

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**FOR THE YEAR ENDED DECEMBER 31, 2024**

**WITH  
REPORT OF INDEPENDENT AUDITORS**

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
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**FOR THE YEAR ENDED DECEMBER 31, 2024**

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**REPORT OF INDEPENDENT AUDITORS**

To the Board of Commissioners  
Housing Authority of the Township of Lakewood:

**Opinions**

We have audited the accompanying financial statements of the business-type activities (primary government) and the discretely presented component unit of the Housing Authority of the Township of Lakewood (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

*Qualified Opinion on the Primary Government*

In our opinion, except for the possible effects of the matter described in the "Basis for Qualified Opinion" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the primary government of the Authority as of December 31, 2024, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

*Unmodified Opinion on the Discretely Presented Component Unit*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the discretely presented component unit as of December 31, 2024, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

*Basis for Qualified Opinion on the Primary Government*

We were unable to obtain sufficient audit evidence for the balances of the net other post employment benefits ("OPEB") liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense relating to the Authority's OPEB plan because the OPEB plan has not yet issued their audited actuarial report as of and for the year ended June 30, 2024. Accordingly, the Authority's net OPEB liability, deferred outflows of resources, and deferred inflows of resources are reported at their June 30, 2023 amounts. OPEB expense is recorded at its current annual contribution amount. We were unable to obtain sufficient appropriate audit evidence for the balances of the net OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense relating to the OPEB plan by other auditing procedures. Because the audited actuarial report for the OPEB plan has not yet been issued, it is not practicable to quantify the financial effects of this matter.

## **Responsibilities of Management for the Financial Statements**

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

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

## **Auditors' Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, we:

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

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

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, required pension information and required other post employment benefits 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 basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards is 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 is not a required part of the basic financial statements. The accompanying financial data schedule is also not a required part of the basic 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 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and financial data schedule are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated September 29, 2025 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 the effectiveness of the Authority's 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*

September 29, 2025  
Toms River, New Jersey

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

As Management of the Housing Authority of the Township of Lakewood (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

**A     Financial Highlights (Primary Government)**

1. The Authority's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$8,887,175 (net position) as opposed to \$8,329,313 for the prior fiscal year.
2. At the close of the current fiscal year, the Authority reported ending unrestricted net position of \$1,952,358.
3. The Authority's unrestricted cash and cash equivalents and restricted cash balances at December 31, 2024 were \$6,599,201 representing a decrease of \$410,158 from the prior fiscal year.
4. The Authority had total operating revenues of \$19,438,656 and total operating expenses of \$19,586,196 for the year ended December 31, 2024.
5. The Authority's capital outlays for the fiscal year were \$1,568,012.
6. The Authority's expenditures of federal awards amounted to \$19,003,082 for the fiscal year.

**B.     Using the Annual Report**

**1.   Management's Discussion and Analysis**

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's financial statements. The Authority's financial statements and Notes to Financial Statements included in this Report were prepared in accordance with GAAP applicable to governmental entities in the United States of America.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

B. Using the Annual Report (continued)

2. Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. They consist of a Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows.

The Statement of Net Position presents information on all the Authority's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Increases or decreases in net position will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of unrelated cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The Statement of Cash Flows presents relevant information about the Authority's cash receipts and cash payments during the year.

The financial statements report on the Authority's activities. The activities are primarily supported by HUD subsidies and grants. The Authority's function is to provide decent, safe and sanitary housing to low income and special needs populations. The financial statements can be found on pages 11 through 15 in this Report.

3. Notes to Financial Statements

The Notes to Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The Notes to Financial Statements can be found in this Report after the financial statements.



**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

B. Using the Annual Report (continued)

4. Supplemental Information

Accounting principles generally accepted in the United States of America require that a schedule of pension contributions and schedule of net pension liability be presented to supplement the basic financial statements.

The Schedule of Expenditures of Federal Awards is presented for purposes 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* (Uniform Guidance). The Schedule of Expenditures of Federal Awards can be found on page 42 of this report.

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.

C. The Authority as a Whole (Primary Government)

The Authority's net position increased during the fiscal year as detailed on the following page. The Authority's revenues are primarily subsidies and grants received from HUD. The Authority receives subsidies each month based on a pre-approved amount by HUD. Grants are drawn down based on need against a pre-authorized funding level. The Authority's revenues were sufficient to cover all expenses, including depreciation during the fiscal year.

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

C. The Authority as a Whole (Primary Government) (continued)

**Computations of Net Position are as follows:**

	As of		
	12/31/2024	12/31/2023	Change
Cash and Other Current Assets	\$ 4,382,066	\$ 4,604,329	\$ (222,263)
Restricted Cash	2,355,495	2,633,180	(277,685)
Other Non-Current Assets	6,393,082	6,410,875	(17,793)
Capital Assets - Net	5,012,879	3,920,514	1,092,365
Deferred Outflows of Resources	1,526,923	1,621,400	(94,477)
Total Assets	19,670,445	19,190,298	480,147
Less: Total Liabilities	5,800,332	5,736,212	64,120
Less: Deferred Inflows of Resources	4,982,938	5,124,773	(141,835)
Net Position	\$ 8,887,175	\$ 8,329,313	\$ 557,862
Net Investment in Capital Assets	\$ 5,012,879	\$ 3,920,514	\$ 1,092,365
Restricted Net Position	1,921,938	2,287,123	(365,185)
Unrestricted Net Position	1,952,358	2,121,676	(169,318)
Net Position	\$ 8,887,175	\$ 8,329,313	\$ 557,862

- Restricted cash decreased \$277,685 primarily due decrease in reserve for replacement escrows resulting from capital asset purchases during FY 2024.
- Capital assets, net increased \$1,092,365 resulting from purchases of \$1,568,012 offset by depreciation expense of \$475,647.
- Total liabilities increased \$64,120, while deferred inflows of resources decreased by \$141,835 due to the Authority recording their unfunded pension liability in FY 2024 as required by Governmental Accounting Standards Board Opinion No. 68 (GASB 68).
- Unrestricted net position decreased \$169,318 due to the change in net position of \$577,862 offset by changes in net investment in capital assets of \$1,092,365 and restricted net position of (\$365,185) in FY 2024.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

**C. The Authority as a Whole (Primary Government) (continued)**

**Computations of Changes in Net Position are as follows:**

	Year Ended		
	12/31/2024	12/31/2023	Change
<u>Revenues</u>			
Tenant Revenues	\$ 994,726	\$ 921,119	\$ 73,607
HUD Operating Grants	18,299,258	17,049,045	1,250,213
Other Revenues	144,672	292,062	(147,390)
Total Operating Revenues	<u>19,438,656</u>	<u>18,262,226</u>	<u>1,176,430</u>
<u>Expenses</u>			
Other Operating Expenses	3,719,195	3,546,560	172,635
Housing Assistance Payments	15,391,354	14,114,970	1,276,384
Depreciation Expense	475,647	388,191	87,456
Total Operating Expenses	<u>19,586,196</u>	<u>18,049,721</u>	<u>1,536,475</u>
Operating Income	(147,540)	212,505	(360,045)
<u>Non-Operating Revenues</u>			
Actuarial change in post-employment benefits	163,766	420,548	(256,782)
Interest on Investments	541,636	300,192	241,444
Total Non-Operating Revenues	<u>705,402</u>	<u>720,740</u>	<u>(15,338)</u>
Change in Net Position	557,862	933,245	(375,383)
Net Position - Beginning of Year	<u>8,329,313</u>	<u>7,396,068</u>	<u>933,245</u>
Net Position - End of Year	<u>\$ 8,887,175</u>	<u>\$ 8,329,313</u>	<u>\$ 557,862</u>

- HUD operating grants increased \$1,250,213 from \$17,049,045 in FY 2023 to \$18,299,258 in FY 2024. This was primarily due to the Section 8 Housing Choice Vouchers and Mainstream Vouchers Program receiving \$1,204,161 and \$42,127 more in funding, respectively, in FY 2024.
- Total operating expenses increased \$1,536,475 primarily due to a increase in administrative and utilities expenses.
- Housing assistance payments ("HAP") expense increased from \$14,114,970 in FY 2023 to \$15,391,354 in FY 2024 or \$1,276,384, due to an increase in unit months leased.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

**D. Budgetary Highlights**

For the year ended December 31, 2024, individual program or grant budgets were prepared by the Authority and were approved by the Board of Commissioners. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

As indicated by the increase of revenues over expenses, the Authority's net position increased during the fiscal year.

**E. Capital Assets**

As of December 31, 2024, the Authority's investment in capital assets, net of accumulated depreciation was \$5,012,879. This investment in capital assets includes land, buildings, and equipment.

Major capital assets purchased during the year totaled \$1,568,012, of which was purchased from reserve and replacement funds.

Additional information on the Authority's capital assets can be found in the Notes to the Financial Statements, which is included in this Report.

The following table summarizes the change in capital assets from December 31, 2023 to December 31, 2024:

	As of		
	12/31/2024	12/31/2023	Change
Land	\$ 313,844	\$ 313,844	\$ -
Building and Improvements	13,594,092	13,939,756	(345,664)
Furniture and Equipment	200,767	189,213	11,554
Construction in Progress	1,217,587	27,834	1,189,753
Total Fixed Assets	15,326,290	14,470,647	855,643
Less: Accumulated Depreciation	10,313,411	10,550,133	(236,722)
Net Fixed Assets	<u>\$ 5,012,879</u>	<u>\$ 3,920,514</u>	<u>\$ 1,092,365</u>

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2024**

F. Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the Authority's budget for the fiscal year ending December 31, 2025:

1. The state of the economy.
2. The need for Congress to fund the war on terrorism and the continued cut-back of funding of federal programs.
3. The Authority's use of unrestricted reserves to offset the proration of subsidy from HUD. The Authority's unrestricted cash appears sufficient to cover any shortfall.

G. Contacting the Authority's Financial Management

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Scott E. Parsons, Executive Director, Housing Authority of the Township of Lakewood, 317 Sampson Avenue, Lakewood, NJ 08701.

## **FINANCIAL STATEMENTS**

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**STATEMENT OF NET POSITION**  
**AS OF DECEMBER 31, 2024**

	ASSETS		
	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Current assets:			
Cash and cash equivalents	\$ 4,243,706	\$ 3,017	\$ 4,246,723
Tenant security deposits	-	112,267	112,267
Accrued interest receivable	39,543	-	39,543
Accounts receivable, net	78,566	54,850	133,416
Prepaid expenses	-	9	9
Lease receivable, current	20,251	-	20,251
Inventory, net	-	36,906	36,906
Total current assets	<u>4,382,066</u>	<u>207,049</u>	<u>4,589,115</u>
Non-current assets:			
Restricted cash	2,355,495	-	2,355,495
Notes receivable	3,903,361	-	3,903,361
Lease receivable, non-current	2,489,721	-	2,489,721
Capital assets, net	<u>5,012,879</u>	<u>-</u>	<u>5,012,879</u>
Total non-current assets	<u>13,761,456</u>	<u>-</u>	<u>13,761,456</u>
Total assets	<u>18,143,522</u>	<u>207,049</u>	<u>18,350,571</u>
DEFERRED OUTFLOWS OF RESOURCES			
State of New Jersey P.E.R.S.	78,500	-	78,500
State of New Jersey S.H.B.P.	<u>1,448,423</u>	<u>-</u>	<u>1,448,423</u>
Total deferred outflows of resources	<u>1,526,923</u>	<u>-</u>	<u>1,526,923</u>
Total assets and deferred outflows of resources	<u>\$ 19,670,445</u>	<u>\$ 207,049</u>	<u>\$ 19,877,494</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**STATEMENT OF NET POSITION (continued)**  
**AS OF DECEMBER 31, 2024**

**LIABILITIES**

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Current liabilities:			
Accounts payable	\$ 338,398	\$ 84,683	\$ 423,081
Accrued expenses	19,064	-	19,064
Accrued compensated absences, current	15,877	-	15,877
Tenant security deposits	-	116,461	116,461
Prepaid rent	-	5,905	5,905
	<u>373,339</u>	<u>207,049</u>	<u>580,388</u>
Total current liabilities			
Non-current liabilities:			
Accrued compensated absences, non-current	35,617	-	35,617
Accrued pension liability	1,832,257	-	1,832,257
Accrued OPEB liability	3,125,562	-	3,125,562
Other non-current liabilities	433,557	-	433,557
	<u>5,426,993</u>	<u>-</u>	<u>5,426,993</u>
Total non-current liabilities			
Total liabilities	<u>5,800,332</u>	<u>207,049</u>	<u>6,007,381</u>

**DEFERRED INFLOWS OF RESOURCES**

State of New Jersey P.E.R.S.	296,419	-	296,419
State of New Jersey S.H.B.P.	2,450,537	-	2,450,537
Leases	2,235,982	-	2,235,982
	<u>4,982,938</u>	<u>-</u>	<u>4,982,938</u>
Total deferred inflows of resources			

**NET POSITION**

Net position:			
Net investment in capital assets	5,012,879	-	5,012,879
Restricted	1,921,938	-	1,921,938
Unrestricted	1,952,358	-	1,952,358
	<u>8,887,175</u>	<u>-</u>	<u>8,887,175</u>
Total net position			
Total liabilities, deferred inflows of resources and net position	<u>\$ 19,670,445</u>	<u>\$ 207,049</u>	<u>\$ 19,877,494</u>

See accompanying notes to financial statements.



**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Operating revenues:			
Tenant revenue	\$ 994,726	\$ -	\$ 994,726
HUD operating grants	18,299,258	-	18,299,258
Other revenues	<u>144,672</u>	<u>-</u>	<u>144,672</u>
Total operating revenues	<u>19,438,656</u>	<u>-</u>	<u>19,438,656</u>
Operating expenses:			
Administrative	1,873,394	-	1,873,394
Tenant services	90,688	-	90,688
Utilities	521,108	-	521,108
Ordinary repairs and maintenance	699,077	-	699,077
Protective services	83,252	-	83,252
General	451,676	-	451,676
Housing assistance payments	15,391,354	-	15,391,354
Depreciation	<u>475,647</u>	<u>-</u>	<u>475,647</u>
Total operating expenses	<u>19,586,196</u>	<u>-</u>	<u>19,586,196</u>
Operating loss	<u>(147,540)</u>	<u>-</u>	<u>(147,540)</u>
Non-operating revenues:			
Actuarial change in post-employment benefits	163,766	-	163,766
Investment income	<u>541,636</u>	<u>-</u>	<u>541,636</u>
Total non-operating revenues	<u>705,402</u>	<u>-</u>	<u>705,402</u>
Change in net position	557,862	-	557,862
Net position, beginning of year	<u>8,329,313</u>	<u>-</u>	<u>8,329,313</u>
Net position, end of year	<u>\$ 8,887,175</u>	<u>\$ -</u>	<u>\$ 8,887,175</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Cash Flows from Operating Activities:			
Cash received from tenants and others	\$ 1,272,439	\$ 1,186	\$ 1,273,625
Cash received from grantors	18,544,904	-	18,544,904
Cash paid to employees	(1,878,187)	-	(1,878,187)
Cash paid to vendors and suppliers	<u>(17,151,201)</u>	<u>(5,322)</u>	<u>(17,156,523)</u>
Net cash provided by (used in) operating activities	<u>787,955</u>	<u>(4,136)</u>	<u>783,819</u>
Cash Flows from Capital and Related Financing Activities:			
Purchase of capital assets	<u>(1,568,012)</u>	<u>-</u>	<u>(1,568,012)</u>
Net cash used in capital and related financing activities	<u>(1,568,012)</u>	<u>-</u>	<u>(1,568,012)</u>
Cash Flows from Investing Activities			
Interest received on lease receivables	89,444	-	89,444
Interest received on investments	<u>280,455</u>	<u>-</u>	<u>280,455</u>
Net cash provided by investing activities	<u>369,899</u>	<u>-</u>	<u>369,899</u>
Decrease in cash and cash equivalents and restricted cash	(410,158)	(4,136)	(414,294)
Cash and cash equivalents and restricted cash, beginning of year	<u>7,009,359</u>	<u>119,420</u>	<u>7,128,779</u>
Cash and cash equivalents and restricted cash, end of year	\$ <u>6,599,201</u>	\$ <u>115,284</u>	\$ <u>6,714,485</u>
Reconciliation of cash and cash equivalents and restricted cash to the Statement of Net Position is as follows:			
Cash and cash equivalents	\$ 4,243,706	\$ 3,017	\$ 4,246,723
Tenant security deposits	-	112,267	112,267
Restricted cash	<u>2,355,495</u>	<u>-</u>	<u>2,355,495</u>
Cash and cash equivalents and restricted cash	<u>\$ 6,599,201</u>	<u>\$ 115,284</u>	<u>\$ 6,714,485</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**STATEMENT OF CASH FLOWS (continued)**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Primary Government	Discretely Presented Component Unit	Total Reporting Entity (Memorandum Only)
Reconciliation of operating loss to net cash provided by (used in) operating activities:			
Operating loss	\$ (147,540)	\$ -	\$ (147,540)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:			
Depreciation	475,647	-	475,647
Bad debts	160,522	-	160,522
Changes in operating assets, deferred outflows of resources, liabilities, and deferred inflows of resources:			
Accounts receivable, net	103,942	(43,641)	60,301
Lease receivable	14,856	-	14,856
Inventory, net	-	(1,695)	(1,695)
Prepaid expenses	-	394	394
Deferred outflows of resources	94,477	-	94,477
Accounts payable	151,243	34,115	185,358
Accrued expenses	5,924	-	5,924
Tenant security deposits	-	8,874	8,874
Prepaid rent	-	(2,183)	(2,183)
Accrued compensated absences	(10,717)	-	(10,717)
Other liabilities	87,500	-	87,500
Accrued pension liability	(6,064)	-	(6,064)
Deferred inflows of resources	<u>(141,835)</u>	<u>-</u>	<u>(141,835)</u>
Net cash provided by (used in) operating activities	<u>\$ 787,955</u>	<u>\$ (4,136)</u>	<u>\$ 783,819</u>

See accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

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

**A. Organization**

The Housing Authority of the Township of Lakewood (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 the Township of Lakewood, New Jersey (the "Township"). The Authority is responsible for operating certain low-rent housing programs in the Township 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 of Commissioners 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 (program equity), 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 programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

The Authority's enterprise fund is accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets 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 Supplementary Information.

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.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

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

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 as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the financial data schedule as unrestricted.

Both administrative fee 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 fee 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.

Effective January 1, 2024, the Authority adopted GASB 101, Compensated Absences ("GASB 101"). GASB 101 establishes a more unified model for recognizing and measuring compensated absences, leading to more consistent and comparable financial reporting among government organizations. Key changes resulting from GASB 101 include updating the recognition and measurement of the liability, streamlining the approach and reporting process for consistency, and enhancing disclosures related to the leave types, measurement methods, and key assumptions. For the year ended December 31, 2024, the adoption of GASB 101 did not have a material effect on the financial statements of the Authority.

**C. Reporting Entity**

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, 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. 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 application of the above criteria, this report includes the following discretely presented component unit.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**C. Reporting Entity (continued)**

**Affordable Housing Corporation of Lakewood**

Affordable Housing Corporation of Lakewood (the "Organization") was incorporated under the laws of the State of New Jersey as a non-profit corporation on August 17, 2016. The Organization's purpose is to improve the quality of life for low and moderate income people (as defined by regulations promulgated by HUD or the New Jersey Council on Affordable Housing) by providing them with affordable housing and housing opportunities primarily through the administration of Section 8 Housing Choice Vouchers. Currently, the Organization's only activity is the administration of the Authority's project based vouchers for which it does not charge a fee.

**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:

**Section 8 Housing Choice Vouchers**

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income households 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 household.

**Mainstream Vouchers**

The Mainstream Vouchers program provides vouchers for low-income households that include a person(s) with disabilities. 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 household.

**Resident Opportunity and Supportive Services - Service Coordinators**

The purpose of the Resident Opportunity and Supportive Services - Service Coordinators program is to fund the Family Self Sufficiency coordinator position for the Authority's Section 8 Housing Choice Vouchers Family Self Sufficiency program.

**Business Activities Fund**

The Business Activities Fund was created as part of the Rental Assistance Demonstration program ("RAD"). RAD was created in order to give public housing authorities ("PHA") a powerful tool to preserve and improve public housing properties. RAD allows PHA's to leverage public and private debt and equity in order to reinvest in public housing stock. Public housing units move to a Section 8 platform with a long-term contract under which residents continue to pay 30% of their income towards rent. The former public housing units which were converted under the RAD program are contained in this non-federal fund.

**E. 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, deferred outflows of resources, liabilities and deferred inflows of resources, 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 net pension and OPEB liability, depreciable lives of properties and equipment, deferred inflows and outflows of resources, and contingencies. Actual results could differ significantly from these estimates.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**F. Cash and Cash Equivalents**

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 the 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. N.J.S.A. 17:9-42 requires governmental units to deposit public funds only in public depositories located in New Jersey, when the funds are secured in accordance with the act.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit, or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC 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.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements. For the Statement of Cash Flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase.

**G. Accounts Receivable, Net**

Rents are due from tenants on the first day of each month. As a result, tenants accounts 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. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation.

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

**H. 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.

**I. Prepaid Expenses**

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**J. Capital Assets, Net**

Capital 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 capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is calculated using the straight-line method based on the estimated useful lives of the following asset groups:

♦	Buildings and Improvements	15-40 Years
♦	Furniture and Equipment	5-10 Years

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

**K. 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 the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. During the year ended December 31, 2024, there were no impairments losses incurred.

**L. Inventory, Net**

The Authority's inventory is comprised of maintenance materials and supplies. Inventory is carried at net realizable value and the Authority uses the first-in, first-out flow assumption in determining cost. The consumption method is used to record inventory. Under this method, the acquisition of materials and supplies is recorded initially in inventory accounts and charged as expenditures when used. If inventory falls below the cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. As of December 31, 2024, inventory is shown net of an allowance for obsolescence of \$3,389.

**M. Notes Receivable**

The Authority has utilized grants and other development funds in accordance with HUD guidelines to assist the Authority with its participation in RAD through the issuance of mortgage loans. 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.

**N. Lease Receivable**

Lease receivables are recognized at the net present value of the lease payments expected to be received during the lease term at a borrowing rate either explicitly described in the lease agreement or implicitly determined by the Authority.



**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**O. Inter-program Receivables and Payables**

Inter-program receivables and payables are current and are the result of the use of the Business Activities fund 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.

**P. Accounts Payable and Accrued Liabilities**

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

**Q. Prepaid Rent**

The Authority's prepaid rent primarily consists of the prepayment of rent by residents applicable to future periods.

**R. Compensated Absences**

The Authority uses the vesting method for the recording of compensated absences whereas benefits are accrued at the net position date for which payment is probable. 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 based on the unused accrued leave. Employees may be compensated for sick leave at retirement or termination at 50% of accumulated sick time up to a maximum of \$15,000.

**S. Pensions**

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

**T. Other Post Employment Benefits**

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to the net OPEB, and OPEB expense, and information about the fiduciary net position of the State Health Benefits Plan ("SHBP") and additions to/deductions from SHBP's fiduciary net position have been determined on the same basis as they are reported by SHBP. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**U. Deferred Outflows of Resources and Deferred 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.

**V. Net Position Classifications**

Net position is classified 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.

Restricted net position — Consists of resources 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 resources that do not meet the definition of “restricted” or “net investment in capital assets.”

**W. Use of Restricted Assets**

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

**X. 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. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded when received and are accounted for as revenue.

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.

**Y. Regulated Leases**

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended December 31, 2024, rental revenue earned by the Authority under the aforementioned leases totaled \$994,726.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

**Z. Taxes**

The Authority is a unit of local government under the State of New Jersey law and is exempt from real estate, sales and income taxes by both the federal and state governments. However, the Authority will pay a payment in lieu of taxes to cover municipal services provided by the local government for certain properties owned throughout the Township.

**AA. Budgets and Budgetary Accounting**

The Authority adopts annual, appropriated operating budgets for all its programs receiving federal expenditure awards, which are used as a management tool throughout the accounting cycle. All budgets are prepared on a HUD basis, which differs with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of grant periods.

**BB. Economic Dependency**

The Section 8 Housing Choice Vouchers program is economically dependent on operating grants from HUD. The program operates at a loss prior to receiving the grants.

**CC. 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 JIF 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 JIF 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 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH**

As of December 31, 2024, the Authority had funds on deposit in checking, savings, and money market accounts. The carrying amount of the Authority's cash and cash equivalents (including restricted cash) was \$6,714,485, and the bank balances approximated \$7,102,784.

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Unrestricted	\$ 4,243,706	\$ 3,017	\$ 4,246,723
Tenant security deposits	-	112,267	112,267
Restricted	<u>2,355,495</u>	<u>-</u>	<u>2,355,495</u>
Total cash and cash equivalents	<u>\$ 6,599,201</u>	<u>\$ 115,284</u>	<u>\$ 6,714,485</u>

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)**

Of the bank balances, \$259,587 was covered by federal depository insurance and the remaining \$6,843,197 was collateralized by GUDPA as of December 31, 2024.

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, 2024, the Authority's bank balances were not exposed to custodial credit risk.

**NOTE 3. ACCOUNTS RECEIVABLE, NET**

Accounts receivable, net consists of the following as of December 31, 2024:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts receivable - HUD	\$ 25,200	\$ -	\$ 25,200
Accounts receivable - tenants, net	-	14,959	14,959
Accounts receivable - fraud recovery, net	47,452	1,755	49,207
Accounts receivable - miscellaneous	<u>3,365</u>	<u>38,136</u>	<u>41,501</u>
Total accounts receivable, net	<u>\$ 78,566</u>	<u>\$ 54,850</u>	<u>\$ 133,416</u>

Accounts Receivable - HUD

As of December 31, 2024, accounts receivable - HUD consisted of amounts due to the Authority for amounts expended under the Section 8 Housing Choice Vouchers program that have not yet been received. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable - Tenants, Net

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts for the discretely presented component unit of \$2,691.

Accounts Receivable - Fraud Recovery, Net

Accounts receivable - fraud recovery, net represents amounts owed from tenants or other program participants who committed fraud or misrepresentation and now owe additional rent or retroactive rent. The amount is shown net of an allowance for doubtful accounts for the primary government and discretely presented component unit of \$292,270 and \$-0-, respectively.

Accounts Receivable - Miscellaneous

Accounts receivable - miscellaneous consists of amounts owed for overpayment of rent to landlords and a land lease. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 4. RESTRICTED DEPOSITS**

As of December 31, 2024, restricted deposits consisted of the following:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Housing assistance payments reserve	\$ 11,293	\$ -	\$ 11,293
Family Self Sufficiency program escrows	433,557	-	433,557
Reserve for replacements	1,891,045	-	1,891,045
FSS escrow forfeitures	19,600	-	19,600
Tenant security deposits	<u>-</u>	<u>112,267</u>	<u>112,267</u>
Total restricted deposits	<u>\$ 2,355,495</u>	<u>\$ 112,267</u>	<u>\$ 2,467,762</u>

Housing assistance payment reserves are restricted for use only in the Mainstream Vouchers program for future housing assistance payments.

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

Reserve for replacement funds are required to be set aside for future project expenditures in accordance with the RAD Conversion Commitment.

FSS escrows forfeitures are to be used to fund eligible expenses of FSS participants in good standing.

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

**NOTE 5. LEASE RECEIVABLE**

On September 11, 2015, the Authority entered into a lease agreement as a lessor with Chambers Crescent, LLC for the lease of land. The term of the lease was for eighty years from October 1, 2015. An initial lease receivable was recorded in the amount of \$1,728,203. As of December 31, 2024, the value of the lease receivable was \$1,695,733. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of \$6,000. For the year ended December 31, 2024, the Authority received payments of \$48,000 on the lease of which \$2,739 reduced the principal amount owed and \$45,261 was interest income. The implicit interest rate on the lease was 4.00%. The value of the deferred inflows of resources as of December 31, 2024 was \$1,528,379. For the year ended December 31, 2024, the Authority recognized lease revenue in the amount of \$21,603.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 5. LEASE RECEIVABLE (continued)**

On August 7, 2019, the Authority entered into a lease agreement as a lessor with Cellco Partnership d/b/a Verizon Wireless for the lease of the rooftop at 220 East 4th Street to install, maintain and operate communications equipment. The term of the lease was for five years from September 1, 2019 with a renewal option for four periods of five years. An initial lease receivable was recorded in the amount of \$468,201. As of December 31, 2024, the value of the lease receivable was \$442,488. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of \$1,800, increasing by 3.00% on each anniversary date. For the year ended December 31, 2024, the Authority received payments of \$24,554 on the lease of which \$6,705 reduced the principal amount owed and \$17,849 was interest income. The implicit interest rate on the lease was 4.00%. The value of the deferred inflows of resources as of December 31, 2024 was \$368,318. For the year ended December 31, 2024, the Authority recognized lease revenue in the amount of \$18,728.

On November 5, 2020, the Authority entered into a lease agreement as a lessor with T-Mobile Northeast, LLC for the lease of the rooftop at 100 Woehr Avenue to install, maintain and operate communications equipment. The term of the lease was for five years from December 1, 2020 with a renewal option for five periods of five years. An initial lease receivable was recorded in the amount of \$392,741. As of December 31, 2024, the value of the lease receivable was \$371,751. Beginning on the commencement of the lease term, monthly rent shall be paid to the Authority in the amount of \$1,700, increasing by 5.00% on each renewal option date. For the year ended December 31, 2024, the Authority received payments of \$20,400 on the lease of which \$5,412 reduced the principal amount owed and \$14,988 was interest income. The implicit interest rate on the lease was 4.00%. The value of the deferred inflows of resources as of December 31, 2024 was \$339,285. For the year ended December 31, 2024, the Authority recognized lease revenue in the amount of \$13,091.

**NOTE 6. NOTES RECEIVABLE**

The Authority has utilized grants and other development funds in accordance with HUD guidelines to assist the Authority with its participation in RAD through the issuance of mortgage loans. Outstanding notes receivable of the primary government as of December 31, 2024 consisted of the following:

<u>Description</u>	<u>Amount</u>
In November 2017, the Authority entered into a loan agreement in the amount of \$2,702,252 with Chambers Crescent, LLC in connection with the sale of Residential ERG Tax Credit Certificates related to the property located at 438 Cedar Bridge Avenue known as John F. Kennedy Apartments. The outstanding balance of \$2,702,252, bears interest at 2.82% per annum and is secured by a second mortgage. Interest will accrue annually and all principal and accrued interest will be due on September 1, 2070.	\$ 2,702,252
On September 11, 2015, the Authority took back a seller's note from Chambers Crescent, LLC in connection with the sale of property and improvements known as John F. Kennedy Apartments. The loan, which totaled \$2,990,000, bears interest at 2.82% per annum. Interest will be paid annually beginning on September 1, 2016 and on each anniversary thereafter equal to forty percent (40%) of project cash flow. The loan is secured by a third mortgage and matures on September 1, 2070, whereby all unpaid interest and principal is due.	2,990,000

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

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

On September 11, 2015, the Authority entered into a loan agreement with Chambers Crescent, LLC. The loan, which totaled \$600,000, bears interest at 0.01% per annum. Payment of principal and interest is due in full on the maturity date which is September 1, 2045. The loan is secured by the property.

	<u>600,000</u>
Total notes receivable	6,292,252
Allowance for uncollectable notes receivable	<u>2,388,891</u>
Notes receivable, net	<u>\$ 3,903,361</u>

As of December 31, 2024, the current portion of notes receivable amounted to \$-0- and accrued interest on the notes receivable totaled \$1,279,164, which is shown net of an allowance for uncollectable interest of \$1,279,164.

**NOTE 7. CAPITAL ASSETS, NET**

The following is a summary of the primary government's changes in capital assets during the year ended December 31, 2024:

Description	December 31, 2023	Additions	Dispositions	Transfers	December 31, 2024
<u>Non-depreciable:</u>					
Land	\$ 313,844	\$ -	\$ -	\$ -	\$ 313,844
Construction in progress	<u>27,834</u>	<u>1,217,587</u>	<u>-</u>	<u>(27,834)</u>	<u>1,217,587</u>
Subtotal	<u>341,678</u>	<u>1,217,587</u>	<u>-</u>	<u>(27,834)</u>	<u>1,531,431</u>
<u>Depreciable:</u>					
Buildings and improvements	13,939,755	316,415	(689,912)	27,834	13,594,092
Furniture and equipment	<u>189,214</u>	<u>34,010</u>	<u>(22,457)</u>	<u>-</u>	<u>200,767</u>
Subtotal	<u>14,128,969</u>	<u>350,425</u>	<u>(712,369)</u>	<u>27,834</u>	<u>13,794,859</u>
Less: accumulated depreciation	<u>10,550,133</u>	<u>475,647</u>	<u>(712,369)</u>	<u>-</u>	<u>10,313,411</u>
Net capital assets	<u>\$ 3,920,514</u>	<u>\$ 1,092,365</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,012,879</u>

Depreciation expense for the year ended December 31, 2024 amounted to \$475,647.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 8. ACCOUNTS PAYABLE**

As of December 31, 2024, accounts payable consisted of the following:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts payable - vendors	\$ 155,842	\$ 84,683	\$ 240,525
Accounts payable - HUD	102,183	-	102,183
Accounts payable - other governments	<u>80,373</u>	<u>-</u>	<u>80,373</u>
Total accounts payable	<u>\$ 338,398</u>	<u>\$ 84,683</u>	<u>\$ 423,081</u>

Accounts Payable - Vendors

Accounts payable - vendors represents the amounts payable to contractors and vendors for materials received or services rendered.

Accounts Payable - HUD

As of December 31, 2024, accounts payable - HUD consisted of amounts payable to the Department of Housing and Urban Development for overpayment of subsidy in the Section 8 Housing Choice Vouchers program.

Accounts Payable - Other Governments

Accounts payable - other governments represents amounts due and payable to the Township for payments in lieu of taxes.

**NOTE 9. PAYMENTS IN LIEU OF TAXES**

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payment in lieu of taxes ("PILOT") on certain Authority owned properties in accordance with the provisions of its Cooperation Agreement with the Township. Under the Cooperation Agreement, the Authority must pay the Township the lesser of 10% of its net shelter rent or the approximate full real property taxes. For the year ended December 31, 2024, the primary government of the Authority incurred PILOT expense in the amount of \$47,362.

**NOTE 10. NON-CURRENT LIABILITIES**

Non-current liabilities of the primary government as of December 31, 2024 consisted of the following:

<u>Description</u>	<u>December 31, 2023</u>	<u>Additions</u>	<u>Retirements/ Payments</u>	<u>December 31, 2024</u>	<u>Amounts due within one Year</u>
Accrued compensated absences	\$ 49,340	\$ 157,046	\$ (154,892)	\$ 51,494	\$ 15,877
Accrued pension liability	2,002,087	31,794	(201,624)	1,832,257	-
Accrued OPEB liability	3,125,562	-	-	3,125,562	-
Family self sufficiency escrows	<u>346,057</u>	<u>219,937</u>	<u>(132,437)</u>	<u>433,557</u>	<u>-</u>
Total non-current liabilities	<u>\$ 5,523,046</u>	<u>\$ 408,777</u>	<u>\$ (488,953)</u>	<u>\$ 5,442,870</u>	<u>\$ 15,877</u>



**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 11. PENSION PLAN**

**A. Plan Description**

The 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 Annual Comprehensive Financial Report, which can be found at <https://www.state.nj.us/treasury/pensions/annual-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. 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  $1/55^{\text{th}}$  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  $1/60^{\text{th}}$  of final average salary for each year of service credit is available to tier 4 members upon reaching age 62 and tier 5 members upon reaching age 65.

Early retirement benefits are available to tiers one and two before reaching age 60, tiers 3 and 4 before age 62 with 25 years or more of service credit and tier 5 with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month a member retires prior to the age at which a member 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. 43:15A and requires contributions by all 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. For fiscal year 2024, the State's pension contribution was more than the actuarial determined amount.

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.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 11. PENSION PLAN (continued)**

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

At December 31, 2024, the Authority reported a liability of \$1,832,257, for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2023, and rolled forward to June 30, 2024.

For the year ended December 31, 2024, the Authority recognized pension benefit of \$163,766. At December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	Deferred Outflows of <u>Resources</u>	Deferred Inflows of <u>Resources</u>
Changes of Assumptions	\$ 2,276	\$ 20,847
Changes in Proportion	39,521	185,737
Differences between expected and actual experience	36,703	4,878
Net differences between actual and projected earnings on pension plan investments	<u>-</u>	<u>84,957</u>
Total	\$ <u>78,500</u>	\$ <u>296,419</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>
2025	\$ (238,063)
2026	(132,878)
2027	185,688
2028	(33,231)
2029	<u>565</u>
	\$ <u>(217,919)</u>

**E. Actuarial Assumptions**

The collective total pension liability at the June 30, 2024 measurement date was determined by an actuarial valuation as of July 1, 2023, which was rolled forward to June 30, 2024. This actuarial valuation used the following assumptions:

Inflation Rate:	
Price	2.75%
Wage	3.25%
Salary increases:	2.75 - 6.55%
	based on years of service
Investment rate of return	7.00%

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 11. PENSION PLAN (continued)**

**E. Actuarial Assumptions (continued)**

Pre-mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis.

Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

The actuarial adjustments used in the July 1, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2018 to June 30, 2021.

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

The long-term expected rate of return 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 real rates of return for each major asset class, including the PERS's target asset allocation as of June 30, 2024, are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Rate of Return</u>
U.S. Equity	28.00%	8.63%
Non-U.S. Developed Market Equity	12.75%	8.85%
International Small Cap Equity	1.25%	8.85%
Emerging Markets Equity	5.50%	10.66%
Private Equity	13.00%	12.40%
Real Estate	8.00%	10.95%
Real Assets	3.00%	8.20%
High Yield	4.50%	6.74%
Private Credit	8.00%	8.90%
Investment Grade Credit	7.00%	5.37%
Cash Equivalents	2.00%	3.57%
U.S. Treasuries	4.00%	3.57%
Risk Mitigation Strategies	3.00%	7.10%

**G. Discount Rate**

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2024. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity will be based on 100% of the actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments to determine the total pension liability.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 11. PENSION PLAN (continued)**

**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 7.00 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 (6.00 percent) or 1 percentage point higher (8.00 percent) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
Authority's proportionate share of the net pension liability	\$ <u>2,466,455</u>	\$ <u>1,832,257</u>	\$ <u>1,336,907</u>

**NOTE 12. OTHER POST EMPLOYMENT BENEFITS PLAN**

The information required for management to record the changes in net OPEB liability, deferred inflows of resources, deferred outflows of resources and OPEB expense for the SHBP as of and for the year ended December 31, 2024 was not available as of the date of this report and accordingly, the net OPEB liability, deferred outflows of resources, deferred inflows of resources and OPEB expense related to the SHBP are being reported from the June 30, 2023 audited actuarial report.

**A. Plan Description**

The SHBP is a cost-sharing multiple-employer defined benefit OPEB plan administered by the Division. It covers employees of local government employers that have adopted a resolution to participate in the SHBP. For additional information about SHBP, please refer to the Division's Annual Comprehensive Financial Report, which can be found at <https://www.state.nj.us/treasury/pensions/financial-reports.shtml>.

**B. Benefits**

SHBP provides medical and prescription drug to retirees and their covered dependents of the employers. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer paid health benefits coverage for retired employees.

Under Chapter 48, the employer may assume the cost of postretirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of services credit in a State of locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer. Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiations agreement. Pursuant to Chapter 78, P.L., 2011, future retirees eligible for postretirement medical coverage who have less than 20 years of creditable service on June 28, 2011 will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 12. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)**

**C. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

At December 31, 2024, the Authority reported a liability of \$3,125,562, for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of July 1, 2022, and rolled forward to June 30, 2023.

For the year ended December 31, 2024, the Authority recognized OPEB benefit of \$211,270. At December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	Deferred Outflows of <u>Resources</u>	Deferred Inflows of <u>Resources</u>
Changes of Assumptions	\$ 404,878	\$ 883,496
Changes in Proportion	779,038	717,724
Differences between expected and actual experience	144,135	848,801
Net differences between projected and actual investment earnings on OPEB plan investments	-	516
Contributions paid subsequent to the measurement date	<u>120,372</u>	<u>-</u>
Total	\$ <u>1,448,423</u>	\$ <u>2,450,537</u>

The Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	<u>Amount</u>
Year ending December 31:	
2024	\$ (336,227)
2025	(275,391)
2026	(148,982)
2027	(69,837)
2028	(140,970)
Thereafter	<u>(151,079)</u>
	\$ <u>(1,122,486)</u>

**D. Actuarial Assumptions**

The total OPEB liability for the June 30, 2023 measurement date was determined by an actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023. This actuarial valuation used the following assumptions:

Salary increases:	
Rate for all future years	2.75 to 6.55% based on years of service

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 12. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)**

**D. Actuarial Assumptions (continued)**

Mortality rates were based on the Pub-2010 General classification headcount weighted mortality with fully generational mortality improvement projections from the central year using the MP-2021 scale.

Certain actuarial assumptions used in the July 1, 2022 valuation were based on the results of the PERS experience studies prepared for July 1, 2018 to June 30, 2021. 100% of active members are considered to participate in the SHBP upon retirement.

**E. Discount Rate**

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

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

The following presents the Authority's proportionate share of the net OPEB liability calculated using the discount rate of 3.65%, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.65%) or 1 percentage point higher (4.65%) than the current rate.

	1% Decrease (2.65%)	Discount Rate (3.65%)	1% Increase (4.65%)
Authority's proportionate share of the net OPEB liability	\$ <u>3,620,397</u>	\$ <u>3,125,562</u>	\$ <u>2,727,544</u>

**G. Health Care Trend Assumptions**

For pre-Medicare medical benefits, the trend rate is initially 6.50% and decreases to a 4.50% long-term trend rate after nine years. For post-65 medical benefits PPO, the trend is increasing to 14.8% in fiscal year 2026 and decreased to 4.50% in fiscal year 2033. For HMO, the trend is increasing to 17.4% in fiscal year 2026 and decreases to 4.50% in fiscal year 2033. For prescription drug benefits, the initial trend rate is 9.50% and decreases to a 4.50% long-term trend rate after seven years. For the Medicare Part B reimbursement, the trend rate is 5.00%.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 12. OTHER POST EMPLOYMENT BENEFITS PLAN (continued)**

**H. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Healthcare Trend Rate**

The following presents the Authority's proportionate share of the net OPEB liability calculated using the health care trend rate, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a health care trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	<u>1% Decrease</u>	<u>Healthcare Cost Trend Rate</u>	<u>1% Increase</u>
Authority's proportionate share of the net OPEB liability	\$ <u>2,656,360</u>	\$ <u>3,125,562</u>	\$ <u>3,726,284</u>

**NOTE 13. RESTRICTED NET POSITION**

As of December 31, 2024, restricted net position consisted of the following:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Housing assistance payments reserves	\$ 11,293	\$ -	\$ 11,293
Reserve for replacements	1,891,045	-	1,891,045
FSS escrows forfeitures	<u>19,600</u>	<u>-</u>	<u>19,600</u>
Total restricted net position	\$ <u>1,921,938</u>	\$ <u>-</u>	\$ <u>1,921,938</u>

Housing assistance payment reserves are restricted for use only in the Mainstream Vouchers program for future housing assistance payments.

Reserve for replacement funds are required to be set aside for future project expenditures in accordance with the RAD Conversion Commitment.

FSS escrows forfeitures are to be used to fund eligible expenses of FSS participants in good standing.

**NOTE 14. 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, 2024, the Authority estimates that no material liabilities will result from such audits.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**NOTES TO FINANCIAL STATEMENTS (continued)**  
**DECEMBER 31, 2024**

**NOTE 15.      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. Subsequent events have been evaluated through September 29, 2025, which is the date the financial statements were available to be issued, and management concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosures 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 Township of Lakewood:

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 business type activities (primary government) and the discretely presented component unit of the Housing Authority of the Township of Lakewood (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated September 29, 2025.

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

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

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

**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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Novogrodac & Company LLP*

September 29, 2025  
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 Township of Lakewood:

**Report on Compliance for Each Major Federal Program**

We have audited the Housing Authority of the Township of Lakewood's (the "Authority") compliance with the types of compliance requirements described in the OMB Compliance Supplement and the State of New Jersey OMB Circular 15-08 that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2024. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

**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, 2024.

**Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; 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. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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

**Responsibilities of Management for Compliance**

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

## **Auditors' Responsibilities for the Audit of Compliance (continued)**

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

In performing an audit in accordance with auditing standards generally accepted in the United States of America, *Government Auditing Standards*, the Uniform Guidance, and the State of New Jersey OMB Circular 15-08, we:

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

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

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

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

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

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

**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*

September 29, 2025  
Toms River, New Jersey

## **SUPPLEMENTARY INFORMATION**

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

<u>Federal Grantor/Program Title</u>	<u>Federal Assistance Listing Number</u>	<u>State Pass- through Number</u>	<u>Grant Period From / To</u>		<u>Grant Award</u>	<u>Fiscal Year Expenditures</u>	<u>Cumulative Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>							
Housing Voucher Cluster							
Section 8 Housing Choice Vouchers	14.871	N/A	1/1/2024	12/31/2024	\$ 17,246,628	\$ 17,944,272	\$ 17,944,272
Mainstream Vouchers	14.879	N/A	1/1/2024	12/31/2024	<u>970,192</u>	<u>976,372</u>	<u>976,372</u>
Total Housing Voucher Cluster					18,216,820	18,920,644	18,920,644
Resident Opportunity and Supportive Services - Service Coordinators	14.870	N/A	1/1/2024	12/31/2024	<u>82,438</u>	<u>82,438</u>	<u>82,438</u>
Total Grant Awards and Federal Expenditures					<u>\$ 18,299,258</u>	<u>\$ 19,003,082</u>	<u>\$ 19,003,082</u>

See accompanying notes to Schedule of Expenditures of Federal Awards and Report of Independent Auditors

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**NOTE 1. BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal grant activity of the Authority under programs of the federal government for the year ended December 31, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and State of New Jersey OMB Circular 15-08. Because the Schedule presents only a selected portion of operations of the Authority, it is not intended to and does not present the net position, changes in net position or cash flows of the Authority. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the financial statements.

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

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the principles contained in the Uniform Guidance 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 minimis indirect cost rate allowed under the Uniform Guidance.



**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**I. Summary of Auditors' Results**

**Financial Statement Section**

1. Type of auditors' report issued:
 

Primary Government Discretely Presented Component Unit	Qualified Unmodified
---	-------------------------
2. Internal control over financial reporting
  - a. Material weakness(es) identified? No
  - b. Significant deficiency(ies) identified? None Reported
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? None Reported
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:

**ALN**

**Name of Federal Program**

Housing Voucher Cluster:

14.871

Section 8 Housing Choice Vouchers

14.879

Mainstream Vouchers

5. Dollar threshold used to distinguish between Type A and Type B Programs: \$750,000
6. Auditee qualified as low-risk Auditee? Yes

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

There were no findings or questioned costs relating to federal awards.

IV. Summary of Prior Audit Findings

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

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
REQUIRED PENSION INFORMATION  
DECEMBER 31, 2024**

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

	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024</u>
Contractually required contribution	\$ 104,831	\$ 121,142	\$ 129,116	\$ 140,417	\$ 137,662	\$ 176,857	\$ 161,537	\$ 178,112	\$ 184,780	\$ 183,484
Contributions in relation to the contractually required contribution	<u>104,831</u>	<u>121,142</u>	<u>129,116</u>	<u>140,417</u>	<u>137,662</u>	<u>176,857</u>	<u>161,537</u>	<u>178,112</u>	<u>184,780</u>	<u>183,484</u>
(Over) / under funded	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Authority's covered-employee payroll	<u>\$1,030,484</u>	<u>\$1,043,059</u>	<u>\$1,096,893</u>	<u>\$1,164,949</u>	<u>\$1,306,233</u>	<u>\$1,314,830</u>	<u>\$1,099,040</u>	<u>\$1,166,125</u>	<u>\$1,192,479</u>	<u>\$1,291,132</u>
Contributions as a percentage of covered employee payroll	<u>10.17 %</u>	<u>11.61 %</u>	<u>11.77 %</u>	<u>12.05 %</u>	<u>10.54 %</u>	<u>13.45 %</u>	<u>14.70 %</u>	<u>15.27 %</u>	<u>15.50 %</u>	<u>14.21 %</u>

See Report of Independent Auditors.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
REQUIRED PENSION INFORMATION (continued)  
DECEMBER 31, 2024**

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

	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024</u>
Authority's proportion of the net pension liability	<u>0.0131 %</u>	<u>0.0136 %</u>	<u>0.0139 %</u>	<u>0.0141 %</u>	<u>0.0142 %</u>	<u>0.0162 %</u>	<u>0.0138 %</u>	<u>0.0141 %</u>	<u>0.0138 %</u>	<u>0.0135 %</u>
Authority's proportionate share of the net pension liability	<u>\$2,947,610</u>	<u>\$4,038,650</u>	<u>\$3,244,426</u>	<u>\$2,779,536</u>	<u>\$2,550,063</u>	<u>\$2,636,388</u>	<u>\$1,634,038</u>	<u>\$2,131,525</u>	<u>\$2,002,087</u>	<u>\$1,832,257</u>
Authority's covered- employee payroll	<u>\$1,030,484</u>	<u>\$1,043,059</u>	<u>\$1,096,893</u>	<u>\$1,164,949</u>	<u>\$1,306,233</u>	<u>\$1,314,830</u>	<u>\$1,099,040</u>	<u>\$1,166,125</u>	<u>\$1,192,479</u>	<u>\$1,291,132</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	<u>286.04 %</u>	<u>387.19 %</u>	<u>295.78 %</u>	<u>238.60 %</u>	<u>195.22 %</u>	<u>200.51 %</u>	<u>148.68 %</u>	<u>182.79 %</u>	<u>167.89 %</u>	<u>141.91 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>47.93 %</u>	<u>40.14 %</u>	<u>48.10 %</u>	<u>53.60 %</u>	<u>56.30 %</u>	<u>58.32 %</u>	<u>70.33 %</u>	<u>62.91 %</u>	<u>65.23 %</u>	<u>68.22 %</u>

See Report of Independent Auditors.

**HOUSING AUTHORITY OF THE TOWNSHIP OF LAKEWOOD  
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION  
DECEMBER 31, 2024**

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

	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024 (A)</u>
Statutorily required contribution	\$ 224,202	\$ 237,584	\$ 243,174	\$ 277,708	\$ 259,835	\$ 215,568	\$ 286,468	\$ -
Contributions in relation to the statutorily required contribution	<u>224,202</u>	<u>237,584</u>	<u>243,174</u>	<u>277,708</u>	<u>259,835</u>	<u>215,568</u>	<u>286,468</u>	<u>-</u>
Contribution deficiency (excess)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Authority's covered-employee payroll	<u>\$1,096,893</u>	<u>\$1,164,949</u>	<u>\$1,306,233</u>	<u>\$1,314,830</u>	<u>\$1,099,040</u>	<u>\$1,166,125</u>	<u>\$1,192,479</u>	<u>\$ -</u>
Contributions as a percentage of covered-employee payroll	<u>20.44 %</u>	<u>20.39 %</u>	<u>18.62 %</u>	<u>21.12 %</u>	<u>23.64 %</u>	<u>18.49 %</u>	<u>24.02 %</u>	<u>- %</u>

(A) Information relating to the defined benefit OPEB plan was not available because the OPEB plan for the year ended December 31, 2024 had not been audited as of the date the Authority's financial statements were available to be issued.

\*\*\* = 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 TOWNSHIP OF LAKEWOOD**  
**REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION (continued)**  
**DECEMBER 31, 2024**

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

	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024 (A)</u>
Authority's proportion of the net OPEB liability	<u>0.0191 %</u>	<u>0.0193 %</u>	<u>0.0197 %</u>	<u>0.0211 %</u>	<u>0.0199 %</u>	<u>0.0235 %</u>	<u>0.0208 %</u>	<u>- %</u>
Authority's proportionate share of the net OPEB liability	<u>\$3,891,862</u>	<u>\$3,025,537</u>	<u>\$2,664,783</u>	<u>\$3,789,068</u>	<u>\$3,581,236</u>	<u>\$3,799,677</u>	<u>\$3,125,562</u>	<u>\$3,125,562</u>
Authority's covered- employee payroll	<u>\$1,096,893</u>	<u>\$1,164,949</u>	<u>\$1,306,233</u>	<u>\$1,314,830</u>	<u>\$1,099,040</u>	<u>\$1,166,125</u>	<u>\$1,192,479</u>	<u>\$ -</u>
Authority's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	<u>354.81 %</u>	<u>259.71 %</u>	<u>204.01 %</u>	<u>288.18 %</u>	<u>325.85 %</u>	<u>325.84 %</u>	<u>262.11 %</u>	<u>- %</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>1.03 %</u>	<u>1.97 %</u>	<u>1.98 %</u>	<u>0.91 %</u>	<u>0.28 %</u>	<u>(36.46)%</u>	<u>(0.79)%</u>	<u>- %</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 Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	1 Business Activities	14.879 Mainstream Vouchers
111 Cash - Unrestricted		\$3,017	\$2,246,858	
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted	\$19,600		\$1,891,045	\$11,293
114 Cash - Tenant Security Deposits		\$112,267		
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$19,600	\$115,284	\$4,137,903	\$11,293
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects				
124 Accounts Receivable - Other Government				
125 Accounts Receivable - Miscellaneous		\$38,136	\$0	
126 Accounts Receivable - Tenants		\$17,650		
126.1 Allowance for Doubtful Accounts - Tenants		-\$2,691		
126.2 Allowance for Doubtful Accounts - Other		\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current			\$20,251	
128 Fraud Recovery		\$1,755		
128.1 Allowance for Doubtful Accounts - Fraud		\$0		
129 Accrued Interest Receivable			\$39,543	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$54,850	\$59,794	\$0
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets		\$9		
143 Inventories		\$40,295		
143.1 Allowance for Obsolete Inventories		-\$3,389		
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$19,600	\$207,049	\$4,197,697	\$11,293
161 Land			\$313,844	
162 Buildings			\$13,105,181	
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration			\$183,720	
165 Leasehold Improvements			\$488,911	
166 Accumulated Depreciation			-\$10,309,541	
167 Construction in Progress			\$463,822	
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$4,245,937	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current			\$6,393,082	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$0	\$0	\$10,639,019	\$0
200 Deferred Outflow of Resources			\$583,150	
290 Total Assets and Deferred Outflow of Resources	\$19,600	\$207,049	\$15,419,866	\$11,293

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	1 Business Activities	14.879 Mainstream Vouchers
311 Bank Overdraft				
312 Accounts Payable <= 90 Days		\$84,683	\$59,077	
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable			\$8,134	
322 Accrued Compensated Absences - Current Portion			\$1,662	
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government			\$79,141	
341 Tenant Security Deposits		\$116,461		
342 Unearned Revenue		\$5,905		
344 Current Portion of Long-term Debt - Operating Borrowings				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$0	\$207,049	\$148,014	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current			\$13,801	
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities			\$1,632,720	
350 Total Non-Current Liabilities	\$0	\$0	\$1,646,521	\$0
300 Total Liabilities	\$0	\$207,049	\$1,794,535	\$0
400 Deferred Inflow of Resources			\$3,238,873	
508.4 Net Investment in Capital Assets			\$4,245,937	
511.4 Restricted Net Position	\$19,600		\$1,891,045	\$11,293
512.4 Unrestricted Net Position	\$0	\$0	\$4,249,476	\$0
513 Total Equity - Net Assets / Position	\$19,600	\$0	\$10,386,458	\$11,293
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$19,600	\$207,049	\$15,419,866	\$11,293



# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	ELIM	Total
111 Cash - Unrestricted	\$1,996,848			\$4,246,723
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted	\$433,557			\$2,355,495
114 Cash - Tenant Security Deposits				\$112,267
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$2,430,405	\$0	\$0	\$6,714,485
121 Accounts Receivable - PHA Projects				
122 Accounts Receivable - HUD Other Projects	\$25,200			\$25,200
124 Accounts Receivable - Other Government	\$2,549			\$2,549
125 Accounts Receivable - Miscellaneous	\$3,365			\$41,501
126 Accounts Receivable - Tenants				\$17,650
126.1 Allowance for Doubtful Accounts - Tenants				-\$2,691
126.2 Allowance for Doubtful Accounts - Other	\$0			\$0
127 Notes, Loans, & Mortgages Receivable - Current				\$20,251
128 Fraud Recovery	\$339,722			\$341,477
128.1 Allowance for Doubtful Accounts - Fraud	-\$292,270			-\$292,270
129 Accrued Interest Receivable				\$39,543
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$78,566	\$0	\$0	\$193,210
131 Investments - Unrestricted				
132 Investments - Restricted				
135 Investments - Restricted for Payment of Current Liability				
142 Prepaid Expenses and Other Assets				\$9
143 Inventories				\$40,295
143.1 Allowance for Obsolete Inventories				-\$3,389
144 Inter Program Due From				
145 Assets Held for Sale				
150 Total Current Assets	\$2,508,971	\$0	\$0	\$6,944,610
161 Land				\$313,844
162 Buildings				\$13,105,181
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration	\$17,047			\$200,767
165 Leasehold Improvements				\$488,911
166 Accumulated Depreciation	-\$3,870			-\$10,313,411
167 Construction in Progress	\$753,765			\$1,217,587
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$766,942	\$0	\$0	\$5,012,879
171 Notes, Loans and Mortgages Receivable - Non-Current				\$6,393,082
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$766,942	\$0	\$0	\$11,405,961
200 Deferred Outflow of Resources	\$943,773			\$1,526,923
290 Total Assets and Deferred Outflow of Resources	\$4,219,686	\$0	\$0	\$19,877,494

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2024

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	ELIM	Total
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$96,765			\$240,525
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$10,930			\$19,064
322 Accrued Compensated Absences - Current Portion	\$14,215			\$15,877
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs	\$102,183			\$102,183
332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$1,232			\$80,373
341 Tenant Security Deposits				\$116,461
342 Unearned Revenue				\$5,905
344 Current Portion of Long-term Debt - Operating Borrowings				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$225,325	\$0	\$0	\$580,388
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other	\$433,557			\$433,557
354 Accrued Compensated Absences - Non Current	\$21,816			\$35,617
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities	\$3,325,099			\$4,957,819
350 Total Non-Current Liabilities	\$3,780,472	\$0	\$0	\$5,426,993
300 Total Liabilities	\$4,005,797	\$0	\$0	\$6,007,381
400 Deferred Inflow of Resources	\$1,744,065			\$4,982,938
508.4 Net Investment in Capital Assets	\$766,942			\$5,012,879
511.4 Restricted Net Position	\$0			\$1,921,938
512.4 Unrestricted Net Position	-\$2,297,118	\$0	\$0	\$1,952,358
513 Total Equity - Net Assets / Position	-\$1,530,176	\$0	\$0	\$8,887,175
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,219,686	\$0	\$0	\$19,877,494

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	1 Business Activities	14.879 Mainstream Vouchers
70300 Net Tenant Rental Revenue			\$994,726	
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$0	\$0	\$994,726	\$0
70600 HUD PHA Operating Grants				\$970,192
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue				
70800 Other Government Grants			\$1,257,522	
71100 Investment Income - Unrestricted			\$338,762	
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery				
71500 Other Revenue	\$763		\$138,488	\$7,184
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted	\$685		\$86,822	
70000 Total Revenue	\$1,448	\$0	\$2,816,320	\$977,376
91100 Administrative Salaries			\$203,566	\$75,180
91200 Auditing Fees			\$11,913	
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing			\$4,507	
91500 Employee Benefit contributions - Administrative			\$68,973	\$32,075
91600 Office Expenses	\$29		\$146,857	\$12,898
91700 Legal Expense			\$16,502	\$1,439
91800 Travel			\$3,711	
91810 Allocated Overhead				
91900 Other			\$18,546	\$2,703
91000 Total Operating - Administrative	\$29	\$0	\$474,575	\$124,295
92000 Asset Management Fee				
92100 Tenant Services - Salaries				
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services				
92400 Tenant Services - Other			\$8,250	
92500 Total Tenant Services	\$0	\$0	\$8,250	\$0
93100 Water			\$103,072	
93200 Electricity			\$147,185	
93300 Gas			\$136,412	
93400 Fuel				
93500 Labor			\$87,857	
93600 Sewer				
93700 Employee Benefit Contributions - Utilities			\$46,582	
93800 Other Utilities Expense				
93000 Total Utilities	\$0	\$0	\$521,108	\$0

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	1 Business Activities	14.879 Mainstream Vouchers
94100 Ordinary Maintenance and Operations - Labor			\$205,000	
94200 Ordinary Maintenance and Operations - Materials and Other			\$153,030	
94300 Ordinary Maintenance and Operations Contracts			\$233,547	
94500 Employee Benefit Contributions - Ordinary Maintenance			\$107,500	
94000 Total Maintenance	\$0	\$0	\$699,077	\$0
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs			\$83,252	
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$83,252	\$0
96110 Property Insurance				
96120 Liability Insurance				
96130 Workmen's Compensation				
96140 All Other Insurance			\$121,293	\$1,745
96100 Total Insurance Premiums	\$0	\$0	\$121,293	\$1,745
96200 Other General Expenses				
96210 Compensated Absences			\$973	\$106
96300 Payments in Lieu of Taxes			\$47,362	
96400 Bad debt - Tenant Rents			\$10,906	
96500 Bad debt - Mortgages				
96600 Bad debt - Other			\$160,522	
96800 Severance Expense				
96000 Total Other General Expenses	\$0	\$0	\$219,763	\$106
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$29	\$0	\$2,127,318	\$126,146
97000 Excess of Operating Revenue over Operating Expenses	\$1,419	\$0	\$689,002	\$851,230
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments				\$850,226
97350 HAP Portability-In				
97400 Depreciation Expense			\$472,810	
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$29	\$0	\$2,600,128	\$976,372

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.EFA FSS Escrow Forfeiture Account	6.1 Component Unit - Discretely Presented	1 Business Activities	14.879 Mainstream Vouchers
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,419	\$0	\$216,192	\$1,004
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$18,181	\$0	\$9,867,237	\$10,289
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			\$303,029	\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity				
11180 Housing Assistance Payments Equity				
11190 Unit Months Available			2472	816
11210 Number of Unit Months Leased			2315	795

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	ELIM	Total
70300 Net Tenant Rental Revenue				\$994,726
70400 Tenant Revenue - Other				
70500 Total Tenant Revenue	\$0	\$0	\$0	\$994,726
70600 HUD PHA Operating Grants	\$17,246,628	\$82,438		\$18,299,258
70610 Capital Grants				
70710 Management Fee				
70720 Asset Management Fee				
70730 Book Keeping Fee				
70740 Front Line Service Fee				
70750 Other Fees				
70700 Total Fee Revenue			\$0	\$0
70800 Other Government Grants			-\$1,257,522	\$0
71100 Investment Income - Unrestricted	\$115,367			\$454,129
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery	\$32,942			\$32,942
71500 Other Revenue	\$129,061			\$275,496
71600 Gain or Loss on Sale of Capital Assets				
72000 Investment Income - Restricted				\$87,507
70000 Total Revenue	\$17,523,998	\$82,438	-\$1,257,522	\$20,144,058
91100 Administrative Salaries	\$691,294			\$970,040
91200 Auditing Fees	\$7,617			\$19,530
91300 Management Fee				
91310 Book-keeping Fee				
91400 Advertising and Marketing				\$4,507
91500 Employee Benefit contributions - Administrative	\$404,036			\$505,084
91600 Office Expenses	\$129,756			\$289,540
91700 Legal Expense	\$14,461			\$32,402
91800 Travel	\$88			\$3,799
91810 Allocated Overhead				
91900 Other	\$27,243			\$48,492
91000 Total Operating - Administrative	\$1,274,495	\$0	\$0	\$1,873,394
92000 Asset Management Fee				
92100 Tenant Services - Salaries		\$67,934		\$67,934
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services		\$14,504		\$14,504
92400 Tenant Services - Other				\$8,250
92500 Total Tenant Services	\$0	\$82,438	\$0	\$90,688
93100 Water				\$103,072
93200 Electricity				\$147,185
93300 Gas				\$136,412
93400 Fuel				
93500 Labor				\$87,857
93600 Sewer				
93700 Employee Benefit Contributions - Utilities				\$46,582
93800 Other Utilities Expense				
93000 Total Utilities	\$0	\$0	\$0	\$521,108

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor				\$205,000
94200 Ordinary Maintenance and Operations - Materials and Other				\$153,030
94300 Ordinary Maintenance and Operations Contracts				\$233,547
94500 Employee Benefit Contributions - Ordinary Maintenance				\$107,500
94000 Total Maintenance	\$0	\$0	\$0	\$699,077
95100 Protective Services - Labor				
95200 Protective Services - Other Contract Costs				\$83,252
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$0	\$0	\$0	\$83,252
96110 Property Insurance				
96120 Liability Insurance				
96130 Workmen's Compensation				
96140 All Other Insurance	\$17,592			\$140,630
96100 Total Insurance Premiums	\$17,592	\$0	\$0	\$140,630
96200 Other General Expenses	\$90,101			\$90,101
96210 Compensated Absences	\$1,076			\$2,155
96300 Payments in Lieu of Taxes				\$47,362
96400 Bad debt - Tenant Rents				\$10,906
96500 Bad debt - Mortgages				
96600 Bad debt - Other				\$160,522
96800 Severance Expense				
96000 Total Other General Expenses	\$91,177	\$0	\$0	\$311,046
96710 Interest of Mortgage (or Bonds) Payable				
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,383,264	\$82,438	\$0	\$3,719,195
97000 Excess of Operating Revenue over Operating Expenses	\$16,140,734	\$0	-\$1,257,522	\$16,424,863
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized				
97300 Housing Assistance Payments	\$15,796,274		-\$1,257,522	\$15,388,978
97350 HAP Portability-In	\$2,376			\$2,376
97400 Depreciation Expense	\$2,837			\$475,647
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$17,184,751	\$82,438	-\$1,257,522	\$19,586,196

# Housing Authority of the Township of Lakewood (NJ054)

## Lakewood, NJ

Submission Type: Audited/Single Audit

### Entity Wide Revenue and Expense Summary

Fiscal Year End: 12/31/2024

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	ELIM	Total
10010 Operating Transfer In				
10020 Operating transfer Out				
10030 Operating Transfers from/to Primary Government				
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In				
10092 Inter Project Excess Cash Transfer Out				
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$339,247	\$0	\$0	\$557,862
11020 Required Annual Debt Principal Payments	\$0	\$0		\$0
11030 Beginning Equity	-\$1,566,394	\$0		\$8,329,313
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$303,029			\$0
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity	-\$1,530,176			-\$1,530,176
11180 Housing Assistance Payments Equity	\$0			\$0
11190 Unit Months Available	12864			16152
11210 Number of Unit Months Leased	12937			16047