HOUSING AUTHORITY OF THE CITY OF OCEAN CITY

REPORT OF AUDIT

FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2024 AND 2023

BOWMAN & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

OCEAN CITY HOUSING AUTHORITY

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September 30, 2024

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY

FINANCIAL SECTION

FOR THE FISCAL YEARS ENDED September 30, 2024 AND 2023

BOWMAN & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Ocean City (the "Authority"), a component unit of the City of Ocean City in the County of Cape May, State of New Jersey and its blended component unit, the Ocean City Community Development Corporation, as of and for the fiscal years ended September 30, 2024 and 2023, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Housing Authority of the City of Ocean City and its blended component unit, the Ocean City Community Development Corporation, as of September 30, 2024 and 2023, and the changes in its financial position and its cash flows thereof for the fiscal years then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey. The financial statements of the blended component unit, Ocean City Community Development Corporation, were audited in accordance with auditing standards generally accepted in the United States of America, but were not audited in accordance with Government Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of Ocean City, in the County of Cape May, State of New Jersey, a component unit of the City of Ocean City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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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.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying supplementary information is presented for purposes of additional analysis and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The 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 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 June 24, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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.

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants

Woodbury, New Jersey
January 26, 2026

INDEPENDENT AUDITOR'S 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*

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and in compliance with audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the business-type activities of the Housing Authority of the City of Ocean City (the "Authority"), and its blended component unit the Ocean City Community Development Corporation, as of and for the fiscal year ended September 30, 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 January 26, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants

Woodbury, New Jersey
January 26, 2026

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY
Management's Discussion and Analysis - Unaudited
September 30, 2024 and 2023

As management of the Ocean City Housing Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activity of the Authority for the fiscal year ended September 30, 2024 and 2023. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

5 **Supplemental Information** - presents the schedule of expenditures of Federal Awards as required by the U.S. *Department of Housing and Urban Development.* Also included are the Financial Data Schedule and Capital Grant Schedule. Schedules for the Authority's post-retirement plan and the State-Administered pension plan are presented as Required Supplementary Information.

FINANCIAL HIGHLIGHTS

- The Authority's Total Net Position (equity) increased from 2023 to 2024 by $852,578 due to an increase in Unrestricted Net Position of $1,047,497, an increase in Net Investment in Capital Assets of $1,170,673, offset by a decrease in Restricted Net Position of $1,365,592.
  The Authority's Total Net Position (equity) increased from 2022 to 2023 by $4,324,482 due to an increase in Unrestricted Net Position of $437,505, an increase in Restricted Net Position of $1,202,923 and an increase in Net Investment in Capital Assets of $2,684,054.

- The Authority's Current Assets balance including cash at the reporting year end was $1,081,745 for 2024, and $3,001,428 for 2023. This includes amounts designated for current restricted use.

FINANCIAL HIGHLIGHTS (continued)

- The Authority had Total Revenues of $3,083,788 in 2024 and $5,861,230 in 2023, and $4,273,703 in 2022. The Authority had Total Expenses of $2,231,210 in 2024 and $1,536,748 in 2023, and $1,386,631 in 2022.

- Since fiscal year 2014, the Authority has recorded the adjustment required by Government Accounting Standards Board (GASB) Statement No. 68 Accounting and Financial Reporting for Pensions as required by Generally Accepted Accounting Principles for government entities. Under the provisions of GASB 68, the Authority must include its proportionate share of the net pension liability of the Public Employees' Retirement System (PERS). The Authority was required to report $761,911 of deferred outflows of resources and $552,304 of deferred inflows of resources for the fiscal year ended September 30, 2024. The Authority was required to report $246,157 of deferred outflows of resources and $289,340 of deferred inflows of resources for the fiscal year ended September 30, 2023.

- Also since fiscal year 2018, the Authority has recorded the adjustment required by Government Accounting Standards Board (GASB) Statement No. 75 Accounting and Financial Reporting for Postemployment Benefits Other than Pensions (OPEB) as required by Generally Accepted Accounting Principles for government entities. Under provisions of GASB 75, the Authority must include its proportionate share of the net OPEB for post-employment benefits (health insurance). The Authority was required to report the Other Post-Employment Benefits ("OPEB") of $565,275 for the fiscal year ended September 30, 2024. The Authority was required to report the OPEB liability of $164,472 for the fiscal year ended September 30, 2023.

OTHER FINANCIAL INFORMATION

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

The major programs of the Authority are:
1. Public Housing Program
2. Business Activities, consisting of General Management and Supplemental funds.
3. Blended Component Unit, which is legal separate corporations and instrumentalities of the Housing Authority formed to carry out the mission of the Authority and expand affordable housing opportunities.

HOUSING FACTS:

1. Over 120 low-income families have been assisted throughout the county by the Housing Authority in 2024; affording them decent, safe, and sanitary housing based on their ability to pay.

BUDGETARY HIGHLIGHTS

As for the year ended September 30, 2024, a budget was prepared by the Authority and was approved by the Board of Commissioners. The budgets are used primarily as a management tool. However, for the Authority's annual entity-wide State budget, the total amount of appropriations constitutes the legal level of control. Expenditures may not exceed appropriations at this level without approval from the State of New Jersey Department of Community Affairs.

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

Net Position, may serve over time as a useful indicator of an agency's financial position. In the case of the Housing Authority of the City of Ocean City, assets exceed liabilities by $14,688,765 at the close of the most recent year. The following table shows a summary of changes from the prior years:

STATEMENTS OF NET POSITION

	September 30, 2024	September 30, 2023	September 30, 2022
Current and Other Assets	$ 1,081,745	$ 3,001,428	$ 1,252,699
Capital Assets, net	17,679,542	16,129,139	11,374,768
Total Assets	18,761,287	19,130,567	12,627,467
			-
Deferred Outflows of Resources	761,911	246,157	17,638
Current Liabilities	1,332,982	2,183,597	1,184,536
Long-term Liabilities	2,696,357	3,316,377	2,095,784
Total Liabilities	4,029,339	5,499,974	3,297,958
Deferred Inflows of Resources	552,304	289,340	101,847
			-
Net Investment in Capital Assets	15,229,495	14,058,822	11,374,768
Restricted Net Position	136,479	1,502,071	299,148
Unrestricted Net Position	(925,986)	(1,973,483)	(2,410,988)
			-
Net Position	$ 14,439,988	$ 13,587,410	$ 9,262,928

The statement of activities shows the sources of changes in net position as they arise through various programs and functions.
A condensed statement of activities comparing fiscal years 2023 and 2024:

STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION

	September 30, 2024	September 30, 2023	September 30, 2022
Revenues:			
Federal grant awards	$ 2,041,112	$ 4,953,855	$ 3,649,603
Tenant charges	780,058	659,661	581,797
Other Revenues	104,835	147,790	42,303
Total Revenues	2,926,005	5,761,306	4,273,703
Operating Expenses:			
Administrative and Other Expenses	1,766,870	1,147,060	1,012,825
Depreciation expense	448,006	389,688	373,806
Total Operating Expenses	2,214,876	1,536,748	1,386,631
Operating Income (Loss)	711,129	4,224,558	2,887,072
Non-Operating Revenues (Expenses):			
Gain on Insurance Recovery, net of impairment los:	156,968	99,031	-
Interest expense	(16,334)	-	-
Investment Income	815	893	102
Net non-operating revenue (expenses)	141,449	99,924	102
			-
Increase (decrease) in net position	852,578	4,324,482	2,887,174
			-
Net position at the beginning of the year	13,587,410	9,262,928	6,375,754
Net position at the end of the year	$ 14,439,988	$ 13,587,410	$ 9,262,928

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets:

The following table summarizes the changes in capital assets between September 30, 2024 and 2023:

	September 30, 2024	September 30, 2023
Land	$ 352,648	$ 352,648
Building	21,632,407	17,361,277
Equipment	423,943	359,091
Construction-in-progress	2,702,857	5,092,004
Total	25,111,855	23,165,020
Accumulated Depreciation	(7,432,313)	(7,035,881)
Net Capital Assets	$ 17,679,542	$ 16,129,139

Debt:

As of September 30, 2024, the blended component unit had $2,450,047 in outstanding mortgage debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The following factors were considered in preparing the Authority's budget for the fiscal year ending September 30, 2024.

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

CONTRACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, Ocean City Housing Authority, 204 4th Street, Ocean City, NJ 08226, 609-399-1062.

Housing Authority of the City of Ocean City
Statements of Net Position
As of September 30, 2024 and 2023

	2024	2023
ASSETS		
Current assets		
Cash and cash equivalents	$ 751,936	$ 759,203
Restricted cash	136,479	1,502,071
Tenant security deposits	64,315	44,976
Accounts receivable - HUD	-	134,730
Accounts receivable - other government	39,985	450,624
Accounts receviable - tenant	14,196	43,963
Accounts receivable - miscellaneous	-	372
Prepaid expenses	74,834	65,489
Total current assets	1,081,745	3,001,428
Capital assets		
Construction in progress	2,702,857	5,092,004
Capital assets, net of accumulated depreciation	14,976,685	11,037,135
Total capital assets	17,679,542	16,129,139
Total assets	18,761,287	19,130,567
DEFERRED OUTFLOWS OF RESOURCES		
Related to pensions	89,173	8,043
Related to OPEB	672,738	238,114
Total deferred outflows of resources	761,911	246,157
Total assets and deferred outflows of resources	$ 19,523,198	$ 19,376,724
LIABILITIES		
Current liabilities		
Accounts payable and accrued expenses	78,584	81,296
Accrued liabilities - other	248,179	1,083,435
Accounts payable - pension	8,968	-
Accrued wages	4,015	2,147
Accrued PILOT	81,096	72,620
Accrued compensated absences	3,566	2,520
Unearned revenue	917,542	941,579
Total current liabilities	1,341,950	2,183,597
Non-current liabilities		
Accrued compensated absences	1,189	840
Tenant security deposits	64,315	44,976
Unearned revenue	-	901,042
Pension liability - contributions subsequent to measurement date	2,242	-
Pension liability	89,554	-
Other postemployment benefits	565,275	164,472
Accrued interest	16,334	-
Mortgages notes payable	2,450,047	2,205,047
Total non-current liabilities	3,188,956	3,316,377
Total liabilities	4,530,906	5,499,974
DEFERRED INFLOWS OF RESOURCES		
Related to pensions	65,854	106,974
Related to OPEB	486,450	182,366
Total deferred inflows of resources	552,304	289,340
NET POSITION		
Net investment in capital assets	15,229,495	14,058,822
Restricted net position	136,479	1,502,071
Unrestricted net position (deficit)	(925,986)	(1,973,483)
Total net position	14,439,988	13,587,410
Total liabilities, deferred inflows of resources, and net position	$ 19,523,198	$ 19,376,724

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

Housing Authority of the City of Ocean City
Statements of Revenue, Expenses, and Changes in Net Position
For the Fiscal Years Ended September 30, 2024 and 2023

	2024	2023
Operating revenue		
Tenant revenue	$ 780,058	$ 659,661
Government grants	657,382	826,556
Other income	104,835	147,790
Total operating revenue	1,542,275	1,634,007
Operating expenses		
Administrative	493,359	400,209
Tenant services	26,939	18,671
Utilities	291,558	249,593
Maintenance	742,358	292,420
General expenses	63,524	53,277
Insurance expenses	149,132	132,890
Depreciation expense	448,006	389,688
Total operating expenses	2,214,876	1,536,748
Operating gain (loss)	(672,601)	97,259
Non-operating revenue (expense):		
Investment income	815	893
Interest expense	(16,334)	-
Gain on insurance recovery, net of impairment loss	156,968	99,031
Government grants	1,383,730	4,127,299
Change in net position	852,578	4,324,482
Net position at the beginning of the fiscal year	13,587,410	9,262,928
Net position at the end of the fiscal year	$ 14,439,988	$ 13,587,410

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

Housing Authority of the City of Ocean City
Statements of Cash Flows
For the Fiscal Years Ended September 30, 2024 and 2023

	2024	2023
Cash flows from operating activities		
Cash received from federal and state assistance programs	$ 765,906	$ 678,777
Cash received from tenants	809,106	654,287
Other operating cash receipts	83,206	140,432
Cash payments for goods and services	(1,790,541)	(432,630)
Cash payments to employees	(159,833)	(256,344)
Net cash provided by (used in) operating activities	(292,156)	784,522
Cash flows from capital and related financing activities		
Expenditures for capital assets	(1,789,867)	(5,045,028)
Cash received from federal and state assistance programs	727,688	5,431,303
Net cash provided by (used in) capital and related financing activities	(1,062,179)	386,275
Cash flows from investing activities		
Investment income	815	893
Net change in cash and cash equivalents	(1,353,520)	1,171,690
Cash and cash equivalents, beginning of year	2,306,250	1,134,560
Cash and cash equivalents, end of year	$ 952,730	$ 2,306,250
Reconciliation of operating income (loss) to net cash provided by operating activities		
Operating income (loss)	$ (672,601)	$ 97,259
Adjustments to reconcile operating income (loss) to net cash provided by operating activities		
Depreciation	448,006	389,688
Disposal of capital asset	(51,574)	-
Adjustment to actuarial pension expense	(30,454)	(70,713)
Adjustment to actuarial accounts payable amount	8,968	(1,785)
Adjustment to actuarial other postemployment benefits	270,263	(55,544)
(Increase) decrease in assets		
Accounts receivable - HUD	134,730	(134,730)
Accounts receivable - other government	410,639	(421,693)
Accounts receivable - tenant	29,767	(7,336)
Accounts receivable - miscellaneous	372	(372)
Prepaid expenses	(9,345)	(12,908)
Increase (decrease) in liabilities		
Accounts payable and accrued expenses	(2,712)	(115,629)
Accrued liabilities - other	(835,256)	1,083,435
Accrued wages	1,868	2,147
Accrued PILOT	8,476	39,673
Accrued compensated absences	1,395	3,312
Tenant security deposits	19,339	2,767
Unearned revenue	(24,037)	(13,049)
Net cash provided by operating activities	$ (292,156)	$ 784,522
Reconciliation of cash and cash equivalents to the statement of net position		
Cash and cash equivalents	$ 751,936	$759,203
Restricted cash	136,479	1,502,071
Tenant security deposits	64,315	44,976
	$ 952,730	$ 2,306,250

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

Note 1: **ORGANIZATION AND ACTIVITY**

Reporting entity

The Housing Authority of the City of Ocean City, New Jersey (the "Authority") is a body corporate and politic created under the Housing Authorities Laws of the State of New Jersey to provide housing for qualified individuals in accordance with the rules and regulations prescribed by HUD. It is not subject to federal or state income taxes, nor is it required to file federal and state income tax returns.

The Authority was created under federal and state housing laws as defined by state statute (N.J.S.A. 40A:12A-1, et seq., the "Housing Authority Act"). The Authority is governed by a Board of seven commissioners (the "Commissioners") who serve five-year terms. Five of the Commissioners are appointed by the City Council of the City of Ocean City (the "City"). One Commissioner is appointed by the Mayor of the City of Ocean City and one Commissioner is appointed by the Governor of the State of New Jersey. The governing Board is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development (HUD) and the New Jersey State Department of Community Affairs. An Executive Director is appointed by the Authority's Board to manage the day-to-day operations of the Authority. The Authority is responsible for the development, maintenance and management of public housing for low- and moderate-income families residing in the City of Ocean City, New Jersey. Operating and modernization subsides are provided to the Authority by the federal government.

As of September 30, 2024, the activities of the Authority include the ownership and/or management the following programs in the City of Ocean City, New Jersey.

The Public Housing Program consists of 40 rental units constructed or purchased and operated by the Authority. The purpose of this program is to provide decent, safe, and sanitary housing to eligible low-income families and the elderly at rents they can afford. HUD provides assistance to the Authority in the form of operating subsidies.

The Rental Assistance Demonstration ("RAD") program was created to assist housing authorities with preserving and/or improving public housing properties. The RAD program allows housing authorities to leverage public housing stock and public and private debt to make these improvements in the absence of federal funding for this purpose. In addition, converting to RAD provides for a more stable funding stream. The RAD program consists of 81 rental units.

Component unit

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

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

Component unit (continued)

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

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

Based upon the application of these criteria, the Authority is a component unit of the City of Ocean City (the “City”) as described in Governmental Accounting Standards Board Statements described above because the Mayor of the City of Ocean City and the City Council appoint six of the seven Commissioners to the Board of Commissioners of the Authority. These financial statements would be either blended or discreetly presented as part of the City's financial statements if the City reported using generally accepted accounting principles applicable to governmental entities.

As of September 30, 2024, based upon the application of these criteria, the Authority considers the Ocean City Community Development Corporation (“OCCDC”) to be a component unit because of the significance of its operational or financial relationship with the Authority.

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

Basis of presentation

The financial statements of the Housing Authority of the City of Ocean City have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to enterprise funds of State and Local Governments on a going concern basis. The focus of enterprise funds is the measurement of economic resources, that is, the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The Authority is a single enterprise fund and maintains its records on the accrual basis of accounting. Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activities; or (ii) that are required by law or regulations that the activity’s cost of providing services, including capital cost (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues; or (iii) that the pricing policies of the activity establish fees and charges designed to recover its costs, including capital costs (such as depreciation or debt service). Under this method, revenues are recorded when earned and expenses are recorded when the related liability is incurred.

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

Basis of presentation (continued)

The principal operating revenues of the Authority are rental revenues received from residents and subsidies received from HUD for operations in the public housing program. Grants and similar items are recognized as operating revenue when all eligibility requirements have been met. Gains from sale of capital assets used in the core operations of the Authority are included in operating revenues – other. Operating expenses for the Authority include the costs of operating housing units, administrative expenses, depreciation, and loss from sale of capital assets. All other revenues and expenses not meeting the definition of operating revenues and expenses are reported as nonoperating revenues and expenses.

Basis of accounting

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

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

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

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

Budgets and budgetary control

The Authority prepares an annual budget as required by N.J.A.C. 5:31-2. N.J.A.C. 5:31-2 requires the governing body to introduce the annual Authority budget at least 60 days prior to the end of the current fiscal year and to adopt not later than the beginning of the Authority's fiscal year. The governing body may amend the budget at any point during the fiscal year. The Authority’s budget includes all operations of the Authority. Planned Capital Fund expenditures are included in a capital budget, which is part of the annual budget. The original budget and budget amendments must be approved by Board resolution. Budget amendments during the fiscal year ended September 30, 2024 were not significant.

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

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

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

Cash and cash equivalents and investments

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

New Jersey governmental units are required by N.J.S.A. 40A:5-14 to deposit public funds in a bank or trust company having its place of business in the State of New Jersey and organized under the laws of the United States or of the State of New Jersey or in the New Jersey Cash Management Fund. N.J.S.A. 40A:5-15.1 provides a list of investments which may be purchased by New Jersey governmental units. These permissible investments generally include bonds or other obligations of the United States of America or obligations guaranteed by the United States of America, government money market mutual funds, any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, bonds or other obligations of the local unit or bonds or other obligations of school district of which the local unit is a part or within which the school district is located, bonds or other obligations approved by the Division of Local Government Services, Department of Community Affairs for investment by local units, local government investment pools, deposits with the State of New Jersey Cash Management Fund, and agreements for the purchase of fully collateralized securities with certain provisions. In addition, other State statutes permit investments in obligations issued by local authorities and other state agencies.

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

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

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

Restricted assets

Certain cash of the Authority is restricted for use to fund future housing assistance payments, for construction, for tenant security deposits, for reserve accounts, or for other specified purposes.

Prepaid expenses

Prepaid expenses recorded on the financial statements represent payments made to vendors for services that will benefit periods beyond the Authority's fiscal year end.

Capital assets

Land, buildings, furniture and equipment, and construction in progress are carried substantially at cost. All additions and betterments are charged to the capital asset accounts. When constructed assets are placed in service, they are transferred to the appropriate building or other account. The Authority has no infrastructure capital assets.

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

Subscription assets are measured on the statements of net position at the amount of the initial measurement of the related subscription liability, plus any payments associated with the arrangement made to the vendor at or before the commencement of the subscription term and capitalized initial implementation costs.

Lease assets are measured on the statements of net position at the amount of the initial measurement of the related lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.

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

Buildings	40 years
Building improvements	10 to 20 years
Furniture and equipment	5 years
Subscription assets	Contract period

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

Deferred outflows and deferred inflows of resources

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

Transactions are classified as deferred outflows of resources and deferred inflows of resources only when specifically prescribed by the Governmental Accounting Standards Board (GASB) standards. The Authority is required to report amounts related to the defined benefit pension plan and other postemployment benefits that are applicable to future periods as deferred outflows of resources and deferred inflows of resources. See notes 7 and 8 for more information regarding the pension plan and other postemployment benefits (OPEB), respectively.

Compensated absences

Employees earn vacation and sick leave in varying amounts based upon length of service in accordance with the Authority's Personnel Policy. Sick leave can accrue without limit, but accrued vacation leave cannot be accrued from year to year. In the event of retirement, employees may be compensated for accumulated vacation leave based on any accumulated and unpaid annual leave at the current rate of pay under the Personnel Policy. In the event of retirement, employees may be compensated for accumulated sick leave based on any accumulated and unpaid annual leave at the current rate of pay under the Personnel Policy up to 50% of the total accumulated sick leave, not to exceed $15,000.

Amounts accrued are charged to expense with a corresponding liability.

Pension

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

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

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

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

Net position

In accordance with the provisions of GASB Statement No. 34 of the Governmental Accounting Standards Board "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments", the Authority has classified its net position into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net investment in capital assets – This component of net position consists of capital assets, net of accumulated depreciation, reduced, by the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also should be included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflows of resources should be included in the same net position component as the unspent amount.

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

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

Income taxes

The Authority operates as defined by the Internal Revenue Code Section 115 and is exempt from income taxes under Section 115.

Revenue

The major sources of revenue are various subsidies from the U.S. Department of Housing and Urban Development, charges to tenants, and other income as discussed below.

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Non-operating revenues and expense consist of those revenues and expenses that are related to financing and investing types of activities and result from nonexchange transactions or ancillary activities.

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

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

Revenue (continued)

Federal grant revenue – Operating subsidies and Capital Fund Program ("CFP") grant revenue received from HUD are susceptible to accrual and are recognized during the fiscal year earned. The Authority generally is entitled to receive monies under an established payment schedule or, for the CFP grant, as expenditures are made.

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

Operating expenses

Operating expenses include expenses associated with the operation, maintenance and repair of the water treatment and sewer collection facilities and general administrative expenses. Non-operating expenses principally include expenses attributable to the Authority's interest on funded debt.
Use of estimates

Management of the Authority has made certain estimates and assumptions relating to the reporting of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and revenues and expenses to prepare these financial statements in conformity with accounting principles generally accepted in the United States of America. Actual results may differ from those estimates.

New accounting standards adopted

Statement No. 100, *Accounting Changes and Error Corrections*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The adoption of this Statement had no impact on the Authority's financial statements.

New accounting pronouncements to be implemented in the future

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

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

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

New accounting pronouncements to be implemented in the future (continued)

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

Statement No. 103, *Financial Reporting Model Improvements* The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. That objective is achieved by improving the quality *of* the analysis of changes from the prior year, which will enhance the relevance of that information. They also will provide clarity regarding what information should be presented in MD&A. The Statement will become effective for the Authority in the fiscal year ending September 30, 2026. Management is currently evaluating the impact this Statement will have on the basic financial statements of the Authority.

Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement also requires additional disclosures for capital assets held for sale. That objective is achieved by improving financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. The Statement will become effective for the Authority in the fiscal year ending September 30, 2026. Management is currently evaluating the impact this Statement will have on the basic financial statements of the Authority.

Note 3: **CASH AND CASH EQUIVALENTS**

Custodial credit risk related to deposits – Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits might not be recovered. The Authority's formal policy regarding custodial credit risk is the same as described in Note 2 and included in its cash management plan. N.J.S.A. 17:9-41 et seq. requires that governmental units shall deposit public funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act ("GUDPA"). Under the Act, the first $250,000 of governmental deposits in each insured depository is protected by the Federal Deposit Insurance Corporation (FDIC). Public funds owned by the Authority in excess of FDIC insured amounts are protected by GUDPA. However, GUDPA does not protect intermingled trust funds such as salary withholdings or funds that may pass to the Authority relative to the happening of a future condition. As of September 30, 2024, the Authority's bank balances of $268,426 were insured by Federal depository insurance and $686,342 were insured by GUDPA. As of September 30, 2023, the Authority's bank balances of $269,242 were insured by Federal depository insurance and $2,131,140 were insured by GUDPA.

Note 4: **RESTRICTED ASSETS**

The Authority established restricted cash accounts as required by HUD to report the cash associated with holding tenant security deposits, funds in the repair and replacement reserve, and for capital leveraging purposes. The Authority's restricted cash is as follows:

	September 30, 2024	September 30, 2023
Construction (Bayview/Speitel - RAD)	$ 501	$ 206,486
RAD reserves – replacement reserves	48,018	139,179
Tenant security deposits	47,460	44,976
Construction (OCCDC)	-	1,156,406
Tenant security deposits (OCCDC)	16,854	-
OCCDC reserves – replacement reserves	87,961	-
	$ 200,794	$ 1,547,047

Note 5: **UNEARNED REVENUE**

The Authority's unearned revenue was $917,542 and $1,842,621, as of September 30, 2024 and 2023, respectively. The current portion of unearned revenue as of September 30, 2024 and 2023 was $917,542 and $941,579, respectively. The Authority received a contribution from the New Jersey Housing Mortgage Finance Agency in the form of a forgivable mortgage note. The total amount was $4,505,213 to be used for rehabilitation of affordable housing units. The note forgiveness will be granted over five years, equal to 20% of the total amount. As of September 30, 2024 and 2023, the Authority has drawn the entire amount and a total of $3,604,171 was forgiven as of September 30, 2024. The forgiveness amount is included in the statement of revenue, expenses, and changes in net position as government grants.

Note 6: **CAPITAL ASSETS**

The Authority's capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance September 30, 2023	Additions	Deletions/ Transfers	Balance September 30, 2024
Capital assets not being depreciated				
Land	$ 352,648	$ -	$ -	$ 352,648
Construction in Progress	5,092,004	1,682,853	(4,208,768)	2,566,089
Total capital assets not being depreciated	5,444,652	1,682,853	(4,208,768)	2,918,737
Capital assets being depreciated				
Buildings	17,361,277	199,130	4,208,768	21,769,175
Furniture, equipment & machinery - dwelling	124,564	14,779	-	139,343
Furniture, equipment & machinery – administration	234,527	101,647	(51,574)	284,600
Total capital assets being depreciated	17,720,368	315,556	4,157,194	22,193,118
Total capital assets	23,165,020	1,998,409	(51,574)	25,111,855
Less accumulated depreciation	7,035,881	448,006	(51,574)	7,432,313
Capital assets, net	$ 16,129,139	1,550,403	-	$ 17,679,542

Note 6: **CAPITAL ASSETS**

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

	Balance September 30, 2022	Additions	Transfers	Balance September 30, 2023
Capital assets not being depreciated				
Land	$ 352,648	$ -	$ -	$ 352,648
Construction in Progress	148,060	4,943,944	-	5,092,004
Total capital assets not being depreciated	500,708	4,943,944	-	5,444,652
Capital assets being depreciated				
Buildings	17,177,162	184,115	-	17,361,277
Furniture, equipment & machinery - dwelling	227,155	-	(102,591)	124,564
Furniture, equipment & machinery – administration	115,936	16,000	102,591	234,527
Total capital assets being depreciated	17,520,253	200,115	-	17,720,368
Total capital assets	18,020,961	5,144,059	-	23,165,020
Less accumulated depreciation	6,646,193	389,688	-	7,035,881
Capital assets, net	$ 11,374,768	$ 4,754,371	$ -	$ 16,129,139

Note 7: **PENSION PLAN**

Public Employees' Retirement System

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

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

General Information about the Pension Plan

Plan Description

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

Vesting and Benefit Provisions

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

The following represents the membership tiers for PERS:

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

Note 7: **PENSION PLAN (continued)**

Vesting and Benefit Provisions (continued)

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

Contributions

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

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

The Employer's contractually required contribution rate for the fiscal years ended September 30, 2024 and 2023 were 13.57% and 0.00% of the Employer's covered payroll, respectively. These amounts were actuarially determined as an amount that, when combined with employee contributions, are expected to finance the costs of benefits earned by employees during the year, including an additional amount to finance any unfunded accrued liability.

Based on the most recent PERS measurement date of June 30, 2024, the Employer's contractually required contribution to the pension plan for the fiscal year ended September 30, 2024, was $8,968, and was payable by April 1, 2025. Based on the PERS measurement date of June 30, 2023, the Employer's contractually required contribution to the pension plan for the fiscal year ended September 30, 2023, was $0, and was payable by April 1, 2024. Employee contributions to the pension plan during the fiscal years ended September 30, 2024 and 2023, were $5,950 and $4,462, respectively.

Note 7: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

The amount of contractually required contribution for the State of New Jersey's proportionate share, associated with the Authority, under Chapter 133, P.L. 2001, for the fiscal year ended September 30, 2024, was 0% of the Employer's covered payroll.

The amount of contractually required contribution for the State of New Jersey's proportionate share, associated with the Authority, under Chapter 133, P.L. 2001, for the fiscal year ended September 30, 2023, was 0% of the Employer's covered payroll.

Based on the most recent PERS measurement date of June 30, 2024, the State's contractually required contribution, under Chapter 133, P.L. 2001, on behalf of the Authority, to the pension plan for the fiscal year ended September 30, 2023, was $0, and is payable by April 1, 2025.

Based on the most recent PERS measurement date of June 30, 2023, the State's contractually required contribution, under Chapter 133, P.L. 2001, on behalf of the Authority, to the pension plan for the fiscal year ended September 30, 2023, was $0, and is payable by April 1, 2024.

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

Pension Liability – As of September 30, 2024, there is no net pension liability associated with the special funding situation under Chapter 133, P.L. 2001, as there was no accumulated difference between the annual additional normal cost and the actual State contribution through the valuation date. The Employer's proportionate share of the PERS net pension liability was $8,968. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2024. The Employer's proportion of the net pension liability was based on a projection of the Employer's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. For the June 30, 2024 measurement date, the Employer's proportion was 0.0006590626%, which was an increase of 0.0006590626% from its proportion measured as of June 30, 2023.

As of September 30, 2023, there is no net pension liability associated with the special funding situation under Chapter 133, P.L. 2001, as there was no accumulated difference between the annual additional normal cost and the actual State contribution through the valuation date. The Employer's proportionate share of the PERS net pension liability was $0. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2023. The Employer's proportion of the net pension liability was based on a projection of the Employer's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. For the June 30, 2023 measurement date, the Employer's proportion was 0%, which was a decrease of 0.0005661164% from its proportion measured as of June 30, 2022.

Note 7: **PENSION PLAN (continued)**

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

Pension Expense (Benefit) - For the fiscal year ending September 30, 2024 and 2023, the Employer recognized its proportionate share of the PERS pension (benefit) expense of ($21,475) and ($72,499) based on the plan's June 30, 2024 and 2023, measurement dates, respectively.

For the fiscal year ended September 30, 2024 and 2023, the Employer has recognized as a revenue and an expenditure on-behalf payments made by the State for the State's proportionate share of the PERS pension expense, associated with the Authority, under Chapter 133, P.L. 2001, calculated by the Plan as of the June 30, 2024 and 2023 measurement date. The amount recognized as a revenue and an expenditure in the financial statements was $0 and $0, respectively.

At September 30, 2024 and 2023, the Employer had deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	September 30, 2024		September 30, 2023	
	Measurement Date June 30, 2024		Measurement Date June 30, 2023	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,794	$ 238	$ -	$ -
Change of assumptions	111	1,019	-	-
Net difference between projected and actual earnings on pension plan investments	-	4,152	-	-
Changes in proportion and differences Between Employer contributions and proportionate share of contributions	85,026	60,445	8,043	106,974
Employer contributions subsequent to the measurement date	-	-	-	-
	$ 86,173	$ 65,854	$ 8,043	$ 106,974

Note 7: **PENSION PLAN (continued)**

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

The deferred outflows of resources related to pensions totaling $0 and $0 will be included as a reduction of the net pension liability in the fiscal years ended September 30, 2025 and 2024, respectively. These amounts are based on an estimated April 1, 2026 and April 1, 2025 contractually required contribution, prorated from the pension plans measurement date of June 30, 2024 and June 30, 2023 to the Employer's fiscal year end of September 30, 2024 and 2023.

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

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		
Year of pension plan deferral:		
June 30, 2019	5.21	-
June 30, 2020	5.16	-
June 30, 2021	-	5.13
June 30, 2022	-	5.04
June 30, 2023	5.08	-
June 30, 2024	5.08	-
Changes of assumptions		
Year of pension plan deferral:		
June 30, 2019	-	5.21
June 30, 2020	-	5.16
June 30, 2021	5.13	-
June 30, 2022	-	5.04
June 30, 2023	-	5.08
June 30, 2024	-	5.08
Net difference between projected and actual earnings on pension plan investments		
Year of pension plan deferral:		
June 30, 2020	5.00	-
June 30, 2021	-	5.00
June 30, 2022	5.00	-
June 30, 2023	-	5.00
June 30, 2024	-	5.00

Note 7: **PENSION PLAN (continued)**

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

	Deferred Outflow of Resources	Deferred Inflows of Resources
Changes in proportion and differences between Employer contributions and proportionate share of contributions		
Year of pension plan deferral:		
June 30, 2019	5.21	5.21
June 30, 2020	5.16	5.16
June 30, 2021	5.13	5.13
June 30, 2022	5.04	5.04
June 30, 2023	5.08	5.08
June 30, 2024	5.08	5.08

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

Fiscal Year Ending September 30,	
2025	$ (2,533)
2026	5,296
2027	(528)
2028	17,242
2029	1,600
	$ 21,077

Note 7: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Actuarial Assumptions

The net pension liability was measured as of June 30, 2024 and 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023 and 2022. The total pension liability was calculated through the use of updated procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2024 and 2023. These actuarial valuations used the following actuarial assumptions, applied to all periods included in the measurement:

	Measurement Date June 30, 2024 and 2023
Inflation Rate:	
Price	2.75%
Wage	3.25%
Salary increases:	
Through 2026	2.75% - 6.55% Based on years of service
Thereafter	
Investment rate of return	7.00%
Period of actuarial experience Study upon which actuarial assumptions were based	July 1, 2018 – June 30, 2021

For the June 30, 2024 measurement date, pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree mortality table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree mortality table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2021.

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

Note 7: **PENSION PLAN (continued)**

Public Employees' Retirement System (continued)

Actuarial Assumptions (continued)

In accordance with State statute, the long-term expected rate of return on pension plan investments (7.00% at June 30, 2024 and 2023) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS' target asset allocation as of June 30, 2024 and 2023, are summarized in the table below:

	Measurement Date June 30, 2024		Measurement Date June 30, 2023	
Asset Class	**Target Allocation**	**Long-Term Expected Real Rate of Return**	**Target Allocation**	**Long-Term Expected Real Rate of Return**
U.S. Equity	28.00%	8.63%	28.00%	8.98%
Non-U.S. Developed Markets Equity	12.75%	8.85%	12.75%	9.22%
International Small Cap Equity	1.25%	8.85%	1.25%	9.22%
Emerging Markets Equity	5.50%	10.66%	5.50%	11.13%
Private Equity	13.00%	12.40%	13.00%	12.50%
Real Estate	8.00%	10.95%	8.00%	8.58%
Real Assets	3.00%	8.20%	3.00%	8.40%
High Yield	4.50%	6.74%	4.50%	6.97%
Private Credit	8.00%	8.90%	8.00%	9.20%
Investment Grade Credit	7.00%	5.37%	7.00%	5.19%
Cash Equivalents	2.00%	3.57%	2.00%	3.31%
U.S. Treasuries	4.00%	3.57%	4.00%	3.31%
Risk Mitigation Strategies	3.00%	7.10%	3.00%	6.21%
	100.00%		100.00%	

Note 7: **PENSION PLAN (continued)**

Actuarial Assumptions (continued)

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 would be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all projected benefit payments to determine the total pension liability.

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

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

The following presents the Employer's proportionate share of the net pension liability at June 30, 2024, the pension plan's measurement date, calculated using a discount rate of 7.00% as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rates used:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability	$ 118,995	$ 89,554	$ 64,499

Note 7: **PENSION PLAN (continued)**

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

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

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability	$ -	$ -	$ -

Pension Plan Fiduciary Net Position

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

Note 8: **OTHER POST-RETIREMENT BENEFITS**

State Health Benefits Local Government Retired Employees Plan

General Information about the OPEB Plan

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

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

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

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

General Information about the OPEB Plan (continued)

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

The Employer was billed monthly by the Plan and for the fiscal years ended September 30 2024 and 2023, the Employer paid $0 and $12,276, respectively. These amounts represent 0% and 23.99% of the Employer's covered payroll for the fiscal years ended September 30, 2024 and 2023, respectively. During the fiscal year ended September 30, 2024 and 2023, retirees were not required to contribute to the plan.

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

OPEB Liability – At September 30, 2024, the Employer's proportionate share of the net OPEB liability was $565,275. The net OPEB liability was measured as of June 30, 2024, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of July 1, 2023, which was rolled forward to June 30, 2024.

The Employer's proportion of the net OPEB liability was based on the ratio of the Plan members of an individual employer to the total members of the Plan' during the measurement period July 1, 2023 through June 30, 2024. For the June 30, 2024 measurement date, the Employer's proportion was 0.003157%, which was an increase of 0.002061% from its proportion measured as of the June 30, 2023 measurement date.

At September 30, 2023, the Employer's proportionate share of the net OPEB liability was $164,472. The net OPEB liability was measured as of June 30, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of July 1, 2022, which was rolled forward to June 30, 2023.

The Employer's proportion of the net OPEB liability was based on the ratio of the Plan members of an individual employer to the total members of the Plan' during the measurement period July 1, 2022 through June 30, 2023. For the June 30, 2023 measurement date, the Employer's proportion was 0.001096%, which was an increase of 0.001096% from its proportion measured as of the June 30, 2022 measurement date.

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

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

OPEB (Benefit) Expense – At September 30, 2024, the Employer's proportionate share of the OPEB benefit, calculated by the Plan as of the June 30, 2023 measurement date is $72,494.

At September 30, 2023, the Employer's proportionate share of the OPEB benefit, calculated by the Plan as of the June 30, 2023 measurement date is $24,786.

Deferred Outflows of Resources and Deferred Inflows of Resources

At September 30, 2024 and 2023, the Employer had deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	September 30, 2024		September 30, 2023	
	Measurement Date June 30, 2024		Measurement Date June 30, 2023	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 28,627	$ 223,500	$ 7,585	$ 44,665
Change of assumptions	94,503	218,961	21,305	46,491
Net difference between projected and actual earnings on OPEB plan investments	-	597	-	27
Changes in proportion and differences between Authority contributions and proportionate share of contributions	549,608	43,392	207,317	91,183
Authority contributions subsequent to the measurement date	-	-	1,907	-
	$ 672,738	$ 486,450	$ 238,114	$ 182,366

The deferred outflows of resources related to OPEB totaling $0 and $1,907 were the result of the Employer's contributions subsequent to the Plan's measurement date of June 30, 2024 and June 30, 2023, respectively. These amounts will be included as a reduction of the Employer's net OPEB liability during the fiscal year ending September 30, 2025 and 2024, respectively.

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

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

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

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

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		
Year of OPEB plan deferral:		
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	-	7.82
June 30, 2022	7.82	-
June 30, 2023	-	7.89
June 30, 2024	7.89	-
Changes of assumptions		
Year of OPEB plan deferral:		
June 30, 2017	-	8.04
June 30, 2018	-	8.14
June 30, 2019	-	8.05
June 30, 2020	7.87	-
June 30, 2021	7.82	-
June 30, 2022	-	7.82
June 30, 2023	7.89	-
June 30, 2024	7.89	-
Net difference between projected and actual earnings on OPEB plan investments		
Year of OPEB plan deferral:		
June 30, 2018	5.00	-
June 30, 2019	5.00	-
June 30, 2020	5.00	-
June 30, 2021	5.00	-
June 30, 2022	-	5.00
June 30, 2023	-	5.00
June 30, 2024	-	5.00

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

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

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

	Deferred Outflow of Resources	Deferred Inflows of Resources
Changes in proportion and differences between Employer contributions and proportionate share of contributions		
Year of OPEB plan deferral:		
June 30, 2017	8.04	8.04
June 30, 2018	8.14	8.14
June 30, 2019	8.05	8.05
June 30, 2020	7.87	7.87
June 30, 2021	7.82	7.82
June 30, 2022	7.82	7.82
June 30, 2023	7.89	7.89
June 30, 2024	7.89	7.89

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

Fiscal Year Ending September 30,	
2025	$ 40,435
2026	60,642
2027	73,294
2028	61,923
2029	67,002
Thereafter	(117,008)
	$ 186,288

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

Actuarial Assumptions

The actuarial valuation at June 30, 2024 and 2023 used the following actuarial assumptions, applied to all periods in the measurement:

	Measurement Date June 30, 2024	Measurement Date June 30, 2023
Salary increases*		
PERS		
Initial fiscal year applied:		
Rate for All Future Years	2.75% - 6.55%	2.75% - 6.55%

Mortality:

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

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

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

100% of active members for the June 30, 2024 and June 30, 2023 measurement dates are considered to participate in the Plan upon retirement.

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

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

Actuarial Assumptions (continued)

Discount Rate - The discount rate used to measure the OPEB Liability at June 30, 2024 and 2023 were 3.93% and 3.65% respectively. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer Go 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

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

	Annual Rate of Increase					
	Medical Trend			Prescription Drug Trend		
Fiscal Year Ending	Pre-65	PPO Post-65	HMP Post-65	Pre-65	Post-65	EGWP
2025	7.50%	2.42%	2.25%	12.75%	12.25%	21.78%
2026	7.00%	19.38%	20.15%	12.25%	11.75%	10.92%
2027	6.50%	22.62%	23.58%	11.25%	10.75%	8.19%
2028	6.00%	14.39%	15.47%	10.00%	9.75%	9.79%
2029	5.50%	12.87%	13.31%	9.00%	9.00%	8.92%
2030	5.25%	11.35%	11.71%	8.00%	8.00%	5.74%
2031	5.00%	10.16%	10.46%	7.00%	7.00%	4.87%
2032	4.75%	9.18%	9.44%	6.00%	6.00%	6.00%
2033	4.50%	6.54%	6.65%	5.00%	5.00%	5.00%
2034 and later	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

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

The net OPEB liability as of June 30, 2024, the plans measurement date, for the Employer calculated using a discount rate of 3.93%, as well as using a discount rate that is 1% lower or 1% higher than the current rates used is as follows:

	1% Decrease (2.93%)	Current Discount Rate (3.93%)	1% Increase (4.93%)
Proportionate share of the net OPEB liability	$ 658,484	$ 565,275	$ 490,623

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

	1% Decrease (2.65%)	Current Discount Rate (3.65%)	1% Increase (4.65%)
Proportionate share of the net OPEB liability	$ 190,511	$ 164,472	$ 143,528

The Employer's proportionate share of the net OPEB Liability as of June 30, 2024, using a healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rate used is as follows:

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Proportionate share of the net OPEB liability	$ 478,107	$ 565,275	$ 677,348

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

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Proportionate share of the net OPEB liability	$ 139,782	$ 164,472	$ 196,083

Note 8: **OTHER POST-RETIREMENT BENEFITS (continued)**

State Health Benefits Local Government Retired Employees Plan (continued)

OPEB Plan Fiduciary Net Position

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

Note 9: **COMPENSATED ABSENCES**

Accrued compensated absences of $4,755 and $3,360 on September 30, 2024 and 2023, respectively, represent amounts of accumulated leave for which employees are entitled to receive payment in accordance with the Authority's Personnel Policy. The current portion of accrued compensated absences as of September 30, 2024 and 2023, was $3,566 and $2,520, respectively.

Note 10: **MANAGEMENT AGREEMENT**

The Housing Authority of the City of Ocean City entered into an agreement to retain management services from the Housing Authority of the City of Vineland and has agreed to pay $75,000 annually and to be invoiced monthly. The Housing Authority of the City of Vineland provides management services and additional services on an as-needed basis for the Housing Authority of the City of Ocean City. The current agreement became effective as of October 1, 2021, and is effective until September 30, 2026. This agreement will renew one additional five-year term through September 30, 2031 unless written notice is received 30 days prior to expiration. The total management fees paid were $317,414 and $212,534 for the fiscal years ended September 30, 2024 and 2023, respectively.

Note 11: **RISK MANAGEMENT**

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

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

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

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

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

New Jersey Public Housing Authorities Joint Insurance Fund
9 Campus Drive, Suite 16
Parsippany, New Jersey 07054-4412

Note 12: **CONTIGENCIES**

Litigation - The Authority is a defendant in several legal proceedings that are in various stages of litigation. It is believed that the outcome, or exposure to the Authority, from such litigation is either unknown or potential losses, if any, would not be material to the financial statements.

Note 13: **PAYMENT IN LIEU OF TAXES ("PILOT")**

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 a payment in lieu of taxes (PILOT) in accordance with the provisions of its Cooperation Agreement with the City of Ocean City. Under the Cooperation Agreement, the Authority must pay the City the lesser of 10% of its net shelter rent or the approximate full real property taxes. For the fiscal years ending September 30, 2024 and 2023, PILOT expenses were $41,423 and $39,673, respectively.

The total Accrued PILOT at September 30, 2024 and 2023, was $81,096 and $72,620, respectively.

Note 14: **LONG-TERM DEBT**

On October 3, 2022, the Authority's blended component unit, Ocean City Housing Development Corporation, was awarded $2,450,047 from the State of New Jersey, Department of Community Affairs, National Housing Trust Fund 2021 Program in the form of a 30-year note payable. This award will be used to develop 10 units of affordable housing. The final certificate of occupancy was issued on January 2, 2024 by the Municipality. Interest shall accrue at 1% compound interest per annum beginning February 1, 2024. No interest accrued during the construction period. As of September 30, 2024, the Ocean City Housing Development Corporation drew down $2,450,047 of the available awarded funds. As of September 30, 2024, accrued interest payable is $16,334.

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Net Position as of September 30, 2024.

	PG	CU	Eliminations	Consolidated 2024
Assets				
Current assets	$ 792,224	$ 289,521	$ -	$ 1,081,745
Capital assets, net	13,624,353	4,055,189	-	17,679,542
Total assets	14,416,577	4,344,710	-	18,761,287
Deferred outflows of resources	761,911	-	-	761,911
Liabilities				
Current liabilities	1,143,236	198,714	-	1,341,950
Long term liabilities	722,575	2,466,381	-	3,188,956
Total liabilities	1,865,811	2,665,095	-	4,530,906
Deferred inflows of resources	552,304	-	-	552,304
Net position				
Net investment in capital assets	13,048,747	2,180,748	-	15,229,495
Restricted	48,518	87,961	-	136,479
Unrestricted (deficit)	(336,892)	(589,094)	-	(925,986)
Total net position	$ 12,760,373	$ 1,679,615	$ -	$ 14,439,988

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

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

	PG	CU	Eliminations	Consolidated 2023
Assets				
Current assets	$ 1,844,696	$ 1,156,732	$ -	$ 3,001,428
Capital assets, net	12,777,494	3,351,645	-	16,129,139
Total assets	14,622,190	4,508,377	-	19,130,567
Deferred outflows of resources	246,157	-	-	246,157
Liabilities				
Current liabilities	1,565,226	618,371	-	2,183,597
Long term liabilities	1,111,330	2,205,047	-	3,316,377
Total liabilities	2,676,556	2,823,418	-	5,499,974
Deferred inflows of resources	289,340	-	-	289,340
Net position				
Net investment in capital assets	12,912,224	1,146,598	-	14,058,822
Restricted	345,665	1,156,406	-	1,502,071
Unrestricted (deficit)	(1,355,438)	(618,045)	-	(1,973,483)
Total net position	$ 11,902,451	$ 1,684,959	$ -	$ 13,587,410

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Revenue, Expenses, and Changes in Net Position for the fiscal year ended September 30, 2024.

	PG	CU	Eliminations	Consolidated 2024
Operating revenue	$ 1,439,661	$ 102,614	$ -	$ 1,542,275
Operating expenses	2,123,252	91,624	-	2,214,876
Operating gain (loss)	(683,591)	10,990	-	(672,601)
Non-operating revenue (expense)	1,541,513	(16,334)	-	1,525,179
Increase (decrease) in net position	857,922	(5,344)	-	852,578
Net position, beginning	11,902,451	1,684,959	-	13,587,410
Net position, ending	$ 12,760,373	$ 1,679,615	$ -	$ 14,439,988

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

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

	PG	CU	Eliminations	Consolidated 2023
Operating revenue	$ 1,634,007	$ -	$ -	$ 1,634,007
Operating expenses	1,527,077	9,671	-	1,536,748
Operating gain (loss)	106,930	(9,671)	-	97,259
Non-operating revenue	2,656,666	1,570,557	-	4,227,223
Increase in net position	2,763,596	1,560,886	-	4,324,482
Net position, beginning	9,138,855	124,073	-	9,262,928
Net position, ending	$ 11,902,451	$ 1,684,959	$ -	$ 13,587,410

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

The following schedule details the blending of the primary government and its blended component unit, including eliminations in the Statement of Cash Flows for the fiscal year ended September 30, 2024.

	PG	CU	Eliminations	Consolidated 2023
Net cash provided by (used) operating activities	$ (346,268)	$ 54,112	$ -	$ (292,156)
Net cash used in capital and related financing activities	(569,524)	(492,655)	-	(1,062,179)
Net cash provided by investing activities	600	215	-	815
Decrease in cash and cash equivalents	(915,192)	(438,328)	-	(1,353,520)
Cash and cash equivalents, beginning of year	1,149,845	1,156,405	-	2,306,250
Cash and cash equivalents, end of year	$ 234,653	$ 718,077	$ -	$ 952,730

Note 15: **BLENDED COMPONENT UNIT CONSOLIDATION (continued)**

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

	PG	CU	Eliminations	Consolidated 2023
Net cash provided by operating activities	$ 784,522	$ -	$ -	$ 784,522
Net cash provided by (used in) capital and related financing activities	(769,900)	1,156,175	-	386,275
Net cash provided by investing activities	664	229	-	893
Increase in cash and cash equivalents	15,286	1,156,404	-	1,171,690
Cash and cash equivalents, beginning of year	1,134,559	1	-	1,134,560
Cash and cash equivalents, end of year	$ 1,149,845	$ 1,156,405	$ -	$ 2,306,250

Note 16: **SUBSEQUENT EVENTS**

Management of the Authority has evaluated subsequent events through January 26, 2026, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2024

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

	Measurement Date Ending June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability	0.0006590626%	0.0000000000%	0.0005661164%	0.0005423031%	0.0004836603%	0.0009490026%	0.0017861076%	0.0018105703%	0.0029798993%	0.0022645434%
Proportionate share of the net pension liability	$ 89,554	$ -	$ 85,435	$ 64,244	$ 78,872	$ 170,996	$ 351,676	$ 421,472	$ 882,561	$ 508,345
Covered payroll (plan measurement period)	$ 52,416	$ 14,604	$ 41,728	$ 39,740	$ 35,000	$ 67,440	$ 125,428	$ 125,428	$ 204,996	$ 156,212
Proportionate share of the net pension liability as a percentage of it's covered payroll	170.85%	0.00%	204.74%	161.66%	225.35%	253.55%	280.38%	336.03%	430.53%	325.42%
Plan fiduciary net position as a percentage of the total pension liability	68.22%	65.23%	62.91%	70.33%	58.32%	56.27%	53.60%	48.10%	40.14%	47.93%

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY
Required Supplementary Information
Schedule of the Authority's Pension Contributions
Public Employees' Retirement System
Last Ten Fiscal Years

	Fiscal Year Ended September 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	$ 8,968	$ -	$ 7,139	$ 6,351	$ 5,291	$ 9,231	$ 17,766	$ 16,773	$ 26,473	$ 19,469
Contributions in relation to the contractually required contribution	(8,968)	-	(7,139)	(6,351)	(5,291)	(9,231)	(17,766)	(16,773)	(26,473)	(19,469)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered payroll	$ 66,070	$ 51,168	$ 25,559	$ 41,728	$ 49,675	$ 58,750	$ 66,830	$ 119,932	$ 150,816	$ 193,127
Contributions as a percentage of covered payroll	13.57%	0.00%	27.93%	15.22%	10.65%	15.71%	26.58%	13.99%	17.55%	10.08%

Note to Required Supplementary Information

Changes in benefit terms: Chapter 249, P.L. 2023 extends provisions of Chapter 498, P.L. 2021 for calendar years 2023 or 2024 to allow for a temporary return to employment by a former employee of the Legislature after retirement from PERS.

Changes in Assumptions:

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

Year	Rate	Year	Rate
2024	7.00%	2019	6.28%
2023	7.00%	2018	5.66%
2022	7.00%	2017	5.00%
2021	7.00%	2016	3.98%
2020	7.00%	2015	4.90%

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

Year	Rate	Year	Rate
2024	7.00%	2019	7.00%
2023	7.00%	2018	7.00%
2022	7.00%	2017	7.00%
2021	7.00%	2016	7.65%
2020	7.00%	2015	7.90%

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

	Measurement Date Ending June 30,						
	2024	2023	2022	2021 (a)	2020	2019	2018
Authority's Proportion of the Net OPEB Liability	0.003157%	0.001096%	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
Authority's Proportionate Share of the Net OPEB Liability	$ 565,275	$ 164,472	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll (Plan Measurement Period)	$ 56,749	$ 38,064	$ 35,991	$ 51,166	$ 47,305	$ 57,500	$ 76,441
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of Covered Payroll	996.10%	432.09%	0.00%	0.00%	0.00%	0.00%	0.00%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	-0.89%	-0.79%	-0.36%	0.28%	0.91%	1.98%	1.97%

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

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, this presentation will only include information for those years for which information is available. The Authority entered the plan effective 10/1/2023.

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

	Fiscal Year Ended September 30,						
	2024	2023	2022	2021	2020	2019	2018
Authority's Required Contributions	$ -	$ 12,276	$ -	$ -	$ -	$ -	$ -
Authority's Contributions in Relation to the Required Contribution	$ -	$ (12,276)	$ -	$ -	$ -	$ -	$ -
Authority's Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll (Fiscal Year)	$ 66,070	$ 51,168	$ 25,559	$ 41,728	$ 49,675	$ 58,750	$ 66,830
Authority's Contributions as a Percentage of Covered Payroll	0.00%	23.99%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, this presentation will only include information for those years for which information is available. The Authority entered the plan effective 10/1/2023.

Note to Required Supplementary Information

Changes in Benefit Terms:
The actuarial valuation as of July 1, 2023, which was rolled forward to June 30, 2024, included changes due to employers adopting and /or changing Chapter 48 provisions.

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

Year	Rate	Year	Rate
2024	3.93%	2020	2.21%
2023	3.65%	2019	3.50%
2022	3.54%	2018	3.87%
2021	2.16%	2017	3.58%

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

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

There were no changes to mortality projections.

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY

SUPPLEMENTARY INFORMATION

(AS REQUIRED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT)

September 30, 2024

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY
Schedule of Expenditures of Federal Awards
For the Fiscal Year Ended September 30, 2024

Federal Grantor Program Title	Federal Assistant Listing Number	Federal Assistance Identification Number	Pass-through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development					
Public and Indian Housing Program	14.850	NJ05300000120D	N/A	-	$ 165,692
Public Housing - Capital Fund Program	14.872	NJ39P05350120	N/A	-	100,558
Passed through the City of Ocean City					
Community Development Block Grants	14.218	n/a	N/A	-	4,507
Total expenditures of federal awards					$ 270,757

This schedule of expenditures of federal awards is included as other supplementary information only. A federal single audit in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) was not required as total federal expenditures did not equal or exceed $750,000.00.

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

Note 1: **BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Housing Authority of the City of Ocean City (the "Authority") under programs of the federal government for the fiscal year ended September 30, 2024. The Authority is defined in Note 1 to the financial statements. The information in the schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). All federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the Schedule. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, and changes in net position or cash flows of the Authority.

Note 2: **INDIRECT COST RATE**

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

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

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

Note 4: **RELATIONSHIP TO FINANCIAL STATEMENTS**

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

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

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

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

There were no Modernization Cost Certificates filed by the Housing Authority in fiscal year 2024.

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY
Schedule of Findings and Recommendations
For the Fiscal Year Ended September 30, 2024

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

No Current Year Findings.

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY
Schedule of Prior Year Findings and Recommendations
For the Fiscal Year Ended September 30, 2023

This section identifies the status of prior year findings that are required to be reported in accordance with *Government Auditing Standards* and with the audit requirements as prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey.

No Prior Year Findings.

APPRECIATION

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

Respectfully submitted,

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants
& Consultants