

**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, 2019 AND 2018

**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, 2019 AND 2018**

TABLE OF CONTENTS

<u>EXHIBIT</u>		<u>PAGE</u>
	INTRODUCTORY SECTION	
	Letter of Transmittal	1-3
	Roster of Officials	4
	FINANCIAL SECTION	
	Independent Auditor's Report	5-7
	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	8-9
	Management's Discussion and Analysis	10-13
A	Comparative Statement of Net Position	14
B	Comparative Statement of Revenues, Expenses and Changes in Net Position	15
C	Comparative Statement of Cash Flows	16
	Notes to the Financial Statements	17-24
	SUPPLEMENTARY INFORMATION	
1	Schedule of Cash Receipts, Cash Disbursements and Changes in Cash and Investments – Unrestricted Funds Invested in Capital Assets, Net of Related Debt	25
2	Schedule of Cash Receipts, Cash Disbursements and Changes in Cash and Investments – Unrestricted Accounts	26
3	Schedule of Accounts Receivable – Parking Fees	26

**THE WEEHAWKEN PARKING AUTHORITY
COUNTY OF HUDSON, STATE OF NEW JERSEY
(A component Unit of the Township of Weehawken)
DECEMBER 31, 2019 AND 2018**

TABLE OF CONTENTS

<u>SCHEDULE</u>		<u>PAGE</u>
	SUPPLEMENTARY INFORMATION (Continued)	
4	Schedule of Accounts Payable – Township of Weehawken	27
4A	Schedule of Accounts Payable – Weehawken Housing Authority	27
5	Schedule of Serial Bonds Payable	28
5A	Schedule of Parking Project Note Payable	28
6	Schedule of Revenues Compared to Budget	29
7	Schedule of Expenses Compared to Budget	30
8	Schedule of Administration Expenses (Budgetary Basis)	31
9	Schedule of Cost of Providing Services (Budgetary Basis)	31
	Findings & Recommendations	32
	Status of Prior Year Comments	33
	Appreciation	34

INTRODUCTORY SECTION



WEEHAWKEN PARKING AUTHORITY

4528 Park Avenue, Weehawken, NJ 07086

Office: 201-863-1523 / Fax: 201-863-1525

parksmart@weehawkenpa.org

CARMELA SILVESTRI-EHRET
EXECUTIVE DIRECTOR

ERIC NEGRON
ASST. EXECUTIVE DIRECTOR

COMMISSIONERS

JAMES V. MARCHETTI

JOSE A. HECHAVARRIA

SAVERIO MEZZINA

WILLIAM J. McLELLAN

ELEAZAR NUÑEZ

April 15, 2020

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, 2019 and 2018.

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 five 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, 2019, the Authority's outstanding debt includes \$2,055,000 of parking revenue bonds and \$13,150,000 of parking project notes. 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 of insurance 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, 2019 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, 2019 and 2018, 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,

A handwritten signature in black ink, reading "Carmela Silvestri-Ehret". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

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, 2019

Authority Members

James Marchetti	Chairman
Jose Hechavarria	Vice-Chairman
Saverio Mezzina	Secretary
William McLellan	Commissioner
Eleazer Nuñez	Commissioner

Other Officials

Carmela Silvestri-Ehret	Executive Director
Neil D. Marotta, Esq.	Attorney
Capital One Bank	Depository
Valley National 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.

FINANCIAL SECTION

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, 2019 and 2018, 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, 2019 and 2018, 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 15, 2020, 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 15, 2020
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, 2019 and 2018, and the related statements of activities, cash flows, and the related notes to the financial statements, and have issued our report thereon dated April 15, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial, 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. We did identify a certain deficiency in internal control, described in the accompanying schedule of comments and recommendations as item 2019-001 that we consider to be a significant deficiency.

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 which are described in the accompanying schedule of comments and recommendations as item 2019-001.

Authority's Response to Comments

The Authority's response to the comment identified in our audit is described in the accompanying schedule of comments and recommendations. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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 15, 2020
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, 2019**

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, 2019. 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, 2019 as compared to December 31, 2018.

• Total net position (decreased):	\$	(510,529.35)
• Cash and investments increased:	\$	4,135.79
• Net property & Equipment (decreased):	\$	(385,559.36)
• Operating revenues increased:	\$	369,295.55
• Operating expenses (decreased):	\$	(28,608.63)
• Operating loss decreased:	\$	397,904.18
• Total non-operating revenue increased:	\$	150,325.93

**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, 2019**

FINANCIAL ANALYSIS OF THE AUTHORITY

The following table summarizes the changes in assets, liabilities and net position for the year ended December 31, 2019 with comparative data of 2018 and 2017:

	Dec. 31, 2019	Dec. 31, 2018	Dec. 31, 2017
Unrestricted Assets	\$ 27,912.22	\$ 13,400.05	\$ 16,816.71
Invested Assets	822.61	11,198.99	28,988.76
Net Property, Plant & Equipment	12,997,734.10	13,383,293.46	13,819,039.14
Other Assets	26,050.00	14,040.00	681,778.87
Total Assets	\$ 13,052,518.93	\$ 13,421,932.50	\$ 14,546,623.48
Current Liabilities	\$ 14,182,014.07	\$ 13,989,757.90	\$ 13,995,362.67
Long-Term Liabilities	2,058,892.05	2,110,032.44	2,170,359.19
Total Liabilities	\$ 16,240,906.12	\$ 16,099,790.34	\$ 16,165,721.86
Net Position:			
Invested in Capital Assets, Net of Related Debt	\$ (2,206,443.29)	\$ (2,230,507.55)	\$ (2,191,972.10)
Unrestricted	(981,943.90)	(447,350.29)	572,873.72
Total Net Position	\$ (3,188,387.19)	\$ (2,677,857.84)	\$ (1,619,098.38)

The Authority's unrestricted assets increased in 2019 due to a interfund received from the Township to pay bills. 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, 2019**

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 parking regulation devices. The following table summarizes the changes in revenues, expenses and net position for the year ended December 31, 2019 with comparative data of 2018 and 2017:

Parking fees	\$ 778,005.18	\$ 408,709.63	\$ 60,758.00
Total operating revenue	<u>778,005.18</u>	<u>408,709.63</u>	<u>60,758.00</u>
Operating expenses			
Administration	773,001.45	434,279.27	419,194.85
Cost of providing services	378,542.30	753,389.88	632,206.55
Depreciation expense	<u>447,927.90</u>	<u>440,411.14</u>	<u>442,364.88</u>
Total operating expenses	<u>1,599,471.65</u>	<u>1,628,080.29</u>	<u>1,493,766.28</u>
Operating (loss)	(821,466.47)	(1,219,370.66)	(1,433,008.28)
Non-operating revenue			
Interest income	113.96	313.57	352.31
Gain on disposal of asset	3,764.00	8,480.00	-
Developer fees	-	-	2,305,468.57
Local subsidies and donations	783,750.00	591,305.00	637,323.00
BAN premium	53,087.00	22,467.90	15,792.97
Cancellation of payables	-	-	129,826.97
Total non-operating revenue	<u>840,714.96</u>	<u>622,566.47</u>	<u>3,088,763.82</u>
Non-operating expenses			
Compensated Absences	18,859.61	9,673.25	12,535.69
Interest expense	<u>510,918.23</u>	<u>452,282.02</u>	<u>353,625.91</u>
Total non-operating expenses	<u>529,777.84</u>	<u>461,955.27</u>	<u>366,161.60</u>
Change in net position			
Unrestricted	<u>\$ (510,529.35)</u>	<u>\$ (1,058,759.46)</u>	<u>\$ 1,289,593.94</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, 2019**

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, 2019 and 2018:

	<u>2019</u>	<u>2018</u>	<u>(Decrease)</u>
Land	\$ 4,565,000.00	\$ 4,565,000.00	\$ -
Building	12,260,000.00	12,260,000.00	-
Equipment	152,993.88	174,670.88	(21,677.00)
Vehicles	96,620.50	26,655.86	69,964.64
Leasehold Improvements	12,520.41	12,520.41	-
Parking Signs	<u>7,020.00</u>	<u>7,020.00</u>	<u>-</u>
	17,094,154.79	17,045,867.15	48,287.64
Less:			
Accumulated Depreciation	<u>(4,096,420.69)</u>	<u>(3,662,573.69)</u>	<u>433,847.00</u>
Net Property, Plant & Equipment	<u>\$ 12,997,734.10</u>	<u>\$ 13,383,293.46</u>	<u>\$ 482,134.64</u>

Capital Debt - At December 31, 2019 and 2018, the Authority had \$2,055,000 and \$2,125,000 of bond principal outstanding, respectively. The bond bears interest rate of 3.75% per annum. On September 20, 2019 the Authority issued \$13,150,000 parking project note through the Hudson County Improvement Authority. The note bears interest rate of 3.00% per annum and matures on September 18, 2020.

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.

**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, 2019 AND 2018**

EXHIBIT A

	<u>2019</u>	<u>2018</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 27,912.22	\$ 13,400.05
Investments - temporarily restricted	822.61	11,198.99
Prepaid expenses	6,000.00	6,000.00
Accounts receivable - Parking Fees	8,050.00	8,040.00
Accounts receivable - Other	12,000.00	-
	<u>54,784.83</u>	<u>38,639.04</u>
PROPERTY AND EQUIPMENT (net of accumulated depreciation of \$4,096,420.69 at 12/31/2019 and \$3,662,573.69 at 12/31/2018)	<u>12,997,734.10</u>	<u>13,383,293.46</u>
TOTAL ASSETS	<u><u>\$ 13,052,518.93</u></u>	<u><u>\$ 13,421,932.50</u></u>
 LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable - Township of Weehawken	\$ 784,213.17	\$ 285,557.73
Accounts payable - Other	71,505.07	17,387.67
Notes payable	13,150,000.00	13,500,000.00
Accrued interest on notes payable	106,295.83	116,812.50
Bonds payable	70,000.00	70,000.00
Total Current Liabilities	<u>14,182,014.07</u>	<u>13,989,757.90</u>
LONG-TERM LIABILITIES		
Bonds payable	1,985,000.00	2,055,000.00
Compensated absences	73,892.05	55,032.44
Total Long-Term Liabilities	<u>2,058,892.05</u>	<u>2,110,032.44</u>
TOTAL LIABILITIES	<u>16,240,906.12</u>	<u>16,099,790.34</u>
NET POSITION		
Invested in capital assets, net of related debt	(2,206,443.29)	(2,230,507.55)
Unrestricted	(981,943.90)	(447,350.29)
Total Net Position	<u>(3,188,387.19)</u>	<u>(2,677,857.84)</u>
TOTAL LIABILITIES AND NET POSITION	<u><u>\$ 13,052,518.93</u></u>	<u><u>\$ 13,421,932.50</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, 2019 AND 2018

EXHIBIT B

	<u>2019</u>	<u>2018</u>
Operating revenues		
Parking fees & permits	\$ 778,005.18	\$ 408,709.63
Total operating revenues	<u>778,005.18</u>	<u>408,709.63</u>
 Operating expenses		
Administration	773,001.45	895,772.61
Costs of providing services	378,542.30	291,896.53
Depreciation expense	447,927.90	440,411.14
Total operating expenses	<u>1,599,471.65</u>	<u>1,628,080.28</u>
 Operating (loss)	<u>(821,466.47)</u>	<u>(1,219,370.65)</u>
 Non - operating revenue / (expense)		
Interest income	113.96	313.56
Gain on disposal of asset	3,764.00	8,480.00
Local subsidies & donations	783,750.00	591,305.00
Parking garage developer fee	-	-
Cancellation of payable to Township	-	-
BAN premium	53,087.00	22,467.90
Compensated Absences	(18,859.61)	(9,673.25)
Interest expense	(510,918.23)	(452,282.02)
Total non-operating revenue / (expense)	<u>310,937.12</u>	<u>160,611.19</u>
 Change in net position	(510,529.35)	(1,058,759.46)
 Net position, beginning of year	<u>(2,677,857.84)</u>	<u>(1,619,098.38)</u>
 Net position, end of year	<u>\$ (3,188,387.19)</u>	<u>\$ (2,677,857.84)</u>
 Invested in Capital Assets, Net of Related Debt	(2,206,443.29)	(2,230,507.55)
Unrestricted	<u>(981,943.90)</u>	<u>(447,350.29)</u>
	<u><u>\$ (3,188,387.19)</u></u>	<u><u>\$ (2,677,857.84)</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 CASH FLOWS
DECEMBER 31, 2019 AND 2018**

EXHIBIT C

	2019	2018
Cash flows from operating activities:		
Cash received from parking fees & permits	\$ 56,594.00	\$ 60,651.00
Misc. income	-	8,480.00
Cash payments for goods and services	<u>(94,110.53)</u>	<u>(101,615.85)</u>
Net cash provided / (used) by operating activities	<u>(37,516.53)</u>	<u>(32,484.85)</u>
Cash flows from investing activities:		
Operating expense loan from Township	51,942.01	98,000.00
Bond paydown loan from Township	<u>-</u>	<u>65,000.00</u>
Net cash flows provided / (used) by investing activities	<u>51,942.01</u>	<u>163,000.00</u>
Cash flows from financing activities:		
Payment on bonds		(65,000.00)
Interest paid on bonds/notes	(10,403.65)	(87,035.14)
Interest income	<u>113.96</u>	<u>313.56</u>
Net cash flows provided / (used) by financing activities	<u>(10,289.69)</u>	<u>(151,721.58)</u>
Net (decrease) in cash and cash equivalents	4,135.79	(21,206.43)
Cash and cash equivalents at beginning of year	<u>24,599.04</u>	<u>45,805.47</u>
Cash and cash equivalents at end of year	28,734.83	24,599.04
Less: invested in capital assets, net of related debt	<u>(822.61)</u>	<u>(11,198.99)</u>
Cash and cash equivalents at end of year - Unrestricted	<u><u>\$ 27,912.22</u></u>	<u><u>\$ 13,400.05</u></u>
Reconciliation of operating (loss) to net cash provided (used) by operating activities:		
Operating (loss)	\$ (821,466.47)	\$ (1,219,370.65)
Adjustments to reconcile operating (loss) to net cash provided (used) by operating activities:		
Depreciation	447,927.90	440,411.14
(Increase)/decrease in accounts receivable, net	(12,010.00)	667,738.87
Increase/(decrease) in accounts payable, not including non-operating or debt service	236,585.90	78,735.79
Total adjustments	<u>672,503.80</u>	<u>1,186,885.80</u>
Net cash provided by (used for) operating activities	<u><u>\$ (148,962.67)</u></u>	<u><u>\$ (32,484.85)</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)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018**

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 2019 and 2018, 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, 2019 and 2018, 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, 2019 AND 2018**

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, 2019 and 2018, none of the Authority's bank balances of \$15,292.82 and \$24,604.04, 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, 2019 AND 2018

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, 2019 and 2018 are:

	<u>2019</u>	<u>2018</u>
Unrestricted cash	\$ 27,912.22	\$ 13,400.05
Unrestricted - invested in capital assets	<u>822.61</u>	<u>11,198.99</u>
Total cash and investments	<u>\$ 28,734.83</u>	<u>\$ 24,599.04</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, 2019 AND 2018

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

	2019	2018
Land	\$ 4,565,000.00	\$ 4,565,000.00
Building	12,260,000.00	12,260,000.00
Equipment	152,993.88	174,670.88
Vehicles	96,620.50	26,655.86
Leasehold Improvements	12,520.41	12,520.41
Parking Signs	7,020.00	7,020.00
	<u>17,094,154.79</u>	<u>17,045,867.15</u>
Less: Accumulated Depreciation	<u>(4,096,420.69)</u>	<u>(3,662,573.69)</u>
Net Property and Equipment	<u>\$ 12,997,734.10</u>	<u>\$ 13,383,293.46</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, 2019 AND 2018**

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, 2019, 2018, and 2017 were 7.50%, 7.50% and 7.34% 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, 2019, 2018 and 2017 were \$48,983.20, \$45,575.50 and \$41,812.80, 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, 2019 and 2018 were \$50,247.40 and \$87,365.80, 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 the Construction Fund account. 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>
2020	\$ 70,000	2023	\$ 85,000
2021	75,000	2024	90,000
2022	80,000	2025	1,655,000
			<hr/>
Current portion of permanent debt			\$ 70,000
Long-term portion of permanent debt			1,985,000
			<hr/>
			<u>\$ 2,055,000</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, 2019 AND 2018

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 September 20, 2019 with maturity date of September 18, 2020. It bears interest rate of 3.00% per annum.

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

	Interest Rate	2019	2018
Parking Project Note Payable	3.00% / 3.50%	\$ 13,150,000.00	\$ 13,500,000.00
Parking Revenue Bonds Payable, including current portion (Township Guaranteed, Series 2008)	3.75%	2,055,000.00	2,125,000.00
Compensated Absences	n/a	73,892.05	55,032.44
Total		<u>\$ 15,278,892.05</u>	<u>\$ 15,680,032.44</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.

	2019	2018
Invested in Capital Asset, net of related debt		
Net Property and Equipment	\$ 12,997,734.10	\$ 13,383,293.46
Parking Revenue Bonds Payable	(2,055,000.00)	(2,125,000.00)
Parking Project Note Payable	(13,150,000.00)	(13,500,000.00)
Unspent Debt Proceeds	822.61	11,198.99
	<u>(2,206,443.29)</u>	<u>(2,230,507.55)</u>
Unrestricted	<u>(981,943.90)</u>	<u>(447,350.29)</u>
TOTAL NET POSITION	<u>\$ (3,188,387.19)</u>	<u>\$ (2,677,857.84)</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, 2019 AND 2018**

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, 2019 and 2018 was \$7,800 each year.

9. INSURANCE

The Authority carries various forms of insurance through the Township. The insurance policies include but are 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, 2019 and 2018, the accrued unused vacation and sick time off amounted to \$73,892.05 and \$55,032.44, 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 15, 2020.

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.

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, 2019 AND 2018**

13. CHANGE IN REVENUE RECOGNITION

In 2019, 2018 and 2017 the Authority recognized revenue which was financed through the Township's budget appropriation "Local Subsidies and Donations" in the amount of \$783,750, \$591,305 and \$637,323, respectively.

- CY 2019: The Township, guarantor of the Authority's debt service, raised \$783,750 in their fiscal year municipal budget under "Local Subsidies and Donations".
- 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.

14. SUBSEQUENT EVENTS

Management has reviewed subsequent events through April 15, 2020, which is the date the financial statements are available to be issued.

In 2020, the Authority authorized the Township to secure obligations in the amount not to exceed \$3,000,000 for the purposes of providing financing to acquire an existing parking facility from the Township located at 410 Park Avenue. The financing would be also be used to acquire and install parking lifts on the parking lot, pave and construct other parking lot improvements, and pay for the costs associated with the authorization, sale and issuance of the obligations.

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, 2019**

	Schedule 1
	2008 Construction Fund
Balance as of December 31, 2018	\$ 11,198.99
Cash receipts:	
Interest income	27.27
	<u>11,226.26</u>
Cash disbursements:	
Interest and fees	10,403.65
	<u>10,403.65</u>
Balance as of December 31, 2019	<u>\$ 822.61</u>
Balance Comprised of:	
Investments	\$ 822.61
	<u>\$ 822.61</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, 2019**

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

Schedule 2

Balance as of December 31, 2018	\$	13,400.05
Cash receipts:		
Parking fees & permits	\$	56,594.00
Interest		86.69
Transfer from Township		51,942.01
		<u>108,622.70</u>
		122,022.75
Cash disbursements:		
Prepaid expense		6,000.00
Appropriations		88,110.53
		<u>94,110.53</u>
Balance as of December 31, 2019	\$	<u>27,912.22</u>
Balance Comprised of:		
Cash	\$	<u>27,912.22</u>

**SCHEDULE OF ACCOUNTS RECEIVABLE -
PARKING FEES**

Schedule 3

Balance as of December 31, 2018	\$	8,040.00
Increased by:		
Parking fees		56,604.00
		<u>64,644.00</u>
Decreased by:		
Cash Receipts		56,594.00
		<u>56,594.00</u>
Balance as of December 31, 2019	\$	<u>8,050.00</u>

**SCHEDULE OF ACCOUNTS RECEIVABLE -
OTHER**

Schedule 3a

Balance as of December 31, 2018	\$	-
Increased by:		
Sale of two parking meters		12,000.00
		<u>12,000.00</u>
Balance as of December 31, 2019	\$	<u>12,000.00</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, 2019**

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

Schedule 4

Balance as of December 31, 2018		\$ 285,557.73
Increased by:		
Salaries and wages	\$ 757,166.19	
Social security expenses	57,923.21	
Unemployment expenses	9,464.58	
Pension	48,983.20	
Health insurance	117,480.22	
Note paydown	350,000.00	
Note interest	471,187.50	
Bond paydown loan	70,000.00	
Bond interest	39,843.75	
Other expenses	134,844.97	
		<u>2,056,893.62</u>
		2,342,451.35
Decreased by:		
Parking tax	721,401.18	
BAN premium	53,087.00	
Local subsidies & donations	783,750.00	
		<u>1,558,238.18</u>
Balance as of December 31, 2019		<u><u>\$ 784,213.17</u></u>

SCHEDULE OF ACCOUNTS PAYABLE - OTHER

Schedule 4A

Balance as of December 31, 2018		\$ 17,387.67
Increased by:		
Rent expense	7,800.00	
Lease expense	62,591.32	
		<u>70,391.32</u>
		87,778.99
Decreased by:		
Payment - rent expense	8,450.00	
Payment - lease expense	7,823.92	
		<u>16,273.92</u>
Balance as of December 31, 2019		<u><u>\$ 71,505.07</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, 2019 AND 2018

Schedule 5

Purpose	Date of Issue	Amount of Original Issue	Maturities		Interest Rate	Balance December 31, 2018	New Issuance	Paid 2019	Balance December 31, 2019
			Date	Amount					
Parking Revenue Bonds (Township Guaranteed, Series 2008)	10/24/2008	\$ 2,565,000.00	2019	70,000	3.75%	\$ 2,125,000.00	\$ -	\$ 70,000.00	\$ 2,055,000.00
			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>\$ 2,125,000.00</u>	<u>\$ -</u>	<u>\$ 70,000.00</u>	<u>\$ 2,055,000.00</u>
Less: Current portion of permanent debt						<u>70,000.00</u>		<u>70,000.00</u>	
Long - Term portion of bonds payable						<u>\$ 2,055,000.00</u>			<u>\$ 1,985,000.00</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		Paid 2019	Balance December 31, 2019
						December 31, 2018	New Issuance		
Parking Project Note	01/20/10	\$15,750,000.00	09/20/19	09/18/20	3.00%	\$13,500,000.00	\$13,150,000.00	\$13,500,000.00	\$13,150,000.00
						\$13,500,000.00	\$13,150,000.00	\$13,500,000.00	\$13,150,000.00

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, 2019**

Schedule 6

	Adopted Budget 2019	Actual Revenues	Variance Favorable / (Unfavorable)
REVENUES			
OPERATING			
Parking fees	\$ 1,201,500	\$ 778,005.18	\$ (423,494.82)
TOTAL OPERATING REVENUES	<u>1,201,500</u>	<u>778,005.18</u>	<u>(423,494.82)</u>
NON-OPERATING			
Municipal contributions	783,750	783,750.00	-
Non-Budget Revenues			
Interest on investments	-	113.96	113.96
BAN premium	-	53,087.00	53,087.00
Other non-operating revenues	-	3,764.00	3,764.00
TOTAL NON-OPERATING REVENUES	<u>783,750</u>	<u>840,714.96</u>	<u>56,964.96</u>
TOTAL REVENUES	<u>\$ 1,985,250</u>	<u>\$ 1,618,720.14</u>	<u>\$ (366,529.86)</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, 2019

Schedule 7

	Adopted Budget 2019	Actual Expenditures	Variance Favorable / (Unfavorable)
EXPENSES			
ADMINISTRATION			
Salaries and wages	\$ 497,364	\$ 504,884.03	\$ (7,520.03)
Fringe benefits	216,142	158,831.08	57,310.92
Other expenses	104,460	109,286.34	(4,826.34)
TOTAL ADMINISTRATION	<u>817,966</u>	<u>773,001.45</u>	<u>44,964.55</u>
COST OF PROVIDING SERVICES			
Salaries and wages	232,560	252,282.16	(19,722.16)
Fringe benefits	108,074	75,020.14	33,053.86
Other expenses	42,900	51,240.00	(8,340.00)
TOTAL COST OF PROVIDING SERVICES	<u>383,534</u>	<u>378,542.30</u>	<u>4,991.70</u>
PRINCIPAL PAYMENTS ON DEBT SERVICE	<u>420,000</u>	<u>420,000.00</u>	<u>-</u>
NON-OPERATING APPROPRIATIONS			
Interest on debt	<u>363,750</u>	<u>510,918.23</u>	<u>(147,168.23)</u>
TOTAL APPROPRIATIONS	<u>\$ 1,985,250</u>	2,082,461.98	<u>\$ (97,211.98)</u>
OTHER EXPENSES:			
Depreciation expense		<u>447,927.90</u>	
TOTAL EXPENSES		<u>\$ 2,530,389.88</u>	
Reconciliation to GAAP:			
Compensated absences earned		\$ 18,859.61	
Principal payments on debt service		<u>(420,000.00)</u>	
		(401,140.39)	
TOTAL EXPENSES		<u>\$ 2,129,249.49</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, 2019

SCHEDULES OF ADMINISTRATION EXPENSES (BUDGETARY BASIS)

	Schedule 8
Salaries and wages	\$ 504,884.03
Other expenses:	
Employer's social security	38,623.63
Unemployment expense	6,311.05
Pension	34,814.14
Health Insurance	79,082.26
Other expense	<u>109,286.34</u>
	<u>\$ 773,001.45</u>

SCHEDULES OF COST OF PROVIDING SERVICES (BUDGETARY BASIS)

	Schedule 9
Salaries and Wages:	\$ 252,282.16
Other expenses:	
Employer's social security	19,299.59
Unemployment expense	3,153.53
Pension	14,169.06
Health Insurance	38,397.96
Other expense	<u>51,240.00</u>
	<u>\$ 378,542.30</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)
COMMENTS AND RECOMMENDATIONS
DECEMBER 31, 2019**

Finding 2019-001:

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

Criteria:

N.J.A.C. 5:31

Condition/Cause:

The Authority monitors expenses versus budget. However, the interest rate on notes was determined after the budget was adopted, therefore, the expenditure exceeded the budgetary appropriation.

Effect:

Total expenditures exceeded the adopted budget appropriation due to the interest on notes line item exceeding budget.

Recommendation:

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

Management's Response:

The Authority has obtained the interest rate on notes prior to adoption of the budget. The Authority will continue to monitor expenditures as compared to the adopted 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, 2019**

STATUS OF PRIOR YEAR COMMENTS:

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

Status: Corrective action has not 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.

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.