

Synopsis of audit report of the Housing Authority of the Township of Haddon for the fiscal year ended December 31, 2016, as required by N.J.S.A. 40A:5A-16.

Statements of Net Position
December 31, 2016 and 2015

	<u>2016</u>	<u>2015</u>
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 831,271	\$ 1,047,072
Accounts receivable - tenants, net	278	891
Total current assets	831,549	1,047,963
Capital assets, net	2,016,495	1,841,502
Total assets	2,848,044	2,889,465
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	280,758	98,641
Total deferred outflow of resources	280,758	98,641
Total assets and deferred outflow of resources	3,128,802	2,988,106
LIABILITIES		
Current liabilities:		
Accrued wages and payroll taxes	1,740	10,750
Accrued compensated absences, current	1,910	1,977
Tenant security deposits	38,178	35,128
Other accrued liabilities	41,043	20,257
Current portion of unearned revenue	34,160	34,160
Other current liabilities	37,027	16,917
Pension payable	27,098	27,012
Total current liabilities	181,156	146,201
Long-term liabilities:		
Accrued compensated absences, less current portion	24,688	1,767
Unearned revenue, net of current portion	450,968	485,138
Net pension liability	903,464	642,030
Total liabilities	1,560,276	1,275,136
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	7,424	19,905
Total deferred inflow of resources	7,424	19,905
Total liabilities and deferred inflow of resources	1,567,700	1,295,041
NET POSITION		
Net position:		
Invested in capital assets, net of related debt	2,016,495	1,841,502
Unrestricted	(455,393)	(148,437)
Total net position	1,561,102	1,693,065
Total liabilities, deferred inflow of resources and net position	\$ 3,128,802	\$ 2,988,106

**HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
(A Component Unit of Haddon Township, State of New Jersey)**

Financial Statements and Supplementary Schedules

For the years ended December 31, 2016 and 2015

(With Independent Auditor's Report thereon)

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
(A Component Unit of Haddon Township, State of New Jersey)
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December 31, 2016 and 2015

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Housing Authority of the Township of Haddon

Report on the Financial Statements

We have audited the accompanying financial statements of business-type activities of the Housing Authority of the Township of Haddon, a component unit of the Township of Haddon, State of New Jersey, as of and for the year ended December 31, 2016 and 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in compliance with audit standards prescribed by the Local Finance Board and by the Division of Local Government Services, Department of Community Affairs, State of New Jersey. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Housing Authority of the Township of Haddon as of December 31, 2016 and 2015, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the Township of Haddon's basic financial statements as a whole. The accompanying financial data schedules and the statement and certification of actual Capital Fund Grant costs, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The financial data schedules and the statement and certification of actual Capital Fund Grant costs are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 financial data schedules and the statement and certification of actual Capital Fund Grant costs are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 10, 2017 on our consideration of the Housing Authority of the Township of Haddon'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 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 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 the Housing Authority of the Township of Haddon's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Holman Frenia Allison".

HOLMAN FRENIA ALLISON, P.C.
Certified Public Accountants

May 10, 2017
Toms River, New Jersey



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

The Board of Commissioners
Housing Authority of the Township of Haddon:

We have audited, in accordance with the 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 audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the Housing Authority of the Township of Haddon (herein referred to as "the Authority"), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated May 10, 2017.

Internal Control Over Financial Reporting

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any

deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying general comments and recommendations that we consider to be a significant deficiency

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and audit requirements as prescribed by the Local Finance Board and by the Division of Local Government Services, Department of Community Affairs, State of New Jersey as finding number 2016-001.

Authority's Response to Findings

The Authority's response to the findings identified in our audit is described in the accompanying general comments and recommendations. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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* and audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



HOLMAN FRENIA ALLISON, P.C.
Certified Public Accountants

May 10, 2017
Toms River, New Jersey

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Management's Discussion and Analysis
December 31, 2016

As management of the Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the year ended December 31, 2016. This narrative and analysis is intended to provide context and support to the financial statements provided in this report.

Using the Annual Report

Management's Discussion and Analysis

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's 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 applicable to governmental entities in the United States of America for Proprietary Funds.

Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to private sector businesses. They consist of the Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position, and Statement of Cash Flows.

The Statement of Net Position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Increases or decreases in net position serves as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position presents information showing how the Authority's net position changed during the most recent 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 unrelated cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. depreciation and earned but unused vacation time).

The financial statements report on the Authority's activities. The activities are primarily supported by subsidies and grants from the United States Department of Housing and Urban Development. The Authority's function is to provide decent, safe and sanitary housing to lower income individuals who are 62 years old and older.

Notes to Financial Statements

The Notes to Financial Statements provide additional information that is essential to a full understanding of the data provided in the general purpose financial statements. They appear in this report after the basic financial statements.

Budgetary Highlights

For the year ended December 31, 2016, individual program and grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The Authority prepares a budget to be submitted to the Bureau of Authority Regulation, Department of Community Affairs. The budget was prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

Financial Highlights

- As of the close of the year, the Authority reported unrestricted net position of (\$455,395) compared to (\$148,437) at the close of the prior year.
- Rent revenue from tenants for the year was \$390,585 compared to \$398,439 for the prior year.
- Operating expenses for the year were \$903,270 compared to \$791,946 for the prior year.
- The total HUD PHA operating grant for the year ended December 31, 2016 was \$246,866 compared to \$225,213 for the prior year.

Computation of net position at December 31, 2016, 2015 and 2014 is as follows:

	<u>2016</u>	<u>2015</u>	<u>2014</u>
Cash and other current assets	\$ 831,549	\$ 1,047,963	\$ 1,081,266
Capital assets, net	2,016,495	1,841,502	1,839,995
Deferred Outflows	<u>280,758</u>	<u>98,641</u>	<u>0</u>
Total assets	3,128,802	2,988,106	2,921,261
Current liabilities	181,156	146,200	111,273
Long-term liabilities	1,379,120	1,128,935	521,054
Deferred Inflows	<u>7,424</u>	<u>19,905</u>	<u>0</u>
Total liabilities	1,567,700	1,295,040	632,327
Invested in capital asset	2,046,495	1,841,502	1,839,995
Unrestricted net position	<u>(455,393)</u>	<u>(148,436)</u>	<u>448,939</u>
Total net position	<u>\$ 1,561,102</u>	<u>\$ 1,693,066</u>	<u>\$ 2,288,934</u>

A summary of the Statements of Revenues, Expenses and Changes in Net Position is analyzed on the following page.

	<u>2016</u>	<u>2015</u>	<u>2014</u>
OPERATING REVENUES			
Tenant rents	\$ 390,585	\$ 398,439	\$ 399,653
HUD PHA operating grant	264,961	225,213	232,205
Other	<u>56,180</u>	<u>54,947</u>	<u>55,089</u>
Total operating revenues	711,726	678,599	686,947
OPERATING EXPENSES			
Administrative	296,621	248,582	210,636
Tenant services	6,179	7,304	7,756
Utilities	205,033	209,350	201,800
Maintenance and operation	206,163	180,961	174,971
Protective services	7,759	6,982	4,033
General expenses	78,330	51,842	54,020
Extraordinary maintenance	-	2,540	20,255
Depreciation	<u>97,089</u>	<u>84,385</u>	<u>77,495</u>
Total operating expenses	<u>897,174</u>	<u>791,946</u>	<u>750,966</u>
Operating income/(loss)	(185,448)	(113,347)	(64,019)
NON-OPERATING REVENUES/(EXPENSES)			
Interest income	2,180	2,577	2,710
Other government grants	-	-	0
Capital grants	<u>51,305</u>	<u>83,491</u>	<u>126,571</u>
Total non-operating revenues/(expenses)	<u>53,485</u>	<u>86,068</u>	<u>129,281</u>
Change in net assets	(131,963)	(27,279)	65,262
Prior Period Restatement		(568,589)	0
Net position, beginning of year	<u>1,693,065</u>	<u>2,288,933</u>	<u>2,223,672</u>
Net position, end of year	<u>\$ 1,561,102</u>	<u>\$ 1,693,065</u>	<u>\$ 2,288,934</u>

Total operating revenues of \$699,725 increased \$21,127 or 3.1% compared to 2015 due to an increase in HUD subsidy and other revenue.

Total operating expenses of \$903,270 increased by a net amount of \$111,324 or 12.3% compared to 2015. The PHA experienced increases in administrative, maintenance and general expenses.

Building occupancy levels were at or near capacity throughout 2016 and 2015.

For the year ended 12/31/15 the Authority was required to implement GASB 68 that required it to record its unfunded pension liability as provided by the State of New Jersey. The net pension liability as of 12/31/16 is \$903,464. Recording of this liability created a negative unrestricted net position for the Authority of \$455,395 as of 12/31/16.

Capital Assets and Debt Administration

As of December 31, 2016, the Authority's capital assets net of accumulated depreciation were \$2,016,495.

The Authority had no long-term debt outstanding at December 31, 2016.

Economic Factors for the Current Year

The Authority has had an operating surplus for three of the past five years. This is the combination of sustained high occupancy, increased HUD operating grant subsidies and cost controls, including replacement of the boilers resulting in decreased utility expense. The Authority is committed to operating in an efficient manner while maintaining a suitable living environment for its tenants and maintaining a balanced financial position.

The Authority was awarded a score of 96 out of a possible 100 for the recently completed REAC evaluation.

Contacting the Authority's Financial Management

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, Haddon Township Housing Authority, 25 Wynnewood Avenue, Haddon Township, New Jersey 08108.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Statements of Net Position December 31, 2016 and 2015

	2016	2015
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 831,271	\$ 1,047,072
Accounts receivable - tenants, net	278	891
Total current assets	831,549	1,047,963
Capital assets, net	2,016,495	1,841,502
Total assets	2,848,044	2,889,465
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	280,758	98,641
Total deferred outflow of resources	280,758	98,641
Total assets and deferred outflow of resources	3,128,802	2,988,106
LIABILITIES		
Current liabilities:		
Accrued wages and payroll taxes	1,740	10,750
Accrued compensated absences, current	1,910	1,977
Tenant security deposits	38,178	35,128
Other accrued liabilities	41,043	20,257
Current portion of unearned revenue	34,160	34,160
Other current liabilities	37,027	16,917
Pension payable	27,098	27,012
Total current liabilities	181,156	146,201
Long-term liabilities:		
Accrued compensated absences, less current portion	24,688	1,767
Unearned revenue, net of current portion	450,968	485,138
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DEFERRED INFLOWS OF RESOURCES		
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Total deferred inflow of resources	7,424	19,905
Total liabilities and deferred inflow of resources	1,567,700	1,295,041
NET POSITION		
Net position:		
Invested in capital assets, net of related debt	2,016,495	1,841,502
Unrestricted	(455,393)	(148,437)
Total net position	1,561,102	1,693,065
Total liabilities, deferred inflow of resources and net position	\$ 3,128,802	\$ 2,988,106

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Statements of Revenues, Expenses, and Changes in Net Position
For the years ended December 31, 2016 and 2015

	<u>2016</u>	<u>2015</u>
Operating revenues:		
Tenant rental revenue	\$ 390,585	\$ 398,439
HUD operating grants	264,961	225,213
Other revenues	<u>56,180</u>	<u>54,947</u>
Total operating revenues	<u>711,726</u>	<u>678,599</u>
Operating expenses:		
Administrative	296,621	248,582
Tenant services	6,179	7,304
Utilities	205,033	209,350
Ordinary repairs and maintenance	206,163	180,961
Protective services	7,759	6,982
General expenses	78,330	51,842
Extraordinary maintenance	-	2,540
Depreciation	<u>97,089</u>	<u>84,385</u>
Total operating expenses	<u>897,174</u>	<u>791,946</u>
Operating income/(loss)	<u>(185,448)</u>	<u>(113,347)</u>
Non-operating revenues:		
Investment income	<u>2,180</u>	<u>2,577</u>
Income before capital grants	<u>(183,268)</u>	<u>(110,770)</u>
Capital grants	<u>51,305</u>	<u>83,491</u>
Change in net position	(131,963)	(27,279)
Net position, January 1	1,693,065	2,288,933
Prior period restatement (see note 13)	-	(568,589)
Net position, January 1, as restated	<u>1,693,065</u>	<u>1,720,344</u>
Net position, December 31	<u><u>\$ 1,561,102</u></u>	<u><u>\$ 1,693,065</u></u>

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Statements of Cash Flows

For the years ended December 31, 2016 and 2015

	<u>2016</u>	<u>2015</u>
Cash flows from operating activities:		
Cash received from tenants	\$ 394,248	\$ 399,491
Cash received from HUD	264,961	256,136
Cash received from other sources	22,010	20,798
Cash paid to vendors	(468,584)	(465,908)
Cash paid to employees	<u>(209,839)</u>	<u>(213,385)</u>
Net cash flows from operating activities	<u>2,796</u>	<u>(2,868)</u>
Cash flows from capital activities:		
Purchases of capital assets	(272,082)	(85,894)
Proceeds from grants	<u>51,305</u>	<u>83,491</u>
Net cash flows from capital activities	<u>(220,777)</u>	<u>(2,403)</u>
Cash flows from investing activities:		
Interest received on investments	<u>2,180</u>	<u>2,577</u>
Net cash flows from investing activities	<u>2,180</u>	<u>2,577</u>
Net change in cash	(215,801)	(2,694)
Cash and cash equivalents, beginning of year	<u>1,047,072</u>	<u>1,049,766</u>
Cash and cash equivalents, end of year	<u><u>\$ 831,271</u></u>	<u><u>\$ 1,047,072</u></u>
Reconciliation to Statements of Position:		
Cash and cash equivalents	<u><u>\$ 831,271</u></u>	<u><u>\$ 1,047,072</u></u>

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Statements of Cash Flows (continued)
For the years ended December 31, 2016 and 2015

	<u>2016</u>	<u>2015</u>
Reconciliation of operating income/(loss) to net cash flows from operating activities:		
Operating income/(loss)	\$ (185,448)	\$ (113,347)
Items which did not use cash:		
Depreciation	97,089	84,385
Unbudgeted pension expense	66,922	21,717
Working capital changes which provided/(used) cash:		
Accounts receivable - tenants, net	613	(314)
Accounts receivable - HUD other projects	-	30,923
Accrued wages and payroll taxes	(9,010)	3,140
Accrued compensated absences	22,854	-
Tenant security deposits	3,050	1,364
Unearned revenue	(34,170)	(34,149)
Other accrued liabilities	20,786	(1,204)
Other current liabilities	20,110	4,617
Net cash flows from operating activities	<u>\$ 2,796</u>	<u>\$ (2,868)</u>

The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 1: ORGANIZATION AND PURPOSE

The Housing Authority of the Township of Haddon (the "Authority") is a governmental public housing agency located in the Township of Haddon (the "Township"), County of Camden, State of New Jersey. The Township is located in southwest New Jersey approximately five miles east of the City of Philadelphia, Pennsylvania. The Authority was organized on January 21, 1965 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 providing and operating cost-effective, decent, safe and sanitary dwellings for lower income individuals who are 62 years old or older through an authorized local public housing agency. The Authority is responsible for operating a low-rent housing program, consisting of 100 private dwelling units and several public areas for the tenants' social activities, administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended, Public Law 93-383.42 U.S.C. 1439.

The Authority is governed by a board of seven commissioners. The officers of the Authority consist of a chairperson and vice chairperson elected from the board and an executive director who is appointed by the board. The executive director manages the day-to-day operations of the Authority. No commissioner is eligible to hold the position of executive director, except on a temporary basis with the approval of the United States Department of Housing and Urban Development.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

In accordance with Statement No. 39 of the Government Accounting Standards Board ("GASB"), the Authority's financial statements include those of the Authority and any component units. Component units are legally separate, tax-exempt organizations that meet all of the criteria noted below:

- The economic resources received by the separate organization are almost entirely for the direct benefit of the Authority,
- The Authority has the ability to access a majority of the economic resources held by the separate organization,
- The economic resources referred to above are significant to the Authority.

Based upon the application of these criteria, this report includes all programs and activities operated by the Authority. There were no additional entities required to be included in the reporting entity under these criteria in the current fiscal year. Furthermore, the Authority is considered a component unit of the Township of Haddon.

B. Basis of Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) 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 responsible for establishing GAAP for state and local governments through its pronouncements.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Presentation (continued)

For the year ended December 31, 2015, the Authority implemented the provisions of GASB Statement No. 68, Accounting and Financial Reporting for Pensions, as amended by GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date. GASB Statement Nos. 68 and 71 establish standards for measuring and recognizing net pension liabilities, deferred outflows of resources, deferred inflows of resources, and expenses/expenditures related to pension benefits provided through defined benefit pension plans. In addition, Statement No. 68 requires disclosure of information related to pension benefits.

C. Use of Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses, depreciable lives of properties and equipment, amortization of leasehold improvements and contingencies. Actual results could differ significantly from these estimates.

D. Cash and Cash Equivalents

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 of America 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.

N.J.S.A. 17:9-42 requires governmental units to deposit public funds only in public depositories located in New Jersey, when the funds are secured in accordance with the Act.

HUD requires housing authorities to invest excess funds in obligations of the United States of America, certificates of deposit, or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States of America 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.

For the Statements 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 acquisition.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Accounts Receivable - Tenants

Rents are due from tenants on the first day of each month. As a result, tenants' receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts.

F. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future periods.

G. Capital Assets

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of fixed assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses, and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the asset groups shown on the following page:

Equipment	7 years
Site improvements	15 years
Buildings	30 years

The Authority has established a capitalization threshold of \$1,000.

H. Compensated Absences

Compensated absences represent amounts to which employees are entitled to based on accumulated leave earned in accordance with the Authority's Personnel Policy. Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service at the current salary. See Note 7 for a description of these circumstances.

I. Unearned Revenue

The Authority's unearned revenue primarily consists of the prepayment of lease space for cell towers, prepayment of rent by residents and the receipt of HUD and other program funding applicable to future periods.

J. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues as non-operating.

K. Taxes

The Housing Authority of the Township of Haddon is exempt by statute from federal and state income taxes.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

L. Net Position Classifications

Net position is classified in three components as follows:

Invested in capital assets, net of related debt - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position - Consists of net positions with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net positions that do not meet the definition of "restricted" or "invested in capital assets, net of related debt." This component includes net positions that may be allocated for specific purposes by the Board.

M. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future periods and so will not be recognized as an inflow of resources (revenue) until that time.

N. Impact of Recently Issued Account Principles

Adopted Accounting Pronouncements

For the year ended December 31, 2016, the Authority implemented GASB Statement No. 72, *Fair Value Measurement and Application*. As a result of implementing this statement, the Authority is required to measure certain investments at fair value for financial reporting purposes. In addition, the Authority is required to measure donated capital assets at acquisition value (an entry price); these assets were previously required to be measured at fair value. Statement No. 72 requires disclosures to be made about fair value measurements, the level of fair value hierarchy, and valuation techniques. Implementation of this Statement did not impact the Authority's financial statements.

The Authority implemented GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets that are Not Within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. Implementation of this Statement did not impact the Authority's financial statements.

The Authority implemented GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*. Implementation of this Statement did not impact the Authority's financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Impact of Recently Issued Account Principles (continued)

Statement No. 77, *Tax Abatement Disclosures*. This Statement requires governments that enter into tax abatement agreements to disclose information about those agreements. Implementation of this Statement did not impact the Authority's financial statements.

Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans*. The objective of this Statement is to address a practice issue regarding the scope and applicability of Statement No. 68, *Accounting and Financial Reporting for Pensions*. Implementation of this Statement did not impact the Authority's financial statements.

Statement No. 79, *Certain External Investment Pools and Pool Participants*. This Statement addresses accounting and financial reporting for certain external investment pools and pool participants. Implementation of this Statement did not impact the Authority's financial statements.

Recently Issued Accounting Pronouncements

The GASB has issued the following Statements which will become effective in future fiscal years as shown below:

Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. The objective of this Statement is to improve the usefulness of information about postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency. This Statement will be effective for the year ended December 31, 2017. Management does not expect this Statement to impact the Authority's financial statements.

Statement No. 75, *Accounting and Financial Reporting for Post-employment Benefits Other than Pensions*. This Statement replaces the requirements of Statement No. 45, *Accounting and Financial Reporting by Employers for Post-employment Benefits Other Than Pensions*, as amended, and No. 57, *OPEB Measurements by Agency Employers and Agent Multi-Employer Plans*, for OPEB Statement No. 74, *Financial Reporting for Post-employment Benefit Plans Other Than Pension Plans*, establishes new accounting and financial reporting requirements for OPEB Plans. This Statement will be effective for the year ended December 31, 2018. Management has not yet determined the potential impact on the Authority's financial statements.

Statement No. 80, *Blending Requirements for Certain Component Units - an amendment of GASB Statement No. 14*. The objective of this Statement is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units. This Statement amends the blending requirements established in paragraph 53 of Statement No. 14, *The Financial Reporting Entity, as amended*. This Statement will be effective for the year ended December 31, 2017. Management does not expect this Statement to impact the Authority's financial statements.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Impact of Recently Issued Account Principles (continued)

Statement No. 81, *Irrevocable Split-Interest Agreements*. The objective of this Statement is to improve accounting and financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement. This Statement will be effective for the year ended December 31, 2017. Management does not expect this Statement to impact the Authority's financial statements.

Statement No. 82, *Pension Issues – an amendment of GASB Statements No. 67, 68 and No. 73*. The objective of this Statement is to address certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, No. 68, *Accounting and Financial Reporting for Pensions*, and No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. This Statement will be effective for the year ended December 31, 2017. Management has not yet determined the potential impact on the Authority's financial statements.

Statement No. 83, *Certain Asset Retirement Obligations*. This Statement addresses accounting and financial reporting requirements for certain asset retirement obligations and establishes the timing and pattern of recognition of a liability and corresponding deferred outflow of resources. This Statement will be effective for the year ended December 31, 2019. Management does not expect this Statement to impact the Authority's financial statements.

Statement No. 84, *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This Statement will be effective for the year ended December 31, 2019. Management does not expect this Statement to impact the Authority's financial statements.

Statement No. 85, *Omnibus 2017*. The objective of this Statement is to address practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits [OPEB]). This Statement will be effective for the year ended December 31, 2018. Management has not yet determined the potential impact on the Authority's financial statements.

O. Budgets and Budgetary Accounting

The Authority must adopt an annual budget in accordance with the U.S. Department of Housing and Urban Development (HUD) and N.J.A.C. 5:31-2. N.J.A.C. 5:31-2 requires the governing body to introduce the annual Authority budget at least 60 days prior to the end of the current fiscal year and to adopt not later than the beginning of the Authority's fiscal year. The governing body may amend the budget at any point during the year with the approval of HUD. The budget is adopted on the accrual basis of accounting with provisions for cash payments for capital outlays. Depreciation expense is not included in the budget appropriations.

The legal level of budgetary control is established at the detail shown on the Statement of Revenues, Expenses, and Changes in Net Position. All budget transfers and amendments to those accounts must be approved by resolution of the Authority as required by the Local Finance Board.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

O. Budgets and Budgetary Accounting (continued)

Management may transfer among supplementary line items as long as the legal level line items are not affected. There are no statutory requirements that budgetary line items not be over-expended.

P. Subsequent Events

Housing Authority of the Township of Haddon has evaluated subsequent events through May 10, 2017, which is the date the financial statements were available to be issued.

NOTE 3: CASH AND CASH EQUIVALENTS

The Authority is governed by the deposit and investment limitations of New Jersey state law. The deposits and investments held at December 31, 2016 and 2015, and reported at fair value are as follows:

	<u>2016</u>	<u>2015</u>
Deposits:		
Demand deposits	\$ 831,271	\$ 1,047,072
Total deposits	<u>\$ 831,271</u>	<u>\$ 1,047,072</u>
Reconciliation to Statements of Net Position:		
Cash and cash equivalents	\$ 831,271	\$ 1,047,072
Total	<u>\$ 831,271</u>	<u>\$ 1,047,072</u>

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority does not have a deposit policy for custodial credit risk. As of December 31, 2016 and 2015, the Authority's bank balances of \$841,055 and \$1,068,248 was insured or collateralized as follows:

	<u>2016</u>	<u>2015</u>
FDIC Insured	\$ 250,000	\$ 250,000
Collateralized in the Authority's name under GUDPA	<u>591,055</u>	<u>818,248</u>
Total deposits	<u>\$ 841,055</u>	<u>\$ 1,068,248</u>

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 4: CAPITAL ASSETS, NET

A summary of the changes in capital assets during 2016 and 2015 is as follows:

<u>Description</u>	<u>December 31,</u> <u>2015</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2016</u>
Land	\$ 170,304	\$ -	\$ -	\$ 170,304
Construction in progress	-	-	-	-
Capital assets not depreciated	170,304	-	-	170,304
Buildings and improvements	4,021,295	217,567	-	4,238,862
Furniture and equipment	18,497	54,515	-	73,012
Total capital assets	4,210,096	272,082	-	4,482,178
Less: accumulated depreciation	(2,368,594)	(97,089)	-	(2,465,683)
Capital assets, net	<u>\$ 1,841,502</u>	<u>\$ 174,993</u>	<u>\$ -</u>	<u>\$ 2,016,495</u>

<u>Description</u>	<u>December 31,</u> <u>2014</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2015</u>
Land	\$ 170,304	\$ -	\$ -	\$ 170,304
Construction in progress	123,210	-	(123,210)	-
Capital assets not depreciated	293,514	-	(123,210)	170,304
Buildings and improvements	3,814,593	206,702	-	4,021,295
Furniture and equipment	16,097	2,400	-	18,497
Total capital assets	4,124,204	209,102	(123,210)	4,210,096
Less: accumulated depreciation	(2,284,209)	(84,385)	-	(2,368,594)
Capital assets, net	<u>\$ 1,839,995</u>	<u>\$ 124,717</u>	<u>\$ (123,210)</u>	<u>\$ 1,841,502</u>

Depreciation expense for the years ended December 31, 2016 and 2015 was \$97,089 and \$84,385, respectively.

NOTE 5: UNEARNED REVENUE

On September 29, 2006, the Authority agreed to lease cell tower space to Wireless Capital Partners for a period of 20 years for a lump-sum payment of \$300,480. On June 25, 2012, the Authority agreed to lease cell tower space to Communications Capital Group for a period of 22 years for a lump-sum payment of \$421,000.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 5: UNEARNED REVENUE (continued)

These amounts have been capitalized and are being recognized over the life of the respective leases. During the years ended December 31, 2016 and 2015, the Authority recognized \$34,160 and \$34,160, respectively, as revenue. At December 31, 2016 and 2015, \$485,128 and \$519,298, respectively was unearned.

NOTE 6: PAYMENTS IN LIEU OF TAXES

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 Haddon Township. Under the Cooperation Agreement, the Authority must pay the Township the lesser of 10% of its net shelter rent or the approximate full real property taxes. For the year ended December 31, 2016 and 2015, the Authority incurred PILOT expenses in the amount of \$20,786 and \$20,257, respectively.

NOTE 7: COMPENSATED ABSENCES

A. Annual Leave

The employees of the Authority are entitled to annual leave based on length of service:

<u>Length of Service</u>	<u>Number of Days</u>
7 months - 1 year	5
2 years - 5 years	10
6 years - 10 years	15
11 years - 20 years	20
21 years - and thereafter	25

Annual leave not taken by employees may be accumulated but cannot exceed 60 working days in addition to that accrued in the current calendar year. An employee who is permanently separated shall be paid in a lump sum for any accumulated annual leave at his/her current rate of pay, except where his/her dismissal is due to malfeasance. In no other event shall an employee be paid for annual leave not taken.

B. Sick Leave

Employees may be paid for leave taken because of illness or accident. Sick leave will accrue for regular full time employees at the rate of one day per month during the first year of employment and one and one-quarter days per month in every calendar year thereafter and shall accumulate from year to year. Sick leave for part time employees shall accrue at the same rate as that for full time employees, except that it shall be pro-rated on the basis of the percentage of the weekly hours actually worked during a scheduled week divided by 40 hours for maintenance personnel or 35 hours for staff personnel.

Sick leave may be accumulated indefinitely. In no event shall an employee be paid for sick leave not taken.

The total value of compensated absences at December 31, 2016 and 2015 were \$26,598 and \$3,744, respectively.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS

A. Public Employees' Retirement System (PERS)

Plan Description - The State of New Jersey, Public Employees' Retirement System (PERS) is a cost-sharing multiple-employer defined benefit pension plan administered by the State of New Jersey, Division of Pensions and Benefits (the Division). For additional information about PERS, please refer to Division's Comprehensive Annual Financial Report (CAFR) which can be found at www.state.nj.us/treasury/pensions/annrprts.shtml.

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

The following represents the membership tiers for PERS:

<u>Tier</u>	<u>Definition</u>
1	Members who were enrolled prior to July 1, 2007
2	Members who were eligible to enroll on or after July 1, 2007 and prior to November 2, 2008
3	Members who were eligible to enroll on or after November 2, 2008 and prior to May 22, 2010
4	Members who were eligible to enroll on or after May 22, 2010 and prior to June 28, 2011
5	Members who were eligible to enroll on or after June 28, 2011

Service retirement benefits of $1/55^{\text{th}}$ of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of $1/60^{\text{th}}$ of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65. Early retirement benefits are available to tiers 1 and 2 members before reaching age 60, tiers 3 and 4 with 25 or more years of service credit before age 62 and tier 5 with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the age at which a member can receive full early retirement benefits in accordance with their respective tier. Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for the respective tier.

Basis of Presentation - The schedules of employer allocations and the schedules of pension amounts by employer (collectively, the Schedules) present amounts that are considered elements of the financial statements of PERS or its participating employers. Accordingly, they do not purport to be a complete presentation of the financial position or changes in financial position of PERS or the participating employers. The accompanying Schedules were prepared in accordance with U.S. generally accepted accounting principles. Such preparation requires management of PERS to make a number of estimates and assumptions relating to the reported amounts. Due to the inherent nature of these estimates, actual results could differ from those estimates.

Contributions - The contribution policy for PERS is set by *N.J.S.A. 43:15A* and requires contributions by active members and contributing employers. State legislation has modified the amount that is contributed by the State. The State's pension contribution is based on an actuarially determined amount, which includes the employer portion of the normal cost and an amortization of the unfunded accrued liability. Funding for noncontributory group insurance benefits is based on actual claims paid. For the fiscal year 2016, the State's pension contribution was less than the actuarial determined amount. The local employers' contribution amounts are based on an actuarially

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

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.

Components of Net Pension Liability - At December 31, 2016, the Authority reported a liability of \$903,464 for its proportionate share of the PERS net pension liability. The net pension liability was measured as of June 30, 2016. The total pension liability used to calculate the net pension liability was determined using update procedures to roll forward the total pension liability from an actuarial valuation as of July 1, 2015, which was rolled forward to June 30, 2016. The Authority's proportion of the net pension liability was based on the Authority's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended June 30, 2016. The Authority's proportion measured as of June 30, 2016, was .00305%, which was an increase of .00019% from its proportion measured as of June 30, 2015.

Collective Balances at December 31, 2016 and December 31, 2015

	<u>12/31/2016</u>	<u>12/31/2015</u>
Actuarial valuation date (including roll forward)	June 30, 2016	June 30, 2015
Deferred Outflows of Resources	\$ 280,758	\$ 98,641
Deferred Inflows of Resources	\$ 7,424	\$ 19,905
Net Pension Liability	\$ 903,464	\$ 642,030
Authority's portion of the Plan's total net pension Liability	0.00305%	0.00286%

Pension Expense and Deferred Outflows/Inflows of Resources - For the year ended December 31, 2016, the Authority recognized pension expense of \$93,934. At December 31, 2016, the Authority reported deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to Financial Statements (continued)

For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
	<u>PERS</u>	<u>PERS</u>
Differences between Expected and Actual Experience	\$ 16,802	\$ -
Changes of Assumptions	187,149	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments	34,450	-
Changes in Proportion and Differences between Authority Contributions and Proportionate Share of Contributions	<u>42,357</u>	<u>7,424</u>
	<u>\$ 280,758</u>	<u>\$ 7,424</u>

The \$280,758 reported as deferred outflows of resources related to pensions and \$7,424 reported as deferred inflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date (i.e. for the fiscal year ending December 31, 2016, the plan measurement date is June 30, 2016) will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending Dec 31,	<u>PERS</u>
2017	\$ 60,385
2018	60,387
2019	68,110
2020	59,208
2021	<u>25,244</u>
	<u>\$ 273,334</u>

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

	PERS	
	Deferred Outflow of <u>Resources</u>	Deferred Inflow of <u>Resources</u>
Differences between Expected and Actual Experience		
Year of Pension Plan Deferral:		
June 30, 2014	-	-
June 30, 2015	5.72	-
June 30, 2016	5.57	-
Changes of Assumptions		
Year of Pension Plan Deferral:		
June 30, 2014	6.44	-
June 30, 2015	5.72	-
June 30, 2016	5.57	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments		
Year of Pension Plan Deferral:		
June 30, 2014	-	5.00
June 30, 2015	-	5.00
June 30, 2016	5.00	-
Changes in Proportion and Differences between Authority Contributions and Proportionate Share of Contributions		
Year of Pension Plan Deferral:		
June 30, 2014	6.44	6.44
June 30, 2015	5.72	5.72
June 30, 2016	5.57	5.57

Actuarial Assumptions - The total pension asset/(liability) as of the measurement date was determined by using an actuarial valuation as noted in the table below, with update procedures used to roll forward the total pension liability to the measurement date. The actuarial valuations used the following actuarial assumptions:

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

<u>PERS</u>	
Inflation	3.08%
Salary Increases:	
Through 2026	1.65% - 4.15% Based on Age
Thereafter	2.65% - 5.15% Based on Age
Investment Rate of Return	7.65%
Mortality Rate Table	RP-2000
Period of Actuarial Experience	
Study upon which Actuarial	
Assumptions were Based	July 1, 2011 - June 30, 2014

Pre-retirement mortality rates were based on the RP-2000 Employee Preretirement Mortality Table for male and female active participants. For State employees, mortality tables are set back 4 years for males and females. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Post-retirement mortality rate were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a one-year static projection based on the mortality improvement Scale AA. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scales. Disability retirement rates used to value disabled retirees were based on the RP-2000 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

The actuarial assumptions used in the July 1, 2015 valuation were based on the results of an actuarial experience study for the period July 1, 2011 to June 30, 2014. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

Long-Term Expected Rate of Return - In accordance with State statute, the long-term expected rate of return on plan investments (7.65% at June 30, 2016) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2016 are summarized in the following table:

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash	5.00%	0.87%
U.S. Treasuries	1.50%	1.74%
Investment grade credit	8.00%	1.79%
Mortgages	2.00%	1.67%
High Yield Bonds	2.00%	4.56%
Inflation-Indexed Bonds	1.50%	3.44%
Broad U.S. Equities	26.00%	8.53%
Developed Foreign Equities	13.25%	6.83%
Emerging Market Equities	6.50%	9.95%
Private Equity	9.00%	12.40%
Hedge Funds/Absolute Return	12.50%	4.68%
Real Estate (Property)	2.00%	6.91%
Commodities	0.50%	5.45%
Global debt ex U.S.	5.00%	-0.25%
REIT	5.25%	5.63%
	<u>100.00%</u>	

Discount Rate - The discount rate used to measure the total pension liability was 3.98% as of June 30, 2016. The single blended discount rate was based on long-term expected rate of return on pension plan investments of 7.65%, and a municipal bond rate of 2.85% as of June 30, 2016 based on the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipals bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made based on the contribution rate in the most recent fiscal year. The State employer contributed 30% of the actuarially determined contributions and the local employers contributed 100% of their actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through 2034. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2034 and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

Sensitivity of the Authority's proportionate share of the Net Pension Liability to Changes in the Discount Rate - The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate as disclosed above, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.98%) or 1-percentage-point higher (4.98%) than the current rate:

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 8: PENSION OBLIGATIONS (continued)

A. Public Employees' Retirement System (PERS) (continued)

	PERS		
	1 % Decrease (2.98%)	Current Discount Rate (3.98%)	1 % Increase (4.98%)
Authority's Proportionate Share of the Net Pension Liability	<u>\$ 1,107,089</u>	<u>\$ 903,464</u>	<u>\$ 735,353</u>

NOTE 9: POST EMPLOYMENT BENEFITS

The Authority participates in the New Jersey State Health Benefits Program ("the SHBP"), which qualifies as a cost-sharing, multiple-employer plan in accordance with GASB Statement No. 45 "Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions" ("OPEB"). The SHBP is administered by the State of New Jersey, Department of the Treasury, Division of Pension and Benefits.

Under the SHBP, retirees may continue the health benefits programs in which they are enrolled at the time of retirement, provided the retiree pays the costs of the benefits (at a group rate) for themselves and their eligible dependents.

The State of New Jersey, Department of Treasury, Division of Pensions and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information of the SHBP. 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 08625-0295.

The SHBP is established under the authority of the N.J.S.A. 52:14-17.25 et seq. and regulations adopted by the State Health Benefits Commission. The required contribution is determined on an annual pay-as-you-go basis.

NOTE 10: RISK MANAGEMENT

The Authority is a member of New Jersey Public Housing Authority Joint Insurance Fund. The Fund provides the Authority with Property - Blanket Building and Grounds, Boiler and Machinery, General and Automobile Liability, Workers Compensation, and Public Officials coverages. Contributions to the Fund, including a reserve for contingencies are payable in an annual premium and is based on actuarial assumptions determined by the Fund's actuary. The Commissioner of Insurance may order additional assessments to supplement the Fund's claim, loss retention or administrative accounts to assure the payment of the Fund's obligations. The Authority's agreement with the pool provides that the pool will be self-sustaining through member premiums and will reinsure through commercial insurance for claims in excess of \$200,000 for each insured event.

The Fund publishes its own financial report for the year ended December 31, 2016, which can be obtained from Public Entity Risk Management Administration Inc., Park 80 West, Plaza One, Saddle Brook, NJ 07663.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Notes to Financial Statements (continued)
For the years ended December 31, 2016 and 2015

NOTE 11: ECONOMIC DEPENDENCY

The Low Rent Public Housing program is economically dependent on annual grants from the United States Department of Housing and Urban Development.

NOTE 12: COMMITMENTS AND CONTINGENCIES

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of the funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of December 31, 2016, the Authority estimates that no material liabilities will result from such audits.

There is no ongoing litigation that could have an adverse impact regarding the Authority's financial condition.

The Authority entered into a construction agreement with Command Company Inc. in connection with various parking lot improvements. The contract was awarded through an open bid process with a total cost including alternate phase of \$243,883. As of December 31, 2016 the authority still owed Command Company Inc. a balance of \$26,766 for the parking lot improvement project.

NOTE 13: PRIOR PERIOD ADJUSTMENT/RESTATEMENT OF NET POSITION

Net position as of January 1, 2015, has been restated as follows for the implementation of GASB Statement No. 68, Accounting and Financial Reporting for Pensions, as amended by GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date.

	Governmental Activities
Net Position as previously reported at December 31, 2014	\$ 2,288,935
Prior period adjustment - Implementation of GASB 68:	
Net Pension Liability (measurement date as of June 30, 2014)	(518,541)
PERS Pension Payable (2015 Authority PERS Pension Contribution)	(23,715)
Deferred Outflows (measurement date as of June 30, 2014)	16,306
Deferred Inflows (measurement date as of June 30, 2014)	(42,639)
Total prior period adjustment	(568,589)
Net Position as restated, January 1, 2015	\$ 1,720,346

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Detailed Statement of Revenues, Expenses and Changes in Net Position Compared to Budget
For the year ended December 31, 2016

	Original Budget	Final Budget	Actual	Favorable (Unfavorable)
Operating revenues:				
Dwelling rental / excess utilities	\$ 414,450	\$ 414,450	\$ 390,585	\$ (23,865)
Non-dwelling revenues	41,500	41,500	56,180	14,680
HUD operating grants	256,140	256,140	264,961	8,821
Total operating revenues	<u>712,090</u>	<u>712,090</u>	<u>711,726</u>	<u>(364)</u>
Operating expenses:				
Administrative	219,870	219,870	229,251	(9,381)
Tenant services	6,000	6,000	6,179	(179)
Utilities	220,420	220,420	205,033	15,387
Operating and maintenance	191,620	191,620	206,163	(14,543)
Protective services	300	300	7,759	(7,459)
General expenses	54,400	54,400	78,330	(23,930)
Extraordinary maintenance	14,000	14,000	-	14,000
Total operating expenses	<u>706,610</u>	<u>706,610</u>	<u>732,715</u>	<u>(26,105)</u>
Operating income	5,480	5,480	(20,989)	(26,469)
Non-operating revenues				
Interest income	2,700	2,700	2,180	(520)
Capital grants	-	-	51,305	51,305
Total non-operating revenues	<u>2,700</u>	<u>2,700</u>	<u>53,485</u>	<u>50,785</u>
Change in net position - budgetary basis	8,180	8,180	32,496	24,316
Less:				
Unbudgeted pension expense	-	-	67,370	(67,370)
Depreciation	-	-	97,089	(97,089)
Change in net position - accrual basis	8,180	8,180	(131,963)	(140,143)
Net position, beginning of year	<u>1,693,065</u>	<u>1,693,065</u>	<u>1,693,065</u>	-
Net position, end of year	<u>\$ 1,701,245</u>	<u>\$ 1,701,245</u>	<u>\$ 1,561,102</u>	<u>\$ (140,143)</u>

HADDON TOWNSHIP HOUSING AUTHORITY
 SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 PUBLIC EMPLOYEES' RETIREMENT SYSTEM
 LAST TEN FISCAL YEARS

	2016	2015	2014	2013
Authority's proportion of the net pension liability (asset)	0.00305%	0.00286%	0.00277%	0.00284%
Authority's proportionate share of the net pension liability (asset)	\$ 903,464	\$ 642,030	\$ 518,541	\$ 543,216
Authority's covered-employee payroll	\$ 214,068	\$ 120,702	\$ 181,398	\$ 176,214
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	422.05%	531.91%	285.86%	308.27%
Plan fiduciary net position as a percentage of the total pension liability	40.14%	47.93%	52.08%	48.72%

***This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

HADDON TOWNSHIP HOUSING AUTHORITY
 SCHEDULE OF AUTHORITY CONTRIBUTIONS
 PUBLIC EMPLOYEES' RETIREMENT SYSTEM
 LAST TEN FISCAL YEARS

	2016	2015	2014	2013
Contractually required contribution	\$ 27,100	\$ 24,589	\$ 22,832	\$ 21,416
Contributions in relation to the contractually required contribution	\$ 27,100	\$ 24,589	\$ 22,832	\$ 21,416
Contribution deficiency (excess)	-	-	-	-
Authority's covered-employee payroll	\$ 214,068	\$ 120,702	\$ 181,398	\$ 176,214
Contributions as a percentage of covered-employee payroll	12.66%	20.37%	12.59%	12.15%

**This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

Notes to the Required Supplementary Information

For the year ended December 31, 2016

Public Employees' Retirement System (PERS)

Basis of Presentation. The amounts presented in the Schedules were prepared in accordance with U.S. generally accepted accounting principles. The numbers were derived in a report provided by KPMG dated April 6, 2017. The full report is available by the State of New Jersey, Division of Pension and Benefits. Such preparation requires management of PERS to make a number of estimates and assumptions relating to the reported amounts. Due to the inherent nature of these estimates, actual results could differ from those estimates.

Changes of benefit terms. 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.

Changes of assumptions. Pre-retirement mortality rates were based on the RP-2000 Employee Pre-Retirement Mortality Table for male and female active participants. For State employees, mortality tables are set back 4 years for males and females. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Post-retirement mortality rate were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a one-year static projection based on the mortality improvement Scale AA. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scales. Disability retirement rates used to value disabled retirees were based on the RP-2000 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Financial Data Schedules
For the year ended December 31, 2016

	NJ06000001	Total
111 Cash - Unrestricted	\$793,093	\$793,093
112 Cash - Restricted - Modernization and Development		
113 Cash - Other Restricted		
114 Cash - Tenant Security Deposits	\$38,178	\$38,178
115 Cash - Restricted for Payment of Current Liabilities		
100 Total Cash	\$831,271	\$831,271
121 Accounts Receivable - PHA Projects		
122 Accounts Receivable - HUD Other Projects		
124 Accounts Receivable - Other Government		
125 Accounts Receivable - Miscellaneous		
126 Accounts Receivable - Tenants	\$278	\$278
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other		
127 Notes, Loans, & Mortgages Receivable - Current		
128 Fraud Recovery		
128.1 Allowance for Doubtful Accounts - Fraud		
129 Accrued Interest Receivable		
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$278	\$278
131 Investments - Unrestricted		
132 Investments - Restricted		
135 Investments - Restricted for Payment of Current Liability		
142 Prepaid Expenses and Other Assets		
143 Inventories		
143.1 Allowance for Obsolete Inventories		
144 Inter Program Due From		
145 Assets Held for Sale		
150 Total Current Assets	\$831,549	\$831,549
161 Land	\$170,304	\$170,304
162 Buildings	\$4,058,700	\$4,058,700
163 Furniture, Equipment & Machinery - Dwellings		
164 Furniture, Equipment & Machinery - Administration	\$18,497	\$18,497
165 Leasehold Improvements	\$234,677	\$234,677
166 Accumulated Depreciation	-\$2,465,683	-\$2,465,683
167 Construction in Progress		
168 Infrastructure		
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,016,495	\$2,016,495
171 Notes, Loans and Mortgages Receivable - Non-Current		
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due		
173 Grants Receivable - Non Current		
174 Other Assets		
176 Investments in Joint Ventures		
180 Total Non-Current Assets	\$2,016,495	\$2,016,495

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Financial Data Schedules
For the year ended December 31, 2016

	NJ06000001	Total
200 Deferred Outflow of Resources	\$280,758	\$280,758
290 Total Assets and Deferred Outflow of Resources	\$3,128,802	\$3,128,802
311 Bank Overdraft		
312 Accounts Payable <= 90 Days	\$25,411	\$25,411
313 Accounts Payable >90 Days Past Due		
321 Accrued Wage/Payroll Taxes Payable	\$28,840	\$28,840
322 Accrued Compensated Absences - Current Portion	\$1,910	\$1,910
324 Accrued Contingency Liability		
325 Accrued Interest Payable		
331 Accounts Payable - HUD PHA Programs		
332 Account Payable - PHA Projects		
333 Accounts Payable - Other Government	\$41,043	\$41,043
341 Tenant Security Deposits	\$38,178	\$38,178
342 Unearned Revenue	\$485,128	\$485,128
343 Current Portion of Long-term Debt - Capital Projects/Mortgage		
344 Current Portion of Long-term Debt - Operating Borrowings		
345 Other Current Liabilities		
346 Accrued Liabilities - Other	\$11,616	\$11,616
347 Inter Program - Due To		
348 Loan Liability - Current		
310 Total Current Liabilities	\$632,126	\$632,126
351 Long-term Debt, Net of Current - Capital Projects/Mortgage		
352 Long-term Debt, Net of Current - Operating Borrowings		
353 Non-current Liabilities - Other		
354 Accrued Compensated Absences - Non Current	\$24,688	\$24,688
355 Loan Liability - Non Current		
356 FASB 5 Liabilities		
357 Accrued Pension and OPEB Liabilities	\$903,464	\$903,464
350 Total Non-Current Liabilities	\$928,152	\$928,152
300 Total Liabilities	\$1,560,278	\$1,560,278
400 Deferred Inflow of Resources	\$7,424	\$7,424
508.4 Net Investment in Capital Assets	\$2,016,495	\$2,016,495
511.4 Restricted Net Position		
512.4 Unrestricted Net Position	-\$455,395	-\$455,395
513 Total Equity - Net Assets / Position	\$1,561,100	\$1,561,100
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,128,802	\$3,128,802
70300 Net Tenant Rental Revenue	\$390,585	\$390,585
70400 Tenant Revenue - Other	\$17,360	\$17,360
70500 Total Tenant Revenue	\$407,945	\$407,945
70600 HUD PHA Operating Grants	\$264,961	\$264,961

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Financial Data Schedules
For the year ended December 31, 2016

Schedule IV
(continued)

	NJ06000001	Total
70610 Capital Grants	\$51,305	\$51,305
70710 Management Fee		
70720 Asset Management Fee		
70730 Book Keeping Fee		
70740 Front Line Service Fee		
70750 Other Fees		
70700 Total Fee Revenue		
70800 Other Government Grants		
71100 Investment Income - Unrestricted	\$2,180	\$2,180
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	\$38,819	\$38,819
71600 Gain or Loss on Sale of Capital Assets		
72000 Investment Income - Restricted		
70000 Total Revenue	\$765,210	\$765,210
91100 Administrative Salaries	\$123,357	\$123,357
91200 Auditing Fees	\$12,946	\$12,946
91300 Management Fee		
91310 Book-keeping Fee		
91400 Advertising and Marketing		
91500 Employee Benefit contributions - Administrative	\$103,424	\$103,424
91600 Office Expenses	\$28,482	\$28,482
91700 Legal Expense	\$4,637	\$4,637
91800 Travel		
91810 Allocated Overhead		
91900 Other	\$23,775	\$23,775
91000 Total Operating - Administrative	\$296,621	\$296,621
92000 Asset Management Fee		
92100 Tenant Services - Salaries		
92200 Relocation Costs		
92300 Employee Benefit Contributions - Tenant Services		
92400 Tenant Services - Other	\$6,179	\$6,179
92500 Total Tenant Services	\$6,179	\$6,179
93100 Water	\$21,439	\$21,439
93200 Electricity	\$83,997	\$83,997
93300 Gas	\$34,982	\$34,982
93400 Fuel		
93500 Labor	\$14,966	\$14,966
93600 Sewer	\$44,700	\$44,700
93700 Employee Benefit Contributions - Utilities	\$4,949	\$4,949
93800 Other Utilities Expense		

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Financial Data Schedules
For the year ended December 31, 2016

	NJ06000001	Total
93000 Total Utilities	\$205,033	\$205,033
94100 Ordinary Maintenance and Operations - Labor	\$96,937	\$96,937
94200 Ordinary Maintenance and Operations - Materials and Other	\$9,489	\$9,489
94300 Ordinary Maintenance and Operations Contracts	\$70,047	\$70,047
94500 Employee Benefit Contributions - Ordinary Maintenance	\$29,691	\$29,691
94000 Total Maintenance	\$206,164	\$206,164
95100 Protective Services - Labor		
95200 Protective Services - Other Contract Costs	\$7,759	\$7,759
95300 Protective Services - Other		
95500 Employee Benefit Contributions - Protective Services		
95000 Total Protective Services	\$7,759	\$7,759
96110 Property Insurance		
96120 Liability Insurance		
96130 Workmen's Compensation		
96140 All Other Insurance	\$34,690	\$34,690
96100 Total insurance Premiums	\$34,690	\$34,690
96200 Other General Expenses		
96210 Compensated Absences	\$22,853	\$22,853
96300 Payments in Lieu of Taxes	\$20,786	\$20,786
96400 Bad debt - Tenant Rents		
96500 Bad debt - Mortgages		
96600 Bad debt - Other		
96800 Severance Expense		
96000 Total Other General Expenses	\$43,639	\$43,639
96710 Interest of Mortgage (or Bonds) Payable		
96720 Interest on Notes Payable (Short and Long Term)		
96730 Amortization of Bond Issue Costs		
96700 Total Interest Expense and Amortization Cost	\$0	\$0
96900 Total Operating Expenses	\$800,085	\$800,085
97000 Excess of Operating Revenue over Operating Expenses	-\$34,875	-\$34,875
97100 Extraordinary Maintenance		
97200 Casualty Losses - Non-capitalized		
97300 Housing Assistance Payments		
97350 HAP Portability-In		
97400 Depreciation Expense	\$97,089	\$97,089
97500 Fraud Losses		

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Financial Data Schedules
For the year ended December 31, 2016

	NJ06000001	Total
97600 Capital Outlays - Governmental Funds		
97700 Debt Principal Payment - Governmental Funds		
97800 Dwelling Units Rent Expense		
90000 Total Expenses	\$897,174	\$897,174
10010 Operating Transfer In	\$6,095	\$6,095
10020 Operating transfer Out	-\$6,095	-\$6,095
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		
10094 Transfers between Project and Program - Out		
10100 Total Other financing Sources (Uses)	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$131,964	-\$131,964
11020 Required Annual Debt Principal Payments	\$0	\$0
11030 Beginning Equity	\$1,693,066	\$1,693,066
11040 Prior Period Adjustments, Equity Transfers and Correction of	\$0	\$0
11050 Changes in Compensated Absence Balance		
11060 Changes in Contingent Liability Balance		
11070 Changes in Unrecognized Pension Transition Liability		
11080 Changes in Special Term/Severance Benefits Liability		
11090 Changes in Allowance for Doubtful Accounts - Dwelling		
11100 Changes in Allowance for Doubtful Accounts - Other		
11170 Administrative Fee Equity		
11180 Housing Assistance Payments Equity		
11210 Number of Unit Months Leased	1176	1176
11270 Excess Cash	\$128,136	\$128,136
11610 Land Purchases	\$0	\$0
11620 Building Purchases	\$54,515	\$54,515
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0
11650 Leasehold Improvements Purchases	\$217,567	\$217,567
11660 Infrastructure Purchases	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0
13510 CFFP Debt Service Payments		
13901 Replacement Housing Factor Funds		

Schedule V

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON
Statement and Certification of Actual Capital Fund Grant Costs
For the year ended December 31, 2016

1. The Actual Capital Fund Grant Costs of Program NJ39P064501-10 is as follows:

Actual Capital Fund Grant Costs:

	<u>CFP No. NJ39P064501-15</u>
Fund Approved	\$ 51,305
Funds Expended	<u>51,305</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 51,305
Funds Expended	<u>51,305</u>
	<u>\$ -</u>

2. All Capital Fund Grant Costs have been paid and all related liabilities have been discharged through payment.



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To the Board of Commissioners
Housing Authority of the Township of Haddon
Haddon Township, New Jersey 08108

We have audited the financial accounts and transactions of the Housing Authority of the Township of Haddon in the County of Camden, State of New Jersey for the year ended December 31, 2016. In accordance with requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the following are the *General Comments* and *Recommendations* for the year then ended.

GENERAL COMMENTS AND RECOMMENDATIONS

Contracts and Agreements Required to be Advertised by (N.J.S.A.40A:11-4)

N.J.S.A.40A:11-4 - Every contract or agreement, for the performance of any work or furnishing or hiring of any materials or supplies, the cost or the contract price whereof is to be paid with or out of public funds not included within the terms of Section 3 of this act, shall be made or awarded only by the governing body of the contracting unit after public advertising for bids and bidding therefore, except as is provided otherwise in this act or specifically by any other Law. No work, materials or supplies shall be undertaken, acquired or furnished for a sum exceeding in the aggregate \$17,500 except by contract or agreement.

It is pointed out that the Members of the Authority have the responsibility of determining whether the expenditures in any category will exceed the statutory minimum within the fiscal year. Where question arises as to whether any contract or agreement might result in violation of the statute, the solicitor's opinion should be sought before a commitment is made.

Finding 2016-001:

N.J.S.A. 40A:11-4 states that all contracts that in aggregate, exceed the bid threshold, shall be awarded only by resolution of the governing body of the contracting unit to the lowest responsible bidder after public advertising for bids. The Authority did not advertise for bids on a contract over \$17,500.

Recommendation:

The Authority must comply with *N.J.S.A. 40A11-4* and award to the lowest responsible bidder after public advertising of bids for aggregate purchases over the bid threshold of \$17,500.

Management Response:

The Authority obtained competitive quotations and awarded the contract to the lowest quoted vendor, but did not advertise for bids. This will be corrected going forward in 2017.

Inasmuch as the system of records did not provide for an accumulation of payments for categories for the performance of any work or the furnishing or hiring of any materials or supplies, the results of such an accumulation could not reasonably be ascertained. Disbursements were reviewed, however, to determine whether any clear-cut violations existed.

Contracts and Agreements Requiring Solicitation of Quotations

The examination of expenditures revealed individual payments, contracts or agreements in excess of \$2,625 "for the performance of any work or the furnishing or hiring of any materials or supplies", other than those where bids had been previously sought by public advertisement or where a resolution had been previously adopted under the provision of *N.J.S.A.40A:11-6.1*.

Examination of Bills

A test check of paid bills was made and each bill, upon proper approval, was considered as a separate and individual contract unless the records disclosed it to be a part payment or estimate. The results of the examination did not disclose any discrepancies with respect to signatures, certification or supporting documentation.

Payroll Fund

The examination of the payroll account included the detailed computation of various deductions or other credits from the payroll of the Authority employees and ascertained that the accumulated withholdings were disbursed to the proper agencies.

Property, Plant and Equipment

The property, plant and equipment subsidiary ledger was maintained properly and a reconciliation between the physical and perpetual inventory records was performed at year-end.

Follow-up on Prior Years' Findings

In accordance with *Government Auditing Standards*, our procedures included a review of all prior year findings. There were no findings in the prior year.

Acknowledgment

We received the complete cooperation of all the Authority officials and employees and we greatly appreciate the courtesies extended to the members of the audit team.

Any problems and weaknesses noted in our audit were not of such magnitude that they would affect our ability to express an opinion on the financial statements taken as a whole.

Should you have any questions or should you desire any additional assistance, please call us.

A handwritten signature in cursive script that reads "Holman Frenia Allison".

HOLMAN FRENIA ALLISON, P.C.

Certified Public Accountants

May 10, 2017
Toms River, New Jersey