

Report On Audit

**HOUSING AUTHORITY OF THE
CITY OF EAST ORANGE**

**For the Year Ended
December 31, 2018**

Housing Authority of the City of East Orange
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of East Orange
7 Glenwood Avenue
Suite 304A
East Orange, New Jersey 07017

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the aggregate discretely present components units of the of the Housing Authority of the City of East Orange (a governmental public corporation) in Essex County, New Jersey, hereafter referred to as the Authority, which comprise the statement of net position as of December 31, 2018, 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 City of East Orange 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 City of East Orange 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 City of East Orange as of December 31, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and PERS supplemental information budgetary comparison information on pages 4 through 17 and pages 58-60 be presented to supplement the basic financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards accepted in the United States of America, which consisted of inquiries of management about the method of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the basic financial statements Housing Authority of the City of East Orange. The accompanying supplemental information on pages 61-69 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued reports dated September 12, 2019 on our consideration of the Housing Authority of the City of East Orange internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: September 12, 2019

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

The Management of the Housing Authority of the City of East Orange (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. New standards issued by GASB have significantly changed the format of the financial statements. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

FINANCIAL HIGHLIGHTS

The assets of the Authority primary government exceeded its liabilities at the close of the most recent fiscal year by \$6,840,999 an increase in financial position of \$6,313,892 as compared to the prior year.

As noted above, the net position of the Authority primary government was \$6,840,999 as of December 31, 2018. Of this amount, the unrestricted net position is \$3,213,441 representing an increase of \$9,044,764 or 155% percent from the previous year. Additional information on the Authority's unrestricted net positions can be found in Note 19 the financial statements, which is included in this report.

The Authority primary government net investment in capital assets decreased \$2,824,452 or 46% percent for an ending balance of \$3,381,650.

The Authority primary government restricted position increased \$93,580 from the previous year for an ending balance of \$245,908. Additional information on the Authority's restricted net position can be found in Note 18 to the financial statements, which is included in this report.

The Authority's primary government unrestricted cash, and cash equivalent at December 31, 2018 is \$5,381,400 representing an increase of \$3,162,714 or 143% percent from the prior year. The primary government's total restricted cash increased \$83,660 or 38% percent for an ending balance of \$301,912. The full detail of these amounts can be found in the Statement of Cash Flows on pages 22-23 of this report.

The Authority's total assets and deferred outflows for the primary government are \$17,165,162 of which capital assets net book value is \$3,381,650, deferred outflows in the amount of \$1,120,515, mortgage receivable - long term of \$4,320,265, noncurrent restricted cash is at \$301,912, leaving total current assets at \$8,040,820. Total primary government's current assets increased from the previous year by \$5,436,958 or 209% percent. Unrestricted cash and cash equivalents increased by \$3,162,714, account's receivables increased by \$2,293,514, and prepaid expenses decreased \$19,270. Accounts receivables increased due to a grant from Federal Home Loan Bank towards the RAD conversion.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL HIGHLIGHTS - CONTINUED

Restricted cash increased \$83,660 for an ending balance of \$301,912. The primary reasons for the increase was due to increase in HCV HAP reserves in the amount of \$93,580 as well as increases in FSS escrow deposits in the amount of \$33,849, which was offset by decreases in the security deposits in the amount of \$43,769.

The Authority's primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$2,960,676 or 47% percent. The major factor that contributed for the decrease was the acquisition of fixed assets in the amount of \$131,111, less the recording of depreciation expense in the amount of \$89,518 and the disposition of AMP 3 for RAD conversion which had a net book value effect on capital assets in the amount of \$3,002,269. The Authority's primary government capital additions during the fiscal year included predevelopment expenses, purchase of vehicle to be used for inspections, upgrade to the office equipment, and apartment appliances. The Authority is also involved with the process of converting their remaining units to RAD. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

Mortgage receivable – noncurrent increased \$4,320,265 for an ending balance of \$4,320,265. This was due to a mortgage agreement with Genesis Concord Vista LLC in relation to converting AMP 3 to RAD. Additional details can be found in the Notes to the Financial Statements Section Note 9 – Mortgage Receivable – Noncurrent.

The Authority's primary government reported an increase in the deferred outflow for the pension liability in the amount of \$245,217 for an ending balance of \$1,120,515. The Authority's primary government reported an increase in the deferred inflow for the pension liability in the amount of \$316,907 for an ending balance of \$1,093,495. A full detail of the pension reporting requirement can be found in the Notes to the Financial Statements Section Note – 10 Deferred Outflows/Inflows of Resources.

The Authority's primary government total liabilities are reported at \$9,230,668 of which noncurrent liabilities are stated at \$8,810,334. Total liabilities increased during the year as compared to the prior year in the amount of \$494,625 or 6% percent. Total current liabilities decreased during the year by \$107,674 leaving noncurrent liabilities for an increase of \$602,299 as compared to the previous year.

The Authority's primary government total current liabilities decreased from the previous year by \$107,674 or 20% percent. Accounts payables decreased by \$8,232. Accrued liabilities increased by \$82,657, mainly due to increases in amounts held back for landlord payments. Tenant security deposit payable decreased by \$43,769, and unearned revenue decreased \$2,106. Mortgage payable decreased \$136,224, the note was paid off in its entirety.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL HIGHLIGHTS - CONTINUED

The Authority's primary government total noncurrent liabilities increased by \$602,299 or 7% percent. Long-term obligations such as noncurrent compensated absences with an ending balance of \$225,560, with no offsetting assets, increased \$29,747 from the previous year. Noncurrent other liabilities with an ending balance of \$39,382 increased \$33,849. The Authority's primary government accrued pension and OPEB liability increased \$538,703 or 7% percent for an ending balance of \$8,545,392. Additional information on the Authority's accrued pension as well as the increase in accrued OPEB liability at December 31, 2018 can be found in Notes 16-17 to the financial statements, which is included in this report.

The Authority primary government had total operating revenue of \$19,876,712 as compared to \$18,117,226 from the prior year for an increase of \$1,759,486 or 10% percent. The Authority primary government had total operating expenses of \$18,120,688 as compared to \$18,576,057 from the previous year for a decrease of \$455,369 or 2% percent, resulting in a surplus of revenue over expenses from operations in the amount of \$1,756,024 for the current year as compared to a deficiency of revenue from operations in the amount of \$458,831 for a decrease in expenses over revenue in the amount of \$2,214,855 or 483% percent from the previous year.

The Authority total capital improvements contributions from HUD were in the amount of \$86,000 as compared to \$190,214 from the previous year for a decrease of \$104,214 or 55% percent.

The Authority's primary government had capital outlays in the amount of \$131,111 for the calendar year. These expenditures were funded by grants received during the year from the U.S. Department of Housing and Urban Development in the amount of \$86,000 and the remainder through management's reserves. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

The Authority's Expenditures of Federal Awards amounted to \$15,056,911 for the calendar year 2018 as compared to \$15,378,594 for the previous year for a decrease of \$321,683 or 2% percent.

USING THIS ANNUAL REPORT

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

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

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

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION

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

- 1) Statement of Net Position
- 2) Statement of Revenue, Expenses, and Changes in Net Position
- 3) Statement of Cash 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 Primary government 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 57.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

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 61-62 of this report.

1. **Federal Awards** - Pursuant to the Single Audit Act Amendments of 1996 (Public Law 104-156) and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), federal award is defined as federal financial assistance and federal cost reimbursement contracts that non-federal agencies receive directly or indirectly from federal agencies or pass-through entities. Federal financial assistance is defined as assistance that nonfederal entities receive or administer in the form of grants, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance, direct appropriations and other assistance.
2. **Type A and Type B Programs** - The Single Audit Act Amendments of 1996 and the Uniform Guidance establish the levels of expenditures or expenses to be used in defining Type A and Type B Federal financial assistance programs. Type A programs for the Housing Authority of the City of East Orange are those which equal or exceeded \$750,000 in expenditures for the fiscal year ended December 31, 2018. Type B programs for the Housing Authority of the City of East Orange are those which are less than \$750,000 in expenditures for the fiscal year ended December 31, 2018.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Position Authority primary government between December 31, 2018 and December 31, 2017.

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

	<u>Year Ended</u>		Increase (Decrease)
	December-18	December-17	
Cash	\$ 5,683,312	\$ 2,436,938	\$ 3,246,374
Other Current Assets	2,659,420	385,176	2,274,244
Capital Assets - Net	3,381,650	6,342,326	(2,960,676)
Mortgage Receivable - Long Term	4,320,265	-	4,320,265
Deferred Outflows	1,120,515	875,298	245,217
Total Assets	17,165,162	10,039,738	7,125,424
Less: Current Liabilities	(420,334)	(528,008)	107,674
Less: Non Current Liabilities	(8,810,334)	(8,208,035)	(602,299)
Less: Deferred Inflows	(1,093,495)	(776,588)	(316,907)
Net Position	\$ 6,840,999	\$ 527,107	\$ 6,313,892
Net Investment in Capital Assets	\$ 3,381,650	\$ 6,206,102	\$ (2,824,452)
Restricted Net Position	245,908	152,328	93,580
Unrestricted Net Position	3,213,441	(5,831,323)	9,044,764
Net Position	\$ 6,840,999	\$ 527,107	\$ 6,313,892

Total cash increased by \$3,246,374 or 133% percent. Net cash used by operating activities was \$338,774, net cash provided by capital and related financing activities was \$3,486,417, and net cash provided by investing activities was \$98,731. 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 \$2,274,244. Account receivable increased \$2,293,514 mainly due to increases in other government grants. Prepaid expenses decreased \$19,270.

The Authority's primary government capital assets reported a decrease in the net book value of the capital assets in the amount of \$2,960,676 or 47% percent. The major factor that contributed for the decrease was the acquisition of fixed assets in the amount of \$131,111, less the recording of depreciation expense in the amount of \$89,518 and the disposition of AMP 3 for RAD conversion which had a net book value effect on capital assets in the amount of \$3,002,269.

The Authority's primary government capital additions during the fiscal year included predevelopment expenses, purchase of vehicle to be used for inspections, upgrade to the office equipment, and apartment appliances. The Authority is also involved with the process of converting their remaining units to RAD. A full detail of capital outlays can be found in the Notes to the Financial Statements Section Note – 8 Fixed Assets.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Mortgage receivable – noncurrent increased \$4,320,265 for an ending balance of \$4,320,265. This was due to a mortgage agreement with Genesis Concord Vista LLC in relation to converting AMP 3 to RAD. Additional details can be found in the Notes to the Financial Statements Section Note 9 – Mortgage Receivable – Noncurrent.

The Authority's primary government reported an increase in the deferred outflow for the pension liability in the amount of \$245,217 for an ending balance of \$1,120,515. The Authority's primary government reported an increase in the deferred inflow for the pension liability in the amount of \$316,907 for an ending balance of \$1,093,495.

The Authority's primary government total current liabilities decreased from the previous year by \$107,674 or 20% percent. Accounts payables decreased by \$8,232. Accrued liabilities increased by \$82,657, mainly due to increases in amounts held back for landlord payments. Tenant security deposit payable decreased by \$43,769, and unearned revenue decreased \$2,106. Mortgage payable decreased \$136,224, the note was paid off in its entirety.

The Authority's primary government total noncurrent liabilities increased by \$602,299 or 7% percent. Long-term obligations such as noncurrent compensated absences with an ending balance of \$225,560, with no offsetting assets, increased \$29,747 from the previous year. Noncurrent other liabilities with an ending balance of \$39,382 increased \$33,849. The Authority's primary government accrued pension and OPEB liability increased \$538,703 or 7% percent for an ending balance of \$8,545,392. Additional information on the Authority's accrued pension as well as the increase in accrued OPEB liability at December 31, 2018 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 of \$6,840,999 is made up of three categories. The net investment in capital assets in the amount of \$3,381,650 represents the majority of the total account balance. The net investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending. The schedule below reflects the activity in this account for the current fiscal year:

Balance December 31, 2017	\$ 6,206,102
Fixed Asset Acquisitions	131,111
Disposition of Amp 3 for RAD, Net of Adjustments	(3,002,269)
Payment of Principal on Debt	136,224
Depreciation Expense	(89,518)
Balance December 31, 2018	<u>\$ 3,381,650</u>

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority reported restricted position in the amount of \$245,908 which increased \$93,580 or 61% percent compared to the prior fiscal year. A full detail of this account can be found in the Notes to the Financial Statements Section Note - 18.

The Housing Authority of the City of East Orange operating results for December 31, 2018 reported an increase in unrestricted position of \$9,044,764 or 155% percent for an ending balance of \$3,213,441. A full detail of this account can be found in the Notes to the Financial Statements Section Note - 19.

The following summarizes the changes in Net Position Authority primary government between December 31, 2018 and December 31, 2017:

	<u>Year Ended</u>		Increase
	December-18	December-17	(Decrease)
<u>Revenues</u>			
Tenant Revenues	\$ 614,049	\$ 810,279	\$ (196,230)
HUD Subsidies	14,970,911	15,188,380	(217,469)
Other Government Grants	2,202,950	32,668	2,170,282
Other Revenues	2,088,802	2,085,899	2,903
Total Operating Income	<u>19,876,712</u>	<u>18,117,226</u>	<u>1,759,486</u>
<u>Expenses</u>			
Operating Expenses	18,031,170	18,274,048	(242,878)
Depreciation Expense	89,518	302,009	(212,491)
Total Operating Expenses	<u>18,120,688</u>	<u>18,576,057</u>	<u>(455,369)</u>
Operating Income before Non Operating Income	1,756,024	(458,831)	2,214,855
Interest Income	32,847	20,430	12,417
Mortgage Interest Income	65,884	-	65,884
HUD Capital Grants	86,000	190,214	(104,214)
Gain on Sale of Capital Assets	4,471,567	-	4,471,567
Change in Net Position	6,412,322	(248,187)	6,660,509
Net Position Prior Year	527,107	4,669,548	(4,142,441)
Equity Transfer	(118,101)	-	(118,101)
Prior Period Adjustment	19,671	(3,894,254)	(861,168)
Total Net Position	<u>\$ 6,840,999</u>	<u>\$ 527,107</u>	<u>\$ 6,313,892</u>

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Approximately 75% percent of the Authority's primary government total revenue was provided by HUD operating subsidy, while 3% percent resulted from tenant revenue. Charges for various services and other governmental grants provided 22% percent of the total income. The Housing Authority of the City of East Orange received capital fund improvement grant money during the year in the amount of \$86,000 as compared to \$190,214 for the previous year.

The Authority primary government operating expenses cover a range of expenses. The largest expense was for Housing Assistance Payments representing 77% percent of total operating expenses. Administrative expenses accounted for 14% percent, tenant services accounted for 1% percent, utilities expense accounted for 2% percent, maintenance expense accounted for 2% percent, protective services accounted for 1% percent, other operating expenses accounted for 2% percent, and depreciation accounted for less than 1% of the total operating expenses.

The Authority's primary government operating revenue exceeded its operating expenses resulting in a surplus of revenue over expenses from operations in the amount of \$1,756,024 for the current year as compared to an excess of expenses from operations in the amount of \$458,831 for an increase in revenue over expenses in the amount of \$2,214,855 or 483% percent from the previous year.

The key elements for the increase in revenue over expenses in comparison to the prior year are as follows:

- The Authority reported an increase in other government grants in the amount of \$2,170,282. This was due to a commitment by the Federal Home Loan Bank in the amount of \$2,170,600 towards the RAD conversion of AMP 3.
- The Authority reported a decrease in the following revenue accounts:
 - HUD PHA operating grants in the amount of \$217,469 or 1% percent.
 - Tenant Rental Revenue in the amount of \$196,230 or 24%. This was due to amp 3 converting to RAD in August.
- The Authority primary government showed decreases in the following expenses as listed below, mainly due to the RAD conversion of AMP 3:
 - Tenant services decreased \$47,149 or 22% percent.
 - Utilities expenses decreased \$13,356 or 3% percent
 - Maintenance expense decreased \$95,757 or 24% percent
 - Protective services expenses decreased \$48,783 or 25% percent
 - Housing assistance payments decreased \$461,979 or 3% percent, mainly due to decreases in portability's.
- The Authority primary government saw increases in the following accounts:
 - Administrative expenses increased \$121,439 or 5% percent.
 - Other general expenses increased \$302,707, mainly due to RAD expenses.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Total net cash used by operating activities during the year was \$338,774. Prior fiscal year resulted in cash used by operating activities in the amount of \$1,322,836. A full detail of this amount can be found on the Statement of Cash Flows on pages 22-23 of this report.

The following are the Authority primary government financial highlights of significant items for a four-year period ending on December 31, 2018.

	December-18	December-17	December-16	December-15
Significant Income				
Total Tenant Revenue	\$ 614,049	\$ 810,279	\$ 798,637	\$ 826,779
HUD Operating Grants	14,970,911	15,188,380	15,489,595	13,830,487
HUD Capital Grants	86,000	190,214	557,041	305,500
Investment Income	98,731	20,430	5,749	4,515
Other Government Grants	2,202,950	32,668	320,086	49,054
Other Income	2,088,802	2,085,899	2,324,801	2,909,915
Total	\$ 20,061,443	\$ 18,327,870	\$ 19,495,909	\$ 17,926,250
Payroll Expense				
Administrative Salaries	\$ 922,595	\$ 926,071	\$ 880,685	\$ 986,942
Tenant Services Salaries	102,205	117,142	127,456	-
Utilities Labor	26,367	25,999	26,501	35,295
Maintenance Labor	108,803	152,189	223,173	199,471
Protective Services Labor	104,857	111,317	100,225	124,631
Employee Benefits Expense	1,143,208	1,136,713	1,029,173	1,012,104
Total Payroll Expense	\$ 2,408,035	\$ 2,469,431	\$ 2,387,213	\$ 2,358,443
Other Significant Expenses				
Other Administrative Expenses	\$ 619,003	\$ 605,854	\$ 572,428	\$ 513,184
Utilities Expense	338,550	351,964	367,406	402,677
Maintenance Materials Cost	38,368	51,431	87,961	62,125
Maintenance Contract Cost	112,290	119,783	111,719	144,005
Insurance Premiums	126,619	104,403	99,072	107,190
Housing Assistance Payments	13,949,221	14,411,200	14,499,264	14,141,964
Total	\$ 15,184,051	\$ 15,644,635	\$ 15,737,850	\$ 15,371,145
Total Operating Expenses	\$ 18,120,688	\$ 18,576,057	\$ 18,630,343	\$ 18,454,128
Total of Federal Awards	\$ 15,056,911	\$ 15,378,594	\$ 16,046,636	\$ 14,135,987

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

THE AUTHORITY AS A WHOLE

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

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

THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE PROGRAMS

Public and Indian Housing Program:

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

Section 8 Housing Choice Voucher Program:

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

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 CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

**THE HOUSING AUTHORITY OF THE CITY OF EAST ORANGE PROGRAMS -
CONTINUED**

Rental Assistance Demonstration Program

The Rental Assistance Demonstration was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. Public housing units move to a Section 8 platform with a long-term contract under which residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

Resident Opportunity and Support Services – ROSS:

This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

State - Congregate Housing Services Program

The Congregate Housing Services Program offers States grants to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing. This program prevents premature and unnecessary institutionalization of frail elderly, non-elderly disabled, and temporarily disabled persons. It provides a variety of innovative approaches for the delivery of meals and non-medical supportive services while making use of existing service programs, fills gaps in existing service systems, and ensures availability of funding for meals and other programs necessary for independent living. Assistance is in the form of grants to provide at least one hot meal per day in a group setting, 7 days per week, plus other supportive services necessary for independent living.

BUDGETARY HIGHLIGHTS

For the year ended December 31, 2018, 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.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

NEW INITIATIVES

For the year 2018 and carrying over to 2019 the Housing Authority's primary focus has been on funding and accountability. As a public entity that derives approximately 75% percent of its revenue from the Department of Housing and Urban Development, (2017 was 84% percent), the Authority are 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 involved with 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 our operations, all the while maintaining a strong occupancy percentage in the public housing units and a high utilization rate in Housing Assistance Programs. Interactions with the residents are a constant reminder of the need of the services. The Authority converted 178 units to RAD as of August 2018 and was in the process of converting the remaining 64 units to RAD for 2020.

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

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 - Capital Assets

The Authority's primary government investment in capital assets as of December 31, 2018 was \$3,381,650 (net of accumulated depreciation). This investment in capital assets includes land, buildings, vehicles, equipment, and construction in progress. The total decreased during the year in the Authority's investment in capital assets was \$2,960,676 or 47% percent. Major capital expenditures of \$131,111 were made during the year. Following are the major events that affected the capital asset balance.

- Purchase of Vehicle for Inspection Use
- Apartment Appliances
- Upgrade to the Office Equipment
- Predevelopment costs
- Disposition of 178 units for RAD conversion

	December-18	December-17	Variance
Land	\$ 1,281,794	\$ 1,584,688	\$ (302,894)
Building	2,198,769	9,000,261	(6,801,492)
Furniture, Equipment - Dwelling	355,648	802,655	(447,007)
Furniture, Equipment - Administration	263,634	542,215	(278,581)
Construction in Process	1,737,180	3,529,744	(1,792,564)
Total Fixed Assets	5,837,025	15,459,563	(9,622,538)
Accumulated Depreciation	(2,455,375)	(9,117,237)	6,661,862
Net Book Value	<u>\$ 3,381,650</u>	<u>\$ 6,342,326</u>	<u>\$ (2,960,676)</u>

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

2 - Debt Administration

The Authority does not have any long-term debt at this time.

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2018**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority of City of East Orange 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 2019 year have already been submitted to HUD for approval and no major changes are expected. The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing property including administrative fees involved in the modernization.

The following factors were considered in preparing the Authority's budget for the fiscal year ending December 31, 2019.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- The need for Congress to fund the Department of Defense and Homeland Security due to the war on terrorism and other impending military activities will probably result in reduced appropriations for all other domestic program spending.
- Converting the remaining Public and Indian Housing Program rental units into RAD subsidy units.
- Continued increases in health care insurance are expected to impact employee benefits cost over the next several years.
- 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.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Wilbert Gill, Executive Director, Housing Authority of the City of East Orange, 160 Halsted Street, East Orange 07018, or call (973) 766-8797.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
STATEMENT OF NET POSITION - 1
AS OF DECEMBER 31, 2018

	December 31, 2018		
	Primary Government	Component Unit	Total (Memorandum)
Assets			
Current Assets:			
Cash and Cash Equivalents- Unrestricted	\$ 5,381,400	\$ 461,348	\$ 5,842,748
Accounts Receivables, Net of Allowances	2,468,303	-	2,468,303
Prepaid Expenses	191,117	1,250	192,367
Total Current Assets	8,040,820	462,598	8,503,418
Restricted Deposits and Funded Reserves			
Tenant Security Deposit	16,622	-	16,622
HAP Reserve - Restricted	245,908	-	245,908
FSS Escrow Reserves	39,382	-	39,382
Total Restricted Deposits and Funded Reserves	301,912	-	301,912
Noncurrent Assets			
Capital Assets			
Land	1,281,794	54,541	1,336,335
Building	2,198,769	-	2,198,769
Furniture, Equipment - Dwelling	355,648	-	355,648
Furniture, Equipment - Administration	263,634	-	263,634
Construction in Process	1,737,180	445,099	2,182,279
Total Capital Assets	5,837,025	499,640	6,336,665
Less: Accumulated Depreciation	(2,455,375)	-	(2,455,375)
Net Book Value	3,381,650	499,640	3,881,290
Mortgage Receivable - Long Term	4,320,265	-	4,320,265
Total Other Assets	4,320,265	-	4,320,265
Total Assets	16,044,647	962,238	17,006,885
Deferred Outflow of Resources			
State of New Jersey P.E.R.S.	1,120,515	-	1,120,515
Total Assets and Deferred Outflow of Resources	\$ 17,165,162	\$ 962,238	\$ 18,127,400

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2018

	December 31, 2018		
	Primary Government	Component Unit	Total (Memorandum)
Liabilities			
Current Liabilities:			
Accounts Payable	\$ 206,411	-	\$ 206,411
Accrued Liabilities	197,301	-	197,301
Tenant Security Deposits	16,622	-	16,622
Total Current Liabilities	420,334	-	420,334
Noncurrent Liabilities			
Accrued Compensated Absences - Long-Term	225,560	-	225,560
Non Current Liabilities - Other	39,382	-	39,382
Accrued Pension and OPEB Liabilities	8,545,392	-	8,545,392
Total Noncurrent Liabilities	8,810,334	-	8,810,334
Total Liabilities	9,230,668	-	9,230,668
Deferred Inflow of Resources			
State of New Jersey P.E.R.S.	1,093,495	-	1,093,495
Net Position:			
Net Investment in Capital Assets	3,381,650	499,640	3,881,290
Restricted	245,908	-	245,908
Unrestricted	3,213,441	462,598	3,676,039
Total Net Position	6,840,999	962,238	7,803,237
Total Liabilities, Deferred Inflow of Resources, and Net Position	\$ 17,165,162	\$ 962,238	\$ 18,127,400

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2018

	December 31, 2018		
	Primary Government	Component Unit	Total (Memorandum)
Revenue:			
Tenant Rental Revenue	\$ 614,049	-	\$ 614,049
HUD PHA Operating Grants	14,970,911	-	14,970,911
Other Government Grants	2,202,950	-	2,202,950
Other Revenue	2,088,802	124,915	2,213,717
Total Revenue	<u>19,876,712</u>	<u>124,915</u>	<u>20,001,627</u>
Operating Expenses:			
Administrative Expense	2,594,839	49,195	2,644,034
Tenant Services	163,611	-	163,611
Utilities Expense	376,255	-	376,255
Maintenance Expense	295,826	-	295,826
Protective Services Expense	144,711	-	144,711
Other Operating Expenses	506,707	94,647	601,354
Housing Assistance Payments	13,949,221	-	13,949,221
Depreciations Expense	89,518	-	89,518
Total Operating Expenses	<u>18,120,688</u>	<u>143,842</u>	<u>18,264,530</u>
Excess Revenue Over Expenses From Operations	<u>1,756,024</u>	<u>(18,927)</u>	<u>1,737,097</u>
Non Operating Income and (Expenses):			
Investment Income	32,847	-	32,847
Mortgage Interest Income	65,884	-	65,884
Gain on Sale of Capital Assets	4,471,567	-	4,471,567
Excess Non Operating Income Before Capital Grant Contributions	<u>4,570,298</u>	<u>-</u>	<u>4,570,298</u>
Capital Grant Contributions	86,000	-	86,000
Change in Net Position	<u>6,412,322</u>	<u>(18,927)</u>	<u>6,393,395</u>
Beginning Net Position	527,107	860,084	1,387,191
Equity Transfer	(118,101)	118,101	-
Prior Period Adjustments	19,671	2,980	22,651
Beginning Net Position, Restated	<u>428,677</u>	<u>981,165</u>	<u>1,409,842</u>
Ending Net Position	<u>\$ 6,840,999</u>	<u>\$ 962,238</u>	<u>\$ 7,803,237</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
STATEMENT OF CASH FLOWS - 1
FOR TWELVE MONTHS ENDED DECEMBER 31, 2018

	December 31, 2018		
	Primary Government	Component Unit	Total (Memorandum)
Cash Flow From Operating Activities			
Receipts from Tenants	\$ 610,255	\$ -	\$ 610,255
Receipts from Federal Grants	15,120,402	-	15,120,402
Receipts from Other Grants	10,775	-	10,775
Receipts from Misc. Sources	1,895,594	124,915	2,020,509
Payments to Vendors and Suppliers	(1,279,994)	(125,127)	(1,405,121)
Payments for Housing Assistance Payments	(13,949,221)	-	(13,949,221)
Payments to Employees	(1,264,827)	(16,500)	(1,281,327)
Payment of Employee Benefits	(1,143,208)	-	(1,143,208)
Payment of Utilities Expenses	(338,550)	-	(338,550)
Net Cash (Used) by Operating Activities	(338,774)	(16,712)	(355,486)
Cash Flow From Capital and Related Financing Activities			
Receipts from Capital Grants	86,000	-	86,000
Acquisitions and Construction of Capital Assets	(131,111)	(123,902)	(255,013)
Cash Received for AMP 3 RAD Conversion	3,009,735	-	3,009,735
Payments on Loan Payable	(136,224)	-	(136,224)
Change in Accrued Pension and OPEB Liabilities	538,703	-	538,703
Net Effect of Deferred Inflows and Outflows	71,690	-	71,690
Prior Period Adjustment - Net of Adjustment	19,671	2,980	22,651
Mortgage Receivable - Net of Adjustments	146,054	-	146,054
Equity Transfer	(118,101)	118,101	-
Net Cash Provided (Used) by Capital and Related Financing Activities	3,485,417	(2,821)	3,483,596
Cash Flow From Investing Activities			
Interest Income	32,847	-	32,847
Mortgage Interest Income	65,884	-	65,884
Net Cash Provided by Investing Activities	98,731	-	98,731
Net Increase (Decrease) in Cash and Cash Equivalents	3,246,374	(19,533)	3,226,841
Beginning Cash	2,436,938	480,881	2,917,819
Ending Cash	\$ 5,683,312	\$ 461,348	\$ 6,144,660
Reconciliation of Cash Balances:			
Cash and Cash Equivalents - Unrestricted	\$ 5,381,400	\$ 461,348	\$ 5,842,748
Cash and Cash Equivalents - Restricted	301,912	-	301,912
Total Ending Cash	\$ 5,683,312	\$ 461,348	\$ 6,144,660

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
STATEMENT OF CASH FLOWS - 2
FOR TWELVE MONTHS ENDED DECEMBER 31, 2018

	December 31, 2018		
	Primary Government	Component Unit	Total (Memorandum)
Provided (Used) by Operating Activities			
Excess of Revenue Over Expenses	\$ 1,756,024	\$ (18,927)	\$ 1,737,097
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:			
Depreciation Expense	89,518	-	89,518
(Increase) Decrease in:			
Accounts Receivables	(2,293,517)	-	(2,293,517)
Prepaid Expenses	17,055	2,215	19,270
Increase (Decrease) in:			
Accounts Payable	(8,232)	-	(8,232)
Accrued Liabilities	82,657	-	82,657
Unearned Revenues	(2,106)	-	(2,106)
Compensated Absences - Non current	29,747	-	29,747
Non-Current Liabilities	33,849	-	33,849
Security Deposit Accounts	(43,769)	-	(43,769)
Net Cash (Used) by Operating Activities	\$ (338,774)	\$ (16,712)	\$ (355,486)

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

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

1. Organization - The Authority is a non-profit corporation which was organized under the laws public corporation created under federal and state housing laws as defined by State statute (N.J., S.A. 4A: 12A-1, et. Seq. the Housing Authority Act) for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the City of East Orange in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD).

The Authority is governed by a Board of Commissioners which is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An Executive Director is appointed by the Housing Authority's Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance, and management of public housing for low and moderate income families residing in the city of East Orange. 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 East Orange and City Council, the Board of Commissioners have decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary responsibility for accounting and fiscal matters. The Authority has also concluded that it is excluded from the City of East Orange reporting entity.

Based on the following criteria, the Authority has identified one (1) entity which should be subject to evaluation for inclusion in the Authority's reporting entity. The criteria for including or excluding a component unit relationship as set forth in GASB's #61 *The financial Reporting Entity* and Financial Reporting Standards, include whether:

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

The Authority manages the financial affairs of the East Orange Housing and Community Development Corporation and the corporation is financial burden on the Authority to provide support.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

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.

In accordance with GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, the Authority incorporates FASB and AICPA guidance into GASB authoritative literature.

On January 30, 2008, HUD issued *PIH Notice 2008-9* which among other things requires that unused housing assistance payments ("HAP") under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported on the Statement of Net Position and HUD's Financial Data Schedule ("FDS") as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the FDS as unrestricted.

Both administrative fees and HAP revenue continue to be recognized under the guidelines set forth in GASB Statement No. 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Voucher program is no longer a cost reimbursement grant; therefore the Authority recognizes unspent administrative fees and HAP revenue in the reporting period as revenue for financial statement reporting.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

Significant Accounting Policies -Continued

The Authority adopted Statement No. 68 of the Governmental Accounting Standards Board "*Accounting and Financial Reporting for Pensions.*" The Statement established standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenditures associated with pension plans of State and Local Governments. For defined benefit pensions, this Statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actual present value, and attribute that present value to periods of employee service. In addition, this Statement details the recognition and disclosure requirements for employers with liabilities to a defined benefit pension plan and for employers whose employees are provided with defined contribution pensions.

Statement No. 75 of the Government Accounting Standards Board ("GASB 75") *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* was issued June 2015. GASB 75 establishes financial reporting standards for other postemployment benefits (OPEB) plans for state and local governments. This standard replaces the requirements of GASB 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, as amended. The statement establishes standards for recognizing and measuring liabilities, deferred inflows and outflows of resources, and expense/expenditures, as well as identifying the methods and assumptions required to project benefit payments, discount projected benefit payments, to their actuarial present value, and attribute that present value to periods of employee service. Additionally, GASB 75 lays out requirements for additional note disclosures and required supplementary information.

Basis of Accounting –

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

The major sources of revenue are tenants dwelling rentals, HUD operating subsidy, and other revenue. The Authority provides housing assistance payments to participating owners on behalf of eligible tenants to provide decent, safe and sanitary housing for extremely low and very low income families.

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.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

Basis of Accounting – Continued

The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts:

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

Report Presentation –

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

The Authority is a single enterprise fund and maintains its records on the accrual basis of accounting. Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activity; or (ii) that are required by law or regulations that the activity's cost of providing services, including capital cost (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues, or (iii) that the pricing policies of the activity establish fees and charges, designated to recover its costs, including capital costs (such as depreciation or debt service). Under this method, revenues are recorded when earned and expenses are recorded when the related liability is incurred.

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.

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

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

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 CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

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.
- 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.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

Other accounting policies - Continued

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

14 - Taxes

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

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

15 - Net Position

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

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

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

Other accounting policies - Continued

15 - Net Position -Continued

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

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

16-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 2018.

Budgetary and Policy Control -

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

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

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

<u>Program</u>	<u>CFDA #</u>	<u>Project #</u>	<u>Units Authorized</u>
Public Housing			
Public and Indian Housing Program	14.850	NJ50	64
Public Housing Capital Fund	14.872	NJ50	
Resident Opportunity and Supportive Services	14.870		
Section 8 Housing			
Section 8 Housing Choice Vouchers	14.871	NJ50	1588
Business Activities			
			0

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 City of East Orange flat rent amount.

Section 8 Housing Choice Voucher Program:

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

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 CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

Activities- Continued

Rental Assistance Demonstration Program

The Rental Assistance Demonstration was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. Public housing units move to a Section 8 platform with a long-term contract under which residents continue to pay 30% of their income towards the rent and they maintain the same basic rights as they possess in the public housing program.

Resident Opportunity and Support Services – ROSS:

This program works to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

State - Congregate Housing Services Program

The Congregate Housing Services Program offers States grants to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing. This program prevents premature and unnecessary institutionalization of frail elderly, non-elderly disabled, and temporarily disabled persons. It provides a variety of innovative approaches for the delivery of meals and non-medical supportive services while making use of existing service programs, fills gaps in existing service systems, and ensures availability of funding for meals and other programs necessary for independent living. Assistance is in the form of grants to provide at least one hot meal per day in a group setting, 7 days per week, plus other supportive services necessary for independent living.

Business Activities

The Authority is in the process of developing sixty (60) senior units in the City of East Orange.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

Component Unit

The Authority has identified the East Orange Housing and Community Development Corporation as a component unit. This corporation operates on a calendar year that ended on December 31. The method of accounting for the component unit is in accordance with accounting principles generally accepted in the United States of America. The financial data included in this report is based on the information for the Housing Corporation at the end of its calendar year, which was December 31, 2018. The entity is being reported as a discretely presented component unit. East Orange Housing and Community Development Corporation was formed for the purpose of developing, operating, and managing low and moderate income housing in the City of East Orange

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 CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

NOTE 3 - PENSION PLAN

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

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

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

On the web: <http://www.nj.gov/treasury/pensions/documents/financial/gasb/gasb68-pers18.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 6.64% of base wages. The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2018 amounted to \$139,865.

Post Employment Retirement Benefits

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

Further information on the Pension Plan and its effects do to the adoption of GASB 68 can be found in Note 16 – Accrued Pension Liability.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 4 – CASH, CASH EQUIVALENTS

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

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. At December 31, 2018, 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.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 4 – CASH, CASH EQUIVALENTS – CONTINUED

Credit Risk

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

The Authority's checking accounts 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>Primary Government</u>	<u>Component Unit</u>
Insured	\$ 250,250	\$ 250,000
Collateralized held by pledging bank's trust department in the Authority's name	5,433,062	-
Uninsured -Component Unit	-	211,348
Total Cash, Cash Equivalents	<u>\$ 5,683,312</u>	<u>\$ 461,348</u>

Component Unit

The East Orange Housing and Community Development Corporation maintain its cash in financial institutions insured by Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The Corporation 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 restricted cash at December 31, 2018 in the amount of \$16,622. This amount is held as security deposits for the tenants of the Public and Indian Housing program in an interest bearing account.

The restricted cash in the amount of \$245,908 for 2018 was reported under the Housing Choice Voucher Program as a HAP reserve for future use. In accordance with HUD's PIH Notice 2007-03, the reserve fund balance may only be used to assist additional families up to the number of units under contract.

The Authority under the Section 8 Housing Choice Voucher program is administering a Family Self-Sufficiency (FSS) program. An interest-bearing FSS escrow account is established by the PHA for each participating family. The amount on deposit was \$39,382 at December 31, 2018.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 5 - ACCOUNTS RECEIVABLE

The Housing Authority of the City of East Orange primary government 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. As of December 31, 2018, the allowance for doubtful accounts was \$72,679.

Accounts Receivable at December 31, 2018 consisted of the following:

	<u>Primary Government</u>
Tenants Accounts Receivable - Present	\$ 10,196
Less: Allowance for Doubtful Accounts	(6,547)
Net Tenants Accounts Receivable	<u>3,649</u>
Tenants Fraud Repayment Agreements	47,693
Less: Allowance for Doubtful Accounts	(47,693)
Net Tenants Fraud Repayment Agreements	<u>-</u>
Tenants Repayment Agreements	14,211
Less: Allowance for Doubtful Accounts	(14,211)
Net Tenants Repayment Agreements	<u>-</u>
Accounts Receivable - HUD	509
Accounts Receivable - State of New Jersey	20,575
Accounts Receivable - FHLB Grant	2,171,600
Accounts Receivable - Portabilities	4,228
Accounts Receivable - Misc Fees and Deposits	65,512
Accounts Receivable - Genesis	140,574
Accrued Interest Receivables	65,884
Less: Allowance for Doubtful Accounts	(4,228)
Net Accounts Receivable - Other Receivables	<u>2,464,654</u>
Net Accounts Receivables - Total	<u>\$ 2,468,303</u>

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 6 – PREPAID EXPENSES

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items. All purchases of insurance premiums are written off on a monthly basis. Acquisition of materials and supplies are accounted for on the consumption method, that is, the expenses are charged when the items are consumed. Prepaid expenses at December 31, 2018 consisted of the following:

	Primary Government	Component Unit
Prepaid Insurance	\$ 48,507	\$ -
Insurance Deposits	116,684	-
Prepaid Expenses	-	1,250
Fuel Oil Inventory	4,640	-
Maintenance Room Inventory	1,243	-
Predevelopment Cost	20,043	-
Total Prepaid Expenses	<u>\$ 191,117</u>	<u>\$ 1,250</u>

NOTE 7 – INTERFUND ACTIVITY

Interfund activity is reported as short term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority at December 31, 2018 are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Position.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

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 \$500 are expensed when incurred. Donated fixed assets are stated at their fair value on the date donated.

Depreciation Expense

Depreciation expense for December 31, 2018 was \$89,518. 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 |

Below is a schedule of changes in fixed assets for the Authority primary government for the twelve months ending December 31, 2018:

	December-17	Additions	Deletions	Transfer	December-18
Land	\$ 1,584,688		\$ (302,894)		\$ 1,281,794
Building	9,000,261	-	(6,801,492)		2,198,769
Furniture, Equipment - Dwelling	802,655	30,454	(348,616)	(128,845)	355,648
Furniture, Equipment - Administration	542,215	14,657	(422,083)	128,845	263,634
Construction in Process	3,529,744	86,000	(1,878,564)		1,737,180
Total Fixed Assets	15,459,563	131,111	(9,753,649)	-	5,837,025
Accumulated Depreciation	(9,117,237)	(89,518)	6,751,380	-	(2,455,375)
Net Book Value	\$ 6,342,326	\$ 41,593	\$ (3,002,269)	\$ -	\$ 3,381,650

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 8 - FIXED ASSETS – CONTINUED

Below is a schedule of the net book value of the fixed assets for the Authority as of December 31, 2018:

	<u>December-18</u>
Land	\$ 1,281,879
Building	297,616
Furniture, Equipment - Dwelling	53,640
Furniture, Equipment - Administration	11,335
Construction in Process	<u>1,737,180</u>
Net Book Value	<u>\$ 3,381,650</u>

Below is a schedule of changes in fixed assets for the component unit for the twelve months ending December 31, 2018:

	<u>December-17</u>	<u>Additions</u>	<u>December-18</u>
Land	\$ 54,456	\$ 85	\$ 54,541
Construction in Process	321,282	123,817	445,099
Total Fixed Assets	<u>\$ 375,738</u>	<u>\$ 123,902</u>	<u>\$ 499,640</u>

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 2018.

NOTE 9- MORTGAGE NOTE RECEIVABLE

As of August 23, 2018, the Authority entered into an agreement with Genesis Concord Vista LLC for a mortgage note in relation to the conversion AMP 3 to RAD (Rental Assistance Demonstration), in the amount of \$4,320,265. The maturity date of the note is August 23, 2050 and the note accrues interest annually at a rate of 4.50%. The amount accrued as of December 31, 2018 was \$65,884. Management believes that they will receive the accrued interest once the total conversion has been completed.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 10 – DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

The Pension Liability discussed in Note 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, 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:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences Between Expected and Actual Experiences	\$ 52,798	\$ 14,276
Changes in Assumptions	456,220	885,254
Net Difference Between Projected and Actual Earning on Pension Plan Investments	-	25,970
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	611,497	167,995
Contributions Subsequent to the Measurement Date	-	-
Total	<u><u>\$ 1,120,515</u></u>	<u><u>\$ 1,093,495</u></u>

Difference in Expected and Actual Experience

The difference between expected and actual experience with regard to economic and demographic factors is amortized over a five year closed period reflecting the average remaining service life of the plan members (active and inactive), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$52,798 and \$14,276.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 10 - DEFERRED OUTFLOWS/INFLOWS OF RESOURCES-CONTINUED

Changes in Assumptions

The change in assumptions about future economic or demographic factors or other inputs is amortized over a five year closed period, reflecting the average remaining service life of the plan members (active and inactive members), respectively. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$544,385 and \$456,220 and \$885,254.

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

The difference between the System's expected rate of return of and the actual investment earnings on pension plan investments is amortized over a five year closed period in accordance with GASB 68. The first year of amortization is recognized as pension expense with the remaining years shown as either a deferred outflow of resources or a deferred inflow of resources. The collective amount of the difference between expected and actual experience for the fiscal year is \$-0- and \$25,970.

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

The change in employer proportionate share is the amount of difference between the employer proportionate shares of net pension liability in the prior year compared to the current year. The difference between employer contributions and proportionate share of contributions is the difference between the total amount of employer contributions and the amount of the proportionate share of employer contributions. The change in proportionate share and the difference between employer contributions and proportionate share of contributions is amortized over a six-year closed period for PERS, reflecting the average remaining service life of ERS 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 \$611,497 and \$167,995.

NOTE 11 - ACCOUNTS PAYABLE

The Authority reported accounts payable on its Statement of Net Position as of December 31, 2018. Accounts payable vendors are amount owing to creditors or generally on open accounts, as a result of delivered goods and completed services. Accounts payable at December 31, 2018 consisted of the following:

	<u>Primary Government</u>
Accounts Payable Vendors	\$ 51,569
Accounts Payable - P.I.L.O.T.	154,842
Total Accounts Payable	<u>\$ 206,411</u>

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

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

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the City of East Orange. Under the Cooperation Agreements, the Authority must pay the municipality 10% of its net shelter rent. The total amount of PILOT payable at December 31, 2018 was as detailed below:

P.I.L.O.T. Expense 2015	\$	41,869
P.I.L.O.T. Expense 2016		41,906
P.I.L.O.T. Expense 2017		44,346
P.I.L.O.T. Expense 2018		26,721
P.I.L.O.T. Payable as of December 31, 2018	\$	<u>154,842</u>

NOTE 13 – ACCRUED EXPENSES

The Authority reported accrued expenses on its Statement of Net Position. Accrued expenses are liabilities covering expenses incurred on or before December 31, and are payable at some future date. Accrued liabilities at December 31, 2018 consist of the following:

		Primary Government
Accrued Wages/Payroll Taxes	\$	51,247
Compensated Absences - Current Portion		25,062
HAP Landlord Checks Heldback		93,857
Accrued Vendor Invoices		27,135
Total Accrued Liabilities	\$	<u>197,301</u>

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 14 - ACCRUED COMPENSATED ABSENCES

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

Employees may only accumulate vacation leave with the approval of the Executive Director. Unused sick leave may be carried to future periods and used in the event of extended illness. Employees may be compensated for accumulated vacation and sick leave in the event of retirement or termination from service based on the current provisions outlined in the union contract.

As of 2017 the Authority reached an agreement to allow nonunion employees to accumulate vacation time which beforehand was only allowed for union employees.

The Authority has determined that the potential liability for accumulated vacation and sick time are as follows:

	Primary Government
Accumulated Sick Time	\$ 76,796
Accumulated Vacation Time	156,016
Accrued Payroll Taxes	17,810
Total	250,622
Compensated Absences - Current Portion	(25,062)
Total Compensated Absences - Noncurrent	\$ 225,560

NOTE 15 - NON CURRENT LIABILITY

The Authority reported noncurrent liabilities at December 31, 2018 which consisted of FSS Escrow Accounts held by the Authority in the amount of \$39,382.

The Authority under the Section 8 Housing Choice Voucher program is administering a Family Self-Sufficiency (FSS) program. An interest-bearing FSS escrow account is established by the PHA for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account by the PHA during the term of the FSS contract. The PHA may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education.

If the family completes the contract and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the family. If the PHA terminates the FSS contract, or if the family fails to complete the contract before its expiration, the family's FSS escrow funds are forfeited.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 16 - OTHER POST EMPLOYMENT BENEFITS

The Authority as of December 31, 2018 reported accrued pension and OPEB liability amounts as follows:

	<u>December-18</u>
Accrued OPEB Liability	\$ 5,776,782
Accrued Pension Liability	2,768,610
Total OPEB and Pension Liability	<u>\$ 8,545,392</u>

These amounts arose due to adoption of GASB #75 in 2017 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 - Plan Description and Benefits Provided

Plan Description: The Authority administers a single-employer defined-benefit post-employment healthcare plan. Spouses are eligible for coverage under the plan and benefits may continue to the surviving spouses.

Benefits Provided: Retirees, that are vested, are eligible for a retirement benefit under Medicare Supplemental and or New Jersey Small Business Exchange, may elect to continue participating under the Authority's health plans. The Authority pays 50% of member premiums and 35% of retiree spouse's premium plus Medicare Part D.

Employees covered by benefits terms: At January 1, 2018 (the census date), the following employees were covered by the benefits terms:

Retired Employees Receiving Benefits	3
Actives Eligible for Benefits	0
Active Employees	19
Total Employees	<u>22</u>

Assets: The Authority has not accumulated plan assets in an irrevocable trust designated for plan participants.

Net OPEB Liability

The Authority's net OPEB liability was measured as of January 1, 2018 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 16 – ACCRUED OPEB LIABILITIES - CONTINUED

Actuarial Assumptions: The total OPEB Liability in the January 1, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all period included in the measurement, unless otherwise specified:

Discount Rate:	3.30%, net of OPEB plan investment expense, including inflation.
Assets	Not valued since benefit is unfunded
Information for Valuation	All information provided by Authority
Covered Benefits	Employees that retire are eligible for subsidized postemployment medical, including prescription drug coverage. Benefits are provided for dental, vision, and Medicare Part B premium reimbursements.
Insurance Coverage and Funding Basis	Medical, including prescription drugs, are fully insured through the NJ State Health Benefits Program for Local Government Employer Groups.
Actuarial Cost Method	Projected Unit Credit
Retirement System	Valuation is based on NJ Public Employees' Retirement System (PERS). Decrement tables used in this valuation are from the July 1, 2016 Annual Report of the Actuary.
Mortality	RP 2014 Healthy Male and Female Tables are based on the Combined Healthy Table for both pre & post retirement projected with mortality improvements using Projection Scale AA for 2 years plus 7 years for generational improvement.

Change in Assumptions: Effective January 1, 2018.

Changes in Net OPEB Liability:

Balance as of January 1, 2018	<u>\$ 5,303,570</u>
<u>Changes For the Year</u>	
Service Cost	351,969
Interest	160,281
Benefit Payments	<u>(39,038)</u>
Net Changes	<u>473,212</u>
Balance as of December 31, 2018	<u>\$ 5,776,782</u>

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 16 – OTHER POST EMPLOYMENT BENEFITS - CONTINUED

Sensitivity of the OPEB Liability to changes in the discount rate: The following presents the total OPEB liability of the Authority, as well as what the Authority’s OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.30%) or one percentage point higher (4.30%) than the current discount rate:

	<u>Discount Rate Sensitivity</u>		
	1% Decrease 2.30%	Current Rate 3.30%	1% Increase 4.30%
Total OPEB Liability	\$ 6,768,266	\$ 5,776,782	\$ 4,228,944

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

	<u>Healthcare Cost Inflation Rate Sensitivity</u>		
	1% Decrease	Current	1% Increase
Total OPEB Liability	\$ 4,120,819	\$ 5,776,782	\$ 7,031,827

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

For the year ended December 31, 2018, the Authority recognized an OPEB expense of \$473,212. As of December 31, 2018, the Authority did not report a deferred outflows of resources and deferred inflows of resources in relation to OPEB.

NOTE 17 – ACCRUED PENSION LIABILITY

Net Pension Liability Information

The Authority as of December 31, 2018 reported a net pension liability in the amount of \$2,768,610 due to GASB 68. The component of the current year net pension liability of the Authority as of June 30, 2018, the last evaluation date, is as follows:

	<u>PERS</u>
Employer Total Pension Liability	\$ 5,966,452
Plan Net Position	(3,197,842)
Employer Net Pension Liability	<u>\$ 2,768,610</u>

The Authority allocation percentage is 0.01406135% as of June 30, 2018.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

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.

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.

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.

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, 2018 are based on the ratio of each employer's contributions to total employer contributions of the group for the fiscal years ended June 30, 2018.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

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 2018 the State's pension contribution was less than the actuarial determined amount.

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.

Actuarial Assumptions

The total pension liability for June 30, 2018 measurement dates were determined by using an actuarial valuation as of July 1, 2017, with update procedures used to roll forward the total pension liability to June 30, 2018. The actuarial valuations used the following actuarial assumptions:

Inflation	2.25%
Salary Increases:	
Through 2026	1.65-4.15%, based on age
Thereafter	2.65-5.15%, based on age
Investment Rate of Return	7.00%

Pre-retirement mortality rates were based on the RP-2000 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 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Post-mortality rates were based on the RP-2000 Combined Healthy Male and Female Mortality Tables (setback 1 year for males and females) for service retirements and beneficiaries of former members and a one-year static projection based on mortality improvement Scale AA.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions - Continued

In addition, the tables for service retirements and beneficiaries of former members provide for future improvements in mortality from the base year of 2013 using a generational approach based on the plan actuary's modified MP-2014 projection scale. Disability retirement rates used to value disabled retirees were based on the RP-2000 Disabled Mortality Table (set back 3 years for males and set forward 1 year for females).

The actuarial assumptions used in the July 1, 2017 evaluation were based on the results of an actuarial experience study for the period July 1, 2011 to June 30, 2014. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities 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% at June 30, 2018) 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.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

Actuarial Assumptions - Continued

Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2018 as summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Absolute return/risk mitigation	5.00%	5.51%
Cash Equivalents	5.50%	1.00%
U.S. Treasuries	3.00%	1.87%
Investment Grade Credit	10.00%	3.78%
Public High Yield	2.50%	6.82%
Global Diversified credit	5.00%	7.10%
Credit Oriented Hedge Funds	1.00%	6.60%
Debt Related Private Equity	2.00%	10.63%
Debt Related Real Estate	1.00%	6.61%
Private Real Asset	2.50%	11.83%
Equity Related Real Estate	6.25%	9.23%
U.S. Equity	30.00%	8.19%
Non-U.S. Developed Markets Equity	11.50%	9.00%
Emerging Markets Equity	6.50%	11.64%
Buyouts/Venture Capital	8.25%	13.08%
	100%	

Discount Rate

The discount rate used to measure the total pension liability was 5.66% as of June 30, 2018. 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 3.87% as of June 30, 2018, 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.

Discount Rate -Continued

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 50% 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, 2046. 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.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

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 5.66% 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 (4.66% percent) or 1 percentage-point higher (6.66% 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 (4.66%)	Current Discount (5.66%)	1% Increase (6.66%)
Authority's Proportionate Share of the Net Pension Liability (Asset)	\$ 3,481,208	\$ 2,768,610	\$ 2,170,786

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, 2018	\$ 19,216
Year Ending June 30, 2019	(26,604)
Year Ending June 30, 2020	(190,774)
Year Ending June 30, 2021	(165,366)
Year Ending June 30, 2022	(52,952)
Total	<u>\$ (416,481)</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 5.48, 5.57, 5.72, and 6.44 years for the 2018, 2017, 2015, and 2014 amounts, respectively.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 17 – ACCRUED PENSION LIABILITY - CONTINUED

Pension Expense

The components of allocable pension expense, which exclude pension expense related to specific liabilities of individual employers, for the plan fiscal year ending June 30, 2018, are as follows:

Service Cost	\$	130,685
Interest on the Total Pension Liability		314,171
Member Contributions		(75,044)
Administrative Expenses		2,079
Expected Investment Return Net of Investment Expenses		(197,249)
Pension Expense Related to Specific Liabilities of Individual Employers		(1,155)
Current Period Recognition (Amortization) of Deferred Outflows and Inflows of Resources:		
Difference Between Expected and Actual Experience		21,193
Changes of Assumptions		(24,399)
Differences Between Projected and Actual Investment Earnings on Pension Plan Investments		(16,801)
Total	\$	<u>153,478</u>

NOTE 18 – RESTRICTED

The Authority's primary government Restricted Net Position account balance at December 31, 2018 is \$245,908. The balance pertains to the HAP reserve.

Housing Choice Voucher Program - Reserves

Prior to January 1, 2005 excess funds received from the Annual Budget Amount (ABA) by HUD to the Authority for the payment of housing assistance payments (HAP) were returned to HUD at the end of the Authority's calendar year. In accordance with HUD's PIH Notice 2006-03, starting January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of HAP's that are not utilized are not returned to HUD, but become part of the undesignated fund balance and may only be used to assist additional families up to the number of units under contract. In November 2007, HUD amended this notice and stated that HAP equity account is restricted. The Authority followed HUD direction and transfer the excess funds from unrestricted to restricted net assets during the year.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements
December 31, 2018

NOTE 18 – RESTRICTED - CONTINUED

Housing Choice Voucher Program HUD Held Reserves Funds

Effective January 1, 2012, HUD was required to control the disbursement of funds in such a way that the Authority does not receive funds before they are needed, resulting in the re-establishment of HUD held program reserves to comply with the Treasury requirements. HUD held reserve is a holding account at the HUD level that maintains the excess of HAP funds that have been obligated (ABA) but undisbursed to the Authority. The excess HAP funds will remain obligated but not disbursed to the Authority. HUD will hold these funds until needed by the Authority. The amount of HUD held reserves for the Authority at December 31, 2018 was \$1,457,402.

NOTE 19– UNRESTRICTED

The Authority’s primary government Unrestricted Net Position account balance at December 31, 2018 IS \$3,213,441. The detail of the account balance is as follows:

	Low Rent PIH Reserve	HCV ADM Reserve	Business Activities	Total
Balance December 31, 2017	\$ (3,731,103)	\$ (2,112,545)	\$ 12,325	\$ (5,831,323)
Increase During the Year	9,187,575	-	-	9,187,575
(Decrease) During the Year	-	(44,381)	-	(44,381)
Prior Period Adjustment	19,671	-	-	19,671
Equity Transfer to Component Unit		(118,101)	-	(118,101)
Balance December 31, 2018	\$ 5,476,143	\$ (2,275,027)	\$ 12,325	\$ 3,213,441

Equity Transfer

In April 2017, HUD approved an equity transfer of Section 8 Housing Choice Vouchers Pre 2004 administrative reserves to the East Orange Housing and Community Development Corporation (Component Unit of the Authority) for the construction of single family dwelling units.

NOTE 20 - 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 December 31, 2018 were \$1,074,838.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low income families. The programs provide for such payment with respect to existing housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. HUD contributions for the Section 8 Housing Choice Voucher for December 31, 2018 were \$13,588,273.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements December 31, 2018

NOTE 21 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

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

Total financial support by HUD was \$15,056,911 to the Authority which represents approximately 75% percent of the Authority's total revenue for the year ended December 31, 2018.

NOTE 22 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance. During the year ended December 31, 2018, the Authority's risk management program, in order to deal with the above potential liabilities, purchased various insurance policies for fire, general liability, crime, auto, employee bond, worker's compensation, and public-officials errors omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of all its buildings for the purpose of determining potential liability issues.

NOTE 23 - GROUND LEASE

On August 23, 2018, the Authority entered into a ground lease agreement with a Developer for the purpose of constructing a 178 dwelling rental unit, known as the Genesis Concord Vista, LLC. The base rent shall be \$1.00 per annum, payable at the signing of the agreement. The term of the lease is 32 years, unless sooner termination in accordance with the provisions of the lease.

NOTE 24 - CONTINGENCIES

Litigation – At December 31, 2018, the Authority was not involved in any threatened litigation.

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

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Notes to Financial Statements

December 31, 2018

NOTE 25 - PRIOR PERIOD ADJUSTMENT

For year ending December 31, 2018

As of December 31, 2018 the Authority had a prior period adjustment in the amount of \$19,671 to correct management fee revenues in the prior year that was not recorded.

NOTE 26 - SUBSEQUENT EVENTS

Events that occur after the Statement of Net Assets date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events 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 September 12, 2019; the date which the financial statements were available for issue and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Required Supplementary Information

December 31, 2018

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.

<u>Total OPEB Liability</u>	<u>2018</u>	<u>2017</u>
Service Cost	\$ 351,969	\$ 312,929
Interest	160,281	160,285
Changes in Benefit Terms	-	-
Difference Between Expected and Actual Experiences	-	-
Changes in Assumptions or Other Inputs	-	-
Benefit Payments	(39,038)	(53,446)
Net Change in Total OPEB Liability	473,212	419,768
Total OPEB Liability, Beginning	5,303,570	4,883,802
Total OPEB Liability, Ending	\$ 5,776,782	\$ 5,303,570
Covered, Employee Payroll	\$ 1,281,327	\$ 1,798,945
Total OPEB Liability as a percentage of covered employee payroll	450.84%	294.82%

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

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Required Supplementary Information

December 31, 2018

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.

	2018	2017	2016	2015	2014
Housing Authority's proportion of the net pension liability	0.01406135%	0.01161213%	0.00323170%	0.01176402%	0.01280554%
Housing Authority's proportionate share of the net pension liability	\$ 2,768,610	\$ 2,703,119	\$ 3,669,596	\$ 2,640,786	\$ 2,397,547
Housing Authority's covered employee payroll	\$ 1,264,827	\$ 1,123,076	\$ 1,358,040	\$ 1,346,339	\$ 1,270,191
Housing Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	218.89%	240.69%	270.21%	196.15%	188.75%
Plan fiduciary net position as a percentage of the total pension liability	53.60%	48.01%	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 CITY OF EAST ORANGE

Required Supplementary Information

December 31, 2018

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.

	2018	2017	2016	2015	2014
Contractually required contribution	\$ 139,865	\$ 107,574	\$ 110,072	\$ 101,139	\$ 105,567
Contribution in relation to the contractually required contribution	(139,865)	(107,574)	(110,072)	(101,139)	(105,567)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 1,264,827	\$ 1,123,076	\$ 1,358,040	\$ 1,346,339	\$ 1,270,191
Contribution as a percentage of covered employee payroll	11.06%	9.58%	8.11%	7.51%	8.31%

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

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

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2018**

CFDA #'s	Grant Period		Grant Award	Fiscal Year	Fiscal Year	Cumulative Expenditures
	From	To		Cash Receipts	Expenditures	
Programs funded by:						
U.S. Department of Housing and Urban Development						
Public and Indian Housing Program						
NJ050-00000117D	14.850	1/1/2017	12/31/2017	\$ 286,147	\$ 289	\$ 286,147
NJ050-00000317D	14.850	1/1/2017	12/31/2017	686,574	695	686,574
NJ050-00000118D	14.850	1/1/2018	12/31/2018	308,805	308,805	308,805
NJ050-00000318D	14.850	1/1/2018	12/31/2018	765,049	765,049	765,049
Grant Subtotal				<u>2,046,575</u>	<u>1,074,838</u>	<u>2,046,575</u>
Resident Opportunity and Supportive Services						
NJ050RPS058A015	14.870	3/24/2016	3/24/2019	246,000	54,667	246,000
FSS17NJ0298	14.870	1/1/2018	12/31/2018	69,380	69,380	69,380
Grant Subtotal				<u>315,380</u>	<u>124,047</u>	<u>315,380</u>
Public Housing Capital Fund Program						
NJ39P050501-17	14.872	8/16/2017	8/15/2021	354,662	100,000	250,000
NJ39R050502-13	14.872	1/1/2018	12/31/2018	169,753	169,753	169,753
Grant Subtotal				<u>524,415</u>	<u>269,753</u>	<u>419,753</u>
Section 8 Housing Choice Voucher Program						
NJ39PO50	14.871	1/1/2018	12/31/2018	13,588,273	13,588,273	13,588,273
Grant Subtotal				<u>13,588,273</u>	<u>13,588,273</u>	<u>13,588,273</u>
Total Expenditures of Financial Awards				<u>\$ 16,474,643</u>	<u>\$ 15,056,911</u>	<u>\$ 16,369,981</u>

**HOUSING AUTHORITY OF THE CITY OF EAST ORANGE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2018**

Note 1. Presentation:

The accompanying Schedule of Expenditures of Federal Awards includes the federal award activity of the Housing Authority of the City of East Orange is under programs of the federal government for the year ended December 31, 2018. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Housing Authority of the City of East Orange, it is not intended to and does not present the financial position, change in net position, or cash flows of the Housing Authority of the City of East Orange.

Note 2. Summary of Significant Accounting Policies:

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

Note 3. Indirect Cost Rate

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

Note 4. Loans Outstanding:

The Housing Authority of the City of East Orange had no loans outstanding at December 31, 2018.

Note 5. Non- Cash Federal Assistance:

The Authority did not receive any non-cash Federal assistance for the year ended December 31, 2018.

Note 6. Sub recipients:

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

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	Project Total	14,870 Resident Opportunity and	5.1 Component Unit - Discretely	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,163,241		\$461,348			\$2,218,159	\$5,842,748		\$5,842,748
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted	\$16,622					\$285,290	\$285,290		\$285,290
114 Cash - Tenant Security Deposits							\$16,622		\$16,622
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$3,179,863	\$0	\$461,348	\$0	\$0	\$2,503,449	\$6,144,660		\$6,144,660
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects	\$509						\$509		\$509
124 Accounts Receivable - Other Government	\$2,171,600			\$20,575		\$4,228	\$2,192,175		\$2,192,175
125 Accounts Receivable - Miscellaneous	\$220,297						\$224,525		\$224,525
126 Accounts Receivable - Tenants	\$10,196					\$0	\$10,196		\$10,196
126.1 Allowance for Doubtful Accounts - Tenants	-\$6,547						-\$6,547		-\$6,547
126.2 Allowance for Doubtful Accounts - Other	-\$14,211			\$0		-\$4,228	-\$18,439		-\$18,439
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud						\$47,693	\$47,693		\$47,693
129 Accrued Interest Receivable	\$65,884					-\$47,693	-\$47,693		-\$47,693
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,447,728	\$0	\$0	\$20,575	\$0	\$0	\$2,468,303	\$0	\$2,468,303
131 Investments - Unrestricted									
132 Investments - Restricted									
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$172,910		\$1,250		\$12,325		\$186,485		\$186,485
143 Inventories	\$5,882						\$5,882		\$5,882
143.1 Allowance for Obsolete Inventories	\$0						\$0		\$0
144 Inter Program Due From	\$5,056,278						\$5,056,278	-\$5,056,278	\$0
145 Assets Held for Sale									
150 Total Current Assets	\$10,862,661	\$0	\$462,598	\$20,575	\$12,325	\$2,503,449	\$13,861,608	-\$5,056,278	\$8,805,330
161 Land	\$261,794		\$54,541				\$1,336,335		\$1,336,335
162 Buildings	\$2,198,769				\$1,020,000		\$2,198,769		\$2,198,769
163 Furniture, Equipment & Machinery - Dwellings	\$355,648						\$355,648		\$355,648
164 Furniture, Equipment & Machinery - Administration	\$134,789					\$128,845	\$263,634		\$263,634
165 Leasehold Improvements									
166 Accumulated Depreciation	-\$2,345,180					-\$110,195	-\$2,455,375		-\$2,455,375
167 Construction in Progress	\$1,683,258		\$445,099		\$53,922		\$2,182,279		\$2,182,279
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,289,078	\$0	\$499,640	\$0	\$1,073,922	\$18,650	\$3,881,290	\$0	\$3,881,290

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	14,870 Resident Opportunity and	6.1 Component Unit - Discretely	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
171 Notes, Loans and Mortgages Receivable - Non-Current						\$4,320,265		\$4,320,265
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due								
173 Grants Receivable - Non Current								
174 Other Assets	\$0	\$0				\$0		\$0
176 Investments in Joint Ventures								
180 Total Non-Current Assets	\$0	\$499,640	\$0	\$1,073,922	\$18,650	\$8,201,555	\$0	\$8,201,555
200 Deferred Outflow of Resources					\$454,607	\$1,120,515		\$1,120,515
290 Total Assets and Deferred Outflow of Resources	\$0	\$962,238	\$20,575	\$1,086,247	\$2,976,706	\$23,183,678	-\$5,056,278	\$18,127,400
311 Bank Overdraft								
312 Accounts Payable <= 90 Days					\$388	\$51,569		\$51,569
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable						\$51,247		\$51,247
322 Accrued Compensated Absences - Current Portion					\$8,596	\$25,062		\$25,062
324 Accrued Contingency Liability								
325 Accrued Interest Payable								
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government						\$154,842		\$154,842
341 Tenant Security Deposits						\$16,622		\$16,622
342 Unearned Revenue								
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities								
346 Accrued Liabilities - Other					\$93,857	\$120,992		\$120,992
347 Inter Program - Due To			\$20,575			\$5,056,278	-\$5,056,278	\$0
348 Loan Liability - Current								
310 Total Current Liabilities	\$0	\$0	\$20,575	\$0	\$102,841	\$5,476,612	-\$5,056,278	\$420,334
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other					\$39,382	\$39,382		\$39,382
354 Accrued Compensated Absences - Non Current					\$77,364	\$225,560		\$225,560
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities					\$4,316,247	\$8,545,392		\$8,545,392

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	14,870 Resident Opportunity and \$0	6.1 Component Unit - Discretely \$0	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers \$4,432,993	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$4,377,341	\$0	\$0	\$0	\$4,432,993	\$8,810,334	\$0	\$8,810,334
300 Total Liabilities	\$9,730,537	\$0	\$20,575	\$0	\$4,535,834	\$14,286,946	-\$5,056,278	\$9,230,668
400 Deferred Inflow of Resources	\$642,154				\$451,341	\$1,093,495		\$1,093,495
508.4 Net Investment in Capital Assets	\$2,289,078	\$499,640		\$1,073,922	\$18,650	\$3,881,290		\$3,881,290
511.4 Restricted Net Position	\$0				\$245,908	\$245,908		\$245,908
512.4 Unrestricted Net Position	\$5,476,143	\$462,598	\$0	\$12,325	-\$2,275,027	\$3,676,039		\$3,676,039
513 Total Equity - Net Assets / Position	\$7,765,221	\$962,238	\$0	\$1,086,247	-\$2,010,469	\$7,803,237	\$0	\$7,803,237
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$18,137,912	\$962,238	\$20,575	\$1,086,247	\$2,976,706	\$23,183,678	-\$5,056,278	\$18,127,400

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	Project Total	14,870 Resident Opportunity and	6.1 Component Unit - Discretely	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$600,988						\$600,988		\$600,988
70400 Tenant Revenue - Other	\$13,061						\$13,061		\$13,061
70500 Total Tenant Revenue	\$614,049	\$0	\$0	\$0	\$0	\$0	\$614,049	\$0	\$614,049
70600 HUD PHA Operating Grants	\$1,258,591	\$124,047				\$13,588,273	\$14,970,911		\$14,970,911
70610 Capital Grants	\$86,000						\$86,000		\$86,000
70710 Management Fee									
70720 Asset Management Fee									
70730 Book Keeping Fee									
70740 Front Line Service Fee									
70750 Other Fees									
70700 Total Fee Revenue							\$0	\$0	\$0
70800 Other Government Grants	\$2,171,600			\$31,350			\$2,202,950		\$2,202,950
71100 Investment Income - Unrestricted						\$32,847	\$32,847		\$32,847
71200 Mortgage Interest Income	\$65,884						\$65,884		\$65,884
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery						\$14,210	\$14,210		\$14,210
71500 Other Revenue	\$201,799		\$124,915	\$4,862		\$1,867,931	\$2,199,507		\$2,199,507
71600 Gain or Loss on Sale of Capital Assets	\$4,471,567						\$4,471,567		\$4,471,567
72000 Investment Income - Restricted									
70000 Total Revenue	\$8,869,490	\$124,047	\$124,915	\$36,212	\$0	\$15,503,261	\$24,657,925	\$0	\$24,657,925
91100 Administrative Salaries	\$398,748		\$16,500			\$523,847	\$939,095		\$939,095
91200 Auditing Fees	\$5,000		\$4,000			\$6,000	\$15,000		\$15,000
91300 Management Fee									
91310 Book-keeping Fee									
91400 Advertising and Marketing			\$19,699			\$1,827	\$21,526		\$21,526
91500 Employee Benefit contributions - Administrative	\$468,218		\$1,163			\$585,023	\$1,053,241		\$1,053,241
91600 Office Expenses	\$50,432					\$51,497	\$103,092		\$103,092
91700 Legal Expense	\$17,080		\$70			\$12,555	\$29,635		\$29,635
91800 Travel	\$27,194					\$6,658	\$33,922		\$33,922
91810 Allocated Overhead									
91900 Other	\$221,554		\$7,763			\$219,206	\$448,523		\$448,523
91000 Total Operating - Administrative	\$1,188,226	\$0	\$49,195	\$0	\$0	\$1,406,613	\$2,644,034	\$0	\$2,644,034
92000 Asset Management Fee									
92100 Tenant Services - Salaries		\$81,435		\$20,770			\$102,205		\$102,205
92200 Relocation Costs									

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	14,870 Resident Opportunity and	6.1 Component Unit - Discretely	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
92300 Employee Benefit Contributions - Tenant Services			\$2,152			\$42,264		\$42,264
92400 Tenant Services - Other	\$40,112		\$13,290			\$19,142		\$19,142
92500 Total Tenant Services	\$2,500 \$124,047	\$0	\$36,212	\$0	\$0	\$163,611	\$0	\$163,611
93100 Water						\$67,665		\$67,665
93200 Electricity						\$166,478		\$166,478
93300 Gas						\$104,407		\$104,407
93400 Fuel								
93500 Labor						\$26,367		\$26,367
93600 Sewer								
93700 Employee Benefit Contributions - Utilities						\$11,338		\$11,338
93800 Other Utilities Expense								
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0	\$376,255	\$0	\$376,255
94100 Ordinary Maintenance and Operations - Labor						\$108,803		\$108,803
94200 Ordinary Maintenance and Operations - Materials and Other						\$38,368		\$38,368
94300 Ordinary Maintenance and Operations Contracts						\$112,290		\$112,290
94500 Employee Benefit Contributions - Ordinary Maintenance						\$36,365		\$36,365
94000 Total Maintenance	\$0	\$0	\$0	\$0	\$0	\$295,826	\$0	\$295,826
95100 Protective Services - Labor						\$104,857		\$104,857
95200 Protective Services - Other Contract Costs						\$29,754		\$29,754
95300 Protective Services - Other						\$222		\$222
95500 Employee Benefit Contributions - Protective Services						\$9,878		\$9,878
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$144,711	\$0	\$144,711
96110 Property Insurance								
96120 Liability Insurance								
96130 Workmen's Compensation								
96140 All Other Insurance		\$1,221			\$15,000	\$126,619		\$126,619
96100 Total Insurance Premiums	\$0	\$1,221	\$0	\$0	\$15,000	\$126,619	\$0	\$126,619
96200 Other General Expenses		\$93,426			\$51,102	\$406,436		\$406,436
96210 Compensated Absences					\$10,279	\$33,052		\$33,052
96300 Payments in Lieu of Taxes						\$26,721		\$26,721
96400 Bad debt - Tenant Rents						\$5,426		\$5,426
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								

East Orange Housing Authority (NJ050)
EAST ORANGE, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	14.870 Resident Opportunity and	6.1 Component Unit - Discretely	2 State/Local	1 Business Activities	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
96000 Total Other General Expenses	\$0	\$93,426	\$0	\$0	\$61,381	\$471,635	\$0	\$471,635
96710 Interest of Mortgage (or Bonds) Payable						\$3,100		\$3,100
96720 Interest on Notes Payable (Short and Long Term)								
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$3,100	\$0	\$3,100
96900 Total Operating Expenses	\$2,438,696	\$143,842	\$36,212	\$0	\$1,482,994	\$4,225,791	\$0	\$4,225,791
97000 Excess of Operating Revenue over Operating Expenses	\$0	-\$18,927	\$0	\$0	\$14,020,267	\$20,432,134	\$0	\$20,432,134
97100 Extraordinary Maintenance								
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments					\$12,208,761	\$12,208,761		\$12,208,761
97350 HAP Portability-In					\$1,740,460	\$1,740,460		\$1,740,460
97400 Depreciation Expense	\$86,321				\$3,197	\$89,518		\$89,518
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense								
90000 Total Expenses	\$2,525,017	\$143,842	\$36,212	\$0	\$15,435,412	\$18,264,530	\$0	\$18,264,530
10010 Operating Transfer In	\$100,000					\$100,000	-\$100,000	\$0
10020 Operating transfer Out	-\$100,000					-\$100,000	\$100,000	\$0
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In								
10094 Transfers between Program and Project - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$6,344,473	-\$18,927	\$0	\$0	\$67,849	\$6,393,395	\$0	\$6,393,395
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

East Orange Housing Authority (NJ050)
 EAST ORANGE, NJ
 Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 12/31/2018

	Project Total	14,870 Resident Opportunity and	Component Unit - Discretely	2 State/Local	1 Business Activities	14,871 Housing Choice Vouchers	Subtotal	ELIM	Total
11030 Beginning Equity	\$1,401,077	\$0	\$860,084	\$0	\$1,086,247	-\$1,960,217	\$1,387,191		\$1,387,191
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$19,671		\$121,081			-\$118,101	\$22,651		\$22,651
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						-\$2,256,377	-\$2,256,377		-\$2,256,377
11180 Housing Assistance Payments Equity						\$245,908	\$245,908		\$245,908
11190 Unit Months Available	2120		0		0	16920	19040		19040
11210 Number of Unit Months Leased	2064		0		0	15359	17423		17423
11270 Excess Cash	\$5,156,254						\$5,156,254		\$5,156,254
11610 Land Purchases	\$0						\$0		\$0
11620 Building Purchases	\$0						\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$16,085						\$16,085		\$16,085
11640 Furniture & Equipment - Administrative Purchases	\$0						\$0		\$0
11650 Leasehold Improvements Purchases	\$86,000						\$86,000		\$86,000
11660 Infrastructure Purchases	\$0						\$0		\$0
13510 CFFP Debt Service Payments	\$0						\$0		\$0
13901 Replacement Housing Factor Funds	\$0						\$0		\$0



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

Board of Commissioners
Housing Authority of the City of East Orange
7 Glenwood Avenue
Suite 304A
East Orange, New Jersey 07017

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of East Orange as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise Housing Authority of the City of East Orange basic financial statements, and have issued our report thereon dated September 12, 2019.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Housing Authority of the City of East Orange 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 City of East Orange's internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of East Orange 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 City of East Orange financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: September 12, 2019



Hymanson, Parnes & Giampaolo
Certified Public Accountants

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

Board of Commissioners
Housing Authority of the City of East Orange
7 Glenwood Avenue
Suite 304A
East Orange, New Jersey 07017

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of the City of East Orange 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 City of East Orange major federal programs for the year ended December 31, 2018. Housing Authority of the City of East Orange 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 City of East Orange 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 City of East Orange 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 City of East Orange compliance.

Opinion on Each Major Federal Program

In our opinion, Housing Authority of the City of East Orange complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2018.

Report on Internal Control Over Compliance

Management of Housing Authority of the City of East Orange 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 City of East Orange'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 City of East Orange internal control over compliance.

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

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

Purpose of This Report

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey

Date: September 12, 2019

HOUSING AUTHORITY OF THE CITY OF EAST ORANGE

Schedule of Findings and Questioned Cost

Year Ended December 31, 2018

Prior Audit Findings

None reported

Summary of Auditor's Results

Financial Statements

Type of Auditor's Report Issued:

Unmodified

Internal Control over Financial Reporting:

Material Weakness (es) Identified? _____ yes X no

Significant Deficiency(ies) identified that are considered to be material weakness(es)? _____ yes X none reported

Noncompliance Material to Financial Statements Noted? _____ yes X no

Federal Awards

Internal Control over Major Programs:

Material Weakness (es) Identified? _____ yes X no

Significant Deficiency(ies) identified that are considered to be material weakness(es)? _____ yes X none reported

Type of audit report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with section Title 2 U.S. Code of Federal Regulation Part 200, Uniform Administrative Requirements, _____ yes X no

Identification of Major Programs

CFDA#	Name of Federal Program	Amount
14.871	Section 8 Housing Choice Vouchers Program	\$ 13,588,273

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

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

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM AUDIT

None reported



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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners
Housing Authority of the City of East Orange
7 Glenwood Avenue - Suite 304A
East Orange, New Jersey 07017

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

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

We were engaged to perform an audit in accordance with the Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), by Housing Authority of the City of East Orange as of and for the year ended December 31, 2018, and have issued our reports thereon dated September 12, 2019. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated December 31, 2018, was expressed in relation to the basic financial statements of Housing Authority of the City of East Orange taken as a whole.

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

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

Hymanson, Parnes & Giampaolo

Lincroft, New Jersey
September 12, 2019

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

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