HOUSING AUTHORITY OF THE CITY OF VINELAND

REPORT OF AUDIT

FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2023 AND 2022

BOWMAN & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

HOUSING AUTHORITY OF THE CITY OF VINELAND

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September 30, 2023 and 2022

HOUSING AUTHORITY OF THE CITY OF VINELAND

PART I - FINANCIAL SECTION

FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2023 AND 2022

INDEPENDENT AUDITOR'S REPORT

The Honorable Chairman and Members
of the Board of Commissioners
Housing Authority of the City of Vineland

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Vineland (the "Authority"), a component unit of the City of Vineland in the County of Cumberland, State of New Jersey and its blended component units, Vineland Housing Development Corporation and Affordable Housing Corporation of Vineland, and its discretely presented component unit, Melrose Court Homes LP, as of and for the fiscal years ended September 30, 2023 and 2022, and the related notes to the financial statements which collectively comprise the Authority's financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Housing Authority of the City of Vineland, its blended component units, Vineland Housing Development Corporation and Affordable Housing Corporation of Vineland, and the discretely presented component unit Melrose Court Homes LP, as of September 30, 2023 and 2022, and its changes in its financial position and its cash flows thereof for the fiscal years then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits 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 audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey. The financial statements of the blended component unit, Vineland Housing Development Corporation and Affordable Housing Corporation of Vineland, and the discretely presented component unit Melrose Court Homes LP, were not audited in accordance with *Government Auditing Standards.* Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of Vineland, in the County of Cumberland, State of New Jersey, a component unit of the City of Vineland, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The 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 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* is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 11, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants

Woodbury, New Jersey
November 11, 2024

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

INDEPENDENT AUDITOR'S REPORT

The Honorable Chairman and Members
of the Board of Commissioners
Housing Authority of the City of Vineland

We have audited, 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 and audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the business-type activities of the Housing Authority of the City of Vineland ("the Authority"), a component unit of the City of Vineland, and its blended component units, Vineland Housing Development Corporation and Affordable Housing Corporation of Vineland, and its discretely presented component unit Melrose Court Homes LP, as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated November 11, 2024.

The blended component units, Vineland Housing Development Corporation and Affordable Housing Corporation of Vineland, and the discretely presented component unit, Melrose Court Homes LP, issue their own audited financial statements which are not audited in accordance with Government Auditing Standards. Accordingly, this report does not extend to these component units.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and the audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey, and federal awarding agencies, in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants

Woodbury, New Jersey
November 11, 2024

As management of the Vineland Housing Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activity of the Authority for the fiscal year ended September 30, 2023 and 2022. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which includes its blended component units, Vineland Housing Development Corporation and the Affordable Housing Corporation of Vineland. Also presented discretely are the financial statements of the Authority's component unit, Melrose Court Homes LP.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. The Management's Discussion and Analysis is intended to share management's analysis of the Authority's financial performance. The Authority's financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to private businesses, such as real estate development and management. The financial statements included in this report were prepared in accordance with GAAP applicable to governmental entities for Proprietary Fund types ("Business-Type" activities). The financial statements and accompanying data include the following:

1. **The Statements of Net Position** - reports information on all the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and with the difference reported as net position(equity).

2. **The Statements of Revenue, Expenses and Changes in Net Position** - reports the Authority's operating and nonoperating revenue, by major sources, along with operating and nonoperating expenses and capital contributions.

3. **Statements of Cash Flows** - reports the Authority's net cash from operating, investing, non-capital financing, and capital and related financial activities.

4. **Notes to Financial Statements** - provides disclosures essential to fully understanding the data provided in the financial statements.

5. **Supplemental Information** - presents the schedule of expenditures of Federal Awards as required by the U.S. Office of Management and Budget (2 CFR 200 *Uniform Guidance).* Schedules for the Authority's post-retirement plan and the State-Administered pension plan are presented as Required Supplementary Information.

FINANCIAL HIGHLIGHTS

- The Authority's Total Net Position (equity) increased from 2022 to 2023 by $1,606,889 due to an increase in Unrestricted Net Position of $438,321, an increase in Net Investment in Capital Assets of $588,432 and an increase in Restricted Net Position of $580,136.

- The Authority's Total Net Position (equity) increased from 2021 to 2022 by $469,103 due to an increase in Unrestricted Net Position of $316,970 and an increase in Net Investment in Capital Assets of $788,472 offset by a decrease in Restricted Net Position of $(636,339).

FINANCIAL HIGHLIGHTS (continued)

- The Authority's Current Assets balance including cash at the reporting year end was $7,516,391 for 2023, $7,571,377 for 2022 and $6,942,963 for 2021. This includes amounts designated for current restricted use.
- The Authority had Total Revenues of $17,164,373 in 2023, $14,664,107 in 2022 and $14,948,788 in 2021. The Authority had Total Expenses of $15,557,484 in 2023, $14,195,004 in 2022 and $12,564,872 in 2021.
- The Primary Government's Expenditures of Federal Awards amounted to $10,519,683 in 2023, $8,381,888 in 2022 and $9,937,934 in 2021.

- Since fiscal year 2014, the Authority has recorded the adjustment required by Government Accounting Standards Board (GASB) Statement No. 68 Accounting and Financial Reporting for Pensions as required by Generally Accepted Accounting Principles for government entities. Under the provisions of GASB 68, the Authority must include its proportionate share of the net pension liability of the Public Employees' Retirement System (PERS). The Authority was required to report $618,485 of deferred outflows of resources, $188,790 of deferred inflows of resources and the pension liability of $2,962,000 for the fiscal year ended September 30, 2023.

- Also since fiscal year 2018, the Authority has recorded the adjustment required by Government Accounting Standards Board (GASB) Statement No. 75 Accounting and Financial Reporting for Postemployment Benefits Other than Pensions (OPEB) as required by Generally Accepted Accounting Principles for government entities. Under the provisions of GASB 75, the Authority must include its proportionate share of the net OPEB for health insurance. The Authority was required to report $4,769,365 of deferred outflows of resources, $5,064,594 of deferred inflows of resources and the OPEB liability of $8,389,706 for the fiscal year ended September 30, 2023.

OTHER FINANCIAL INFORMATION

The Housing Authority of the City of Vineland operates various programs involving the provisioning of affordable housing services. Some programs are federal and state instituted and others are management operations of affordable housing.

The major programs of the Authority are:

1. Public Housing Program
2. Section 8 Housing Choice Voucher Program
3. Business Activities, consisting of General Management and Supplemental funds.
4. Component Units, which are legally separate corporations and instrumentalities of the Housing Authority formed to carry out the mission of the Authority and expand affordable housing opportunities.
5. Congregate Service Program
6. FSS - Family Self-Sufficiency Program

HOUSING FACTS:

1. Over 1,150 Low-income families have been assisted throughout the city by the Housing Authority in 2023; affording them decent, safe, and sanitary housing based on their ability to pay.
2. Over $7.8 million was disbursed in Housing Assistance Payments for the year ended 9-30-23.
3. The average monthly housing assistance provided for Section 8 families was $639.00.

BUDGETARY HIGHLIGHTS

As for the year ended September 30, 2023, a consolidated budget (excluding the component unit) was prepared by the Authority and was approved by the Board of Commissioners. Individual project, program and grant budgets were also prepared and used internally by management. The budgets are used primarily as a management tool. However, for the Authority's annual entity-wide (excluding the component unit) State budget, the total amount of appropriations constitutes the legal level of control. Expenditures may not exceed appropriations at this level without approval State of New Jersey Department of Community Affairs.

In some governmental programs, funding is derived by formula. The Authority experienced major funding changes in recent years, including recent increases.

STATEMENTS OF NET POSITION

Net Position may serve over time as a useful indicator of an agency's financial position. In the case of the Housing Authority of the City of Vineland, assets exceed liabilities by $12,609,619 at the close of the most recent year. The following table shows a summary of changes from the prior years:

STATEMENTS OF NET POSITION

	September 30, 2023		September 30, 2022		Restated September 30, 2021	
	Primary Government	Component Unit	Primary Government	Component Unit	Primary Government	Component Unit
Current Assets	$ 7,351,308	$ 165,083	$ 7,456,097	$ 115,280	$ 6,852,645	$ 90,318
Non-current Restricted Assets	6,593,420	453,261	5,939,472	439,520	6,503,242	427,228
Capital Assets, net	17,768,975	2,639,679	16,745,224	2,868,554	14,536,843	3,097,429
Other Assets	1,328,623	29,093	1,351,404	33,012	1,403,988	36,931
Total Assets	33,042,326	3,287,116	31,492,197	3,456,366	29,296,718	3,651,906
Deferred Outflows of Resources	5,387,850	-	4,251,764	-	3,454,929	-
Current Liabilities	1,422,414	193,311	1,706,064	173,636	1,339,040	195,041
Long-term Liabilities	19,097,589	2,770,123	18,096,805	2,788,906	15,929,393	2,812,468
Total Liabilities	20,520,003	2,963,434	19,802,869	2,962,542	17,268,433	3,007,509
Deferred Inflows of Resources	5,300,554	-	5,108,504	-	5,270,302	-
Net Investment in Capital Assets	10,006,546	-	9,261,768	156,346	8,274,534	355,108
Restricted Net Position	5,986,972	282,854	5,403,294	286,396	6,039,633	286,396
Unrestricted Net Position	(3,383,899)	40,828	(3,832,474)	51,082	(4,101,255)	2,893
Net Position	$ 12,609,619	$ 323,682	$ 10,832,588	$ 493,824	$ 10,212,912	$ 644,397

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

The statements of Revenues, Expenses, and Changes in Net Position shows the sources of changes in net position as they arise through various programs and functions. A condensed statements of Revenues, Expenses, and Changes in Net Position comparing fiscal years 2023, 2022 and 2021 are as follows:

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	September 30, 2023		September 30, 2022		Restated September 30, 2021	
	Primary Government	Component Unit	Primary Government	Component Unit	Primary Government	Component Unit
Revenues:						
Federal grant awards	$ 10,245,697	$ -	$ 8,242,625	$ -	$ 9,937,934	$ -
State and local grant awards	30,589	-	67,192	-	70,896	-
Tenant charges	2,433,275	107,085	2,422,749	101,974	2,409,541	92,156
Housing assistance payments	2,180,337	233,183	2,017,268	231,042	1,723,313	219,814
Other Revenues	604,831	32	490,642	1,252	428,349	443
Total Revenues	15,494,729	340,300	13,240,476	334,268	14,570,033	312,413
Operating Expenses:						
Housing assistance payments	7,886,385	-	6,966,376	-	6,188,956	-
Administrative and Other Expenses	5,891,159	210,242	5,529,281	182,383	4,750,727	179,977
Depreciation expense	1,014,013	232,794	950,291	232,794	889,031	232,794
Total Operating Expenses	14,791,557	443,036	13,445,948	415,177	11,828,714	412,771
Operating Income (Loss)	703,172	(102,736)	(205,472)	(80,909)	2,741,319	(100,358)
Non-Operating Revenues (Expenses):						
Tower Rental Income	30,969	-	32,377	-	55,192	-
Capital Grants	273,986	-	139,263	-	-	-
Investment Income	28,445	1,249	9,913	303	10,879	271
Lease Interest Income	4,737		6,684			
Interest Expense	(254,236)	(62,981)	(263,912)	(64,293)	(252,161)	(65,552)
NJHMFA loan fees	-	(5,674)	-	(5,674)	-	(5,674)
Other nonoperating income	989,958	-	900,823	-	-	-
Net non-operating revenue (expenses)	1,073,859	(67,406)	825,148	(69,664)	(186,090)	(70,955)
Increase (decrease) in net position	1,777,031	(170,142)	619,676	(150,573)	2,555,229	(171,313)
Net position at the beginning of the year, as originally stated	10,832,588	493,824	10,212,912	644,397	7,471,811	815,710
Prior Period Adjustment	-	-	-	-	185,872	-
Net position at the beginning of the year,	10,832,588	493,824	10,212,912	644,397	7,657,683	815,710
Net position at the end of the year	$ 12,609,619	$ 323,682	$ 10,832,588	$ 493,824	$ 10,212,912	$ 644,397

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets between September 30, 2023, 2022 and 2021:

	September 30, 2023		September 30, 2022		Restated September 30, 2021	
	Primary Government	Component Unit	Primary Government	Component Unit	Primary Government	Component Unit
Land	$ 3,105,970	$ 50,800	$ 3,193,267	$ 50,800	$ 3,398,069	$ 50,800
Building	47,200,297	3,922,740	46,502,987	3,922,740	46,115,147	3,922,740
Equipment	2,896,172	458,882	2,537,098	458,882	2,509,095	458,882
Construction-in-progress	4,241,616	-	3,306,986	-	876,159	-
Total	57,444,055	4,432,422	55,540,338	4,432,422	52,898,470	4,432,422
Accumulated Depreciation	39,675,080	1,792,743	38,795,114	1,563,868	38,361,627	1,334,993
Net Capital Assets	$ 17,768,975	$ 2,639,679	$ 16,745,224	$ 2,868,554	$ 14,536,843	$ 3,097,429

Debt:

As of September 30, 2023, the Authority had $245,000 in outstanding bond debt from the capital leveraging program.
As of September 30, 2023, the Authority had $2,026,833 in outstanding bond debt from the RAD conversion of two projects.
As of September 30, 2023, the Authority had $3,290,596 in outstanding mortgage debt from the RAD conversion of two additional projects.
As of September 30, 2023, the Authority has $2,200,000 in outstanding loans from the Federal Home Loan Bank from the RAD conversion of the two additional projects.
As of September 30, 2023, the component unit had $2,680,733 in outstanding mortgage debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The following factors were considered in preparing the Authority's budget for the fiscal year ending September 30, 2023.

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wages rates
- Local inflationary, recession and employment trends, which can affect resident incomes and, therefore, the amount of rental income
- Inflationary pressure on utility rates, supplies, interest rates and other costs

CONTRACTING 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 information should be addressed to the Executive Director, Vineland Housing Authority, 191 W. Chestnut Avenue, Vineland, NJ 08360-5499, 856-691-4099.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Statements of Net Position
As of September 30, 2023 and 2022

	September 30, 2023		September 30, 2022	
	Primary Government	Component Unit	Primary Government	Component Unit
ASSETS				
Current assets				
Cash and cash equivalents	$ 6,858,757	$ 116,437	$ 6,842,968	$ 79,992
Accounts receivable, net of allowance for doubtful accounts of $40,053 in 2023 and $48,770 in 2022	120,158	22,608	146,310	13,225
Due from HUD	152,707	1,670	103,346	-
Due from other governments	74,264	-	48,537	-
Other receivables	10,472	789	174,181	789
Lease receivable	22,781	-	46,443	-
Prepaid expenses	112,169	23,579	94,312	21,274
Total current assets	7,351,308	165,083	7,456,097	115,280
Non-current restricted assets				
Cash and cash equivalents	6,593,420	453,261	5,939,472	439,520
Capital assets, net	17,768,975	2,639,679	16,745,224	2,868,554
Due from Melrose Court Homes, LP	1,269,237	-	1,269,237	-
Deferred charges	-	29,093	-	33,012
Lease receivable, net of current portion	59,386	-	82,167	-
Total assets	33,042,326	3,287,116	31,492,197	3,456,366
DEFERRED OUTFLOWS OF RESOURCES				
Related to pensions	618,485	-	862,870	-
Related to OPEB	4,769,365	-	3,388,894	-
Total deferred outflows of resources	5,387,850	-	4,251,764	-
Total assets and deferred outflows of resources	$ 38,430,176	$ 3,287,116	$ 35,743,961	$ 3,456,366

(continued)

HOUSING AUTHORITY OF THE CITY OF VINELAND
Statements of Net Position (continued)
September 30, 2023 and 2022

	September 30, 2023		September 30, 2022	
	Primary Government	Component Unit	Primary Government	Component Unit
LIABILITIES				
Current liabilities				
Accounts payable and accrued expenses	$ 611,372	$ 119,648	$ 970,123	$ 99,655
Current portion of liability for compensated absences	74,117	-	78,264	-
Due to other governments	144,740	5,481	132,013	5,524
Unearned revenue	91,683	2,216	73,323	642
Current portion of long-term debt	301,262	30,520	256,750	30,520
Accrued interest payable	4,798	-	6,560	-
Tenant funds on deposit	194,442	35,446	189,031	37,295
Total current liabilities	1,422,414	193,311	1,706,064	173,636
Long-term liabilities				
Pension liability	2,895,212	-	2,925,138	-
Pension liability - contributions subsequent to measurement date	66,788	-	61,107	-
Other postemployment benefits	8,389,706	-	7,599,515	-
Long-term debt, net of current portion	7,461,167	2,650,213	7,226,706	2,681,688
Liability for compensated absences, net of current portion	222,351	-	234,793	-
Tenant funds on deposit	62,365	-	49,546	-
Accrued interest	-	119,910	-	107,218
Total long-term liabilities	19,097,589	2,770,123	18,096,805	2,788,906
Total liabilities	20,520,003	2,963,434	19,802,869	2,962,542
DEFERRED INFLOWS OF RESOURCES				
Related to pensions	188,790	-	465,237	-
Related to OPEB	5,064,594	-	4,569,165	-
Related to leases	47,170	-	74,102	-
Total deferred inflows of resources	5,300,554	-	5,108,504	-
NET POSITION (DEFICIT)				
Net investment in capital assets	10,006,546	-	9,261,768	156,346
Restricted net position	5,986,972	282,854	5,403,294	286,396
Unrestricted net position (deficit)	(3,383,899)	40,828	(3,832,474)	51,082
Total net position	12,609,619	323,682	10,832,588	493,824
Total liabilities, deferred inflows of resources, and net position	$ 38,430,176	$ 3,287,116	$ 35,743,961	$ 3,456,366

The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Statements of Revenue, Expenses, and Changes in Net Position
For the Fiscal Years Ended September 30, 2023 and 2022

	September 30, 2023		September 30, 2022	
	Primary Government	Component Unit	Primary Government	Component Unit
Operating revenue				
Federal grant awards	$ 10,245,697	$ -	$ 8,242,625	$ -
State and local grant awards	30,589	-	67,192	-
Tenant charges	2,433,275	107,085	2,422,749	101,974
Housing assistance payments	2,180,337	233,183	2,017,268	231,042
Management contract fees	467,215	-	438,976	-
Other income	137,616	32	51,666	1,252
Total operating revenue	15,494,729	340,300	13,240,476	334,268
Operating expenses				
Administration	2,514,435	86,602	2,239,088	73,862
Tenant services	195,620	-	284,014	-
Utilities	949,716	16,913	1,047,802	16,230
Housing assistance payments	7,886,385	-	6,966,376	-
Ordinary maintenance and operation	1,656,130	43,574	1,393,717	33,215
Protective services	12,298	-	-	-
General expenses	237,884	18,301	277,675	18,709
Depreciation expense	1,014,013	232,794	950,291	232,794
Insurance	325,076	44,852	286,985	40,367
Total operating expenses	14,791,557	443,036	13,445,948	415,177
Operating gain (loss)	703,172	(102,736)	(205,472)	(80,909)
Non-operating revenue (expenses):				
Tower rental income	30,969	-	32,377	-
Capital grants	273,986	-	139,263	-
Investment income	28,445	1,249	9,913	303
Lease interest income	4,737		6,684	
Interest expense	(254,236)	(62,981)	(263,912)	(64,293)
NJHMFA loan fees	-	(5,674)	-	(5,674)
Gain on sale of capital assets	208,097	-	808,409	-
Gain on insurance recovery, net of impairment loss	781,861	-	92,414	-
Net non-operating revenue (expenses)	1,073,859	(67,406)	825,148	(69,664)
Increase (decrease) in net position	1,777,031	(170,142)	619,676	(150,573)
Net position at the beginning of the fiscal year	10,832,588	493,824	10,212,912	644,397
Net position at the end of the fiscal year	$ 12,609,619	$ 323,682	$ 10,832,588	$ 493,824

The accompanying notes are an integral part of the financial statements.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Statements of Cash Flows
For the Fiscal Years Ended September 30, 2023 and 2022

	September 30, 2023		September 30, 2022	
	Primary Government	Component Unit	Primary Government	Component Unit
Cash flows from operating activities				
Cash received from federal and state assistance programs	$ 10,475,184	$ -	$ 8,372,576	$ -
Cash received from tenants	2,496,017	97,427	2,367,575	104,454
Housing assistance payment receipts	2,180,337	235,432	2,103,083	238,301
Cash received from management contracts	467,215	-	438,976	-
Other operating cash receipts	137,613	32	116,453	1,252
Payments for goods and services	(3,596,778)	(183,824)	(3,099,149)	(190,532)
Payments to employees and for benefits	(3,080,481)	-	(2,481,721)	-
Payments to landlords for rent	(7,886,385)	-	(6,950,529)	-
Cash received from (paid to) related organizations	163,709	-	(142,360)	-
Net cash provided by operating activities	1,356,431	149,067	724,904	153,475
Cash flows from non-capital financing activities				
Tower rental income	30,969	-	32,377	-
Cash flows from capital and related financing activities				
Purchase of capital assets	(1,255,903)	-	(3,158,672)	-
Proceeds from sale of capital assets	208,097	-	900,823	-
Capital grants received	273,986	-	139,263	-
Principal payments on long-term debt	(259,568)	(30,226)	(165,804)	(30,245)
Borrowings on long-term debt	538,541	-	1,661,459	-
Interest payments on long-term debt	(255,998)	(62,981)	(265,577)	(64,293)
Payment of development fee	-	-	15,000	(15,000)
Payment of NJHMFA loan fees	-	(5,674)	-	(5,674)
Net cash used in capital and related financing activities	(750,845)	(98,881)	(873,508)	(115,212)
Cash flows from investing activities				
Interest income received	28,445	-	9,913	271
Lease interest income received	4,737	-	6,684	-
Net cash provided by investing activities	33,182	-	16,597	271
Increase (decrease) in cash and cash equivalents	669,737	50,186	(99,630)	38,534
Cash and cash equivalents, beginning of year	12,782,440	519,512	12,882,070	480,978
Cash and cash equivalents, end of year	$ 13,452,177	$ 569,698	$ 12,782,440	$ 519,512

HOUSING AUTHORITY OF THE CITY OF VINELAND
Statements of Cash Flows (continued)
For the Fiscal Years Ended September 30, 2023 and 2022

	September 30, 2023		September 30, 2022	
	Primary Government	Component Unit	Primary Government	Component Unit
Reconciliation of operating gain (loss) to net cash provided by operating activities				
Operating gain (loss)	$ 703,172	$ (102,736)	$ (205,472)	$ (80,909)
Adjustments to reconcile operating gain (loss) to net cash provided by operating activities				
Depreciation	1,014,013	228,875	950,291	228,875
Provision for allowance for doubtful accounts	(8,717)	-	834	-
Adjustment to actuarial pension expense	(61,988)	-	(306,195)	-
Adjustment to actuarial accounts payable amount	28,406	-	38,451	-
Adjustment to actuarial other postemployment benefits	(94,851)	-	90,768	-
Deferred inflows of resources - leases	(26,932)	-	(26,932)	
Deferred charges, net	-	3,919	-	3,919
Accrued interest	-	12,692	-	12,692
(Increase) decrease in assets				
Accounts receivable, net of allowance for doubtful accounts	34,869	(11,053)	(2,941)	3,461
Due from HUD	(49,361)	-	5,922	-
Due from other governments	(25,727)	-	3,388	-
Other receivables	163,709	-	(142,360)	-
Prepaid expenses	(17,857)	(2,305)	(9,350)	(2,181)
Lease receivable	46,443	-	42,779	-
Increase (decrease) in liabilities				
Accounts payable and accrued expenses	(381,476)	19,993	324,411	(10,013)
Liability for compensated absences	(16,589)	-	19,606	-
Tenant funds on deposit	18,230	(1,849)	(12,474)	2,523
Due to other governments	12,727	(43)	(5,229)	(4,892)
Unearned revenue	18,360	1,574	(40,593)	-
Net cash provided by operating activities	$ 1,356,431	$ 149,067	$ 724,904	$ 153,475
Reconciliation of cash and cash equivalents to the statements of net position				
Cash and cash equivalents - unrestricted	$ 6,858,757	$ 116,437	$ 6,842,968	$ 79,992
Cash and cash equivalents - restricted	6,593,420	453,261	5,939,472	439,520
	$ 13,452,177	$ 569,698	$ 12,782,440	$ 519,512

The accompanying notes are an integral part of the financial statements.

Note 1: **ORGANIZATION AND ACTIVITY**

The Housing Authority of the City of Vineland (the "Authority") was created through a resolution of the Council of the City of Vineland in 1965. Organized as a public housing authority ("PHA") as defined by state statute (N.J.S.A. 40A:12A-1, et seq., the "Housing Authority Act"), the Authority functions under the supervision of the U.S. Department of Housing and Urban Development and the New Jersey State Department of Community Affairs. The Board of Commissioners of the Authority is a seven-member board with five members appointed by the Council of the City of Vineland, one member appointed by the Mayor of the City of Vineland, and one member appointed by the Commissioner of the New Jersey State Department of Community Affairs.

In evaluating how to define the Authority for financial reporting purposes, management has considered all potential component units. The decision to include any potential component units in the financial reporting entity was made by applying the criteria set forth in GASB Statements No. 14, The Financial Reporting Entity, as amended. Blended component units, although legally separate entities, are in-substance part of the government's operations. Each discretely presented component unit would be or is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

The basic - but not the only - criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens.

A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Finally, the nature and significance of a potential component unit to the primary government could warrant its inclusion within the reporting entity.

Based upon the application of these criteria, the Authority is a component unit of the City of Vineland. The Council and Mayor of the City of Vineland appoint six out of seven commissioners. These financial statements would be either blended or discreetly presented as a part of the City's financial statements if the City reported using generally accepted accounting principles applicable to governmental entities.

As of September 30, 2023, based upon the application of these criteria, the Authority considers the Vineland Housing Development Corporation (VHDC), the Affordable Housing Corporation of Vineland (AHCV), and Melrose Court Homes, LP (MCH) to be component units because of the significance of their operational or financial relationships with the Authority.

Note 1: **ORGANIZATION AND ACTIVITY (continued)**

VHDC is a separate legal entity from the Housing Authority of the City of Vineland but is related by common management. VHDC is a blended component unit which is included in the financial statements of the Authority. VHDC is a nonprofit entity incorporated June 8, 1999 and works in conjunction with the Housing Authority of the City of Vineland and the City of Vineland in an effort to create and increase affordable housing units within the city limits of Vineland, New Jersey. The component unit's fiscal year covers the period ending June 30, 2023. The financial statements of the individual component unit may be obtained by writing to the Authority's Executive Director at 191 W. Chestnut Avenue, Vineland, NJ 08360-5499. The purpose of VHDC is to provide affordable housing to the needy and for other charitable purposes permitted by N.J.S.A. 15A:2-(1) and the Internal Revenue Code Section 501 (c)(3).

AHCV is a separate legal entity from the Housing Authority of the City of Vineland but is related by common management. AHCV is a blended component unit which is included in the financial statements of the Authority. The component unit's fiscal year covers the period ending September 30, 2023. AHCV is a nonprofit entity incorporated June 6, 2018 and works in conjunction with the Housing Authority of the City of Vineland to provide low and moderate income individuals with affordable housing opportunities and, without limitation, providing, developing, building, managing, promoting, constructing, operating, selling, leasing, rehabilitating, renovating, and disposing of safe and affordable housing.

MCH is a separate legal entity from the Housing Authority of the City of Vineland but is related by common management. MCH is a discretely presented component unit in the financial statements of the Authority. MCH was formed as a limited partnership on March 31, 2014. The purpose of MCH is to develop, construct, lease, maintain, and operate a multifamily complex consisting of seventeen (17) detached single family homes on a single parcel for rental to persons of low to moderate income. The property is located in Vineland, New Jersey and operates under the name of Melrose Court. The project has qualified for and been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 which regulates the use of the project through the New Jersey Housing Mortgage Finance Agency (NJHMFA) as to occupant eligibility and unit gross rent, among other requirements. MCH must meet the provisions of these regulations during each of 15 consecutive years in order to remain qualified to receive the credits. The component unit's fiscal year covers the period ending December 31, 2023. The financial statements of the individual component unit may be obtained by writing to the Authority's Executive Director at 191 W. Chestnut Avenue, Vineland, NJ 08360-5499.

As of September 30, 2023, the activities of the Authority included the ownership and/or management or oversight management of the following programs in Vineland, New Jersey:

The Housing Choice Voucher Program 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 as defined by the Housing Act of 1998, at rents that they can afford. The U.S. Department of Housing and Urban Development ("HUD") provides assistance for approximately 543 housing units to the Authority. This includes 347 units of tenant based rental assistance and 196 units of project-based vouchers. Project based vouchers are currently available only to tenants of Oakview Apartments in Millville, New Jersey (119), Parkview Gardens in Buena, New Jersey (60), and Melrose Court Homes in Vineland, New Jersey (17).

The Public Housing Program consists of 172 rental units constructed or purchased and operated by the Authority. The purpose of this program is to provide decent, safe, and sanitary housing to eligible low-income families and the elderly at rents they can afford. HUD provides assistance to the Authority in the form of operating subsidies.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Rental Assistance Demonstration ("RAD") program was created to assist housing authorities with preserving and/or improving public housing properties. The RAD program allows housing authorities to leverage public housing stock and public and private debt to make these improvements in the absence of federal funding for this purpose. In addition, converting to RAD provides for a more stable funding stream. Effective November 30, 2018, the Authority converted its Asselta Acres, Parkview Apartments, and Tarkiln Acres properties to RAD, converting 225 rental units to project-based vouchers. Effective November 30, 2020, the Authority converted its Kidston Towers and Olivio Towers properties to RAD, converting 193 of the 203 rental units to project-based vouchers. The remaining 10 units were converted to non-RAD fair market rate project-based vouchers. The Authority manages the vouchers.

The Congregate Services Program is a state-funded program that provides nutrition, housekeeping, and certain other services to tenants residing in the Authority's owned or managed housing projects for the elderly and disabled.

Basis of 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.

Basis of accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Enterprise funds are accounted for using the accrual basis of accounting.

Revenues - Exchange and Non-Exchange Transactions - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value is recorded on the accrual basis when the exchange takes place. Tenant charges, management contract fees, and other income are recognized as revenue when services are provided. Development fee revenue is recognized in accordance with a partnership agreement.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Basis of accounting (continued)

Non-exchange transactions, in which the Authority receives value without directly giving equal value in return, include grants, contributed capital, and donations. Revenue from grants, contributed capital, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Authority must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Authority on a reimbursement basis.

Expenses - On the accrual basis of accounting, expenses are recognized at the time they are incurred.

Budgets and budgetary control

The Authority prepares an annual budget as required by N.J.A.C. 5:31-2. N.J.A.C. 5:31-2 requires the governing body to introduce the annual Authority budget at least 60 days prior to the end of the current year and to adopt not later than the beginning of the Authority's year. The governing body may amend the budget at any point during the year. The Authority's budget includes all operations of the Authority, exclusive of its component units. Planned Capital Fund expenditures are included in a capital budget, which is part of the annual budget. The original budget and budget amendments must be approved by Board resolution. Budget amendments during the fiscal years ended September 30, 2023 and 2022 were not significant.

Annual budgets are prepared on the modified accrual basis of accounting. This basis differs in certain respects from the full accrual basis of accounting that the Authority utilizes for financial reporting.

The Authority's annual budget is prepared on a detailed line-item basis. Revenues are budgeted by source. Expenditures are budgeted by function and nature. The total amount of appropriations constitutes the legal level of control.

Cash and cash equivalents and investments

Cash and cash equivalents include petty cash, change funds and cash in banks and all highly liquid investments with a maturity of three months or less at the time of purchase and are stated at cost plus accrued interest. Such is the definition of cash and cash equivalents used in the statement of cash flows. U.S. treasury and agency obligations and certificates of deposit with maturities of one year or less when purchased are stated at cost. All other investments are stated at fair value, as applicable.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Cash and cash equivalents and investments (continued)

New Jersey governmental units 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 of the State of New Jersey or in the New Jersey Cash Management Fund. N.J.S.A. 40A:5-15.1 provides a list of investments which may be purchased by New Jersey governmental units. These permissible investments generally include bonds or other obligations of the United States of America or obligations guaranteed by the United States of America, government money market mutual funds, any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, bonds or other obligations of the local unit or bonds or other obligations of school district of which the local unit is a part or within which the school district is located, bonds or other obligations approved by the Division of Local Government Services, Department of Community Affairs for investment by local units, local government investment pools, deposits with the State of New Jersey Cash Management Fund, and agreements for the purchase of fully collateralized securities with certain provisions. In addition, other State statutes permit investments in obligations issued by local authorities and other state agencies.

N.J.S.A. 17:9-41 et seq. establishes the requirements for the security of deposits of governmental units. The statute requires that no governmental unit shall deposit public funds in a public depository unless such funds are secured in accordance with the Governmental Unit Deposit Protection Act ("GUDPA"), a multiple financial institutional collateral pool, which was enacted in 1970 to protect governmental units from a loss of funds on deposit with a failed banking institution in New Jersey. Public depositories include State or federally chartered banks, savings banks or associations located in or having a branch office in the State of New Jersey, the deposits of which are federally insured. All public depositories must pledge collateral, having a market value at least equal to five percent of the average daily balance of collected public funds, to secure the deposits of governmental units. If a public depository fails, the collateral it has pledged, plus the collateral of all other public depositories, is available to pay the amount of their deposits to the governmental units.

Additionally, the Authority has adopted a cash management plan which requires it to deposit public funds in public depositories protected from loss under the provisions of the GUDPA. In lieu of designating a depository, the cash management plan may provide that the local unit make deposits with the State of New Jersey Cash Management Fund.

Restricted assets

Certain cash of the Authority is restricted by HUD for use to fund future housing assistance payment, for tenant security deposits, Family Self-Sufficiency deposits, or for other specified purposes. See Note 4.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Capital assets

Land, buildings, and furniture and equipment are carried substantially at cost. All additions and betterments are charged to the capital asset accounts. The Authority has no infrastructure assets.

Expenditures that enhance the asset or significantly extend the useful life of the asset are considered improvements and are added to the capital assets currently capitalized cost. The cost of normal repairs and maintenance are not capitalized. Interest has been capitalized during the construction period on buildings and equipment.

Assets capitalized generally have an original cost of $2,000 or more and a useful life in excess of three years. Depreciation has been provided on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	40 years
Building improvements	15 years
Furniture and equipment	3 to 7 years

Deferred outflows and deferred inflows of resources

The statements of net position reports separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources, reported after total assets, represents a reduction of net position that applies to future period(s) and will be recognized as an outflow of resources (expense) at that time. Deferred inflows of resources, reported after total liabilities, represents an acquisition of net position that applies to a future period(s) and will be recognized as an inflow of resources (revenue) at that time.

Transactions are classified as deferred outflows of resources and deferred inflows of resources only when specifically prescribed by the Governmental Accounting Standards Board (GASB) standards. The Authority is required to report amounts related to the defined benefit pension plan and other postemployment benefits that are applicable to future periods as deferred outflows of resources and deferred inflows of resources. See Notes 6 and 7 for more information regarding the pension plan and other postemployment benefits (OPEB), respectively.

Compensated Absences

Compensated absences are those absences for which employees will be paid, such as vacation, sick leave, and sabbatical 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 and its employees, is accrued as the employees earn the rights to the benefits. Compensated absences that relate to future services, or that are contingent on a specific event that is outside the control of the Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employees' Retirement System ("PERS") and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Postemployment Benefits Other Than Pensions (OPEB) - State Health Benefits Local Government Retired Employees Plan

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB (benefit) expense, information about the respective fiduciary net position of the State Health Benefits Local Government Retired Employees Plan (the Plan) and additions to/deductions from the Plan's respective fiduciary net position have been determined on the same basis as they are reported by the Plan. Accordingly, contributions (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net position

In accordance with the provisions of GASB 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. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also should be included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at fiscal year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflows of resources should be included in the same net position component as the unspent amount.

Restricted – Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Unrestricted net position – This component of net position consists of net position that does not meet the definitions of "restricted" or "net investment in capital assets". This component includes net position that may be allocated for specific purposes by the Board.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Income taxes

The Authority operates as defined by the Internal Revenue Code Section 115 and is exempt from income taxes under Section 115. The for-profit component unit is recognized as partnerships for federal and state purposes. No provisions for income taxes are presented in the financial statements since taxable income or loss is reported by the partners on their individual income tax returns.

Operating and non-operating revenues and expenses

Federal and state grant revenue - Operating subsidies, Section 8 housing choice voucher revenue, and Capital Fund program revenue received from the U.S. Department of Housing and Urban Development are susceptible to accrual and are recognized during the fiscal year earned in accordance with applicable HUD program guidelines. The Authority is generally entitled to receive monies under an established payment schedule or, for the Capital Fund program, as expenditures are made. Housing Choice Voucher Program income is recognized based on amounts reported per HUD's Voucher Management System (VMS), with subsequent adjustments computed by HUD in accordance with current regulations. Adjustments made by HUD in periods subsequent to the yearend are reflected in the financial statements when they become known and are not anticipated to be material in amount. Advance payments received for the subsequent year are recorded as unearned revenue.

Federal grants are generally classified as operating unless they are capital specific in which case they are classified as non-operating. During the fiscal year ended September 30, 2023, the Authority determined that certain grant revenues related to capital leveraging were more properly classified as non-operating as the funds were used for capital improvements. Amounts totaling $273,986 for 2023 and $139,263 for 2022 have been reclassified from operating revenues, federal grant awards to non-operating, capital grants in the accompanying Statements of Revenue, Expenses, and Changes in Net Position.

State financial assistance applicable to the Congregate Services Program is recognized when program expenditures are incurred in accordance with program guidelines. Such revenue is subject to review by the funding agency and may result in disallowance in subsequent periods.

Management contract fees - The Authority provides property management and administrative services to certain outside parties providing affordable housing. Management fees for these services are determined as prescribed in the individual management contracts. Revenue from these contracts is recognized on an accrual basis.

Tenant charges - Tenant charges consist of rental income and fees for nutrition, housekeeping, and certain other services. Charges are determined and billed monthly and are recognized as revenues when assessed because they are measurable and are collectible within the current period. Amounts not received by year-end are considered to be accounts receivable, and amounts paid for the subsequent year are recorded as unearned revenue.

Housing assistance payments – Housing assistance payments consist of amounts received related to project-based vouchers held by tenants. Charges are determined and billed monthly and recognized as revenues when assessed because they are measurable and are collectible within the current period. Amounts not received by year-end are considered to be accounts receivable, and amounts paid for the subsequent year are recorded as unearned revenue.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Other income - Miscellaneous income is composed primarily of miscellaneous service fees. This revenue is recorded as earned since it is measurable and available.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Lease Receivable

Lease receivables recorded on the statements of net position represents a contract that conveys control of the right to use the Authority's (lessor) nonfinancial asset. At the commencement of the lease term, the lessor recognizes a lease receivable and a deferred inflow of resources. The lease receivable is measured at the present value of lease payments expected to be received during the lease term.

New accounting standards adopted

Statement No. 91, *Conduit Debt Obligations*. The objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The adoption of this Statement had no impact on the Authority's financial statements.

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements.* The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (“PPPs”). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. This Statement also provides guidance for accounting and financial reporting for availability payment arrangements (“APAs”). As defined in this Statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. The adoption of this Statement had no impact on the Authority's financial statements.

Statement No. 96, *Subscription-Based Information Technology Arrangements.* This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (“SBITAs”) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. The adoption of this Statement had no impact on the Authority's financial statements.

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

New accounting standards adopted (continued)

Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 were effective immediately. The requirements related to leases, PPPs, and SBITAs became effective this year. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 will become effective for the Authority in the fiscal year ending September 30, 2024. The adoption of this Statement had no impact on the Authority's financial statements.

New accounting pronouncements to be implemented in the future

The Authority plans to implement the following pronouncements by the required implementation dates or earlier, when deemed feasible:

Statement No. 100, *Accounting Changes and Error Corrections*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The Statement will become effective for the Authority in the fiscal year ending September 30, 2024. Management does not expect this Statement will have an impact on the financial statements.

Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The Statement will become effective for the Authority in the fiscal year ending September 30, 2025. Management is currently evaluating the impact this Statement will have on the basic financial statements of the Authority.

Statement No. 102, Certain Risk Disclosures. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The Statement will become effective for the Authority in the year ending September 30, 2025. Management is currently evaluating the impact this Statement will have on the basic financial statements of the Authority.

Note 3: **CASH AND CASH EQUIVALENTS**

Cash and cash equivalents

Custodial credit risk – Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's formal policy regarding custodial credit risk is the same as described in Note 1, N.J.S.A. 17:9-41 et seq. and included in its cash management plan. The Authority shall deposit public funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act. As of September 30, 2023 and 2022, the bank balances of the Authority and the component unit, were insured or collateralized as follows:

	September 30, 2023	
	Authority	Component Unit
Insured	$ 566,563	$ 64,503
Collateralized under GUDPA	13,034,019	-
Uninsured or uncollateralized	-	-
	$ 13,600,582	$ 64,503

	September 30, 2022	
	Authority	Component Unit
Insured	$ 557,272	$ 55,441
Collateralized under GUDPA	12,320,753	-
Uninsured or uncollateralized	-	-
	$ 12,878,025	$ 55,441

Note 4: **RESTRICTED ASSETS**

The Authority established restricted cash accounts as required by HUD to report cash associated with unused Housing Assistance Payments, to hold tenant security deposits, and for capital leveraging purposes. The Authority also established a restricted cash account to hold money the Authority has set aside for tenants participating in the Family Self-Sufficiency Program. The purpose of the program is to reduce dependency on housing assistance. Participants can withdraw monies from their account to pay for certain expenditures, including the purchase of a home.

The Authority's restricted cash is as follows:

	September 30, 2023	September 30, 2022
Construction (Kidston Towers/Olivio Towers - RAD)	$ 2,000,076	$ 2,621,655
RAD reserves – replacement reserves	2,366,596	2,077,273
Scattered Site Sale Proceeds	1,374,034	889,780
Tenant security deposits	194,442	189,031
RAD reserves – operating reserve	50,184	50,047
Family Self-Sufficiency deposits	62,365	49,546
Housing Assistance Payment	521,460	37,950
RAD reserves – loan payment reserve	24,263	24,190
	$ 6,593,420	$ 5,939,472

The discretely presented component unit's restricted cash is as follows:

	September 30, 2023	September 30, 2022
Operating reserve	$ 247,646	$ 246,947
NJHMFA reserves	170,168	155,278
Tenant security deposits	35,447	37,295
	$ 453,261	$ 439,520

Note 5: **CAPITAL ASSETS**

The Authority's capital asset activity for the fiscal years ended September 30, 2023 and 2022 was as follows:

	Balance September 30, 2022	Additions	Reductions	Balance September 30, 2023
Capital assets not being depreciated				
Land	$ 3,193,266	$ -	$ 87,296	$ 3,105,970
Construction in Progress	3,306,986	934,630	-	4,241,616
Total capital assets not being depreciated	6,500,252	934,630	87,296	7,347,586
Capital assets being depreciated				
Buildings	46,502,987	781,864	84,554	47,200,297
Furniture, equipment & machinery - dwelling	483,692	13,606	-	497,298
Furniture, equipment & machinery – administration	2,053,407	426,755	81,288	2,398,874
Total capital assets being depreciated	49,040,086	1,222,225	165,842	50,096,469
	55,540,338	2,156,855	253,138	57,444,055
Less accumulated depreciation	38,795,114	1,014,013	134,047	39,675,080
Capital assets, net	$ 16,745,224	$ 1,142,842	$ 119,091	$ 17,768,975

Note 5: **CAPITAL ASSETS (continued)**

	(Restated) Balance September 30, 2021	Additions	Reductions	Balance September 30, 2022
Capital assets not being depreciated				
Land	$ 3,398,069	$ -	$ 204,803	$ 3,193,266
Construction in Progress	876,159	2,430,827	-	3,306,986
Total capital assets not being depreciated	4,274,228	2,430,827	204,803	6,500,252
Capital assets being depreciated				
Buildings	46,115,148	689,504	301,665	46,502,987
Furniture, equipment & machinery - dwelling	494,347	-	10,655	483,692
Furniture, equipment & machinery – administration	2,014,747	271,069	232,409	2,053,407
Total capital assets being depreciated	48,624,242	960,573	544,729	49,040,086
	52,898,470	3,391,400	749,532	55,540,338
Less accumulated depreciation	38,361,627	950,292	516,805	38,795,114
Capital assets, net	$ 14,536,843	$ 2,441,108	$ 232,727	$ 16,745,224

Note 6: **PENSION PLAN**

Public Employees' Retirement System

A substantial number of the Authority employees participate in the Public Employees' Retirement System ("PERS"), a defined benefit pension plan, which is administered by the New Jersey Division of Pensions and Benefits ("the Division"). This Plan is administered by Empower (formerly Prudential Financial) for the New Jersey Division of Pensions and Benefits. The Plan has a Board of Trustees that is primarily responsible for its administration. As a local participation employer of these pension plans, the Authority is referred to as "Employer" throughout this note. The Division issues a publicly available financial report that includes financial statements, required supplementary information and detailed information about the PERS plans' fiduciary net position which can be obtained by writing to or at the following website:

State of New Jersey
Division of Pensions and Benefits
P.O. Box 295
Trenton, New Jersey 08625-0295
https://www.state.nj.us/treasury/pensions/financial-reports.shtml

General Information about the Pension Plan

Plan Description

Public Employees' Retirement System - The Public Employees' Retirement System is a cost-sharing multiple-employer defined benefit pension plan, which was established as of January 1, 1955, under the provisions of N.J.S.A. 43:15A. The PERS' designated purpose is to provide retirement, death, and disability benefits to certain qualified members. Membership in the PERS is mandatory for substantially all full-time employees of the Employer, provided the employee is not required to be a member of another state-administered retirement system or other state pensions fund or local jurisdiction's pension fund. The PERS' Board of Trustees is primarily responsible for the administration of the PERS.

Vesting and Benefit Provisions

Public Employees' Retirement System - The vesting and benefit provisions are set by N.J.S.A. 43:15A. The PERS provides retirement, death and disability benefits. All benefits vest after ten years of service.

The following represents the membership tiers for PERS:

Tier Definition

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

Note 6: **PENSION PLAN (continued)**

Vesting and Benefit Provisions (continued)

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

Contributions

Public Employees' Retirement System - The contribution policy is set by N.J.S.A. 43:15A and requires contributions by active members and contributing employers. Pursuant to the provisions of P.L. 2011, C. 78, the member contribution rate is currently 7.50% of base salary, effective July 1, 2018. The rate for members who are eligible for the Prosecutors Part of PERS (P.L. 2001, C. 366) is 10.0%. Employers' contributions are based on an actuarially determined amount, which includes the normal cost and unfunded accrued liability.

Special Funding Situation Component - Under N.J.S.A. 43:15A, local participating employers are responsible for their own contributions based on actuarially determined amounts, except where legislation was passed which legally obligated the State if certain circumstances occurred. One of such legislations, which legally obligate the State, is Chapter 133, P.L. 2001. This legislation increased the accrual rate from 1/60 to 1/55. In addition, it lowered the age required for a veteran benefit equal to 1/55 of highest 12-month compensation for each year of service from 60 to 55. Chapter 133, P.L. 2001 also established the Benefit Enhancement Fund (BEF) to fund the additional annual employer normal contribution due to the State's increased benefits. If the assets in the BEF are insufficient to cover the normal contribution for the increased benefits for a valuation period, the State will pay such amount for both the State and local employers.

The Employer's contractually required contribution rate for the fiscal years ended September 30, 2023 and 2022 were 15.38% and 16.20% of the Employer's covered payroll, respectively. These amounts were actuarially determined as an amount that, when combined with employee contributions, are expected to finance the costs of benefits earned by employees during the year, including an additional amount to finance any unfunded accrued liability.

Based on the most recent PERS measurement date of June 30, 2023, the Employer's contractually required contribution to the pension plan for the fiscal year ended September 30, 2023, was $267,152, and was payable by April 1, 2024. Based on the PERS measurement date of June 30, 2022, the Employer's contractually required contribution to the pension plan for the fiscal year ended September 30, 2022, was $244,427, and was payable by April 1, 2023. Employee contributions to the pension plan during the fiscal years ended September 30, 2023 and 2022, were $137,468 and $115,232, respectively.

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

The amount of contractually required contribution for the State of New Jersey's proportionate share, associated with the Authority, under Chapter 133, P.L. 2001, for the fiscal year ended September 30, 2023, was 0.52% of the Employer's covered payroll.

The amount of contractually required contribution for the State of New Jersey's proportionate share, associated with the Authority, under Chapter 133, P.L. 2001, for the fiscal year ended September 30, 2022, was 0.41% of the Employer's covered payroll.

Based on the most recent PERS measurement date of June 30, 2023, the State's contractually required contribution, under Chapter 133, P.L. 2001, on behalf of the Employer, to the pension plan for the fiscal year ended September 30, 2023, was $9,029, and is payable by April 1, 2024. For the prior year measurement date of June 30, 2022, the State's contractually required contribution, under Chapter 133, P.L. 2001, on-behalf of the Employer, to the pension plan for the fiscal year ended September 30, 2022, was $6,155, and was paid by April 1, 2023.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Pension Liability – As of September 30, 2023, there is no net pension liability associated with the special funding situation under Chapter 133, P.L. 2001, as there was no accumulated difference between the annual additional normal cost and the actual State contribution through the valuation date. The Employer's proportionate share of the PERS net pension liability was $2,895,212. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2023. The Employer's proportion of the net pension liability was based on a projection of the Employer's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. For the June 30, 2023 measurement date, the Employer's proportion was 0.0199885186%, which was a change of 0.0006056723% from its proportion measured as of June 30, 2022.

As of September 30, 2022, there is no net pension liability associated with the special funding situation under Chapter 133, P.L. 2001, as there was no accumulated difference between the annual additional normal cost and the actual State contribution through the valuation date. The Employer's proportionate share of the PERS net pension liability was $2,925,138. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2021. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2022. The Employer's proportion of the net pension liability was based on a projection of the Employer's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. For the June 30, 2022 measurement date, the Employer's proportion was 0.0193828463%, which was an increase of 0.0011382011% from its proportion measured as of June 30, 2021.

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

Pension Expense (Benefit) - For the fiscal years ended September 30, 2023 and 2022, the Employer recognized pension expense (benefit) of $210,845 and ($54,077), respectively. This amount was based on the plan's June 30, 2023 and 2022 measurement dates, respectively.

For the fiscal years ended September 30, 2023 and 2022, the Employer has recognized as a revenue and an expenditure on-behalf payments made by the State for the State's proportionate share of the PERS pension expense, associated with the Employer, under Chapter 133, P.L. 2001, calculated by the Plan as of the June 30, 2023 and 2022 measurement date. The amounts recognized as a revenue and an expenditure in the financial statements were $9,029 and $6,155, respectively.

At September 30, 2023 and 2022, the Employer had deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	September 30, 2023		September 30, 2022	
	Measurement Date June 30, 2023		Measurement Date June 30, 2022	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 27,682	$ 11,835	$ 21,112	$ 18,618
Change of assumptions	6,360	175,462	9,063	438,009
Net difference between projected and actual earnings on pension plan investments	13,333	-	121,069	-
Changes in proportion and differences Between Employer contributions and proportionate share of contributions	504,322	1,493	650,519	8,610
Employer contributions subsequent to the measurement date	66,788	-	61,107	-
	$ 618,485	$ 188,790	$ 862,870	$ 465,237

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

The deferred outflows of resources related to pensions totaling $66,788 and $61,107 will be included as a reduction of the net pension liability in the fiscal years ended September 30, 2024 and 2023, respectively. This amount is based on an estimated April 1, 2025 and April 1, 2024 contractually required contribution, prorated from the pension plans measurement date of June 30, 2023 and June 30, 2022 to the Employer's fiscal year end of September 30, 2023 and 2022.

The Employer will amortize the other deferred outflows of resources and deferred inflows of resources related to pensions will be over the following number of years:

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		
Year of pension plan deferral:		
June 30, 2018	-	5.63
June 30, 2019	5.21	-
June 30, 2020	5.16	-
June 30, 2021	-	5.13
June 30, 2022	-	5.04
June 30, 2023	5.08	-
Changes of assumptions		
Year of pension plan deferral:		
June 30, 2018	-	5.63
June 30, 2019	-	5.21
June 30, 2020	-	5.16
June 30, 2021	5.13	-
June 30, 2022	-	5.04
June 30, 2023	5.08	-
Net difference between projected and actual earnings on pension plan investments		
Year of pension plan deferral:		
June 30, 2019	5.00	-
June 30, 2020	5.00	-
June 30, 2021	5.00	-
June 30, 2022	5.00	-
June 30, 2023	5.00	-

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

	Deferred Outflow of Resources	Deferred Inflows of Resources
Changes in proportion and differences between Employer contributions and proportionate share of contributions		
Year of pension plan deferral:		
June 30, 2018	5.63	5.63
June 30, 2019	5.21	5.21
June 30, 2020	5.16	5.16
June 30, 2021	5.13	5.13
June 30, 2022	5.04	5.04
June 30, 2023	5.08	5.08

Other amounts included as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in future periods as follows:

Fiscal Year Ending September 30,	
2024	$ 78,204
2025	87,611
2026	194,889
2027	254
2028	1,949
	$ 362,907

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Actuarial Assumptions

The net pension liability was measured as of June 30, 2023 and 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022 and 2021. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2023 and 2022. These actuarial valuations used the following actuarial assumptions, applied to all periods included in the measurement:

	Measurement Date June 30, 2023 and 2022
Inflation Rate:	
Price	2.75%
Wage	3.25%
Salary increases:	
Through 2026	2.75% - 6.55% Based on years of service
Thereafter	
Investment rate of return	7.00%
Period of actuarial experience Study upon which actuarial assumptions were based	July 1, 2018 – June 30, 2021

For the June 30, 2023 measurement date, pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

For the June 30, 2022 measurement date, pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Actuarial Assumptions (continued)

In accordance with State statute, the long-term expected rate of return on pension plan investments (7.00% at June 30, 2023 and 2022) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS' target asset allocation as of June 30, 2023 and 2022, are summarized in the table below:

	Measurement Date June 30, 2023		Measurement Date June 30, 2022	
Asset Class	Target Allocation	Long-Term Expected Real Rate of Return	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Equity	28.00%	8.98%	27.00%	8.12%
Non-U.S. Developed Markets Equity	12.75%	9.22%	13.50%	8.38%
International Small Cap Equity	1.25%	9.22%	-	-
Emerging Markets Equity	5.50%	11.13%	5.50%	10.33%
Private Equity	13.00%	12.50%	13.00%	11.80%
Real Estate	8.00%	8.58%	8.00%	11.19%
Real Assets	3.00%	8.40%	3.00%	7.60%
High Yield	4.50%	6.97%	4.00%	4.95%
Private Credit	8.00%	9.20%	8.00%	8.10%
Investment Grade Credit	7.00%	5.19%	7.00%	3.38%
Cash Equivalents	2.00%	3.31%	4.00%	1.75%
U.S. Treasuries	4.00%	3.31%	4.00%	1.75%
Risk Mitigation Strategies	3.00%	6.21%	3.00%	4.91%
	100.00%		100.00%	

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Actuarial Assumptions (continued)

Discount Rate – The discount rate used to measure the total pension liability was 7.00% as of June 30, 2023. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity would be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all projected benefit payments to determine the total pension liability.

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2022. 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 3.54% as of the June 30, 2022 measurement date based on the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity would be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all projected benefit payments to determine the total pension liability.

Sensitivity of Authority's Proportionate Share of Net Pension Liability to Changes in the Discount Rate

The following presents the Employer's proportionate share of the net pension liability at June 30, 2023, the pension plan's measurement date, calculated using a discount rate of 7.00% as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rates used:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability	$ 3,768,950	$ 2,895,212	$ 2,151,545

Note 6: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Sensitivity of Authority's Proportionate Share of Net Pension Liability to Changes in the Discount Rate (continued)

The following presents the Employer's proportionate share of the net pension liability at June 30, 2022, the pension plan's measurement date, calculated using a discount rate of 7.00%, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rates used:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability	$ 3,757,946	$ 2,925,138	$ 2,216,386

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension (benefit) expense, information about the respective fiduciary net position of the PERS and additions to/deductions from PERS' respective fiduciary net position have been determined on the same basis as they are reported by PERS. Accordingly, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Note 7: **OTHER POST-RETIREMENT BENEFITS**

State Health Benefits Local Government Retired Employees Plan

General Information about the OPEB Plan

Plan Description and Benefits Provided - The Authority contributes to the State Health Benefits Local Government Retired Employees Plan (the "Plan"), which is a cost-sharing multiple-employer defined benefit other postemployment benefit (OPEB) plan with a special funding situation. It covers employees of local government employers that have adopted a resolution to participate in the Plan. The Plan meets the definition of an equivalent arrangement as defined in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions* (GASB Statement No. 75); therefore, assets are accumulated to pay associated benefits. For additional information about the Plan, please refer to the State of New Jersey (the State), Division of Pensions and Benefits' (the Division) Annual Comprehensive Financial Report (ACFR), which can be found at https://www.state.nj.us/treasury/pensions/financial-reports.shtml. As a local participating employer of the Plan, the Authority is referred to as "Employer" throughout this note.

The Plan provides medical and prescription drug benefit coverage to retirees and their covered dependents of the employers. Under the provisions of Chapter 88, P.L. 1974 and Chapter 48, P.L. 1999, local government employers electing to provide postretirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of postretirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiations agreement.

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

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

General Information about the OPEB Plan (continued)

Contributions - The funding policy for the OPEB plan is pay-as-you-go; therefore, there is no prefunding of the liability. However, due to premium rates being set prior to each calendar year, there is a minimal amount of net position available to cover benefits in future years. Contributions to pay for the health benefit premiums of participating employees in the OPEB plan are collected from the State of New Jersey, participating local employers, and retired members.

The Employer was billed monthly by the Plan and for the fiscal years ended September 30, 2023 and 2022, the Employer paid $120,115 and $127,632, respectively. These amounts represent 6.91%and 8.46% of the Employer's covered payroll for the fiscal year ended September 30, 2023 and 2022, respectively. During the fiscal years ended September 30, 2023 and 2022, retirees were required to contribute $20,309 and $25,775, respectively, to the Plan.

OPEB Liability, OPEB (Benefit) Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

OPEB Liability - At September 30, 2023, the Employer's proportionate share of the net OPEB liability was $8,389,706. The net OPEB liability was measured as of June 30, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023.

The Employer's proportion of the net OPEB liability was based on the ratio of the Plan members of an individual employer to the total members of the Plan' during the measurement period July 1, 2022 through June 30, 2023. For the June 30, 2023 measurement date, the Employer's proportion was 0.055907%, which was an increase of 0.008850% from its proportion measured as of the June 30, 2022 measurement date.

At September 30, 2022, the Employer's proportionate share of the net OPEB liability was $7,599,515. The net OPEB liability was measured as of June 30, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of July 1, 2021, which was rolled forward to June 30, 2022.

The Employer's proportion of the net OPEB liability was based on the ratio of the plan members of an individual employer to the total members of the Plan' during the measurement period July 1, 2021 through June 30, 2022. For the June 30, 2022 measurement date, the Employer's proportion was 0.047057%, which was an increase of 0.004186% from its proportion measured as of the June 30, 2021 measurement date.

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

OPEB Liability, OPEB (Benefit) Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

OPEB (Benefit) Expense - At September 30, 2023, the Employer's proportionate share of the OPEB benefit, calculated by the Plan as of the June 30, 2023 measurement date is $174,639.

At September 30, 2022, the Employer's proportionate share of the OPEB benefit, calculated by the Plan as of the June 30, 2022 measurement date is $273,234.

Deferred Outflows of Resources and Deferred Inflows of Resources

At September 30, 2023 and 2022, the Employer had deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	September 30, 2023		**September 30, 2022**	
	Measurement Date June 30, 2023		**Measurement Date June 30, 2022**	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 386,890	$ 2,278,370	$ 392,447	$ 1,408,627
Change of assumptions	1,086,782	2,371,501	1,014,187	2,593,568
Net difference between projected and actual earnings on OPEB plan investments	-	1,384	2,001	-
Changes in proportion and differences between Employer contributions and proportionate share of contributions	3,260,105	413,339	1,941,893	566,970
Employer contributions subsequent to the measurement date	35,588	-	38,366	-
	$ 4,769,365	$ 5,064,594	$3,388,894	$ 4,569,165

The deferred outflows of resources related to OPEB totaling $35,588 and $38,366 were the result of the Employer's contributions subsequent to the Plan's measurement date of June 30, 2023 and June 30, 2022, respectively. These amounts will be included as a reduction of the Employer's net OPEB liability during the fiscal year ending September 30, 2024 and 2023, respectively.

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

OPEB Liability, OPEB (Benefit) Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

The Employer will amortize the other deferred outflow of resources and deferred inflows of resources related to the OPEB liability over the following number of years:

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		
Year of OPEB plan deferral:		
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	-	7.82
June 30, 2022	7.82	-
June 30, 2023	-	7.89
Changes of assumptions		
Year of OPEB plan deferral:		
June 30, 2017	-	8.04
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	7.82	-
June 30, 2022	-	7.82
June 30, 2023	7.89	-
Net difference between projected and actual earnings on OPEB plan investments		
Year of OPEB plan deferral:		
June 30, 2018	5.00	-
June 30, 2019	5.00	-
June 30, 2020	5.00	-
June 30, 2021	5.00	-
June 30, 2022	5.00	-
June 30, 2023	5.00	-

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

OPEB Liability, OPEB (Benefit) Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

Deferred Outflows of Resources and Deferred Inflows of Resources (continued)

	Deferred Outflow of Resources	Deferred Inflows of Resources
Changes in proportion and differences between Employer contributions and proportionate share of contributions		
Year of OPEB plan deferral:		
June 30, 2017	8.04	8.04
June 30, 2018	8.14	8.14
June 30, 2019	8.05	8.05
June 30, 2020	7.87	7.87
June 30, 2021	7.82	7.82
June 30, 2022	7.82	7.82
June 30, 2023	7.89	7.89

Other amounts included as deferred outflows of resources and deferred inflows of resources related to the OPEB liability will be recognized in future periods as follows:

Fiscal Year Ending September 30,	
2024	$ (507,767)
2025	(261,545)
2026	110,861
2027	285,717
2028	(90,362)
Thereafter	132,279
	$ (330,817)

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

Actuarial Assumptions

The actuarial valuation at June 30, 2023 and 2022 used the following actuarial assumptions, applied to all periods in the measurement:

	Measurement Date June 30, 2023	**Measurement Date June 30, 2022**
Salary increases*		
PERS		
Initial fiscal year applied:		
Rate for All Future Years	2.75% - 6.55%	2.75% - 6.55%

Mortality:

PERS – Pub-2010 General classification headcount weighted mortality with fully generational mortality improvement projections from the central year using Scale MP-2021

* Salary increases are based on years of service within the respective plan

Actuarial assumptions used in the valuation were based on the results of the PERS experience studies prepared for July 1, 2018 to June 30, 2021.

100% of active members for the June 30, 2023 and June 30, 2022 measurement dates are considered to participate in the Plan upon retirement.

All of the Plan's investments are in the State of New Jersey Cash Management Fund ("CMF"). The New Jersey Division of Investments manages the CMF, which is available on a voluntary basis for investment by State and certain non-State participants. The CMF is considered to be an investment trust fund as defined in GASB Statement No. 31, *Certain Investments and External Investment Pools.* The CMF invests in U.S. Government and Agency Obligations, Commercial Paper, Corporate Obligations and Certificates of Deposit. Units of ownership in the CMF may be purchased or redeemed on any given business day (excluding State holidays) are the unit cost of value of $1.00. Participant shares are valued on a fair value basis. The CMF pays interest to participants on a monthly basis.

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

Actuarial Assumptions (continued)

Discount Rate - The discount rate used to measure the OPEB Liability at June 30, 2023 and 2022 were 3.65% and 3.54% respectively. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Health Care Trend Assumptions – The health care trend assumptions used is as follows:

	Annual Rate of Increase					
	Medical Trend			Prescription Drug Trend		
Fiscal Year Ending	Pre-65	PPO Post-65	HMP Post-65	Pre-65	Post-65	EGWP
2024	6.50%	-5.63%	-6.04%	14.00%	9.50%	14.28%
2025	6.25%	8.22%	8.33%	10.00%	8.75%	11.21%
2026	6.00%	16.85%	17.28%	7.50%	7.50%	7.50%
2027	5.75%	14.31%	14.65%	6.75%	6.75%	6.75%
2028	5.50%	12.43%	12.71%	6.00%	6.00%	6.00%
2029	5.25%	11.02%	11.24%	5.25%	5.25%	5.25%
2030	5.00%	9.91%	10.09%	4.50%	4.50%	4.50%
2031	4.75%	8.98%	9.14%	4.50%	4.50%	4.50%
2032	4.50%	6.46%	6.53%	4.50%	4.50%	4.50%
2033 and later	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%

Note 7: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

Sensitivity of the net OPEB Liability to Changes in the Discount Rate

The net OPEB liability as of June 30, 2023, the plans measurement date, for the Employer calculated using a discount rate of 3.65%, as well as using a discount rate that is 1% lower or 1% higher than the current rates used is as follows:

	1% Decrease (2.65%)	Current Discount Rate (3.65%)	1% Increase (4.65%)
Proportionate share of the net OPEB liability	$ 9,717,954	$ 8,389,706	$ 7,321,336

The net OPEB liability as of June 30, 2022, the plans measurement date, for the Employer calculated using a discount rate of 3.54%, as well as using a discount rate that is 1% lower or 1% higher than the current rates used is as follows:

	1% Decrease (2.54%)	Current Discount Rate (3.54%)	1% Increase (4.54%)
Proportionate share of the net OPEB liability	$ 8,809,368	$ 7,599,515	$ 6,626,075

The Employer's proportionate share of the net OPEB Liability as of June 30, 2023, using a healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rate used is as follows:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Proportionate share of the net OPEB liability	$ 7,130,263	$ 8,389,706	$ 10,002,178

The Employer's proportionate share of the net OPEB Liability as of June 30, 2022, using a healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rate used is as follows:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Proportionate share of the net OPEB liability	$ 6,446,897	$ 7,599,515	$ 9,075,694

Note 8: **LEASES RECEIVABLE**

The Authority, as lessor, has entered into the following leases which meet the requirements of GASB 87:

Cell Tower Lease – On March 1, 2007, the Authority entered into a 20-year lease with T-Mobile for the lease of cell towers with an incremental borrowing rate of 4.42%. Based on this agreement, the Authority is receiving payments of $1,150 on a monthly basis through March 1, 2027. The rental payments will increase by 10% each renewal period of five years.

Cell Tower Lease – On March 7, 2005, the Authority entered into a 25-year lease with Nextel Sprint for the lease of cell towers with an incremental borrowing rate of 4.29%. Based on this agreement, the Authority is receiving payments of $1,250 on a monthly basis through April 2030. The rental amount increases each year by 3%. Nextel Sprint notified the Authority on May 25, 2022 they would be terminating the original lease and the lease would run through until September 30, 2023. As of September 30, 2023, the lease was terminated.

The following is a summary of the leases as of September 30, 2023 for the Authority:

Lease Description	Lease Receivable	Lease Revenue	Lease Interest Revenue
Cell Towers	$ 82,167	$ 26,932	$ 4,737

The following is a summary of the leases as of September 30, 2022 for the Authority:

Lease Description	Lease Receivable	Lease Revenue	Lease Interest Revenue
Cell Towers	$ 128,610	$ 26,932	$ 6,684

The Authority reported lease revenue of $26,932 and $26,932 and interest revenue of $4,737 and $6,684 related to lease payments received during the fiscal years ended September 30, 2023 and 2022, respectively.

Under the provision of GASB 87, annual requirements to amortize lease obligations and related interest are as follows:

Year	Principal	Interest	Total
2024	$ 22,781	$ 3,174	$ 25,955
2025	23,808	2,146	25,954
2026	24,882	1,073	25,955
2027	10,696	119	10,815
Total	$ 82,167	$ 6,512	$ 88,679

Note 9: **LONG-TERM DEBT**

The following summarizes compensated absences:

	September 30, 2023	September 30, 2022
Beginning balance	$ 313,057	$ 293,451
Increase	275,551	172,330
Decrease	(292,140)	(152,724)
Ending balance	$ 296,468	$ 313,057
Current portion	$ 74,117	$ 78,264

On December 12, 2004, the Authority issued Capital Fund Program Revenue Bonds, Series 2004A in the amount of $4,760,000. These bonds bear interest at 4.466% and require semi-annual payments of principal and interest on May 1 and November 1 through November 1, 2025. Some of the bonds were retired as a partial refinancing in the amount of $805,000. This occurred when the Authority converted several of its properties to RAD and issued series 2018 bonds.

On November 30, 2018, the Authority converted its Asselta Acres, Parkview Apartments, and Tarkiln Acres properties to RAD and issued series 2018 bonds in the amount of $2,400,000. These bonds bear interest at 5.2% and require monthly payments of principal and interest through November 15, 2038. The balance of the bonds as of the fiscal years ended September 30, 2023 and 2022 is $2,026,833 and $2,111,997, respectively.

On November 30, 2020, the Authority converted its Kidston Towers and Olivio Towers properties to RAD and issued series 2020 bonds in the amount of $3,375,000. These bonds bear interest at 3.89% and require monthly payments of principal and interest through June 1, 2042. The balance of the bonds as of the fiscal years ended September 30, 2023 and 2022 is $3,290,596 and $3,375,000, respectively.

On September 19, 2021, the Authority entered into a 15-year note payable of $2,200,000 under the provisions of the Federal Home Loan Bank of New York (“FHLB”) Affordable Housing Program; the rate of interest is zero as the principal will be forgiven upon maturity. The total drawdowns during fiscal year September 30, 2022, were $1,661,459. The total drawdowns during fiscal year September 30, 2023, were $538,541. The liability of the Authority under this note payable is limited to the underlying value of the real estate collateral. The balance of this note payable was $2,200,000 and $1,661,459 at fiscal years ended September 30, 2023 and 2022, respectively.

The following is a summary of bonds payable for the fiscal year ended September 30, 2023:

Beginning Balance	Additions	Retirements	Refinanced	Ending Balance	Amounts due within the year
$ 7,483,456	$ 538,541	$ (259,568)	$ -	$ 7,762,429	$ 301,262

Note 9: **LONG-TERM DEBT (continued)**

The following is a summary of bonds payable for the fiscal year ended September 30, 2022:

Beginning Balance	Additions	Retirements	Refinanced	Ending Balance	Amounts due within the year
$ 5,987,801	$ 1,661,459	$ (165,804)	$ -	$ 7,483,456	$ 256,750

As of September 30, future principal and interest payments are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	$ 301,262	$ 238,350	$ 539,612
2025	320,456	224,186	544,642
2026	280,482	209,459	489,941
2027	240,975	197,793	438,768
2028	251,955	186,812	438,767
2029-2033	1,443,259	750,574	2,193,833
2034-2038	4,005,768	388,063	4,393,831
2039-2043	918,272	60,403	978,675
	$ 7,762,429	$ 2,255,640	$ 10,018,069

Note 10: **COMMITMENTS**

As of September 30, 2023, the Authority had commitments to expend approximately $154,840 for various capital improvements and related costs for the 2020 and 2022 Capital Fund grants.

Note 11: **RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, or damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered through a joint insurance pool as described below. Settled claims from these risks have not exceeded coverage for the past several years.

The Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund. The Fund provides its members with the following coverage:

Property and Physical Damage
General and Automobile Liability
Workers' Compensation
Public Official Liability/Employment Practices Liability

Contributions to the Fund are payable in an annual premium and are based on actuarial assumptions determined by the Fund's actuary. The Commissioner of Insurance may order additional assessments to supplement the Fund's claim, loss retention or administrative accounts to assure the payment to the Fund's obligation.

The Fund publishes its own financial report which can be obtained from:

New Jersey Public Housing Authorities Joint Insurance Fund
9 Campus Drive, Suite 216
Parsippany, New Jersey 07054-4412

Note 12: **RELATED PARTY TRANSACTIONS**

Vineland Housing Development Corporation

Housing Authority of the City of Vineland has an outstanding loan due from Vineland Housing Development Corporation ("VHDC") dated August 1, 2000. The purpose of the loan is to enable Vineland Housing Development Corporation to purchase and/or construct single family residences within the City of Vineland for sale to qualified buyers. This loan was refinanced and included in the loan described below in 2005.

Housing Authority of the City of Vineland entered into a loan agreement with Vineland Housing Development Corporation dated June 1, 2005, in the amount of $379,660 which was intended to refinance the remaining balance of the original note described above plus the remaining amount of additional funds at the time that the new note was formalized in writing. Although this new note was prepared, no formal board resolution was ever passed refinancing the balance on the remaining balance on the original note. The purpose of this new note was to enable Vineland Housing Development Corporation to purchase land located on Chestnut Avenue in Vineland, New Jersey in order to construct single family residential homes for sale to qualified buyers. Despite the agreement's provision to charge a six percent interest on the unpaid principal balance, no interest has been accrued or paid on the loan. The balance outstanding of the note, including the amount of the original note and additional funds advanced, at September 30, 2023 and 2022 is $173,327. As of the date of the preparation of the financial statements, payments were made to the authority of $0 and $200,840 at September 30, 2023 and 2022, respectively.

Note 12: **RELATED PARTY TRANSACTIONS (continued)**

In conjunction with the development of this project, the mortgages which secured this debt discussed above were discharged in November 2012.

In addition to the loans described above, the Housing Authority of the City of Vineland has advanced amounts to Vineland Housing Development Corporation for operating purposes, without interest. In April 2008, the Board of the Housing Authority of the City of Vineland passed a resolution authorizing cash advances of up to $50,000 with no set payment terms. No amounts have been advanced for this purpose for the fiscal year ending September 30, 2023. $3,500 has been advanced for this purpose to Vineland Housing Development Corporation for the fiscal year ending September 30, 2020. Additionally, from time to time the Authority has paid expenses attributable to VHDC. The amount of outstanding advances and payments made for expenditures on behalf of VHDC by the Housing Authority of the City of Vineland at September 30, 2023 and 2022 totaled $674 and $337, respectively.

Melrose Court Homes, LP

Several organizations are involved in the project, including Melrose Court Homes, LP (the "LP"), who is the owner of the development. Melrose Court GP, LLC (the “LLC”) is a General Partner with a .01% ownership interest in the LP. The LLC is owned 49% by the Authority and 51% by VHDC. The remaining ownership interest in the LP of 99.99% was held by an investor limited partner.

The Authority provided a construction loan and permanent financing of up to a $2.1M to Melrose Court Homes, LP. This loan will be treated as a second mortgage and will be paid for out of cash flow. Interest is accrued at a rate of 1% using the simple interest method. The balance on this loan at September 30, 2023 and 2022 is $1,269,237.

As the developer for the construction of the Melrose Court Project, Vineland Housing Development Corporation earned development fees which are paid in accordance with the Amended and Restated Partnership Agreement. Payments of $15,150 and $25,000 were paid to Vineland Housing Development Corporation during 2023 and 2022, respectively.

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Net Position as of September 30, 2023.

	PG	CU	Eliminations	Consolidated 2023
Assets				
Current assets	$ 7,459,081	$ 65,554	$ (173,327)	$ 7,351,308
Non-current assets	7,922,043	-	-	7,922,043
Capital assets, net	17,716,863	52,112	-	17,768,975
Total assets	33,097,987	117,666	(173,327)	33,042,326
Deferred outflows of resources	5,387,850	-	-	5,387,850
Liabilities				
Current liabilities	1,420,010	175,731	(173,327)	1,422,414
Long term liabilities	19,097,589	-	-	19,097,589
Total liabilities	20,517,599	175,731	(173,327)	20,520,003
Deferred inflows of resources	5,300,554	-	-	5,300,554
Net position				
Net investment in capital assets	9,954,434	52,112	-	10,006,546
Restricted	5,986,972	-	-	5,986,972
Unrestricted	(3,273,722)	(110,177)	-	(3,383,899)
Total net position (deficit)	$ 12,667,684	$ (58,065)	$ -	$ 12,609,619

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Net Position as of September 30, 2022.

	PG	CU	Eliminations	Consolidated 2022
Assets				
Current assets	$ 7,557,865	$ 71,559	$ (173,327)	$ 7,456,097
Non-current assets	7,290,876	-	-	7,290,876
Capital assets, net	16,693,112	52,112	-	16,745,224
Total assets	31,541,853	123,671	(173,327)	31,492,197
Deferred outflows of resources	4,251,764	-	-	4,251,764
Liabilities				
Current liabilities	1,702,645	176,746	(173,327)	1,706,064
Long term liabilities	18,096,805	-	-	18,096,805
Total liabilities	19,799,450	176,746	(173,327)	19,802,869
Deferred inflows of resources	5,108,504	-	-	5,108,504
Net position				
Net investment in capital assets	9,209,656	52,112	-	9,261,768
Restricted	5,403,294	-	-	5,403,294
Unrestricted	(3,727,287)	(105,187)	-	(3,832,474)
Total net position (deficit)	$ 10,885,663	$ (53,075)	$ -	$ 10,832,588

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Revenue, Expenses, and Changes in Net Position for the fiscal year ended September 30, 2023.

	PG	CU	Eliminations	Consolidated 2023
Operating revenue	$ 15,494,729	$ -	$ -	$ 15,494,729
Operating expenses	14,786,567	4,990	-	14,791,557
Operating gain (loss)	708,162	(4,990)	-	703,172
Non-operating revenue	1,328,095	-	-	1,328,095
Non-operating expense	(254,236)	-	-	(254,236)
Increase (decrease) in net position	1,782,021	(4,990)	-	1,777,031
Net position (deficit), beginning	10,885,663	(53,075)	-	10,832,588
Net position (deficit), ending	$ 12,667,684	$ (58,065)	$ -	$ 12,609,619

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Revenue, Expenses, and Changes in Net Position for the fiscal year ended September 30, 2022.

	PG	CU	Eliminations	Consolidated 2022
Operating revenue	$ 13,240,476	$ -	$ -	$ 13,240,476
Operating expenses	13,430,938	15,010	-	13,445,948
Operating loss	(190,462)	(15,010)	-	(205,472)
Non-operating revenue	1,089,060	-	-	1,089,060
Non-operating expense	(263,912)	-	-	(263,912)
Increase (decrease) in net position	634,686	(15,010)	-	619,676
Net position (deficit), beginning	10,250,977	(38,065)	-	10,212,912
Net position (deficit), ending	$ 10,885,663	$ (53,075)	$ -	$ 10,832,588

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Cash Flows for the fiscal year ended September 30, 2023.

	PG	CU	Eliminations	Consolidated 2023
Net cash provided by operating activities	$ 1,347,369	$ 9,062	$ -	$ 1,356,431
Net cash provided by non-capital financing activities	30,969	-	-	30,969
Net cash used in capital and related financing activities	(750,845)	-	-	(750,845)
Net cash provided by investing activities	33,182	-	-	33,182
Increase in cash and cash equivalents	660,675	9,062	-	669,737
Cash and cash equivalents, beginning of year	12,726,999	55,441	-	12,782,440
Cash and cash equivalents, end of year	$ 13,387,674	$ 64,503	$ -	$ 13,452,177

Note 13: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Cash Flows for the fiscal year ended September 30, 2022.

	PG	CU	Eliminations	Consolidated 2022
Net cash provided by operating activities	$ 719,463	$ 5,441	$ -	$ 724,904
Net cash provided by non-capital financing activities	32,377	-	-	32,377
Net cash used in capital and related financing activities	(873,508)	-	-	(873,508)
Net cash provided by investing activities	16,597	-	-	16,597
Increase (decrease) in cash and cash equivalents	(105,071)	5,441	-	(99,630)
Cash and cash equivalents, beginning of year	12,832,070	50,000	-	12,882,070
Cash and cash equivalents, end of year	$ 12,726,999	$ 55,441	$ -	$ 12,782,440

Note 14: **OTHER MATTERS**

The Rental Assistance Demonstration (RAD) program was created to assist housing authorities with preserving and/or improving public housing properties. The RAD program allows housing authorities to leverage public housing stock and public and private debt to make these improvements in the absence of federal funding for this purpose. In addition, converting to RAD provides for a more stable funding stream.

The Authority has converted Parkview Apartments, Tarkiln Acres, and Asselta Acres to RAD. Kidston Towers and Olivio Towers were converted to RAD with an effective date of December 1, 2020. D'Orazio Terrace applied for the RAD program and received the RAD Conversion Commitment on December 7, 2018. The first step in conversion is completing an application to the Department of Housing and Urban Development ("HUD"). Several forms and tasks must be completed prior to being approved for conversion. Once approved, HUD will issue a commitment to enter into a Housing Assistance Payment ("CHAP"). Then HUD will issue a RAD Conversion Commitment ("RCC"), along with a checklist of items required to complete the contract and closing documents. A final closing is necessary to complete the process.

The properties listed above are in various stages of conversion. Parkview Apartments, Tarkiln Acres, and Asselta Acres converted to RAD effective December 1, 2018. This conversion involved a bond issuance for Tarkiln and Asselta Acres. Kidston Towers and Olivio Towers applied for RAD in October 2017 and received their CHAP February 2018. Kidston and Olivio Towers converted to RAD effective December 1, 2020 and this conversion also involved a bond issuance. In addition, a Federal Home Loan Bank of New York (FHLBNY) direct subsidy was awarded for the Kidston and Olivio towers project. The amount is $2,200,000. The D'Orazio Terrace project is in the process of the redevelopment process, which has been interrupted by the COVID-19 pandemic. In addition, the Authority must use the sales proceeds from the sale of the Scattered Site homes in the RAD conversion of D'Orazio Terrace or the funds must be returned to HUD. D'Orazio Terrace is the last Public Housing project in the Authority's portfolio and all remaining funds must be utilized in the last project. This has also contributed to the delay in the redevelopment of D'Orazio Terrace.

The Authority cannot pay itself housing assistance payments (HAP), therefore per RAD regulations, a separate not-for-profit entity was created in April 2018, the Affordable Housing Corporation of Vineland (AHCV), to be party to the HAP contract. The AHCV is the HAP owner for all of the Authority's projects that have converted to RAD.

The Authority owns 72 Scattered Site homes through the City of Vineland. The Authority applied to the Special Applications Center at HUD for a disposition approval. The approval has been received and the Authority is in the process of selling the Scattered Site homes. The Scattered Site homes are being sold as the homes become vacant due to normal resident turnover and as residents find alternate housing using a Section 8 Housing Choice Voucher as part of the resident relocation process. As of September 30, 2023, eight homes were sold.

Note 15: **SUBSEQUENT EVENTS**

Management of the Authority has evaluated subsequent events through November 11, 2024, the date the financial statements were available to be issued.

HOUSING AUTHORITY OF THE CITY OF VINELAND

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2023 AND 2022

HOUSING AUTHORITY OF THE CITY OF VINELAND
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net OPEB Liability
State Health Benefits Local Government Retired Employees Plan
Last Seven Plan Years

	Measurement Date Ending June 30,						
	2023	2022	2021 (a)	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability	0.055907%	0.047057%	0.042871%	0.045106%	0.037557%	0.036693%	0.037172%
Authority's Proportionate Share of the Net OPEB Liability	$ 8,389,706	$ 7,599,515	$ 7,716,686	$ 8,094,999	$ 5,087,498	$ 5,748,552	$ 7,588,957
Authority's Covered Payroll (Plan Measurement Period)	$ 1,646,650	$ 1,466,073	$ 1,368,344	$ 1,275,925	$ 1,148,527	$ 1,017,764	$ 1,012,832
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of Covered Payroll	509.50%	518.36%	563.94%	634.44%	442.96%	564.27%	749.28%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	-0.79%	-0.36%	0.28%	0.91%	1.98%	1.97%	1.03%

References:
(a) The Proportionate Share of the June 30, 2021 Net OPEB Liability was adjusted within the June 30, 2022 Plan Audit.

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, this presentation will only include information for those years for which information is available.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Required Supplementary Information
Schedule of the Authority's OPEB Contributions
State Health Benefits Local Government Retired Employees Plan
Last Seven Fiscal Years

	Fiscal Year Ended September 30,						
	2023	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Authority's Required Contributions	$ 120,115	$ 127,632	$ 114,420	$ 112,395	$ 122,679	$ 194,736	$ 229,086
Authority's Contributions in Relation to the Required Contribution	$ (120,115)	$ (127,632)	$ (114,420)	$ (112,395)	$ (122,679)	$ (194,736)	$ (229,086)
Authority's Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll (Fiscal Year)	$ 1,737,114	$ 1,509,126	$ 1,379,489	$ 1,275,925	$ 1,148,527	$ 1,018,764	$ 1,012,832
Authority's Contributions as a Percentage of Covered Payroll	6.91%	8.46%	8.29%	8.81%	10.68%	19.11%	22.62%

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, this presentation will only include information for those years for which information is available.

Note to Required Supplementary Information

Changes in Benefit Terms:
The actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023, included changes due to employers adopting and /or changing Chapter 48 provisions.

Changes in Assumptions:
The discount rate used as of the June 30 measurement date is as follows:

Year	Rate	Year	Rate
2023	3.65%	2020	2.21%
2022	3.54%	2019	3.50%
2021	2.16%	2018	3.87%
		2017	3.58%

The expected investment rate of return is based on guidance provided by the State. These expected rates of return are the same as the discount rates listed above.

In addition to changes in the discount rate, other factors that affected the valuation of the net OPEB liability included changes in the trend update.

There were no changes to mortality projections.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net Pension Liability
Public Employees' Retirement System (PERS)
Last Ten Plan Years

	Measurement Date Ending June 30,									
	2023	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Authority's proportion of the net pension liability	0.0199885186%	0.0193828463%	0.0182446452%	0.0159220320%	0.0142951807%	0.0144588657%	0.0138808229%	0.0175966359%	0.0184563371%	0.0185062675%
Authority's proportionate share of the net pension liability	$ 2,895,212	$ 2,925,138	$ 2,161,352	$ 2,596,467	$ 2,575,775	$ 2,846,879	$ 3,231,234	$ 5,211,619	$ 4,143,078	$ 3,464,879
Authority's covered payroll (plan measurement period)	1,495,584	1,389,112	1,337,032	1,181,056	1,015,848	1,015,380	944,324	1,172,256	1,274,948	1,279,812
Authority's proportionate share of the net pension liability as a percentage of its covered payroll	193.58%	210.58%	161.65%	219.84%	253.56%	280.38%	342.17%	444.58%	324.96%	270.73%
Plan fiduciary net position as a percentage of the total pension liability	65.23%	62.91%	70.33%	58.32%	56.27%	53.60%	48.10%	40.14%	47.93%	52.08%

HOUSING AUTHORITY OF THE CITY OF VINELAND
Required Supplementary Information
Schedule of the Authority's Contributions
Public Employees' Retirement System (PERS)
Last Ten Fiscal Years

	Fiscal Year Ended September 30,									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	$ 267,152	$ 244,427	$ 213,666	$ 174,179	$ 139,050	$ 143,819	$ 128,591	$ 156,326	$ 158,675	$ 152,536
Contributions in relation to the contractually required contribution	(267,152)	(244,427)	(213,666)	(174,179)	(139,050)	(143,819)	(128,591)	(156,326)	(158,675)	(152,536)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered payroll (fiscal year)	$ 1,737,114	$ 1,509,126	$ 1,379,489	$ 1,275,925	$ 1,148,527	$ 1,018,764	$ 1,012,832	$ 1,006,307	$ 1,177,257	$ 1,257,149
Contributions as a percentage of Authority's covered payroll	15.38%	16.20%	15.49%	13.65%	12.11%	14.12%	12.70%	15.53%	13.48%	12.13%

Note to Required Supplementary Information

Changes in benefit terms: The Division of Pensions and Benefits adopted a new policy regarding the crediting of interest on member contributions for the purpose of refund of accumulated deductions. Previously, after termination of employment, but prior to retirement or death, interest was credited on member accumulated deductions at the valuation interest rate for the entire period. Effective July 1, 2018, interest is only credited at the valuation interest rate for the first two years of inactivity prior to retirement or death.

Changes in Assumptions:

The discount rate used as of June 30 measurement date is as follows:

Year	Rate	Year	Rate
2023	7.00%	2018	5.66%
2022	7.00%	2017	5.00%
2021	7.00%	2016	3.98%
2020	7.00%	2015	4.90%
2019	6.28%	2014	5.39%

The long-term expected rate of return used as of June 30 measurement date is as follows:

Year	Rate	Year	Rate
2023	7.00%	2018	7.00%
2022	7.00%	2017	7.00%
2021	7.00%	2016	7.65%
2020	7.00%	2015	7.90%
2019	7.00%	2014	7.90%

HOUSING AUTHORITY OF THE CITY OF VINELAND

PART II - SINGLE AUDIT SECTION

SEPTEMBER 30, 2023

REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

INDEPENDENT AUDITOR'S REPORT

The Honorable Chairman and Members
of the Board of Commissioners
Housing Authority of the City of Vineland

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of Vineland's (the "Authority), a component unit of the City of Vineland in the County of Cumberland, State of New Jersey, compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the fiscal year ended September 30, 2023. The Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying *Schedule of Findings and Questioned Costs.*

In our opinion, the Authority, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the fiscal year ended September 30, 2023.

Basis for Opinion on its Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants

Woodbury, New Jersey
November 11, 2024

HOUSING AUTHORITY OF THE CITY OF VINELAND
Schedule of Expenditures of Federal Awards
For the Fiscal Year Ended September 30, 2023

Federal Grantor Program Title	Federal Assistance Listing Number	Federal Assistance Identification Number	Pass-through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development					
Direct Programs					
Housing Choice Voucher Cluster -					
Section 8 Housing Choice Voucher Program	14.871	Various	N/A	-	$ 8,668,784
Emergency Housing Voucher	14.871	Various	N/A	-	302,555
Mainstream Vouchers	14.879	NJ063DV0001 NJ0638FR221	N/A	-	273,222
Total Housing Choice Voucher Cluster					9,244,561
Public and Indian Housing Program	14.850	Various	N/A	-	555,347
Family Self-Sufficiency Program	14.896	FSS21NJ3734	N/A	-	126,160
Public Housing - Capital Fund Program	14.872	NJ39P06350121	N/A	-	593,615
Total expenditures of federal awards					$ 10,519,683

The accompanying Notes to the Schedule of Expenditures of Federal Awards and Notes to Financial Statements are an integral part of this schedule.

Note 1: **BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Housing Authority of the City of Vineland (the "Authority") under programs of the federal government for the fiscal year ended September 30, 2023. The Authority is defined in Note 1 to the Authority's financial statements. The information in the 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). All federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the Schedule. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, and changes in net position or cash flows of the Authority.

Note 2: **INDIRECT COST RATE**

The Authority has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on this Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U.S Code of Federal Regulation Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The expenditures reflected in the Schedule are presented at the federal participation level; thus, any matching portion is not included.

Note 4: **RELATIONSHIP TO FINANCIAL STATEMENTS**

Amounts reported in the accompanying schedule agree with, in all material respects, the amounts reported in the related financial statements.

Note 5: **RELATIONSHIP TO FEDERAL FINANCIAL REPORTS**

All amounts in the accompanying schedule agree with, in all material respects, the amounts reported in the related federal financial reports.

Additionally, there were expenditures of $30,589 under the State of New Jersey, Department of Community Affairs Congregate Housing Services Program, which is not subject to a State Single Audit.

Note 6: **PHA'S STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS**

There were no Modernization Cost Certificates filed by the Housing Authority in fiscal year 2023.

HOUSING AUTHORITY OF THE CITY OF VINELAND

PART III – SCHEDULE OF FINDINGS & QUESTIONED COSTS

SEPTEMBER 30, 2023

HOUSING AUTHORITY OF THE CITY OF VINELAND
Schedule of Findings and Questioned Costs
For the Fiscal Year Ended September 30, 2023

Section 1 – Summary of Auditor's Results

Financial Statements

A. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP	Unmodified
B. Internal control over financial reporting:	
1. Material weakness(es) identified?	None noted
2. Significant deficiency(ies) identified?	None noted
C. Noncompliance material to financial statements noted?	None noted

Federal Awards Section

D. Internal control over major federal programs:	
1. Material weakness(es) identified?	None noted
2. Significant deficiency(ies) identified?	None noted
E. Type of auditor's report on compliance for major federal programs:	Unmodified
F. Audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	None noted
G. Identification of major federal programs:	

Assistance Listing Numbers	Name of Federal Program or Cluster
14.871	Housing Voucher Cluster

H. Dollar threshold used to distinguish between type A and type B programs:	$ 750,000
I. Auditee qualified as low-risk auditee?	No

Section 2- Schedule of Financial Statement Findings

This section identifies the significant deficiencies, material weaknesses, fraud, noncompliance with provisions of laws, regulations, contracts and grant agreements related to the financial statements for which Government Auditing Standards and audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey, requires.

None noted.

Section 3- Schedule of Federal Award Findings and Questioned Costs

This section identifies the significant deficiencies, material weaknesses, material instances of noncompliance, including questioned costs, and significant instances of abuse, related to the audit of major Federal programs, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

None noted.

HOUSING AUTHORITY OF THE CITY OF VINELAND
Summary Schedule of Prior Year Audit Findings
And Questioned Costs as Prepared by Management

This section identifies the status of prior year findings related to the financial statements and Federal Awards that are required to be reported in accordance with *Government Auditing Standards*, and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

FINANCIAL STATEMENT FINDINGS

Finding No. 2022-001

Condition
During the course of the audit it was determined that a material adjusting journal entry was necessary in order to achieve proper presentation of the financial statements.

Current Status

This finding has been resolved.

FEDERAL AWARDS

None noted.

APPRECIATION

We express our appreciation for the courtesies extended and assistance rendered to us during the course of this audit.

Respectfully submitted,

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants