

**Report On Audit**

**HOUSING AUTHORITY OF THE  
TOWNSHIP OF EDISON**

**For the Year Ended  
June 30, 2021**

**Housing Authority of the Township of Edison**  
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**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
Housing Authority of the Township of Edison  
14 Rev. Samuel Carpenter Blvd.  
Edison, New Jersey 08820

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the aggregate discretely present component unit of the Housing Authority of the Township of Edison (a governmental public corporation) in Edison, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of June 30, 2021 and the related statement of revenue, expenses and changes in net position, statement of cash flows for the year then ended, and the related notes to the financial statements.

**Management's Responsibility for the Financial Statements**

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

**Auditor's Responsibility**

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

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

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

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

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the Township of Edison as of June 30, 2021, 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 OPEB and PERS supplemental information on pages 4 through 18 and pages 61-65 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the method of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### *Supplementary Information*

Our audit was conducted for the purpose of forming an opinion on the basic financial statements Housing Authority of the Township of Edison. The accompanying supplemental information on pages 66-72 is presented for additional analysis and is not required part of the basic financial statements.

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

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

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

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

The financial statement of the Housing Authority of the Township of Edison as of June 30, 2020, was audited by other auditors whose report dated March 1, 2021, expressed an unmodified opinion on those statements.

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

In accordance with *Government Auditing Standards*, we have also issued reports dated March 25, 2022, on our consideration of the Housing Authority of the Township of Edison's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the Township of Edison internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the Township of Edison's internal control over financial reporting and compliance.

**Giampaolo & Associates**

Lincroft, New Jersey

Date: March 25, 2022

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

As Management of the Housing Authority of the Township of Edison (the Authority), present the following discussion and analysis which is supplementary information required by the Governmental Accounting Standards Board (GASB), and is intended to provide an easily readable explanation of the information provided in the attached financial statements. Management Discussion and Analysis is designed to focus on the current year activities, resulting changes, and current known facts. It is by necessity highly summarized, and in order to gain a thorough understanding of the Authority's financial position, the financial statements and footnotes should be viewed in their entirety beginning on page 19 of this report. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

**FINANCIAL HIGHLIGHTS**

The assets of the Authority primary government exceeded its liabilities at the close of the most recent fiscal year by \$868,221 an increase in the financial position of \$469,121 as compared to the prior year.

As noted above, the net position of the Authority primary government was \$868,221 as of June 30, 2021. Of this amount, the primary government unrestricted net position is a negative (\$1,836,045) representing a decrease in the deficit of \$506,006 or 22% percent from the previous year. During the year, the Authority recorded a prior period adjustment for the State of NJ GASB #75 OPEB report in the amount of \$129,428. Additional information on the Authority's unrestricted net positions can be found in Note 20 the financial statements, which is included in this report.

The Authority primary government net investment in capital assets decreased \$56,552 or 2% percent for an ending balance of \$2,628,027.

The Authority primary government restricted net position increased \$19,667 from the previous year for an ending balance of \$76,239. Additional information on the Authority's restricted net position can be found in Note 19 to the financial statements, which is included in this report.

The Authority's primary government total cash and cash equivalent on June 30, 2021 is \$1,296,449 representing an increase of \$14,444 or 1% percent from the prior fiscal year. Total primary government operating cash increased \$58,097 or 5% percent for an ending balance of \$1,164,981. Total primary government restricted cash and funded reserves decreased \$43,653 or 25% percent for an ending balance of \$131,468. The full detail of this amount can be found in the Statement of Cash Flows on pages 22-23 of this report.

The Authority's primary government total assets and deferred outflows are \$6,007,828 of which capital assets net book value is \$3,023,027, deferred outflows in the amount of \$614,612, leaving total current assets at \$2,370,189.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**FINANCIAL HIGHLIGHTS - CONTINUED**

Total current assets increased from the previous year by \$187,086 or 9% percent. Unrestricted cash and cash equivalents increased by \$58,097, restricted cash decreased by \$43,653, accounts receivables increased \$167,292, investments increased by \$2,311 and prepaid expenses increased by \$3,039.

The Authority primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$111,552 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$185,934 less the recording of depreciation expense in the amount of \$297,485. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority primary government reported an increase in the deferred outflow for the pension cost in the amount of \$369,979 for an ending balance of \$614,612. The Authority primary government reported a decrease in the deferred inflow for the pension cost in the amount of \$171,414 for an ending balance of \$1,626,746. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 9 Deferred Outflows/Inflows of Resources.

The Authority's primary government total liabilities are reported at \$3,512,861, of which current liabilities are stated at \$330,239 and noncurrent liabilities are stated at \$3,182,622. Total primary government liabilities increased during the year as compared to the prior year in the amount of \$147,806 or 4% percent. Total primary government current liabilities decreased during the year by \$189,849, leaving non-current liabilities for an increase of \$337,655 as compared to the previous year.

As previously stated, total primary government current liabilities decreased from the previous year by \$189,849 or 37% percent. Accounts payable decreased by \$45,949, accrued liabilities decreased by \$87,791, tenant security deposit payable decreased by \$234, unearned revenue decreased by \$60,875. The current portion of the Capital Project Bonds payable increased \$5,000 from the prior year.

The Authority primary government total noncurrent liabilities increased by \$337,655 or 12% percent. The increase was comprised of three accounts, long-term note payable which decreased by \$60,000 for an ending balance of \$335,000, accrued compensated absences – long term with no offsetting assets decreased \$17,205 from the prior fiscal year for an ending balance of \$31,344.

Accrued pension and other post-employment benefits (OPEB) liabilities increased \$414,860 for an ending balance of \$2,816,278. Additional information on GASB #68 pension and GASB #75 effect the Authority's accrued OPEB liabilities on June 30, 2021 can be found in Notes 16-17 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**FINANCIAL HIGHLIGHTS - CONTINUED**

The Authority primary government had total operating revenue of \$7,431,176 as compared to \$6,558,275 from the prior year for an increase of \$872,901 or 13% percent.

The Authority primary government had total operating expenses of \$7,282,557 as compared to \$6,657,192 from the previous year for an increase of \$625,365 or 9% percent, resulting in excess revenue from operations in the amount of \$148,619 for the current year as compared to a deficiency of revenue from operations in the amount of \$98,917 for an increase of \$247,536 or 250% percent from the previous year.

Total primary government capital improvements contributions from HUD were in the amount of \$185,946 as compared to \$112,968 from the previous year for an increase of \$72,978 or 65% percent. The Authority primary government had capital outlays in the amount of \$185,934 for the fiscal year.

The Authority's Expenditures of Federal Awards amounted to \$6,022,644 for the fiscal year 2021 as compared to \$5,624,999 for the previous fiscal year 2020 for an increase of \$397,645 or 7% percent.

**USING THIS ANNUAL REPORT**

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

1. Public and Indian Housing Program
2. Section 8 Housing Choice Vouchers
3. Public Housing Capital Fund Program
4. Continuum of Care (CoC) Program

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

**OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION**

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



**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

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

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

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

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

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

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

Notes to the Financial Statements - Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Housing Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Housing Authority may face. The Notes to Financial Statements can be found in this Report beginning on page 24 through 60.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

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

The Schedule of Expenditures of Federal Awards is presented for purpose of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), Audits of States, Local Governments and Non-profit Organizations. The schedule of Expenditures of Federal Awards can be found on pages 66-67 of this report.

1. **Federal Awards** - Pursuant to the Single Audit Act Amendments of 1996 (Public Law 104-156) and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), federal award is defined as federal financial assistance and federal cost reimbursement contracts that non-federal agencies receive directly or indirectly from federal agencies or pass-through entities. Federal financial assistance is defined as assistance that nonfederal entities receive or administer in the form of grants, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance, direct appropriations and other assistance.
2. **Type A and Type B Programs** - The Single Audit Act Amendments of 1996 and the Uniform Guidance establish the levels of expenditures or expenses to be used in defining Type A and Type B Federal financial assistance programs. Type A programs for the Housing Authority of the Township of Edison are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended June 30, 2021. Type B programs for the Housing Authority of the Township of Edison are those which are less than \$750,000 in expenditures for the fiscal year ended June 30, 2021.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

The following summarizes the computation of Net Position of the primary government between June 30, 2021 and June 30, 2020:

Computations of Net Position of the primary government are as follows:

	<u>Year Ended</u>		Increase
	June-21	June-20	(Decrease)
Cash	\$ 1,296,449	\$ 1,282,005	\$ 14,444
Other Current Assets	1,073,740	901,098	172,642
Capital Assets - Net	3,023,027	3,134,579	(111,552)
Deferred Outflows	614,612	244,633	369,979
Total Assets	6,007,828	5,562,315	445,513
Less: Current Liabilities	(330,239)	(520,088)	189,849
Less: Non Current Liabilities	(3,182,622)	(2,844,967)	(337,655)
Less: Deferred Inflows	(1,626,746)	(1,798,160)	171,414
Net Position	\$ 868,221	\$ 399,100	\$ 469,121
Net Investment in Capital Assets	\$ 2,628,027	\$ 2,684,579	\$ (56,552)
Restricted Net Position	76,239	56,572	19,667
Unrestricted Net Position	(1,836,045)	(2,342,051)	506,006
Net Position	\$ 868,221	\$ 399,100	\$ 469,121

Cash and restricted cash increased by \$14,444 or 1% percent. Net cash provided by operating activities was \$80,924, net cash used by capital and related financing activities was \$69,297, and net cash provided by investing activities was \$2,817. The full detail of this amount can be found in the Statement of Cash Flows on pages 22-23 of this audit report.

Other current assets increased \$172,642. Accounts receivables increased by \$167,292, investments increased by \$2,311 and prepaid expenses increased by \$3,039.

The Authority primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$111,552 or 4% percent. The major factor that contributed for the decrease was the purchase of fixed assets in the amount of \$185,934 less the recording of depreciation expense in the amount of \$297,485.

The Authority primary government reported an increase in the deferred outflow for the pension cost in the amount of \$369,979 for an ending balance of \$614,612. The Authority primary government reported a decrease in the deferred inflow for the pension cost in the amount of \$171,414 for an ending balance of \$1,626,746.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

Total primary government current liabilities decreased from the previous year by \$189,849 or 37% percent. Accounts payables decreased by \$45,949, accrued liabilities decreased by \$87,791, tenant security deposit payable decreased by \$234, unearned revenue decreased by \$60,875. The current portion of the Capital Project Bonds payable increased \$5,000 from the prior year.

The Authority primary government total noncurrent liabilities increased by \$337,655 or 12% percent. The increase was comprised of three accounts, long-term note payable which decreased by \$60,000 for an ending balance of \$335,000, accrued compensated absences – long term with no offsetting assets decreased \$17,205 from the prior fiscal year for an ending balance of \$31,344.

Accrued pension and other post-employment benefits (OPEB) liabilities increased \$414,860 for an ending balance of \$2,816,278. Additional information on GASB #68 pension and GASB #75 effect the Authority's accrued OPEB liabilities on June 30, 2021 can be found in Notes 16-17 to the financial statements, which is included in this report.

The Authority's primary government reported net position is \$868,221 which is made up of three categories. The Authority primary government reported net investment in capital assets in the amount of \$2,628,027. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current fiscal year:

Balance June 30, 2020	\$ 2,684,579
Acquisition in Fixed Assets	185,934
Payment of Debt	55,000
Depreciation Expense	<u>(297,486)</u>
Balance June 30, 2021	<u>\$ 2,628,027</u>

The Housing Authority of the Township of Edison primary government operating results for June 30, 2021 reported an increase in unrestricted net position of \$506,006 or 22% percent for an ending balance of negative (\$1,836,045). A full detail of this account can be found in the Notes to the Financial Statements Section Note 20.

The primary government restricted net position increased \$19,667 from the previous year for an ending balance of \$76,239. Additional information on the Authority's restricted net position can be found in Note 19 to the financial statements, which is included in this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

The following summarizes the changes in Net Position of the primary government between June 30, 2021 and June 30, 2020:

Computation of Changes in Net Position of the primary government are as follows:

	<u>Year Ended</u>		Increase
	June-21	June-20	(Decrease)
<u>Revenues</u>			
Tenant Revenues	\$ 750,928	\$ 699,948	\$ 50,980
HUD Subsidies	5,826,809	5,512,031	314,778
Other Revenues	853,439	346,296	507,143
Total Operating Income	7,431,176	6,558,275	872,901
<u>Expenses</u>			
Operating Expenses	6,985,072	6,361,209	623,863
Depreciation Expense	297,485	295,983	1,502
Total Operating Expenses	7,282,557	6,657,192	625,365
Operating Income before Non Operating Income	148,619	(98,917)	247,536
Interest Income	5,128	6,851	(1,723)
Capital Grants	185,946	112,968	72,978
Change in Net Position	339,693	20,902	318,791
Net Position Prior Year	399,100	281,815	117,285
Prior Period Adjustments	129,428	96,383	33,045
Total Net Position	\$ 868,221	\$ 399,100	\$ 469,121

Approximately 78% percent of the Authority's primary government total operating revenue was provided by HUD operating subsidy, while 10% percent resulted from tenant revenue. Charges for various services and fraud recovery provided 12% percent of the total income.

The Housing Authority of the Township of Edison received from the capital fund program \$185,946 in grant money, representing an increase of \$72,978 from the prior fiscal year. The Authority had capital expenditures of \$185,934. The current year additions included the installation of a fence, security camera upgrades, and furnace repairs.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

The Authority's primary government operating expenses cover a range of expenses. The largest expense was for housing assistance payment expenses representing 69% percent of total operating expenses. Administrative expenses accounted for 9% percent, tenant services accounted for 4% percent, utilities expense accounted for 5% percent, maintenance expense accounted for 6% percent, other operating expenses accounted for 3% percent, and depreciation accounted for the remaining 4% percent of the total operating expenses.

The Authority primary government operating expenses exceeded its operating revenue resulting in excess revenue from operations in the amount of \$148,619 from operations as compared to excess expenses from operations of \$98,917 for the previous year. The key elements for the increase in surplus in comparison to the prior year are as follows:

- The Authority primary government tenant rental revenue increased \$50,980 or 7% percent.
- The Authority primary government reported an increase in HUD PHA operating grants in the amount of \$314,778 or 6% percent
- Total other revenue increased in the amount of \$507,143 or 146% percent.
- The Authority reported increases in the following accounts:
  - Tenant services expense increased \$255,532 or 1,356% percent.
  - Other operating expenses increased \$98,774 or 77% percent
  - Housing Assistance Payments increased \$546,084 or 12% percent.
- The Authority reported decreases in the following accounts:
  - Administrative expenses decreased \$264,534 or 30% percent
  - Utilities expense decreased \$1,582 or less than 1% percent
  - Maintenance expense decreased \$10,411 or 2% percent

Total net cash provided by operating activities during the year was \$80,924 as compared to cash provided in the amount of \$512,863 for the prior fiscal year. A full detail of these amounts can be found on the Statement of Cash Flows on pages 22-23 of this report.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

The following are financial highlights of significant items for the primary government for a four-year period of time ending on June 30, 2021:

	June-21	June-20	June-19	June-18
<b>Significant Income</b>				
Total Tenant Revenue	\$ 750,928	\$ 699,948	\$ 690,237	\$ 640,727
HUD Operating Grants	5,826,809	5,512,031	5,406,664	4,530,173
HUD Capital Grants	185,946	112,968	92,773	127,629
Investment Income	5,128	6,851	5,439	4,784
Other Income	853,439	346,296	692,156	1,589,190
Total	<u>7,622,250</u>	<u>6,678,094</u>	<u>6,887,269</u>	<u>6,892,503</u>
<b>Payroll Expense</b>				
Administrative Salaries	263,755	415,799	305,426	332,649
Maintenance Labor	171,855	172,801	179,904	251,587
Employee Benefits Expense	305,538	305,142	418,289	546,518
Total Payroll Expense	<u>741,148</u>	<u>893,742</u>	<u>903,619</u>	<u>1,130,754</u>
<b>Other Significant Expenses</b>				
Other Administrative Expenses	207,368	267,375	246,466	244,834
Utilities Expense	359,570	364,304	351,730	364,912
Maintenance Supplies	44,188	57,737	27,970	30,482
Maintenance Contract Cost	137,350	162,534	171,922	177,834
Insurance Premiums	75,969	70,098	63,045	61,682
Housing Assistance Payments	5,091,135	4,473,051	4,725,253	4,772,142
Total	<u>5,915,580</u>	<u>5,395,099</u>	<u>5,586,386</u>	<u>5,651,886</u>
<b>Total Operating Expenses</b>	<u>7,282,557</u>	<u>6,657,192</u>	<u>6,860,119</u>	<u>7,149,822</u>
<b>Total of Federal Awards</b>	<u>\$6,022,644</u>	<u>\$5,624,999</u>	<u>\$ 5,499,437</u>	<u>\$4,657,802</u>

**THE AUTHORITY AS A WHOLE**

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON PROGRAMS**

Public and Indian Housing Program:

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

Public Housing Capital Fund Program:

The Public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). Substantially all additions to land, structures and equipment are accomplished through these programs (included in the financial statements under PHA Owned Housing). These funds replace or materially upgrade deteriorated portions of existing Authority property. This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments to keep them clean, safe and in good condition.

Housing Choice Voucher Program

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

Continuum of Care (CoC) Program

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.



**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON PROGRAMS -CONTINUED**  
PIH and Housing Choice Voucher CARES Act Program

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

**BUDGETARY HIGHLIGHTS**

For the year ended June 30, 2021, individual program or grant budgets were prepared by the Authority and adopted by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

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

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

1 – Capital Assets

The Authority's primary government net investment in capital assets as of June 30, 2021 was \$3,023,027 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, and construction in progress. The total decrease during the year in the Authority's investment in capital assets was \$111,552 or 4% percent. Major capital expenditures of \$185,934 were made during the year. Major capital assets events during the fiscal year included the following:

- Installation of a Fence
- Repairs to the Furnace
- Security Camera System Upgrades

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**CAPITAL ASSETS AND DEBT ADMINISTRATION -CONTINUED**

The Primary Government:

	June-21	June-20	Increase (Decrease)
Land	\$ 400,000	\$ 400,000	\$ -
Building	10,043,663	10,030,906	12,757
Furniture, Equipment - Dwelling	275,237	263,483	11,754
Furniture, Equipment - Administration	614,257	583,780	30,477
Construction in Process	469,793	338,847	130,946
Total Fixed Assets	11,802,950	11,617,016	185,934
Accumulated Depreciation	(8,779,923)	(8,482,437)	(297,486)
Net Book Value	\$ 3,023,027	\$ 3,134,579	\$ (111,552)

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

2 - Debt Administration

The Authority has participated in the New Jersey pooled leveraging program. The Capital Project Bond payable in the amount of \$395,000 was outstanding as of June 30, 2021. A full disclosure of loans payable on June 30, 2021 can be found in Note 15.

**NEW INITIATIVES**

For the fiscal year 2021 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 79% percent of its revenue from the Department of Housing and Urban Development, (2020 was 84% percent), the Authority is constantly monitoring for any appropriation changes, especially since it appears the nation is continuing an era of need for additional public assistance to help families meet the challenges of a very tumultuous economy.

The current administration of the Authority is determined to improve the financial results of the Authority's operations. The Authority has been exploring a Rental Assistance Application (RAD) which would involve converting current public housing units to a Section 8 platform. While this process takes time the Authority has remained diligent in being proactive in regards to maintaining the condition of their buildings.

The Authority has made steady progress in various phases of the operations, all the while increasing the occupancy percentage in the public housing units and a high utilization rate in Housing Assistance Programs. Interactions with the residents are a constant reminder of the need of the services.

Regardless of the constraints (financial or regulatory) placed on this Housing Authority, the Authority will continuously look for ways to better provide or expand housing and housing assistance to qualified residents of the Township of Edison all the while being mindful of their responsibility to be good stewards of the public's tax dollars.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

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

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

The capital budgets for the 2022 fiscal year have already been submitted to HUD for approval and no major changes were made. The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing property including administrative fees involved in the modernization.

The following factors were considered in preparing the Authority's budget for the fiscal year ending June 30, 2022.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- Converting Public and Indian Housing Program rental units into RAD subsidy units.
- Inflationary pressure on utility rates, supplies and other cost.
- Trends in the housing market which affect rental housing available for the Section 8 tenants, along with the amount of the rents charged by the private landlords, are expected to have a continued impact on Section 8 HAP payments.
- Even if HUD was fully funded for both the Operating and Capital Funds, it is unlikely that Congress would appropriate adequate funding. Pressure on the federal budget will remain in the form of both record deficits and competing funding needs.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
ON JUNE 30, 2021**

**CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT**

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Ms. Deborah Hurley, Executive Director, Housing Authority Township of Edison, 14 Rev. Samuel Carpenter Blvd., Edison, NJ or call (908) 561-2525.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**STATEMENT OF NET POSITION - 1**  
**AS OF JUNE 30, 2021**

	Primary Government	Component Unit June-21	Total (Memorandum)
<b>Current Assets:</b>			
Cash and Cash Equivalents			
Operating	\$ 1,164,981	\$ 543,847	\$ 1,708,828
Restricted	131,468	2,022	133,490
Total cash and equivalents	<u>1,296,449</u>	<u>545,869</u>	<u>1,842,318</u>
Accounts Receivables, Net of Allowances	263,357	-	263,357
Investments	770,879	-	770,879
Prepaid Expenses	39,504	-	39,504
Total Current Assets	<u>2,370,189</u>	<u>545,869</u>	<u>2,916,058</u>
<b>Noncurrent Assets</b>			
Capital Assets			
Land	400,000	20,000	420,000
Building	10,043,663	81,521	10,125,184
Furniture, Equipment - Dwelling	275,237	-	275,237
Furniture, Equipment - Administration	614,257	-	614,257
Construction in Process	469,793	-	469,793
Total Capital Assets	<u>11,802,950</u>	<u>101,521</u>	<u>11,904,471</u>
Less: Accumulated Depreciation	<u>(8,779,923)</u>	<u>(15,266)</u>	<u>(8,795,189)</u>
Net Book Value	<u>3,023,027</u>	<u>86,255</u>	<u>3,109,282</u>
 Total Assets	 <u>5,393,216</u>	 <u>632,124</u>	 <u>6,025,340</u>
<b>Deferred Outflow of Resources</b>			
NJ Pension and OPEB	<u>614,612</u>	<u>-</u>	<u>614,612</u>
 Total Assets and Deferred Outflow of Resources	 <u><u>6,007,828</u></u>	 <u><u>632,124</u></u>	 <u><u>6,639,952</u></u>

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**STATEMENT OF NET POSITION - 2**  
**AS OF JUNE 30, 2021**

	Primary Government	Component Unit June-21	Total (Memorandum)
<b>Liabilities</b>			
<b>Current Liabilities:</b>			
Accounts Payable	\$ 151,461	\$ 11,254	\$ 162,715
Accrued Liabilities	58,379	-	58,379
Tenant Security Deposit Payable	55,229	2,022	57,251
Unearned Revenue	5,170	5	5,175
Current Portion - Long Term Debt	60,000	-	60,000
Total Current Liabilities	<u>330,239</u>	<u>13,281</u>	<u>343,520</u>
<b>Noncurrent Liabilities</b>			
Long Term Debt - CFFP	335,000	-	335,000
Accrued Compensated Absences - Long-Term	31,344	-	31,344
Accrued Other Post-Employment Benefits (OPEB)	2,816,278	-	2,816,278
Total Noncurrent Liabilities	<u>3,182,622</u>	<u>-</u>	<u>3,182,622</u>
 Total Liabilities	 <u>3,512,861</u>	 <u>13,281</u>	 <u>3,526,142</u>
<b>Deferred Inflow of Resources</b>			
NJ Pension and OPEB	<u>1,626,746</u>	<u>-</u>	<u>1,626,746</u>
<b>Net Position:</b>			
Net Investment in Capital Assets	2,628,027	86,255	2,714,282
Restricted	76,239	-	76,239
Unrestricted	(1,836,045)	532,588	(1,303,457)
Total Net Position	<u>868,221</u>	<u>618,843</u>	<u>1,487,064</u>
 Total Liabilities, Deferred Inflow of Resources, and Net Position	 <u>\$ 6,007,828</u>	 <u>\$ 632,124</u>	 <u>\$ 6,639,952</u>

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**STATEMENT OF REVENUE, EXPENSES AND**  
**CHANGES IN NET POSITION**  
**FOR THE TWELVE MONTHS ENDED JUNE 30, 2021**

	Primary Government	Component Unit June-21	Total (Memorandum)
<b>Revenue:</b>			
Tenant Rental Revenue	\$ 750,928	\$ 24,227	\$ 775,155
HUD PHA Operating Grants	5,826,809	-	5,826,809
Other Revenue	853,439	33,359	886,798
Total Revenue	<u>7,431,176</u>	<u>57,586</u>	<u>7,488,762</u>
<b>Operating Expenses:</b>			
Administrative Expenses	629,943	31,183	661,126
Tenant Services	274,381	-	274,381
Utilities Expense	388,905	-	388,905
Maintenance Expense	445,504	563	446,067
Other Operating Expenses	227,204	-	227,204
Housing Assistance Payments	5,019,135	-	5,019,135
Depreciation Expense	297,485	2,038	299,523
Total Operating Expenses	<u>7,282,557</u>	<u>33,784</u>	<u>7,316,341</u>
Excess Revenue From Operations	148,619	23,802	172,421
<b>Nonoperating Revenue</b>			
Investment Income	<u>5,128</u>	<u>572</u>	<u>5,700</u>
Excess Revenue Before Capital Contributions	153,747	24,374	178,121
Capital Grant Contributions	<u>185,946</u>	<u>-</u>	<u>185,946</u>
<b>Change in Net Position</b>	<u>339,693</u>	<u>24,374</u>	<u>364,067</u>
Beginning Net Position	399,100	594,469	993,569
Prior Period Adjustment	129,428	-	129,428
Beginning Net Position - Restated	<u>528,528</u>	<u>594,469</u>	<u>1,122,997</u>
Ending Net Position	<u>\$ 868,221</u>	<u>\$ 618,843</u>	<u>\$ 1,487,064</u>

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**STATEMENT OF CASH FLOWS-1**  
**FOR THE TWELVE MONTHS ENDED JUNE 30, 2021**

	Primary Government	Component Unit June-21	Total (Memorandum)
<b>Cash Flow From Operating Activities</b>			
Receipts from Tenants	\$ 865,738	\$ 24,227	\$ 889,965
Receipts from Federal Grants	5,760,798	-	5,760,798
Receipts from Misc. Sources	788,223	33,359	821,582
Payments to Vendors and Suppliers	(991,923)	(25,432)	(1,017,355)
Payments for Housing Assistance Payments	(5,091,135)	-	(5,091,135)
Payments to Employees	(585,669)	-	(585,669)
Payment of Employee Benefits	(305,538)	-	(305,538)
Payment of Utilities Expenses	(359,570)	-	(359,570)
Net Cash Provided by Operating Activities	<u>80,924</u>	<u>32,154</u>	<u>113,078</u>
<b>Cash Flow From Capital and Related Financing Activities</b>			
Receipts from Capital Grants	185,946	-	185,946
Acquisitions and Construction of Capital Assets	(185,934)	-	(185,934)
Change in Long Term Compensated Absences	(17,205)	-	(17,205)
Net Effect of Deferred Inflows and Outflows	(541,392)	-	(541,392)
Prior Period Adjustment	129,428	-	129,428
Accrued Other Post-Employment Benefits (OPEB) Liabilities	414,860	-	414,860
Principal Payment on Debt	(55,000)	-	(55,000)
Net Cash (Used) by and Related Financing Activities	<u>(69,297)</u>	<u>-</u>	<u>(69,297)</u>
<b>Cash Flow From Investing Activities</b>			
Interest Income	5,128	572	5,700
Receipt (Purchase) of Investment	(2,311)	-	(2,311)
Net Cash Provided by Investing Activities	<u>2,817</u>	<u>572</u>	<u>3,389</u>
Net Increase in Cash and Cash Equivalents	14,444	32,726	47,170
<b>Beginning Cash, Cash Equivalents and Restricted Cash</b>	<u>1,282,005</u>	<u>513,143</u>	<u>1,795,148</u>
<b>Ending Cash, Cash Equivalents and Restricted Cash</b>	<u>\$ 1,296,449</u>	<u>\$ 545,869</u>	<u>\$ 1,842,318</u>
Reconciliation of Cash Balances:			
Cash and Cash Equivalents - Unrestricted	1,164,981	\$ 543,847	\$ 1,708,828
Cash and Cash Equivalents - Restricted	131,468	2,022	133,490
Total Ending Cash	<u>\$ 1,296,449</u>	<u>\$ 545,869</u>	<u>\$ 1,842,318</u>

See accompanying notes to the financial statements.



**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**STATEMENT OF CASH FLOWS -2**  
**FOR THE TWELVE MONTHS ENDED JUNE 30, 2021**

	Primary Government	Component Unit June-21	Total (Memorandum)
<b>Reconciliation of Operating Income to Net Cash</b>			
Provided by Operating Activities	\$ 148,619	\$ 23,802	\$ 172,421
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:			
Depreciation Expense	297,485	2,038	299,523
(Increase) Decrease in:			
Accounts Receivables	(167,292)	-	(167,292)
Prepaid Expenses	(3,039)	-	(3,039)
Increase (Decrease) in:			
Accounts Payable	(45,949)	6,307	(39,642)
Accrued Liabilities	(87,791)	-	(87,791)
Unearned Revenue	(60,875)	5	(60,870)
Tenant Security Deposit Payable	(234)	2	(232)
Net Cash Provided by Operating Activities	<u>\$ 80,924</u>	<u>\$ 32,154</u>	<u>\$ 113,078</u>
Supplementary information			
Interest Expense Paid during the Year	<u>\$ 20,532</u>	<u>\$ -</u>	<u>\$ 20,532</u>

See accompanying notes to the financial statements.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

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

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

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

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

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

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

Based on the aforementioned criteria, the Authority has identified one (1) entity which should be subject to evaluation for inclusion in the Authority's reporting entity.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **Organization - Continued**

Edison Affordable Housing Inc. entity is legally separate from the Housing Authority of the Township of Edison but is considered part of the reporting entity. The Authority manages the financial affairs for the Edison Affordable Housing Inc. This entity is being reported as a discretely presented component unit. The financial data included in this report is based on the information for the Edison Affordable Housing Inc. at the end of its fiscal year, which was June 30, 2021.

### **Significant Accounting Policies**

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

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

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

### **Component Unit – Discretely Presented**

Edison Affordable Housing Inc. entity is legally separate from the Housing Authority of the Township of Edison but is considered part of the reporting entity. The Authority manages the financial affairs for the Edison Affordable Housing Inc. The purpose of the Corporation was to promote additional affordable housing in the Township of Edison. This corporation operates on a fiscal year that ended on June 30. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. This entity is being reported as a discretely presented component unit.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### Component Unit – Discretely Presented - Continued

The financial data included in this report is based on the information for the Edison Affordable Housing Inc. at the end of its fiscal year, which was June 30, 2021.

### **Basis of Accounting**

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

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

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **Basis of Accounting - Continued**

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

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

Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by June 30, are considered to be accounts receivable and any amounts received for subsequent period are recorded as deferred revenue.

### **Report Presentation**

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **Financial Reporting Entity**

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

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

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

The decision to include a potential unit in the Authority's reporting entity is based on several criteria set forth in GASB Statement No. 61, including legal standing, fiscal dependency, and financial accountability. The Authority has identified the Edison Affordable Housing Inc. as a discretely presented component unit. In accordance with GASB Statement No. 61, due to the Authority manages the financial affair of this nonprofit entity and the entity is financial burden on the Authority to provide support; this entity is being reported as a discretely presented component unit. Therefore, the activity of this nonprofit corporation is presented as component unit on the Authority's electronically filed financial data schedule.

The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Edison Affordable Housing Inc. at the end of its fiscal year, which was June 30, 2021.

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

1 – Cash and cash equivalents are stated at cost, which approximates market. The Authority considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

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

4 – Repairs funded out of operations, such as painting, roofing and plumbing, are charged against income for all programs.

5 – Operating subsidies received from HUD are recorded as income when earned.

6 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.

7 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

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

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

10- Advertising cost is charged to expense when incurred.

11- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expense unless they increase the value of the property and/or provide future economic benefits, in which event they are capitalized. Liabilities are recognized when the expenditures are considered probable and can be reasonably estimated. Measurement of liabilities is based on currently enacted laws and regulations, existing technology, and undiscounted site-specific costs. Generally, such recognition coincides with the Authority's commitment to a formal plan of action.

12- When expenses are incurred where both restricted and unrestricted net positions are available the Authority will first use the restricted funds until they are exhausted and then the unrestricted net position will be used.

### **13 - Taxes**

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

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

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

### 15 - Net Position

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

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

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

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



# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

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

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

The major sources of revenue are HUD operating subsidies, tenants dwelling rents, and other revenue. Other revenue composed primarily of miscellaneous fees from the tenant, management fees, and HAP portability payments.

The major sources of revenue for the discretely presented component unit are tenants rents earned, and management contract revenue. The revenue is recorded as earned since it is measurable and available.

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

#### Non-Operating Revenue and Expenses

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

#### 17-Impairment Losses

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

#### 18- Recent Accounting Pronouncements

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **Budgetary and Policy Control –**

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

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

Program	CFDA #	Project #	Units Authorized
<u>Public Housing</u>			
Public and Indian Housing	14.850	NJ-43	160
Capital Fund	14.872		
PIH CARES Act Funding	14.PHC		
<u>Section 8 Housing</u>			
Housing Choice Vouchers	14.871	NJ-39V0-43	328
Continuum of Care	14.267		70
HCV CARES Act Funding	14.HCC		

### **Public and Indian Housing Program:**

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

### **Public Housing Capital Fund Program:**

The Public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). Substantially all additions to land, structures and equipment are accomplished through these programs (included in the financial statements under PHA Owned Housing). These funds replace or materially upgrade deteriorated portions of existing Authority property. This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments to keep them clean, safe and in good condition.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **Activities - Continued**

#### Section 8 Housing Choice Voucher Program

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

#### Continuum of Care (CoC) Program

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

#### PIH and Housing Choice Voucher CARES Act Program

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

### **Component Unit**

Edison Affordable Housing Inc. entity is legally separate from the Housing Authority of the Township of Edison but is considered part of the reporting entity. The Authority manages the financial affairs for the Edison Affordable Housing Inc. The purpose of the Corporation was to promote additional affordable housing in the Township of Edison. This corporation operates on a fiscal year that ended on June 30. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. This entity is being reported as a discretely presented component unit. The financial data included in this report is based on the information for the Edison Affordable Housing Inc. at the end of its fiscal year, which was June 30, 2021.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

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

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

### **NOTE 2 – ESTIMATES**

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

## HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

### Notes to Financial Statements

June 30, 2021

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

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

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

The State of New Jersey, Department of Treasury, Division of Pensions and Benefits, issued publicly available financial reports that include the financial statements and required supplementary information for PERS. The financial reports may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0925. On the web:  
<http://www.state.nj.us/treasury/pensions/pdf/financial/2014divisioncombined.pdf>

#### Funding Policy

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

The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, and the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2021 amounted to \$73,385.

#### Post Employment Retirement Benefits

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

Further information on the Pension Plan and its effects of GASB #68 can be found in Note 17 – Accrued Pension Liability.

## HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

### Notes to Financial Statements June 30, 2021

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

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

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

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

#### **Risk Disclosures**

##### Collateral for Deposits

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

##### Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase. On June 30, 2021, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

##### Credit Risk

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

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

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

<u>Depository Accounts</u>	<u>Bank Balances</u>	
	<u>Primary Government</u>	<u>Component Unit</u>
Insured	\$ 854,845	\$ 253,118
Collateralized held by pledging bank's trust department in the Authority's name	441,604	-
Uninsured	-	292,751
Total Cash, Cash Equivalents	<u>\$ 1,296,449</u>	<u>\$ 545,869</u>

The Edison Affordable Housing Inc. maintains its cash in financial institutions insured by Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The Edison Affordable Housing Inc. has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalent.

### **Restricted Cash**

The Authority has total noncurrent restricted cash on June 30, 2021, which consists of the following:

	<u>Primary Government</u>	<u>Component Unit</u>
Tenant Security Deposits	\$ 55,229	\$ 2,022
HAP Reserve	76,239	-
Total Restricted Cash	<u>\$ 131,468</u>	<u>\$ 2,022</u>

The restricted cash in the amount of \$76,239 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. The Authority invested these funds with Provident Bank. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

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

#### **Investments**

The Authority's primary government investments on June 30, 2021, included the following:

<u>Investments</u>	<u>Maturities</u>	<u>Fair Value</u>
Certificate of Deposit	30-Jul-21	\$ 105,740
Certificate of Deposit	30-Jul-21	159,728
Certificate of Deposit	30-Jul-21	27,493
Certificate of Deposit	11-Aug-21	104,676
Certificate of Deposit	30-Jul-21	100,107
Certificate of Deposit	30-Jul-21	2,000
Money Market Account	Upon Demand	270,331
Total		<u>\$ 770,075</u>

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

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

	<u>Primary Government</u>
Tenants Accounts Receivable - Present	\$ 125,789
Less: Allowance for Doubtful Accounts - Tenants	<u>(75,717)</u>
Net Tenants Accounts Receivable	<u>50,072</u>
 Accounts Receivable - HUD	 115,133
Accounts Receivable - Other Government's	76,533
Accounts Receivable - Fees	<u>21,619</u>
Net Other Receivables	<u>213,285</u>
 Net Accounts Receivables Total	 <u>\$ 263,357</u>

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



# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 6 – PREPAID EXPENSES**

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items. All purchases of insurance premiums are written off on a monthly basis. Prepaid expenses on June 30, 2021, consisted of prepaid insurance in the amount of \$39,504.

### **NOTE 7 – INTERFUND ACTIVITY**

Interfund activity is reported as short-term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority on June 30, 2021, are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position.

### **NOTE 8 - FIXED ASSETS**

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

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

Expenditures are capitalized when they meet the Capitalization Policy requirements.

Under the policy, assets purchased or constructed at a cost not exceeding \$1,000 are expensed when incurred. Donated fixed assets are stated at their fair value on the date donated.

#### Depreciation

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

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

Depreciation expense for the primary government for the period ended June 30, 2021 was \$297,485 and \$2,038 for the component unit.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### NOTE 8 - FIXED ASSETS – CONTINUED

The Housing Authority of the Township of Edison reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery's reviewed, if the undiscounted cash flows estimated to be generated by the property are less than it is carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the years ended June 30, 2021.

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

<b>Primary Government</b>	June-20	Additions	June-21
Land	\$ 400,000	\$ -	\$ 400,000
Building	10,030,906	12,757	10,043,663
Furniture, Equipment - Dwelling	263,483	11,754	275,237
Furniture, Equipment - Administration	583,780	30,477	614,257
Construction in Process	338,847	130,946	469,793
Total Fixed Assets	11,617,016	185,934	11,802,950
Accumulated Depreciation	(8,482,437)	(297,486)	(8,779,923)
Net Book Value	\$ 3,134,579	\$ (111,552)	3,023,027

<b>Component Unit</b>	June-20	Additions	June-21
Land	\$ 20,000	\$ -	\$ 20,000
Building	81,521	-	81,521
Total Fixed Assets	101,521	-	101,521
Accumulated Depreciation	(13,228)	(2,038)	(15,266)
Net Book Value	\$ 88,293	\$ (2,038)	\$ 86,255

Below is a schedule of the net book value of the fixed assets for the Housing Authority of the Township of Edison as of June 30, 2021:

	Primary Government	Component Unit
Net Book Value of Fixed Assets		
Land	\$ 400,000	\$ 20,000
Building	2,055,281	66,255
Furniture, Equipment - Dwelling	44,647	-
Furniture, Equipment - Administration	53,306	-
Construction in Process	469,793	-
Net Book Value	\$ 3,023,027	\$ 86,255

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### NOTE 9 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

The OPEB and Pension Liability discussed in Note 16 and 17 resulted in the Authority incurring deferred outflows and inflows. The difference between expected and actual experience with regard to economic and demographic factors, when the actuary calculated the net pension liability, is amortized over a five-year closed period for PERS and OPEB, reflecting the average remaining service life of members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The Authority's deferred outflows and inflows are as follows:

<b>Deferred Outflows of Resources</b>	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ 45,365	\$ 19,919	\$ 65,284
Changes in Assumptions	257,607	35,489	293,096
Net Difference Between Projected and Actual Earning on Pension Plan Investments	1,094	37,392	38,486
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	19,618	198,128	217,746
Total	<u>\$ 323,684</u>	<u>\$ 290,928</u>	<u>\$ 614,612</u>
<b>Deferred Inflows of Resources</b>	OPEB	Pension	Total
Differences Between Expected and Actual Experiences	\$ 320,731	\$ 3,869	\$ 324,600
Changes in Assumptions	383,021	458,044	841,065
Net Difference Between Projected and Actual Earning on Pension Plan Investments	-	-	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	186,518	274,563	461,081
Total	<u>\$ 890,270</u>	<u>\$ 736,476</u>	<u>\$ 1,626,746</u>

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 9 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED**

#### Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five-year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as OPEB and pension expense with the remaining years shown as either deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$65,284 and \$324,600.

#### Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five-year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as OPEB and pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$293,096 and \$841,065.

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

The difference between the System's expected rate of return of and the actual investment earnings on pension plan investments is amortized over a five-year closed period in accordance with GASB 68 and GASB #75. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$38,486 and \$-0-.

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

The change in employer proportionate share is the amount of difference between the employer proportionate shares of net OPEB and pension liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a six-year closed period for PERS, reflecting the average remaining service life of PERS members (active and inactive members), respectively. The changes in proportion and differences between employer contributions and proportionate share of contributions for the fiscal year are \$217,746 and \$461,081.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 10 – ACCOUNTS PAYABLE**

The Authority reported accounts payable on its Statement of Net Position as of June 30, 2021. Accounts payable vendors are amount owing to creditors or generally on open accounts, because of delivered goods and completed services. Accounts payable on June 30, 2021, consist of the following:

	Primary Government	Component Unit
Accounts Payable Vendors	\$ 115,260	\$ 11,254
Accounts Payable - Other Government	36,201	-
Total Accounts Payable	<u>\$ 151,461</u>	<u>\$ 11,254</u>

### **NOTE 11 – ACCOUNTS PAYABLE – OTHER GOVERNMENT (PILOT PAYABLE)**

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the Township of Edison. Under the Cooperation Agreements, the Authority must pay the municipality 10% of its net shelter rent for real property taxes. During the fiscal year ended June 30, 2021, PILOT expense of \$36,202 was accrued. PILOT payable on June 30, 2021, is \$36,201.

### **NOTE 12 – ACCRUED EXPENSES**

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities covering expenses incurred on or before June 30 and are payable at some future date. Accrued liabilities on June 30, 2021, consist of the following:

	Primary Government
Compensated Absences - Current Portion	\$ 3,483
Accrued Interest Payable	3,272
Accrued Wages and Payroll Taxes	33,657
Accrued Expenses - Utilities	17,967
Total Accrued Liabilities	<u>\$ 58,379</u>

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **NOTE 13 – ACCRUED COMPENSATED ABSENCES**

Compensated absences are those for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that is not contingent on a specific event that is outside the control of the Authority will be accounted for in the period in which such services were rendered. Unused sick leave may be carried to future periods and used in the event of extended illness. In the event of retirement, an employee is compensated for one for two unused sick days up to a maximum of \$15,000 under the Authority's current personnel policy. Generally, unused vacation may be carried over for a one-year period. In the event of separation from the Authority, the employee is eligible for compensation of up to one year plus any time earned in the year of separation.

The Authority has determined that the potential liability for accumulated vacation and sick time on June 30, 2021, as follows:

Balance on Jun-20	Additions	Deductions	Balance on Jun-21	Current Portion
\$ 53,943	\$ 10,251	\$ (29,367)	\$ 34,827	\$ 3,483

### **NOTE 14 – UNEARNED REVENUE**

The Authority reported unearned revenues on its Statement of Net Position. Unearned revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Authority has a legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position and the revenue is recognized. The deferred revenue for June 30, 2021, consist of July 2021 rental income received in June 2021.

## HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

### Notes to Financial Statements June 30, 2021

#### **NOTE 15 – LONG TERM DEBT – STATE LEVERAGING CAPITAL PROJECT BOND**

The Authority participated on August 2, 2007, with other New Jersey Housing Authorities in the issuance of \$18,585,000 in Series 2007 HMFA Bonds. The Authority portion of the Series 2007 HMFA Bonds is \$990,000. The purpose of the Bonds is restricted. The proceeds from the Bonds must be used in the renovations and capital improvements to the Authority assets in the Low-Income Housing Program. The Bonds are fully registered in denominations of \$5,000. The term of the Bonds is twenty (20) years expiring on November 1, 2027.

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

Interest on the Bonds is payable on May 1 and November 1 commencing on May 1, 2008. The interest is calculated on a basis of three hundred sixty (360) day year of twelve (12) thirty (30) day month.

The Bonds are payable and secured by the Authority Capital Fund Program (CFP), which is subject to the availability of appropriations, and paid to the Authority by HUD. Under the Bond Agreement, the Authority is required to maintain a Debt Service Reserve Fund located at the Wells Fargo Bank, an amount equal to the debt service reserve fund requirement. If at any time, the amount on deposit in the debt service reserve fund is insufficient to pay the principal and interest when due, the Trustee is authorized to withdraw the amount due from the reserve fund. The interest payable for November 1, 2021, is \$9,815 and May 1, 2022 is \$9,815.

	Balance June-20	Payments	Balance June-21	June-21 Current Portion
Capital Leveraging Fund	\$ 450,000	\$ (55,000)	\$ 395,000	\$ 60,000

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 15 – LONG TERM DEBT – STATE LEVERAGING CAPITAL PROJECT BOND - CONTINUED**

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

June 30, 2022	\$ 60,000
June 30, 2023	60,000
June 30, 2024	65,000
June 30, 2025	70,000
June 30, 2026	70,000
Sub Total	<u>325,000</u>
Till Maturity June, 2027	70,000
Total Capital Project Bonds	<u><u>\$ 395,000</u></u>

### **NOTE 16 – ACCRUED PENSION AND OPEB LIABILITIES**

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

	<u>June-21</u>
Accrued OPEB Liability	\$ 1,722,336
Accrued Pension Liability	1,093,942
Total OPEB and Pension Liability	<u><u>\$ 2,816,278</u></u>

These amounts arose due to adoption of GASB #75 in 2018 year as well as GASB #68 which was adopted in 2015 year. This note will discuss the liability associated with GASB #75, which is accrued other postemployment benefits. Note - 17 will discuss the effect of GASB #68 and the liability which arose from that.

#### **OPEB Liability**

The Authority as of June 30, 2021, reported a net OPEB liability in the amount of \$1,722,336 due to GASB #75. The component of the current year net OPEB liability of the Authority as of June 30, 2020, the last evaluation date, is as follows:

	<u>OPEB</u>
Employer OPEB Liability	\$ 1,738,158
Plan Net Position	(15,822)
Employer Net OPEB Liability	<u><u>\$ 1,722,336</u></u>

The Authority allocation percentage is 0.0095970% as of June 30, 2020.



# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **NOTE 16 – OTHER POST EMPLOYMENT BENEFITS**

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

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

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

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 16 – OTHER POST EMPLOYMENT BENEFITS**

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

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

#### **Allocation Methodology**

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The total OPEB liability for the year ended June 30, 2021, were \$1,722,336.

*Employees covered by benefits terms:* On June 30, 2020 (the census date), the following employees were covered by the benefits terms:

Plan Members

10

#### **Net OPEB Liability**

The total OPEB liability as of June 30, 2020, latest report, was determined by an actuarial valuation as of June 30, 2019, which was rolled forward to June 30, 2020. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

*Actuarial Assumptions:* The total OPEB Liability in the June 30, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Inflation Rate = 2.21%

Salary Increases

Through 2026 = 2.00% to 6.00%

Thereafter = 3.00% to 7.00%

Preretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Employee Male/Female mortality table with fully generational mortality improvement projections from the central year using the MP-2020 scale. Postretirement mortality rates were based on the RP-2006 Headcount-Weighted Healthy Annuitant Male/Female mortality table with fully generational improvement projections from the central year using the MP-2020 scale.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 16 – OPEB LIABILITIES - CONTINUED**

#### Actuarial Assumptions - Continued

Disability mortality was based on the RP-2006 Headcount-Weighted Disabled Male/Female mortality table with fully generational improvement projections from the central year using the MP-2020 scale.

Certain actuarial assumptions used in the June 30, 2020, valuation was based on the results of the pension plans' experience studies for which the members are eligible for coverage under this Plan - the Police and Firemen Retirement System (PFRS) and the Public Employees' Retirement System (PERS). The PFRS and PERS experience studies were prepared for the periods July 1, 2013, to June 30, 2020 and July 1, 2014 to June 30, 2020, respectively.

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

#### Health Care Trend Assumptions

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

#### Discount Rate

The discount rate for June 30, 2020, was 2.21%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Sensitivity of the OPEB Liability to changes in the discount rate: The following presents the total OPEB liability of the Authority, as well as what the Authority's OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.21%) or one percentage point higher (3.21%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease	Current Rate	1% Increase
	1.21%	2.21%	3.21%
Total OPEB Liability	\$ 2,036,166	\$ 1,722,336	\$ 1,473,912

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 16 – OPEB LIABILITIES - CONTINUED**

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

	<u>Healthcare Cost Inflation Rate Sensitivity</u>		
	<u>1% Decrease</u>	<u>Current</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 1,425,235	\$ 1,722,336	\$ 2,111,395

Change in Assumptions: Effective June 30, 2020.

#### Changes in Proportion

The previous amounts do not include employer specific deferred outflows of resources and deferred inflow of resources related to the changes in proportion. These amounts should be recognized (amortized) by each employer over the average remaining service lives of all plan members, which is 8.05, 8.14 and 8.04 year for the 2020.

#### *Changes in Net OPEB Liability:*

<u>Total OPEB Liability</u>	<u>2021</u>
Service Cost	\$ 58,153
Interest on Total OPEB liability	47,740
Expected Investment Return	(732)
Administrative Expenses	951
Current Period Deferred Inflows/Outflows of Resources	99
Changes in Assumptions or Other Inputs	(52,841)
Net Difference Between Projected and Actual Investments Earning on Pension Plan Investments	336,573
Benefit Payments	-
Change in Plan	-
Net Change in Total OPEB Liability	389,943
Total OPEB Liability, Beginning	1,332,393
Total OPEB Liability, Ending	<u>\$ 1,722,336</u>

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 16 – OPEB LIABILITIES - CONTINUED**

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

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

Year Ending June 30, 2021	\$ (92,584)
Year Ending June 30, 2022	(92,668)
Year Ending June 30, 2023	(92,804)
Year Ending June 30, 2024	(92,928)
Year Ending June 30, 2025	(63,365)
Therafter	34,663
Total	<u>\$ (399,686)</u>

### **NOTE 17 – ACCRUED PENSION LIABILITY**

#### Net Pension Liability Information

The Authority as of June 30, 2021, reported a net pension liability in the amount of \$1,093,942 due to GASB #68. The component of the current year net pension liability of the Authority as of June 30, 2020, the last evaluation date, is as follows:

	<u>PERS</u>
Employer Total Pension Liability	\$ 4,541,825
Plan Net Position	<u>(3,447,883)</u>
Employer Net Pension Liability	<u>\$ 1,093,942</u>

The Authority allocation percentage is 0.0067082617% as of June 30, 2020.

#### Plan Description

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED**

#### Net Pension Liability Information

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

The following represents the membership tiers for PERS:

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

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

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

#### Allocation Percentage Methodology

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **NOTE 17 – ACCRUED PENSION LIABILITY – CONTINUED**

#### Allocation Percentage Methodology -continued

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

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

#### Actuarial Assumptions

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

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

Pre-retirement mortality rates were based on the Pub-2010 Employee Preretirement Mortality Table for male and female active participants. For local employees, mortality tables are set back 2 years for males and 7 years for females. In addition, the tables provide for future improvements in mortality from the base year of 2010 using a generational approach based on the plan actuary's modified MP-2020 projection scale. Post-mortality rates were based on the Pub-2010 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a one-year static projection based on mortality improvement Scale AA. In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2010 using a generational approach based on the plan actuary's modified MP-2020 projection scale. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED**

#### Actuarial Assumptions – Continued

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

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

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

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



# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED**

#### Discount Rate

The discount rate used to measure the total pension liability was 7.0% as of June 30, 2020. This single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00%, and a municipal bond rate of 3.50% as of June 30, 2020, based on the Bond Buyer Go 20-Bond Municipal Bond Index which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

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

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

#### Sensitivity of the Net Pension Liability to the Discount Rate Assumption

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

	1% Decrease (6.00%)	Current Discount (7.00%)	1% Increase (8.00%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 1,544,358	\$ 1,093,942	\$ 869,450

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 17 – ACCRUED PENSION LIABILITY – CONTINUED**

#### Collective Deferred Outflows of Resources and Deferred Inflows of Resources

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

Year Ending June 30, 2021	\$	(232,039)
Year Ending June 30, 2022		(21,600)
Year Ending June 30, 2023		(124,133)
Year Ending June 30, 2024		(49,715)
Year Ending June 30, 2025		(9,800)
Total	\$	<u>(437,287)</u>

#### Changes in Proportion

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

#### Pension Expense

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

Service Cost	\$	87,079
Interest on the Total Pension Liability		295,743
Benefits Changes		(1,835)
Member Contributions		(60,974)
Administrative Expenses		1,299
Expected Investment Return Net of Investment Expenses		(130,830)
Pension Expense Related to Specific Liabilities of Individual Employers		(124)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		27,695
Changes of Assumptions		(159,102)
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		28,325
Total	\$	<u>87,278</u>

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 18 – NET INVESTMENT IN CAPITAL ASSETS**

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

	Primary Government	Component Unit
Balance June 30, 2020	\$ 2,684,579	\$ 88,293
Acquisition in Fixed Assets	185,934	-
Payment of Debt	55,000	-
Depreciation Expense	(297,486)	(2,038)
Balance June 30, 2021	<u>\$ 2,628,027</u>	<u>\$ 86,255</u>

### **NOTE 19 – RESTRICTED NET POSITION**

The restricted cash in the amount of \$76,239 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. The Authority invested these funds with Bank of America. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

#### Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority on June 30, 2021, was \$252,133.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements June 30, 2021

### **NOTE 20 – UNRESTRICTED NET POSITION**

The Authority's primary government unrestricted net position account balance on June 30, 2021, is a negative (\$1,836,045) and the component unit with a balance of \$532,588 is as follows:

<b>Primary Government</b>	PIH Program Reserves	HCV Reserve	COCC Center	Business Activities	COC Program Reserves	Total
Balance June 30, 2020	\$(1,118,232)	\$(447,989)	\$(1,379,735)	\$ 750,685	\$ (146,780)	\$ (2,342,051)
Increase During the Year	163,180	162,998	48,105	1,155	1,140	376,578
Prior Period Adjustment	(32,199)	130,807	30,820	-	-	129,428
Balance June 30, 2021	<u>\$ (987,251)</u>	<u>\$(154,184)</u>	<u>\$(1,300,810)</u>	<u>\$ 751,840</u>	<u>\$ (145,640)</u>	<u>\$ (1,836,045)</u>

	Component Unit
Balance June 30, 2020	<u>\$ 506,176</u>
Increase During the Year	<u>26,412</u>
Balance June 30, 2021	<u><u>\$ 532,588</u></u>

### **NOTE 21 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES**

HUD contributes operating subsidy for the Public and Indian program approved in the operating budget under the Annual Contribution Contract. The operating subsidy contributions for the year ended June 30, 2021, were \$858,679.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The program provides for such payment with respect to existing housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. HUD contributions for the Housing Choice Voucher for June 30, 2021, was in the amount of \$3,678,852.

## HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

### Notes to Financial Statements

June 30, 2021

#### **NOTE 22 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS**

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

Total financial support by HUD was \$6,022,644 to the Authority which represents approximately 79% percent of the Authority's total revenue for the year ended June 30, 2021.

#### **NOTE 23 - CONTINGENCIES**

Litigation – On June 30, 2021, the Authority was not involved in any threatened litigation.

##### Contingencies

The Authority is subject to possible examinations made by federal and state authorities who determine compliance with terms, conditions, laws, and regulations governing other grants given to the Authority in the current and prior years. There were no such examinations for the years ended June 30, 2021.

##### Other Insurance

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

##### Unemployment Insurance

The Authority provides unemployment insurance through direct billings from the New Jersey Unemployment Insurance Fund. For the year ended June 30, 2021, the Authority paid no benefits from the unemployment reserve. On June 30, 2021, the Authority did not recognize a liability for unpaid, unasserted claims, if any, as these would be deemed immaterial.

##### Construction Commitments

On June 30, 2021, the Authority outstanding construction commitments pertaining to its capital fund were not material. The cost pertaining to such commitments will be paid by grants approved and committed to the Authority by the U.S. Department of Housing and Urban Development.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Notes to Financial Statements

June 30, 2021

### **NOTE 23 – CONTINGENCIES AND COMMITMENTS -CONTINUED**

#### National Health Emergency

The United States is presently during a national health emergency related to the COVID-19 virus (coronavirus). The overall consequences of coronavirus on a national, regional and local level are unknown, but has the potential to result in a significant economic impact. On March 27, 2020, the President of the United States signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act into law to provide additional funding to Public Housing Authority's to prevent, prepare for and respond to coronavirus, including to maintain normal operations during the period the program was impacted. During the year ended June 30, 2021, the Authority received \$262,920 in total CARES Act funding of which \$-0- was unspent. The overall impact of this situation on the Authority and its future results and financial position is not presently determinable.

### **NOTE 24 - PRIOR PERIOD ADJUSTMENTS**

#### For year ending June 30, 2021

As of June 30, 2021, the Authority had a prior period adjustment in the amount of \$129,428 while recording GASB #75 Net OPEB Liability from the State of New Jersey audit report for the OPEB liability as of June 30, 2018.

### **NOTE 25 – SUBSEQUENT EVENTS**

#### Coronavirus Pandemic:

In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to other countries, including the U.S. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, multiple jurisdictions in the U.S. have declared a state of emergency. It is anticipated that these impacts will continue for some time. There has been no immediate impact to the Authority's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenant's ability to pay the required monthly rent. Operating functions that may be changed include intake, recertification and maintenance. Changes to the operating environment may increase operating costs. Additional impacts may include the ability of tenants to continue making rental payments because of job loss or other pandemic related issues. The Authority already received additional operating subsidy from HUD to offset these expenses.

Events that occur after the statement of net assets date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events that provide evidence about conditions that existed after the statement of net assets date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru March 25, 2022, the date which the financial statements were available for issue and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

Required Supplementary Information  
June 30, 2021

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

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

<b><u>Total OPEB Liability</u></b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Service Cost	\$ 58,153	\$ 65,564	\$ 95,198	\$ 57,753
Interest on Total OPEB liability	47,740	62,565	81,161	91,543
Expected Investment Return	(732)	(1,110)	(997)	-
Administrative Expenses	951	932	871	-
Current Period Deferred Inflows/Outflows of Resources	99	(187)	(47,321)	
Changes in Assumptions or Other Inputs				
Net Difference Between Projected and Actual Investments Earning on Pension Plan Investments	(52,841)	(60,925)	(64,388)	-
Benefit Payments	336,573	(302,170)	243	
Change in Plan	-	-	-	(8,341)
Net Change in Total OPEB Liability	-	(96,383)	(1,161,294)	-
Total OPEB Liability, Beginning	389,943	(331,714)	(1,096,527)	140,955
	1,332,393	1,664,107	2,760,634	2,619,679
Total OPEB Liability, Ending	\$ 1,722,336	\$ 1,332,393	\$ 1,664,107	\$ 2,760,634
Covered, Employee Payroll	\$ 585,669	\$ 588,600	\$ 584,236	\$ 584,236
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	2.02%	2.02%	0.00%	0.00%

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

Required Supplementary Information  
June 30, 2021

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

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

	2021	2020	2019	2018
Housing Authority's proportion of the net pension liability	0.0067082617%	0.0059329369%	0.0075526031%	0.007059442%
Housing Authority's proportionate share of the net pension liability	\$ 1,093,942	\$ 1,069,025	\$ 1,487,070	\$ 1,643,321
Housing Authority's covered employee payroll	\$ 585,669	\$ 588,600	\$ 527,390	\$ 584,236
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	186.79%	181.62%	281.97%	281.28%
Plan fiduciary net position as a percentage of the total pension liability	24.08%	43.42%	46.41%	48.01%

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

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



# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Required Supplementary Information June 30, 2021

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

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

	2017	2016	2015
Housing Authority's proportion of the net pension liability	0.011778890%	0.007615980%	0.007713260%
Housing Authority's proportionate share of the net pension liability	\$ 2,334,870	\$ 1,709,636	\$ 1,444,133
Housing Authority's covered employee payroll	\$ 665,756	\$ 605,481	\$ 621,122
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	350.71%	282.36%	232.50%
Plan fiduciary net position as a percentage of the total pension liability	59.86%	52.07%	52.08%

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Required Supplementary Information June 30, 2021

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

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

	2021	2020	2019	2018
Contractually required contribution	\$ 73,385	\$ 57,710	\$ 75,124	\$ 65,398
Contribution in relation to the contractually required contribution	(73,385)	(57,710)	(75,124)	(65,398)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 585,669	\$ 588,600	\$ 527,390	\$ 584,236
Contribution as a percentage of covered employee payroll	12.53%	9.80%	14.24%	11.19%

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

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

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Required Supplementary Information June 30, 2021

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

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

	2017	2016	2015
Contractually required contribution	\$ 70,036	\$ 65,477	\$ 63,587
Contribution in relation to the contractually required contribution	(70,036)	(65,477)	(63,587)
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 665,756	\$ 605,481	\$ 621,122
Contribution as a percentage of covered employee payroll	10.52%	10.81%	10.24%

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

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2021**

Programs funded by:

U.S. Department of Housing and Urban Development

	CFDA #'s	Beginning Balance	Revenue Recognized	Fiscal Year Expenditures	Ending Balance
<u>Public and Indian Housing Program</u>					
NJ043	14.850	\$ -	\$ 858,679	\$ 858,679	\$ -
<u>PIH CARES ACT</u>					
NJ043-DC	14.PHC	-	120,636	120,636	-
Grant Total 14.850		-	979,315	979,315	-
<u>Public Housing Capital Fund Program</u>					
NJ39P043501	14.872	-	263,396	263,396	-
Grant Total 14.872		-	263,396	263,396	-
<u>Section 8 Housing Choice Voucher Program</u>					
NJ39P043	14.871	-	3,678,852	3,678,852	-
<u>HCV CARES ACT</u>					
NJ-043	14.HCC	-	142,284	142,284	-
Grant Total 14.871		-	3,821,136	3,821,136	-
<u>Continuum of Care Program</u>					
Various	14.267	-	948,908	948,908	-
<u>Community Development Block Grant</u>					
Various	14.218	-	9,889	9,889	-
Total Expenditures of Federal Awards		\$ -	\$ 6,022,644	\$ 6,022,644	\$ -

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE TWELVE MONTHS ENDED JUNE 30, 2021**

**Note 1. Presentation:**

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of the Township of Edison is under programs of the federal government for the year ended June 30, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority of the Township of Edison, it is not intended to and does not present the financial position, change in net position, or cash flows of the Housing Authority of the Township of Edison.

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

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

**Note 3. Indirect Cost Rate**

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

**Note 4. Loans Outstanding:**

Housing Authority Township of Edison had Capital Project Bonds payable in the amount of \$395,000 outstanding on June 30, 2021. See Note 15 on page 45-46 of this report for full detail.

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

The Authority did not receive any non-cash Federal assistance for the year ended June 30, 2021.

**Note 6. Sub recipients:**

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act	6.1 Component Unit - Discretely \$543,847	1 Business Activities	14.871 Housing Choice Vouchers \$668,091	14.238 Shelter Plus Care	14.HCC HCV CARES Act Funding	14.218 Community Development Block	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$489,698									\$7,192	\$1,708,828		\$1,708,828
112 Cash - Restricted - Modernization and Development													
113 Cash - Restricted													
114 Cash - Tenant Security Deposits	\$55,229		\$2,022		\$76,239						\$76,239		\$76,239
115 Cash - Restricted for Payment of Current Liabilities											\$57,251		\$57,251
100 Total Cash	\$544,927	\$0	\$545,869	\$0	\$744,330	\$0	\$0	\$0	\$0	\$7,192	\$1,842,318	\$0	\$1,842,318
121 Accounts Receivable - PHA Projects													
122 Accounts Receivable - HUD Other Projects	\$21,629												
124 Accounts Receivable - Other Government					\$66,644	\$0		\$9,889	\$93,504		\$115,133		\$115,133
125 Accounts Receivable - Miscellaneous						\$0			\$671	\$20,948	\$21,619		\$21,619
126 Accounts Receivable - Tenants	\$125,789										\$125,789		\$125,789
126.1 Allowance for Doubtful Accounts - Tenants													
126.2 Allowance for Doubtful Accounts - Other	\$-75,717				\$0	\$0		\$0	\$0	\$0	\$-75,717		\$-75,717
127 Notes, Loans, & Mortgages Receivable - Current	\$0										\$0		\$0
128 Fraud Recovery													
128.1 Allowance for Doubtful Accounts - Fraud													
129 Accrued Interest Receivable													
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$71,701	\$0	\$0	\$0	\$66,644	\$0	\$0	\$9,889	\$94,175	\$20,948	\$263,357	\$0	\$263,357
131 Investments - Unrestricted													
132 Investments - Restricted	\$365,809			\$405,070							\$770,879		\$770,879
135 Investments - Restricted for Payment of Current Liability													
142 Prepaid Expenses and Other Assets	\$35,554									\$3,950	\$39,504		\$39,504
143 Inventories													
143.1 Allowance for Obsolete Inventories													
144 Inter Program Due From	\$9,889			\$346,770									
145 Assets Held for Sale													
150 Total Current Assets	\$1,027,880	\$0	\$545,869	\$751,840	\$810,974	\$0	\$0	\$9,889	\$94,175	\$266,880	\$3,507,507	\$-591,449	\$2,916,058
161 Land	\$400,000		\$20,000								\$420,000		\$420,000
162 Buildings	\$10,043,663		\$81,521								\$10,125,184		\$10,125,184
163 Furniture, Equipment & Machinery - Dwellings	\$275,237										\$275,237		\$275,237
164 Furniture, Equipment & Machinery - Administration	\$474,339				\$77,701					\$62,217	\$614,257		\$614,257
165 Leasehold Improvements													
166 Accumulated Depreciation	\$-8,659,075		\$-15,266		\$-71,270					\$-49,578	\$-8,795,189		\$-8,795,189
167 Construction in Progress	\$469,793										\$469,793		\$469,793
168 Infrastructure													
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,003,957	\$0	\$86,255	\$0	\$6,431	\$0	\$0	\$0	\$0	\$12,639	\$3,109,282	\$0	\$3,109,282
171 Notes, Loans and Mortgages Receivable - Non-Current													
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due													
173 Grants Receivable - Non Current													
174 Other Assets													
176 Investments in Joint Ventures													
180 Total Non-Current Assets	\$3,003,957	\$0	\$86,255	\$0	\$6,431	\$0	\$0	\$0	\$0	\$12,639	\$3,109,282	\$0	\$3,109,282
200 Deferred Outflow of Resources	\$459,634				\$59,243					\$95,735	\$614,612		\$614,612
290 Total Assets and Deferred Outflow of Resources	\$4,491,471	\$0	\$632,124	\$751,840	\$876,648	\$0	\$0	\$9,889	\$94,175	\$375,254	\$7,231,401	\$-591,449	\$6,639,952
311 Bank Overdraft													
312 Accounts Payable <= 90 Days	\$18,250		\$11,254		\$82,309	\$0			\$5,025	\$9,676	\$126,514		\$126,514
313 Accounts Payable >90 Days Past Due													
321 Accrued Wage/Payroll Taxes Payable	\$26,926									\$6,731	\$33,657		\$33,657
322 Accrued Compensated Absences - Current Portion	\$1,200				\$284					\$1,999	\$3,483		\$3,483
324 Accrued Contingency Liability													

## Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.238 Shelter Plus Care	14.HCC HCV CARES Act Funding	14.218 Community Development Block	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
325 Accrued Interest Payable	\$3,272										\$3,272		\$3,272
331 Accounts Payable - HUD PHA Programs													
332 Account Payable - PHA Projects													
333 Accounts Payable - Other Government	\$36,201										\$36,201		\$36,201
341 Tenant Security Deposits	\$55,229		\$2,022								\$57,251		\$57,251
342 Unearned Revenue	\$5,170		\$5								\$5,175		\$5,175
343 Current Portion of Long-term Debt - Capital	\$60,000										\$60,000		\$60,000
Projects/Mortgage Revenue													
344 Current Portion of Long-term Debt - Operating													
Borrowings													
345 Other Current Liabilities													
346 Accrued Liabilities - Other	\$17,967										\$17,967		\$17,967
347 Inter Program - Due To						\$0		\$9,889	\$234,790	\$346,770	\$591,449	-\$591,449	\$0
348 Loan Liability - Current													
310 Total Current Liabilities	\$224,215	\$0	\$13,281	\$0	\$82,593	\$0	\$0	\$9,889	\$239,815	\$365,176	\$934,969	-\$591,449	\$343,520
351 Long-term Debt, Net of Current - Capital													
Projects/Mortgage Revenue													
352 Long-term Debt, Net of Current - Operating Borrowings	\$335,000										\$335,000		\$335,000
353 Non-current Liabilities - Other													
354 Accrued Compensated Absences - Non Current													
355 Loan Liability - Non Current	\$10,800				\$2,554					\$17,990	\$31,344		\$31,344
356 FASB 5 Liabilities													
357 Accrued Pension and OPEB Liabilities	\$1,576,036				\$498,706					\$741,536	\$2,816,278		\$2,816,278
350 Total Non-Current Liabilities	\$1,921,836	\$0	\$0	\$0	\$501,260	\$0	\$0	\$0	\$0	\$759,526	\$3,182,622	\$0	\$3,182,622
300 Total Liabilities	\$2,146,051	\$0	\$13,281	\$0	\$583,853	\$0	\$0	\$9,889	\$239,815	\$1,124,702	\$4,117,591	-\$591,449	\$3,526,142
400 Deferred Inflow of Resources	\$723,714				\$364,309					\$338,723	\$1,626,746		\$1,626,746
508.4 Net Investment in Capital Assets	\$2,608,957				\$6,431								
511.4 Restricted Net Position	\$0	\$0	\$86,255		\$76,239		\$0	\$0		\$12,639	\$2,714,282		\$2,714,282
512.4 Unrestricted Net Position	\$987,251	\$0	\$532,588	\$751,840	\$154,184	\$0	\$0	\$0	-\$145,640	-\$1,300,810	-\$1,303,457		\$76,239
513 Total Equity - Net Assets / Position	\$1,621,706	\$0	\$618,843	\$751,840	\$71,514	\$0	\$0	\$0	-\$145,640	-\$1,288,171	\$1,487,064	\$0	-\$1,303,457
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,491,471	\$0	\$632,124	\$751,840	\$976,648	\$0	\$0	\$9,889	\$94,175	\$375,254	\$7,231,401	-\$591,449	\$6,639,952

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2021

	Project Total	14-PHC Public Housing CARES Act	6.1 Component Unit - Discretely	1 Business Activities	14-871 Housing Choice Vouchers	14-238 Shelter Plus Care	14-HCC HCV CARES Act Funding	14-218 Community Development Block	14-267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$750,928										\$775,155		\$775,155
70400 Tenant Revenue - Other	\$750,928	\$0	\$24,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,155	\$0	\$775,155
70500 Total Tenant Revenue													
70600 HUD PHA Operating Grants	\$935,129	\$120,636			\$3,678,852	\$0	\$142,284	\$948,908			\$5,826,809		\$5,826,809
70610 Capital Grants	\$185,946										\$185,946		\$185,946
70710 Management Fee													
70720 Asset Management Fee										\$205,389	\$205,389	-\$205,389	\$0
70730 Book Keeping Fee										\$19,200	\$19,200	-\$19,200	\$0
70740 Front Line Service Fee										\$39,736	\$39,736	-\$39,736	\$0
70750 Other Fees													
70700 Total Fee Revenue										\$264,325	\$264,325	-\$264,325	\$0
70800 Other Government Grants													
71100 Investment Income - Unrestricted	\$1,616		\$572	\$1,155	\$1,292	\$0		\$9,889	\$486	\$579	\$9,889		\$9,889
71200 Mortgage Interest Income											\$5,700		\$5,700
71300 Proceeds from Disposition of Assets Held for Sale													
71310 Cost of Sale of Assets													
71400 Fraud Recovery					\$1,718								
71500 Other Revenue	\$660		\$33,359		\$830,458						\$1,718		\$1,718
71600 Gain or Loss on Sale of Capital Assets										\$10,714	\$875,191		\$875,191
72000 Investment Income - Restricted													
70000 Total Revenue	\$1,875,279	\$120,636	\$58,158	\$1,155	\$4,512,320	\$0	\$142,284	\$9,889	\$949,394	\$275,618	\$7,944,733	-\$264,325	\$7,680,408
91100 Administrative Salaries	\$121,516				\$4,913	\$0			\$20,151	\$117,175	\$263,755		\$263,755
91200 Auditing Fees	\$6,644										\$6,644		\$6,644
91300 Management Fee	\$136,582				\$88,807						\$205,389	-\$205,389	\$0
91310 Book-keeping Fee	\$13,786				\$25,950						\$39,736	-\$39,736	\$0
91400 Advertising and Marketing													
91500 Employee Benefit Contributions - Administrative	\$38,667				\$47,708	\$0			\$11,116	\$61,329	\$158,820		\$158,820
91600 Office Expenses	\$17,032				\$7,706	\$0			\$24,527	\$2,325	\$51,590		\$51,590
91700 Legal Expense	\$15,753		\$8,286		\$9,694					\$2,708	\$36,441		\$36,441
91800 Travel													
91810 Allocated Overhead													
91900 Other	\$63,774		\$22,897		\$20,826					\$36,379	\$143,876		\$143,876
91000 Total Operating - Administrative	\$413,754	\$0	\$31,183	\$0	\$185,604	\$0	\$0	\$0	\$55,794	\$219,916	\$906,251	-\$245,125	\$661,126
92000 Asset Management Fee	\$19,200	\$60,245					\$86,042				\$19,200	-\$19,200	\$0
92100 Tenant Services - Salaries											\$146,287		\$146,287
92200 Relocation Costs													
92300 Employee Benefit Contributions - Tenant Services													
92400 Tenant Services - Other	\$11,461	\$80,391					\$56,242				\$128,094		\$128,094
92500 Total Tenant Services	\$11,461	\$120,636	\$0	\$0	\$0	\$0	\$142,284	\$0	\$0	\$0	\$274,381	\$0	\$274,381
93100 Water	\$128,171										\$128,171		\$128,171
93200 Electricity	\$37,260										\$37,260		\$37,260
93300 Gas	\$141,022										\$141,022		\$141,022
93400 Fuel													
93500 Labor	\$19,095										\$19,095		\$19,095
93600 Sewer	\$53,117										\$53,117		\$53,117
93700 Employee Benefit Contributions - Utilities	\$10,240										\$10,240		\$10,240
93800 Other Utilities Expense													
93000 Total Utilities	\$388,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388,905	\$0	\$388,905
94100 Ordinary Maintenance and Operations - Labor	\$171,855										\$171,855		\$171,855
94200 Ordinary Maintenance and Operations - Materials and Other	\$44,188		\$563								\$44,751		\$44,751
94300 Ordinary Maintenance and Operations Contracts	\$137,305										\$137,305		\$137,305



Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.238 Shelter Plus Care	14.HCC HCV CARES Act Funding	14.218 Community Development Block	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
94500 Employee Benefit Contributions - Ordinary Maintenance	\$92,156										\$92,156		\$92,156
94000 Total Maintenance	\$445,504	\$0	\$563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$446,067	\$0	\$446,067
95100 Protective Services - Labor													
95200 Protective Services - Other Contract Costs	\$30,693										\$30,693		\$30,693
95300 Protective Services - Other													
95500 Employee Benefit Contributions - Protective Services													
95000 Total Protective Services	\$30,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,693	\$0	\$30,693
96110 Property Insurance													
96120 Liability Insurance													
96130 Workmen's Compensation													
96140 All Other Insurance													
96100 Total Insurance Premiums	\$68,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,597	\$75,969	\$0	\$75,969
96200 Other General Expenses	\$1,007									\$7,597	\$75,969	\$0	\$75,969
96210 Compensated Absences											\$1,007		\$1,007
96300 Payments in Lieu of Taxes	\$36,202										\$36,202		\$36,202
96400 Bad debt - Tenant Rents	\$48,580										\$48,580		\$48,580
96500 Bad debt - Mortgages													
96600 Bad debt - Other					\$12,373						\$12,373		\$12,373
96800 Severance Expense													
96000 Total Other General Expenses	\$85,789	\$0	\$0	\$0	\$12,373	\$0	\$0	\$0	\$0	\$0	\$98,162	\$0	\$98,162
96710 Interest of Mortgage (or Bonds) Payable													
96720 Interest on Notes Payable (Short and Long Term)	\$22,380										\$22,380		\$22,380
96730 Amortization of Bond Issue Costs													
96700 Total Interest Expense and Amortization Cost	\$22,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,380		\$22,380
96900 Total Operating Expenses	\$1,486,058	\$120,636	\$31,746	\$0	\$197,977	\$0	\$142,284	\$0	\$55,794	\$227,513	\$2,262,008	-\$264,325	\$1,997,683
97000 Excess of Operating Revenue over Operating Expenses	\$389,221	\$0	\$26,412	\$1,155	\$4,314,343	\$0	\$0	\$9,889	\$893,600	\$48,105	\$5,682,725	\$0	\$5,682,725
97100 Extraordinary Maintenance													
97200 Casualty Losses - Non-capitalized													
97300 Housing Assistance Payments					\$3,316,007	\$0			\$892,460		\$4,208,467		\$4,208,467
97350 HAP Portability-In					\$810,668						\$810,668		\$810,668
97400 Depreciation Expense	\$295,112		\$2,038		\$423					\$1,950	\$299,523		\$299,523
97500 Fraud Losses													
97600 Capital Outlays - Governmental Funds													
97700 Debt Principal Payment - Governmental Funds													
97800 Dwelling Units Rent Expense													
90000 Total Expenses	\$1,781,170	\$120,636	\$33,784	\$0	\$4,325,075	\$0	\$142,284	\$0	\$948,254	\$229,463	\$7,580,666	-\$264,325	\$7,316,341
10010 Operating Transfer In	\$54,063												
10020 Operating Transfer Out	-\$54,063												
10030 Operating Transfers from/to Primary Government											\$54,063	-\$54,063	\$0
10040 Operating Transfers from/to Component Unit											-\$54,063	\$54,063	\$0
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 Program and Project - Out													
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2021

	Project Total	14.PHC Public Housing CARES Act	6.1 Component Unit - Discretely	1 Business Activities	14.871 Housing Choice Vouchers	14.238 Shelter Plus Care	14.HCC HCV CARES Act Funding	14.218 Community Development Block	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
10000' Excess (Deficiency) of Total Revenue Over (Under)	\$94,109	\$0	\$24,374	\$1,155	\$187,245	\$0	\$0	\$9,889	\$1,140	\$46,155	\$364,067	\$0	\$364,067
Total Expenses													
11020 Required Annual Debt Principal Payments	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,000		\$55,000
11030 Beginning Equity	\$1,549,907	\$0	\$594,469	\$750,685	\$389,566	\$146,780	\$0	\$0	\$0	\$1,365,146	\$993,569		\$993,569
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$22,310				\$130,807	\$146,780		-\$9,889	-\$146,780	\$30,820	\$129,428		\$129,428
11050 Changes in Compensated Absence Balance													
11060 Changes in Contingent Liability Balance													
11070 Changes in Unrecognized Pension Transition Liability													
11080 Changes in Special Term/Severance Benefits Liability													
11090' Changes in Allowance for Doubtful Accounts - Dwelling Rents													
11100 Changes in Allowance for Doubtful Accounts - Other													
11170 Administrative Fee Equity					-\$147,753						-\$147,753		-\$147,753
11180 Housing Assistance Payments Equity					\$76,239						\$76,239		\$76,239
11190 Unit Months Available	1920				3931	0			840		6715		6715
11210 Number of Unit Months Leased	1838		24		3467	0			770		6099		6099
11270 Excess Cash	\$642,529		24								\$642,529		\$642,529
11610 Land Purchases	\$0									\$0	\$0		\$0
11620 Building Purchases	\$0									\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0									\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0									\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$130,945									\$0	\$130,945		\$130,945
11660 Infrastructure Purchases	\$0									\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$78,388									\$0	\$78,388		\$78,388
13901 Replacement Housing Factor Funds	\$0									\$0	\$0		\$0

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

Board of Commissioners  
Housing Authority of the Township of Edison  
14 Rev. Samuel Carpenter Blvd.  
Edison, New Jersey 08820

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Housing Authority of the Township of Edison (hereafter referred to as the Authority), which comprise the statement of net position as of June 30, 2021 and the related statement of revenue, expenses and changes in net position, statements of cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 25, 2022.

**Internal Control over Financial Reporting**

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

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

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

### **Compliance and Other Matters**

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

### **Purpose of this Report**

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

**Giampaolo & Associates**

Lincroft, New Jersey

Date: March 25, 2022

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

Board of Commissioners  
Housing Authority of the Township of Edison  
14 Rev. Samuel Carpenter Blvd.  
Edison, New Jersey 08820

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

We have audited Housing Authority of the Township of Edison compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of Housing Authority of the Township of Edison major federal programs for the year ended June 30, 2021. Housing Authority of the Township of Edison major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

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

***Auditor's Responsibility***

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

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

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

In our opinion, Housing Authority of the Township of Edison complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

### ***Report on Internal Control Over Compliance***

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

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

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

**Purpose of This Report**

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

**Giampaolo & Associates**

Lincroft, New Jersey

Date: March 25, 2022

# HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON

## Schedule of Findings and Questioned Cost

Year Ended June 30, 2021

### Prior Audit Findings

None reported

### Summary of Auditor's Results

#### Financial Statements

Type of Auditor's Report Issued:

Unmodified

Internal Control over Financial Reporting:

Material Weakness (es) Identified?

\_\_\_\_\_ yes X no

Significant Deficiency(ies) identified that are  
considered to be material weakness(es)?

\_\_\_\_\_ yes X none reported

Noncompliance Material to Financial Statements Noted?

\_\_\_\_\_ yes X no

#### Federal Awards

Internal Control over Major Programs:

Material Weakness (es) Identified?

\_\_\_\_\_ yes X no

Significant Deficiency(ies) identified that are  
considered to be material weakness(es)?

\_\_\_\_\_ yes X none reported

Type of audit report issued on compliance for  
major programs:

Unmodified

Any audit findings disclosed that are required to be  
reported in accordance with section Title 2 U.S. Code of Federal Regulation  
Part 200, Uniform Administrative Requirements,

\_\_\_\_\_ yes X no

#### Identification of Major Programs

CFDA#	Name of Federal Program	Amount
14.267	Continuum of Care Program	\$ 948,908
14.872	Public Housing Capital Fund Program	\$ 263,396

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

Auditee qualified as a low-risk auditee

X yes \_\_\_\_\_ no

### FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

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

None reported



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

Board of Commissioners  
Housing Authority of the Township of Edison  
14 Rev. Samuel Carpenter Blvd.  
Edison, New Jersey 08820

We have performed the procedures enumerated below on whether the electronic submission of certain information agrees with the hard copy documents within the reporting package for the year ended June 30, 2021. The U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC) is responsible for the Uniform Financial Reporting Standards (UFRS) procedures.

Housing Authority of the Township of Edison has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of complying with the REAC's UFRS requirements for the submission of the PHA financial data for the year ended June 30, 2021. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

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

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

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

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

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

**Giampaolo & Associates**

Lincroft, New Jersey

March 25, 2022