

PUBLIC NOTICE
SYNOPSIS OF THE 2018 AUDIT REPORT
HOUSING AUTHORITY OF GLOUCESTER COUNTY, NEW JERSEY
Statements of Net Position
December 31, 2018 and 2017

	December 31, 2018		December 31, 2017	
	Primary Government	Component Units	Primary Government	Component Units
ASSETS				
Current assets				
Unrestricted cash and cash equivalents	\$ 3,213,158	\$ 1,725,741	\$ 2,397,101	\$ 1,681,183
Restricted cash and cash equivalents	432,298	68,833	150,963	67,804
Unrestricted investments	-	-	575,269	-
Accounts receivable, net of allowance for doubtful accounts of \$53,950 in 2018 and \$36,500 in 2017	75,007	3,445	84,804	9,486
Due from affiliate	181,962	22,321	252,556	1,356
Due from HUD	34,269	-	34,644	140,638
Due from other governments	49,882	101,918	-	101,918
Due from Glassboro Housing Authority	-	-	19,863	-
Due from primary government	-	320,500	-	361,876
Other receivables	45,467	-	43,830	16,654
Inventory	4,855	-	4,855	-
Prepaid expenses	70,378	420	66,475	40,333
Total current assets	<u>4,107,276</u>	<u>2,243,178</u>	<u>3,630,360</u>	<u>2,421,248</u>
Non-current restricted assets				
Cash and cash equivalents	86,653	2,710,948	135,492	2,465,243
Total non-current restricted assets	<u>86,653</u>	<u>2,710,948</u>	<u>135,492</u>	<u>2,465,243</u>
Capital assets, net	<u>6,997,403</u>	<u>23,049,046</u>	<u>7,944,268</u>	<u>23,952,821</u>
Other non-current assets				
Debt acquisition costs, net	-	591,340	-	626,760
Total other non-current assets	<u>-</u>	<u>591,340</u>	<u>-</u>	<u>626,760</u>
Total assets	<u>\$ 11,191,332</u>	<u>\$ 28,594,512</u>	<u>\$ 11,710,120</u>	<u>\$ 29,466,072</u>
DEFERRED OUTFLOWS OF RESOURCES				
Related to pensions	\$ 1,929,403	\$ -	\$ 2,734,719	\$ -
Related to OPEB	924,389	-	-	-
Total deferred outflows of resources	<u>\$ 2,853,792</u>	<u>\$ -</u>	<u>\$ 2,734,719</u>	<u>\$ -</u>
LIABILITIES				
Current liabilities				
Accounts payable and accrued expenses	\$ 384,684	\$ 278,069	\$ 611,910	\$ 152,635
Tenant funds on deposit	53,398	73,761	53,007	72,564
Due to HUD	23,659	-	27,713	-
Due to other governments	58,708	-	59,399	-
Due to Glassboro Housing Authority	6,245	-	-	-
Due to primary government	-	396,180	-	482,571
Due to component units	-	-	61,245	-
Mortgage note payable, current maturities	-	195,620	-	183,714
Current portion of liability for compensated absences	117,619	-	107,398	-
Deferred development fee, current portion	-	-	-	-
Unearned revenue	25,990	9,147	21,151	9,066
Total current liabilities	<u>670,303</u>	<u>952,777</u>	<u>941,823</u>	<u>900,550</u>
Long-term liabilities				
Pension liability	6,693,596	-	8,068,799	-
Pension liability - contributions subsequent to plan date	169,074	-	160,454	-
Other post-retirement benefits	7,383,832	-	3,945,287	-
Tenant funds on deposit	86,653	-	135,492	-

Mortgage note payable, net of current maturities	-	8,409,397	-	8,697,971
Accrued interest payable	-	196,968	-	180,331
Liability for compensated absences, net of current portion	67,284	-	62,483	-
Other credits	-	91,697	-	86,811
Total long-term liabilities	14,400,439	8,698,062	12,372,515	8,965,113
Total liabilities	<u>\$ 15,070,742</u>	<u>\$ 9,650,839</u>	<u>\$ 13,314,338</u>	<u>\$ 9,865,663</u>
DEFERRED INFLOWS OF RESOURCES				
Related to pensions	\$ 2,438,121	\$ -	\$ 1,741,323	\$ -
Related to OPEB	543,381	-	-	-
Total deferred inflows of resources	<u>\$ 2,981,502</u>	<u>\$ -</u>	<u>\$ 1,741,323</u>	<u>\$ -</u>
NET POSITION				
Net investment in capital assets	\$ 6,997,403	\$ 911,000	\$ 7,944,268	\$ 914,260
Restricted net position	360,881	3,814,454	79,865	4,290,574
Unrestricted net position (deficit)	(11,365,404)	14,218,219	(8,634,955)	14,395,575
Total net position (deficit)	<u>\$ (4,007,120)</u>	<u>\$ 18,943,673</u>	<u>\$ (610,822)</u>	<u>\$ 19,600,409</u>

HOUSING AUTHORITY OF GLOUCESTER COUNTY, NEW JERSEY
Statements of Revenue, Expenses, and Changes in Net Position
For the Years Ended December 31, 2018 and 2017

	December 31, 2018		December 31, 2017	
	Primary Government	Component Units	Primary Government	Component Units
Operating revenue				
Federal grant awards	\$ 18,795,458	\$ -	\$ 18,430,021	\$ -
State and local grant awards	199,259	-	192,899	-
Management contract fees	1,062,740	-	823,704	-
Tenant charges	1,034,377	1,272,716	1,039,310	1,233,861
Housing assistance payments	-	2,039,278	-	2,034,630
Miscellaneous income	530,439	103,228	154,747	166,968
Total operating revenue	<u>21,622,273</u>	<u>3,415,222</u>	<u>20,640,681</u>	<u>3,435,459</u>
Operating expenses				
Housing assistance payments	16,041,530	-	16,013,493	-
Administrative	3,176,495	838,684	3,832,907	792,163
Depreciation	1,333,432	987,716	1,265,645	956,405
Maintenance	781,824	1,032,153	913,605	1,077,460
Tenant services	318,629	292,745	427,062	144,589
Utilities	352,877	346,056	348,464	319,169
Insurance	218,429	127,250	213,953	126,642
Protective services	172,042	-	156,837	-
General	106,728	69,179	96,571	30,254
Total operating expenses	<u>22,501,986</u>	<u>3,693,783</u>	<u>23,268,537</u>	<u>3,446,682</u>
Operating income (loss)	<u>(879,713)</u>	<u>(278,561)</u>	<u>(2,627,856)</u>	<u>(11,223)</u>

Non-operating revenue (expenses)				
Capital grants	364,907	-	181,218	-
Loss on disposition of property	(63,917)	(35,267)	-	-
Contributions (to) from primary government	-	-	-	(5,549)
Interest income	28,299	5,066	14,780	3,220
Interest expense	-	(343,023)	-	(389,614)
Fees and charges	-	-	-	(36,487)
Share in loss from managed entity	-	(4,951)	-	(4,011)
	<u>329,289</u>	<u>(378,175)</u>	<u>195,998</u>	<u>(432,441)</u>
Total non-operating revenue (expense)				
Decrease in net position	<u>(550,424)</u>	<u>(656,736)</u>	<u>(2,431,858)</u>	<u>(443,664)</u>
Net position (deficit) at the beginning of the year, as originally stated	<u>(610,822)</u>	<u>19,600,409</u>	<u>1,821,036</u>	<u>20,044,073</u>
Cumulative effect of change in accounting principle	<u>(2,845,874)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net position (deficit) at the beginning of the year, as restated	<u>(3,456,696)</u>	<u>19,600,409</u>	<u>1,821,036</u>	<u>20,044,073</u>
Net position (deficit) at the end of the year	<u><u>\$ (4,007,120)</u></u>	<u><u>\$ 18,943,673</u></u>	<u><u>\$ (610,822)</u></u>	<u><u>\$ 19,600,409</u></u>

The above Synopsis was prepared from the Report of Audit of the Housing Authority of Gloucester County for the year 2018 by Bowman & Co, LLP.

The information included here is not intended to represent complete financial information in the Report of Audit. A copy of this Audit and Synopsis are on file and available for public inspection in the office of the Housing Authority or on-line at www.hagc.org

Kimberly Gober,

Executive Director