

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2017**

**WITH  
REPORT OF INDEPENDENT AUDITORS**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
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**YEAR ENDED DECEMBER 31, 2017**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners  
Housing Authority of the City of Camden:

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Housing Authority of the City of Camden (the "Authority") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

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

### **Auditors' Responsibility**

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

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

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



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## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of December 31, 2017, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's financial statements. The schedule of expenditures of federal awards and the schedule of expenditures of state awards are presented for the purpose of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and State of New Jersey OMB Circular 15-08 and are not a required part of the financial statements. The accompanying financial data schedule is also not a required part of the financial statements and is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development.

The schedule of expenditures of federal awards, schedule of expenditures of state awards and financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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, schedule of expenditures of state awards and financial data schedule are fairly stated, in all material respects, in relation to the 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 October 5, 2018 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.

*Novogradac & Company LLP*

October 5, 2018  
Toms River, New Jersey

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**Management's Discussion and Analysis**  
**December 31, 2017**

The Housing Authority of the City of Camden (the "Authority") management discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis ("MD&A") is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

**FINANCIAL HIGHLIGHTS**

The Authority has maintained effective fiscal operation as evidenced by the Authority's positive adjusted operating income earned during 2017.

The Board of Commissioners and the Executive Director continue to work closely with the staff to implement cost containment measures, improve internal and external financial reporting, strengthen communication lines with all managers, and train property managers and pertinent staff in project-based budgeting, accounting & reporting.

Some reclassifications may have been made to prior year balances in order to present a clearer comparison between the financial positions and corresponding balances of the two years.

Here are some of the financial highlights for the changes in financial conditions:

- The Authority's unrestricted net position decreased by \$98,495 during the year ended December 31, 2017.
- The Authority's restricted cash decreased by \$827,805 during the year ended December 31, 2017. The decrease is primarily the result of increases in restricted HAP reserves of \$417,752 and increases in NSP reserves of \$84,280 which was offset by the utilization of grant funds received in 2016 in the amount of \$1,162,349.
- The Authority's current asset balance increased \$284,050 from December 31, 2016 to December 31, 2017. The change resulted from an increase in cash and cash equivalents (including security deposits) of \$296,228 and increases in receivables of \$206,391 which was offset by prepaid expense decreases of \$218,569.

**THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
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**FINANCIAL HIGHLIGHTS (continued)**

- Operating revenues increased by \$2,281,706 from \$29,765,643 in 2016 to \$32,047,349 in 2017. This is primarily the result of an increase in HUD operating grants and tenant revenues of \$1,978,642 while other revenues, including other government grants increased by \$303,064.
- Operating expenses of all Authority programs (excluding depreciation, extraordinary maintenance and housing assistance payments) increased \$800,367.
- During 2017 operating revenues, \$32,047,349 net of operating expenses of \$31,650,697 provided operating income of \$396,652.
- Housing assistance payments increased \$531,461, (4%). The Authority had 185 more unit months leased in 2017 than in 2016, 1% and, the average payment to landlords increased by 3.5%.

**AUTHORITY WIDE FINANCIAL STATEMENTS**

The Authority-wide financial statements and notes thereto are designed to be corporate-like in that all business type activities are consolidated into columns that add to a total for the entire Authority.

These Statements include the Statements of Net Position, which is similar to a Balance Sheet. The Statements of Net Position reports all financial and capital resources for the Authority. The statements are presented in the format where assets plus deferred outflows of resources, minus liabilities plus deferred inflows of resources, equals "net position", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The Authority's focus on the Statements of Net Position is the "Unrestricted Net Position" which is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority.

Net Position (formerly equity) is reported in three broad categories:

- Net Investment in Capital Assets: This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

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**AUTHORITY WIDE FINANCIAL STATEMENTS (continued)**

- Restricted Net Position: This component of net position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.
- Unrestricted Net Position: Consists of net position that do not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

The Authority-wide financial statements also include the Statements of Revenues, Expenses and Changes in Net Position (similar to an Income Statement). These statements include operating revenues, such as rental income, operating expenses, such as administrative, utilities, maintenance, depreciation, and non-operating revenue and expenses, such as investment income and interest expense.

The focus of the Statements of Revenues, Expenses and Changes in Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

The Statements of Cash Flows presents relevant information about the Authority's cash receipts and cash payments during the year. The Statements of Cash Flows also disclose net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

**FUND FINANCIAL STATEMENTS**

Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. The focus is now on major funds, rather than fund types. The Authority consists of exclusively enterprise funds. Enterprise funds utilize the full accrual basis of accounting. The enterprise method of accounting is similar to accounting utilized by business in the private sector. All of the activities of the Authority are reported in a single enterprise fund.

**THE AUTHORITY'S PROGRAMS**

Low Rent Public Housing – Under the Low Rent Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides operating subsidy and capital grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

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**THE AUTHORITY'S PROGRAMS (continued)**

Federal Low-Income Housing Tax Credit (LIHTC) Program - Through the privately managed properties, The Housing Authority of the City of Camden administers the federal Low-Income Housing Tax Credit (LIHTC) program for housing developments in the City of Camden. The LIHTC program is contained within § 42 of the Internal Revenue Code (26 U.S.C. § 42) as a tax incentive program to stimulate investment in affordable housing. The LIHTC program provides incentives for developers to acquire rehabilitate and or build low- or mixed-income housing through the allocation of federal tax credits that can be used to reduce a project's federal taxes or sold to corporations or investor groups to raise equity for a project. The credits are purchased at a discount and represent a dollar-for-dollar reduction of tax liability. In the State of New Jersey, the LIHTC program plays a vital role in the creation and preservation of affordable rental housing by increasing the funding available to eligible projects that best meet the state's goals and requirements for affordable housing.

Housing Choice Voucher Program (Section 8 Program) – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a housing assistance payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides annual contributions funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Capital Fund Program – Under the Capital Fund Program, the Authority receives grants from the Department of Housing and Urban Development which are used primarily to maintain and improve the physical condition of its developments. The funds are also used to fund management improvements such as management information systems and tenant services. Included in the Capital fund Program is the HUD Choice Neighborhood Implementation Grant that supports the development of a comprehensive neighborhood revitalization plan, which focuses on directing resources to address three core goals: Housing, People and Neighborhood. To achieve these core goals, Camden communities developed for implementation a comprehensive neighborhood revitalization strategy, or Transformation Plan. The Transformation Plan is the guiding document for the revitalization of the public and/or assisted housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

Resident Opportunities and Self Sufficiency Program – A grant program funded by the Department of Housing and Urban Development that encourages economic self-sufficiency among the Authority's resident population.

**THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
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**THE AUTHORITY'S PROGRAMS (continued)**

Veterans Affairs Supportive Housing Program - The Housing Authority of the City of Camden has partnered with the Department of Veterans Affairs to offer Rental Assistance for homeless veterans. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) voucher program combines HUD Housing Choice Voucher (HCV) Rental Assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs (VA) at its medical centers and in the community. Visible goals of this program include addressing homelessness for veterans and ensuring needed case management services are provided by the VA to individuals to allow them to move to self-sufficiency.

YouthBuild Grant – A grant program designed for the purpose of assisting at-risk youth between the ages of 16 and 24 to learn housing construction job skills and to complete their high school education.

State/Local Programs – Represents non-HUD resources developed from a variety of activities and funded by the state of New Jersey, the County of Camden or the City of Camden.

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**STATEMENTS OF NET POSITION**

The following table reflects the condensed Statements of Net Position as of December 31, 2017 and 2016:

Account	2017	2016	Change	% Change
<b>ASSETS</b>				
Current assets:				
Cash and cash equivalents	\$ 6,363,271	\$ 6,037,591	\$ 325,680	5%
Tenant Security Deposits	259,845	\$ 289,297	\$ (29,452)	(10%)
Accounts receivable, net	1,072,575	866,184	206,391	24%
Prepaid expenses	<u>217,159</u>	<u>435,728</u>	<u>(218,569)</u>	(50%)
 Total current assets	 <u>7,912,850</u>	 <u>7,628,800</u>	 <u>284,050</u>	 4%
Non-current assets:				
Restricted cash	1,064,999	1,892,804	(827,805)	(44%)
Notes receivable	37,048,309	40,970,434	(3,922,125)	(10%)
Capital assets, net	<u>15,440,779</u>	<u>24,710,676</u>	<u>(9,269,897)</u>	(38%)
 Total non-current assets	 <u>53,554,087</u>	 <u>67,573,914</u>	 <u>(14,019,827)</u>	 (21%)
 Total assets	 <u>61,466,937</u>	 <u>75,202,714</u>	 <u>(13,735,777)</u>	 (18%)
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
 New Jersey P.E.R.S.	 <u>3,347,465</u>	 <u>4,525,416</u>	 <u>(1,177,951)</u>	 (26%)
 Total Assets & Deferred Outflows	 <u>\$ 64,814,402</u>	 <u>\$ 79,728,130</u>	 <u>\$ (14,913,728)</u>	 (19%)

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**STATEMENTS OF NET POSITION (continued)**

**LIABILITIES AND NET POSITION**

<u>Account</u>	<u>2017</u>	<u>2016</u>	<u>Change</u>	<u>% Change</u>
<b>Current liabilities:</b>				
Accounts payable	\$ 368,693	\$ 497,264	\$ (128,571)	(26%)
Accrued expenses	146,654	97,103	49,551	51%
Accrued compensated absences, current	42,803	39,348	3,455	9%
Tenant security deposits	259,845	290,147	(30,302)	(10%)
Current portion of bonds and leases payable	365,000	618,371	(253,371)	(41%)
Prepaid tenant rents	233,893	17,986	215,907	100%
Other current liabilities	<u>68,225</u>	<u>219,997</u>	<u>(151,772)</u>	(69%)
Total current liabilities	<u>1,485,113</u>	<u>1,780,216</u>	<u>(295,103)</u>	(17%)
<b>Non-current liabilities:</b>				
Bonds and leases payable, non-current	3,095,000	3,460,000	(365,000)	(11%)
Accrued compensated absences, non-current	379,986	354,131	25,855	7%
Other liabilities	176,218	171,232	4,986	3%
Net pension liability	<u>12,466,349</u>	<u>15,587,120</u>	<u>(3,120,771)</u>	(20%)
Total non-current liabilities	<u>16,117,553</u>	<u>19,572,483</u>	<u>(3,454,930)</u>	(18%)
Total liabilities	<u>17,602,666</u>	<u>21,352,699</u>	<u>(3,750,033)</u>	(18%)
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>				
Grants advanced - HUD	-	1,162,349	(1,162,349)	(100%)
State of New Jersey P.E.R.S.	<u>2,982,875</u>	<u>637,561</u>	<u>2,345,314</u>	368%
Total deferred inflows of resources	<u>2,982,875</u>	<u>1,799,910</u>	<u>1,182,965</u>	66%
<b><u>NET POSITION</u></b>				
<b>Net position:</b>				
Net Investment in capital assets	11,980,779	20,632,305	(8,651,526)	(42%)
Restricted net position	37,814,773	41,411,412	(3,596,639)	(9%)
Unrestricted net position	<u>(5,566,691)</u>	<u>(5,468,196)</u>	<u>(98,495)</u>	2%
Total net position	<u>44,228,861</u>	<u>56,575,521</u>	<u>(12,346,660)</u>	(22%)
Total liabilities, deferred inflows of resources and net position	<u>\$ 64,814,402</u>	<u>\$ 79,728,130</u>	<u>\$ (14,913,728)</u>	(19%)

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**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**

The following table reflects the Statements of Revenues, Expenses and Changes in Net Position as of December 31, 2017 and 2016:

Account	2017	2016	Change	%
				Change
Operating Revenues:				
Tenant revenue	\$ 2,969,249	\$ 2,938,144	\$ 31,105	1%
HUD operating grants	26,935,282	24,987,745	1,947,537	8%
Other government grants	1,034,150	1,055,867	(21,717)	(2%)
Other revenues	<u>1,108,668</u>	<u>783,887</u>	<u>324,781</u>	41%
Total operating revenues	<u>32,047,349</u>	<u>29,765,643</u>	<u>2,281,706</u>	8%
Operating expenses:				
Administrative	7,507,633	7,850,260	(342,627)	(4%)
Tenant services	2,746,556	2,169,872	576,684	27%
Utilities	2,504,615	2,120,259	384,356	18%
Ordinary repairs and maintenance	2,434,025	2,751,542	(317,517)	(12%)
Protective services	827,341	646,618	180,723	28%
Insurance and general	1,362,737	1,043,989	318,748	31%
Extraordinary maintenance	58,892	-	58,892	100%
Housing assistance payments	12,746,344	12,214,883	531,461	4%
Depreciation	<u>1,462,554</u>	<u>2,362,424</u>	<u>(899,870)</u>	(38%)
Total operating expenses	<u>31,650,697</u>	<u>31,159,847</u>	<u>490,850</u>	2%
Operating loss	<u>396,652</u>	<u>(1,394,204)</u>	<u>1,790,856</u>	(128%)
Non-operating revenues:				
Investment income	513,015	512,377	638	0%
Interest expense	(175,909)	(203,750)	27,841	(14%)
Loss on investment in leased property	(8,609,440)	-	(8,609,440)	(100%)
Bad debt expense - mortgage loans	(5,657,226)	-	(5,657,226)	(100%)
Casualty losses	<u>(4,977)</u>	<u>(39,967)</u>	<u>34,990</u>	(88%)
Net non-operating rev (exp)	<u>(13,934,537)</u>	<u>268,660</u>	<u>(14,203,197)</u>	(5287%)
Loss before capital grants	(13,537,885)	(1,125,544)	(12,412,341)	1103%
Capital grants	1,191,225	1,303,657	(112,432)	(9%)
Special items	<u>-</u>	<u>(13,013,255)</u>	<u>13,013,255</u>	100%
Change in net position	(12,346,660)	(12,835,142)	488,482	(4%)
Net position, beginning of year	<u>56,575,521</u>	<u>69,410,663</u>	<u>(12,835,142)</u>	(18%)
Net position, end of year	<u>\$ 44,228,861</u>	<u>\$ 56,575,521</u>	<u>\$ (12,346,660)</u>	(22%)

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**MAJOR FACTORS AFFECTING THE STATEMENTS OF NET POSITION**

- During 2017 capital assets, net, decreased by \$9,269,897 which is more fully described in the capital asset section of this report.
- Accounts receivable, net, increased \$206,391 from December 31, 2016 to December 31, 2017 primarily due to an increase in pending requests from HUD for payment of reimbursable expenditures of \$195,734 combined with an increase in reimbursements due from other governmental sources of \$246,292 along with a decrease of other receivables of \$173,960 and an increase in the allowance for doubtful accounts associated with other business activities of (\$65,755).
- The Authority's restricted cash decreased by \$827,805 at December 31, 2017. The decrease is primarily the result of increases in restricted HAP reserves of \$417,752, utilization of grants received in 2016 in the amount of \$1,162,349 and increases in NSP reserves of \$84,280.
- Notes receivable decreased \$3,922,125 as the Authority recorded an allowance toward uncollectable loan amounts of \$5,657,226 which was offset by the Authority accruing interest on notes receivable, \$512,069, and increased the balance of the mortgage loan to Branch Village Urban Renewal LLC by \$1,223,032.
- Short term and long-term debt decreased \$618,371 as the Authority paid down one year of principal on capital fund bonds in the amount of \$345,000 and also paid off their energy improvement capital lease in the amount of \$273,371.
- The Authority's net pension liability decreased \$3,120,771 as the State of New Jersey issued a new report updating the PERS unfunded liability to all participants. Better investment assumptions and returns resulted in a reduced net pension liability.

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**MAJOR FACTORS AFFECTING THE STATEMENTS OF REVENUE,  
EXPENSES AND CHANGES IN NET POSITION**

- Operating revenues increased by \$2,281,706 from \$29,765,643 in 2016 to \$32,047,349 in 2017. This is primarily the result of an increase in HUD operating grants and tenant revenues of \$1,978,642 while other revenues, including other government grants increased by \$303,064.
- Capital grants decreased by \$112,432 to \$1,191,225 from the year ended December 31, 2016 as reimbursements from formula grants utilized for the current year decreased.
- The increase in utilities expense of \$384,356 from 2016 to 2017 is due to increases in certain utility rates combined with billings received for usage incurred in prior periods.
- The variance indicating a decrease of \$342,627 in administrative expenses from 2016 to 2017 is due, primarily to recognition of pension expense decreases of \$635,216 increases of \$20,240 in salaries, increases of \$28,731 in office expenses, decreases of \$20,410 in legal expenses, increases of \$8,078 in travel and increases of \$273,853 of other expenses.
- The increase of \$576,684 in tenant services from 2016 is due to increases in salaries of \$217,125, increases in relocation costs associated with the Branch Village transition of \$292,996, increases in employee benefit costs of \$32,008 and increases in other costs of \$34,555.
- Housing assistance payments increased \$531,461, (4%). The Authority had 185 more unit months leased in 2017 than in 2016, 1%, and, the average payment to landlords increased by 3.5%.

**THE HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
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**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of December 31, 2017, the Authority had \$15,440,779 invested in capital assets as reflected in the following schedule, which represents a net decrease (addition, disposals and depreciation) of \$9,269,897 from the end of 2016.

<b>Account</b>	<b>2017</b>	<b>2016</b>	<b>Net Change</b>	<b>Percentage Change</b>
Capital Assets:				
Land	\$ 824,155	\$ 1,140,535	(316,380)	-28%
Construction in progress	2,363,490	2,938,225	(574,735)	-20%
Buildings	152,425,755	156,174,221	(3,748,466)	-2%
Furniture and equipment	<u>1,149,054</u>	<u>1,149,054</u>	<u>-</u>	0%
 Total capital assets	 156,762,454	 161,402,035	 (4,639,581)	 -3%
Less: Accumulated depreciation	<u>141,321,675</u>	<u>136,691,359</u>	<u>4,630,316</u>	3%
 Capital assets, net	 <u>\$ 15,440,779</u>	 <u>\$ 24,710,676</u>	 <u>\$ (9,269,897)</u>	 -38%

The Authority's net capital assets decreased \$9,269,897 as the Authority had capital purchases totaling \$802,096 which was offset by depreciation expense of \$1,462,554 and write-offs associated with Roosevelt Manor and Branch Village.

**Debt Outstanding**

The New Jersey Housing and Mortgage Financing Agency issued \$79,860,000 Capital Fund Program Revenue Bonds, 2004 Series A in 2004. The Authority, upon approval from the Housing and Urban Development's Washington D.C. office, joined 20 other New Jersey Housing Authorities in consideration of a portion of these proceeds or \$6.9 million.

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**Debt Outstanding (continued)**

The use of these funds was site improvements within two of the HACC's developments (Kennedy Towers and Branch Village). These funds were received December 23, 2004 and have a twenty-year repayment cycle. As of December 31, 2017, \$3,460,000 is still outstanding.

During 2006, the Authority borrowed \$2,484,000 for the purpose of acquiring equipment needed to perform renovations that enabled savings in energy consumption. Scheduled payments of this debt were completed during 2017 with payments totaling \$273,371.

The current portion of the Authority's outstanding debt payable as of December 31, 2017 is \$365,000.

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- HUD's Project Based Budgeting, Accounting, and Reporting Requirements
- Local redevelopment plans
- Local labor supply and demand, which can affect salary and wage rates
- Local Union Agreements and the subsequent execution
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

**FINANCIAL CONTACT**

This financial report is designed to provide our residents, the citizens of the City of Camden, New Jersey, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, you may make inquiry by writing to: Housing Authority of City of Camden, 2021 Watson Street, 2<sup>nd</sup> Floor, Camden, New Jersey, 08105, Attention: Victor D. Figueroa, Executive Director or Kathryn Blackshear, Deputy Executive Director.

## **FINANCIAL STATEMENTS**

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**STATEMENT OF NET POSITION**  
**AS OF DECEMBER 31, 2017**

ASSETS

Current assets:	
Cash and cash equivalents	\$ 6,363,271
Tenant security deposits	259,845
Accounts receivable, net	1,072,575
Prepaid expenses	<u>217,159</u>
Total current assets	<u>7,912,850</u>
Non-current assets:	
Restricted cash	1,064,999
Notes receivable	37,048,309
Capital assets, net	<u>15,440,779</u>
Total non-current assets	<u>53,554,087</u>
Total assets	<u>61,466,937</u>

DEFERRED OUTFLOWS OF RESOURCES

State of New Jersey P.E.R.S.	<u>3,347,465</u>
Total assets and deferred outflows of resources	<u>\$ 64,814,402</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**STATEMENT OF NET POSITION (continued)**  
**AS OF DECEMBER 31, 2017**

LIABILITIES

Current liabilities:	
Accounts payable	\$ 368,693
Accrued expenses	146,654
Accrued compensated absences	42,803
Tenant security deposits	259,845
Current portion of bond payable	365,000
Prepaid tenant rents	233,893
Other current liabilities	<u>68,225</u>
Total current liabilities	<u>1,485,113</u>
Non-current liabilities:	
Bond payable, excluding current portion	3,095,000
Accrued compensated absences, excluding current portion	379,986
Other liabilities	176,218
Net pension liability	<u>12,466,349</u>
Total non-current liabilities	<u>16,117,553</u>
Total liabilities	<u>17,602,666</u>

DEFERRED INFLOWS OF RESOURCES

State of New Jersey P.E.R.S.	<u>2,982,875</u>
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NET POSITION

Net position:	
Net investment in capital assets	11,980,779
Restricted	37,814,773
Unrestricted (deficit)	<u>(5,566,691)</u>
Total net position	<u>44,228,861</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 64,814,402</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
STATEMENT OF REVENUES, EXPENSES,  
AND CHANGES IN NET POSITION  
YEAR ENDED DECEMBER 31, 2017**

Operating revenues:	
Tenant revenue	\$ 2,969,249
HUD operating grants	26,935,282
Other government grants	1,034,150
Other revenues	<u>1,108,668</u>
Total operating revenues	<u>32,047,349</u>
Operating expenses:	
Administrative	7,507,633
Tenant services	2,746,556
Utilities	2,504,615
Ordinary repairs and maintenance	2,434,025
Protective services	827,341
Insurance and general	1,362,737
Extraordinary maintenance	58,892
Housing assistance payments	12,746,344
Depreciation	<u>1,462,554</u>
Total operating expenses	<u>31,650,697</u>
Operating income	<u>396,652</u>
Non-operating revenues (expenses):	
Investment income	513,015
Interest expense	(175,909)
Loss on sale of capital assets	(8,609,440)
Bad debt expense - mortgage loans	(5,657,226)
Casualty losses	<u>(4,977)</u>
Net non-operating expenses	<u>(13,934,537)</u>
Loss before capital grants	(13,537,885)
Capital grants	<u>1,191,225</u>
Change in net position	(12,346,660)
Total net position, beginning of year	<u>56,575,521</u>
Total net position, end of year	<u>\$ 44,228,861</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED DECEMBER 31, 2017**

Cash Flows from Operating Activities:	
Cash received from grantors	\$ 26,366,169
Cash received from tenants and others	4,462,647
Cash paid to suppliers	(22,594,703)
Cash paid to employees	<u>(7,133,475)</u>
Net cash provided by operating activities	<u>1,100,638</u>
Cash Flows from Capital and Related Financing Activities:	
Purchase of capital assets	(802,096)
Capital grants	1,191,225
Casualty losses	(4,977)
Issuance of new mortgage note receivable	(1,735,102)
Interest paid on long term debt	<u>(618,371)</u>
Net cash used in capital and related financing activities	<u>(1,969,321)</u>
Cash Flows from Investing Activities:	
Interest expense	(175,909)
Investment income	<u>513,015</u>
Net cash provided by investing activities	<u>337,106</u>
Net decrease in cash and cash equivalents	(531,577)
Cash and cash equivalents, beginning of year	<u>8,219,692</u>
Cash and cash equivalents, end of year	<u>\$ 7,688,115</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position:	
Cash and cash equivalents	\$ 6,363,271
Tenant security deposits	259,845
Restricted cash	<u>1,064,999</u>
Cash and cash equivalents, end of year	<u>\$ 7,688,115</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**STATEMENT OF CASH FLOWS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 396,652
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,462,554
Bad debts	135,598
Changes in assets, deferred outflows of resources and liabilities and deferred inflows of resources:	
Accounts receivable	(341,989)
Prepaid expenses	218,569
Accounts payable	(128,571)
Accrued expenses	49,551
Tenant security deposits	(30,302)
Accrued compensated absences	29,310
Deferred revenue	215,907
Deferred inflows of resources	1,182,965
Deferred outflows of resources	1,177,951
Net pension liability	(3,120,771)
Other liabilities	<u>(146,786)</u>
Net cash provided by operating activities	<u>\$ 1,100,638</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Organization**

The Housing Authority of the City of Camden (the "Authority") is a governmental, public corporation created under federal and state housing laws as defined by State statute (N.J.S.A. 4A:12A-1, et. Seq., the "Housing Authority Act") for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in Camden, New Jersey (the "City"). The Authority is responsible for operating certain low-rent housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended.

The Authority is governed by a board of commissioners which is essentially autonomous but is responsible to HUD and the State of New Jersey Department of Community Affairs. An executive director is appointed by the Authority's Board to manage the day-to-day operations of the Authority.

**B. Basis of Accounting / Financial Statement Presentation**

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The funds of the Authority are all considered Enterprise Funds that are used to account for activities that are operated in a manner similar to those found in the private sector.

All enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets, deferred outflows of resources, deferred inflows of resources and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplemental Information.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**B. Basis of Accounting / Financial Statement Presentation (continued)**

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, *Accounting and Financial Reporting for Non-exchange Transactions* ("GASB 33"), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

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

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

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

The Authority adopted GASB 68, *Accounting and Financial Reporting for Pensions* ("GASB 68"). GASB 68 established standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenditures associated with pension plans of State and Local Governments. For defined benefit pensions, GASB 68 identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actual present value, and attribute that present value to periods of employee service. In addition, GASB 68 details the recognition and disclosure requirements for employers with liabilities to a defined benefit pension plan and for employers whose employees are provided with defined contribution pensions.

**C. Reporting Entity**

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34* ("GASB 61"), the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Reporting Entity (continued)**

An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based on the above criteria, this report includes the following component units:

- Watson Street Management and Development Corporation ("WDC") was incorporated as a nonprofit 501(c)(3) corporation in the State of New Jersey in July, 2014.
- Elba's Place LLC ("EP") was incorporated in the State of New Jersey as a limited liability company. EP operates an Adult Day Care facility and is owned and managed by WDC.
- New Hope Property Management LLC ("NH") was incorporated in the State of New Jersey as a limited liability company. NH owns a three unit affordable housing project in Camden, NJ.

In accordance with GASB 61, the component unit financial statements are presented utilizing the blended method.

Additionally, based on the application of the above criteria, the Authority's financial statements are not included in any other reporting entity's financial statements.

**D. Description of Programs**

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program

The Public and Indian Housing Program is designed to provide low-cost housing within the City of Camden. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**D. Description of Programs (continued)**

Section 8 Housing Choice Vouchers

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

Public Housing Capital Fund Program

The purpose of the Capital Fund Program is to provide another source of funding to cover the cost of physical and management improvements and rehabilitation on existing low-income housing and improving the central office facilities. Funding for this program is provided by grants from HUD.

Adult Day Care Program

The Authority operates an Adult Day Care Program called Elba's Place which supports veterans, elderly and disabled populations within the community. Elba's Place combines skilled services with extensive recreational, education, behavioral counseling and group programming to offer viable options to in-home, nursing home, or assisted living care.

Public and Indian Housing Family Self-Sufficiency Program

The purpose of the Public and Indian Housing Family Self-Sufficiency Program is to programmatically address the needs of public housing residents by providing supportive services, resident empowerment activities and/or assisting residents in becoming economically self-sufficient. The primary focus of the program is on a spectrum of services for families leading to homeownership.

Neighborhood Stabilization Program

The objectives of the Neighborhood Stabilization Program are to stabilize property values, arrest neighborhood decline, assist in preventing neighborhood blight, and stabilize communities across America hardest hit by residential foreclosures and abandonment. These objectives will be achieved through the purchase and redevelopment of foreclosed and abandoned homes and residential properties that will allow those properties to turn into useful, safe and sanitary housing.

Adult Education State Grant Program

The Adult Education and Family Literacy State Grant program provides grants to eligible agencies to provide adult education and literacy services. These grants help adults become literate and obtain the knowledge and skills necessary for employment; obtain the educational skills necessary to become full partners in the educational development of their children; and complete a secondary school education.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**D. Description of Programs (continued)**

Youthbuild Program

The Youthbuild Program provides funding assistance for a wide range of multi-disciplinary activities and services to assist economically disadvantaged youth. The opportunities are designed to help disadvantaged young adults who have dropped out of high school to obtain the education and employment skills necessary to achieve economic self-efficiency and develop leadership skills and a commitment to community development in low income communities. Another important objective of the Youthbuild Program is to expand the supply of permanent affordable housing for homeless persons and members of low income and very low income families. By giving disadvantaged young adults participating in the program meaningful on-site training experiences constructing or rehabilitating housing as a community service, they are helping to meet the housing needs of homeless and low income families in their community.

Choice Neighborhood Planning Grants

The objective of the Choice Neighborhoods Planning Grants is to support the development of comprehensive neighborhood Transformation Plans. The Transformation Plan should integrate effective strategies to implement public and/or assisted housing revitalization, the coordination and design of supportive services, including educational opportunities for children, and neighborhood-level planning to improve a range of neighborhood assets. The Transformation Plan should be created as part of a collaborative planning process that involves neighborhood stakeholders and local governmental entities to build the necessary support to successfully implement the plan.

Medicaid Assistance Program (Other Federal Program)

The objective of the Medicaid Assistance Program is to provide payments for medical assistance to low-income persons who are 65 or over, blind, disabled, or members of families with dependent children or qualified pregnant women or children.

**E. Cash, Cash Equivalents and Investments**

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

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

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**E. Cash, Cash Equivalents and Investments (continued)**

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the Statement of Cash Flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at the time of purchase. Investments are carried at cost plus accrued interest which approximates market value. Income from investments is recognized on the accrual basis.

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

**F. Accounts Receivable, Net**

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

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed, but not received and for amounts unbilled, but earned as of year-end.

**G. Allowance for Doubtful Accounts**

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

**H. Prepaid Expenses**

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

**I. Capital Assets, Net**

Fixed assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of fixed assets, the cost and related accumulated depreciation is eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**I. Capital Assets, Net (continued)**

Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

• Buildings	40 Years
• Site Improvements	15 Years
• Furniture, Fixtures and Equipment	5-10 Years

The Authority has established a capitalization threshold of \$5,000.

**J. Impairment of Long Lived Assets**

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. For the year ended December 31, 2017, no impairment loss was recognized.

**K. Notes Receivable**

The Authority has utilized development funds in accordance with HUD guidelines to assist in the construction and redevelopment of numerous public housing developments through the issuance of mortgage notes. When preparing financial statements in accordance with generally accepted accounting principles, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow and current economic trends and conditions. Management utilizes these estimates and judgments in connection with establishing an allowance for uncollectable amounts during an accounting period.

**L. Compensated Absences**

Compensated absences represent amounts to which employees are entitled based on accumulated leave earned in accordance with the Authority's Personnel Policy. Employees may be compensated for accumulated vacation leave in the event of retirement or termination from service at the current salary. Annual vacation increases based on tenure, starting at twelve days for the first year of service and increasing up to thirty days. Employees' sick leave accumulates and employees may be compensated for sick leave at retirement at a rate of 65%, but no more than \$15,000 for non-union workers and \$5,000 for union workers.

**M. Prepaid Tenant Rents**

The Authority's prepaid tenant rents primarily consist of the prepayment of rent by residents.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**N. Inter-Program Receivables and Payables**

Inter-program receivables/payables are current, and are the result of the use of the Public and Indian Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all inter-program balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes; however, they are reflected in the accompanying FDS as required by HUD.

**O. Operating Revenues and Expenses**

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

**P. Taxes**

The Authority is a unit of local government under New Jersey law and is exempt from real estate, sales and income taxes.

**Q. Use of Management Estimates**

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

**R. Equity Classifications**

Equity is classified as net position and displayed in three components:

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

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**R. Equity Classifications (continued)**

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

Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

**S. Budgets and Budgetary Accounting**

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with GAAP. All appropriations lapse at HUD's program year end or at the end of grant periods.

Pursuant to N.J.S.A 40A:5A-10 and N.J.A.C. 5:31 the Authority is also required to submit an authority wide budget for each fiscal year to the Director of the Division of Local Government Services 60 days prior to the end of the fiscal year.

**T. Investment in Leased Property**

As part of its development activities, the Authority routinely enters into ground lease agreements. Under terms of the agreements, the Authority leases land it owns to a third party and that party owns the improvements built on the land. Typically, the lease terms range from fifty (90) to ninety-nine (99) years.

These lease agreements (land only) are recorded as operating leases and will be accounted for as follows:

The leased property will be included near property, plant and equipment but separately identified on the Authority's Statement of Net Position (if material balance exists) as "Investment in Leased Property". Since land has an indefinite useful life, no depreciation will be charged on the property.

Rent is reported as income over the lease term as it becomes receivable according to the provisions of the lease. However, if the rentals vary from the straight-line basis, the Authority will recognize the income on a straight-line basis unless another systematic and rational basis is more representative of the time pattern in which the benefit from the leased property is diminished, in which case that basis will be used.

Upon substantial completion of the development agreement, if the fair value of the property is less than its cost or carrying amount, then a loss equal to that difference will be recognized at the inception of the lease.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**U. Deferred Outflows / Inflows of Resources**

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

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

**NOTE 2. CASH AND CASH EQUIVALENTS**

At December 31, 2017, the Authority had funds on deposit in checking and money market accounts.

As of December 31, 2017, the carrying amount of the Authority's cash (including restricted cash) totaled \$7,688,115 and the bank balances were \$8,388,337.

Of the bank balances, \$632,543 was covered by federal depository insurance and the remaining \$7,755,794 was collateralized with the pledging financial institution as of December 31, 2017.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of December 31, 2017, the Authority's bank balances were not exposed to custodial credit risk.

**NOTE 3. ACCOUNTS RECEIVABLE, NET**

As of December 31, 2017, accounts receivable consisted of the following:

<u>Category</u>	<u>Amount</u>
Accounts receivable - HUD	\$ 549,197
Accounts receivable - other governments	384,953
Accounts receivable - miscellaneous	98,780
Accounts receivable - tenants, net	<u>39,645</u>
	<u>\$ 1,072,575</u>

**A. Accounts Receivable - HUD**

As of December 31, 2017, HUD accounts receivables represent amounts due to the Authority for reimbursement of expenditures from several HUD grant programs. The Authority considers these amounts fully collectible and accordingly, has made no allowance for doubtful accounts.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 3. ACCOUNTS RECEIVABLE, NET (continued)**

**B. Accounts Receivable - Other Government**

Accounts receivable - other government consist of amounts due from federal agencies and state and local governments for reimbursements of grant expenditures and housing assistance payments from portable tenants. The Authority considers these amounts fully collectible and accordingly, has made no allowance for doubtful accounts.

**C. Accounts Receivable - Miscellaneous**

Miscellaneous receivables consist primarily of amounts due from other properties for operating subsidies, for contract fees owed and for reimbursement from private healthcare providers in the assisted living program and is shown net of an allowance for doubtful accounts of \$65,755.

**D. Accounts Receivable - Tenants, Net**

As of December 31, 2017 tenant receivables consist of rental money due to the Authority for providing housing, and are shown net of an allowance for doubtful accounts of \$118,804.

**NOTE 4. RESTRICTED DEPOSITS**

Restricted deposits consists of the following at December 31, 2017 :

<u>Cash Category</u>	<u>Amount</u>
Housing Assistance Payment Reserves	\$ 409,766
Family Self Sufficiency Deposits	165,992
Capital Fund Revenue Bond Proceeds	132,543
Neighborhood Stabilization Program Escrow	264,777
WESCO Escrow	91,921
Tenant security deposits	<u>259,845</u>
	<u>\$ 1,324,844</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers Program for tenant rents.

Family Self Sufficiency ("FSS") Program escrows are restricted for use in the Section 8 Housing Choice Vouchers and Public and Indian Housing Programs by FSS program participants.

Capital Fund Program Revenue Bonds proceeds consist of unspent proceeds from the 2004 Series A Capital Fund Program Revenue Bonds and are restricted for certain capital improvements in accordance with the Authority's approved annual plan.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 4. RESTRICTED CASH (continued)**

Neighborhood Stabilization escrows are restricted for modernization and development related to the redevelopment of abandoned or foreclosed homes or residential properties.

Water/Energy Savings Corporation ("WESCO) escrows are restricted to provide funding for the Authority to lease equipment for water and energy renovations from the WESCO.

Tenant security deposits represent amounts held by the Authority on behalf of tenants participating in the Public and Indian Housing Program. Upon termination from the program, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

**NOTE 5. CAPITAL ASSETS, NET**

A summary of the changes in capital assets during the year ended December 31, 2017 is as follows:

Description	December 31, 2016	Additions	Dispositions	Transfers	December 31, 2017
<u>Non-depreciable capital assets:</u>					
Land	\$ 1,140,535	\$ -	\$ (316,380)	\$ -	\$ 824,155
Construction in progress	<u>2,938,225</u>	<u>802,096</u>	<u>(832,096)</u>	<u>(544,735)</u>	<u>2,363,490</u>
Total	<u>4,078,760</u>	<u>802,096</u>	<u>(1,148,476)</u>	<u>(544,735)</u>	<u>3,187,645</u>
<u>Depreciable capital assets:</u>					
Buildings	156,174,221	-	(4,293,201)	544,735	152,425,755
Furniture and equipment	<u>1,149,054</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,149,054</u>
Total	<u>157,323,275</u>	<u>-</u>	<u>(4,293,201)</u>	<u>544,735</u>	<u>153,574,809</u>
Less: accumulated depreciation	<u>136,691,359</u>	<u>1,462,554</u>	<u>3,167,762</u>	<u>-</u>	<u>141,321,675</u>
Net capital assets	<u>\$ 24,710,676</u>	<u>\$ (660,458)</u>	<u>\$ (8,609,439)</u>	<u>\$ -</u>	<u>\$ 15,440,779</u>

Depreciation expense for the year ended December 31, 2017 totaled \$1,462,554.

**NOTE 6. NOTES RECEIVABLE**

The Authority was awarded two HOPE VI grants totaling \$55,000,000 by HUD for the revitalization of the public housing units. The Authority entered into several redevelopment and revitalization agreements with selected developers to provide affordable housing in accordance with the guidelines of the Hope VI Program. The Authority leased land to a developer under a long-term land lease and under the program, the Authority provided loans to developers for the purpose of constructing affordable housing units. Upon construction completion, the developer has the option of returning the land and its structures to the Authority or returning the funds that were advanced to them.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 6. NOTES RECEIVABLE (continued)**

At December 31, 2017, notes receivable consisted of the following:

The Authority issued a mortgage loan to Chelton Terrace Urban Renewal Associates, L.P. (Chelton Terrace Phase Two) to facilitate the construction of new buildings and building improvements. The principal balance was \$2,702,881 with interest accruing at the Wall Street Journal prime rate of 3.25%. The loan matures on August 26, 2049 and is secured by real property and any ensuing structures. Included in the loan balance is \$1,172,775 of accrued interest. \$ 3,875,656

The Authority issued a mortgage loan to Roosevelt Central Urban Renewal Associates, L.P. (Roosevelt Manor Phase 5) to facilitate the construction of new buildings and building improvements. The principal balance was \$1,993,512 with interest accruing at the rate of 5.5%. The loan matures December 21, 2047 and is secured by real property and any ensuing structures. Included in the loan balance is \$1,099,735 of accrued interest. 3,093,247

The Authority issued a mortgage loan to Centerville Urban Renewal Associates, LLC (Roosevelt Manor Phase 7) to facilitate the construction of new buildings and building improvements. The principal balance was \$2,140,007 with interest accruing at the rate of 3.25%. The loan matures February 26, 2048 and is secured by real property. Included in the loan balance is \$607,155 of accrued interest. 2,747,162

The Authority issued a mortgage loan to Centerville South Urban Renewal Associates, L.P. (Roosevelt Manor Phase 9 and 10) to facilitate the construction of new buildings and building improvements. The principal balance was \$1,526,572 with interest accruing at the rate of 2.75%. The loan matures February 24, 2050 and is secured by real property and any ensuing structures. Included in the loan balance is \$335,476 of accrued interest. 1,862,048

The Authority issued a mortgage loan to Centerville Urban Renewal 12, LLC (Roosevelt Community Center Phase 11) to facilitate the construction of a community center and building improvements. The principal balance was \$2,318,000 and it is a non interest bearing loan. The loan matures upon the completion of construction on the property or May 9, 2051, whichever occurs first. The loan is secured by real property and any ensuing structures. 2,318,000

The Authority issued a mortgage loan to Centerville Urban Renewal 12, LLC (Roosevelt Manor Phase 12) to facilitate the construction of new buildings and building improvements. The principal balance was \$2,345,234 with interest accruing at the rate of 3.25%. The loan matures May 9, 2048 and is secured by real property. Included in the loan balance is \$735,262 of accrued interest. 3,080,496

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 6. NOTES RECEIVABLE (continued)**

The Authority issued a non-interest bearing mortgage loan to Branch Housing Urban Renewal, LLC. (Branch Village / Roosevelt Manor Phase 2) to facilitate the construction of new buildings and building improvements. The loan matures September 13, 2060 and is secured by real property. \$ 11,204,894

The Authority issued a mortgage loan to Westfield Acres Urban Renewal Associates, L.P. (Westfield Acres) to facilitate the construction of new buildings and building improvements. The principal balance was \$1,444,882 with interest accruing at the rate of 3.25%. The loan matures on December 27, 2044 and is secured by real property. Included in the loan balance is \$752,113 of accrued interest. 2,196,995

The Authority issued a mortgage loan to Westfield Acres Urban Renewal Associates II, L.P. (Baldwin's Run Phase 8) to facilitate the construction of new buildings and building improvements. The original principal balance was \$2,184,428 with interest accruing at the rate of 1%. The loan matures on December, 8, 2056 and is secured by real property. Included in the loan balance is \$241,721 of accrued interest. 2,426,149

The Authority issued a mortgage loan to Westfield Acres Urban Renewal Associates III, L.P. (Baldwin's Run Phase 9) to facilitate the construction of new buildings and building improvements. The original principal balance was \$747,729 with interest accruing at the rate of 3.25%. The loan matures on March 21, 2056 and is secured by real property. Included in the loan balance is \$286,353 of accrued interest. 1,034,082

The Authority issued a mortgage loan to Morgan Village Urban Renewal Associates, L.P. (Clement T. Branch Village, Phase III aka Morgan Village) to facilitate the construction of new buildings, related parking, landscaping and infrastructure improvements. The original principal balance totaled \$6,580,476 with interest accruing at the rate of .05%. The loan matures in April, 2052 and is secured by real property. Included in the loan balance is \$184,973 of accrued interest. 6,765,449

The Authority issued a mortgage loan to Branch Village Urban Renewal LLC. to commence construction of a housing development known as Branch Village Mid Rise which will involve the development of fifty rental units, together with related parking, landscaping and infrastructure improvements. The total amount of the mortgage loan will be \$2,309,986. As of December 31, 2017, \$2,101,357 has been disbursed. The principal balance will accrue interest at the rate of 1%. The loan matures fifty years after the completion of construction on the property. The loan is secured by a Leasehold Mortgage and Security agreement. 2,101,357

Total notes receivable 42,705,535  
Less: allowance for doubtful accounts (5,657,226)

Total notes receivable, net \$ 37,048,309

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 6. NOTES RECEIVABLE (continued)**

As of December 31, 2017, the current portion of notes receivable amounted to \$-.

During the year ended December 31, 2017, the Authority recorded an allowance for uncollectable loan amounts totaling \$5,657,226.

**NOTE 7. NON-CURRENT LIABILITIES**

**BONDS**

During 2004, the Authority entered into a capital fund leveraging pool. The New Jersey Housing and Mortgage Finance Agency issued tax exempt, twenty year Capital Fund Program Revenue Bonds, 2004 Series A on December 23, 2004. The Authority's share of the funds from the bond issue pool amounted to \$6,935,000. Interest accrues at 4.416% and is payable semi-annually with principal on May 1st and November 1st. Repayment of the funds shall be paid solely from capital fund allocations received by the Authority from HUD.

	\$ 3,460,000
Less: current portion	<u>365,000</u>
Bonds, excluding current portion	<u>\$ 3,095,000</u>

Annual debt service for principal and interest over the next five years and thereafter is as follows:

Year	Principal	Interest	Total
2018	\$ 365,000	\$ 156,245	\$ 521,245
2019	385,000	140,058	525,058
2020	395,000	122,788	517,788
2021	415,000	103,988	518,988
2022	440,000	84,248	524,248
2023-2025	<u>1,460,000</u>	<u>122,435</u>	<u>1,582,435</u>
	<u>\$ 3,460,000</u>	<u>\$ 729,762</u>	<u>\$ 4,189,762</u>

Long-term debt activity for the year ended December 31, 2017 consisted of the following:

Description	December 31, 2016	Increases	Decreases	December 31, 2017	Amounts due within one year
Capital fund revenue bonds	\$ 3,805,000	\$ -	\$ (345,000)	\$ 3,460,000	\$ 365,000
Commerce commercial lease	273,371	-	(273,371)	-	-
Compensated absences	393,479	283,017	(253,707)	422,789	42,803
Net pension liability	15,587,120	-	(3,120,771)	12,466,349	-
Other liabilities	<u>391,229</u>	<u>244,443</u>	<u>(391,229)</u>	<u>244,443</u>	<u>68,225</u>
	<u>\$ 20,450,199</u>	<u>\$ 527,460</u>	<u>\$ (4,384,078)</u>	<u>\$ 16,593,581</u>	<u>\$ 476,028</u>

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 7. NON-CURRENT LIABILITIES (continued)**

As of December 31, 2017, other liabilities included an FSS Escrow balance of \$165,992.

Interest expense for the year ended December 31, 2017 totaled \$175,909.

**NOTE 8. ACCRUED COMPENSATED ABSENCES**

The Authority uses the vesting method for the recording of compensated absences whereas benefits are accrued at the financial statement date for which payment is probable. As of December 31, 2017, the Authority had accrued \$422,789 in compensated absences, of which \$42,803, is estimated to be currently due.

**NOTE 9. PENSION PLAN**

**A. Plan Description**

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

**B. Benefits**

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

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

Service retirement benefits of 1/55<sup>th</sup> of final average salary for each year of service credit is available to tiers 1 and 2 members upon reaching age 60 and to tier 3 members upon reaching age 62. Service retirement benefits of 1/60<sup>th</sup> 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.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 9. PENSION PLAN (continued)**

**B. Benefits (continued)**

Early retirement benefits are available to tiers 1 and 2 before reaching age 60, tiers 3 and 4 before age 62 with 25 years or more of service credit before age 62, and tier 5 with 30 years or more of service credit before age 65. Benefits are reduced by a fraction of a percent for each month 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.

**C. Contributions**

The contribution policy for PERS is set by N.J.S.A. 15A and requires contributions by active members and contributing employers. State legislation has modified the amount that is contributed by the State. The State's pension contribution is based on an actuarially determined amount, which includes the employer portion of the normal cost and an amortization of the unfunded accrued liability. Funding for noncontributory group insurance benefits is based on actual claims paid.

The local employers' contribution amounts are based on the actuarially determined rate, which includes the normal cost and unfunded accrued liability. Chapter 19, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State fiscal year 2009. Such employers will be credited with full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012 and will be adjusted by the rate of return on the actuarial value of the assets.

**D. Pension Liabilities, Pension Expense, and Deferred Outflow of Resources and Deferred Inflow of Resources Related to Pensions**

At December 31, 2017, the Authority reported a liability of \$12,466,349 for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2016, and rolled forward to June 30, 2017.

For the year ended December 31, 2017 the Authority recognized pension expense of \$402,494. At December 31, 2017 the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 9. PENSION PLAN (continued)**

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

	Deferred Outflows of <u>Resources</u>	Deferred Inflows of <u>Resources</u>
Changes of Assumptions	\$ 2,511,540	\$ 2,502,332
Changes in Proportion	457,499	480,543
Differences between expected and actual experience	293,539	-
Net differences between actual and projected earnings on pension plan investments	<u>84,887</u>	<u>-</u>
Total	<u>\$ 3,347,465</u>	<u>\$ 2,982,875</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:	<u>Amount</u>
2018	\$ 276,023
2019	416,526
2020	252,393
2021	(335,684)
2022	<u>(244,668)</u>
	<u>\$ 364,590</u>

**E. Actuarial Assumptions**

The collective total pension liability for the June 30, 2017 measurement date was determined by an actuarial valuation as of July 1, 2016, which was rolled forward to June 30, 2017. This actuarial valuation used the following assumptions:

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

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 9. PENSION PLAN (continued)**

**E. Actuarial Assumptions (continued)**

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

**F. Long-term Expected Rate of Return**

The long-term expected rate of return on plan investments is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and the Division of Pensions and Benefits, the board of trustees and the actuaries. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2017 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Absolute return/risk mitigation	5.00%	5.51%
Cash equivalents	5.50%	1.00%
U.S. Treasuries	3.00%	1.87%
Investment grade credit	10.00%	3.78%
Public high yield	2.50%	6.82%
Global diversified credit	5.00%	7.10%
Credit oriented hedge funds	1.00%	6.60%
Debt related private equity	2.00%	10.63%
Debt related real estate	1.00%	6.61%
Private real asset	2.50%	11.83%
Equity related real estate	6.25%	9.23%
U.S. equity	30.00%	8.19%
Non-U.S. developed markets equity	11.50%	9.00%
Emerging markets equity	6.50%	11.64%
Buyouts/venture capital	8.25%	13.08%

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 9. PENSION PLAN (continued)**

**G. Discount Rate**

The discount rate used to measure the total pension liability was 5.00% as of June 30, 2017. 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 3.58% as of June 30, 2017 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 the plan members will be made at the current member contribution rates and that contributions from employers will be made based on the contribution rate in the most recent fiscal year. The State employer contributed 40% of the actuarially determined contributions and the local employers contributed 100% of their actuarially determined contributions. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through 2040. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2040 and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

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

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 5.00 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.00 percent) or 1 percentage point higher (6.00 percent) than the current rate.

	1% Decrease <u>(4.00%)</u>	Discount Rate <u>(5.00%)</u>	1% Increase <u>(6.00%)</u>
Authority's proportionate share of the net pension liability	\$ <u>15,465,352</u>	\$ <u>12,446,349</u>	\$ <u>9,967,808</u>

**NOTE 10. POST-RETIREMENT BENEFITS**

The Authority participates in the New Jersey State Health Benefits Program ("the SHBP"), which qualifies as a cost-sharing, multiple-employer plan in accordance with GASB 45, *Accounting and Financial Reporting by Employers for Post-employment Benefits Other Than Pensions*. The SHBP is administered by the State of New Jersey, Department of Treasury, Division of Pension and Benefits.

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

A retiree may also receive Authority-paid health benefits in accordance with the Authority's personnel policy if they are sixty-two (62) years of age and have fifteen (15) or more years of service with the Authority.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
NOTES TO FINANCIAL STATEMENTS (continued)  
YEAR ENDED DECEMBER 31, 2017**

**NOTE 10. POST-RETIREMENT BENEFITS (continued)**

**A. Contribution Requirements – SHBP**

Contributions to pay for the health premiums of participating employees in the SHBP – Local are collected from the State of New Jersey, participating local employers, active members, and retired members. Local employer payments and active and retired member contributions are generally received on a monthly basis.

Local group employees are not affected by the premium sharing provisions of Chapter 8, P.L. 1996. Chapter 2, P.L. 2010, effective May 21, 2010, requires a minimum contribution of 1.5% of base salary toward the cost of health care benefits coverage by all active public employees. Employees of the State, local governments, and boards of education who become a member of a State or locally-administered retirement system on or after the law’s effective date would be required to pay in retirement 1.5% of their pension benefit toward the cost of health care coverage under the SHBP.

Chapter 78, P.L. 2011, effective June 28, 2011, established new employee contribution requirements towards the cost of employer provided health benefit coverage. Employees are required to contribute a certain percentage of the cost of coverage. The rate of contribution is determined based on the employee’s annual salary and the selected level of coverage. The increased employee contributions will be phased in over a 4-year period for those employed prior to Chapter 78’s effective date with a minimum contribution required to be at least 1.5% of salary. For those employed on or after June 28, 2011, the 4-year phase-in does not apply and contributions based on the full percentage rate of contribution are required. Under Chapter 78, certain future retirees eligible for employer-paid health care coverage at retirement will also be required to pay a percentage of the cost of their medical coverage determined on the basis of their annual retirement benefit.

The State of New Jersey, Department of the Treasury, Division of Pensions and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information of the SHBP. The financial reports may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0295.

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

<u>Year</u>	<u>Amount</u>
2017	\$ <u>902,757</u>
2016	\$ <u>938,019</u>
2015	\$ <u>833,047</u>

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 11. RESTRICTED NET POSITION**

Restricted net position consists of the following at December 31, 2017

<u>Category</u>	<u>Amount</u>
Housing assistance payment reserves	\$ 409,766
Neighborhood Stabilization Program (NSP) reserves	264,777
Wesco escrow	91,921
Hope VI mortgage loan reserves and related accrued interest	<u>37,048,309</u>
	<u>\$ 37,814,773</u>

Housing assistance payment reserves are restricted for use only in the Section 8 Housing Choice Vouchers Program.

Neighborhood Stabilization Program reserves are restricted for capital purchases in accordance with NSP program regulations.

WESCO escrows are restricted to provide funding for the Authority to lease equipment for water and energy renovations from the WESCO.

Hope VI mortgage loan reserves are restricted for use in the Hope VI program upon collection of the loan and the satisfaction of regulatory requirements.

**NOTE 12. GROUND LEASE AGREEMENTS**

As of December 31, 2017, the Authority has entered into eight ground leases with selected developers in furtherance of their redevelopment objectives. In accordance with GAAP, these leases are classified as operating leases which expire over various periods from 90 to 99 years.

The leases are summarized as follows:

AMP	Development	Settlement Date	Lease Term	Expiration Date	Lease Price
4	Chelton Terrace Phase 2	08/26/2004	99 years	08/25/2103	\$1.00
8	Roosevelt Manor Phase 5	12/21/2007	99 years	12/20/2106	\$1.00
11	Roosevelt Manor Phase 7	02/26/2008	90 years	02/26/2098	\$1.00
9	Roosevelt Manor Phases 9&10	07/01/2009	99 years	06/30/2108	\$1.00
12	Roosevelt Manor Phase 12	05/09/2008	90 years	05/09/2098	\$1.00
10	Branch Village Phase 2	09/13/2010	90 years	09/12/2100	\$1.00
13	Westfield Acres Phase 1	12/27/2001	99 years	12/27/2100	\$1.00
19	Baldwin's Run Phase 9	03/21/2006	99 years	03/21/2105	\$1.00
2	Branch Village Midrise	11/22/2016	99 years	11/30/2115	\$100.00

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 13. DWELLING LEASE ACTIVITIES**

The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements and schedules as "Tenant Revenue". Tenant Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

**NOTE 14. CONDENSED INFORMATION FOR THE BLENDED COMPONENT UNITS**

	New Hope Property Management, LLC	Elba's Place, LLC	Watson Street Management and Development Corporation	Total
<b>Assets:</b>				
Current assets	\$ 8,977	\$ 45,072	\$ 269,201	\$ 323,250
Capital assets, net	<u>773,952</u>	<u>-</u>	<u>-</u>	<u>773,952</u>
Total assets	<u>782,929</u>	<u>45,072</u>	<u>269,201</u>	<u>1,097,202</u>
<b>Liabilities:</b>				
Current	<u>39,151</u>	<u>44,554</u>	<u>299,409</u>	<u>383,114</u>
<b>Net Position (Deficit):</b>				
Net investment in capital assets	773,952	-	-	773,952
Unrestricted (deficit)	<u>(30,174)</u>	<u>518</u>	<u>(30,208)</u>	<u>(59,864)</u>
Net position (deficit)	<u>\$ 743,778</u>	<u>\$ 518</u>	<u>\$ (30,208)</u>	<u>\$ 714,088</u>
	New Hope Property Management, LLC	Elba's Place, LLC	Watson Street Management and Development Corporation	Total
<b>Operating revenues:</b>				
Tenant revenue	\$ 21,038	\$ -	\$ -	\$ 21,038
Other revenues	<u>-</u>	<u>55,460</u>	<u>194,101</u>	<u>249,561</u>
Total operating revenues	<u>21,038</u>	<u>55,460</u>	<u>194,101</u>	<u>270,599</u>
<b>Operating expenses:</b>				
Administrative	6,862	44,554	-	51,416
Maintenance and utilities	5,910	-	-	5,910
Other	<u>21,665</u>	<u>65,755</u>	<u>224,847</u>	<u>312,267</u>
Total operating expenses	<u>34,437</u>	<u>110,309</u>	<u>224,847</u>	<u>369,593</u>
Transfer in (out)	<u>9,433</u>	<u>-</u>	<u>-</u>	<u>9,433</u>
Change in net position	<u>\$ (3,966)</u>	<u>\$ (54,849)</u>	<u>\$ (30,746)</u>	<u>\$ (89,561)</u>

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 15. ECONOMIC DEPENDENCY**

The Section 8 Housing Choice Vouchers and the Public and Indian Housing Programs are economically dependent on annual grants from HUD.

**NOTE 16. CONTINGENCIES**

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial and compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of December 31, 2017, the Authority estimates that no material liabilities will result from such audits.

**NOTE 17. RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disaster. The Authority is a member of the New Jersey Public Housing Authorities Joint Insurance Fund (JIF). The joint insurance pool is both an insured and self-administered group of housing authorities established for the purpose of insuring against property damage, general liability, motor vehicles and equipment liability and workmen's compensation. The Joint Insurance Fund will be self-sustaining through member premiums. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage except for deductibles for the previous three years.

**NOTE 18. SUBSEQUENT EVENTS**

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Management evaluated the activity of the Authority through October 5, 2018 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.



**INDEPENDENT AUDITORS' 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***

To the Board of Commissioners  
Housing Authority of the City of Camden:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the Housing Authority of the City of Camden (the "Authority") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated October 5, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our 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 may exist that have not been identified.



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### **Compliance and Other Matters**

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

### **Purpose of this Report**

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

*Novogradac & Company LLP*

October 5, 2018  
Toms River, New Jersey



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH  
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND  
STATE OF NEW JERSEY OMB CIRCULAR 15-08**

To the Board of Commissioners  
Housing Authority of the City of Camden:

We have audited the Housing Authority of the City of Camden's (the "Authority") compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2017. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

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

**Auditors' Responsibility**

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State of New Jersey OMB Circular 15-08, Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid. Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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



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

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2017.

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

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

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

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

### **Purpose of this Report**

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

*Novogradac & Company LLP*

October 5, 2018  
Toms River, New Jersey

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2017**

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>State Pass- through Number</u>	<u>Grant Period</u> <u>From / To</u>		<u>Grant Award</u>	<u>Fiscal Year Expenditures</u>	<u>Cumulative - Expenditures</u>
<u>U.S. Department of Housing and Urban Dev.</u>							
Public and Indian Housing	14.850	N/A	1/1/16	12/31/17	\$ 9,989,730	\$ 9,989,730	\$ 9,989,730
Section 8 Housing Choice Voucher Program	14.871	N/A	1/1/17	12/31/17	14,174,929	14,081,634	14,081,634
Public Housing Capital Fund Program	14.872	N/A	12/31/09	4/12/21	13,217,433	3,354,354	11,039,487
Resident Opportunity and Resident Support Services	14.870	N/A	1/1/15	12/31/17	100,000	89,688	89,688
Choice Neighborhood Planning	14.892	N/A	1/1/17	12/31/17	384,728	384,728	384,728
Family Self-Sufficiency Program	14.896	N/A	1/1/17	12/31/17	<u>54,494</u>	<u>54,494</u>	<u>54,494</u>
Total U.S. Department of HUD					<u>37,921,314</u>	<u>27,954,628</u>	<u>35,639,761</u>
<u>U.S. Department of Education:</u>							
Passed through Camden County College: Title II Adult Education and Literacy - Adult Basic Skills Multi-year Program	84.002	N/A	7/1/16	6/30/18	<u>149,000</u>	<u>75,823</u>	<u>113,114</u>
<u>Corp. for National and Community Service:</u>							
Americorp	94.006	N/A	8/15/15	8/14/16	<u>39,653</u>	<u>18,470</u>	<u>39,653</u>
<u>U.S. Department of Labor:</u>							
Youthbuild	17.274	N/A	8/11/14	2/16/20	<u>2,200,000</u>	<u>911,872</u>	<u>1,469,060</u>
Total Federal Awards					<u>\$ 40,309,967</u>	<u>\$ 28,960,793</u>	<u>\$ 37,261,588</u>

See accompanying Notes to the Schedules of Expenditures of Federal and State Awards.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
SCHEDULE OF EXPENDITURES OF STATE AWARDS  
YEAR ENDED DECEMBER 31, 2017**

<u>State Grantor/Program Title</u>	<u>Grant Period From / To</u>	<u>Grant Award</u>	<u>Fiscal Year Expenditures</u>	<u>Cumulative - Expenditures</u>
<u>New Jersey Department of Education:</u>				
Juvenile Justice Comm.	7/1/15      6/30/17	<u>721,924</u>	<u>374,108</u>	<u>557,022</u>
Total State Awards		<u>\$ 721,924</u>	<u>\$ 374,108</u>	<u>\$ 557,022</u>

See accompanying Notes to the Schedules of Expenditures of Federal and State Awards.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO SCHEDULES OF EXPENDITURES OF FEDERAL AND STATE AWARDS**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 1. BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards and Schedule of Expenditures of State Awards (the "Schedules") include the federal grant activity of the Authority under programs of the federal and state governments for the year ended December 31, 2017. The information in the Schedules 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) and State of New Jersey Circular 15-08, respectively. Because the Schedules present only a selected portion of operations of the Authority, they are not intended to and do not present the financial position, changes in net position or cash flows of the Authority.

**NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedules are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance, OMB Circular A-87 and the State of New Jersey OMB Circular 15-08, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

**NOTE 3. INDIRECT COST RATE**

The Authority has not elected to use the ten percent de minimus indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**NOTES TO SCHEDULES OF EXPENDITURES OF FEDERAL AND STATE AWARDS (continued)**  
**YEAR ENDED DECEMBER 31, 2017**

**NOTE 4. SCHEDULE OF CAPITAL FUND PROGRAM COSTS AND ADVANCES**

1) The total amounts of Capital Fund Program Costs and Advances incurred and earned by the Housing Authority of the City of Camden as of and for the year ended December 31, 2017 are provided herein.

	<u>RHFP-09</u>	<u>RHFP-10</u>	<u>501-13</u>	<u>501-14</u>	<u>501-15</u>	<u>501-16</u>
Budget	\$ <u>996,355</u>	\$ <u>869,844</u>	\$ <u>2,200,378</u>	\$ <u>2,259,030</u>	\$ <u>2,233,771</u>	\$ <u>2,304,357</u>
<u>Advances:</u>						
Cumulative through 12/31/16	\$ 805,875	\$ -	\$ 1,930,378	\$ 1,991,139	\$ 1,873,783	\$ 757,800
Current Year	<u>190,480</u>	<u>869,844</u>	<u>270,000</u>	<u>56,983</u>	<u>298,154</u>	<u>1,060,215</u>
Cumulative through 12/31/17	<u>996,355</u>	<u>869,844</u>	<u>2,200,378</u>	<u>2,048,122</u>	<u>2,171,937</u>	<u>1,818,015</u>
<u>Costs:</u>						
Cumulative through 12/31/16	805,875	86,984	1,930,378	1,996,634	2,015,523	849,739
Current Year	<u>190,480</u>	<u>782,860</u>	<u>270,000</u>	<u>51,488</u>	<u>195,522</u>	<u>1,147,894</u>
Cumulative through 12/31/17	<u>996,355</u>	<u>869,844</u>	<u>2,200,378</u>	<u>2,048,122</u>	<u>2,211,045</u>	<u>1,997,633</u>
Excess / (Deficiency)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>(39,108)</u>	\$ <u>(179,618)</u>
	<u>501-17</u>	<u>Totals</u>				
Budget	\$ <u>2,353,698</u>	\$ <u>13,217,433</u>				
<u>Advances:</u>						
Cumulative through 12/31/16	\$ -	\$ 7,358,975				
Current Year	<u>716,110</u>	<u>3,461,786</u>				
Cumulative through 12/31/17	<u>716,110</u>	<u>10,820,761</u>				
<u>Costs:</u>						
Cumulative through 12/31/16	-	7,685,133				
Current Year	<u>716,110</u>	<u>3,354,354</u>				
Cumulative through 12/31/17	<u>716,110</u>	<u>11,039,487</u>				
Excess / (Deficiency)	\$ <u>-</u>	\$ <u>(218,726)</u>				

1) Capital Fund Grant No. NJ39R010502-09 and No. NJ39R010502-10 with approved fundings of \$996,355 and \$869,844, respectively, have been fully drawn down and expended as per Capital Fund Grant Regulations.

2) Capital Fund Grant No. NJ39P010501-13 with an approved funding of \$2,200,378 has been fully drawn down and expended as per Capital Fund Grant Regulations.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
DECEMBER 31, 2017**

I. Summary of Auditors' Results

Financial Statement Section

- |    |   |            |
|----|---|------------|
| 1. | Type of auditors' report issued:                    | Unmodified |
| 2. | Internal control over financial reporting           |            |
|    | a. Material weakness(es) identified?                | No         |
|    | b. Significant deficiency(ies) identified?          | No         |
| 3. | Noncompliance material to the financial statements? | No         |

Federal Awards Section

- |    |  |            |
|----|--|------------|
| 1. | Internal control over compliance:  |            |
|    | a. Material weakness(es) identified?   | No         |
|    | b. Significant deficiency(ies) identified?   | No         |
| 2. | Type of auditors' report on compliance for major programs:   | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | No         |

4. Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.871	Section 8 Housing Choice Vouchers
17.274	Youthbuild

- |    |  |           |
|----|--|-----------|
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$868,824 |
| 6. | Auditee qualified as low-risk Auditee?                                   | Yes       |

**HOUSING AUTHORITY OF THE CITY OF CAMDEN**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)**  
**DECEMBER 31, 2017**

II. Financial Statement Findings

There were no findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

III. Federal Award Findings and Questioned Costs

None reported.

IV. Schedule of Prior Year Federal Audit Findings

There were no findings or questioned costs in the prior year.

**HOUSING AUTHORITY OF THE CITY OF CAMDEN  
REQUIRED PENSION INFORMATION  
DECEMBER 31, 2017**

**SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS\*\*\***

	December 31, <u>2014</u>	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>
Contractually required contribution	\$ 421,854	\$ 482,245	\$ 467,546	\$ 496,114
Contributions in relation to the contractually required contribution	<u>421,854</u>	<u>482,245</u>	<u>467,546</u>	<u>496,114</u>
(Over) / under funded	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 5,072,004</u>	<u>\$ 4,643,731</u>	<u>\$ 4,317,787</u>	<u>\$ 4,975,856</u>
Contributions as a percentage of covered-employee payroll	<u>8.32 %</u>	<u>10.38 %</u>	<u>10.83 %</u>	<u>9.97 %</u>

**SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS\*\*\***

	December 31, <u>2014</u>	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>
Authority's proportion of the net pension liability	<u>0.0529 %</u>	<u>0.0561 %</u>	<u>0.0526 %</u>	<u>0.0536 %</u>
Authority's proportionate share of the net pension liability	<u>\$ 9,903,351</u>	<u>\$ 12,591,641</u>	<u>\$ 15,587,120</u>	<u>\$ 12,466,349</u>
Authority's covered-employee payroll	<u>\$ 5,072,004</u>	<u>\$ 4,643,731</u>	<u>\$ 4,317,787</u>	<u>\$ 4,975,856</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	<u>195.26 %</u>	<u>271.15 %</u>	<u>361.00 %</u>	<u>250.54 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>52.08 %</u>	<u>47.93 %</u>	<u>40.14 %</u>	<u>48.10 %</u>

\*\*\* = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See Report of Independent Auditors.

Housing Authority of the City of Camden									
NJ010									
Financial Data Schedule (FDS)									
December 31, 2017									
Line Item #	Account Description	PROJECTS	HOUSING CHOICE VOUCHERS	OTHER FEDERAL PROGRAM 1	BUSINESS ACTIVITIES 1	OPPORT. FOR YOUTH - YOUTHBUILD PROGRAM	PIH FAMILY SELF SUFFICIENCY PROGRAM	ADULT EDUCATION STATE GRANT PROGRAM	CHOICE NEIGHBORHOODS PLANNING GANTS
<b>ASSETS:</b>									
CURRENT ASSETS:									
Cash:									
111	Cash - unrestricted	\$ 5,308,936	\$ 486,462	\$ 69,532	\$ 135,898	\$ -	\$ -	\$ -	\$ -
112	Cash - restricted - modernization and developmen	132,543	-	-	-	-	-	-	-
113	Cash - other restricted	91,921	575,758	-	-	-	-	-	-
114	Cash - tenant security deposits	256,545	-	-	-	-	-	-	-
115	Cash - restricted for payment of current liabilitie	14,181	-	-	-	-	-	-	-
100	Total cash	5,804,126	1,062,220	69,532	135,898	-	-	-	-
Accounts and notes receivables									
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	218,725	-	-	-	-	20,027	-	142,173
124	Accounts receivable - other government	-	-	-	-	378,890	-	-	-
125	Accounts receivable - miscellaneous	-	-	3,542	-	-	-	15,875	-
126	Accounts receivable- tenants	71,246	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenant	(39,007)	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - othe	-	-	-	-	-	-	-	-
127	Notes and mortgages receivable- curren	-	-	-	-	-	-	-	-
128	Fraud recovery	-	79,797	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	(79,797)	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for doubtful account	250,964	-	3,542	-	378,890	20,027	15,875	142,173
Current investments									
131	Investments - unrestricted	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-
135	Investments - restricted for payment of current liabilit	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	199,392	17,767	-	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-
144	Interprogram - due from	506,632	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	-
150	TOTAL CURRENT ASSETS	6,761,114	1,079,987	73,074	135,898	378,890	20,027	15,875	142,173
NONCURRENT ASSETS:									
Fixed assets:									
161	Land	743,113	-	-	-	-	-	-	-
162	Buildings	151,696,378	-	-	-	-	-	-	-
163	Furniture, equipment & machinery - dwelling	293,634	-	-	-	-	-	-	-
164	Furniture, equipment & machinery - administratio	828,277	-	-	-	-	-	-	-
165	Leaschold improvements	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(141,258,844)	-	-	-	-	-	-	-
167	Construction in Progress	2,363,490	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciatio	14,666,048	-	-	-	-	-	-	-
Other non-current assets:									
171	Notes and mortgages receivable - non-curren	32,912,633	-	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-	-	-
174	Other assets	4,135,676	-	-	-	-	-	-	-
175	Undistributed debits	-	-	-	-	-	-	-	-
176	Investment in joint venture:	-	-	-	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	51,714,357	-	-	-	-	-	-	-
190	TOTAL ASSETS	58,475,471	1,079,987	73,074	135,898	378,890	20,027	15,875	142,173
200	Deferred Outflows of Resources	1,486,195	446,428	-	-	-	-	-	-
<b>Total assets and deferred outflows of resources</b>		<b>\$ 59,961,666</b>	<b>\$ 1,526,415</b>	<b>\$ 73,074</b>	<b>\$ 135,898</b>	<b>\$ 378,890</b>	<b>\$ 20,027</b>	<b>\$ 15,875</b>	<b>\$ 142,173</b>

Housing Authority of the City of Camden									
NJ010									
Financial Data Schedule (FDS)									
December 31, 2017									
Line Item #	Account Description	PROJECTS	HOUSING CHOICE VOUCHERS	OTHER FEDERAL PROGRAM 1	BUSINESS ACTIVITIES 1	OPPORT. FOR YOUTH - YOUTHBUILD PROGRAM	PIH FAMILY SELF SUFFICIENCY PROGRAM	ADULT EDUCATION STATE GRANT PROGRAM	CHOICE NEIGHBORHOODS PLANNING GANTS
<b>LIABILITIES AND EQUITY:</b>									
<b>Liabilities:</b>									
<b>Current Liabilities:</b>									
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable ≤ 90 days	65,094	3,702	-	-	-	-	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payabl	54,974	11,826	-	2,173	11,432	-	6,073	-
322	Accrued compensated absences - current portior	15,245	4,380	-	212	3,252	-	583	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-
325	Accrued interest payable	26,697	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	500	-	-	-	-	-	-
333	Accounts payable - other governmen	-	-	-	-	-	-	-	-
341	Tenant security deposits	256,545	-	-	-	-	-	-	-
342	Unearned Revenue	14,181	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital project	365,000	-	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowing:	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	2,300	-	-	-	-
347	Interprogram - due to	109,670	-	-	-	334,941	20,027	9,219	142,173
310	<b>TOTAL CURRENT LIABILITIES</b>	<b>907,406</b>	<b>20,408</b>	<b>-</b>	<b>4,683</b>	<b>349,625</b>	<b>20,027</b>	<b>15,875</b>	<b>142,173</b>
<b>NONCURRENT LIABILITIES</b>									
351	Long-term debt, net of current - capital project:	3,095,000	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowing	-	-	-	-	-	-	-	-
353	Non-current liabilities- other	10,226	165,992	-	-	-	-	-	-
354	Accrued compensated absences - noncurrent	137,209	39,419	-	1,912	29,265	-	-	-
355	Loan Liability - Non Curren	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	5,534,764	1,662,551	-	-	-	-	-	-
350	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>8,777,199</b>	<b>1,867,962</b>	<b>-</b>	<b>1,912</b>	<b>29,265</b>	<b>-</b>	<b>-</b>	<b>-</b>
300	<b>TOTAL LIABILITIES</b>	<b>9,684,605</b>	<b>1,888,370</b>	<b>-</b>	<b>6,597</b>	<b>378,890</b>	<b>20,027</b>	<b>15,875</b>	<b>142,173</b>
400	Deferred Inflows of Resources:	1,324,327	397,805	-	-	-	-	-	-
<b>EQUITY:</b>									
508.1	Invested in Capital Assets, Net of Related Deb	11,206,048	-	-	-	-	-	-	-
511.1	Restricted Net Assets	37,140,230	409,766	-	-	-	-	-	-
512.1	Unrestricted Net Assets	606,456	(1,169,526)	73,074	129,301	-	-	-	-
513	<b>TOTAL EQUITY</b>	<b>48,952,734</b>	<b>(759,760)</b>	<b>73,074</b>	<b>129,301</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
600	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 59,961,666</b>	<b>\$ 1,526,415</b>	<b>\$ 73,074</b>	<b>\$ 135,898</b>	<b>\$ 378,890</b>	<b>\$ 20,027</b>	<b>\$ 15,875</b>	<b>\$ 142,173</b>

Housing Authority of the City of Camden											
NJ010											
Financial Data Schedule (FDS)											
December 31, 2017											
Line Item #	Account Description	RESIDENT OPPORTUNITY AND SUPPORTIVE	NEIGHBORHOOD STABILIZATION 14256	AMERICORPS	COMPONENT UNIT BLENDED	STATE AND LOCAL	OTHER FEDERAL PROGRAM 2	COCC	ELIMINATION	TOTAL	
<b>ASSETS:</b>											
<b>CURRENT ASSETS:</b>											
Cash:											
111	Cash - unrestricted	\$ -	\$ -	\$ -	\$ 312,544	\$ -	\$ -	\$ 1,719	\$ -	\$ 6,315,091	
112	Cash - restricted - modernization and developmen	-	-	-	-	-	-	-	-	132,343	
113	Cash - other restricted	-	264,777	-	-	-	-	-	-	952,456	
114	Cash - tenant security deposits	-	-	-	3,300	-	-	-	-	259,845	
115	Cash - restricted for payment of current liability	-	33,999	-	-	-	-	-	-	48,180	
100	Total cash	-	298,776	-	315,844	-	-	1,719	-	7,688,115	
Accounts and notes receivables											
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	
122	Accounts receivable - HUD other projects	89,688	-	-	-	-	78,584	-	-	549,197	
124	Accounts receivable - other government	-	-	6,063	-	-	-	-	-	384,953	
125	Accounts receivable - miscellaneous	-	-	-	65,755	27,985	-	281,192	(229,814)	164,535	
126	Accounts receivable- tenants	-	-	-	7,406	-	-	-	-	78,652	
126.1	Allowance for doubtful accounts - tenant	-	-	-	-	-	-	-	-	(39,007)	
126.2	Allowance for doubtful accounts - othe	-	-	-	(65,755)	-	-	-	-	(65,755)	
127	Notes and mortgages receivable- current	-	-	-	-	-	-	-	-	-	
128	Fraud recovery	-	-	-	-	-	-	-	-	79,797	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	(79,797)	
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	
120	Total receivables, net of allowances for doubtful account	89,688	-	6,063	7,406	27,985	78,584	281,192	(229,814)	1,072,575	
Current investments											
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	
132	Investments - restricted	-	-	-	-	-	-	-	-	-	
135	Investments - restricted for payment of current liabilit	-	-	-	-	-	-	-	-	-	
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	217,159	
143	Inventories	-	-	-	-	-	-	-	-	-	
143.1	Allowance for obsolete inventories:	-	-	-	-	-	-	-	-	-	
144	Interprogram - due from	-	-	-	-	-	-	299,597	(806,229)	-	
145	Assets held for sale	-	-	-	-	-	-	-	-	-	
150	TOTAL CURRENT ASSETS	89,688	298,776	6,063	323,250	27,985	78,584	582,508	(1,036,043)	8,977,849	
<b>NONCURRENT ASSETS:</b>											
Fixed assets:											
161	Land	-	-	-	81,042	-	-	-	-	824,155	
162	Buildings	-	-	-	729,378	-	-	-	-	152,425,756	
163	Furniture, equipment & machinery - dwelling	-	-	-	-	-	-	-	-	293,634	
164	Furniture, equipment & machinery - administratio	-	-	-	-	-	-	27,143	-	855,420	
165	Leasehold improvement	-	-	-	-	-	-	-	-	-	
166	Accumulated depreciator	-	-	-	(36,469)	-	-	(26,363)	-	(141,321,676)	
167	Construction in Progress	-	-	-	-	-	-	-	-	2,363,490	
168	Infrastructure	-	-	-	-	-	-	-	-	-	
160	Total fixed assets, net of accumulated depreciatio	-	-	-	773,951	-	-	780	-	15,440,779	
Other non-current assets:											
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-	-	-	32,912,633	
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-	-	-	-	
174	Other assets	-	-	-	-	-	-	-	-	4,135,676	
175	Undistributed debits	-	-	-	-	-	-	-	-	-	
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	
180	TOTAL NONCURRENT ASSETS	-	-	-	773,951	-	-	780	-	52,489,088	
190	TOTAL ASSETS	89,688	298,776	6,063	1,097,201	27,985	78,584	583,288	(1,036,043)	61,466,937	
200	Deferred Outflows of Resources	-	-	-	-	-	-	1,414,842	-	3,347,465	
<b>Total assets and deferred outflows of resources</b>		\$ 89,688	\$ 298,776	\$ 6,063	\$ 1,097,201	\$ 27,985	\$ 78,584	\$ 1,998,130	\$ (1,036,043)	\$ 64,814,402	

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	RESIDENT OPPORTUNITY AND SUPPORTIVE	NEIGHBORHOOD STABILIZATION 14256	AMERICORPS	COMPONENT UNIT BLENDED	STATE AND LOCAL	OTHER FEDERAL PROGRAM 2	COCC	ELIMINATION	TOTAL
<b>LIABILITIES AND EQUITY</b>										
<b>Liabilities:</b>										
<b>Current Liabilities:</b>										
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable ≤ 90 days	-	-	-	-	-	-	299,397	-	368,193
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	1,685	-	-	-	1,242	-	30,552	-	119,957
322	Accrued compensated absences - current portion	-	-	-	-	98	-	19,033	-	42,803
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	26,697
331	Accounts payable - HUD PHA program	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	500
333	Accounts payable - other government	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	3,300	-	-	-	-	259,845
342	Unearned Revenue	-	33,999	-	150,000	-	-	35,713	-	233,893
343	Current portion of L-T debt - capital project	-	-	-	-	-	-	-	-	365,000
344	Current portion of L-T debt - operating borrowing	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	65,925	-	65,925
346	Accrued liabilities - other	-	-	-	229,814	-	-	-	(229,814)	2,300
347	Interprogram - due to	88,003	-	6,063	-	17,549	78,584	-	(806,229)	-
310	<b>TOTAL CURRENT LIABILITIES</b>	<b>89,688</b>	<b>33,999</b>	<b>6,063</b>	<b>383,114</b>	<b>18,889</b>	<b>78,584</b>	<b>450,620</b>	<b>(1,036,043)</b>	<b>1,485,113</b>
<b>NONCURRENT LIABILITIES:</b>										
351	Long-term debt, net of current - capital project	-	-	-	-	-	-	-	-	3,095,000
352	Long-term debt, net of current - operating borrowing	-	-	-	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-	-	-	176,218
354	Accrued compensated absences - noncurrent	-	-	-	-	883	-	171,298	-	379,986
355	Loan Liability - Non Current	-	-	-	-	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	-	-	5,269,034	-	12,466,349
350	<b>TOTAL NONCURRENT LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>883</b>	<b>-</b>	<b>5,440,332</b>	<b>-</b>	<b>16,117,333</b>
300	<b>TOTAL LIABILITIES</b>	<b>89,688</b>	<b>33,999</b>	<b>6,063</b>	<b>383,114</b>	<b>19,772</b>	<b>78,584</b>	<b>5,890,952</b>	<b>(1,036,043)</b>	<b>17,602,666</b>
400	Deferred Inflows of Resources	-	-	-	-	-	-	1,260,743	-	2,982,875
<b>EQUITY:</b>										
508.1	Invested in Capital Assets, Net of Related Deb	-	-	-	773,951	-	-	780	-	11,980,779
511.1	Restricted Net Assets	-	264,777	-	-	-	-	-	-	37,814,773
512.1	Unrestricted Net Assets	-	-	-	(59,864)	8,213	-	(5,154,345)	-	(5,566,691)
513	<b>TOTAL EQUITY</b>	<b>-</b>	<b>264,777</b>	<b>-</b>	<b>714,087</b>	<b>8,213</b>	<b>-</b>	<b>(5,153,565)</b>	<b>-</b>	<b>44,228,861</b>
600	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 89,688</b>	<b>\$ 298,776</b>	<b>\$ 6,063</b>	<b>\$ 1,097,201</b>	<b>\$ 27,985</b>	<b>\$ 78,584</b>	<b>\$ 1,998,130</b>	<b>\$ (1,036,043)</b>	<b>\$ 64,814,402</b>

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	OPERATING	CAPITAL	HOUSING CHOICE VOUCHERS	OTHER FEDERAL PROGRAM 1	BUSINESS ACTIVITIES 1	OPPORT. FOR YOUTH - YOUTHBUILD PROGRAM	PIH FAMILY SELF SUFFICIENCY PROGRAM	ADULT EDUCATION STATE GRANT PROGRAM	CHOICE NEIGHBORHOODS PLANNING GRANTS
<b>REVENUE:</b>										
70300	Net tenant rental revenue	2,902,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	45,818	-	-	-	-	-	-	-	-
70500	Total tenant revenue	2,948,211	-	-	-	-	-	-	-	-
70600	HUD PHA grants	9,989,730	2,163,129	14,174,929	-	-	-	54,494	-	384,728
70610	Capital grants	-	1,191,225	-	-	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-
70730	Book keeping fee	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	911,872	-	75,823	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	512,069	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71301	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	25,869	-	-	-	-	-	-
71500	Other revenue	289,941	-	188,371	49,852	212,916	349	-	-	-
71600	Gain or loss on sale of fixed assets	(8,370,080)	-	-	-	-	-	-	-	(239,360)
72000	Investment income - restricted	946	-	-	-	-	-	-	-	-
70000	<b>TOTAL REVENUE</b>	<b>5,370,817</b>	<b>3,354,354</b>	<b>14,389,169</b>	<b>49,852</b>	<b>212,916</b>	<b>912,221</b>	<b>54,494</b>	<b>75,823</b>	<b>145,368</b>
<b>EXPENSES:</b>										
Administrative										
91100	Administrative salaries	850,545	38,732	251,679	495	-	-	-	-	62,891
91200	Auditing fees	34,584	-	10,068	-	-	-	-	-	-
91300	Outside management fees	960,076	235,369	225,401	-	-	-	-	-	14,673
91310	Book-keeping fee	147,342	-	98,705	-	-	-	-	-	-
91400	Advertising and marketing	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions- administrative	706,352	-	223,299	219	-	-	-	-	-
91600	Office expenses	138,414	-	69,298	15,601	-	6,435	-	3,406	-
91700	Legal expenses	34,524	-	70	-	-	-	-	-	-
91800	Travel	22,183	-	14,906	-	-	1,604	-	-	-
91810	Allocated overhead	-	-	-	-	-	-	-	-	-
91900	Other	2,770,566	1,052	8,129	19,638	1,800	29,625	-	76	(8,763)
	Total administrative	5,664,586	275,153	901,555	35,953	1,800	38,683	-	3,482	68,801
92000	Asset Management Fee	213,960	-	-	-	-	-	-	-	-
Tenant services										
92100	Tenant services - salaries	366,568	-	172,802	-	73,787	531,727	54,494	48,155	21,082
92200	Relocation costs	-	-	-	-	-	-	-	-	292,996
92300	Employee benefit contributions- tenant services	383,905	-	116,462	-	34,967	170,018	-	18,713	-
92400	Tenant services - other	35,014	-	-	-	-	99,807	-	-	1,849
	Total tenant services	785,487	-	289,264	-	108,754	801,552	54,494	66,868	315,927
Utilities										
93100	Water	921,842	-	1,314	-	-	3,212	-	-	-
93200	Electricity	386,901	-	13,744	-	-	11,709	-	-	-
93300	Gas	446,205	-	2,088	-	-	3,453	-	-	-
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	149,592	-	-	-	-	-	-	-	-
93600	Sewer	429,919	-	-	-	-	352	-	-	-
93700	Employee benefit contributions- utilities	86,612	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-
	Total utilities	2,421,071	-	17,146	-	-	18,726	-	-	-

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	OPERATING	CAPITAL	HOUSING CHOICE VOUCHERS	OTHER FEDERAL PROGRAM 1	BUSINESS ACTIVITIES 1	OPPORT. FOR YOUTH - YOUTHBUILD PROGRAM	PIH FAMILY SELF SUFFICIENCY PROGRAM	ADULT EDUCATION STATE GRANT PROGRAM	CHOICE NEIGHBORHOODS PLANNING GRANTS
	Ordinary maintenance & operation									
94100	Ordinary maintenance and operations - labor	962,243	-	44,379	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials & other	178,650	-	165	-	-	-	-	-	-
94300	Ordinary maintenance and operations - contract costs	527,544	-	431	-	18	15,179	-	-	-
94500	Employee benefit contributions- ordinary maintenance	644,265	-	29,910	-	-	-	-	-	-
	Total ordinary maintenance	2,312,702	-	74,885	-	18	15,179	-	-	-
	Protective services									
95100	Protective services - labor	494,279	-	-	-	-	-	-	-	-
95200	Protective services- other contract costs	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	333,062	-	-	-	-	-	-	-	-
	Total protective services	827,341	-	-	-	-	-	-	-	-
	General expenses									
96100	Insurance premiums	979,635	-	33,123	-	4,623	19,892	-	2,273	-
96200	Other general expenses	43,997	-	10,739	-	-	-	-	-	-
96210	Compensated absences	25,861	-	8,378	-	1,474	17,552	-	3,200	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	69,843	-	-	-	-	-	-	-	-
96500	Bad debt- mortgages	5,657,226	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-
96700	Interest expense	-	-	-	-	-	-	-	-	-
96710	Interest of mortgage (or bonds) payable	-	169,041	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	6,868	-	-	-	-	-	-	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
	Total general expenses	6,783,430	169,041	52,440	-	6,097	37,444	-	5,473	-
96900	<b>TOTAL OPERATING EXPENSES</b>	19,008,577	444,194	1,335,290	35,953	116,669	911,584	54,494	75,823	384,728
97000	<b>EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>	(13,637,760)	2,910,160	13,053,879	13,899	96,247	637	-	-	(239,360)
97100	Extraordinary maintenance	-	58,892	-	-	-	-	-	-	-
97200	Casualty losses - non capitalized	4,977	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	12,680,934	-	-	-	-	-	-
97350	HAP Portability - in	-	-	65,410	-	-	-	-	-	-
97400	Depreciation expense	1,443,800	-	-	-	-	-	-	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	<b>TOTAL EXPENSES</b>	20,457,354	503,086	14,081,634	35,953	116,669	911,584	54,494	75,823	384,728

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	OPERATING	CAPITAL	HOUSING CHOICE VOUCHERS	OTHER FEDERAL PROGRAM 1	BUSINESS ACTIVITIES 1	OPPORT. FOR YOUTH - YOUTHBUILD PROGRAM	PIH FAMILY SELF SUFFICIENCY PROGRAM	ADULT EDUCATION STATE GRANT PROGRAM	CHOICE NEIGHBORHOODS PLANNING GRANTS
<b>OTHER FINANCING SOURCES (USES)</b>										
10010	Operating transfers in	1,660,043	-	-	-	-	-	-	-	-
10020	Operating transfers out	-	(1,660,043)	-	-	-	-	-	-	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	-	-	-	-	-
10091	Inter Project excess cash transfer in	845,000	-	-	-	-	-	-	-	-
10092	Inter Project excess cash transfer out	(845,000)	-	-	-	-	-	-	-	-
10093	Transfers between program and project in	-	-	-	-	-	-	-	-	-
10094	Transfers between program and project out	-	-	-	-	-	-	-	-	-
10100	<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	1,660,043	(1,660,043)	-	-	-	-	-	-	-
10000	<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	(13,426,494)	1,191,225	307,535	13,899	96,247	637	-	-	(239,360)
<b>MEMO ACCOUNT INFORMATION:</b>										
11020	Required annual debt principal payments	273,352	345,000	-	-	-	-	-	-	-
11030	Beginning equity	57,614,286	2,698,865	(574,501)	(214,040)	(272,431)	(905,562)	(8,968)	(132,605)	239,360
11040	Prior period adjustments and equity transfers	874,852	-	(492,794)	273,215	305,485	904,925	8,968	132,605	-
11170	Administrative fee equity	-	-	(1,169,526)	-	-	-	-	-	-
11180	Housing assistance payments equity	-	-	409,766	-	-	-	-	-	-
		-	-	(759,760)	-	-	-	-	-	-
11190	Unit months available	20,076	-	17,062	-	-	-	-	-	-
11210	Number of unit months leased	19,466	-	17,247	-	-	-	-	-	-
Equity Roll Forward Test:										
	Calculation from R/E Statement	\$ 48,952,734	\$ -	\$ (759,760)	\$ 73,074	\$ 129,301	\$ -	\$ -	\$ -	\$ -
	B/S Line 513	\$ 48,952,734	\$ -	\$ (759,760)	\$ 73,074	\$ 129,301	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES	AMERICORPS	COMPONENT UNIT BLENDED	NEIGHBORHOOD STABILIZATION 14256	STATE AND LOCAL	OTHER FEDERAL PROGRAM 2	COCC	ELIMINATION	TOTAL
<b>REVENUE:</b>										
70300	Net tenant rental revenue	\$ -	\$ -	\$ 21,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,923,431
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	45,818
70500	Total tenant revenue	-	-	21,038	-	-	-	-	-	2,969,249
70600	HUD PHA grants	89,688	-	-	-	-	78,584	-	-	26,935,282
70610	Capital grants	-	-	-	-	-	-	-	-	1,191,225
70710	Management fee	-	-	-	-	-	-	1,436,406	(1,436,406)	-
70720	Asset management fee	-	-	-	-	-	-	213,960	(213,960)	-
70730	Book keeping fee	-	-	-	-	-	-	246,047	(246,047)	-
70750	Other fees	-	-	-	-	-	-	26,323	(26,323)	-
70800	Other government grants	-	18,470	-	-	27,985	-	-	-	1,034,150
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	512,069
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71301	Cost of sale of assets	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	25,869
71500	Other revenue	-	-	249,561	3,000	-	-	88,809	-	1,082,799
71600	Gain or loss on sale of fixed assets	-	-	-	-	-	-	-	-	(8,609,440)
72000	Investment income - restricted	-	-	-	-	-	-	-	-	946
70000	<b>TOTAL REVENUE</b>	89,688	18,470	270,599	3,000	27,985	78,584	2,011,545	(1,922,736)	25,142,149
<b>EXPENSES:</b>										
Administrative										
91100	Administrative salaries	-	-	-	-	-	-	950,176	-	2,154,518
91200	Auditing fees	-	-	-	-	-	-	5,048	-	49,700
91300	Outside management fees	-	887	-	-	-	-	-	(1,436,406)	-
91310	Book-keeping fee	-	-	-	-	-	-	-	(246,047)	-
91400	Advertising and marketing	-	-	-	-	-	398	8,341	-	8,739
91500	Employee benefit contributions- administrative	-	-	-	-	-	-	669,665	-	1,599,535
91600	Office expenses	1,910	500	288	3,000	-	-	109,075	(26,323)	321,604
91700	Legal expenses	-	-	87,053	-	-	-	36,196	-	158,842
91800	Travel	6,081	-	-	-	-	-	32,551	-	77,325
91810	Allocated overhead	-	-	-	-	-	-	-	-	-
91900	Other	-	-	57,966	84,280	118	-	172,883	-	3,137,370
	Total administrative	7,991	1,387	145,287	87,280	118	398	1,983,935	(1,708,776)	7,507,633
92000	Asset Management Fee	-	-	-	-	-	-	-	(213,960)	-
Tenant services										
92100	Tenant services - salaries	81,697	11,730	-	-	17,307	-	-	-	1,379,349
92200	Relocation costs	-	-	-	-	-	-	-	-	292,996
92300	Employee benefit contributions- tenant services	-	5,353	-	-	1,366	-	-	-	730,784
92400	Tenant services - other	-	-	128,571	-	-	78,186	-	-	343,427
	Total tenant services	81,697	17,083	128,571	-	18,673	78,186	-	-	2,746,556
Utilities										
93100	Water	-	-	-	-	-	-	-	-	926,368
93200	Electricity	-	-	81	-	-	-	45,000	-	437,435
93300	Gas	-	-	-	-	-	-	-	-	451,746
93400	Fuel	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	149,592
93600	Sewer	-	-	2,591	-	-	-	-	-	432,862
93700	Employee benefit contributions- utilities	-	-	-	-	-	-	-	-	86,612
93800	Other utilities expense	-	-	-	-	-	-	-	-	-
	Total utilities	-	-	2,672	-	-	-	45,000	-	2,504,615

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES	AMERICORPS	COMPONENT UNIT BLENDED	NEIGHBORHOOD STABILIZATION 14256	STATE AND LOCAL	OTHER FEDERAL PROGRAM 2	COCC	ELIMINATION	TOTAL
	Ordinary maintenance & operation									
94100	Ordinary maintenance and operations - labor	-	-	488	-	-	-	4,321	-	1,011,431
94200	Ordinary maintenance and operations - materials & other	-	-	2,751	-	-	-	3,176	-	184,742
94300	Ordinary maintenance and operations - contract costs	-	-	-	-	-	-	18,233	-	561,405
94500	Employee benefit contributions- ordinary maintenance	-	-	-	-	-	-	2,272	-	676,447
	Total ordinary maintenance	-	-	3,239	-	-	-	28,002	-	2,434,025
	Protective services									
95100	Protective services - labor	-	-	-	-	-	-	-	-	494,279
95200	Protective services- other contract costs	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions- protective services	-	-	-	-	-	-	-	-	333,062
	Total protective services	-	-	-	-	-	-	-	-	827,341
	General expenses									
96100	Insurance premiums	-	-	5,834	-	-	-	69,377	-	1,114,757
96200	Other general expenses	-	-	-	-	-	-	-	-	54,736
96210	Compensated absences	-	-	-	-	981	-	-	-	57,646
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	69,843
96500	Bad debt- mortgages	-	-	-	-	-	-	-	-	5,637,226
96600	Bad debt - other	-	-	65,755	-	-	-	-	-	65,755
96700	Interest expense	-	-	-	-	-	-	-	-	-
96710	Interest of mortgage (or bonds) payable	-	-	-	-	-	-	-	-	169,041
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	6,868
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-
	Total general expenses	-	-	71,589	-	981	-	69,377	-	7,195,872
96900	<b>TOTAL OPERATING EXPENSES</b>	89,688	18,470	351,358	87,280	19,772	78,584	2,126,314	(1,922,736)	23,216,042
97000	<b>EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>	-	-	(80,759)	(84,280)	8,213	-	(114,769)	-	1,926,107
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	58,892
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	4,977
97300	Housing assistance payments	-	-	-	-	-	-	-	-	12,680,934
97350	HAP Portability - in	-	-	-	-	-	-	-	-	65,410
97400	Depreciation expense	-	-	18,234	-	-	-	520	-	1,462,554
97500	Fraud losses	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000	<b>TOTAL EXPENSES</b>	89,688	18,470	369,592	87,280	19,772	78,584	2,126,834	(1,922,736)	37,488,809

Housing Authority of the City of Camden										
NJ010										
Financial Data Schedule (FDS)										
December 31, 2017										
Line Item #	Account Description	RESIDENT OPPORTUNITY AND SUPPORTIVE SERVICES	AMERICORPS	COMPONENT UNIT BLENDED	NEIGHBORHOOD STABILIZATION 14256	STATE AND LOCAL	OTHER FEDERAL PROGRAM 2	COCC	ELIMINATION	TOTAL
<b>OTHER FINANCING SOURCES (USES)</b>										
10010	Operating transfers in	-	-	-	-	-	-	-	(1,660,043)	-
10020	Operating transfers out	-	-	-	-	-	-	-	1,660,043	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080	Special items (net gain/loss)	-	-	-	-	-	-	-	-	-
10091	Inter Project excess cash transfer in	-	-	-	-	-	-	-	(845,000)	-
10092	Inter Project excess cash transfer out	-	-	-	-	-	-	-	845,000	-
10093	Transfers between program and project in	-	-	-	-	-	-	-	-	-
10094	Transfers between program and project out	-	-	-	-	-	-	-	-	-
10100	<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	-	-	-	-	-	-	-	-	-
10000	<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	-	-	(98,993)	(84,280)	8,213	-	(115,289)	-	(12,346,660)
<b>MEMO ACCOUNT INFORMATION:</b>										
11020	Required annual debt principal payments	-	-	-	-	-	-	-	-	618,352
11030	Beginning equity	-	(3,134)	803,647	349,057	-	-	(3,018,453)	-	56,575,521
11040	Prior period adjustments and equity transfers	-	3,134	9,433	-	-	-	(2,019,823)	-	-
11170	Administrative fee equity	-	-	-	-	-	-	-	-	(1,169,526)
11180	Housing assistance payments equity	-	-	-	-	-	-	-	-	409,766
		-	-	-	-	-	-	-	-	(759,760)
11190	Unit months available	-	-	36	-	-	-	-	-	37,174
11210	Number of unit months leased	-	-	36	-	-	-	-	-	36,749
Equity Roll Forward Test:										
	Calculation from R/E Statement	\$ -	\$ -	\$ 714,087	\$ 264,777	\$ 8,213	\$ -	\$ (5,153,565)	\$ -	\$ 44,228,861
	B/S Line 513	\$ -	\$ -	\$ 714,087	\$ 264,777	\$ 8,213	\$ -	\$ (5,153,565)	\$ -	\$ 44,228,861
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -