>Noncurrent Liabilities</b>		
Bonds, Notes and Loans Payable	455,000	625,000
Accrued Compensated Absences - Long-Term	114,505	80,769
Lease Payable - Noncurrent	13,011	-
Noncurrent - Other Liabilities	119,100	-
Accrued Net Pension and OPEB Liabilities	7,032,983	7,464,058
Total Noncurrent Liabilities	7,734,599	8,169,827
Total Liabilities	8,230,831	9,144,497
<b>Deferred Inflow of Resources</b>		
State of New Jersey P.E.R.S. and OPEB	4,359,563	4,781,033
<b>Net Position:</b>		
Net Investment in Capital Assets	4,989,630	5,324,104
Restricted	180,641	898
Unrestricted	(6,950,361)	(9,030,149)
Total Net Position	(1,780,090)	(3,705,147)
Total Liabilities, Deferred Inflow of Resources, and Net Position	\$ 10,810,304	\$ 10,220,383

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
STATEMENTS OF REVENUE, EXPENSES AND  
CHANGES IN NET POSITION  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2022 AND 2021**

	June 30,	
	2022	2021
<b>Revenue:</b>		
Tenant Rental Revenue	\$ 1,448,954	\$ 1,370,054
HUD PHA Operating Grants	15,256,882	15,242,168
Fraud Recovery	-	1,390
Other Revenue	2,103,243	448,080
Total Revenue	18,809,079	17,061,692
<b>Operating Expenses:</b>		
Administrative Expenses	2,379,103	1,182,467
Tenant Services	38,090	454,401
Utilities Expense	1,174,569	1,273,804
Maintenance Expense	1,398,047	1,337,295
Other Operating Expenses	715,179	534,203
Interest Expense	35,117	138,288
Housing Assistance Payments	11,595,713	11,265,780
Depreciation Expense	542,533	574,467
Total Operating Expenses	17,878,351	16,760,705
Excess Revenue From Operations	930,728	300,987
<b>Non Operating Income:</b>		
Investment Income	2,793	4,285
Excess Operating Revenue Before Capital Grant Contributions	933,521	305,272
Capital Grants	208,060	264,150
<b>Change in Net Position</b>	1,141,581	569,422
Beginning Net Position	(3,705,147)	(4,274,569)
Prior Period Adjustments	783,476	-
Beginning Net Position, Restated	(2,921,671)	(4,274,569)
Ending Net Position	\$ (1,780,090)	\$ (3,705,147)

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**  
**STATEMENTS OF CASH FLOWS - 1**  
**FOR THE TWELVE MONTHS ENDED JUNE 30, 2022 AND 2021**

	June 30,	
	2022	2021
<b>Cash Flow From Operating Activities</b>		
Receipts from Tenants	\$ 1,399,810	\$ 1,391,035
Receipts from Federal Grants	15,350,038	15,431,732
Receipts from Other Sources	2,103,243	449,470
Payments to Vendors and Suppliers	(2,523,716)	(2,445,455)
Payments for Housing Assistance Payments	(11,595,713)	(11,265,780)
Payments to Employees	(1,437,637)	(1,235,989)
Payment of Employee Benefits	(922,723)	(514,422)
Payment of Utilities Expenses	(1,174,569)	(1,153,117)
Net Cash Provided by Operating Activities	1,198,733	657,474
<b>Cash Flow From Capital and Related Financing Activities</b>		
Receipts from Capital Grants	208,060	264,150
Acquisitions and Construction of Capital Assets	(48,059)	(222,592)
Payment for Retirement of Debt	(160,000)	(4,005,000)
Lease Payable	16,724	-
Right to Use Assets - Copiers	(16,288)	-
Net Effect of Deferred Inflows and Outflows	(275,128)	(1,736,935)
(Decrease) Increase in Accrued Pension and OPEB Liabilities	(431,075)	1,213,217
Prior Period Adjustment	783,476	-
Net Cash Provided (Used) by and Related Financing Activities	77,710	(4,487,160)
<b>Cash Flow From Investing Activities</b>		
Interest Income	2,793	4,285
Net Cash Provided by Investing Activities	2,793	4,285
Net Increase (Decrease) in Cash and Cash Equivalents	1,279,236	(3,825,401)
<b>Beginning Cash</b>	2,207,823	6,033,224
<b>Ending Cash</b>	\$ 3,487,059	\$ 2,207,823
<u>Reconciliation of Cash Balances:</u>		
Cash and Cash Equivalents - Unrestricted	\$ 3,077,053	\$ 2,050,792
Cash and Cash Equivalents - Restricted	410,006	157,031
Total Cash	\$ 3,487,059	\$ 2,207,823

See accompanying notes to the financial statements.



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**  
**STATEMENTS OF CASH FLOWS - 2**  
**FOR THE TWELVE MONTHS ENDED JUNE 30, 2022 AND 2021**

	2022	June 30, 2021
<b>Reconciliation of Operating Income to Net Cash</b>		
Provided by Operating Activities		
from Operations	\$ 930,728	\$ 300,987
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:		
Depreciation Expense	542,533	574,467
(Increase) Decrease in:		
Accounts Receivables	78,637	3,892,553
Prepaid Expenses	(13,850)	(14,961)
Increase (Decrease) in:		
Accounts Payable	(15,512)	53,578
Accrued Liabilities	(450,017)	23,492
Security Deposit Payable	(1,896)	9,815
Unearned Revenue	(24,726)	(4,179,932)
Other Liabilities - Noncurrent	119,100	(62)
Accrued Compensated Absences - Noncurrent	33,736	(2,463)
Net Cash Provided by Operating Activities	\$ 1,198,733	\$ 657,474
Supplementary information		
Interest expense paid during the year	\$ 36,371	\$ 234,932
Lease Payments paid during the year	\$ 3,221	\$ -

See accompanying notes to the financial statements.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

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

**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. 4A: 12A-1, et. Seq. the Housing Authority Act) for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the City of New Brunswick 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 New Brunswick. 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 New Brunswick and City 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 City of New Brunswick reporting entity.

The Authority's financial statements include the accounts of all the Authority's operations. The criteria for including organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- the organization is legally separate (can sue and be sued in their own name)
- the Authority holds the corporate powers of the organization
- the Authority appoints a voting majority of the organization's board
- the Authority is able to impose its will on the organization
- the organization has the potential to impose a financial benefit/burden on the Authority
- there is fiscal dependency by the organization on the Authority

Based on the following criteria, the Authority has not identified any entities which should be subject to evaluation for inclusion in the Authority's reporting entity.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **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.

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

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

The Authority adopted in July 2021, GASB Statement No. 87, *Accounting for Leases*. This Statement will increase the usefulness of governments' financial statements by requiring reporting of certain lease receivables and liabilities that currently are not reported. It will enhance comparability of financial statements among governments by requiring lessees and lessors to report leases under a single model. This Statement also will enhance the decision-usefulness of the information provided to financial statement users by requiring notes to financial statements related to the timing, significance, and purpose of a government's leasing arrangements.

### **Basis of Accounting –**

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **Basis of Accounting – Continued**

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

### Revenue Recognition

The Authority's major sources of revenue are HUD operating subsidies, tenants dwelling rents, and other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, portability income for the Housing Choice Voucher program, redevelopment donations, administrative management fees, and proceeds from leased property. The Authority recognizes rental revenue from tenant(s) who entered into a lease agreement (contract) for a unit in the development with durations of less than one year. The Authority records revenue for such leases as prescribed by HUD. This standard indicates that government subsidy and tenant payments are to be considered subject to ASC 606. The Authority believes that such both rental and subsidy income streams are exempt from compliance with ASC 606 due to their inclusion under current and future lease standards. Revenue streams subject to ASC 606 include: tenant reimbursement of consumption-based costs paid by the Authority on behalf of the tenant, such as utilities monthly fees.

Additional revenue includes miscellaneous fees from the tenant, portability income for the Housing Choice Voucher program, redevelopment donations, administrative management fees, and proceeds from leased property. Such fees are necessary to the primary activities of the operations and are recognized as revenue at the point in time such fees are incurred.

Non-operating revenue and expenses consist of revenues and expenses that are related to financing and investing activities and result from non-exchange transactions or ancillary activities. Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by June 30, are accounts receivable and any amounts received for subsequent period are recorded as deferred 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 City of New Brunswick's flat rent amount.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **Report Presentation –**

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to enterprise funds of State and Local Governments on a going concern basis. The focus of enterprise funds is the measurement of economic resources, that is, the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. In accordance with GASB Statement No. 34 (as amended), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("Statement"). The Statement requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows. The Statement also requires the Authority to include Management's Discussion and Analysis as part of Required Supplementary Information.

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

### **Other accounting policies are as follows:**

- 1 – Cash and cash equivalents are stated at cost, which approximates market. The Authority considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.
- 2 – Collection losses on accounts receivable are charged against an allowance for doubtful accounts. An allowance for doubtful accounts is established, as necessary, based on past experience and other factors which, in management's judgment, deserve current recognition in estimating bad debts.
- 3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight line basis.
- 4 – Repairs funded out of operations, such as painting, roofing and plumbing, are charged against income for all programs.
- 5 – Operating subsidies received from HUD are recorded as income when earned.
- 6 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.
- 7 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **Other accounting policies - Continued**

8 – The Authority does not have any infrastructure assets for its Enterprise Fund.

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

10- Advertising cost is charged to expense when incurred.

11- 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.

12- 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.

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **Other accounting policies - Continued**

#### 14 - Taxes

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

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

#### 15 - Net Position

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

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

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

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **Other accounting policies - Continued**

#### 16 - Operating and non-operating revenues and expenses

The Authority's major sources of revenue are HUD operating subsidies, tenants dwelling rents, and other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, portability income for the Housing Choice Voucher program, redevelopment donations, administrative management fees, and proceeds from leased property.

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

The Authority's nonoperating revenues relate primarily to capital grants provided by HUD and interest income. For reporting purposes, capital grant revenue is recognized when expenditures are incurred, and advance receipts are initially recorded as unearned revenue. Nonoperating expenses are expenditures derived from transactions other than those associated with the Authority's primary housing operations and are reported as incurred.

#### 17-Impairment Losses

The Authority reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. No impairment losses were recognized in 2022.

#### 18- Recent Accounting Pronouncements

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



# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **Revenue from Rental Contracts**

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

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

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

### **Budgetary and Policy Control**

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**Activities** - The programs administered by the Authority were:

Program	CFDA #	Project #	Units Authorized
<u>Public Housing</u>			
Public and Indian Housing	14.850	NJ-22	284
Public Housing Capital Fund	14.872		
<u>Section 8 Housing</u>			
Housing Choice Vouchers	14.871	NJ-39V0-22	971
HCV CARES Act Funding	14.HCC		

Public and Indian Housing Program:

Under the Public and Indian 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) Housing Authority of the City of New Brunswick flat rent amount.

Public Housing 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 to keep them clean, safe and in good condition.

Section 8 Housing Choice Voucher Program

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **Activities -Continued**

#### Housing Choice Voucher CARES Act Program

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

#### Business Activities

The New Brunswick Housing Authority (NBHA) acts as the Redevelopment Authority for the City of New Brunswick. The NBHA coordinates and oversees all redevelopment projects that enhance the City of New Brunswick. The NBHA creates valuable partnerships and fosters collaboration to leverage both public and private resources for project development. The Authority focuses its efforts into development initiatives where the community is an active participant in improving their neighborhoods. The Authority provide valued technical assistance and support that builds community capacity by strengthening neighborhood cultures. This attracts and maintains development opportunities to sustain neighborhoods. As the Redevelopment Authority, the NBHA works with community leaders and developers to complete revitalization projects that create economic development opportunities within the City of New Brunswick.

**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 CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **NOTE 2 - ESTIMATES**

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenue and expenses during the period reported. These estimates include assessing the 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 those estimates, particularly given that the COVID-19 pandemic continues to create financial uncertainty throughout the economy. The most significant estimates included in the preparation of the financial statements are allowance for doubtful accounts and estimated fixed asset lives.

### **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 employers defined benefit pension plan. PERS was established in January 1955 under the provision of NJ SA 43:15A to provide coverage, including post-retirement health care, for substantially all full time employees of the state, its counties, municipalities, school districts or public agencies, provided the employee is not a member of another state administered retirement system.

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/2016divisioncombined.pdf>

#### **Funding Policy**

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 3 - PENSION PLAN -CONTINUED**

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 2022 amounted to \$138,930 and \$130,990 for 2021.

#### 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 of GASB #68 can be found in Note 19 - Accrued Pension Liability.

### **NOTE 4 – CASH, CASH EQUIVALENTS**

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

#### **Concentration of Credit Risk**

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment. HUD also requires that deposits be fully 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.

#### **Risk Disclosures**

##### Collateral for Deposits

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

## HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

### Notes to Financial Statements June 30, 2022, and 2021

#### **NOTE 4 – CASH, CASH EQUIVALENTS – CONTINUED**

##### Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. On June 30, 2022, 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.

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

Depository Accounts	Bank Balances	
	June-22	June-21
Insured	\$ 508,144	\$ 508,317
Collateralized held by pledging bank's trust department in the Authority's name	2,978,915	1,699,506
Total	\$ 3,487,059	\$ 2,207,823

##### **Restricted Cash**

The Authority has total restricted cash on June 30, 2022, in the amount of \$292,390 and \$157,031 for 2021 which consists of the following:

	June-22	June-21
Bank of New York - Leveraging	\$ 778	\$ 898
HAP Reserve	179,863	-
HCV CARES Act Funds	-	38,090
Tenant Security Deposit	111,749	118,043
Total Restricted Cash	\$ 292,390	\$ 157,031

The restricted cash in the amount of \$179,863 and \$-0- for 2021 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. The Authority invested these funds with Bank of America. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 4 – CASH, CASH EQUIVALENTS - CONTINUED**

**Restricted Cash**

The tenant security deposit restricted cash on June 30, 2022, was \$111,749 and \$118,043 in 2021. This amount is held as security deposits for the tenants of the Public and Indian Housing Program in an interest-bearing account.

The Authority has restricted cash in the amount of \$778 and \$898 as of June 30, 2022, and 2021 was for the capital leveraging program. It is held in trust at the Bank of New York with investments consisting of Morgan Stanley Prime Installment Investments. These funds at Bank of New York are controlled by the New Jersey Housing Mortgage Finance Agency (NJHMFA) for the capital leveraging project which the Authority is undertaking.

The restricted cash in the amount of \$38,090 for 2021 which was reported under the Housing Choice Voucher and Public Housing CARES Act Program as a grant money received during the year for future use.

**NOTE 5 - ACCOUNTS RECEIVABLE**

Accounts Receivable on June 30, 2022, and 2021 consisted of the following:

	<u>June-22</u>	<u>June-21</u>
Tenants Accounts Receivable - Present	\$ 136,034	\$ 86,890
Tenants Accounts Receivable - Fraud Recovery	7,213	41,859
Less Allowance for Doubtful Accounts	<u>(26,879)</u>	<u>(26,879)</u>
Net Tenants Accounts Receivable	<u>116,368</u>	<u>101,870</u>
HUD Receivable	33,711	126,867
Accounts Receivable - Misc Charges	<u>2,088</u>	<u>2,067</u>
Accounts Receivable - Other	<u>35,799</u>	<u>128,934</u>
Total Accounts Receivable	<u>\$ 152,167</u>	<u>\$ 230,804</u>

Tenant rents are due the first of each month. Management considers rents outstanding after the 5th day of the month as past due and late charges are applied accordingly. The Authority carries its accounts receivable at cost less an allowance for doubtful accounts. An allowance for doubtful accounts is established, as necessary, based on experience and other factors which, in management's judgment, deserve current recognition in estimating bad debts. Such factors include growth and composition of accounts receivable, the relationship of the allowance for doubtful accounts to accounts receivable, and current economic conditions. The determination of the collectability of amounts due requires the Authority to make judgments regarding future events and trends. Allowances for doubtful accounts are determined based on assessing the Authority's portfolio on an individual tenants and on an overall basis.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 5 - ACCOUNTS RECEIVABLE - CONTINUED**

This process consists of a review of historical collection experience, current aging status of the tenant's account. Based on a review of these factors, the Authority establishes or adjusts the allowance for specific tenants and the accounts receivable portfolio as a whole. The Authority increased its allowance for doubtful accounts primary due to the economic disruption caused by COVID-19 which is reflected in bad debt expense. Management continually monitors payment patterns of the tenants, investigates past-due accounts to assess likelihood of collections, and monitors the industry and economic trends to estimate required allowances.

### **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 amortized on a monthly basis. Prepaid expenses on June 30, 2022, consisted of prepaid insurance premiums in the amount of \$115,727 and \$101,877 for 2021.

### **NOTE 7 - INTERFUND ACTIVITY**

Interfund activity is reported as short-term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority on June 30, 2022, 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 by an appraisal value.

Expenditures for repairs, maintenance and minor renewals are charged against income in the year they are incurred. Major renewals and betterment are capitalized. Expenditures are capitalized when they meet the Capitalization Policy requirements. Under the policy, assets purchased or constructed at a cost not exceeding \$1,000 are expensed when incurred. Donated fixed assets are stated at their fair value on the date donated.



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements

June 30, 2022, and 2021

**NOTE 8 - FIXED ASSETS - CONTINUED**

Depreciation Expense

Depreciation expense for June 30, 2022, was \$542,533 and \$574,467 for 2021.

Depreciation is provided using the straight-line method over the estimated useful lives of the assets.

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

The Authority reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. No impairment losses were recognized in 2022.

Below is a schedule of changes in fixed assets for the twelve months ending June 30, 2022, and 2021:

	Balance June-21	Additions	Transfers	Balance June-22
Land and Improvements	\$ 1,499,991	\$ -	\$ -	\$ 1,499,991
Buildings & Improvements	2,333,317	-	-	2,333,317
Furniture & Equipment - Dwelling	388,512	-	-	388,512
Furniture & Equipment - Administration	1,218,133	-	-	1,218,133
Leasehold Improvements	8,864,442	-	-	8,864,442
Construction in Progress	1,103,046	48,059	-	1,151,105
Totals	15,407,441	48,059	-	15,455,500
Accumulated Depreciation	(9,298,336)	(542,533)	-	(9,840,869)
Net Book Value	\$ 6,109,105	\$ (494,474)	\$ -	\$ 5,614,631

	Balance June-20	Additions	Transfers	Balance June-21
Land and Improvements	\$ 1,499,991	\$ -	\$ -	\$ 1,499,991
Buildings & Improvements	2,333,317	-	-	2,333,317
Furniture & Equipment - Dwelling	277,618	108,442	2,452	388,512
Furniture & Equipment - Administration	1,220,585	-	(2,452)	1,218,133
Leasehold Improvements	8,864,442	-	-	8,864,442
Construction in Progress	988,896	114,150	-	1,103,046
Totals	15,184,849	222,592	-	15,407,441
Accumulated Depreciation	(8,723,869)	(574,467)	-	(9,298,336)
Net Book Value	\$ 6,460,980	\$ (351,875)	\$ -	\$ 6,109,105

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements

June 30, 2022, and 2021

**NOTE 8 - FIXED ASSETS - CONTINUED**

Below is a schedule of the net book value of the fixed assets for the Housing Authority of the City of New Brunswick as of June 30, 2022:

<u>Net Book Value of the Assets</u>	<u>Balance June-22</u>
Land and Improvements	\$ 1,499,991
Buildings & Improvements	663,570
Furniture & Equipment - Dwelling	108,055
Furniture & Equipment - Administration	140,134
Leasehold Improvements	2,051,776
Construction in Progress	1,151,105
Net Book Value	<u>\$ 5,614,631</u>

**NOTE 9 - RIGHT TO USE ASSETS**

In August 2021, the Authority entered into a lease with a copy company to lease a Xerox copier. The agreement requires 60 monthly payments of \$381. The Authority has recorded right to use lease assets as a result of implementing GASB 87. The right to use assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The discount rate used was 5.75%. The right to use assets are amortized on a straight-line basis over the life of the related lease. The amount of amortization expense for June 2022 was \$3,657.

Initial Copier Present Value	\$ 19,945
Less Accumulated Depreciation	(3,657)
Net Right to Use Asset	<u>\$ 16,288</u>

Future minimum lease payments under operating leases as of June 30, 2022, are as follows

June-23	\$ 3,713
June-24	3,932
June-25	4,164
June-26	4,410
June-27	505
Total Lease Payable	<u>\$ 16,724</u>

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 10 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES**

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

The OPEB and Pension Liability discussed in Note 18 and 19 resulted in the Authority incurring deferred outflows and inflows. The difference between expected and actual experience with regard to economic and demographic factors, when the actuary calculated the net pension liability, is amortized over a five-year closed period for PERS, 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 on June 30, 2022, are as follows:

<b>Deferred Outflows of Resources</b>	<u>OPEB</u>	<u>Pension</u>	<u>Total</u>
Differences Between Expected and Actual Experiences	\$ 126,277	\$ 22,164	\$ 148,441
Changes in Assumptions	809,581	7,319	816,900
Net Difference Between Projected and Actual Earning on Pension Plan Investments	2,691	-	2,691
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	455,434	966	456,400
Total	<u>\$ 1,393,983</u>	<u>\$ 30,449</u>	<u>\$ 1,424,432</u>
<b>Deferred Inflows of Resources</b>	<u>OPEB</u>	<u>Pension</u>	<u>Total</u>
Differences Between Expected and Actual Experiences	\$ 1,177,384	\$ 10,061	\$ 1,187,445
Changes in Assumptions	994,749	500,316	1,495,065
Net Difference Between Projected and Actual Earning on Pension Plan Investments	921,767	370,207	1,291,974
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	-	385,079	385,079
Total	<u>\$ 3,093,900</u>	<u>\$ 1,265,663</u>	<u>\$ 4,359,563</u>

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 10- DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED**

#### Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five-year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as OPEB and 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 \$148,411 and \$1,187,445.

#### 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 OPEB and 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 \$816,900 and \$1,495,065.

#### 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 and #75. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$2,691 and \$1,291,974.

#### 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 changes in proportion and differences between employer contributions and proportionate share of contributions for the fiscal year are \$456,400 and \$385,079.

## HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

### Notes to Financial Statements June 30, 2022, and 2021

#### **NOTE 11 – ACCOUNTS PAYABLE**

The Authority reported accounts payable on its Statement of Net Position as of June 30, 2022. Accounts payable vendors are amount owed to creditors as a result of delivered goods and completed services. Accounts payable on June 30, 2022, and 2021 consist of the following:

	June-22	June-21
Accounts Payable Vendors	\$ 92,922	\$ 122,120
Accounts Payable -HUD	271	3,871
Accounts Payable - Other Government	27,441	10,155
Total Accounts Payable	\$ 120,634	\$ 136,146

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

Under Federal, State and local law, the Authority’s programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the City of New Brunswick. Under the Cooperation Agreements, the Authority must pay the municipality 10% of its net shelter rent for real property taxes. During the fiscal year ended June 30, 2022, the PILOT expense of \$27,441 and \$10,155 for 2021 was accrued. PILOT payable on June 30, 2022, consist of \$27,441, the 2022 PILOT expense.

#### **NOTE 13 – ACCRUED EXPENSES**

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities incurred on or before June 30. Accrued liabilities on June 30, 2022, and 2021 consist of the following:

	June-22	June-21
Compensated Absences - Current Portion	\$ 12,721	\$ 25,162
Wages and Payroll Taxes Payable	48,674	64,310
Accrued Interest Payable - Notes Payable	4,896	6,149
Accrued Expense - Utilities	-	420,687
Total Accrued Liabilities	\$ 66,291	\$ 516,308

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 14 – UNEARNED REVENUE**

Unearned revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. Subject to ASC 606, rental payments with acceptance provisions and future delivery commitments, wherein the Authority has not completed its obligations under the lease, are also offset against the associated accounts receivable since the requirements for revenue recognition have not been met. In subsequent periods, when the Authority has a legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position and the revenue is recognized.

The deferred revenue for June 30, 2022, and 2021 consisted of the following:

	<u>June-22</u>	<u>June-21</u>
Tenants Prepaid Rents - July	\$ 19,447	\$ 6,083
HCV CARES Act Funding	-	38,090
Total Unearned Revenue	<u>\$ 19,447</u>	<u>\$ 44,173</u>

**NOTE 15 – 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.

Employees may be compensated for accumulated vacation leave after October 1. The Authority will not permit an employee to carry over unused vacation leave to the next year. Employees may accumulate up to 150 sick days. Employees receive 10 sick days per year. At the end of each year, employees may either carry over all remaining sick days or carry over half of their earned sick days and be compensated for the other half up to \$10,000. At retirement, the employee is entitled to be paid 50% of the accumulated sick leave balance or up to \$10,000.

The Authority has determined that the potential liability for accumulated vacation and sick time on June 30, 2022, is as follows:

Balance on 30-Jun-21	Additions	Payments	Balance on 30-Jun-22	Current Portion
\$ 105,931	\$ 21,295	\$ -	\$ 127,226	\$ 12,721

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements

June 30, 2022, and 2021

**NOTE 16 - LONG TERM DEBT**

On June 30, 2022, and 2021, the Authority had one (1) note payable. They consist of the following:

	Balance June-21	Payments	Balance June-22	June-22 Current Portion
Capital Leveraging Fund	\$ 785,000	\$(160,000)	\$ 625,000	\$ 170,000

**Capital Fund Leveraging Program** - The Authority participated on December 23, 2004 with other New Jersey Housing Authorities in the issuance of \$79,860,000 in Series 2004 HMFA Bonds. The Authority portion of the Series 2004 HMFA Bonds is \$2,570,000. The purpose of the Bonds is restricted. The proceeds from the Bonds must be used in the renovations and capital improvements to the Authority assets in the Public and Indian Housing Program. The Bonds are fully registered in denominations of \$5,000. The term of the Bonds is twenty (20) years expiring on November 1, 2025.

The faith and credit of the New Brunswick Housing and Redevelopment Authority was not pledged for payment of principal and interest on the Bonds. Additionally, the Bonds are not an obligation of the State of New Jersey, The United States, or the Housing and Urban Development (HUD). The Bonds are not secured directly or indirectly by any collateral in the Authority Low Income Housing Program.

Interest on the Bonds is payable on May 1 and November 1 commencing on May 1, 2005. The interest is calculated on a basis of three hundred sixty (360) day year of twelve (12) thirty (30) day months.

The Bonds are payable and secured by the Authority Capital Fund Program (CFP), which is subject to the availability of appropriations, and paid to the Authority by HUD.

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

	<u>CFP Bonds</u>	
June 30, 2023	\$	170,000
June 30, 2024		175,000
June 30, 2025		185,000
June 30, 2026		95,000
Total	\$	<u>625,000</u>

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 17 – OTHER NON-CURRENT LIABILITY**

During the year, the Authority incurred legal fees and escrow payments for the redevelopment of various properties in the City of New Brunswick.

**NOTE 18 – OTHER POST EMPLOYMENT BENEFITS**

The Authority as of June 30, 2022, and 2021 reported accrued pension and OPEB liability amounts as follows:

	<u>June-22</u>	<u>June-21</u>
Accrued OPEB Liability (GASB#75)	\$ 5,627,628	\$ 5,511,405
Accrued Pension Liability (GASB #68)	1,405,355	1,952,653
Total OPEB and Pension Liability	<u>\$ 7,032,983</u>	<u>\$ 7,464,058</u>

These amounts arose due to adoption of GASB #75 in 2018 year as well as GASB #68 which was adopted in 2015 year. This note will discuss the liability associated with GASB #75, which is accrued other postemployment benefits. Note - 18 will discuss the effect of GASB #68 and the liability which arose from that.

**OPEB Liability**

The Authority as of June 30, 2022, reported a net OPEB liability in the amount of \$5,627,628 due to GASB #75. The component of the current year net OPEB liability of the Authority as of June 30, 2021, the last evaluation date, is as follows:

	<u>OPEB</u>
Employer Total OPEB Liability	\$ 5,643,349
Plan Net Position	<u>(15,721)</u>
Employer Net OPEB Liability	<u>\$ 5,627,628</u>

The Authority allocation percentage is 0.0312650% as of June 30, 2021.

**OPEB Liability – Plan Description and Benefits Provided**

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



# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 18 – OTHER POST EMPLOYMENT BENEFITS**

#### **OPEB Liability – Plan Description and Benefits Provided -Continued**

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

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

- 1) retired on a disability pension; or
- 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or
- 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or
- 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiation's agreement.

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 18 – OTHER POST EMPLOYMENT BENEFITS**

Allocation Methodology

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The total OPEB liability for the year ended June 30, 2022, were \$5,627,628

*Employees covered by benefits terms:* On June 30, 2021 (the census date), the following employees were covered by the benefits terms:

Plan Members

33

Net OPEB Liability

The total OPEB liability as of June 30, 2021, latest report, was determined by an actuarial valuation as of June 30, 2020, which was rolled forward to June 30, 2021. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

*Actuarial Assumptions:* The total OPEB Liability in the June 30, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Inflation Rate = 2.16%

Salary Increases

Through 2026 = 2.00% to 6.00%

Thereafter = 3.00% to 7.00%

Preretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2021 scale. Postretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2021 scale.

Disability mortality was based on the RP-2006 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2021 scale.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 18 – OPEB LIABILITIES – CONTINUED**

Net OPEB Liability -continued

Certain actuarial assumptions used in the June 30, 2021, valuation was based on the results of the pension plans' experience studies for which the members are eligible for coverage under this Plan - the Police and Firemen Retirement System (PFRS) and the Public Employees' Retirement System (PERS). The PFRS and PERS experience studies were prepared for the periods July 1, 2013 to June 30, 2021 and July 1, 2014 to June 30, 2021, respectively.

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

Health Care Trend Assumptions

For pre-Medicare preferred provider organization (PPO) and health maintenance organization (HMO) medical benefits, the trend rate is initially 5.6% and decreases to a 4.5% long-term trend rate after eight years. For self-insured post-65 PPO and HMO medical benefits, the trend rate is 4.5%. For prescription drug benefits, the initial trend rate is 7.5% decreasing to a 4.5% long-term trend rate after eight years. The Medicare Advantage trend rate is 4.5% and will continue in all future years.

Discount Rate

The discount rate for June 30, 2021, was 2.16%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Sensitivity of the OPEB Liability to changes in the discount rate: The following presents the total OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.16%) or one percentage point higher (3.16%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease	Current Rate	1% Increase
	1.16%	2.16%	3.16%
Total OPEB Liability	\$ 6,622,643	\$ 5,627,628	\$ 4,839,064

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 18 – OPEB LIABILITIES - CONTINUED**

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

	<u>Healthcare Cost Inflation Rate Sensitivity</u>		
	<u>1% Decrease</u>	<u>Current</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 4,695,340	\$ 5,627,628	\$ 6,844,157

Change in Assumptions: Effective June 30, 2021.

Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflow of resources related to the changes in proportion. These amounts should be recognized (amortized) by each employer over the average remaining service lives of all plan members, which is 8.05, 8.14 and 8.04 year for the 2021.

Changes in Net OPEB Liability:

<u>Total OPEB Liability</u>	<u>2022</u>
Service Cost	\$ 264,526
Interest on Total OPEB liability	129,386
Expected Investment Return	(745)
Administrative Expenses	3,544
Changes in Benefits Term	634
Current Period Deferred	
Inflows/Outflows of Resources	(165,343)
Changes in Assumptions or Other	
Inputs	(117,333)
Net Difference Between Projected and Actual Investments Earning on OPEB Plan Investments	1,554
Benefit Payments	-
Change in Plan	-
Net Change in Total OPEB Liability	116,223
Total OPEB Liability, Beginning	5,511,405
Total OPEB Liability, Ending	\$ 5,627,628

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 18 – OPEB LIABILITIES - CONTINUED**

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

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

Year Ending June 30, 2022	\$	(336,022)
Year Ending June 30, 2023		(336,464)
Year Ending June 30, 2024		(336,868)
Year Ending June 30, 2025		(240,558)
Year Ending June 30, 2026		(40,440)
Therafter		56,737
Total		<u>\$ (1,233,615)</u>

**NOTE 19 – ACCRUED PENSION LIABILITY**

Net Pension Liability Information

The Authority as of June 30, 2022, reported a net pension liability in the amount of \$1,405,355 due to GASB #68. The component of the current year net pension liability of the Authority as of June 30, 2021, the last evaluation date, is as follows:

	<u>PERS</u>
Employer Total Pension Liability	\$ 4,787,872
Plan Net Position	<u>(3,382,517)</u>
Employer Net Pension Liability	<u>\$ 1,405,355</u>

The Authority allocation percentage is 0.0118630412% as of June 30, 2021.

Plan Description

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

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED**

#### Net Pension Liability Information

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

The following represents the membership tiers for PERS:

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

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

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

#### Allocation Percentage Methodology

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

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 19 – ACCRUED PENSION LIABILITY – CONTINUED**

#### Allocation Percentage Methodology

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, 2021, are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2021.

The contribution for PERS is set by NJSA 43:15A and requires contributions by active members and contributing employers. State legislation has modified the amount that is contributed by the State. The State's pension contribution is based on an actuarially determined amount, which include the employer portion of the normal cost and an amortization of the unfunded accrued liability. Funding for noncontributory group insurance benefits is based on actual claims paid. For fiscal year 2021 the State's pension contribution was less than the actuarial determined amount.

#### Actuarial Assumptions

The total pension liability for June 30, 2021, measurement dates were determined by using an actuarial valuation as of July 1, 2020, with update procedures used to roll forward the total pension liability to June 30, 2021. The actuarial valuations used the following actuarial assumptions:

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

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

The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study for the period July 1, 2014 to June 30, 2021.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements

June 30, 2022, and 2021

### **NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED**

#### Actuarial Assumptions – Continued

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2021) is determined by the State Treasurer, after consultation with the Directors of the Division of Investment and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2021, as summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
U.S. Equity	27.00%	8.09%
Non-U.S. Developed Markets Equity	13.50%	8.71%
Emerging Markets Equity	5.50%	10.96%
Private Equity	13.00%	11.30%
Real Estate	8.00%	9.15%
Real Assets	3.00%	7.40%
High Yield	2.00%	3.75%
Private Credit	8.00%	7.60%
Investment Grade Credit	8.00%	1.68%
Cash Equivalents	4.00%	0.50%
U.S. Treasuries	5.00%	0.95%
Risk Mitigation Strategies	3.00%	3.35%

#### Discount Rate

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2021. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the non-employer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements

June 30, 2022, and 2021

**NOTE 19 – ACCRUED PENSION LIABILITY - CONTINUED**

Discount Rate -continued

Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments in determining the total pension liability.

Sensitivity of the Net Pension Liability to the Discount Rate Assumption

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

	1% Decrease (6.0%)	Current Discount (7.0%)	1% Increase (8.0%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 967,105	\$ 1,405,355	\$ 393,697

Collective Deferred Outflows of Resources and Deferred Inflows of Resources

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

Year Ending June 30, 2022	\$ (331,603)
Year Ending June 30, 2023	(236,763)
Year Ending June 30, 2024	(161,432)
Year Ending June 30, 2025	(121,349)
Year Ending June 30, 2026	47
Total	<u>\$ (851,100)</u>

Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflows of resources related to changes in proportion. These amounts should be recognized (amortized) by each employer over the average of the expected remaining service lives of all plan members, which is 5.13, 5.16, 5.21, 5.63, 5.48 and 5.57 years for the 2021, 2020, 2019, 2018, 2017, and 2016 amounts, respectively.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 19 – ACCRUED PENSION LIABILITY – CONTINUED**

Pension Expense

The components of allocable pension expense, which exclude pension expense related to specific liabilities of individual employers, for the plan fiscal year ending June 30, 2021, are as follows:

Service Cost	\$	82,190
Interest on the Total Pension Liability		322,986
Benefits Changes		-
Member Contributions		(66,869)
Administrative Expenses		1,169
Expected Investment Return Net of Investment Expense		(176,208)
Pension Expense Related to Specific Liabilities of Individual Employers		(824)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		9,050
Changes of Assumptions		(245,168)
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		(116,920)
Total	\$	<u>(190,594)</u>

## HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

### Notes to Financial Statements June 30, 2022, and 2021

#### **NOTE 20 – NET INVESTMENT IN CAPITAL ASSETS**

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

	June-22	June-21
Balance - July 1	\$ 5,324,104	\$ 5,525,980
Acquisition in Fixed Assets	48,059	222,592
Payment of Debt -CFFP	160,000	150,000
Depreciation Expense	(542,533)	(574,468)
Balance - June 30	\$ 4,989,630	\$ 5,324,104

#### **NOTE 21 – RESTRICTED NET POSITION**

The Authority restricted net position account balance on June 30, 2022, is \$180,641 and \$898 for 2021. The detail of the restricted reserve account balances is as follows:

	June-22	June-21
HCV - HAP Reserve	\$ 179,863	\$ -
State Leveraging Bond Reserve	778	898
Total Restricted Net Position	\$ 180,641	\$ 898

#### Housing Choice Voucher Program - Reserves

Prior to January 1, 2005 excess funds received from the Annual Budget Amount (ABA) by HUD to the Authority for the payment of housing assistance payments (HAP) were returned to HUD at the end of the Authority's calendar year. In accordance with HUD's PIH Notice 2006-03, starting January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of 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. In November 2007, HUD amended this notice and stated that HAP equity account is restricted. The Authority followed HUD direction and transfer the excess funds from unrestricted to restricted net assets.

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Notes to Financial Statements  
June 30, 2022, and 2021

**NOTE 21 – RESTRICTED NET POSITION - CONTINUED**

Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority on June 30, 2022, was \$5,367,878.

**NOTE 22 – UNRESTRICTED NET POSITION**

The Authority's unrestricted net position account balance on June 30, 2022, is deficit (\$6,950,361). The detail of the account balance is as follows:

	PIH Program Reserves	Section 8 HCV	COCC	Business Activities	Total
Balance June 30, 2020	\$ (4,440,417)	\$ (2,514,001)	\$ (2,638,073)	\$ (323,853)	\$ (9,916,344)
Increase (Decrease) During the Year	1,898,285	1,126,804	(1,609,463)	(529,431)	886,195
Balance June 30, 2021	(2,542,132)	(1,387,197)	(4,247,536)	(853,284)	(9,030,149)
Increase (Decrease) During the Year	(260,981)	(445,447)	(10,017)	1,403,078	686,633
Prior Period Adjustment	295,396		777,077	320,682	1,393,155
Balance June 30, 2022	\$ (2,507,717)	\$ (1,832,644)	\$ (3,480,476)	\$ 870,476	\$ (6,950,361)

**NOTE 23 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES**

HUD contributes operating subsidy for the Public and Indian program approved in the operating budget under the Annual Contribution Contract. The operating subsidy contributions for the year ended June 30, 2022, were \$1,845,052 and \$1,872,742 for 2021.

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 program provides 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 June 30, 2022, was in the amount of \$12,922,329 and \$11,297,456 for 2021.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 24 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS**

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

Total financial support by HUD was \$15,464,942 to the Authority which represents approximately 81% percent of the Authority's total revenue for the year ended June 30, 2022.

### **NOTE 25 - CONTINGENCIES AND COMMITMENTS**

Litigation – On June 30, 2022, the Authority was not involved in any threatened litigation.

#### Contingencies

The Authority is subject to possible examinations made by federal and state authorities who determine compliance with terms, conditions, laws, and regulations governing other grants given to the Authority in the current and prior years. There were no such examinations for the years ended June 30, 2022.

#### Other Insurance

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

#### Construction Commitments

On June 30, 2022, the Authority outstanding construction commitments pertaining to its capital fund were not material. The cost pertaining to such commitments will be paid by grants approved and committed to the Authority by the U.S. Department of Housing and Urban Development.

# HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK

## Notes to Financial Statements June 30, 2022, and 2021

### **NOTE 26 - PRIOR PERIOD ADJUSTMENT**

#### For year ending June 30, 2022

As of June 30, 2022, the Authority had a prior period adjustment in the amount of \$783,476 while recording GASB #68 and #75 Net Pension and OPEB Liability from the State of New Jersey audit report for the Pension and OPEB liability as of June 30, 2020.

### **NOTE 27 - SUBSEQUENT EVENTS**

#### Coronavirus Pandemic:

In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to other countries, including the U.S. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic.

The severity of the impact of COVID-19 on the Authority operations will depend on several factors, including, but limited to, the duration and severity of the pandemic and the extent and severity of the impact on the Authority's tenants, employees and vendors, all of which are uncertain and cannot be predicted. The Authority's future results could be adversely impacted by delays in rent collections. Management is unable to predict with absolute certainty the impact of COVID-19 on its financial conditions, results of operations or cash flows.

Events that occur after the statement of net assets date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events provide evidence about conditions that existed after the statement of net assets date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru January 27, 2023, 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 CITY OF NEW BRUNSWICK**

Required Supplementary Information

June 30, 2022

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

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

	2022	2021	2020	2019	2018
<b>Total OPEB Liability</b>					
Service Cost	\$ 264,526	\$ 186,087	\$ 190,740	\$ 67,883	\$ 65,906
Interest on Total OPEB liability	129,386	152,765	182,015	427,515	425,825
Expected Investment Return	(745)	(2,344)	(3,230)	-	-
Administrative Expenses	3,544	3,044	2,712	-	-
Changes in Benefits Term	634	318	(545)	-	-
Current Period Deferred					
Inflows/Outflows of Resources	(165,343)	(169,089)	(177,243)	-	-
Changes in Assumptions or Other					
Inputs	(117,333)	(128,569)	(231,603)	-	-
Net Difference Between Projected and					
Actual Investments Earning on OPEB	1,554	1,393	1,025	-	-
Plan Investments					
Benefit Payments	-	-	-	(433,844)	(453,053)
Change in Plan	-	1,591,581	(8,580,841)	-	-
Net Change in Total OPEB Liability	116,223	1,635,186	(8,616,970)	61,554	38,678
Total OPEB Liability, Beginning	5,511,405	3,876,219	12,493,189	12,431,635	12,392,957
<b>Total OPEB Liability, Ending</b>	<b>\$ 5,627,628</b>	<b>\$ 5,511,405</b>	<b>\$ 3,876,219</b>	<b>\$ 12,493,189</b>	<b>\$ 12,431,635</b>
Covered, Employee Payroll	\$ 1,197,177	\$ 1,235,990	\$ 1,199,529	\$ 1,135,742	\$ 1,253,520
Total OPEB Liability as a percentage of covered employee payroll	470.07%	445.91%	323.15%	1100.00%	991.74%

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Required Supplementary Information  
June 30, 2022

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

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

	2022	2021	2020	2019
Housing Authority's proportion of the net pension liability	0.0118630412%	0.0119740438%	0.01317880%	0.01399098%
Housing Authority's proportionate share of the net pension liability	\$ 1,405,355	\$ 1,952,653	\$ 2,374,622	\$ 2,754,753
Housing Authority's covered employee payroll	\$ 1,197,177	\$ 1,235,990	\$ 1,199,529	\$ 1,135,742
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	117.39%	157.98%	197.96%	242.55%
Plan fiduciary net position as a percentage of the total pension liability	70.65%	75.91%	43.43%	53.60%

*\*The amounts determined for each fiscal year were determined as of June 30. Schedule is intended to show information for ten years. Additional years will be displayed as they become available.*



**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Required Supplementary Information

June 30, 2022

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

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

	2018	2017	2016	2015
Housing Authority's proportion of the net pension liability	0.01585072%	0.01177889%	0.01519358%	0.01749594%
Housing Authority's proportionate share of the net pension liability	\$ 3,689,794	\$ 4,679,109	\$ 3,410,653	\$ 3,275,718
Housing Authority's covered employee payroll	\$ 1,253,520	\$ 1,253,116	\$ 1,176,866	\$ 1,214,744
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	294.35%	373.40%	289.81%	269.66%
Plan fiduciary net position as a percentage of the total pension liability	48.01%	59.86%	52.07%	52.08%

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Required Supplementary Information  
June 30, 2022

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

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

	2022	2021	2020	2019
Contractually required contribution	\$ 138,930	\$ 130,990	\$ 128,191	\$ 139,165
Contribution in relation to the contractually required contribution	(138,930)	(130,990)	(128,191)	(139,165)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 1,197,177	\$ 1,235,990	\$ 1,199,529	\$ 1,135,742
Contribution as a percentage of covered employee payroll	11.60%	10.60%	10.69%	12.25%

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

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Required Supplementary Information

June 30, 2022

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

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

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 146,840	\$ 140,353	\$ 130,624	\$ 144,234
Contribution in relation to the contractually required contribution	(146,840)	(140,353)	(130,624)	(144,234)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered payroll	\$ 1,253,520	\$ 1,253,116	\$ 1,176,866	\$ 1,214,744
Contribution as a percentage of covered employee payroll	11.71%	11.20%	11.10%	11.87%

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

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
 FOR THE TWELVE MONTHS ENDED JUNE 30, 2022**

Programs funded by:  
U.S. Department of Housing and Urban Development

	<u>CFDA #'s</u>	<u>Beginning Balance</u>	<u>Revenue Recognized</u>	<u>Fiscal Year Expenditures</u>	<u>Ending Balance</u>
<u>Public and Indian Housing Program</u>					
NJ022	14.850	-	1,845,052	1,845,052	-
Grant Total 14.850		-	<u>1,845,052</u>	<u>1,845,052</u>	-
<u>Public Housing Capital Fund Program</u>					
NJ39P022501	14.872	-	659,471	659,471	-
Grant Total 14.872		-	<u>659,471</u>	<u>659,471</u>	-
<u>Section 8 Housing Choice Voucher Program</u>					
NJ39P022	14.871	-	12,922,329	12,922,329	-
<u>HCV CARES ACT</u>					
NJ-022	14.HCC	-	38,090	38,090	-
Grant Total 14.871		-	<u>12,960,419</u>	<u>12,960,419</u>	-
Total Expenditures of Federal Awards		\$ -	<u>\$ 15,464,942</u>	<u>\$ 15,464,942</u>	\$ -

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2022**

**Note 1. Presentation:**

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of the City of New Brunswick is under programs of the federal government for the year ended June 30, 2022. 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 City of New Brunswick, it is not intended to and does not present the financial position, change in net position, or cash flows of the Housing Authority of the City of New Brunswick.

**Note 2. Summary of Significant Accounting Policies:**

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

**Note 3. Indirect Cost Rate**

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

**Note 4. Loans Outstanding:**

The Housing Authority of the City of New Brunswick had \$625,000 as a loan balance outstanding on June 30, 2022. Note 16 presented on page 45 of this report has a full disclosure regarding the loan activity for the Housing Authority of the City of New Brunswick.

**Note 5. Non- Cash Federal Assistance:**

The Authority did not receive any non-cash Federal assistance for the year ended June 30, 2022.

**Note 6. Sub recipients:**

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

New Brunswick Housing Authority (NJ022)  
 NEW BRUNSWICK, NJ  
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$927,589	\$1,544,582	\$705,727		\$16,771	\$3,194,669		\$3,194,669
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted	\$778		\$179,863			\$180,641		\$180,641
114 Cash - Tenant Security Deposits	\$111,749					\$111,749		\$111,749
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$1,040,116	\$1,544,582	\$885,590	\$0	\$16,771	\$3,487,059		\$3,487,059
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects	\$33,711					\$33,711		\$33,711
124 Accounts Receivable - Other Government	\$21					\$21		\$21
125 Accounts Receivable - Miscellaneous		\$2,067				\$2,067		\$2,067
126 Accounts Receivable - Tenants	\$136,034					\$136,034		\$136,034
126.1 Allowance for Doubtful Accounts - Tenants	-\$19,666					-\$19,666		-\$19,666
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0				\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery	\$7,213					\$7,213		\$7,213
128.1 Allowance for Doubtful Accounts - Fraud	-\$7,213					-\$7,213		-\$7,213
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$150,100	\$2,067	\$0	\$0	\$0	\$152,167		\$152,167
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$93,942		\$10,889		\$10,896	\$115,727		\$115,727
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From								
145 Assets Held for Sale								
150 Total Current Assets	\$1,284,158	\$1,546,649	\$896,479	\$0	\$27,667	\$3,754,953		\$3,754,953
161 Land	\$1,499,991					\$1,499,991		\$1,499,991
162 Buildings	\$2,333,317					\$2,333,317		\$2,333,317
163 Furniture, Equipment & Machinery - Dwellings	\$386,059				\$2,453	\$388,512		\$388,512
164 Furniture, Equipment & Machinery - Administration	\$1,091,259	\$33,163	\$65,689		\$28,022	\$1,218,133		\$1,218,133
165 Leasehold Improvements	\$8,864,442					\$8,864,442		\$8,864,442
166 Accumulated Depreciation	-\$9,711,543	-\$33,163	-\$65,689		-\$30,474	-\$9,840,869		-\$9,840,869
167 Construction in Progress	\$1,151,105					\$1,151,105		\$1,151,105
168 Infrastructure								

New Brunswick Housing Authority (NJ022)  
 NEW BRUNSWICK, NJ  
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	Housing Choice Vouchers	14.HCC HCY CARES Act Funding	COCC	Subtotal	ELIM	Total
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,614,630	\$0	\$0	\$0	\$1	\$5,614,631		\$5,614,631
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current					\$16,288	\$16,288		\$16,288
174 Other Assets								
176 Investments in Joint Ventures								
180 Total Non-Current Assets	\$5,614,630	\$0	\$0	\$0	\$16,289	\$5,630,919		\$5,630,919
200 Deferred Outflow of Resources	\$495,449	\$79,605	\$360,440		\$488,938	\$1,424,432		\$1,424,432
290 Total Assets and Deferred Outflow of Resources	\$7,394,237	\$1,626,254	\$1,256,919	\$0	\$532,894	\$10,810,304		\$10,810,304
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$15,007		\$2,955			\$17,962		\$17,962
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable	\$14,242		\$13,816		\$20,616	\$48,674		\$48,674
322 Accrued Compensated Absences - Current Portion	\$5,154		\$1,015		\$6,552	\$12,721		\$12,721
324 Accrued Contingency Liability								
325 Accrued Interest Payable	\$4,896					\$4,896		\$4,896
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government	\$27,441					\$27,441		\$27,441
341 Tenant Security Deposits	\$116,147					\$116,147		\$116,147
342 Unearned Revenue	\$19,447					\$19,447		\$19,447
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$170,000					\$170,000		\$170,000
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities	\$75,231					\$75,231		\$75,231
346 Accrued Liabilities - Other								
347 Inter Program - Due To								
348 Loan Liability - Current					\$3,713	\$3,713		\$3,713
310 Total Current Liabilities	\$447,565	\$0	\$17,786	\$0	\$30,881	\$496,232		\$496,232
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$455,000					\$455,000		\$455,000
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other		\$119,100				\$119,100		\$119,100

New Brunswick Housing Authority (NJ022)  
 NEW BRUNSWICK, NJ  
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
354 Accrued Compensated Absences - Non Current	\$46,400		\$9,133		\$58,972	\$114,505		\$114,505
355 Loan Liability - Non Current					\$13,011	\$13,011		\$13,011
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$2,446,228	\$393,042	\$1,779,633		\$2,414,080	\$7,032,983		\$7,032,983
350 Total Non-Current Liabilities	\$2,947,628	\$512,142	\$1,788,766	\$0	\$2,486,063	\$7,734,599		\$7,734,599
300 Total Liabilities	\$3,395,193	\$512,142	\$1,806,552	\$0	\$2,516,944	\$8,230,831		\$8,230,831
400 Deferred Inflow of Resources	\$1,516,353	\$243,636	\$1,103,148		\$1,496,426	\$4,359,563		\$4,359,563
508.4 Net Investment in Capital Assets	\$4,989,630	\$0	\$0		\$0	\$4,989,630		\$4,989,630
511.4 Restricted Net Position	\$778	\$0	\$179,863			\$180,641		\$180,641
512.4 Unrestricted Net Position	-\$2,507,717	\$870,476	-\$1,832,644	\$0	-\$3,480,476	-\$6,950,361		-\$6,950,361
513 Total Equity - Net Assets / Position	\$2,482,691	\$870,476	-\$1,652,781	\$0	-\$3,480,476	-\$1,780,090		-\$1,780,090
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$7,394,237	\$1,626,254	\$1,256,919	\$0	\$532,894	\$10,810,304		\$10,810,304



New Brunswick Housing Authority (NJ022)  
NEW BRUNSWICK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	14.871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,428,742					\$1,428,742		\$1,428,742
70400 Tenant Revenue - Other	\$20,212					\$20,212		\$20,212
70500 Total Tenant Revenue	\$1,448,954	\$0	\$0	\$0	\$0	\$1,448,954	\$0	\$1,448,954
70600 HUD PHA Operating Grants	\$2,296,463		\$12,922,329	\$38,090		\$15,256,882		\$15,256,882
70610 Capital Grants	\$208,060					\$208,060		\$208,060
70710 Management Fee					\$466,501	\$466,501	-\$466,501	\$0
70720 Asset Management Fee								
70730 Book Keeping Fee								
70740 Front Line Service Fee					\$104,068	\$104,068	-\$104,068	\$0
70750 Other Fees								
70700 Total Fee Revenue					\$570,569	\$570,569	-\$570,569	\$0
70800 Other Government Grants								
71100 Investment Income - Unrestricted	\$1,518	\$98	\$1,177			\$2,793		\$2,793
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery								
71500 Other Revenue	\$85,318	\$1,912,375	\$75,432		\$30,118	\$2,103,243		\$2,103,243
71600 Gain or Loss on Sale of Capital Assets								
72000 Investment Income - Restricted								
70000 Total Revenue	\$4,040,313	\$1,912,473	\$12,998,938	\$38,090	\$600,687	\$19,590,501	-\$570,569	\$19,019,932
91100 Administrative Salaries	\$278,885	\$66,906	\$274,947		\$456,332	\$1,077,070		\$1,077,070
91200 Auditing Fees	\$7,488		\$7,488		\$9,102	\$24,078		\$24,078
91300 Management Fee	\$335,917		\$130,584			\$466,501	-\$466,501	\$0
91310 Book-keeping Fee	\$22,568		\$81,500			\$104,068	-\$104,068	\$0
91400 Advertising and Marketing	\$1,680					\$1,680		\$1,680
91500 Employee Benefit contributions - Administrative	\$436,890		\$221,058		\$100,665	\$758,613		\$758,613
91600 Office Expenses	\$86,728		\$10,623			\$97,351		\$97,351
91700 Legal Expense	\$100,517	\$10,323	\$2,496			\$113,336		\$113,336
91800 Travel		\$9,475				\$9,475		\$9,475
91810 Allocated Overhead			\$115			\$115		\$115
91900 Other	\$95,580	\$53,867	\$104,689		\$43,249	\$297,385		\$297,385
91000 Total Operating - Administrative	\$1,366,253	\$140,571	\$833,500	\$0	\$609,348	\$2,949,672	-\$570,569	\$2,379,103
92000 Asset Management Fee								
92100 Tenant Services - Salaries				\$38,090		\$38,090		\$38,090

New Brunswick Housing Authority (NJ022)  
NEW BRUNSWICK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	14,871 Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
92200 Relocation Costs								
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other								
92500 Total Tenant Services	\$0	\$0	\$0	\$38,090	\$0	\$38,090	\$0	\$38,090
93100 Water	\$258,183					\$258,183		\$258,183
93200 Electricity	\$283,700					\$283,700		\$283,700
93300 Gas	\$333,349					\$333,349		\$333,349
93400 Fuel								
93500 Labor								
93600 Sewer	\$299,337					\$299,337		\$299,337
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$1,174,569	\$0	\$0	\$0	\$0	\$1,174,569	\$0	\$1,174,569
94100 Ordinary Maintenance and Operations - Labor	\$203,664					\$203,664		\$203,664
94200 Ordinary Maintenance and Operations - Materials and Other	\$361,634	\$16,489	\$4,347			\$382,470		\$382,470
94300 Ordinary Maintenance and Operations Contracts	\$647,803					\$647,803		\$647,803
94500 Employee Benefit Contributions - Ordinary Maintenance	\$164,110					\$164,110		\$164,110
94000 Total Maintenance	\$1,377,211	\$16,489	\$4,347	\$0	\$0	\$1,398,047	\$0	\$1,398,047
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs								
95300 Protective Services - Other	\$94,263					\$94,263		\$94,263
95500 Employee Benefit Contributions - Protective Services	\$94,263	\$0	\$0	\$0	\$0	\$94,263	\$0	\$94,263
95000 Total Protective Services	\$94,263	\$0	\$0	\$0	\$0	\$94,263	\$0	\$94,263
96110 Property Insurance								
96120 Liability Insurance								
96130 Workmen's Compensation								
96140 All Other Insurance	\$187,727	\$0	\$31,093			\$218,820		\$218,820
96100 Total Insurance Premiums	\$187,727	\$0	\$31,093	\$0	\$0	\$218,820	\$0	\$218,820
96200 Other General Expenses	\$130,205		\$190,190			\$320,395		\$320,395
96210 Compensated Absences								
96300 Payments in Lieu of Taxes	\$27,441					\$27,441		\$27,441
96400 Bad debt - Tenant Rents	\$54,260					\$54,260		\$54,260

New Brunswick Housing Authority (NJ022)  
 NEW BRUNSWICK, NJ  
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	Housing Choice Vouchers	14.HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$211,906	\$0	\$190,190	\$0	\$0	\$402,096	\$0	\$402,096
96710 Interest of Mortgage (or Bonds) Payable	\$33,761					\$33,761		\$33,761
96720 Interest on Notes Payable (Short and Long Term)					\$1,356	\$1,356		\$1,356
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$33,761	\$0	\$0	\$0	\$1,356	\$35,117	\$0	\$35,117
96900 Total Operating Expenses	\$4,445,690	\$157,060	\$1,059,130	\$38,090	\$610,704	\$6,310,674	-\$570,569	\$5,740,105
97000 Excess of Operating Revenue over Operating Expenses	-\$405,377	\$1,755,413	\$11,939,808	\$0	-\$10,017	\$13,279,827	\$0	\$13,279,827
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments			\$11,595,713			\$11,595,713		\$11,595,713
97350 HAP Portability-In								
97400 Depreciation Expense	\$542,533					\$542,533		\$542,533
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$4,988,223	\$157,060	\$12,654,843	\$38,090	\$610,704	\$18,448,920	-\$570,569	\$17,878,351
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In	\$352,335					\$352,335		\$352,335
10094 Transfers between Project and Program - Out		-\$352,335				-\$352,335		-\$352,335
10100 Total Other financing Sources (Uses)	\$352,335	-\$352,335	\$0	\$0	\$0	\$0	\$0	\$0

New Brunswick Housing Authority (NJ022)  
NEW BRUNSWICK, NJ

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2022

	Project Total	1 Business Activities	Housing Choice Vouchers	14 HCC HCV CARES Act Funding	COCC	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under)			14,871					
Total Expenses	\$-595,575	\$1,403,078	\$344,095	\$0	\$-10,017	\$1,141,581	\$0	\$1,141,581
11020 Required Annual Debt Principal Payments	\$160,000	\$0	\$0	\$0	\$0	\$160,000		\$160,000
11030 Beginning Equity	\$2,782,870	-\$853,284	-\$1,387,197	\$0	-\$4,247,536	-\$3,705,147		-\$3,705,147
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$295,396	\$320,682	-\$609,679		\$777,077	\$783,476		\$783,476
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			-\$1,832,644			-\$1,832,644		-\$1,832,644
11180 Housing Assistance Payments Equity			\$179,863			\$179,863		\$179,863
11190 Unit Months Available	3408	0	12192	0	0	15600		15600
11210 Number of Unit Months Leased	3321	0	10867	0	0	14188		14188
11270 Excess Cash	\$430,564					\$430,564		\$430,564
11610 Land Purchases	\$0				\$0	\$0		\$0
11620 Building Purchases	\$48,060				\$0	\$48,060		\$48,060
11630 Furniture & Equipment - Dwelling Purchases	\$0				\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0				\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0				\$0	\$0		\$0
11660 Infrastructure Purchases	\$0				\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$196,650				\$0	\$196,650		\$196,650
13901 Replacement Housing Factor Funds	\$0				\$0	\$0		\$0

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

Board of Commissioners  
Housing Authority of the City of New Brunswick  
7 Vandyke Avenue  
New Brunswick, New Jersey 08901

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the business activities of Housing Authority of the City of New Brunswick, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Housing Authority of the City of New Brunswick's basic financial statements, and have issued our report thereon dated January 27, 2023.

**Report on Internal Control over Financial Reporting**

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

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

A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

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

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

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Housing Authority of the City of New Brunswick's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of This Report**

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

**Giampaolo & Associates**

Lincroft, New Jersey

Date: January 27, 2023

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

Board of Commissioners  
Housing Authority of the City of New Brunswick  
7 Vandyke Avenue  
New Brunswick, New Jersey 08901

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited Housing Authority of the City of New Brunswick's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Housing Authority of the City of New Brunswick's major federal programs for the year ended June 30, 2022. Housing Authority of the City of New Brunswick's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Housing Authority of the City of New Brunswick 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 June 30, 2022.

***Basis for Opinion on Each Major Federal Program***

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

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

### ***Responsibilities of Management for Compliance***

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

### ***Auditor's Responsibilities for the Audit of Compliance***

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

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

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



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

### ***Opinion on Each Major Federal Program***

In our opinion, Housing Authority of the City of New Brunswick 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 June 30, 2022.

### **Report on Internal Control over Compliance**

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

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

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

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

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

***Giampaolo & Associates***

Lincroft, New Jersey

Date: January 27, 2023

**HOUSING AUTHORITY OF THE CITY OF NEW BRUNSWICK**

Schedule of Findings and Questioned Cost

Year Ended June 30, 2022

**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
14.850	Public and Indian Housing Program	\$ 1,845,052
14.871	Section 8 Housing Choice Voucher Program	\$ 12,960,419
14.872	Public Housing Capital Fund Program	\$ 659,471

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

Auditee qualified as a low-risk auditee  X  yes \_\_\_\_\_ no

**FINDINGS – FINANCIAL STATEMENT AUDIT**

None reported

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

None reported

**INDEPENDENT ACCOUNTANT’S REPORT ON APPLYING AGREED-UPON PROCEDURES**

Board of Commissioners  
Housing Authority of the City of New Brunswick  
7 Vandyke Avenue  
New Brunswick, New Jersey 08901

We have performed the procedures enumerated below on whether the electronic submission of certain information agrees with the hard copy documents within the reporting package for the year ended June 30, 2022. The U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC) is responsible for the Uniform Financial Reporting Standards (UFRS) procedures.

Housing Authority of the City of New Brunswick has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of complying with the REAC’s UFRS requirements for the submission of the PHA financial data for the year ended June 30, 2022. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

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

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

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

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

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

***Giampaolo & Associates***

Lincroft, New Jersey  
January 27, 2023