

**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, 2024 AND 2023**

**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, 2024 AND 2023**

**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	17-25
	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	26
2	Schedule of Cash Receipts, Cash Disbursements and Changes in Cash and Investments – Unrestricted Accounts	27
3	Schedule of Accounts Receivable – Parking Fees	27

**THE WEEHAWKEN PARKING AUTHORITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
(A Component Unit of the Township of Weehawken)  
DECEMBER 31, 2024 AND 2023**

**TABLE OF CONTENTS**

<u>SCHEDULE</u>		<u>PAGE</u>
	SUPPLEMENTARY INFORMATION (Continued)	
4	Schedule of Accounts Payable – Township of Weehawken	28
4A	Schedule of Accounts Payable – Other	28
5	Schedule of Serial Bonds Payable	29
5A	Schedule of Parking Project Note Payable	29
6	Schedule of Revenues Compared to Budget	30
7	Schedule of Expenses Compared to Budget	31
8	Schedule of Administration Expenses (Budgetary Basis)	32
9	Schedule of Cost of Providing Services (Budgetary Basis)	32
	Findings & Recommendations	33
	Status of Prior Year Comments	34
	Appreciation	35

## **INTRODUCTORY SECTION**



# WEEHAWKEN PARKING AUTHORITY

4200 Park Avenue, Weehawken, NJ 07086

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

[parksmart@weehawkenpa.org](mailto:parksmart@weehawkenpa.org)

**CARMELA SILVESTRI-EHRET**

*EXECUTIVE DIRECTOR*

**ERIC NEGRON**

*ASSISTANT EXECUTIVE DIRECTOR*

## COMMISSIONERS

**JOSE A. HECHAVARRIA**

**CHRISTINA McLELLAN**

**SAVERIO MEZZINA**

**ELEAZAR NUÑEZ**

May 21, 2025

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, 2024 and 2023.

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 the 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 requires 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 control adequately safeguards 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, 2024, the Authority's outstanding debt includes \$15,710,000 of revenue bonds and \$1,760,000 of revenue refunding bonds. 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 ensure 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, 2024 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 except for the effects on the 2024 financial statements of not capitalizing certain lease obligations, the Authority's financial statements for the years ended December 31, 2024 and 2023, 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, sweeping underline that extends to the right.

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, 2024**

Authority Members

VACANT	Chairman
Jose Hechavarria	Vice-Chairman
Saverio Mezzina	Secretary
Christina McLellan	Commissioner
Eleazer Nuñez	Commissioner

Other Officials

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

**GARBARINI & CO., P.C.**  
**Certified Public Accountants**

Registered Municipal Accountants  
Licensed Public School Accountants

Office:  
70 Grand Ave, Suite 108  
River Edge, NJ 07661

Correspondence:  
P.O. Box 385  
Ho-Ho-Kus, NJ 07423  
(201) 933-5566  
[www.garbarinicpa.com](http://www.garbarinicpa.com)

## **INDEPENDENT AUDITOR'S REPORT**

The Honorable Chairman and Commissioners  
Weehawken Parking Authority

### **Opinions**

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 and for the years ended December 31, 2024 and 2023, 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.

In our opinion, except for the effects on the 2024 financial statements of not capitalizing certain lease obligations, the financial statements present fairly, in all material respects, the financial position of the Authority as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in conformity with the accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

### **Emphasis of Matter**

As discussed in Note 7 to the financial statements, in the calendar year 2024 the Authority did not adopt accounting guidance GASB Statement No. 87, Leases. Our opinion is modified with respect to this matter.

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

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

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in compliance with audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey (the "Division"), will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Government 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. We then compared the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Supplementary Information

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## Other Information

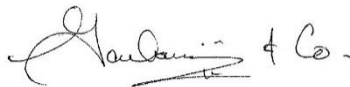
Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2025 on our consideration of the Authority's internal control over financial reporting and 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

River Edge, New Jersey  
May 21, 2025

**GARBARINI & CO., P.C.**  
**Certified Public Accountants**

Registered Municipal Accountants  
Licensed Public School Accountants

Office:  
70 Grand Ave, Suite 108  
River Edge, NJ 07661

Correspondence:  
P.O. Box 385  
Ho-Ho-Kus, NJ 07423  
(201) 933-5566  
[www.garbarinicpa.com](http://www.garbarinicpa.com)

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT  
AUDITING STANDARDS**

The Honorable Chairman and 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, 2024 and 2023, and the related statements of activities, cash flows, and the related notes to the financial statements, and have issued our report thereon dated May 21, 2025.

**Report on Internal Control Over Financial Reporting**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or 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.

## Report on 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*.

### 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

River Edge, New Jersey  
May 21, 2025

**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, 2024**

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, 2024. 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 year ended December 31, 2024 as compared to December 31, 2023.

• Cash and investments (increased):	\$ 1,055,413.20
• Net property & Equipment (decreased):	\$ (414,482.89)
• Total net position (decreased):	\$ (1,016,242.10)
• Operating revenues increased:	\$ 18,155.71
• Operating expenses increased:	\$ 133,499.46
• Operating loss increased:	\$ 115,343.75
• Total non-operating revenue/expense (decreased):	\$ (1,177,688.88)
• Total interest expense increased:	\$ 720,226.05

**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, 2024**

**FINANCIAL ANALYSIS OF THE AUTHORITY**

The following table summarizes the changes in assets, liabilities and net position for the year ended December 31, 2024 with comparative data of 2023 and 2022:

	<u>Dec. 31, 2024</u>	<u>Dec. 31, 2023</u>	<u>Dec. 31, 2022</u>
Unrestricted Cash	\$ 161,592.35	\$ 96,590.44	\$ 100,165.36
Invested Assets	1,081,530.67	91,119.38	98,186.22
Net Property, Plant & Equipment	13,686,170.59	14,100,653.48	14,522,397.66
Other Assets	<u>72,516.39</u>	<u>12,060.00</u>	<u>12,840.00</u>
 Total Assets	 <u><u>\$ 15,001,810.00</u></u>	 <u><u>\$ 14,300,423.30</u></u>	 <u><u>\$ 14,733,589.24</u></u>
 Current Liabilities	 \$ 1,620,848.34	 \$ 15,511,261.70	 \$ 16,122,356.17
Long-Term Liabilities	<u>17,377,217.08</u>	<u>1,769,174.92</u>	<u>1,868,036.92</u>
 Total Liabilities	 <u><u>\$ 18,998,065.42</u></u>	 <u><u>\$ 17,280,436.62</u></u>	 <u><u>\$ 17,990,393.09</u></u>
 Net Position:			
Invested in Capital Assets, Net of Related Debt	\$ (2,702,298.74)	\$ (2,213,227.14)	\$ (2,264,416.12)
Unrestricted	<u>(1,293,956.68)</u>	<u>(766,786.18)</u>	<u>(992,387.73)</u>
 Total Net Position	 <u><u>\$ (3,996,255.42)</u></u>	 <u><u>\$ (2,980,013.32)</u></u>	 <u><u>\$ (3,256,803.85)</u></u>

The Authority's unrestricted cash increased in 2024 due to the Authority collecting parking garage permit fees beginning in 2024. Invested assets increased due to the issuance of the 2024 Series Revenue Bond. Net property & equipment decreased due to depreciation expenses. Other assets increased in 2024 due to developer parking permit fees not being received on a timely basis (these amounts were received in the beginning of 2025). Unrestricted net position decreased in 2024 due to the issuance of the Series 2024 bonds and the interest costs on the debt.



**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, 2024**

**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 acquiring parking regulation devices. The following table summarizes the changes in revenues, expenses and net position for the year ended December 31, 2024 with comparative data of 2023 and 2022:

Total operating revenue	<u>1,161,749.55</u>	<u>1,143,593.84</u>	<u>739,779.29</u>
Operating expenses			
Administration	982,830.84	946,137.81	1,127,824.35
Cost of providing services	517,029.32	412,430.35	395,679.33
Depreciation expense	<u>415,974.28</u>	<u>423,766.82</u>	<u>420,499.71</u>
Total operating expenses	<u>1,915,834.44</u>	<u>1,782,334.98</u>	<u>1,944,003.39</u>
Operating (loss)	(754,084.89)	(638,741.14)	(1,204,224.10)
Non-operating revenue			
Interest income	21,075.82	12,313.06	1,283.82
Gain on defeasance	20,321.33	-	-
Local subsidies and donations	1,601,463.00	1,511,482.00	1,259,466.00
BAN premium	-	16,580.35	11,802.90
Accrual of compensated absences	-	8,862.00	-
Cancellation/accrual of payables	-	-	(3,368.58)
Close of HCIA escrow accounts	<u>27,676.84</u>	<u>-</u>	<u>-</u>
Total non-operating revenue	<u>1,670,536.99</u>	<u>1,549,237.41</u>	<u>1,269,184.14</u>
Non-operating expenses			
Accrual of compensated absences	13,042.16	-	11,990.03
Cost of issuance	177,698.38	-	-
Underwriter discount	107,360.96	-	-
Bond insurance	280,660.91	-	-
Interest expense	<u>1,353,931.79</u>	<u>633,705.74</u>	<u>242,782.28</u>
Total non-operating expenses	<u>1,932,694.20</u>	<u>633,705.74</u>	<u>254,772.31</u>
Change in net position			
Unrestricted	<u>\$ (1,016,242.10)</u>	<u>\$ 276,790.53</u>	<u>\$ (189,812.27)</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, 2024**

**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, 2024 and 2023:

	2024	2023	Increase
Land	\$ 7,415,000.00	\$ 7,415,000.00	\$ -
Building	12,260,000.00	12,260,000.00	-
Equipment	10,590.07	9,098.68	1,491.39
Vehicles	96,620.50	96,620.50	-
Leasehold Improvements	12,520.41	12,520.41	-
Parking Signs	7,020.00	7,020.00	-
	<u>19,801,750.98</u>	<u>19,800,259.59</u>	<u>1,491.39</u>
Less:			
Accumulated Depreciation	<u>(6,115,580.39)</u>	<u>(5,699,606.11)</u>	<u>415,974.28</u>
Net Property, Plant & Equipment	<u>\$ 13,686,170.59</u>	<u>\$ 14,100,653.48</u>	<u>\$ (414,482.89)</u>

**Capital Debt** - On March 15, 2023, the Authority issued a \$3,000,000 parking project note through the Hudson County Improvement Authority. The note bears an interest rate of 4.30% per annum and matured on March 14, 2024. On March 13, 2024, the \$3,000,000 note was "currently refunded" in the amount of \$2,940,000 at 4.90% and matured on July 24, 2024. On July 15, 2024, the Authority issued permanent debt to consolidate all debt issuances outstanding. The issuance would consist of Revenue Bonds in the amount of \$15,710,000 and also Revenue Refunding Bonds in the amount of \$1,760,000 bearing interest rates of 5.85% and 6.25%.

**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 4200 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, 2024 AND 2023**

EXHIBIT A

	<u>2024</u>	<u>2023</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents - unrestricted	\$ 161,592.35	\$ 96,590.44
Cash and cash equivalents - temporarily restricted	1,081,530.67	91,119.38
Prepaid expenses	7,632.00	7,632.00
Accounts receivable - Parking Fees	64,884.39	4,428.00
	<u>1,315,639.41</u>	<u>199,769.82</u>
<b>PROPERTY AND EQUIPMENT</b> (net of accumulated depreciation of \$6,115,580.39 at 12/31/2024 and \$5,699,606.11 at 12/31/2023)	<u>13,686,170.59</u>	<u>14,100,653.48</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 15,001,810.00</u></u>	<u><u>\$ 14,300,423.30</u></u>
 <b>LIABILITIES AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Accounts payable - Township of Weehawken	\$ 883,149.49	\$ 624,267.95
Notes payable	-	14,660,000.00
Accrued interest on bonds payable	517,698.85	-
Accrued interest on notes payable	-	136,993.75
Bonds payable	220,000.00	90,000.00
<b>Total Current Liabilities</b>	<u>1,620,848.34</u>	<u>15,511,261.70</u>
<b>LONG-TERM LIABILITIES</b>		
Bonds payable	17,250,000.00	1,655,000.00
Compensated absences	127,217.08	114,174.92
<b>Total Long-Term Liabilities</b>	<u>17,377,217.08</u>	<u>1,769,174.92</u>
<b>TOTAL LIABILITIES</b>	<u>18,998,065.42</u>	<u>17,280,436.62</u>
<b>NET POSITION</b>		
Invested in capital assets, net of related debt	(2,702,298.74)	(2,213,227.14)
Unrestricted	(1,293,956.68)	(766,786.18)
<b>Total Net Position</b>	<u>(3,996,255.42)</u>	<u>(2,980,013.32)</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u><u>\$ 15,001,810.00</u></u>	<u><u>\$ 14,300,423.30</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**  
**FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

EXHIBIT B

	<u>2024</u>	<u>2023</u>
Operating revenues		
Parking fees & permits	\$ 861,749.55	\$ 843,593.84
Building lease agreement	300,000.00	300,000.00
Total operating revenues	<u>1,161,749.55</u>	<u>1,143,593.84</u>
Operating expenses		
Administration	982,830.84	946,137.81
Costs of providing services	517,029.32	412,430.35
Depreciation expense	415,974.28	423,766.82
Total operating expenses	<u>1,915,834.44</u>	<u>1,782,334.98</u>
Operating (loss)	<u>(754,084.89)</u>	<u>(638,741.14)</u>
Non - operating revenue / (expense)		
Interest income	21,075.82	12,313.06
Local subsidies & donations	1,601,463.00	1,511,482.00
Gain on defeasance	20,321.33	-
BAN premium	-	16,580.35
Close of HCIA escrow accounts	27,676.84	-
Compensated Absences	(13,042.16)	8,862.00
Cost of issuance	(177,698.38)	-
Underwriter discount	(107,360.96)	-
Bond insurance	(280,660.91)	-
Interest expense	(1,353,931.79)	(633,705.74)
Total non-operating revenue / (expense)	<u>(262,157.21)</u>	<u>915,531.67</u>
<b>Change in net position</b>	<b>(1,016,242.10)</b>	<b>276,790.53</b>
Net position, beginning of year	<u>(2,980,013.32)</u>	<u>(3,256,803.85)</u>
<b>Net position, end of year</b>	<b><u>\$ (3,996,255.42)</u></b>	<b><u>\$ (2,980,013.32)</u></b>
Invested in Capital Assets, Net of Related Debt	(2,702,298.74)	(2,213,227.14)
Unrestricted	<u>(1,293,956.68)</u>	<u>(766,786.18)</u>
	<u><u>\$ (3,996,255.42)</u></u>	<u><u>\$ (2,980,013.32)</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  
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

EXHIBIT C

	<u>2024</u>	<u>2023</u>
Cash flows from operating activities:		
Cash received from parking fees & permits	\$ 389,120.70	\$ 28,841.00
Cash payments for goods and services	<u>(97,061.24)</u>	<u>(123,973.83)</u>
Net cash provided / (used) by operating activities	<u>292,059.46</u>	<u>(95,132.83)</u>
Cash flows from investing activities:		
Operating expense loan from Township	226,063.50	72,178.01
Bond paydown loan from Township	<u>60,000.00</u>	<u>34,312.50</u>
Net cash flows provided / (used) by investing activities	<u>286,063.50</u>	<u>106,490.51</u>
Cash flows from financing activities:		
Bond escrow funds	847,299.46	-
Payment on bonds	(60,000.00)	-
Cost of issuance	(177,698.38)	-
Interest paid on bonds/notes	(181,063.50)	(34,312.50)
Close of HCIA escrow accounts	27,676.84	-
Interest income	<u>21,075.82</u>	<u>12,313.06</u>
Net cash flows provided / (used) by financing activities	<u>477,290.24</u>	<u>(21,999.44)</u>
Net increase in cash and cash equivalents	1,055,413.20	(10,641.76)
Cash and cash equivalents at beginning of year	<u>187,709.82</u>	<u>198,351.58</u>
Cash and cash equivalents at end of year	1,243,123.02	187,709.82
Less: invested in capital assets, net of related debt	<u>(1,081,530.67)</u>	<u>(91,119.38)</u>
Cash and cash equivalents at end of year - Unrestricted	<u>\$ 161,592.35</u>	<u>\$ 96,590.44</u>
Reconciliation of operating (loss) to net cash provided (used) by operating activities:		
Operating (loss)	\$ (754,084.89)	\$ (938,741.14)
Adjustments to reconcile operating (loss) to net cash provided (used) by operating activities:		
Depreciation	415,974.28	423,766.82
(Increase)/decrease in accounts receivable, net	(60,456.39)	1,212.00
Increase/(decrease) in accounts payable, not including non-operating or debt service	990,626.46	418,629.49
Total adjustments	<u>1,346,144.35</u>	<u>843,608.31</u>
Net cash provided by / (used for) operating activities	<u>\$ 592,059.46</u>	<u>\$ (95,132.83)</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, 2024 AND 2023**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Weehawken Parking Authority (the “Authority”) have been prepared to conform with accounting principles generally accepted in the United States of America (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant of these policies.

**Reporting Entity**

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.

**Component Unit**

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

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

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

Based upon the application of these criteria, the Authority has no component units and is a component unit of the Township of Weehawken.

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, 2024 AND 2023**

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

**Basis of Presentation**

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

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

**Revenue Recognition**

*Operating revenues*

Operating revenue is recognized when services are performed. The Authority generates revenue by offering daily/hourly parking within the Township. Patrons have the ability to purchase monthly parking at the Authority. The Authority controls all on-street parking within the Township limits. By enforcing on-street parking, the Authority issues tickets and collects revenue from enforcement of those tickets. The court then enforces the ticket and pays a portion of the revenue back to the Authority.

*Non-operating revenues*

Non-operating revenues consist of interest income on assets whose use is limited and gains on sale of capital assets. Interest income is recognized when earned and is accrued if unpaid. Gains on capital assets are recognized when the sale price of the capital asset exceeds the net book value of the asset and are recognized on the date of sale.

**Budgets and Budgetary Accounting**

The Authority must adopt an annual budget in accordance with N.J.A.C. 5:31-2, which requires the governing body to introduce the annual Authority budget at least 60 days prior to the end of the current fiscal year and to adopt not later than the beginning of the Authority's fiscal year. The governing body may amend the budget at any point during the fiscal year. The budget is adopted on the accrual basis of accounting with provisions for cash payments for bond principal. Depreciation expense, bond issue costs, bond premium and the annual required contribution for the Authority's Net Pension Liability are not included in the budget appropriations.

The legal level of budgetary control is established at the details shown on the Statements of Revenues, Expenses and Changes in Net Position. All budget transfers and amendments to those accounts must be approved by resolution of the Authority as required by the Local Finance Board. Management may transfer among supplementary line items as long as the legal level line items are not affected. There are no statutory requirements that budgetary line items not be over-expended. The Authority adopted an amended budget as per Resolution 2024-027.

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, 2024 AND 2023**

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

**Cash, Cash Equivalents and Investments**

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 2.

**Allowance for Doubtful Accounts**

Management has reviewed all accounts receivable at December 31, 2024 and 2023 and determined that no allowance was necessary.

**Inventory**

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

**Capital Assets**

In order to comply with the requirements of the "New Jersey Local Authorities Accounting Principles and Auditing Standards Manual," the Authority has valued capital assets at historical cost and has recorded depreciation thereon (see Note 3).

**Advertising Costs**

Advertising costs are charged to operations when incurred. The Authority does not use direct-response advertising. The Authority's advertising costs are for advertising in the local papers as required to publish meeting dates and requests for bids.

**Income Taxes**

The Authority is exempt from Federal incomes taxes under IRC Section 115 and from State income taxes under N.J.S.A. 27:25-16. Accordingly, no provision is recorded for Federal and State incomes taxes.

**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.

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, 2024 AND 2023**

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

**Compensated Absences**

Compensated absences are those absences for which employees will be paid, such as vacation, sick leave, and sabbatical leave. A liability for compensated absences that are attributable to services already rendered, and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as the employees earn the rights to the benefits. Compensated absences that relate to future services, or that are contingent on a specific event that is outside the control of the Authority and its employees, are accounted for in the period in which such services are rendered or in which such events take place.

**Unearned Revenue**

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied and is recorded as a liability until the revenue is both measurable and the Authority is eligible to realize the revenue.

**Pensions**

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

**Net Position**

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

***Net Investment in Capital Assets***

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

***Unrestricted***

This component of net position consists of operating and non-operating revenues and expenditures. These amounts reflect the parking permit receivables and the amounts payable to the Township.

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, 2024 AND 2023**

**2. CASH, CASH EQUIVALENTS AND INVESTMENTS**

**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 the New Jersey Governmental Depository Protection Act (GUDPA) or in qualified investments established in N.J. Statutes 40A:5-15.1(a) that are treated as cash equivalents. As of December 31, 2024 and 2023, \$0 of the Authority’s bank balance of \$2,890,631.40 and \$233,823.55 was exposed to custodial credit risk.

**Interest Rate Risk – Investments.** The Authority has no 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 - Investments.** 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. As of December 31, 2024 and 2023, the Authority had no investments.

	2024	2023
Unrestricted cash	\$ 161,592.35	\$ 96,590.44
Temporarily Restricted	1,081,530.67	91,119.38
Total cash and cash equivalents	<u>\$ 1,243,123.02</u>	<u>\$ 187,709.82</u>

**3. CAPITAL ASSETS**

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

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, 2024 AND 2023**

**3. CAPITAL ASSETS (Continued)**

Summary of Changes in Property and Equipment

	2023	Additions	2024
Land	\$ 7,415,000.00	\$ -	\$ 7,415,000.00
Building	12,260,000.00		12,260,000.00
Equipment	9,098.68	1,491.39	10,590.07
Vehicles	96,620.50		96,620.50
Leasehold Improvements	12,520.41		12,520.41
Parking Signs	7,020.00		7,020.00
	19,800,259.59	1,491.39	19,801,750.98
Less: Accumulated Depreciation	(5,699,606.11)	(415,974.28)	(6,115,580.39)
Net Property, plant and equipment	\$ 14,100,653.48	\$ (414,482.89)	\$ 13,686,170.59

**4. 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.

The contribution policy is set by the laws of the State of New Jersey. Employee contribution rates for the years ended December 31, 2024, 2023, and 2022 was 7.50% of the eligible employees' base wage. Employers are required to contribute at an actuarially determined rate. Annual pension costs for the years ended December 31, 2024, 2023 and 2022 were \$58,907.82, \$55,627.51 and \$57,269.19, respectively.

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, 2024 AND 2023**

**5. LIABILITIES**

***Permanent Financing, Bonds***

On July 15, 2024, the Authority issued \$15,710,000 Parking Revenue Bonds, Series 2024 (Federally Taxable) and \$1,760,000 Parking Revenue Refunding Bonds, Series 2024 (Federally Taxable). The Bonds are issued for 30 years and bear interest at a fixed interest rate of 5.85% through the year 2034 and increases to 6.25% thereafter until the year 2054. The proceeds of the Certificates were used to defease its then outstanding Series 2008 Parking Revenue Bonds in the amount of \$1,655,000 due on July 15, 2025. The aforementioned refunding resulted in a gain on defeasance of \$20,321.33. The proceeds of the 2024 Parking Revenue Refunding Bonds were deposited into an Escrow Account in the amount of \$1,634,678.67, a Debt Service Reserve Fund in the amount of \$65,578.13 and also used to pay costs of issuance and Bond Insurance. The Authority has elected to realize the entire gain in calendar year 2024.

The Authority and the Township 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 either directly or indirectly.

The bonds mature in accordance with amortization schedules as follows:

Series 2024					
Year		Principal		Year	Principal
2025		\$ 220,000		2040	\$ 525,000
2026		230,000		2041	555,000
2027		245,000		2042	590,000
2028		260,000		2043	630,000
2029		275,000		2044	665,000
2030		290,000		2045	710,000
2031		310,000		2046	755,000
2032		325,000		2047	800,000
2033		345,000		2048	850,000
2034		365,000		2049	905,000
2035		385,000		2050	960,000
2036		410,000		2051	1,020,000
2037		435,000		2052	1,085,000
2038		465,000		2053	1,150,000
2039		490,000		2054	1,220,000
		Current portion of permanent debt			\$ 220,000
		Long-term portion of permanent debt			17,250,000
					<u>\$ 17,470,000</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, 2024 AND 2023**

**5. LIABILITIES (Continued)**

***Parking Project Note Payable***

The Authority issued a Parking Project Note through Hudson County Improvement Authority in the amount of \$11,660,000. The Note is guaranteed by the Township. It was used for the acquisition of the land and building located at 80 Hauxhurst Avenue from the Township. The note was issued on July 25, 2023 which matured on July 24, 2024. This note was refinanced in July 2024 as part of the Series 2024 Parking Revenue Bond.

The Authority issued a \$3,000,000 Parking Project Note through Hudson County Improvement Authority through the Pooled Loan Program. The Note is guaranteed by the Township. The note was issued on March 15, 2023 and matured on March 14, 2024. On March 15, 2024, the \$3,000,000 note was “currently refunded” through the purchase of the note by Amboy Bank of Old Bridge, New Jersey at 4.3%. This note was refinanced in July 2024 as part of the Series 2024 Parking Revenue Bond.

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

	Interest Rate	2024	2023
Accounts Payable		\$ 883,149.49	\$ 624,267.95
Accrued Interest on Notes Payable		-	136,993.75
Parking Project Note Payable - 2020C	6.250%	-	11,660,000.00
Parking Project Note Payable - 2020B	4.30%	-	3,000,000.00
Parking Revenue Bonds Payable, including current portion:			
Township Guaranteed, Series 2008	3.75%	-	1,745,000.00
Township Guaranteed, Series 2024	5.85% - 6.25%	17,470,000.00	-
Compensated Absences	n/a	127,217.08	114,174.92
Total		<u>\$ 18,480,366.57</u>	<u>\$ 17,280,436.62</u>

**6. NET POSITION**

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

Unrestricted-Invested in capital assets, 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.

	2024	2023
<b>Invested in Capital Asset, net of related debt</b>		
Net Property, Plant and Equipment	\$ 13,686,170.59	\$ 14,100,653.48
Parking Revenue Bonds Payable	(17,470,000.00)	(1,745,000.00)
Parking Project Note Payable	-	(14,660,000.00)
Unspent Debt Proceeds	1,081,530.67	91,119.38
	<u>(2,702,298.74)</u>	<u>(2,213,227.14)</u>
Unrestricted	<u>(1,293,956.68)</u>	<u>(766,786.18)</u>
TOTAL NET POSITION	<u>\$ (3,996,255.42)</u>	<u>\$ (2,980,013.32)</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, 2024 AND 2023**

**7. LEASES**

In June 2017, the Governmental Accounting Standards Board issued GASB Statement No. 87, Leases, which is intended to increase the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, as a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about the government's leasing activities. The Authority has not adopted this leasing standard.

In July 2019, the Township purchased the premises located at 4200 Park Avenue in Weehawken, NJ for the use of the Authority. On January 11, 2022, the Authority approved the agreement with the Township for the rental of 4200 Park Avenue, Weehawken, NJ as its office commencing July 2019. The monthly rental cost of \$6,000 included electricity, sewer and water usage by the Authority.

On October 18, 2022, the Authority entered into a five-year lease agreement to lease the property located at 66-76 Hauxhurst Avenue, Weehawken, NJ to the Weehawken Board of Education, beginning on January 1, 2023 and ending on December 31, 2027. The annual rent payment of \$300,000 will be made on July 15<sup>th</sup> of each year, starting July 15, 2023.

**8. CONTINGENCIES**

**Accumulated 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, 2024 and 2023, the accrued unused vacation and sick time off amounted to \$127,217.08 and \$114,174.92, respectively.

**Litigation**

The Authority may be 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.

**9. 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.

**10. SUBSEQUENT EVENTS**

Management has reviewed subsequent events through May 21, 2025, which is the date the financial statements are available to be issued. There were no subsequent events that required financial statement adjustment.

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  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Schedule 1
	Parking Revenue Bond Funds
	<hr/>
Balance as of December 31, 2023	\$ 91,119.38
Cash receipts:	
Interest income	20,816.15
Bond proceeds	6,727,299.46
Transfer from Unrestricted	299,994.06
Transfer from Township	241,063.50
	<hr/> 7,289,173.17
Cash disbursements:	
Cost of issuance	177,698.38
Debt service	6,121,063.50
	<hr/> 6,298,761.88
Balance as of December 31, 2024	<hr/> <hr/> \$ 1,081,530.67
Balance Comprised of:	
Investments	<hr/> <hr/> \$ 1,081,530.67

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)  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

Schedule 2

Balance as of December 31, 2023	\$	96,590.44
Cash receipts:		
Transfer from Township	\$	45,000.00
Parking fees & permits		389,120.70
Interest		259.67
Close of HCIA escrow accounts		27,676.84
		<u>462,057.21</u>
		558,647.65
Cash disbursements:		
Prepaid expense		7,632.00
Transfer to Investments		299,994.06
Appropriations		89,429.24
		<u>397,055.30</u>
Balance as of December 31, 2024	\$	<u><u>161,592.35</u></u>
Balance Comprised of:		
Cash	\$	<u><u>161,592.35</u></u>

**SCHEDULE OF ACCOUNTS RECEIVABLE -  
PARKING FEES**

Schedule 3

Balance as of December 31, 2023	\$	4,428.00
Increased by:		
Parking fees		866,177.55
		<u>870,605.55</u>
Decreased by:		
Cash Receipts		805,721.16
		<u>805,721.16</u>
Balance as of December 31, 2024	\$	<u><u>64,884.39</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)  
DECEMBER 31, 2024**

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

		Schedule 4
Balance as of December 31, 2023		\$ 624,267.95
Increased by:		
Salaries and wages	\$ 867,025.71	
Social security expenses	66,327.47	
Unemployment expenses	10,837.82	
Pension	58,907.82	
Health insurance	254,271.31	
Note paydown	60,000.00	
Note interest	844,585.02	
Bond paydown loan	90,000.00	
Bond interest	128,641.67	
Other expenses	191,920.18	
	<u>2,572,517.00</u>	
		<u>3,196,784.95</u>
Decreased by:		
Parking fees	412,172.46	
Building lease agreement	300,000.00	
Local subsidies & donations	1,601,463.00	
	<u>2,313,635.46</u>	
Balance as of December 31, 2024		<u><u>\$ 883,149.49</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)**  
**DECEMBER 31, 2024 AND 2023**

**SCHEDULE OF SERIAL BONDS PAYABLE**

Schedule 5

Purpose	Date of Issue	Amount of Original Issue	Maturities		Interest Rate	Balance	New Issuance	Paid	Balance
			Date	Amount		December 31, 2023		2024	December 31, 2024
Parking Revenue Bonds (Township Guaranteed, Series 2008)	10/24/2008	\$ 2,565,000.00	2025	\$1,655,000	3.75%	\$ 1,745,000.00	\$ -	\$ 1,745,000.00	\$ -
Parking Revenue Bonds (Township Guaranteed, Series 2024)	07/27/2024	15,710,000.00	2025	220,000	5.85%	17,470,000.00	-	-	17,470,000.00
			2026	230,000	5.85%				
			2027	245,000	5.85%				
			2028	260,000	5.85%				
			2029	275,000	5.85%				
			2030	290,000	5.85%				
			2031	310,000	5.85%				
			2032	325,000	5.85%				
			2033	345,000	5.85%				
			2034	365,000	5.85%				
			2035	385,000	6.25%				
			2036	410,000	6.25%				
			2037	435,000	6.25%				
			2038	465,000	6.25%				
			2039	490,000	6.25%				
			2040	525,000	6.25%				
			2041	555,000	6.25%				
			2042	590,000	6.25%				
			2043	630,000	6.25%				
			2044	665,000	6.25%				
			2045	710,000	6.25%				
			2046	755,000	6.25%				
			2047	800,000	6.25%				
			2048	850,000	6.25%				
			2049	905,000	6.25%				
			2050	960,000	6.25%				
			2051	1,020,000	6.25%				
			2052	1,085,000	6.25%				
2053	1,150,000	6.25%							
2054	1,220,000	6.25%							
						<u>\$ 19,215,000.00</u>	<u>\$ -</u>	<u>\$ 1,745,000.00</u>	<u>\$ 17,470,000.00</u>
Less: Current portion of permanent debt						<u>90,000.00</u>			<u>220,000.00</u>
Long - Term portion of bonds payable						<u>\$ 19,125,000.00</u>			<u>\$ 17,250,000.00</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, 2023	New Issuance	Paid 2024	Balance December 31, 2024
Parking Project Note 2020B	05/12/20	\$ 3,000,000.00	03/15/23	03/14/24	4.30%	\$ 3,000,000.00	\$ 2,940,000.00	\$ 5,940,000.00	\$ -
Parking Project Note 2020C	01/20/10	15,750,000.00	07/25/23	07/24/24	6.25%	<u>11,660,000.00</u>	<u>-</u>	<u>11,660,000.00</u>	<u>-</u>
						<u>\$14,660,000.00</u>	<u>\$ 2,940,000.00</u>	<u>\$17,600,000.00</u>	<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 REVENUES COMPARED TO BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2024**

Schedule 6

	Adopted Budget 2024	Actual Revenues	Variance Favorable / (Unfavorable)
<b>REVENUES</b>			
OPERATING			
Parking fees	\$ 837,924	\$ 861,749.55	\$ 23,825.55
TOTAL OPERATING REVENUES	<u>837,924</u>	<u>861,749.55</u>	<u>23,825.55</u>
OTHER OPERATING			
Building Lease Agreement	300,000	300,000.00	-
TOTAL OPERATING REVENUES	<u>300,000</u>	<u>300,000.00</u>	<u>-</u>
NON-OPERATING			
Municipal contributions:			
Local subsidy	1,601,463	1,601,463.00	-
Non-Budget Revenues			
Interest on investments	-	21,075.82	21,075.82
Close of HCIA escrow accounts	-	27,676.84	27,676.84
TOTAL NON-OPERATING REVENUES	<u>1,601,463</u>	<u>1,650,215.66</u>	<u>48,752.66</u>
TOTAL REVENUES	<u><u>\$ 2,739,387</u></u>	<u><u>\$ 2,811,965.21</u></u>	<u><u>\$ 72,578.21</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 EXPENSES COMPARED TO BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2024**

Schedule 7

	Adopted Budget 2024	Actual Expenditures	Variance Favorable / (Unfavorable)
<b>EXPENSES</b>			
ADMINISTRATION			
Salaries and wages	\$ 567,361	\$ 551,466.91	\$ 15,894.09
Fringe benefits	196,686	188,873.91	7,812.09
Other expenses	310,850	242,490.02	68,359.98
TOTAL ADMINISTRATION	<u>1,074,897</u>	<u>982,830.84</u>	<u>92,066.16</u>
COST OF PROVIDING SERVICES			
Salaries and wages	318,058	315,558.80	2,499.20
Fringe benefits	222,626	201,470.52	21,155.48
TOTAL COST OF PROVIDING SERVICES	<u>540,684</u>	<u>517,029.32</u>	<u>23,654.68</u>
PRINCIPAL PAYMENTS ON DEBT SERVICE	<u>150,000</u>	<u>150,000.00</u>	<u>-</u>
NON-OPERATING APPROPRIATIONS			
Interest on debt	<u>973,806</u>	<u>1,353,931.79</u>	<u>(380,125.79)</u>
TOTAL APPROPRIATIONS	<u>\$ 2,739,387</u>	3,003,791.95	<u>\$ (264,404.95)</u>
OTHER EXPENSES:			
Depreciation expense		<u>415,974.28</u>	
TOTAL EXPENSES		<u>\$ 3,419,766.23</u>	
Reconciliation to GAAP:			
Compensated absences earned		\$ 13,042.16	
Principal payments on debt service		<u>(150,000.00)</u>	
		(136,957.84)	
TOTAL EXPENSES		<u>\$ 3,282,808.39</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)  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

	Schedule 8
Salaries and wages	\$ 551,466.91
Other expenses:	
Employer's social security	42,187.22
Unemployment expense	6,893.34
Pension	37,690.53
Health Insurance	102,102.82
Other expense	242,490.02
	<hr/>
	\$ 982,830.84
	<hr/> <hr/>

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

	Schedule 9
Salaries and Wages:	\$ 315,558.80
Other expenses:	
Employer's social security	24,140.25
Unemployment expense	3,944.49
Pension	21,217.29
Health Insurance	152,168.49
	<hr/>
	\$ 517,029.32
	<hr/> <hr/>

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, 2024**

**CURRENT YEAR COMMENTS:**

*None*

**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, 2024**

**STATUS OF PRIOR YEAR COMMENTS:**

**Recommendation 2023-01:** That internal controls be implemented and monitored to ensure that IRS Form 1099 is mailed by the January 31<sup>st</sup> deadline.

**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.

\*\*\*\*\*

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.