

**HUDSON HOUSING AUTHORITY**

**FINANCIAL STATEMENTS**

**AS OF AND FOR THE YEAR ENDED SEPTEMBER 30, 2023**

# HUDSON HOUSING AUTHORITY

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# HUDSON HOUSING AUTHORITY

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## INDEPENDENT AUDITORS' REPORT

To The Board of Commissioners  
Hudson Housing Authority  
Hudson, Massachusetts

### **Report on the Audit of the Financial Statements**

#### *Opinion*

We have audited the accompanying financial statements of the Hudson Housing Authority, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Hudson Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Hudson Housing Authority, as of September 30, 2023, and the changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Hudson Housing 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 opinion.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Hudson Housing 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 is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Hudson Housing 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 Hudson Housing 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 the required supplementary information presented on pages 41 through 45, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Hudson Housing Authority's basic financial statements. The supplementary information on pages 46 through 51, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards, as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*, 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 on pages 46 through 51, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have issued our report dated May 9, 2024 on our consideration of the Hudson Housing 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Hudson Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Hudson Housing Authority's internal control over financial reporting and compliance.

*Marcum LLP*

Boston, MA  
May 9, 2024

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### OVERVIEW OF THE FINANCIAL STATEMENTS

The Hudson Housing Authority (the Authority) is pleased to present its basic financial statements as of and for the year ended September 30, 2023, which have been prepared in accordance with U.S. generally accepted accounting principles (GAAP). GAAP requires the inclusion of three basic financial statements: the statement of net position; the statement of revenues, expenses, and changes in net position; and the statement of cash flows. In addition, GAAP requires the inclusion of this management's discussion and analysis (MD&A) section as required supplementary information.

The basic financial statements provide both long-term and short-term information about the Authority's overall financial condition. The basic financial statements also include notes that provide additional information.

As provided for under GAAP, the Authority uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation and amortization, are recognized in the period in which they are incurred. All assets and liabilities associated with the operation of the Authority are included in the statement of net position.

This section of the Authority's annual financial report presents our discussion and analysis of the Authority's financial performance during the year ended September 30, 2023, with comparative data for the year ended September 30, 2022. Please read this section in conjunction with the Authority's basic financial statements, which immediately follow this section.

### HIGHLIGHTS

- Assets and deferred outflows of resources of the Authority exceeded liabilities and deferred inflows of resources at September 30, 2023 by \$3,980,074 (net position), representing an increase of \$333,205 from the prior year.
- Total revenues increased by \$525,616 from the prior year, while total expenses increased by \$444,009.
- The Authority's current ratio that measures liquidity increased during the year from 6.65 to 7.69.



# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### OVERVIEW OF THE AUTHORITY'S OPERATIONS

The Authority was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. These services are provided through the administration of the following programs:

#### Federal Programs

- Section 8 Housing Choice Voucher Program
- Low Rent Public Housing Program
- Public Housing Capital Fund Program

#### State/Local and Other Programs

- State Consolidated Housing
- State Chapter 689 Housing
- Massachusetts Rental Voucher Program
- State Modernization Program
- Business Activities

For additional information on the Authority's programs, see the notes to financial statements.

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### FINANCIAL ANALYSIS

#### Summary of Net Position

Presented below is the Authority's condensed summary of net position at September 30, 2023 compared to September 30, 2022. The statement of net position presents the assets and deferred outflows of resources, liabilities and deferred inflows of resources, and net position of the Authority at the end of the fiscal year. The purpose of the statement of net position is to give the financial statement readers a snapshot of the fiscal condition of the Authority as of a certain point in time. It presents end of year data for assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position (assets and deferred outflows of resources, minus liabilities and deferred inflows of resources).

#### SUMMARY OF NET POSITION September 30, 2023 and 2022

	2023	2022	Change	% Change
Current Assets	\$ 2,372,649	\$ 2,292,738	\$ 79,911	3.49%
Capital Assets	3,696,555	3,436,055	260,500	7.58%
Other Noncurrent Assets	41,383	41,807	(424)	-1.01%
Total Assets	6,110,587	5,770,600	339,987	5.89%
Deferred Outflows of Resources	628,179	602,344	25,835	4.29%
Current Liabilities	308,377	344,959	(36,582)	-10.60%
Noncurrent Liabilities	2,268,419	1,968,626	299,793	15.23%
Total Liabilities	2,576,796	2,313,585	263,211	11.38%
Deferred Inflows of Resources	181,896	412,490	(230,594)	-55.90%
Investment in capital assets	3,696,555	3,436,055	260,500	7.58%
Restricted	8,808	35,348	(26,540)	-75.08%
Unrestricted	274,711	175,466	99,245	56.56%
Total Net Position	\$ 3,980,074	\$ 3,646,869	\$ 333,205	9.14%

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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Total assets of the Authority at September 30, 2023 and 2022 were \$6,110,587 and \$5,770,600, respectively, a change of 5.89%. The significant components of current assets are cash and receivables. The significant components of noncurrent assets are capital assets. Capital assets include land, buildings and building improvements, construction in progress, and equipment. All capital assets except for land and construction in progress are shown net of accumulated depreciation.

Total liabilities of the Authority at September 30, 2023 and 2022 were \$2,576,796 and \$2,313,585, respectively, a change of 11.38%. Current liabilities include accounts payable, accrued liabilities and unearned revenue. Noncurrent liabilities are primarily made up of pension and OPEB liabilities.

Deferred inflows and outflows of resources relate to the Authority pension and OPEB liabilities. In 2023, the Authority's deferred outflows decreased by \$25,835 and deferred inflows decreased by \$230,594. These changes are the result of fluctuations in the actuarial valuations of the liabilities and the change in the value of pension assets.

Net position represents the Authority's equity, which is accounted for in three major categories. The first category, investment in capital assets, represents the Authority's equity in land, buildings and building improvements, construction in progress, and equipment. The next net position category is restricted net position; this shows the amounts subject to external restriction. The last category is unrestricted net position; these funds are available to use for any lawful and prudent purpose of the Authority. Unrestricted net position increased by \$99,245, or 56.56%, for the fiscal year.

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### Summary of Revenues, Expenses and Changes in Net Position

Presented below is the condensed summary of revenues, expenses and changes in net position information for fiscal year ended September 30, 2023 compared to the year ended September 30, 2022. The information reflects the results of operations for the Authority and displays the sources of revenue, the nature of expenses for the year and the resulting change in net position. All revenues and expenses are accounted for on an accrual basis. See notes to financial statements.

#### SUMMARY OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the years ended September 30, 2023 and 2022

	2023	2022	Change	% Change
<b>Revenue</b>				
Operating Revenues	\$ 3,266,612	\$ 3,137,252	\$ 129,360	4.12%
Non-operating Revenues	652,704	256,448	396,256	154.52%
Total Revenues	<u>3,919,316</u>	<u>3,393,700</u>	<u>525,616</u>	<u>15.49%</u>
<b>Expenses</b>				
Housing assistance payments	1,461,653	1,395,290	66,363	4.76%
Repair and maintenance	776,886	560,892	215,994	38.51%
Administration	519,396	462,391	57,005	12.33%
Depreciation expense	405,231	358,280	46,951	13.10%
Utilities	288,906	240,008	48,898	20.37%
Insurance expense	80,217	73,393	6,824	9.30%
Other general expenses	53,822	51,848	1,974	3.81%
Total Expenses	<u>3,586,111</u>	<u>3,142,102</u>	<u>444,009</u>	<u>14.13%</u>
Change in Net Position	<u>333,205</u>	<u>251,598</u>	<u>81,607</u>	<u>32.44%</u>
Net Position - Beginning of Year	<u>3,646,869</u>	<u>3,395,271</u>	<u>251,598</u>	<u>7.41%</u>
Net Position - End of Year	<u>\$ 3,980,074</u>	<u>\$ 3,646,869</u>	<u>\$ 333,205</u>	<u>9.14%</u>

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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Generally, operating revenues are amounts received for providing housing to the Authority's tenants as well as subsidies and grants received from the U.S. Department of Housing and Urban Development (HUD) that provide significant funding for the operations of the Authority's housing programs. Operating expenses are those incurred to operate, maintain, and repair the housing units and to provide supportive services to the tenants of the Authority. Nonoperating revenues are revenues earned for which goods and services are not provided, for example, interest income. Capital grants represent revenues earned for public housing capital repairs.

Significant changes in revenues and expenses from the fiscal year ended September 30, 2022 to September 30, 2023 include the following:

- Operating revenues increased by \$129,360, or 4.12%, due to an increase in funding for the Massachusetts Rental Voucher Program, in order to fund an increase in housing assistance payments. In addition, there was an increase in tenant rent revenue earned by the Federal and State housing portfolios.
- Nonoperating revenues increased by \$396,256, or 154.52%, due to an increase in capital improvement activity funded by the Public Housing Capital Fund Program.
- Housing assistance payments increased by \$66,363, or 4.76%, due to an increase in vouchers leased during the year and an increase in average contract rents.
- Repair and maintenance expenses increased by \$215,994, or 38.51%, due to an increase in employee salaries and employee benefits expense caused by the fluctuations in the pension and OPEB liabilities. There was also an increase in maintenance costs during the year.
- Administrative expenses increased by \$57,005, or 12.33%, due to an increase in employee salaries and an increase in employee benefits expense caused by the fluctuations in the OPEB and pensions liabilities.
- Utilities increased by \$48,898, or 20.37%, due to an increase in electricity and water consumption and an increase in related utility rates during the year.
- Depreciation expense increased by \$46,951, or 13.10%, due to additional capital assets being placed into service during the year.

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2023, capital assets, net of accumulated depreciation was \$3,696,555 which includes land, buildings and building improvements, construction in progress, and equipment. The schedule below reflects the changes in capital assets, net of depreciation, from September 30, 2022 to September 30, 2023:

#### CAPITAL ASSET ANALYSIS September 30, 2023 and 2022

	2023	2022	Change	% Change
Land	\$ 314,195	\$ 314,195	\$ --	0.00%
Buildings	13,711,667	13,329,548	382,119	2.87%
Furniture and equipment	515,183	337,067	178,116	52.84%
Construction in progress	652,620	547,124	105,496	19.28%
Total capital assets	15,193,665	14,527,934	665,731	4.58%
Accumulated depreciation	(11,497,110)	(11,091,879)	(405,231)	3.65%
Capital assets, net of accumulated depreciation	<u>\$ 3,696,555</u>	<u>\$ 3,436,055</u>	<u>\$ 260,500</u>	7.58%

The majority of the additions were attributable to construction in progress. Additional information on the Authority's capital assets can be found at Note 7 in the notes to financial statements.

# HUDSON HOUSING AUTHORITY

## MANAGEMENT'S DISCUSSION & ANALYSIS

SEPTEMBER 30, 2023

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### Long-Term Debt

At September 30, 2023, the Authority had no long-term debt.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Significant economic factors affecting the Authority's budget in the next year are as follows:

- The Authority is primarily dependent upon HUD and the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) for the funding of its federal and state programs, respectively; therefore, the Authority is affected more by the federal and state budget than by local economic conditions.
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and, therefore, the amount of rental income
- Inflationary pressure on utility rates, housing costs, supplies and other costs
- Current trends in the housing market
- Local and national property rental markets that determine Housing Assistance Payments

### REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those interested. Questions concerning any of the information presented in this report or requests for additional information should be addressed to Jaclyn Beaulieu, Executive Director, Hudson Housing Authority, 8 Brigham Circle, Hudson, MA 01749.

# HUDSON HOUSING AUTHORITY

## STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

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### ASSETS

#### Current Assets

Cash and cash equivalents	\$ 2,202,922
Restricted cash	18,048
Accounts receivable, net	85,718
Prepaid expenses and other current assets	<u>65,961</u>
<b>Total Current Assets</b>	<u>2,372,649</u>

#### Noncurrent Assets

Restricted cash	41,383
Capital assets, non-depreciable	966,815
Capital assets, net of accumulated depreciation	<u>2,729,740</u>
<b>Total Noncurrent Assets</b>	<u>3,737,938</u>

<b>TOTAL ASSETS</b>	<u>6,110,587</u>
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<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<u>628,179</u>
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*The accompanying notes are an integral part of these financial statements.*



# HUDSON HOUSING AUTHORITY

## STATEMENT OF NET POSITION (CONTINUED)

SEPTEMBER 30, 2023

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### LIABILITIES

#### Current Liabilities

Accounts payable	\$	150
Accounts payable, other government		149,938
Accrued wages and current portion of compensated absences		28,812
Other current liabilities		66,912
Other accrued expenses		10,370
Unearned revenue		42,955
Tenant security deposits		9,240
<b>Total Current Liabilities</b>		<u>308,377</u>

#### Noncurrent Liabilities

Net pension liability		807,927
OPEB liability		1,460,492
<b>Total Noncurrent Liabilities</b>		<u>2,268,419</u>

#### TOTAL LIABILITIES

2,576,796

#### DEFERRED INFLOWS OF RESOURCES

181,896

#### NET POSITION

Investment in capital assets		3,696,555
Restricted:		
Housing assistance payments		8,808
Unrestricted		274,711

#### TOTAL NET POSITION

\$ 3,980,074

*The accompanying notes are an integral part of these financial statements.*

# HUDSON HOUSING AUTHORITY

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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### OPERATING REVENUES

HUD grants	\$ 1,444,859
Tenant rental income	1,362,579
Other government grants	440,970
Other revenue	<u>18,204</u>
<b>Total Operating Revenues</b>	<u>3,266,612</u>

### OPERATING EXPENSES

Housing assistance payments	1,461,653
Repair and maintenance	776,886
Administration	519,396
Depreciation expense	405,231
Utilities	288,906
Insurance expense	80,217
Other general expenses	<u>53,822</u>
<b>Total Operating Expenses</b>	<u>3,586,111</u>

**Operating Loss** (319,499)

### NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue	<u>329</u>
<b>Total Nonoperating Revenues (Expenses)</b>	<u>329</u>

**Loss before Capital Grants** (319,170)

### CAPITAL GRANTS

HUD capital grants	520,722
Other government capital grants	<u>131,653</u>
<b>Total Capital Grants</b>	<u>652,375</u>

**Change in Net Position** 333,205

Net Position, Beginning of Year 3,646,869

**Net Position, End of Year** \$ 3,980,074

*The accompanying notes are an integral part of these financial statements.*

# HUDSON HOUSING AUTHORITY

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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### CASH FLOWS FROM OPERATING ACTIVITIES

HUD grants	\$ 1,418,546
Other government grants	458,116
Receipts from tenants	1,373,579
Other operating receipts	(11,610)
Payments to employees	(774,038)
Payments to suppliers	(956,701)
Payments to landlords	<u>(1,461,653)</u>
Net cash provided by operating activities	<u>46,239</u>

### CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Other government capital grants	119,010
HUD capital grants	520,722
Acquisitions of capital assets	<u>(665,731)</u>
Net cash used in capital and related financing activities	<u>(25,999)</u>

### CASH FLOWS FROM INVESTING ACTIVITIES

Interest and dividends received	<u>329</u>
Net cash provided by investing activities	<u>329</u>

**Net increase in cash, cash equivalents and restricted cash** 20,569

Cash, cash equivalents and restricted cash, beginning of year 2,241,784

**Cash, cash equivalents and restricted cash, end of year** \$ 2,262,353

*The accompanying notes are an integral part of these financial statements.*

**HUDSON HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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<b>Reconciliation of operating loss to net cash provided by operating activities:</b>	
Operating Loss	\$ (319,499)
Adjustments:	
Depreciation	405,231
Change in assets and liabilities:	
(Increase) decrease in accounts receivable, tenants	11,718
(Increase) decrease in accounts receivable, other	(27,470)
(Increase) decrease in accounts receivable, HUD	(25,289)
(Increase) decrease in prepaid expenses and other current assets	(15,157)
(Decrease) increase in accounts payable	(44,149)
(Decrease) increase in accounts payable, other government	53,327
(Decrease) increase in compensated absences and accrued wages	(5,064)
(Decrease) increase in pension, OPEB liabilities, and deferred inflow/outflows of resources	43,364
(Decrease) increase in accrued expenses and other current liabilities	(36,976)
(Decrease) increase in unearned operating revenue	6,203
Net cash provided by operating activities	<u>\$ 46,239</u>
 <b>Cash, cash equivalents and restricted cash per Statement of Net Position:</b>	
Cash and cash equivalents	\$ 2,202,922
Restricted cash - current	18,048
Restricted cash - noncurrent	41,383
<b>Total cash, cash equivalents and restricted cash per Statement of Net Position</b>	<u>\$ 2,262,353</u>

*The accompanying notes are an integral part of these financial statements.*

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 1 – ORGANIZATION

The Hudson Housing Authority (the Authority) was incorporated under the laws of the Commonwealth of Massachusetts. The Authority operates under a board of commissioner form of government to provide safe and decent housing to low and moderate-income families and elderly individuals.

The Authority maintains its accounting records by program and operates the following programs:

#### Federal Programs

Low Rent Public Housing – This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by the Authority. These units are rented to low income families and low-income elderly, disabled, and special needs individuals. The properties were constructed with grants and or loans provided by the U.S. Department of Housing and Urban Development (HUD). The Authority receives grants from HUD to subsidize operating deficits. Tenants are charged rents based on a percentage of their income.

Public Housing Capital Fund – HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Authority under the Low Rent Public Housing Program. A portion of these funds may also be used to support operations and to make improvements in the management and operation of the Authority.

Section 8 Housing Choice Voucher – HUD provides grants to the Authority to subsidize rents paid by low income families and individuals who rent dwelling units from private landlords. Under this program, qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. The Authority will subsidize the landlord for the difference between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard.

#### State/Local and Other Programs

State Consolidated Housing – Under these programs, the Authority owns, operates and maintains rental housing acquired with grants from Massachusetts Executive Office of Housing and Livable Communities (EOHLC). Dwelling units are leased to low income tenants at rates based on their ability to pay. Operations are supported by EOHLC via operating grants.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 1 – ORGANIZATION (CONTINUED)

State Chapter 689 Housing – Under this program, the Authority owns operates and maintains rental housing acquired with grants from EOHLC. The building is generally rented to a non-profit corporation who provides health and human resource needs to mentally disabled individuals.

Massachusetts Rental Voucher Program (MRVP) – EOHLC provides grants to subsidize rents paid by low income families and individuals who rent dwelling units from private landlords. Qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. The Authority subsidizes the landlord for the difference between the rent requested and the tenant’s share of the rent not to exceed a contract amount.

State Modernization Program – EOHLC provides grant funds to authorities with State Consolidated units based on the Authority’s application and determination of need. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by the Authority under the State Consolidated Housing Program.

Business Activities – This program was established in order for the Authority to own, rehabilitate and rent residential dwelling units to low and moderate income families.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### *FINANCIAL REPORTING ENTITY*

The Authority’s financial statements include the accounts of all of the Authority’s operations. The criteria for including organizations as component units within the Authority’s reporting entity, as set forth in Section 2100 of GASB’s *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- the organization is legally separate (can sue and be sued in their own name)
- the Authority holds the corporate powers of the organization
- the Authority appoints a voting majority of the organization’s board
- the Authority is able to impose its will on the organization
- the organization has the potential to impose a financial benefit/burden on the Authority
- there is fiscal dependency by the organization on the Authority

Based on the aforementioned criteria, the Authority has no component units.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *BASIS OF PRESENTATION AND ACCOUNTING*

The Authority is a special-purpose government entity engaged only in business-type activities and, as such, the financial statements are presented as a single enterprise fund utilizing the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses when the related liability for goods and services is incurred, regardless of the timing of the related cash flows.

The Authority's financial statements are prepared in accordance with Governmental Accounting Standards Board (GASB). The Authority follows GASB as applied to governmental entities.

The Authority's primary source of nonexchange revenue relates to grants and subsidies. Grants and subsidies revenue is recognized at the time eligible program expenses occur and/or the Authority has complied with the grant and subsidy requirements, in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. Grants received in advance of expenses are recorded as a liability until earned.

#### *NEW ACCOUNTING STANDARDS ADOPTED*

During 2023, the Authority adopted the following accounting standards that did not impact the Authority's financial statements.

<b>GASB</b>	
<b>Statement</b>	
<b>Number</b>	<b>Name</b>
94	<i>Public-Private and Public-Public Partnerships and Availability Payment Arrangements</i>
96	<i>Subscription-Based Information Technology Arrangements</i>

#### *USE OF ESTIMATES*

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the use of estimates that affect reported amounts of assets, liabilities, revenues and expenses and related disclosures. Actual amounts could differ from those estimates.

#### *CASH AND CASH EQUIVALENTS*

The Authority considers cash equivalents to be all highly liquid investments with a maturity of three months or less when purchased.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *ACCOUNTS RECEIVABLE*

Accounts receivable from tenants are carried at the original amount billed less an estimate made for doubtful accounts based on a review of all outstanding amounts on a monthly basis. Management determines the allowance for doubtful accounts by using historical experience applied to an aging of accounts receivable. Accounts receivable from tenants are written off with board approval when deemed uncollectible. Recoveries of accounts receivable previously written off are recorded when received. Allowances for other non-tenant receivables are reviewed annually. See Note 6 for details of accounts receivable and allowances at year end.

#### *CAPITAL ASSETS*

Capital assets include property, furniture, equipment and machinery with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the time of acquisition. Major outlays for capital assets and improvements are capitalized as projects are constructed. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings	30-40 years
Land and Building Improvements	15-20 years
Furniture, Equipment and Machinery	3-10 years

#### *IMPAIRMENT OF CAPITAL ASSETS*

Governmental Accounting Standards Board's, Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries* requires certain note disclosures or recognition regarding impairments of capital assets. The Authority did not recognize any impairments of capital assets in fiscal year 2023.

#### *COMPENSATED ABSENCES*

Vacation leave accrues from two to five weeks per year based on years of service. An employee may carry unused vacation leave to the following year of up to five days. The Authority's policy does not allow employees to accumulate any sick leave. Total accrued compensated absences at September 30, 2023 aggregated \$15,703.



# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***OPERATING REVENUES AND EXPENSES***

Operating revenue includes operating grants and subsidies, rental income, management services provided and all other revenue relating to the provision of safe, decent and affordable housing services that do not result from transactions defined as capital and related financing, non-capital and related financing or investing activities. Operating expenses include wages, housing assistance payments, utilities, maintenance, depreciation of capital assets, administrative expenses and all other expenses relating to the provision of safe, decent and affordable housing services that do not result from transactions defined as capital and related financing, non-capital and related financing or investing activities.

#### ***NON-OPERATING REVENUES AND EXPENSE***

The Authority's nonoperating revenues relate primarily to capital grants provided by HUD and the Commonwealth of Massachusetts and interest income. For reporting purposes, capital grant revenue is recognized when expenditures are incurred, and advance receipts are initially recorded as unearned revenue. Nonoperating expenses are expenditures derived from transactions other than those associated with the Authority's primary housing operations and are reported as incurred.

#### ***ECONOMIC DEPENDENCY***

The Authority's state and federal programs are economically dependent on grants and annual contributions from EOHLC and HUD, respectively. These programs operate at a loss prior to receiving these grants and contributions.

#### ***PENSIONS***

For purposes of measuring the net pension liability, deferred outflows or resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the retirement system and additions/deductions from the system's fiduciary net position have been determined on the same basis as they are reported by the retirement system.

#### ***OTHER POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)***

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, have been determined by an actuarial valuation conducted by the Authority and are accounted for in accordance with the requirements of GASB Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (OPEB)*.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES*

Deferred outflows of resources represent a consumption of net assets that applies to future periods. Deferred inflows of resources represent an acquisition of net assets that applies to future periods. These consist of the deferral of the recognition of revenues and expenses until the future period to which the outflows and inflows are related. The Authority's deferred outflows and inflows of resources are related to pension and OPEB. The following is a summary of deferred outflows and inflows of resources at September 30, 2023:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Related to Pensions	\$ 227,296	\$ 94,619
Related to OPEB	<u>400,883</u>	<u>87,277</u>
Total	<u>\$ 628,179</u>	<u>\$ 181,896</u>

#### *APPLICATION OF RESOURCES*

The Authority would first apply restricted resources when an expense is incurred for which both restricted and unrestricted resources are available.

#### *SUBSEQUENT EVENTS*

Management has evaluated subsequent events through May 9, 2024, which is the date these financial statements were available to be issued. There were no subsequent events requiring recognition or disclosure in these financial statements.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 3 – NET POSITION

Net position is reported in three categories:

Investment in Capital Assets consists of all capital assets, reduced by accumulated depreciation, the outstanding balances of any bonds, mortgages, notes or other borrowing that are attributable to the acquisition, construction, or improvement of those assets. The Authority had no debt related to its capital assets at September 30, 2023. At September 30, 2023, the investment in capital assets was \$3,696,555.

Restricted Net Position consists of restricted assets, when constraints are placed on the assets by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. At September 30, 2023, restrictions of \$8,808 represent the net position restricted by HUD related to the Housing Choice Voucher Program to be used for future HAP payments.

Unrestricted Net Position is designed to represent the net available assets, for the entire Authority. At September 30, 2023, the unrestricted net position was \$274,711.

### NOTE 4 – CASH AND CASH EQUIVALENTS

The Authority has adopted HUD's Investment Regulation PIH 1996-33 as its investment policy. HUD regulations require that all HUD deposits in financial institutions and investments be fully insured or collateralized, by U.S. Government obligations that have a fair value of not less than the principal amount of the deposits. The policy also requires that investments not have a maturity period longer than three years.

#### Custodial Credit Risk – Cash Deposits

At times, the Authority's balances may exceed the Federal insurance limits; however, the Authority has not experienced any losses with respect to its bank balance in excess of government provided insurance. Management believes that no significant risk exists with respect to cash balances as of September 30, 2023.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 5 – RESTRICTED CASH

The Authority’s restricted cash balance consists of funds restricted for future HAP payments, funds held in escrow on behalf of tenant organization, as well as funds designated for tenant security deposits. These amounts support either a corresponding liability or restricted net position. At September 30, 2023, restricted cash was categorized as follows:

<u>Category of Restriction</u>	<u>Amount</u>
Housing assistance payments	\$ 8,808
Tenant organization escrow	41,383
Tenant security deposits	<u>9,240</u>
Total	<u>\$ 59,431</u>

### NOTE 6 – ACCOUNTS RECEIVABLE

The following is a listing of receivables for the Authority including the applicable allowances for uncollectible accounts at September 30, 2023.

<u>Category of Receivable</u>	<u>Amount</u>
HUD	\$ 25,289
Other Government	2,720
PHA Projects	26,582
Miscellaneous	859,403
Tenants	<u>39,588</u>
Gross Receivables	953,582
Allowance - Tenants	<u>(9,349)</u>
Allowance - Other	<u>(858,515)</u>
Net Receivables	<u>\$ 85,718</u>

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

**SEPTEMBER 30, 2023**

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### NOTE 7 – CAPITAL ASSETS

The following is a summary of changes in capital assets and related accumulated depreciation.

	October 1, 2022	Increases	Decreases	September 30, 2023
Capital assets not being depreciated				
Land	\$ 314,195	\$ --	\$ --	\$ 314,195
Construction in progress	<u>547,124</u>	<u>652,375</u>	<u>(546,879)</u>	<u>652,620</u>
Total capital assets not being depreciated	<u>861,319</u>	<u>652,375</u>	<u>(546,879)</u>	<u>966,815</u>
Capital assets being depreciated				
Buildings	13,329,548	382,119	--	13,711,667
Furniture, equipment & machinery	<u>337,067</u>	<u>178,116</u>	<u>--</u>	<u>515,183</u>
Total capital assets being depreciated	<u>13,666,615</u>	<u>560,235</u>	<u>--</u>	<u>14,226,850</u>
Less accumulated depreciation				
Buildings	10,893,062	347,372	--	11,240,434
Furniture, equipment & machinery	<u>198,817</u>	<u>57,859</u>	<u>--</u>	<u>256,676</u>
Total accumulated depreciation	<u>11,091,879</u>	<u>405,231</u>	<u>--</u>	<u>11,497,110</u>
Capital Assets Net	<u>\$ 3,436,055</u>	<u>\$ 807,379</u>	<u>\$ (546,879)</u>	<u>\$ 3,696,555</u>
Depreciation expense was charged to:				
Federal Public Housing		<u>\$ 312,873</u>		
State/Local Programs		<u>\$ 83,695</u>		
Business Activities		<u>\$ 8,663</u>		

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 8 – NONCURRENT LIABILITIES

Noncurrent liability activity for the year ended September 30, 2023 is as follows:

	October 1, 2022	Additions	Reductions	September 30, 2023	Amount due within one year
Net Pension Liability	\$ 568,228	\$ 239,699	\$ --	\$ 807,927	\$ --
OPEB Liability	<u>1,400,398</u>	<u>60,094</u>	<u>--</u>	<u>1,460,492</u>	<u>--</u>
Total	<u>\$ 1,968,626</u>	<u>\$ 299,793</u>	<u>\$ --</u>	<u>\$ 2,268,419</u>	<u>\$ --</u>

### NOTE 9 – REAL ESTATE TAXES

Property owned by the Authority is exempt from local real estate taxes. The Authority makes a payment in lieu of taxes equal to 10% of rental income charged less utility expenses annually for all of its properties constructed with and funded by HUD. State funded scattered site units make payments in lieu of real estate taxes equal to ½ of the Municipality's tax rate plus \$100 multiplied by the number of available bedrooms. State funded family properties make payments in lieu of real estate taxes equal to \$3 per unit per month. The payment in lieu of taxes for the year ended September 30, 2023 aggregated \$48,802.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 10 – COST-SHARING DEFINED BENEFIT PENSION PLAN

#### *PLAN DESCRIPTION*

The Authority provides pension benefits to certain employees through the Middlesex County Retirement System (MCRS), a cost-sharing, multiple-employer public employee retirement system regulated by Public Employee Retirement Administration Commission (PERAC). The plan is a defined benefit plan. Participation is mandatory for all full time employees of the Authority. The retirement plan is a pooled risk type of plan. Under this type of plan, funding is determined based on all employees covered for all employing units. The funding liabilities are shared by each employing unit pro-rata based on the number of employees in the employing unit. Since the Authority's share of the net pension liability is not based on their employees, pension expense is determined by the total required payment to be made to the retirement plan for the year. The MCRS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by writing to MCRS, 25 Linnell Circle, Billerica, MA 01865 or by calling (978) 439-3000.

#### *PLAN MEMBERSHIP*

The Authority has 7 employees participating in the plan.

#### *SIGNIFICANT PLAN PROVISIONS AND REQUIREMENTS*

State law establishes benefit provisions and contribution requirements of the MCRS. Employees who have at least 10 years of longevity and have attained 55 years of age are eligible to receive retirement benefits. Retired employees receive an allowance based upon the average of their three highest consecutive salary years of service multiplied by (1) the number of years and full months of creditable service at the time of retirement and (2) a percentage based on age at retirement in accordance with a schedule provided by state law. Assuming normal retirement at age 65, this percentage is 2.5%, which is reduced for individuals who retire prior to age 65 to reflect the longer payout period. Employees may elect early retirement after 20 years of service or at any time after attaining age 55 with 10 years of eligible service. Plan members who become permanently and totally disabled may be eligible to receive a disability retirement allowance. The amount of benefits to be received depends on several factors, including the member's age, compensation, veteran status, years of creditable service, and whether or not the disability is work-related. In addition, certain death benefits exist for beneficiaries of employees who die in active service.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 10 – COST-SHARING DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### *FUNDING POLICY*

Depending on their employment date, active Plan members must contribute either 5%, 7%, 8%, or 9% of their gross regular compensation. Members hired after December 31, 1978 must contribute an additional 2% of regular compensation in excess of \$30,000. These deductions earn interest at a rate determined by PERAC that vests based upon years of service. Member employers are required to contribute the remaining amounts necessary to finance benefits, except for certain cost-of-living adjustments (COLAs) granted before July 1, 1998, which are reimbursed by the Commonwealth. The current and two preceding years' apportionment of the annual pension cost between the employers required the Authority to contribute approximately .048% of the total. The Authority's required and actual contributions to MCRS for the year ended September 30, 2023 were \$72,524. Employee contributions for the same period were \$48,516.

#### *PENSION LIABILITIES*

At September 30, 2023, the Authority reported a liability of \$807,927 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.



# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 10 – COST-SHARING DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### *PENSION EXPENSE AND DEFERRED INFLOWS AND OUTFLOWS OF RESOURCES*

For the year ended September 30, 2023, the Authority recognized pension expense of \$5,819. The deferred outflows of resources resulting from contributions after the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. At September 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 5,937	\$ --
Changes of assumptions	13,950	--
Net difference between projected and actual earnings on pension plan investments	64,955	--
Changes in proportion and differences between contributions and proportionate share of contributions	69,930	94,619
Contributions subsequent to the measurement date	72,524	--
Total	\$ 227,296	\$ 94,619

These amounts will be recognized as expense, or as a reduction of expense, as follows:

Year	Deferred Outflows (Inflows) of Resources
2024	\$ 13,436
2025	29,585
2026	39,102
2027	50,554
Total	\$ 132,677

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 10 – COST-SHARING DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### *ACTUARIAL METHODS & ASSUMPTIONS*

The total pension liability in the January 1, 2022 actuarial valuation was determined using the following actuarial methods and assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry Age Normal Cost Method
Investment rate of return	7.15%
Discount rate	7.15%
Inflation	3.25%
Salary increases	4.00% - 4.50%
Cost of living adjustments	3.00% of the first \$16,000 of retirement income
Mortality rates	RP-2014 Blue Collar Employee Mortality Table projected generationally using Scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Expected Rate of Return
Domestic equity	20.50%	6.59%
International developed markets equity	12.00%	6.87%
International emerging markets equity	4.50%	8.30%
Core fixed income	15.00%	1.53%
High-yield fixed income	8.00%	3.54%
Real estate	10.00%	3.44%
Timber	4.00%	4.01%
Hedge funds, GTAA, risk party	10.00%	3.06%
Private equity	16.00%	9.49%

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 10 – COST-SHARING DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### *DISCOUNT RATE*

The discount rate used to measure the total pension liability was 7.15 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the Authority will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

#### *SENSITIVITY OF THE NET PENSION LIABILITY TO CHANGES IN THE DISCOUNT RATE*

The following presents the Authority’s proportionate share of the net pension liability calculated using the discount rate, as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Current Discount	1% Increase
	6.15%	7.15%	8.15%
Net pension liability (asset)	<u>\$ 1,000,103</u>	<u>\$ 807,927</u>	<u>\$ 646,131</u>

#### *PENSION PLAN FIDUCIARY NET POSITION*

Detailed information about the pension plan’s fiduciary net position is available in the separately issued MCRS financial report.

#### *PAYABLES TO THE PENSION PLAN*

As of September 30, 2023, the Authority had no outstanding payables to MCRS.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

#### *PLAN DESCRIPTION AND BENEFITS PROVIDED*

The Authority's defined benefit OPEB plan provides OPEB for all permanent full-time employees of the Authority. The OPEB plan is a single employer defined benefit OPEB plan administered by the Authority. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement 75.

The Authority provides comprehensive medical insurance, both with and without Medicare coordination, and life insurance to its employees who meet certain eligibility requirements. Employees are eligible for postretirement benefits if he/she has reached the age of 55 as an active employee and completed 10 years of service.

All active employees who retire from the Authority and meet the eligibility criteria will receive these benefits. The duration of these benefits is for the employee's lifetime. Under this cost sharing plan, these benefits cover 20% of premiums for Medical for those who retire on or after 10/1/2009 (15% for those who retired after 7/1/1994 but before 10/1/2009, and 10% for all others) for both individuals and family members (percentages represent the employees' portion).

The face value of each life insurance policy is \$5,000. Life insurance benefits do not apply to family members, this benefit covers 20% of premiums for Medical for those who retire on or after 10/1/2009 (15% for those who retired after 7/1/1994 but before 10/1/2009, and 10% for all others) for individuals.

#### *PLAN MEMBERSHIP*

At September 30, 2023, there are 7 active employees and 8 retired employees enrolled in the plan.

#### *TOTAL OPEB LIABILITY*

The Authority's total OPEB liability of \$1,460,492 was measured as of October 1, 2022 and was determined by an actuarial valuation as of October 1, 2021.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (CONTINUED)

#### *ACTUARIAL METHODS AND ASSUMPTIONS*

The total OPEB liability was determined by an actuarial valuation using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified.

Actuarial Cost Method	Individual Entry Age Normal
Municipal Bond Rate	2.40%
Discount Rate	2.40%
Inflation	2.50%
Salary Increase	3.00%
Pre-Retirement Mortality	RP-2014 Blue Collar Employee Mortality Table projected generationally using Scale MP-2016.
Post-Retirement Mortality	RP-2014 Blue Collar Employee Mortality Table projected generationally using Scale MP-2016.
Mortality Experience Study	The actuarial assumptions used to calculate the actuarial accrued liability and the service cost primarily reflect the latest experience studies of PERAC issued in 2014 and their most recent analysis of retiree mortality during 2015 and 2016.
Healthcare Trend	7.00%
Withdrawal Rates	Plan participants are expected to withdraw from the plan at a decreasing rate, based on years of service and age, from 27.0% at age 20 and 0-4 years of service to 3.50% at age 60 and 10+ years of service.

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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**NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)  
(CONTINUED)**

***CHANGES IN THE TOTAL OPEB LIABILITY***

<b>Balance at beginning of year</b>	\$	1,400,398
<b>Changes for the year:</b>		
Service cost		61,841
Interest		34,659
Benefit payments		<u>(36,406)</u>
Net changes		<u>60,094</u>
<b>Balance at end of year</b>	<b>\$</b>	<b><u>1,460,492</u></b>

***SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE***

The following table presents the Plan’s total OPEB liability, calculated using the discount rate of 2.40% as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower, or 1 percentage-point higher, than the current rate.

	1% Decrease 1.40%	Current Discount 2.40%	1% Increase 3.40%
Total OPEB liability	<u>\$ 1,762,812</u>	<u>\$ 1,460,492</u>	<u>\$ 1,228,268</u>

***SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE HEALTHCARE TREND RATE***

The following table presents the net other postemployment benefit liability, calculated the healthcare trend rate if it was 1 percentage-point lower or 1 percentage-point higher than the current rate.

	1% Decrease 6.00%	Current Trend 7.00%	1% Increase 8.00%
Total OPEB liability	<u>\$ 1,207,446</u>	<u>\$ 1,460,492</u>	<u>\$ 1,800,820</u>

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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**NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)  
(CONTINUED)**

***OPEB EXPENSE AND DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES RELATED TO OPEB***

For the year ended September 30, 2023, the Authority recognized OPEB expenses of \$107,838. The deferred outflows of resources resulting from contributions after the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. At September 30, 2023, the Authority reported deferred outflows and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 8,992	\$ 60,851
Changes of assumptions	355,485	26,426
Contributions subsequent to the measurement date	36,406	--
Total	\$ 400,883	\$ 87,277

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Measurement Period Ending September 30,	Deferred Outflows (Inflows) of Resources
2024	\$ 84,150
2025	47,744
2026	70,930
2027	84,565
2028	26,217
Total	\$ 313,606

# HUDSON HOUSING AUTHORITY

## NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

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### NOTE 12 – OTHER RETIREMENT PLANS

The Authority provides to employees a separate deferred compensation plan in accordance with IRC §457. The plan is open to all employees. There were no employee or employer contributions during the year ended September 30, 2023.

### NOTE 13 – RISK MANAGEMENT

#### *LITIGATION*

The Authority is contingently liable with respect to lawsuits and other claims incidental to the ordinary course of its operations. Claims covered by the risk management program are reviewed and losses are accrued as required in the judgment of management. In the opinion of management, based on the advice of legal counsel, the ultimate disposition of lawsuits and claims will not have a material adverse effect on the financial position of the Authority.

#### *GRANTS*

Amounts received or receivable from the grantor agencies are subject to audit and adjustment by grantor agencies. If expenditures are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.



# HUDSON HOUSING AUTHORITY

## SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS

### LAST SIX FISCAL YEARS

Year	Total OPEB Liability - Beginning	Service cost	Interest	Changes of benefit terms	Difference between expected and actual experience	Changes of Assumptions	Benefit payments	Net Change in Total OPEB Liability	Total OPEB Liability - Ending
2023	\$ 1,400,398	\$ 61,841	\$ 34,659	\$ --	\$ --	\$ --	\$ (36,406)	\$ 60,094	\$ 1,460,492
2022	\$ 844,233	\$ 29,161	\$ 32,034	\$ --	\$ 13,164	\$ 520,443	\$ (38,637)	\$ 556,165	\$ 1,400,398
2021	\$ 821,942	\$ 28,667	\$ 31,200	\$ --	\$ --	\$ --	\$ (37,576)	\$ 22,291	\$ 844,233
2020	\$ 1,028,490	\$ 27,631	\$ 36,340	\$ --	\$ (163,543)	\$ (71,018)	\$ (35,958)	\$ (206,548)	\$ 821,942
2019	\$ 989,518	\$ 37,434	\$ 35,356	\$ --	\$ --	\$ --	\$ (33,818)	\$ 38,972	\$ 1,028,490
2018	\$ 1,068,783	\$ 38,150	\$ 34,011	\$ (119,218)	\$ --	\$ --	\$ (32,208)	\$ (79,265)	\$ 989,518

Year	Covered Payroll	OPEB Liability as a Percentage of Covered Payroll
2023	\$ 464,264	314.58%
2022	\$ 450,742	310.69%
2021	\$ 432,228	195.32%
2020	\$ 419,639	195.87%
2019	\$ 383,232	268.37%
2018	\$ 372,070	265.95%

*The Schedule is intended to present information for 10 years, additional years will be displayed as they become available.*

*See Notes to Required Supplementary Information*

## HUDSON HOUSING AUTHORITY

### SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY MIDDLESEX COUNTY RETIREMENT SYSTEM

#### LAST NINE FISCAL YEARS

Measurement Period Ending December 31,	Proportion of the net pension liability	Proportionate share of the net pension liability	Covered payroll	Proportionate share of the net pension liability as a percentage of covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2022	0.048%	\$ 807,927	\$ 444,259	181.86%	52.610%
2021	0.042%	\$ 568,228	\$ 423,443	134.19%	61.140%
2020	0.040%	\$ 616,643	\$ 371,288	166.08%	53.420%
2019	0.044%	\$ 704,594	\$ 357,369	197.16%	49.450%
2018	0.789%	\$ 1,223,133	\$ 269,655	453.59%	46.400%
2017	0.810%	\$ 1,155,541	\$ 257,663	448.47%	49.270%
2016	0.101%	\$ 1,432,641	\$ 325,812	439.71%	47.650%
2015	0.102%	\$ 1,399,262	\$ 283,285	493.94%	46.130%
2014	0.111%	\$ 1,329,616	\$ 347,298	382.85%	47.650%

*The Schedule is intended to present information for 10 years, additional years will be displayed as they become available.*

*See Notes to Required Supplementary Information*

**HUDSON HOUSING AUTHORITY**  
**SCHEDULE OF PENSION CONTRIBUTIONS**  
**MIDDLESEX COUNTY RETIREMENT SYSTEM**

**LAST NINE FISCAL YEARS**

Measurement Period Ending December 31,	Contractually required contribution	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
2022	\$ 62,228	\$ 62,228	\$ --	\$ 444,259	14.01%
2021	\$ 58,322	\$ 58,322	\$ --	\$ 423,443	13.77%
2020	\$ 98,078	\$ 98,078	\$ --	\$ 371,288	26.42%
2019	\$ 91,276	\$ 91,276	\$ --	\$ 357,369	25.54%
2018	\$ 107,481	\$ 107,481	\$ --	\$ 269,655	39.86%
2017	\$ 100,489	\$ 100,489	\$ --	\$ 257,663	39.00%
2016	\$ 96,064	\$ 96,064	\$ --	\$ 325,812	29.48%
2015	\$ 89,676	\$ 89,676	\$ --	\$ 283,285	31.66%
2014	\$ 65,711	\$ 65,711	\$ --	\$ 347,298	18.92%

*The Schedule is intended to present information for 10 years, additional years will be displayed as they become available.*

*See Notes to Required Supplementary Information*

# HUDSON HOUSING AUTHORITY

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2023

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### NOTE 1 – OTHER POSTEMPLOYMENT BENEFIT PLANS OTHER THAN PENSIONS

#### *DESCRIPTION OF REQUIRED SUPPLEMENTARY INFORMATION*

The Schedule of Changes in the Total OPEB Liability and Related Ratios details the Plan's other postemployment benefit liability and the covered employee payroll. It demonstrates the Plan's total liability and the Plan's liability as a percentage of covered payroll.

#### *10-YEAR TREND INFORMATION*

The Schedule of Changes in the Total OPEB Liability and Related Ratios is intended to present information for 10 years. Until a 10-year trend is compiled, information is presented for those years in which information is available.

#### *CHANGES IN BENEFIT TERMS*

There were no changes in benefit terms from the prior measurement date.

#### *CHANGES IN ASSUMPTIONS*

There were no changes in assumptions from the prior measurement date.

### NOTE 2 – PENSION PLAN SCHEDULES

#### *DESCRIPTION OF REQUIRED SUPPLEMENTARY INFORMATION*

The Schedule of the Proportionate Share of the Net Pension Liability presents multi-year trend information on the Authority's share of the Net Pension Liability and related ratios.

The Schedule of Contributions presents multiyear trend information for the Authority's required and actual contributions relating to the pension plan.

#### *10-YEAR TREND INFORMATION*

The Schedules of the Proportionate Share of the Net Pension Liability and the Schedule of Contributions are intended to present information for 10 years. Until a 10-year trend is compiled, information is presented for those years in which information is available.

# HUDSON HOUSING AUTHORITY

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED)

SEPTEMBER 30, 2023

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### NOTE 2 – PENSION PLAN SCHEDULES (CONTINUED)

#### *CHANGES IN BENEFIT TERMS*

There were no changes in benefit terms from the prior measurement date.

#### *CHANGES IN ASSUMPTIONS*

Effective December 31, 2022;

- Discount rate is 7.15%, previously 7.30%
- The mortality projection scale was updated from MP-2017 to MP-2021.

# HUDSON HOUSING AUTHORITY

## SUPPLEMENTARY FINANCIAL DATA SCHEDULE

**SEPTEMBER 30, 2023**

FDS Line Item	Description	AMP 01	Housing Choice Vouchers	State/Local	Business Activities	Eliminations	Total
111	Cash - Unrestricted	1,298,546	133,988	770,388	--	--	2,202,922
113	Cash - Other Restricted	18,200	8,808	23,183	--	--	50,191
114	Cash - Tenant Security Deposits	--	--	9,240	--	--	9,240
100	Total Cash	1,316,746	142,796	802,811	--	--	2,262,353
121	Accounts Receivable - PHA Projects	--	26,582	--	--	--	26,582
122	Accounts Receivable - HUD Other Projects	25,289	--	--	--	--	25,289
124	Accounts Receivable - Other Government	--	--	2,720	--	--	2,720
125	Accounts Receivable - Miscellaneous	--	--	888	858,515	--	859,403
126	Accounts Receivable - Tenants	21,063	--	11,545	5,100	--	37,708
126.1	Allowance for Doubtful Accounts - Tenants	(3,270)	--	(4,199)	--	--	(7,469)
126.2	Allowance for Doubtful Accounts - Other	--	--	--	(858,515)	--	(858,515)
128	Fraud Recovery	--	825	1,055	--	--	1,880
128.1	Allowance for Doubtful Accounts - Fraud	--	(825)	(1,055)	--	--	(1,880)
120	Total Receivables, Net of Allowances for Doubtful Accounts	43,082	26,582	10,954	5,100	--	85,718
142	Prepaid Expenses and Other Assets	48,599	1,503	13,252	2,607	--	65,961
144	Inter Program Due From	--	--	3,642	--	(3,642)	--
150	Total Current Assets	1,408,427	170,881	830,659	7,707	(3,642)	2,414,032
161	Land	54,035	--	260,160	--	--	314,195
162	Buildings	8,354,165	--	5,097,599	259,903	--	13,711,667
163	Furniture, Equipment & Machinery - Dwellings	164,760	--	--	--	--	164,760
164	Furniture, Equipment & Machinery - Administration	292,652	--	57,771	--	--	350,423
166	Accumulated Depreciation	(6,843,884)	--	(4,524,563)	(128,663)	--	(11,497,110)
167	Construction in Progress	--	--	652,620	--	--	652,620
160	Total Capital Assets, Net of Accumulated Depreciation	2,021,728	--	1,543,587	131,240	--	3,696,555
180	Total Non-Current Assets	2,021,728	--	1,543,587	131,240	--	3,696,555
200	Deferred Outflow of Resources	233,622	53,927	340,630	--	--	628,179
290	Total Assets and Deferred Outflow of Resources	3,663,777	224,808	2,714,876	138,947	(3,642)	6,738,766
312	Accounts Payable <= 90 Days	--	--	--	150	--	150
321	Accrued Wage/Payroll Taxes Payable	--	--	13,109	--	--	13,109

*See Independent Auditors' Report*

# HUDSON HOUSING AUTHORITY

## SUPPLEMENTARY FINANCIAL DATA SCHEDULE

**SEPTEMBER 30, 2023**

FDS Line Item	Description	AMP 01	Housing Choice Vouchers	State/Local	Business Activities	Eliminations	Total
322	Accrued Compensated Absences - Current Portion	5,564	1,523	8,616	--	--	15,703
333	Accounts Payable - Other Government	73,373	--	76,565	--	--	149,938
341	Tenant Security Deposits	--	--	9,240	--	--	9,240
342	Unearned Revenue	886	--	42,069	--	--	42,955
345	Other Current Liabilities	18,280	--	48,632	--	--	66,912
346	Accrued Liabilities - Other	4,196	--	6,174	--	--	10,370
347	Inter Program - Due To	--	--	--	3,642	(3,642)	--
310	Total Current Liabilities	102,299	1,523	204,405	3,792	(3,642)	308,377
357	Accrued Pension and OPEB Liabilities	842,899	194,184	1,231,336	--	--	2,268,419
350	Total Non-Current Liabilities	842,899	194,184	1,231,336	--	--	2,268,419
300	Total Liabilities	945,198	195,707	1,435,741	3,792	(3,642)	2,576,796
400	Deferred Inflow of Resources	63,368	17,878	100,650	--	--	181,896
508.4	Net Investment in Capital Assets	2,021,728	--	1,543,587	131,240	--	3,696,555
511.4	Restricted Net Position	--	8,808	--	--	--	8,808
512.4	Unrestricted Net Position	633,483	2,415	(365,102)	3,915	--	274,711
513	Total Equity - Net Assets / Position	2,655,211	11,223	1,178,485	135,155	--	3,980,074
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	3,663,777	224,808	2,714,876	138,947	(3,642)	6,738,766
70300	Net Tenant Rental Revenue	499,393	--	831,482	31,704	--	1,362,579
70500	Total Tenant Revenue	499,393	--	831,482	31,704	--	1,362,579
70600	HUD PHA Operating Grants	304,264	1,140,595	--	--	--	1,444,859
70610	Capital Grants	520,722	--	--	--	--	520,722
70700	Total Fee Revenue	--	--	--	--	--	--
70800	Other Government Grants	--	--	572,623	--	--	572,623
71100	Investment Income - Unrestricted	34	--	295	--	--	329
71400	Fraud Recovery	--	1,864	480	--	--	2,344
71500	Other Revenue	4,458	202,729	2,520	--	--	209,707
70000	Total Revenue	1,328,871	1,345,188	1,407,400	31,704	--	4,113,163
91100	Administrative Salaries	83,364	47,686	131,974	--	--	263,024

*See Independent Auditors' Report*

# HUDSON HOUSING AUTHORITY

## SUPPLEMENTARY FINANCIAL DATA SCHEDULE

**SEPTEMBER 30, 2023**

FDS Line Item	Description	AMP 01	Housing Choice Vouchers	State/Local	Business Activities	Eliminations	Total
91200	Auditing Fees	7,500	7,500	3,780	--	--	18,780
91300	Management Fee	--	--	--	2,520	--	2,520
91500	Employee Benefit contributions - Administrative	26,406	25,823	46,223	--	--	98,452
91700	Legal Expense	6,875	6,132	3,365	2,847	--	19,219
91800	Travel	1,438	666	1,523	7	--	3,634
91900	Other	31,897	26,751	54,438	681	--	113,767
91000	Total Operating - Administrative	157,480	114,558	241,303	6,055	--	519,396
92500	Total Tenant Services	--	--	--	--	--	--
93100	Water	29,165	--	52,464	--	--	81,629
93200	Electricity	30,011	--	133,214	--	--	163,225
93300	Gas	44,052	--	--	--	--	44,052
93000	Total Utilities	103,228	--	185,678	--	--	288,906
94100	Ordinary Maintenance and Operations - Labor	110,965	--	147,833	--	--	258,798
94200	Ordinary Maintenance and Operations - Materials and Other	48,263	--	19,859	96	--	68,218
94300	Ordinary Maintenance and Operations Contracts	44,887	--	60,977	12,078	--	117,942
94500	Employee Benefit Contributions - Ordinary Maintenance	81,850	--	110,197	--	--	192,047
94000	Total Maintenance	285,965	--	338,866	12,174	--	637,005
95000	Total Protective Services	--	--	--	--	--	--
96110	Property Insurance	22,955	--	27,331	--	--	50,286
96120	Liability Insurance	9,091	837	--	--	--	9,928
96130	Workmen's Compensation	2,747	665	4,001	--	--	7,413
96140	All Other Insurance	5,207	533	6,850	--	--	12,590
96100	Total insurance Premiums	40,000	2,035	38,182	--	--	80,217
96210	Compensated Absences	--	--	17	--	--	17
96300	Payments in Lieu of Taxes	39,617	--	1,850	7,335	--	48,802
96400	Bad debt - Tenant Rents	3,270	--	1,733	--	--	5,003
96000	Total Other General Expenses	42,887	--	3,600	7,335	--	53,822
96700	Total Interest Expense and Amortization Cost	--	--	--	--	--	--
96900	Total Operating Expenses	629,560	116,593	807,629	25,564	--	1,579,346

*See Independent Auditors' Report*



# HUDSON HOUSING AUTHORITY

## SUPPLEMENTARY FINANCIAL DATA SCHEDULE

**SEPTEMBER 30, 2023**

FDS Line Item	Description	AMP 01	Housing Choice Vouchers	State/Local	Business Activities	Eliminations	Total
97000	Excess of Operating Revenue over Operating Expenses	699,311	1,228,595	599,771	6,140	--	2,533,817
97100	Extraordinary Maintenance	61,574	--	78,307	--	--	139,881
97300	Housing Assistance Payments	--	1,052,249	409,404	--	--	1,461,653
97350	HAP Portability-In	--	193,847	--	--	--	193,847
97400	Depreciation Expense	312,873	--	83,695	8,663	--	405,231
90000	Total Expenses	1,004,007	1,362,689	1,379,035	34,227	--	3,779,958
10100	Total Other financing Sources (Uses)	--	--	--	--	--	--
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	324,864	(17,501)	28,365	(2,523)	--	333,205
11030	Beginning Equity	2,330,347	28,724	1,150,120	137,678	--	3,646,869
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	--	--	--	--	--	--
11190	Unit Months Available	1,104	864	2,056	24	--	4,048
11210	Number of Unit Months Leased	1,088	795	2,056	24	--	3,963
11620	Building Purchases	355,962	--	--	--	--	355,962
11630	Furniture & Equipment - Dwelling Purchases	164,760	--	--	--	--	164,760

*See Independent Auditors' Report*

# HUDSON HOUSING AUTHORITY

## STATEMENT OF ACTUAL MODERNIZATION COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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<b>Project:</b>	<b>MA01P091501-19</b>	<b>MA01P091501-20</b>	<b>MA01P091501-21</b>
Modernization Funds Approved	\$ 176,222	\$ 188,941	\$ 196,510
Modernization Funds Expended	<u>176,222</u>	<u>188,941</u>	<u>196,510</u>
Excess of Modernization Funds Approved	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Modernization Funds Advanced	\$ 176,222	\$ 188,941	\$ 196,510
Modernization Funds Expended	<u>176,222</u>	<u>188,941</u>	<u>196,510</u>
Excess of Modernization Funds Advanced	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>

Based on our review of the completed projects:

- 1) All work in connection with the projects is complete.
- 2) All liabilities have been incurred and discharged through payment.

*See Independent Auditors' Report*

**HUDSON HOUSING AUTHORITY**

**STATEMENT OF ACTUAL MODERNIZATION COSTS – UNCOMPLETED**

**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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<b>Project:</b>	<b>MA01P091501-22</b>
Modernization Funds Approved	\$ 240,356
Modernization Funds Expended	<u>177,272</u>
Excess of Modernization Funds Approved	<u>\$ 63,084</u>
Modernization Funds Advanced	\$ 177,272
Modernization Funds Expended	<u>177,272</u>
Excess of Modernization Funds Advanced	<u>\$ --</u>

*See Independent Auditors' Report*

**HUDSON HOUSING AUTHORITY**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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Federal Grantor / Pass-Through Grantor / Program or Cluster Title	Assistance Listing Number	Pass-Through Entity Identifying Number	Provided to Sub-recipients	Total Federal Expenditures
<b>Department of Housing &amp; Urban Development (HUD)</b>				
Housing Voucher Cluster				
Housing Choice Vouchers	14.871	--	\$ --	\$ 1,140,595
Total Housing Voucher Cluster			--	<u>1,140,595</u>
Public and Indian Housing	14.850	--	--	301,116
Public Housing Capital Fund (CFP)	14.872	--	--	<u>523,870</u>
<b>Total Department of Housing &amp; Urban Development</b>			--	<u>1,965,581</u>
<b>Total Expenditures of Federal Awards</b>			\$ --	<u><u>\$ 1,965,581</u></u>

*See Notes to the Schedule of Expenditures of Federal Awards*

# HUDSON HOUSING AUTHORITY

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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### NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal grant activity of Hudson Housing Authority, under programs of the federal government for the year ended September 30, 2023. The information in the schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of Hudson Housing Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of Hudson Housing Authority.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. For cost-reimbursement awards, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. For performance-based awards, expenditures reported represent amounts earned.

### NOTE 3 – INDIRECT COST RATE

The Hudson Housing Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

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

To The Board of Commissioners  
Hudson Housing Authority  
Hudson, MA

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Hudson Housing Authority as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Hudson Housing Authority's basic financial statements, and have issued our report thereon dated May 9, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Hudson Housing Authority's internal control over financial reporting (internal control) as a basis for designing the 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 Hudson Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Hudson Housing Authority's internal control.

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

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

## **Report on Compliance and Other Matters**

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

## **Purpose of this Report**

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

*Marcum LLP*

Boston, MA  
May 9, 2024

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR  
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To The Board of Commissioners  
Hudson Housing Authority  
Hudson, MA

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

***Opinion on Each Major Federal Program***

We have audited the Hudson Housing Authority's compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of the Hudson Housing Authority's major federal program for the year ended September 30, 2023. The Hudson Housing Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Hudson Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2023.

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

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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



## **Responsibilities of Management for Compliance**

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

## **Auditor's Responsibilities for the Audit of Compliance**

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

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

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

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

## **Report on Internal Control over Compliance**

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Marcum LLP*

Boston, MA  
May 9, 2024

**HUDSON HOUSING AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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**SECTION I - SUMMARY OF AUDITORS' RESULTS**

***FINANCIAL STATEMENTS***

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP: *Unmodified Opinion*

Internal control over financial reporting:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified?  Yes  None Reported

Noncompliance material to financial statements noted?  Yes  No

***FEDERAL AWARDS***

Internal control over the major federal program:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified?  Yes  None Reported

Type of auditors' report issued on compliance for the major federal program: *Unmodified Opinion*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?  Yes  No

Identification of the major federal program:

<u>Assistance Listing Number</u>	<u>Name of Federal Program or Cluster</u>
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14.871	Housing Choice Voucher
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Dollar threshold used to distinguish between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee?  Yes  No

**HUDSON HOUSING AUTHORITY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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**SECTION II - FINANCIAL STATEMENTS FINDINGS**

No matters were reported.

**SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

No matters were reported.

**SECTION IV – SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

No prior audit findings.

**INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING  
AGREED-UPON PROCEDURES**

To The Board of Commissioners  
Hudson Housing Authority  
Hudson, MA

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Hudson Housing Authority (the Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), on whether the electronic submission of certain information agrees with related hard copy documents included within the audit reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of the Authority and REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the chart below under the "UFRS Rule Information" column with the corresponding printed documents listed in the chart under the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

<u>PROCEDURE</u>	<u>UFRS RULE INFORMATION</u>	<u>HARD COPY DOCUMENTS</u>	<u>FINDINGS</u>
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	Agrees
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees

<u>PROCEDURE</u>	<u>UFRS RULE INFORMATION</u>	<u>HARD COPY DOCUMENTS</u>	<u>FINDINGS</u>
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column in the agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by the Authority as of and for the year ended September 30, 2023 and have issued our reports thereon dated May 9, 2024. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Authority's supplementary information dated May 9, 2024, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditors' reports, is available in its entirety from the Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

*Marcum LLP*

Boston, MA  
May 9, 2024