

Summary or Synopsis of Audit Report for Publication
Summary or Synopsis of 2017 Audit Report of
Vineland Housing Authority
as Required by N.J.S. 40A:5A-16

STATEMENT OF NET POSITION
SEPTEMBER 30, 2017 and 2016

	<u>2017</u>	<u>2016</u>
ASSETS		
Current assets		
Cash and cash equivalents	\$ 4,392,971	\$ 4,461,451
Accounts receivable, net of allowance for doubtful accounts of \$5,537 in 2017 and \$9,080 in 2016	16,856	27,238
Development fee receivable	435,050	506,881
Due from HUD	287,878	177,576
Due from other governments	49,655	24,318
Other receivables	1,292	2,723
Prepaid expenses	70,919	70,643
Total current assets	<u>5,254,621</u>	<u>5,270,830</u>
Non-current restricted assets		
Cash and cash equivalents	<u>384,968</u>	<u>337,553</u>
Capital assets, net	<u>16,068,848</u>	<u>16,974,426</u>
Due from Melrose Court Homes, LP	<u>1,775,463</u>	<u>1,750,463</u>
Total assets	<u>\$ 23,483,900</u>	<u>\$ 24,333,272</u>
DEFERRED OUTFLOWS OF RESOURCES		
Related to pensions	<u>\$ 879,366</u>	<u>\$ 1,552,669</u>
LIABILITIES		
Current liabilities		
Accounts payable and accrued expenses	\$ 517,933	\$ 531,921
Current portion of liability for compensated absences	55,854	52,227
Tenant funds on deposit	198,178	192,689
Due to other governments	140,916	156,326
Unearned revenue	16,364	31,266
Current portion of long-term debt	250,000	235,000
Accrued interest payable	48,575	52,858
Total current liabilities	<u>1,227,820</u>	<u>1,252,287</u>
Long-term liabilities		
Pension liability	3,231,234	5,211,619
Pension liability - contributions subsequent to measurement date	32,148	39,082
Long-term debt, net of current portion	2,275,000	2,525,000
Liability for compensated absences, net of current portion	167,563	156,682
Tenant funds on deposit	88,279	144,017
Total long-term liabilities	<u>5,794,224</u>	<u>8,076,400</u>
Total liabilities	<u>\$ 7,022,044</u>	<u>\$ 9,328,687</u>
DEFERRED INFLOWS OF RESOURCES		
Related to pensions	<u>\$ 1,424,900</u>	<u>\$ 146,354</u>
NET POSITION		
Net investment in capital assets	\$ 13,543,848	\$ 14,214,426
Restricted	97,766	-
Unrestricted	<u>2,274,708</u>	<u>2,196,474</u>
Total net position	<u>\$ 15,916,322</u>	<u>\$ 16,410,900</u>

**STATEMENT OF REVENUE, EXPENSES,
AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017 and 2016**

	<u>2017</u>	<u>2016</u>
Operating revenue		
Federal grant awards	\$ 5,791,078	\$ 5,499,976
State and local grant awards	82,229	98,269
Tenant charges	2,437,723	2,497,151
Management contract fees	108,565	60,221
Development fee	-	506,731
Other income	172,786	45,722
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Total operating revenue	8,592,381	8,708,070
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Operating expenses		
Administration	1,674,017	1,984,263
Tenant services	218,985	169,493
Utilities	988,230	953,785
Housing assistance payments	3,841,776	3,574,700
Ordinary maintenance and operation	1,260,434	1,365,253
Protective services	1,200	1,200
General expenses	205,694	252,917
Depreciation expense	1,082,758	1,126,919
Insurance	215,870	214,705
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Total operating expenses	9,488,964	9,643,235
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Operating loss	(896,583)	(935,165)
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Non-operating revenue (expenses):		
Tower rental income	78,061	78,061
Capital grants	161,039	526,440
Investment income	12,365	12,365
Interest expense	(130,196)	(130,196)
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Net non-operating revenue	402,005	486,670
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Decrease in net position	(494,578)	(448,495)
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Net position at the beginning of the year, as originally stated	16,410,900	16,859,395
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Net position at the end of the year	\$ 15,916,322	\$ 16,410,900
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RECOMMENDATIONS

There were adjustments that were simply overlooked in the activity surrounding the the completion of the tax credit project. Should management engagement in new project development activities in the future, management should take more care to ensure that all related activity is properly accounted for in accordance with generally accepted accounting principles.

GENERAL INFORMATION

The above synopsis was prepared from the Report of Audit of the Housing Authority of the City of Vineland, for the fiscal year 2017 submitted by Nina S. Sorelle of Bowman & Company LLP, Certified Public Accountants & Consultants. The information included herein is not intended to represent complete financial information as presented in the Report of Audit. A copy of the Report of Audit is on file and available for public inspection in the office of the Housing Authority Secretary.

Jacqueline S. Jones
Secretary