

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)**

**COMPREHENSIVE ANNUAL AUDIT REPORT**

**DECEMBER 31, 2018 AND 2017**

**WITH SUPPLEMENTARY INFORMATION  
AND INDEPENDENT AUDITOR'S REPORT**

THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
DECEMBER 31, 2018 AND 2017

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**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A component Unit of the Township of Weehawken)  
DECEMBER 31, 2018 AND 2017**

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INTRODUCTORY SECTION





# WEEHAWKEN PARKING AUTHORITY

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CARMELA SILVESTRI-EHRET

EXECUTIVE DIRECTOR

ERIC NEGRON

ASST. EXECUTIVE DIRECTOR

## COMMISSIONERS

ELEAZAR NUÑEZ

SAM MEZZINA

WILLIAM J. McLELLAN

JOSE A. HECHAVARRIA

JAMES V. MARCIETTI

April 12, 2019

The Honorable Chairman and Commissioners  
Weehawken Parking Authority

State law requires that all local authorities publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report (CAFR) of the Weehawken Parking Authority (the "Authority") for the years ended December 31, 2018 and 2017.

This report consists of management's representations concerning the finances of the Authority. We believe it is accurate in all material respects, that it is presented in a manner designed to set forth fairly the financial position and results of operations of the Authority as measured by the financial activity of its various funds, and that all disclosures necessary to enable the reader to gain maximum understanding of the Authority's financial affairs have been included. Responsibility for completeness and clarity of the report, including disclosures, rests with the management of the Authority and ultimately with the Board of Commissioners. By utilizing the CAFR format, it is the Authority's intent to facilitate an understanding by the non-financially oriented system user as well as provide all necessary information for the most sophisticated financial observer.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The Authority's MD&A can be found immediately following the report of the independent auditors.

### Organization of Report

The CAFR is presented in several sections: Introductory, Financial, Supplementary and Statistical. The Introductory Section includes this transmittal letter and a list of principal officials. The Financial Section includes the independent auditor's report, management's discussion and analysis, and the financial statements, including the notes to the financial statements. The Supplementary Section includes supplementary schedules and information required by the Division of Local Government Services. The Statistical Section includes selected financial, economic and demographic information, generally presented on a multi-year basis.

### Government Structure and Services

The Authority's governing body consists of four members appointed by the Mayor and Council of the Township of Weehawken, with the advice and consent of the Board of Commissioners.

The Authority was created for the purpose of constructing, financing, improving and operating a parking system to serve the Township of Weehawken.

### **Internal Accounting Controls**

Management of the Authority is responsible for establishing and maintaining an adequate internal control structure. In developing and evaluating the Authority's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding (1) the safeguarding of position against loss from unauthorized use or disposition, and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of controls should not exceed the benefits expected to be derived. All internal control evaluations occur within the above framework. We believe the Authority's internal accounting controls adequately safeguard assets and provide reasonable assurance for the proper recording of financial transactions.

### **Basis of Accounting**

The Authority's accounting records are maintained on an accrual basis and in accordance with GAAP, as promulgated by the Governmental Accounting Standards Board (GASB). The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting.

### **Annual Budget**

The annual budget serves as the foundation for the Authority's financial planning and control. Management prepares a proposed budget, which is presented to the Authority's Board of Commissioners for review and approval. Prior to adoption by the Board of Commissioners, these budgets are reviewed and approved by the State of New Jersey, Division of Local Government Services.

### **Debt Administration**

At December 31, 2018, the Authority's outstanding debt includes \$2,125,000 of parking revenue bonds and \$13,500,000 of parking project note. Proceeds from permanent and temporary financing are to be used to acquire certain parking facilities from the Township of Weehawken, to obtain parking meters, meter poles, parking regulation devices and parking related equipment and to finance all related costs and expenses related to debt issuance.

### **Cash Management**

The Authority strives to keep abreast of current developments and procedures in cash management to insure efficient and profitable use of available cash resources. The investment policy of the Authority is guided in large part by New Jersey Statutes. Cash is deposited in institutions located in New Jersey which are protected from loss under the provisions of the Governmental Unit Deposit Protection Act (GUDPA). GUDPA was enacted in 1970 to protect Governmental Units from a loss of funds on deposit with a failed banking institution in New Jersey. Funds not needed immediately are invested as certificates of deposit or other allowable investments.

### **Risk Management**

The Authority carries various forms through the Township of Weehawken, including, but not limited to, general liability, automotive, hazard and theft. The policy is issued from Statewide Insurance Fund.



### Pension Benefits

All Authority employees participate in the New Jersey Public Employees Retirement System (PERS) through the Township of Weehawken. The PERS is a cost-sharing, multiple-employer defined benefit pension plan and is administered by the State of New Jersey Division of Pensions. Participants are required to contribute a statutory amount to the PERS. The Authority contributes to the PERS at an actuarially determined rate.

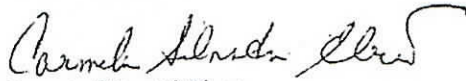
### Annual Independent Audit

The Authority's financial statements have been audited by Garbarini & Co., P.C., a firm of licensed certified public accountants and registered municipal accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Authority for the year ended December 31, 2018 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded that there was a reasonable basis for rendering an unqualified opinion that the Authority's financial statements for the years ended December 31, 2018 and 2017, are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

### Acknowledgments

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff and the Commissioners of the Authority. We would like to express our appreciation to all those who assisted and contributed to the preparation of this report.

Respectfully submitted,



Carmela Silvestri-Ehret  
Executive Director

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)**

**ROSTER OF OFFICIALS**

**DECEMBER 31, 2018**

Authority Members

|                  |                       |
|------------------|-----------------------|
| James Marchetti  | Chairman              |
| Eleazer Nuñez    | Vice-Chairman         |
| Sam Mezzina      | Secretary / Treasurer |
| William McLellan | Commissioner          |
| Jose Hechavarria | Commissioner          |

Other Officials

|                         |                                      |
|-------------------------|--------------------------------------|
| Carmela Silvestri-Ehret | Executive Director                   |
| Neil D. Marotta, Esq.   | Attorney                             |
| Capital One Bank        | Depository                           |
| Oritani Bank            | Depository                           |
| Wells Fargo Bank        | Depository                           |
| TD Bank                 | Trustee, Registrar, and Paying Agent |

The Executive Director and all members of the Authority are covered by a Faithful Performance Blanket Bond in the amount of \$1,000,000.00 covered through the Township of Weehawken.

## INDEPENDENT AUDITOR'S REPORT

The Honorable Chairman and Commissioners  
Weehawken Parking Authority

### Report on the Financial Statements

We have audited the accompanying comparative statement of net position of the Weehawken Parking Authority (the "Authority"), a Component Unit of the Township of Weehawken (the "Township"), County of Hudson, State of New Jersey, as of December 31, 2018 and 2017, and the related comparative statements of revenues, expenses and changes in net position and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the Authority's financial statements listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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



## **Opinion on U.S. Generally Accepted Accounting Principles**

In our opinion, the comparative financial statements referred to above present fairly, in all material respects, the comparative statement of net position as of December 31, 2018 and 2017, the comparative statements of activities, cash flows, and the related notes to the financial statements for the years then ended, in accordance with the accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and budgetary comparison information on pages 10 through 13 and 29 through 30 to be presented to supplement the financial statements. Such information, although not a part of the 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 in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the Authority's financial statements that collectively comprise the Authority's financial statements. The introductory section and other supplementary schedules section are presented for purposes of additional analysis and are not a required part of the financial statements.

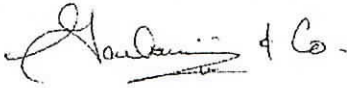
The supplementary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole. The introductory section and financial section have not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 12, 2019, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Paul W. Garbarini, CPA  
Registered Municipal Accountant  
No. 534



Garbarini & Co. P.C.  
Certified Public Accountants

April 12, 2019  
Carlstadt, New Jersey



**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**

**INDEPENDENT AUDITOR'S REPORT**

The Honorable Chairman and Commissioners  
of the Weehawken Parking Authority  
Weehawken, New Jersey

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and audit requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey (the "Division"), the financial statements of the Weehawken Parking Authority (the "Authority"), a Component Unit of the Township of Weehawken (the "Township"), County of Hudson, State of New Jersey, which comprise the comparative statement of net position as of December 31, 2018 and 2017, and the related statements of activities, cash flows, and the related notes to the financial statements, and have issued our report thereon dated April 12, 2019.

**Internal Control Over Financial Reporting**

Management of the Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. 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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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



## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts.

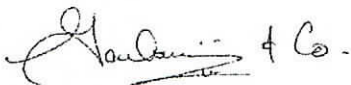
However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*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

## Purpose of this Report

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



Paul W. Garbarini, CPA  
Registered Municipal Accountant  
No. 534



Garbarini & Co. P.C.  
Certified Public Accountants

April 12, 2019  
Carlstadt, New Jersey

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018**

This section of the Weehawken Parking Authority's (the "Authority") annual financial report presents management's discussion and analysis of the Authority's financial performance during the year ended December 31, 2018. It is to be read in conjunction with the Authority's financial statements and accompanying notes.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short and long-term financial information about the activities and operations of the Authority.

**FINANCIAL HIGHLIGHTS**

The following data highlights the Authority's finances for the years ended December 31, 2018 as compared to December 31, 2017.

|  |    |                |
|--|----|----------------|
| • Total net position decreased:            | \$ | (1,058,759.46) |
| • Cash and investments decreased:          | \$ | (21,206.43)    |
| • Net property & Equipment (decreased):    | \$ | (435,745.68)   |
| • Operating revenues increased:            | \$ | 347,951.63     |
| • Operating expenses increased:            | \$ | 134,314.01     |
| • Operating loss decreased:                | \$ | 213,637.62     |
| • Total non-operating revenue (decreased): | \$ | (2,561,991.02) |

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018**

**FINANCIAL ANALYSIS OF THE AUTHORITY**

The following table summarizes the changes in assets, liabilities and net position for the year ended December 31, 2018 with comparative data of 2017 and 2016:

|   | <u>Dec. 31, 2018</u>     | <u>Dec. 31, 2017</u>     | <u>Dec. 31, 2016</u>     |
|---|--------------------------|--------------------------|--------------------------|
| Unrestricted Assets                             | \$ 13,400.05             | \$ 16,816.71             | \$ 6,149.38              |
| Invested Assets                                 | 11,198.99                | 28,988.76                | 5,996.21                 |
| Net Property, Plant & Equipment                 | 13,383,293.46            | 13,819,039.14            | 14,261,404.02            |
| Other Assets                                    | <u>14,040.00</u>         | <u>681,778.87</u>        | <u>14,810.00</u>         |
| Total Assets                                    | <u>\$ 13,421,932.50</u>  | <u>\$ 14,546,623.48</u>  | <u>\$ 14,288,359.61</u>  |
| Current Liabilities                             | \$ 13,989,757.90         | \$ 13,995,362.67         | \$ 14,974,228.43         |
| Long-Term Liabilities                           | <u>2,110,032.44</u>      | <u>2,170,359.19</u>      | <u>2,222,823.50</u>      |
| Total Liabilities                               | <u>\$ 16,099,790.34</u>  | <u>\$ 16,165,721.86</u>  | <u>\$ 17,197,051.93</u>  |
| Net Position:                                   |                          |                          |                          |
| Invested in Capital Assets, Net of Related Debt | \$ (2,230,507.55)        | \$ (2,191,972.10)        | \$ (2,182,599.77)        |
| Unrestricted                                    | <u>(447,350.29)</u>      | <u>572,873.72</u>        | <u>(726,092.55)</u>      |
| Total Net Position                              | <u>\$ (2,677,857.84)</u> | <u>\$ (1,619,098.38)</u> | <u>\$ (2,908,692.32)</u> |

The Authority's unrestricted assets decreased in 2018 due to a revenue received in 2017 as part of the parking garage development fee. Invested assets decreased based on transfers made to pay down debt. Net property & equipment decreased due to depreciation.



**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**DECEMBER 31, 2018**

**FINANCIAL ANALYSIS OF THE AUTHORITY (Continued)**

**Operating Activities** - The Township imposes fines on parking violations according to the Township ordinances. Then the Township transfers the fees collected on parking tickets to the Authority. The Authority also collects fees on certain parking permits. The Authority is in the process of acquisition of parking meters, parking poles and parking regulation devices. The following table summarizes the changes in revenues, expenses and net position for the year ended December 31, 2018 with comparative data of 2017 and 2016:

|                                     | Dec. 31, 2018            | Dec. 31, 2017          | Dec. 31, 2016          |
|-------------------------------------|--------------------------|------------------------|------------------------|
| Operating revenue                   |                          |                        |                        |
| Parking fees                        | \$ 408,709.63            | \$ 60,758.00           | \$ 64,120.00           |
| Other income                        | -                        | -                      | 21.00                  |
| Total operating revenue             | <u>408,709.63</u>        | <u>60,758.00</u>       | <u>64,141.00</u>       |
| Operating expenses                  |                          |                        |                        |
| Administration                      | 434,279.27               | 419,194.85             | 416,091.11             |
| Cost of providing services          | 753,389.88               | 632,206.55             | 690,827.22             |
| Depreciation expense                | 440,411.14               | 442,364.88             | 447,192.33             |
| Compensated Absences                | 9,673.25                 | 12,535.69              | (23,678.50)            |
| Total operating expenses            | <u>1,637,753.54</u>      | <u>1,506,301.97</u>    | <u>1,530,432.16</u>    |
| Operating (loss)                    | (1,229,043.91)           | (1,445,543.97)         | (1,466,291.16)         |
| Non-operating revenue               |                          |                        |                        |
| Interest income                     | 313.57                   | 352.31                 | 146.62                 |
| Gain on disposal of asset           | 8,480.00                 | -                      | -                      |
| Developer fees                      | -                        | 2,305,468.57           | -                      |
| Local subsidies and donations       | 591,305.00               | 637,323.00             | 344,368.00             |
| BAN premium                         | 22,467.90                | 15,792.97              | 17,054.98              |
| Cancellation of payable to Township | -                        | 129,826.97             | 25,194.73              |
| Rental of property                  | -                        | -                      | 1,000,000.00           |
| Total non-operating revenue         | <u>622,566.47</u>        | <u>3,088,763.82</u>    | <u>1,386,764.33</u>    |
| Non-operating expenses              |                          |                        |                        |
| Interest expense                    | 452,282.02               | 353,625.91             | 285,673.47             |
| Total non-operating expenses        | <u>452,282.02</u>        | <u>353,625.91</u>      | <u>285,673.47</u>      |
| Change in net position              |                          |                        |                        |
| Unrestricted                        | <u>\$ (1,058,759.46)</u> | <u>\$ 1,289,593.94</u> | <u>\$ (365,200.30)</u> |

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2018**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets** - The Authority, in fulfilling its mission to provide parking facilities for the Township, has invested its resources in land and other necessary equipment.

The following table summarizes the changes in capital assets for the years ended December 31, 2018 and 2017:

|                                 | 2018                    | 2017                    | (Decrease)           |
|---------------------------------|-------------------------|-------------------------|----------------------|
| Land                            | \$ 4,565,000.00         | \$ 4,565,000.00         | \$ -                 |
| Building                        | 12,260,000.00           | 12,260,000.00           | -                    |
| Equipment                       | 174,670.88              | 200,728.30              | (26,057.42)          |
| Vehicles                        | 26,655.86               | 45,457.33               | (18,801.47)          |
| Leasehold Improvements          | 12,520.41               | 12,520.41               | -                    |
| Parking Signs                   | 7,020.00                | 7,020.00                | -                    |
|                                 | <u>17,045,867.15</u>    | <u>17,090,726.04</u>    | <u>(44,858.89)</u>   |
| Less:                           |                         |                         |                      |
| Accumulated Depreciation        | <u>(3,662,573.69)</u>   | <u>(3,271,686.90)</u>   | <u>390,886.79</u>    |
| Net Property, Plant & Equipment | <u>\$ 13,383,293.46</u> | <u>\$ 13,819,039.14</u> | <u>\$ 346,027.90</u> |

**Capital Debt** - At December 31, 2018 and 2017, the Authority had \$2,125,000 and \$2,190,000 of bond principal outstanding, respectively. The bond bears interest rate of 3.75% per annum. On October 19, 2018 the Authority issued \$13,500,000 parking project note through the Hudson County Improvement Authority. The note bears interest rate of 3.5% per annum and matures on October 3, 2019.

**CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide Weehawken citizens and taxpayers, and our customers, clients, investors and creditors, with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the appropriations and grants that it receives. If you have questions about this report or need additional financial information, you may contact the Authority's Executive Director at 4528 Park Avenue, Weehawken, NJ 07086 or at (201) 863-1523.

FINANCIAL SECTION

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
COMPARATIVE STATEMENT OF NET POSITION  
DECEMBER 31, 2018 AND 2017**

EXHIBIT A

|   | <u>2018</u>                    | <u>2017</u>                    |
|---|--------------------------------|--------------------------------|
| <b>ASSETS</b>   |                                |                                |
| <b>CURRENT ASSETS</b>   |                                |                                |
| Cash and cash equivalents - unrestricted  | \$ 13,400.05                   | \$ 16,816.71                   |
| Investments - temporarily restricted  | 11,198.99                      | 28,988.76                      |
| Prepaid expenses  | 6,000.00                       | 6,000.00                       |
| Accounts receivable - Township of Weehawken   | -                              | 669,158.87                     |
| Accounts receivable - Other   | 8,040.00                       | 6,620.00                       |
|   | <u>38,639.04</u>               | <u>727,584.34</u>              |
| PROPERTY AND EQUIPMENT (net of accumulated<br>depreciation of \$3,662,573.69 at 12/31/2018 and<br>\$3,271,686.90 at 12/31/2017) | <u>13,383,293.46</u>           | <u>13,819,039.14</u>           |
| <b>TOTAL ASSETS</b>   | <u><u>\$ 13,421,932.50</u></u> | <u><u>\$ 14,546,623.48</u></u> |
| <b>LIABILITIES AND NET POSITION</b>   |                                |                                |
| <b>CURRENT LIABILITIES</b>  |                                |                                |
| Accounts payable - Township of Weehawken  | \$ 285,557.73                  | \$ -                           |
| Accounts payable - Other  | 17,387.67                      | 18,037.67                      |
| Notes payable   | 13,500,000.00                  | 13,850,000.00                  |
| Accrued interest on notes payable   | 116,812.50                     | 62,325.00                      |
| Bonds payable   | 70,000.00                      | 65,000.00                      |
| Total Current Liabilities   | <u>13,989,757.90</u>           | <u>13,995,362.67</u>           |
| <b>LONG-TERM LIABILITIES</b>  |                                |                                |
| Bonds payable   | 2,055,000.00                   | 2,125,000.00                   |
| Compensated absences  | 55,032.44                      | 45,359.19                      |
| Total Long-Term Liabilities   | <u>2,110,032.44</u>            | <u>2,170,359.19</u>            |
| <b>TOTAL LIABILITIES</b>  | <u>16,099,790.34</u>           | <u>16,165,721.86</u>           |
| <b>NET POSITION</b>   |                                |                                |
| Invested in capital assets, net of related debt   | (2,230,507.55)                 | (2,191,972.10)                 |
| Unrestricted  | (447,350.29)                   | 572,873.72                     |
| Total Net Position  | <u>(2,677,857.84)</u>          | <u>(1,619,098.38)</u>          |
| <b>TOTAL LIABILITIES AND NET POSITION</b>   | <u><u>\$ 13,421,932.50</u></u> | <u><u>\$ 14,546,623.48</u></u> |

See independent auditor's report and notes to financial statements.



THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
COMPARATIVE STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
DECEMBER 31, 2018 AND 2017

EXHIBIT B

|   | 2018                     | 2017                     |
|---|--------------------------|--------------------------|
| Operating revenues                              |                          |                          |
| Parking fees & permits                          | \$ 408,709.63            | \$ 60,758.00             |
| Total operating revenues                        | <u>408,709.63</u>        | <u>60,758.00</u>         |
| Operating expenses                              |                          |                          |
| Administration                                  | 895,772.61               | 419,194.85               |
| Costs of providing services                     | 291,896.53               | 632,206.55               |
| Depreciation expense                            | 440,411.14               | 442,364.88               |
| Total operating expenses                        | <u>1,628,080.28</u>      | <u>1,493,766.28</u>      |
| Operating (loss)                                | <u>(1,219,370.65)</u>    | <u>(1,433,008.28)</u>    |
| Non - operating revenue / (expense)             |                          |                          |
| Interest income                                 | 313.56                   | 352.31                   |
| Gain on disposal of asset                       | 8,480.00                 | -                        |
| Local subsidies & donations                     | 591,305.00               | 637,323.00               |
| Parking garage developer fee                    | -                        | 2,305,468.57             |
| Cancellation of payable to Township             | -                        | 129,826.97               |
| BAN premium                                     | 22,467.90                | 15,792.97                |
| Compensated Absences                            | (9,673.25)               | (12,535.69)              |
| Interest expense                                | (452,282.02)             | (353,625.91)             |
| Total non-operating revenue / (expense)         | <u>160,611.19</u>        | <u>2,722,602.22</u>      |
| Change in net position                          | (1,058,759.46)           | 1,289,593.94             |
| Net position, beginning of year                 | <u>(1,619,098.38)</u>    | <u>(2,908,692.32)</u>    |
| Net position, end of year                       | <u>\$ (2,677,857.84)</u> | <u>\$ (1,619,098.38)</u> |
| Invested in Capital Assets, Net of Related Debt | (2,230,507.55)           | (2,191,972.10)           |
| Unrestricted                                    | <u>(447,350.29)</u>      | <u>572,873.72</u>        |
|   | <u>\$ (2,677,857.84)</u> | <u>\$ (1,619,098.38)</u> |

See independent auditor's report and notes to financial statements.



THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
COMPARATIVE STATEMENT OF CASH FLOWS  
DECEMBER 31, 2018 AND 2017

EXHIBIT C

| Cash flows from operating activities:  | 2018              | 2017              |
|--|-------------------|-------------------|
| Cash received from parking fees & permits  | \$ 60,651.00      | \$ 62,948.00      |
| Misc. income   | 8,480.00          | -                 |
| Cash payments for goods and services   | (101,615.85)      | (102,003.30)      |
| Net cash provided / (used) by operating activities   | (32,484.85)       | (39,055.30)       |
| Cash flows from investing activities:  |                   |                   |
| Operating expense loan from Township   | 98,000.00         | 126,000.00        |
| Bond paydown loan from Township  | 65,000.00         | 60,000.00         |
| Parking garage developer fee   | -                 | 1,229,332.27      |
| Transfer to Township   | -                 | (1,200,000.00)    |
| Net cash flows provided / (used) by investing activities                                       | 163,000.00        | 215,332.27        |
| Cash flows from financing activities:  |                   |                   |
| Payment on bonds   | (65,000.00)       | (60,000.00)       |
| Interest paid on bonds/notes   | (87,035.14)       | (82,969.40)       |
| Interest income  | 313.56            | 352.31            |
| Net cash flows provided / (used) by financing activities                                       | (151,721.58)      | (142,617.09)      |
| Net (decrease) in cash and cash equivalents  | (21,206.43)       | 33,659.88         |
| Cash and cash equivalents at beginning of year   | 45,805.47         | 12,145.59         |
| Cash and cash equivalents at end of year   | 24,599.04         | 45,805.47         |
| Less: invested in capital assets, net of related debt  | (11,198.99)       | (28,988.76)       |
| Cash and cash equivalents at end of year - Unrestricted  | \$ 13,400.05      | \$ 16,816.71      |
| Reconciliation of operating (loss) to net cash provided (used) by operating activities:        |                   |                   |
| Operating (loss)   | \$ (1,219,370.65) | \$ (1,433,008.28) |
| Adjustments to reconcile operating (loss) to net cash provided (used) by operating activities: |                   |                   |
| Depreciation   | 440,411.14        | 442,364.88        |
| (Increase)/decrease in accounts receivable, net  | 667,738.87        | 2,190.00          |
| Increase/(decrease) in accounts payable, not including non-operating or debt service           | 78,735.79         | 949,398.10        |
| Total adjustments  | 1,186,885.80      | 1,393,952.98      |
| Net cash provided by (used for) operating activities   | \$ (32,484.85)    | \$ (39,055.30)    |

See independent auditor's report and notes to financial statements.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**1. AUTHORIZING LEGISLATION AND BOND RESOLUTION**

The Weehawken Parking Authority (the "Authority"), a Component Unit of the Township of Weehawken (the "Township"), County of Hudson, State of New Jersey, is a public body corporate and politic of the State of New Jersey organized and existing under the Parking Authority Law, constituting Chapter 198 of the Pamphlet Laws of 1948 of the State of New Jersey, as amended and supplemented.

In accordance with the provisions of N.J.S.A. 40A:11A-1 *et seq.*, the Authority was created pursuant to an ordinance of the Council of the Township duly adopted March 13, 1969 and re-constituted pursuant to an ordinance of the Council of the Township, duly adopted December 27, 2007.

The Authority was established to operate, maintain, finance, manage, reconstruct and/or improve the Township parking system.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Measurement Focus and Basis of Financial Statements**

The Authority's financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). All proprietary fund types are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position. Proprietary fund-type operating statements present increases (i.e. revenues) and decreases (i.e. expenses) in total net position.

**B. Operating Revenues and Expenses**

Operating revenues and expenses are those that result from providing and maintaining parking services as well as enforcing parking regulations within the Township. It also includes all revenue and expenses not related to capital and related financing, non-capital financing, or investing activities. The Township authorized a budget appropriation "Local Subsidies and Donations" for the years 2018 and 2017, which is a revenue recognized by the Authority.

**C. Budgets and Budgetary Accounting**

The Division of Local Government Services (the "DLGS") requires that an annual budget be adopted and integrated into the accounting system to provide budgetary control over revenues and expenditures. Budget amounts presented in the accompanying financial statements represent amounts adopted by the Authority and approved by the DLGS per N.J.S.A. 40A:4 *et seq.*

**D. Allowance for Doubtful Accounts**

Management has reviewed all accounts receivable at December 31, 2018 and 2017, and determined that no allowance was necessary.

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

For the purposes of the Comparative Statements of Cash Flows, cash and cash equivalents include all demand and savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less. Investments are carried at fair value. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Note 3.

See independent auditor's report.



**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**F. Inventory**

Purchases of materials and supplies are expensed when purchased. The Authority does not maintain an inventory of these purchases.

**G. Debt Issuance Costs**

Bond issuance costs are expensed as incurred as per GASB 65. Bond discounts are reported as deferred inflow/outflow of resources.

**H. Capital Assets**

Capital assets are reported at cost, including all ancillary charges necessary to place the assets in their intended location and condition for use. If land is purchased, the capitalized amount includes the purchase price plus costs such as legal fees, filling and excavation costs incurred to put the land in condition for its intended use. The capitalized amounts for building include both acquisition and capital improvement costs and net construction period interest. An asset is deemed substantially complete when the structure or project is ready for the purpose for which it was constructed (see Note 4).

**I. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses, during the reporting period. Actual results could differ from those estimates.

**3. CASH, CASH EQUIVALENTS AND INVESTMENTS**

**Deposits**

*Custodial Credit Risk – Deposits.* Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Authority's policy is based on New Jersey Statutes requiring cash be deposited only in New Jersey based banking institutions that participate in New Jersey Governmental Depository Protection Act (GUDPA) or in qualified investments established in New Jersey Statutes 40A: 5-15.1(a) that are treated as cash equivalents. As of December 31, 2018 and 2017, none of the Authority's bank balances of \$24,604.04 and \$48,496.42, respectively, was exposed to custodial credit risk or foreign currency risk.

See independent auditor's report.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**3. CASH, CASH EQUIVALENTS AND INVESTMENTS (Continued)**

**Investments**

***Interest Rate Risk.*** The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, New Jersey Statutes 40A: 5-15.1(a) limits the length of time for most investments to 397 days.

***Credit Risk.*** New Jersey Statutes 40A: 5-15.1(a) limits municipal investments to those specified in the Statutes. The type of allowable investments are Bonds of the United States of America or of the local unit or school districts of which the local unit is a part of; obligations of federal agencies not exceeding 397 days; government money market mutual funds; the State of New Jersey Cash Management Plan; local government investment pools; or repurchase of fully collateralized securities.

***Concentration of Credit Risk.*** The Authority places no limit on the amount the Authority may invest in any one issuer.

The components of cash and investments at December 31, 2018 and 2017 are:

|   | 2018                | 2017                |
|---|---------------------|---------------------|
| Unrestricted cash                         | \$ 13,405.05        | \$ 19,507.66        |
| Unrestricted - invested in capital assets | 11,198.99           | 28,988.76           |
| Total cash and investments                | <u>\$ 24,604.04</u> | <u>\$ 48,496.42</u> |

**4. CAPITAL ASSETS**

In 2008, the Authority purchased a property located at 105-113 Hackensack Plank Road from the Township in the amount of \$1,000,000. This property will be utilized as a parking lot under the Authority's control.

In December 2008, the Authority deposited \$500,000 in an escrow account established by the Township in order to enter into a 99-year capital lease of a portion of a property located at 400 Park Avenue with the Township of Weehawken.

On April 30, 2010, the Authority purchased the land and building located at 80 Hauxhurst Avenue from the Township of Weehawken in the amount of \$15,325,000. This property will be utilized as a parking facility.

See independent auditor's report.



**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018 AND 2017**

**4. CAPITAL ASSETS (Continued)**

Property, plant and equipment is stated at cost which includes the cost of construction, acquisition of such projects, engineering, administrative and financial expenses, interest on bonds during construction, and organization expenses, less income earned on unexpended construction funds. The reporting limit for capitalization of capital assets is \$5,000. Depreciation is provided over the following estimated useful lives:

|                        |          |
|------------------------|----------|
| Buildings              | 30 years |
| Equipment & Computers  | 7 years  |
| Leasehold Improvements | 10 years |
| Parking Signs          | 5 years  |

Summary of Changes in Property and Equipment

|                                | 2018                    | 2017                    |
|--------------------------------|-------------------------|-------------------------|
| Land                           | \$ 4,565,000.00         | \$ 4,565,000.00         |
| Building                       | 12,260,000.00           | 12,260,000.00           |
| Equipment                      | 174,670.88              | 200,728.30              |
| Vehicles                       | 26,655.86               | 45,457.33               |
| Leasehold Improvements         | 12,520.41               | 12,520.41               |
| Parking Signs                  | 7,020.00                | 7,020.00                |
|                                | <u>17,045,867.15</u>    | <u>17,090,726.04</u>    |
| Less: Accumulated Depreciation | <u>(3,662,573.69)</u>   | <u>(3,271,686.90)</u>   |
| Net Property and Equipment     | <u>\$ 13,383,293.46</u> | <u>\$ 13,819,039.14</u> |

**5. RETIREMENT PLANS**

The Authority contributes to the New Jersey Public Employees Retirement System, ("PERS"), a cost-sharing multiple-employer defined benefit plan, administered by the Division of Pensions in the Department of the Treasury, State of New Jersey, through the Township. All reporting in compliance with GASB 68 and PERS can be found in the Township's financial statements. The PERS was established in January 1955 under provisions of N.J.S.A. 43:15A and provides retirement, death, disability and medical benefits to certain qualifying plan members and beneficiaries. Membership is mandatory to substantially all full time employees and vesting occurs after 10 years of service. Employees who retire at or after age 55 are entitled to a retirement benefit generally determined to be 1/55th of the average annual compensation for the highest three fiscal years compensation for each year of membership during years of credible service. According to state law, all obligations of the PERS will be assumed by the State of New Jersey should the PERS be terminated. The State of New Jersey issues publicly available financial reports, which include the financial statements and required supplementary information of the PERS. This report may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0295.

See independent auditor's report.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**5. RETIREMENT PLANS (Continued)**

The contribution policy is set by laws of the State of New Jersey. Employee contribution rates for the years ended December 31, 2018, 2017, and 2016 were 7.50%, 7.34% and 7.20% of the eligible employees' base wage, respectively. Employers are required to contribute at an actuarially determined rate. Annual pension costs for the years ended December 31, 2018, 2017 and 2016 were \$45,575.50, \$41,812.80 and \$42,610.70, respectively.

**6. LIABILITIES**

*Permanent Financing, Bonds*

On October 24, 2008, the Authority issued \$2,565,000 Parking Revenue Bonds to the Hudson County Improvement Authority through the Pooled Loan Program. The Bonds are issued for 17 years and bear interest at a variable interest rate set forth in the resolution of the Hudson County Improvement Authority duly adopted on July 15, 1986. On November 28, 2018, the Bond was converted to Correlative Bond (as defined in the General Bond Resolution) which bears a fixed interest rate of 3.75% per annum. Interest on the Bonds is payable on the last business day of each month. The interest payment and related fees for the years ended December 31, 2018 and 2017 were \$87,365.80 and \$82,969.40, respectively.

The Authority and the Township of Weehawken entered into a parking guaranty agreement, providing for the payment by the Township to the Authority of amounts necessary to pay principal and interest on the bonds when they become due.

The proceeds of the bonds are deposited into an investment account, consisted of Construction of Fund, Capitalized Interest and Cost of Issuance. The use of the funds has to be in compliance with the specified purposes.

The bonds mature in accordance with amortization schedules to the year 2025. Principal maturities on bonds are as follows:

| <u>Year</u>                         | <u>Principal</u> | <u>Year</u> | <u>Principal</u> |
|-------------------------------------|------------------|-------------|------------------|
| 2019                                | \$ 70,000        | 2023        | \$ 85,000        |
| 2020                                | 70,000           | 2024        | 90,000           |
| 2021                                | 75,000           | 2025        | 1,655,000        |
| 2022                                | 80,000           |             |                  |
|                                     |                  |             | <hr/>            |
| Current portion of permanent debt   |                  |             | \$ 70,000        |
| Long-term portion of permanent debt |                  |             | 2,055,000        |
|                                     |                  |             | <hr/>            |
|                                     |                  |             | \$ 2,125,000     |
|                                     |                  |             | <hr/>            |

See independent auditor's report.



**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018 AND 2017**

**6. LIABILITIES (Continued)**

***Parking Project Note Payable***

The Authority issued a Parking Project Note (the "Note") through Hudson County Improvement Authority in the amount of \$13,500,000. The Note is guaranteed by the Township of Weehawken. It was used for the acquisition of the land and building located at 80 Hauxhurst Avenue from the Township of Weehawken. The note was issued on October 4, 2018 with maturity date of October 3, 2019. It bears interest rate of 3.5% per annum.

The Authority's liabilities as of December 31, consisted of the following:

|   | Interest Rate    | 2018                    | 2017                    |
|---|------------------|-------------------------|-------------------------|
| Parking Project Note Payable  | 3.5% / 2.25%     | \$ 13,500,000.00        | \$ 13,850,000.00        |
| Parking Revenue Bonds Payable,<br>including current portion<br>(Township Guaranteed, Series 2008) | 3.75% / variable | 2,125,000.00            | 2,190,000.00            |
| Compensated Absences  | n/a              | 55,032.44               | 45,359.19               |
| Total   |                  | <u>\$ 16,030,032.44</u> | <u>\$ 16,085,359.19</u> |

**7. NET POSITION**

Net position represents the difference between the Authority's assets and liabilities. Net position is categorized into three components:

Unrestricted-Invested in capital asset, net of related debt - This component of net position consists of capital assets, net of accumulated depreciation and amortization and reduced by the outstanding balances of any bonds, notes or other borrowings.

Unrestricted - Net position that does not meet the definition of invested in capital assets, net of related debt or restricted.

|   | 2018                            | 2017                            |
|---|---------------------------------|---------------------------------|
| <b>Invested in Capital Asset, net of related debt</b> |                                 |                                 |
| Net Property and Equipment                            | \$ 13,383,293.46                | \$ 13,819,039.14                |
| Parking Revenue Bonds Payable                         | (2,125,000.00)                  | (2,190,000.00)                  |
| Parking Project Note Payable                          | (13,500,000.00)                 | (13,850,000.00)                 |
| Unspent Debt Proceeds                                 | 11,198.99                       | 28,988.76                       |
|   | <u>(2,230,507.55)</u>           | <u>(2,191,972.10)</u>           |
| Unrestricted  | <u>(447,350.29)</u>             | <u>572,873.72</u>               |
| <b>TOTAL NET POSITION</b>                             | <u><u>\$ (2,677,857.84)</u></u> | <u><u>\$ (1,619,098.38)</u></u> |

See independent auditor's report.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**8. LEASES**

The Authority rented its office located at 4528 Park Avenue in Weehawken, NJ from the Weehawken Senior Housing Rehabilitation Corporation. The lease payment is \$650 per month, for a term of one year and renewable on a yearly basis. The total rent for the year ended December 31, 2018 and 2017 was \$7,800 each year.

**9. INSURANCE**

The Authority carries various forms of insurance through the Township. The insurance policies include but not limited to general liability, automobile liability and comprehensive/collision, hazard and theft insurance on property and contents and fidelity bonds.

**10. COMPENSATED ABSENCES**

The Authority has permitted employees to accrue unused vacation and sick pay which may be taken as time off or paid at a later date at an agreed upon rate. At December 31, 2018 and 2017, the accrued unused vacation and sick time off amounted to \$55,032.44 and \$45,359.19, respectively.

**11. CONTINGENCIES**

**Litigation**

The Authority is involved in certain legal proceedings from time to time, the resolution and impact on the financial statements of which, individually or in the aggregate, in the opinion of management as advised by legal counsel, would not be significant to the accompanying financial statements.

**Other Claims and Judgments**

Authority's management has expressed that no claims or judgments exist at April 12, 2019.

**12. RISK MANAGEMENT**

The Authority is exposed to various property and casualty risks including property damage caused to any of the Authority's property, motor vehicles, equipment or apparatus; liability resulting from the use or operation of such motor vehicles, equipment or apparatus; liability from the Authority's negligence, including that of its officers, employees and servants and workers' compensation obligations. The Authority holds commercial insurance policies which insure against the risk of loss for all of the above mentioned claims.



**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2018 AND 2017**

**13. CHANGE IN REVENUE RECOGNITION**

In 2018, 2017 and 2016 the Authority recognized revenue which was financed through the Township's budget appropriation "Local Subsidies and Donations" in the amount of \$591,305, \$637,323 and \$344,368, respectively.

- CY 2018:           The Township, guarantor of the Authority's debt service, raised \$591,305 in their fiscal year municipal budget under "Local Subsidies and Donations".
- CY 2017:           The Township, guarantor of the Authority's debt service, raised \$637,323 in their fiscal year municipal budget under "Local Subsidies and Donations". The Township also canceled \$129,826.97 of receivables from the Authority.
- CY 2016:           The Township, guarantor of the Authority's debt service, raised \$344,368 in their fiscal year municipal budget under "Local Subsidies and Donations". The Township also canceled \$25,194.73 of receivables from the Authority.

**14. SUBSEQUENT EVENTS**

Management has reviewed subsequent events through April 12, 2019, which is the date the financial statements are available to be issued.

See independent auditor's report.

SUPPLEMENTARY INFORMATION

**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**SCHEDULE OF CASH RECEIPTS, CASH DISBURSEMENTS**  
**AND CHANGES IN CASH AND INVESTMENTS - UNRESTRICTED**  
**FUNDS INVESTED IN CAPITAL ASSETS, NET OF RELATED DEBT**  
**DECEMBER 31, 2018**

|                                 | Schedule 1                   |
|---------------------------------|------------------------------|
|                                 | 2008<br>Construction<br>Fund |
| Balance as of December 31, 2017 | \$ 28,988.76                 |
| Cash receipts:                  |                              |
| Interest income                 | 213.40                       |
| Transfers from Unrestricted     | 143,000.00                   |
|                                 | <u>172,202.16</u>            |
| Cash disbursements:             |                              |
| Interest and fees               | 96,003.17                    |
| Debt service                    | 65,000.00                    |
| Total cash disbursements        | <u>161,003.17</u>            |
| Balance as of December 31, 2018 | <u>\$ 11,198.99</u>          |
| Balance Comprised of:           |                              |
| Investments                     | <u>\$ 11,198.99</u>          |
|                                 | <u>\$ 11,198.99</u>          |

See independent auditor's report and notes to financial statements.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
DECEMBER 31, 2018**

**SCHEDULE OF CASH RECEIPTS, CASH DISBURSEMENTS,  
AND CHANGES IN CASH AND INVESTMENTS -  
UNRESTRICTED ACCOUNTS**

Schedule 2

|                                 |    |                   |
|---------------------------------|----|-------------------|
| Balance as of December 31, 2017 | \$ | 16,816.71         |
| Cash receipts:                  |    |                   |
| Parking fees & permits          | \$ | 60,651.00         |
| Interest                        |    | 100.17            |
| Transfer from Township          |    | 163,000.00        |
| Insurance proceeds              |    | 8,480.00          |
|                                 |    | <u>232,231.17</u> |
|                                 |    | 249,047.88        |
| Cash disbursements:             |    |                   |
| Prepaid expense                 |    | 6,000.00          |
| Transfer to Investments         |    | 143,000.00        |
| Appropriations                  |    | 86,647.83         |
|                                 |    | <u>235,647.83</u> |
| Balance as of December 31, 2018 | \$ | <u>13,400.05</u>  |
| Balance Comprised of:           |    |                   |
| Cash                            | \$ | <u>13,400.05</u>  |

**SCHEDULE OF ACCOUNTS RECEIVABLE -  
PARKING FEES**

Schedule 3

|                                 |    |                  |
|---------------------------------|----|------------------|
| Balance as of December 31, 2017 | \$ | 6,620.00         |
| Increased by:                   |    |                  |
| Parking fees                    |    | 51,820.00        |
|                                 |    | <u>58,440.00</u> |
| Decreased by:                   |    |                  |
| Cash Receipts                   |    | 50,400.00        |
|                                 |    | <u>8,040.00</u>  |
| Balance as of December 31, 2018 | \$ | <u>8,040.00</u>  |

See independent auditor's report and notes to financial statements.

**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**DECEMBER 31, 2018**

**SCHEDULE OF ACCOUNTS PAYABLE/(RECEIVABLE) -**  
**TOWNSHIP OF WEEHAWKEN**

Schedule 4

|                                 |               |                             |
|---------------------------------|---------------|-----------------------------|
| Balance as of December 31, 2017 |               | \$ (669,158.87)             |
| Increased by:                   |               |                             |
| Salaries and wages              | \$ 677,819.81 |                             |
| Social security expenses        | 51,853.22     |                             |
| Unemployment expenses           | 8,472.75      |                             |
| Pension                         | 45,575.50     |                             |
| Health insurance                | 241,301.53    |                             |
| Note paydown                    | 350,000.00    |                             |
| Note interest                   | 310,759.38    |                             |
| Bond paydown loan               | 65,000.00     |                             |
| Other expenses                  | 169,585.91    |                             |
|                                 |               | <u>1,920,368.10</u>         |
|                                 |               | 1,251,209.23                |
| Decreased by:                   |               |                             |
| Parking tax                     | 351,878.60    |                             |
| BAN premium                     | 22,467.90     |                             |
| Local subsidies & donations     | 591,305.00    |                             |
|                                 |               | <u>965,651.50</u>           |
| Balance as of December 31, 2018 |               | <u><u>\$ 285,557.73</u></u> |

**SCHEDULE OF ACCOUNTS PAYABLE - OTHER**

Schedule 4A

|                                 |                            |
|---------------------------------|----------------------------|
| Balance as of December 31, 2017 | \$ 18,037.67               |
| Increased by:                   |                            |
| Rent expense                    | <u>7,800.00</u>            |
|                                 | 25,837.67                  |
| Decreased by:                   |                            |
| Cash disbursements              | <u>8,450.00</u>            |
| Balance as of December 31, 2018 | <u><u>\$ 17,387.67</u></u> |

See independent auditor's report and notes to financial statements.

THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
SCHEDULE OF SERIAL BONDS PAYABLE  
DECEMBER 31, 2018 AND 2017

|   |               |                          |            |           |               |                           |              |                     | Schedule 5                |
|---|---------------|--------------------------|------------|-----------|---------------|---------------------------|--------------|---------------------|---------------------------|
| Purpose   | Date of Issue | Amount of Original Issue | Maturities |           | Interest Rate | Balance December 31, 2017 | New Issuance | Paid 2018           | Balance December 31, 2018 |
|   |               |                          | Date       | Amount    |               |                           |              |                     |                           |
| Parking Revenue Bonds<br>(Township Guaranteed, Series 2008) | 10/24/2008    | \$ 2,565,000.00          | 2019       | 70,000    | 3.75%         | \$ 2,190,000.00           | \$ -         | \$ 65,000.00        | \$ 2,125,000.00           |
|   |               |                          | 2020       | 70,000    | 3.75%         |                           |              |                     |                           |
|   |               |                          | 2021       | 75,000    | 3.75%         |                           |              |                     |                           |
|   |               |                          | 2022       | 80,000    | 3.75%         |                           |              |                     |                           |
|   |               |                          | 2023       | 85,000    | 3.75%         |                           |              |                     |                           |
|   |               |                          | 2024       | 90,000    | 3.75%         |                           |              |                     |                           |
|   |               |                          | 2025       | 1,655,000 | 3.75%         |                           |              |                     |                           |
|   |               |                          |            |           |               | <u>\$ 2,190,000.00</u>    | <u>\$ -</u>  | <u>\$ 65,000.00</u> | <u>\$ 2,125,000.00</u>    |
| Less: Current portion of permanent debt                     |               |                          |            |           |               | <u>65,000.00</u>          |              |                     | <u>70,000.00</u>          |
| Long - Term portion of bonds payable                        |               |                          |            |           |               | <u>\$ 2,125,000.00</u>    |              |                     | <u>\$ 2,055,000.00</u>    |

SCHEDULE OF PARKING PROJECT NOTE PAYABLE

|                      |                                |                          |               |                  |               |                           |                  |                  | Schedule 5A               |
|----------------------|--------------------------------|--------------------------|---------------|------------------|---------------|---------------------------|------------------|------------------|---------------------------|
| Purpose              | Date of Issue of Original Note | Amount of Original Issue | Date of Issue | Date of Maturity | Interest Rate | Balance December 31, 2017 | New Issuance     | Paid 2018        | Balance December 31, 2018 |
| Parking Project Note | 01/20/10                       | \$15,750,000.00          | 10/04/18      | 10/03/19         | 3.50%         | \$ 13,850,000.00          | \$ 13,500,000.00 | \$ 13,850,000.00 | \$ 13,500,000.00          |
|                      |                                |                          |               |                  |               | \$ 13,850,000.00          | \$ 13,500,000.00 | \$ 13,850,000.00 | \$ 13,500,000.00          |

See independent auditor's report and notes to financial statements.



**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**SCHEDULE OF REVENUES COMPARED TO BUDGET**  
**DECEMBER 31, 2018**

Schedule 6

|                              | Adopted<br>Budget<br>2018 | Actual<br>Revenues     | Variance<br>Favorable /<br>(Unfavorable) |
|------------------------------|---------------------------|------------------------|--|
| <b>REVENUES</b>              |                           |                        |  |
| OPERATING                    |                           |                        |  |
| Parking fees                 | \$ 424,250                | \$ 398,458.63          | \$ (25,791.37)                           |
| TOTAL OPERATING REVENUES     | <u>424,250</u>            | <u>398,458.63</u>      | <u>(25,791.37)</u>                       |
| NON-OPERATING                |                           |                        |  |
| Municipal contributions      | 591,305                   | 591,305.00             | -  |
| Interest on investments      | -                         | 100.17                 | 100.17                                   |
| BAN premium                  | -                         | 22,467.90              | 22,467.90                                |
| Other non-operating revenues | 783,052                   | 791,532.00             | 8,480.00                                 |
| TOTAL NON-OPERATING REVENUES | <u>1,374,357</u>          | <u>1,405,405.07</u>    | <u>31,048.07</u>                         |
| TOTAL REVENUES               | <u>\$ 1,798,607</u>       | <u>\$ 1,803,863.70</u> | <u>\$ 5,256.70</u>                       |

See independent auditor's report and notes to financial statements.

**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**SCHEDULE OF EXPENSES COMPARED TO BUDGET**  
**DECEMBER 31, 2018**

Schedule 7

|                                    | Adopted<br>Budget<br>2018 | Actual<br>Expenditures | Variance<br>Favorable /<br>(Unfavorable) |
|------------------------------------|---------------------------|------------------------|--|
| <b>EXPENSES</b>                    |                           |                        |  |
| ADMINISTRATION                     |                           |                        |  |
| Salaries and wages                 | \$ 411,068                | \$ 505,043.89          | \$ (93,975.89)                           |
| Fringe benefits                    | 212,022                   | 250,852.87             | (38,830.87)                              |
| Other expenses                     | 101,750                   | 139,875.85             | (38,125.85)                              |
| TOTAL ADMINISTRATION               | <u>724,840</u>            | <u>895,772.61</u>      | <u>(170,932.61)</u>                      |
| COST OF PROVIDING SERVICES         |                           |                        |  |
| Salaries and wages                 | 163,640                   | 172,775.92             | (9,135.92)                               |
| Fringe benefits                    | 84,395                    | 96,350.12              | (11,955.12)                              |
| Other expenses                     | 42,900                    | 22,770.49              | 20,129.51                                |
| TOTAL COST OF PROVIDING SERVICES   | <u>290,935</u>            | <u>291,896.53</u>      | <u>(961.53)</u>                          |
| PRINCIPAL PAYMENTS ON DEBT SERVICE | <u>415,000</u>            | <u>415,000.00</u>      | <u>-</u>                                 |
| NON-OPERATING APPROPRIATIONS       |                           |                        |  |
| Interest on debt                   | <u>367,832</u>            | <u>452,282.02</u>      | <u>(84,450.02)</u>                       |
| TOTAL APPROPRIATIONS               | <u>\$ 1,798,607</u>       | 2,054,951.16           | <u>\$ (256,344.16)</u>                   |
| OTHER EXPENSES:                    |                           |                        |  |
| Depreciation expense               |                           | <u>440,411.14</u>      |  |
| TOTAL EXPENSES                     |                           | <u>\$ 2,495,362.30</u> |  |
| Reconciliation to GAAP:            |                           |                        |  |
| Principal payments on debt service |                           | <u>(415,000.00)</u>    |  |
| TOTAL EXPENSES                     |                           | <u>\$ 2,080,362.30</u> |  |

See independent auditor's report and notes to financial statements.



**THE WEEHAWKEN PARKING AUTHORITY**  
**COUNTY OF HUDSON, STATE OF NEW JERSEY**  
**(A Component Unit of the Township of Weehawken)**  
**DECEMBER 31, 2018**

**SCHEDULES OF ADMINISTRATION EXPENSES (BUDGETARY BASIS)**

|                            | Schedule 8           |
|----------------------------|----------------------|
| Salaries and wages         | \$ 505,043.89        |
| Other expenses:            |                      |
| Employer's social security | 38,635.86            |
| Unemployment expense       | 6,313.05             |
| Pension                    | 32,172.30            |
| Health Insurance           | 173,731.66           |
| Other expense              | 139,875.85           |
|                            | <u>\$ 895,772.61</u> |

**SCHEDULES OF COST OF PROVIDING SERVICES (BUDGETARY BASIS)**

|                            | Schedule 9           |
|----------------------------|----------------------|
| Salaries and Wages:        | \$ 172,775.92        |
| Other expenses:            |                      |
| Employer's social security | 13,217.35            |
| Unemployment expense       | 2,159.70             |
| Pension                    | 13,403.20            |
| Health Insurance           | 67,569.87            |
| Other expense              | 22,770.49            |
|                            | <u>\$ 291,896.53</u> |

See independent auditor's report and notes to financial statements.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
COMMENTS AND RECOMMENDATIONS  
DECEMBER 31, 2018**

**Finding 2018-001:**

The total expenditures for budgetary purposes exceeded the total adopted budget.

**Criteria:**

N.J.A.C. 5:31

**Condition/Cause:**

The Authority did not monitor expenditures vs. budget.

**Effect:**

Total expenditures for budgetary purposes exceeded the total adopted budget.

**Recommendation:**

That the Authority monitor expenditures to ensure that they do not exceed the adopted budget.

**Management's Response:**

The Authority will monitor budgetary expenditures as compared to the budget.

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
STATUS OF PRIOR YEAR COMMENTS  
DECEMBER 31, 2018**

**STATUS OF PRIOR YEAR COMMENTS:**

**Recommendation:** That the governing body appoint by resolution or ordinance, as appropriate, an additional commissioner to comply with N.J.S.A. 40:11A-4.

**Status:** Corrective action has been taken.



### Appreciation

We desire to express our appreciation of the assistance and courtesies rendered by the Authority Officials and employees during the course of our audit.

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The problems and weaknesses, if any, noted in our audit were not of such magnitude that they would affect our ability to express an opinion on the financial statements taken as a whole.