

**NEW JERSEY BUILDING AUTHORITY**

(A Component Unit of the State of New Jersey)

**FINANCIAL STATEMENTS AND  
SUPPLEMENTAL INFORMATION**

December 31, 2019

**NEW JERSEY BUILDING AUTHORITY**

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## **INDEPENDENT AUDITORS' REPORT**

## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors of  
New Jersey Building Authority

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of the New Jersey Building Authority (the "Authority"), a component unit of the State of New Jersey, as of and for the years ended December 31, 2019 and 2018, and the related notes to the financial statements, which comprise the Authority's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditors' Responsibility**

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audits 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. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

## INDEPENDENT AUDITORS' REPORT (CONTINUED)

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority, as of December 31, 2019 and 2018, and the respective changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Other Matters

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of proportionate share of PERS net pension liability and schedule of contributions, and the schedule of proportionate share of the total OPEB liability state health benefit state retired employees plan, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated January 25, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of our audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Mercedien, P.C.*

*Certified Public Accountants*

January 25, 2021

**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

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This section of the New Jersey Building Authority's (the "Authority") annual financial report represents our discussion of the Authority's financial performance and provides an overview of the Authority's activities for the years ended December 31, 2019 and 2018. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. Please read it in conjunction with the Authority's basic financial statements.

**Overview of the Financial Statements**

The annual report consists of three parts – management's discussion and analysis (this section), the basic financial statements and required supplementary information. The basic financial statements include the Statements of Net Position and Governmental Funds Balance Sheet and the Statements of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balance/Net Position. The required supplementary information includes schedule of proportionate share of net pension liability and contributions and net OPEB liability.

With regard to the State of New Jersey, the Authority is a component unit which provides services entirely to the state. Per Governmental Accounting Standards Board ("GASB") Statement No. 14 requirements, the Authority is thus considered a blended component unit for inclusion in the New Jersey Comprehensive Annual Financial Report. Blending requires the component unit's balances and transactions to be recorded in a manner similar to the balances and transactions of the state, i.e., a governmental fund type.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when measurable and available. Expenditures, and the related liabilities, are accrued when they are normally expected to be paid out of revenues recognized during the current period. The exception to this rule is that principal and interest on long-term debt is recognized when due.

**NEW JERSEY BUILDING AUTHORITY**  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

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**Basic Financial Statements**

The basic financial statements are designed to provide readers with a broad overview of the Authority's finances. The Statements of Net Position and Governmental Funds Balance Sheet presents information on all of the Authority's assets and liabilities, with the difference between the two reported as Fund Balance/Net Position. Fund Balance/Net Position increases when revenues exceed expenditures.

The Statements of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balance/Net Position presents information showing how the Authority's Fund Balance/Net Position changed during the year. All changes in Net Position are reported as the underlying events occur, regardless of the timing of the related cash flows. Therefore, revenues and expenditures are reported in this statement for some items, such as accrued bond interest, that will result in cash flows in future calendar years.

**Notes to the Basic Financial Statements.**

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

**Financial Analysis**

**Net Position (in thousands) - Statements of Net Position**

	December 31,			Change 2019-2018
	2019	2018	2017	
Current assets	\$ 29,365	\$ 59,321	\$ 89,077	(50.50)%
Non-current assets and deferred outflows of resources	<u>125,964</u>	<u>146,566</u>	<u>197,588</u>	(14.06)%
Total assets and deferred outflows of resources	<u>155,329</u>	<u>205,887</u>	<u>286,665</u>	(24.56)%
Current liabilities	18,943	49,558	79,579	(61.78)%
Non-current liabilities and deferred inflows of resources	<u>130,349</u>	<u>150,531</u>	<u>201,602</u>	(13.41)%
Total liabilities and deferred inflows of resources	<u>149,292</u>	<u>200,089</u>	<u>281,181</u>	(25.39)%
Net position	<u>\$ 6,037</u>	<u>\$ 5,799</u>	<u>\$ 5,484</u>	4.10 %

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

**Changes in Net Position (in thousands) - Statements of Activities**

	Year Ended December 31,			Percentage Change 2019-2018
	2019	2018	2017	
Revenues				
Investment income	\$ 200	\$ 149	\$ 151	34.23 %
State rental payments	7,059	10,513	13,529	(32.85)%
State appropriation for administrative costs	1,052	929	602	13.24 %
Miscellaneous Income	353	1	-	100.00 %
Total revenues	<u>8,664</u>	<u>11,592</u>	<u>14,282</u>	(25.26)%
Expenditures				
Interest	7,283	10,268	9,985	(29.07)%
Other administrative expenses	1,144	1,010	653	13.27 %
Total expenditures	<u>8,426</u>	<u>11,277</u>	<u>10,638</u>	(25.28)%
Changes in net position	238	315	3,644	(24.44)%
Other financing uses			10,480	0.0%
Net position, beginning of year	5,799	5,484	13,420	5.74 %
Net position, beginning of year, restated	-	-	12,320	0.0%
Net position, end of year	<u>\$ 6,037</u>	<u>\$ 5,799</u>	<u>\$ 5,484</u>	4.10 %

**Cash Receipts**

State debt service receipts of \$55.9 million, of which \$7.1 million was associated with 2019 interest payments and \$48.8 million with principal payments was received in 2018. State debt service receipts of \$89.3 million, of which \$10.5 million was associated with 2018 interest payments and \$78.8 million with principal payments was received in 2018.

The Authority received a state appropriation of \$1.308 and \$0.929 million to cover its 2019 and 2018, Administrative Budget, respectively, the majority of which was used for salary and payroll related expenses of its four full-time and one part-time employees. The NJBA also provides management for projects funded by other Authorities or Agencies and procured through the New Jersey Division of Property Management and Construction. Particularly, large scale projects that benefit from the expertise resident in the NJBA.

**Debt Service**

During 2019, the Authority made principal payments of \$48.8 million. Table 2 summarized these changes in debt service between the calendar years 2019 and 2018.

**Table 2 (in thousands)**

				Percentage Change 2019-2018
	2019	2018	2017	
Bonds payable	<u>\$ 124,235</u>	<u>\$ 173,045</u>	<u>\$ 251,865</u>	<u>(28.21)%</u>

**NEW JERSEY BUILDING AUTHORITY**  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

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The Authority Bond Ratings as of December 31, 2019 and 2018, were as follows:

	<u>2019</u>	<u>2018</u>
Fitch Ratings	A-	A-
Moody's Investor Service, Inc.	A3	A3
Standard & Poor's Rating Services	BBB+	BBB+

To provide the reader with a better understanding of the above ratings, included below is a schedule explaining the various ratings utilized by three rating companies.

<u>Investment Grade</u>	<u>Fitch</u>	<u>Moody's</u>	<u>Standard &amp; Poor's</u>
Highest Quality	AAA+	Aaa1	AAA+
Highest Quality	AAA	Aaa2	AAA
Highest Quality	AAA-	Aaa3	AAA-
High Quality	AA+	Aa1	AA+
High Quality	AA	Aa2	AA
High Quality	AA-	Aa3	AA-
Upper Medium	A+	A1	A+
Upper Medium	A	A2	A
Upper Medium	A-	A3	A-

Moody's uses a modifier of 1, 2 or 3 to show relative standing in a category (1 higher than 2, 2 higher than 3). Standard & Poor's and Fitch use a modifier of plus or minus.

**Contacting Financial Management**

This financial report is designed to provide citizens, vendors and creditors with a general overview of the Authority's finances. If you have any questions about this report or need additional financial information, contact the Authority's Fiscal Office at P.O. Box 219, Trenton, New Jersey 08625-0219.

## **BASIC FINANCIAL STATEMENTS**

**NEW JERSEY BUILDING AUTHORITY**  
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STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET  
December 31, 2019

	<u>Governmental Funds</u>	<u>Adjustments (Note F)</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>			
Cash and equivalents- restricted	\$ 11,375,377	\$ -	\$ 11,375,377
Current minimum lease payments receivable	-	17,990,000	17,990,000
Long-term minimum lease payments receivable	-	<u>106,245,000</u>	<u>106,245,000</u>
Total assets	<u>\$ 11,375,377</u>	<u>\$ 124,235,000</u>	<u>\$ 135,610,377</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension	\$ -	\$ 1,031,244	\$ 1,031,244
OPEB	-	261,387	261,387
Loss on advanced refunding of bonds	-	<u>18,426,051</u>	<u>18,426,051</u>
Total deferred outflows of resources	<u>\$ -</u>	<u>\$ 19,718,682</u>	<u>\$ 19,718,682</u>
<b>LIABILITIES</b>			
Accounts payable			
Other	\$ 153,656	\$ 34,270	\$ 187,926
Deferred appropriation for administrative costs	269,260	244,916	514,176
Net pension liability	-	1,486,725	1,486,725
OPEB liability	-	840,280	840,280
Accrued bond interest payable	-	250,797	250,797
Current bonds payable	-	17,990,000	17,990,000
Long-term bonds payable	-	106,245,000	106,245,000
Unamortized bond premiums, net of discounts	-	<u>20,592,063</u>	<u>20,592,063</u>
Total liabilities	<u>\$ 422,916</u>	<u>\$ 147,684,051</u>	<u>\$ 148,106,967</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension	\$ -	\$ 599,992	\$ 599,992
OPEB	-	<u>585,018</u>	<u>585,018</u>
Total deferred inflows of resources	<u>\$ -</u>	<u>\$ 1,185,010</u>	<u>\$ 1,185,010</u>
<b>FUND BALANCE/NET POSITION</b>			
Restricted	\$ 10,952,461	\$ (496,750)	\$ 10,455,711
Deficit	-	<u>(4,418,629)</u>	<u>(4,418,629)</u>
Total fund balance/net position	<u>\$ 10,952,461</u>	<u>\$ (4,915,379)</u>	<u>\$ 6,037,082</u>

**NEW JERSEY BUILDING AUTHORITY**  
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STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET  
December 31, 2018

	<u>Governmental Funds</u>	<u>Adjustments (Note F)</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>			
Cash and equivalents- restricted	\$ 10,510,829	\$ -	\$ 10,510,829
Current minimum lease payments receivable	-	48,810,000	48,810,000
Long-term minimum lease payments receivable	-	<u>124,235,000</u>	<u>124,235,000</u>
Total assets	<u>\$ 10,510,829</u>	<u>\$ 173,045,000</u>	<u>\$ 183,555,829</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension	\$ -	\$ 644,555	\$ 644,555
OPEB	-	303,627	303,627
Loss on advanced refunding of bonds	-	<u>21,382,835</u>	<u>21,382,835</u>
Total deferred outflows of resources	<u>\$ -</u>	<u>\$ 22,331,017</u>	<u>\$ 22,331,017</u>
<b>LIABILITIES</b>			
Accounts payable			
Other	\$ 215,502	\$ (82,202)	\$ 133,300
Deferred appropriation for administrative costs	258,165	-	258,165
Net pension liability	-	1,117,955	1,117,955
Total OPEB liability	-	1,093,972	1,093,972
Accrued bond interest payable	-	356,175	356,175
Current bonds payable	-	48,810,000	48,810,000
Long-term bonds payable	-	124,235,000	124,235,000
Unamortized bond premiums, net of discounts	-	<u>23,219,839</u>	<u>23,219,839</u>
Total liabilities	<u>\$ 473,667</u>	<u>\$ 198,750,739</u>	<u>\$ 199,224,406</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension	\$ -	\$ 499,955	\$ 499,955
OPEB	-	<u>363,835</u>	<u>363,835</u>
Total deferred inflows of resources	<u>\$ -</u>	<u>\$ 863,790</u>	<u>\$ 863,790</u>
<b>FUND BALANCE/NET POSITION</b>			
Restricted	\$ 10,037,162	\$ (273,973)	\$ 9,763,189
Deficit	-	<u>(3,964,539)</u>	<u>(3,964,539)</u>
Total fund balance/net position	<u>\$ 10,037,162</u>	<u>\$ (4,238,512)</u>	<u>\$ 5,798,650</u>

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/NET POSITION  
Year Ended December 31, 2019

	<u>Governmental Funds</u>	<u>Adjustments (Note F)</u>	<u>Statement of Activities</u>
<b>REVENUES</b>			
Investment income	\$ 200,488	\$ -	\$ 200,488
State rental payments	6,932,703	126,272	7,058,975
State principal payments	48,810,000	(48,810,000)	-
State appropriation for administrative costs	1,307,950	(256,011)	1,051,939
Miscellaneous Income	<u>353,422</u>	<u>-</u>	<u>353,422</u>
Total revenues	<u>57,604,563</u>	<u>(48,939,739)</u>	<u>8,664,824</u>
<b>EXPENDITURES</b>			
Debt service			
Principal	48,810,000	(48,810,000)	-
Interest	6,827,325	455,279	7,282,604
Other administrative expenses	<u>1,051,939</u>	<u>91,849</u>	<u>1,143,788</u>
Total expenditures	<u>56,689,264</u>	<u>(48,262,872)</u>	<u>8,426,392</u>
Excess of revenues over expenditures	<u>915,299</u>	<u>(676,867)</u>	<u>238,432</u>
Fund balance/net position			
Beginning of year	<u>10,037,162</u>	<u>(4,238,512)</u>	<u>5,798,650</u>
End of year	<u>\$ 10,952,461</u>	<u>\$ (4,915,379)</u>	<u>\$ 6,037,082</u>

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE/NET POSITION  
Year Ended December 31, 2018

	Governmental Funds	Adjustments (Note F)	Statement of Activities
<b>REVENUES</b>			
Investment income	\$ 148,664	\$ -	\$ 148,664
State rental payments	10,513,473	-	10,513,473
State principal payments	78,820,000	(78,820,000)	-
State appropriation for administrative costs	929,335	-	929,335
Miscellaneous income	<u>656</u>	<u>-</u>	<u>656</u>
Total revenues	<u>90,412,128</u>	<u>(78,820,000)</u>	<u>11,592,128</u>
<b>EXPENDITURES</b>			
Debt service			
Principal	78,820,000	(78,820,000)	-
Interest	10,610,092	(342,454)	10,267,638
Other administrative expenses	<u>929,335</u>	<u>80,367</u>	<u>1,009,702</u>
Total expenditures	<u>90,359,427</u>	<u>(79,082,087)</u>	<u>11,277,340</u>
Excess of revenues over expenditures	<u>52,701</u>	<u>262,087</u>	<u>314,788</u>
Fund balance/net position			
Beginning of year	<u>9,984,461</u>	<u>(4,500,599)</u>	<u>5,483,862</u>
End of year	<u>\$ 10,037,162</u>	<u>\$ (4,238,512)</u>	<u>\$ 5,798,650</u>

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

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**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Authority**

The New Jersey Building Authority (the "Authority"), a component unit of the State of New Jersey (the "State"), a body corporate and politic and an instrumentality of the State, was created in 1981 by the state legislature for the purpose of providing the capital resources (through the sale of bonds, notes and other obligations) necessary to acquire, construct, reconstruct, rehabilitate or improve office buildings or related facilities necessary or convenient to the operation of any State agency.

In Chapter 174 of the Pamphlet Laws of 1992, the state legislature amended the Authority's statute to expand the types of projects the Authority can undertake. The Authority can also now construct or rehabilitate correctional facilities and renovate and preserve historic public buildings. The amendment also removed the \$250 million bond principal limitation.

**Reporting Entity**

The decision to include a potential component unit in the Authority's reporting entity is based on several criteria, including legal standing, fiscal dependency and financial accountability. Based on the application of these criteria, the Authority has no component units.

Under a master lease with amendments for individual properties, the Authority has leased to the State the buildings constructed or renovated with funds provided from various bond offerings made by the Authority. The State is required to pay rent to the Authority in amounts sufficient to pay (1) debt service on the bonds outstanding (to the extent such debt service is not funded from other monies available in the debt service account of the debt service fund, as provided for in the master lease agreement), and (2) administrative expenses of the Authority. The lease transactions with the State are accounted for as direct financing leases.

The State is responsible for awarding and monitoring all contracts for the design, acquisition and construction of projects, as well as supervising construction work and accepting the completed projects. Project costs incurred by the State are paid by the Authority's bond trustee out of the construction fund after approval by an authorized Authority representative. Pursuant to the terms of the master lease, the Authority is not liable or responsible for the adequacy, sufficiency and suitability of the plans and specifications of any contracts or agreements with respect to the acquisition or construction of these projects. During the master lease term, the State is responsible for all costs relating to the operation, maintenance and repair of the projects. In addition, the State pays for all utilities, taxes and governmental charges during the lease term.

At any time prior to the expiration of the master lease term, the State has the option to purchase the projects for a price of \$1 plus an amount sufficient to provide the full payment of the bonds and accrued interest in conformity with the bond resolution. If such option has not been exercised prior to the end of the lease term, the title to the projects will be transferred by the Authority to the State at that time.

The obligation of the State to make rental payments is subject to and depends upon yearly appropriations being made by the State legislature for such purposes. In the event the State fails to make the necessary lease payments, the Authority may take possession of the projects and either lease or sell them to another party. In either case, the State is obligated to reimburse the Authority for any deficiency between the lease payments called for by the master lease and amounts paid by other parties.

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

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**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Accounting**

The Authority is a component unit of the State of New Jersey and is included in the general purpose financial statements of the State.

The accompanying basic financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board ("GASB").

In its accounting and financial reporting, the Authority follows the pronouncements of the Governmental Accounting Standards Board ("GASB") and other entities that promulgate accounting principles. GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, establishes the order of priority of pronouncements and other sources of accounting and financial reporting guidance that a governmental entity should apply. Per the Statement, the sources of authoritative generally accepted accounting principles ("GAAP") are categorized in descending order of authority as follows: GASB Statements and Interpretations, GASB Technical Bulletins, GASB Implementation Guides, and literature of the American Institute of Certified Public Accountants ("AICPA") cleared by the GASB. Authoritative GAAP is incorporated periodically into the *Codification of Governmental Accounting and Financial Reporting Standards* (Codification), and when presented in the Codification, it retains its authoritative status. If the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP described above, a governmental entity should first consider accounting principles for similar transactions or other events within a source of authoritative GAAP described above and then may consider nonauthoritative accounting literature from other sources. These include GASB Concepts Statements; pronouncements and other literature of the Financial Accounting Standards Board ("FASB"), Federal Accounting Standards Advisory Board, International Public Sector Accounting Standards Board, and International Accounting Standards Board, and AICPA literature not cleared by the GASB; practices that are widely recognized and prevalent in state and local government; literature of other professional associations or regulatory agencies; and accounting textbooks, handbooks and articles.

The basic financial statements consist of government-wide and governmental fund financial statements.

The Authority, as a single-program government, combines government-wide and governmental fund financial statements, which are linked together by a reconciliation.

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenditures are recognized when incurred. The primary sources of revenues are rental payments received from the State of New Jersey, in accordance with the Authority's master lease agreement with the State.

The governmental fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when measurable and available. Expenditures, and the related liabilities, are accrued when they are normally expected to be paid out of revenues recognized during the current period. The exception to this rule is that principal and interest on long-term debt are recognized when payment is due.

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Use of Estimates**

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America for governmental units requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Funds Required by Bond Resolutions**

In accordance with certain bond resolutions, the Authority has established the following restricted funds (accounts) to be held by US Bank, as trustee, to account for all revenue received by the Authority:

<u>Fund Accounts</u>	<u>Amount</u>	<u>Use for Which Restricted</u>
Construction	Any amount determined by the Authority after meeting requirements under the bond resolution for all of the other funds.	Payment of construction costs of any authorized projects.
Debt Service	Amounts needed to pay principal and interest on or before each interest payment date and principal installment date on the bonds.	Payment of principal and interest on the bonds.
Rebate	Estimated amount needed to pay arbitrage earnings.	Payment of arbitrage earnings to the federal government.

For financial reporting purposes, the assets, liabilities and fund balance/net position and related revenues, expenditures and other financing sources and uses of these funds have been combined.

Cash and cash equivalents include amounts on deposit and are restricted to construction project purposes. The following sets forth the cash and cash equivalent balances in the above funds:

	<u>December 31,</u>	
	<u>2019</u>	<u>2018</u>
Construction fund	\$ 10,081,748	\$ 9,881,395
Debt service	35,302	96,181
Rebate and other	1,258,326	533,253
	<u>\$ 11,375,376</u>	<u>\$ 10,510,829</u>

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

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**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Minimum Lease Payments Receivable**

Minimum lease payments receivable are due from the State as the lessee and are equal to the annual debt service of the outstanding bonds. The leases are accounted for as direct financing leases.

**Deferred Outflows and Inflows of Resources**

The Statements of Net Position and Governmental Funds Balance Sheet reports separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represents a reduction of net position that applies to a future period(s) and will be recognized as an outflow of resources (expense) at that time. Deferred inflows of resources represents an acquisition of net position that applies to a future period(s) and will be recognized as an inflow of resources (revenue) at that time.

The Authority is required to report the following as deferred outflows of resources and deferred inflows of resources:

***Pension and OPEB Plan*** - The difference between expected (actuarial) and actual experience, changes in actuarial assumptions, net difference between projected (actuarial) and actual earnings on pension plan investments, changes in the Authority's proportion of expenses and liabilities to the pension as a whole, differences between the Authority's pension contribution and its proportionate share of contributions, and the Authority's pension contributions subsequent to the pension valuation measurement date.

***Net Loss on Advance Refunding of Bonds*** - The Authority has performed advance refundings, material differences between the reacquisition price and net carrying amounts of the old debt are deferred and amortized over the life of the new or old debt, whichever is shorter.

**Bond Premiums/Discounts**

Bond premiums, net of discounts, are recorded as a liability in the statement of net position and are amortized over the life of the debt. In the governmental fund financial statements bond premiums are recognized as revenue received.

**Fund Balance/Net Position**

Fund balance/net position is classified as restricted and can only be utilized upon approval by the State Treasurer.

Unrestricted (deficit) net position consists of the cumulative net effect of the Authority's state principal payment revenue against debt service and other administrative expenses.

**Income Taxes**

As an instrumentality of the State, under existing statute, the Authority is exempt from both federal and state income taxes.

**Administrative Expense**

The Authority receives an appropriation from the State for salaries, fringe benefits, related costs for overhead, and other expenses that support the operations of the Authority.

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Concentration of Risk**

The Authority maintains cash and equivalent balances which may exceed federally insured limits. They historically have not experienced any credit-related losses.

**B. CASH AND EQUIVALENTS**

GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, requires uncollateralized deposits exposed to custodial risk to be disclosed. The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits that are in the possession of an outside party. The following is a summary of the Authority's cash deposits and the amount exposed to custodial credit risk at December 31, 2019 and 2018. The New Jersey Cash Management Fund (the "Fund") is a pooled investment fund and is guaranteed by the State of New Jersey. Thus, deposits in the Fund are not subject to credit risk or custodial credit risk. U.S. Treasury notes are explicitly guaranteed by the U.S. government and are not subject to credit risk or custodial credit risk. As of December 31, 2019 and 2018, the Authority's cash balances were as follows:

	<u>December 31, 2019</u>		<u>December 31, 2018</u>	
	<u>Financial Statement Balance</u>	<u>Bank Balance</u>	<u>Financial Statement Balance</u>	<u>Bank Balance</u>
Amount insured by the FDIC or collateralized with securities held in its name by the Authority.	\$ 1,253,975	\$ 1,253,975	\$ 528,998	\$ 528,998
Amount collateralized with securities held by the pledging financial institution's trust department in the Authority's name.	<u>5,321,047</u>	<u>5,321,047</u>	<u>5,286,742</u>	<u>5,286,742</u>
Total	<u>\$ 6,575,022</u>	<u>\$ 6,575,022</u>	<u>\$ 5,815,740</u>	<u>\$ 5,815,740</u>

Cash equivalents are stated at fair market value. Original cost basis and fair market value at December 31, 2019 and 2018, are summarized as follows:

	<u>December 31, 2019</u>		<u>December 31, 2018</u>	
	<u>Original Cost</u>	<u>Fair Market Value</u>	<u>Original Cost</u>	<u>Fair Market Value</u>
New Jersey Cash Management Fund (Level 2 Investments)	<u>\$ 4,800,355</u>	<u>\$ 4,800,355</u>	<u>\$ 4,695,089</u>	<u>\$ 4,695,089</u>

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

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**C. MINIMUM LEASE PAYMENTS RECEIVABLE**

Future minimum lease payments receivable from the State as of December 31, 2019, are as follows:

<u>Years Ending December 31,</u>	
2020	\$ 23,377,125
2021	19,194,450
2022	24,874,300
2023	13,277,075
2024	9,119,450
2025-2029	52,964,350
2030	<u>8,496,600</u>
	151,303,350
Less amounts representing interest	<u>(27,068,350)</u>
	<u>\$ 124,235,000</u>

The State is obligated to make payments to the Authority against the minimum lease payments receivable for the completed portions of projects funded by bonds issued by the Authority, plus any administrative expenses of the Authority as defined in the master lease agreement with the State of New Jersey which include any fees and costs associated with swap agreements.

**D. BONDS PAYABLE**

Bond activity for the years ended December 31, 2019 and 2018, was as follows:

Balance, December 31, 2018	\$ 173,045,000
Reductions	<u>(48,810,000)</u>
Balance, December 31, 2019	<u>\$ 124,235,000</u>
Balance, December 31, 2017	\$ 251,865,000
Reductions	<u>(78,820,000)</u>
Balance, December 31, 2018	<u>\$ 173,045,000</u>

***Defeased Bonds***

The Authority has refunded various general obligation bond issuances by creating separate irrevocable trust funds. Refunding bonds have been issued, the proceeds from which are used to purchase U.S. Treasury Obligations - State and Local Government Series. The securities are deposited into an irrevocable trust fund and then held by the trustee. The investments themselves and the fixed earnings from the investments are sufficient to fully service the defeased debt until the debt is called or matures. For financial reporting purposes, the refunded debt has been considered defeased and has therefore, been removed as a liability from the Authority's long-term debt. As of December 31, 2019, the amount of defeased general obligation debt outstanding but removed from the Authority's long-term debt amounted to \$185,495,000.

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

**D. BONDS PAYABLE (CONTINUED)**

***Defeased Bonds (Continued)***

The following table reflects the Authority's annual principal obligation for defeased general obligation debt outstanding:

<u>Years Ending December 31,</u>	
2020	\$ 24,580,000
2021	21,455,000
2022	22,795,000
2023	19,960,000
2024	19,960,000
2025-2029	65,955,000
2030	<u>10,790,000</u>
Total	<u>\$ 185,495,000</u>

**E. FUTURE DEBT SERVICE PAYMENTS**

The following table reflects the debt service by year for the various Series Bonds issued by the Authority:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 17,990,000	\$ 5,387,125	\$ 23,377,125
2021	14,555,000	4,639,450	19,194,450
2022	20,925,000	3,949,300	24,874,300
2023	10,195,000	3,082,075	13,277,075
2024	6,390,000	2,729,450	9,119,450
2025-2029	45,850,000	7,114,350	52,964,350
2030	<u>8,330,000</u>	<u>166,600</u>	<u>8,496,600</u>
	<u>\$ 124,235,000</u>	<u>\$ 27,068,350</u>	<u>\$ 151,303,350</u>

**F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS**

(1) A loss on an advance refunding of bonds is recorded as a deferred outflow of resources and is amortized over the shorter of the remaining amortization period that was used or the life of the newly issued debt. A gain on an advance refunding of bonds is recorded as a deferred inflow of resources and is amortized over the shorter of the remaining amortization period that was used on the old debt or the life of the newly issued debt.

Loss on advance refunding net of amortization:

	<u>December 31,</u>	
	<u>2019</u>	<u>2018</u>
2002 refunding	\$ -	\$ 108,244
2007 refunding	-	399,155
2009 refunding	1,092,915	1,227,675
2013 refunding	17,105,236	19,398,079
2016 refunding	<u>227,901</u>	<u>249,682</u>
	<u>\$ 18,426,051</u>	<u>\$ 21,382,835</u>

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

**F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS (CONTINUED)**

(2) When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets are reported as an expenditure in governmental funds. However, the statement of net position includes those capital assets among the assets of the Authority as a whole.

	December 31,	
	2019	2018
Cost of property and equipment	\$ 74,350	\$ 74,350
Accumulated depreciation	(74,350)	(74,350)
Property and equipment, net	<u>\$ -</u>	<u>\$ -</u>
Capital outlay	<u>\$ -</u>	<u>\$ -</u>

(3) Minimum lease payments receivable are not part of the Authority's governmental fund activities because no portion of this balance is available to finance liabilities at year end.

	December 31,	
	2019	2018
Minimum lease payment receivable	<u>\$124,235,000</u>	<u>\$173,045,000</u>

(4) Unmatured principal and accrued interest applicable to the Authority's governmental activities are not shown as liabilities or expenses until they are due and payable. Unamortized bond premiums, net of discounts, are recorded as liabilities in the statement of net position and are amortized over the life of the debt. Amortization revenue is recorded in the statement of activities. In governmental fund financial statements, net bond premiums are recognized as revenue when received. All liabilities - both current and long-term - are reported in the statement of net position.

	December 31,	
	2019	2018
Accrued bond interest payable	\$ 250,797	\$ 356,175
Related adjustment to interest expense, net of amortization	\$ 455,279	\$ (342,454)
Bonds payable	<u>\$124,235,000</u>	<u>\$ 173,045,000</u>
Unamortized bond premiums, net of discounts	<u>\$ 20,592,063</u>	<u>\$ 23,219,839</u>

Amortization expense included in interest expense in the governmental funds differs from amortization expense in the statement of activities (\$2,956,783 in 2019 and \$2,677,487 in 2018, respectively). The difference is a result of the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds.

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

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**F. ADJUSTMENTS - RECONCILIATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUNDS AND GOVERNMENT-WIDE FINANCIAL STATEMENTS (CONTINUED)**

(5) Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the government-wide statements, however, issuing debt increases long-term liabilities in the statement of net position and does not affect the statement of activities.

Repayment of bond principal is reported as an expenditure in governmental funds and thus has the effect of reducing fund balance because current financial resources have been used. For the Authority as a whole, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities. The Authority's bond debt was reduced by principal payments made to bondholders.

	<u>Year Ended December 31,</u>	
	<u>2019</u>	<u>2018</u>
Principal payments made	<u>\$ 48,810,000</u>	<u>\$ 78,820,000</u>

(6) The amounts received from the State for debt service principal payments of \$48,810,000 and \$78,820,000 during 2019 and 2018, respectively, constitute governmental fund revenues and thus are not included in the Authority's statements of activities.

(7) The Authority had an arbitrage rebate calculation performed at December 31, 2019, that resulted in no liability due to the Internal Revenue Service.

**G. PENSION PLAN**

The Authority's permanent full-time employees participate in the following defined benefit pension plans: the Public Employees' Retirement System ("PERS"), which is administered by the State of New Jersey, Division of Pensions and Benefits (the "Division"). The plan has a board of trustees that is primarily responsible for its administration. The Division issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to:

State of New Jersey  
Division of Pensions and Benefits  
P.O. Box 295  
Trenton, New Jersey 08625-0295

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

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**G. PENSION PLAN (CONTINUED)**

**Plan Description**

PERS is a cost-sharing multiple-employer defined benefit pension plan which was established as of January 1, 1955, under the provisions established by N.J.S.A. 43:15A to provide coverage to all full-time employees of the State of New Jersey or any municipality, county, school district, or public agency within the State, provided the employee is not a member of another State administered retirement system. Membership is mandatory. For additional information about PERS, please refer to Division's Comprehensive Annual Financial Report (CAFR) which can be found at <http://www.nj.gov/treasury/pensions/financial-reports.shtml>.

**Benefits Provided**

The vesting and benefit provisions are set by N.J.S.A. 43:15A. PERS provides retirement, death and disability benefits. All benefits are vested after ten years of service.

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

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

**Contributions**

The contribution policy for PERS is set by N.J.S.A. 43:15A and requires contributions by active members and contributing employers. Pursuant to the provisions of P.L. 2011, C. 78, the member contribution rate was 7.50% in State fiscal year 2019. The local employers' contribution amounts are based on an actuarially determined rate, which includes the normal cost and unfunded accrued liability. Chapter 19, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in state fiscal year 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems, by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of assets.

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

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**G. PENSION PLAN (CONTINUED)**

**Contributions (Continued)**

Authority employees are required to contribute a percentage of their salary toward their pension benefits. P.L. 2011, c78, effective June 28, 2011, increased the active member contribution rate from 5.5% of annual compensation to 6.5% plus an additional 1% phased-in over 7 years. The payment of automatic cost-of-living adjustment ("COLA") additional increases to current and future retirees and beneficiaries was suspended. COLA increases may be reactivated at a future date as permitted by this law. The percentage of employee's contribution rate as a percentage of covered payroll for 2019 and 2018 was 8.13% and 7.44%, respectively. The payroll subject to pension for the Authority's employees was \$591,463 and \$566,390 for the years ended December 31, 2019 and 2018, respectively.

The Authority is required by statute to contribute to the employee's pension benefits based on an annual actuarial calculation. The valuation is a determination of the financial condition of the retirement system. The PERS employer pension contribution rates were 12.46% for the years ended December 31, 2019 and 2018, respectively. The Authority's required annual contributions were \$80,259 and \$56,477 for the years ended December 31, 2019 and 2018, respectively.

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

The Authority pension expense recognized in accordance with the requirements of GASB 68 was \$216,436 and \$97,609 at December 31, 2019 and 2018, respectively. At December 31, 2019 and 2018, the Authority had a liability of \$1,486,725 and \$1,117,955, respectively, for its proportionate share of the net pension liability in PERS. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2018, which was rolled forward to June 30, 2019. For purposes of measuring the net pension liability, the plan's fiduciary net position has been determined on the same basis as they are reported for PERS. Benefit payments are recognized when due and payable in accordance with the benefit terms and investments are measured at their fair value. 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 members of the plan, actuarial determined. At June 30, 2019, the Authority's proportion was 0.008251% which was an increase of 0.002573% from its proportion of 0.005678%, as of June 30, 2018. The employer allocation percentages are based on the ratio of the contributions of an individual employer to the total contributions to PERS during the measurement period. At December 31, 2019 and 2018, respectively, the Authority reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

**G. PENSION PLAN (CONTINUED)**

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

	2019		2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 26,685	\$ 6,568	\$ 21,320	\$ 5,765
Changes in assumptions	148,455	516,038	184,220	357,463
Net difference between projected and actual investment earnings on pension plan investments	-	23,469	-	10,486
Changes in proportion and differences between Authority contributions and proportionate share of contributions	767,463	53,917	404,433	126,241
Authority contributions subsequent to the measurement date	88,641	-	34,582	-
	<u>\$ 1,031,244</u>	<u>\$ 599,992</u>	<u>\$ 644,555</u>	<u>\$ 499,955</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Years Ending December 31,</u>	
2020	\$ 9,395
2021	65,167
2022	65,168
2023	96,507
2024	106,374
	<u>\$ 342,611</u>

**Actuarial Assumptions**

The total pension liability in the June 30, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	
Price	2.75%
Wage	3.25%
Salary increases: through 2026 (based on years of service)	2.00-6.00%
Salary increases: thereafter (based on age)	3.00-7.00%
Investment rate of return	7.00%

The total pension liability in the June 30, 2018, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases: through 2026 (based on age)	1.65-4.15%
Salary increases: thereafter (based on age)	2.65-5.15%
Investment rate of return	7.00%

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NOTES TO FINANCIAL STATEMENTS

**G. PENSION PLAN (CONTINUED)**

**Actuarial Assumptions (Continued)**

For PERS, pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee Mortality Table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree Mortality Table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree Mortality Table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2019.

The actuarial assumptions used in the July 1, 2018, valuation were based on the results of an actuarial experience study for the period July 1, 2014 to June 30, 2018. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2019 and 2018) is determined by the State Treasurer, after consultation with the Directors of the Division of Investments and Division of Pension and Benefits, the board of trustees and the actuaries. The long-term expected rate of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These rates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return of each major asset class included in PERS's target asset allocation as of June 30, 2019 and 2018, are summarized in the following tables:

Asset Class	2019	
	Target Allocation	Long-Term Expected Real Rate of Return
Risk Mitigation Strategies	3.00%	4.67%
Cash Equivalents	5.00%	2.00%
U.S. Treasuries	5.00%	2.68%
Investment Grade Credit	10.00%	4.25%
High Yield	2.00%	5.37%
Private Credit	6.00%	7.92%
Real Assets	2.50%	9.31%
Real Estate	7.50%	8.33%
U.S. Equity	28.00%	8.26%
Non-U.S. Developed Markets Equity	12.50%	9.00%
Emerging Markets Equity	6.50%	11.37%
Private Equity	12.00%	10.85%

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NOTES TO FINANCIAL STATEMENTS

**G. PENSION PLAN (CONTINUED)**

**Actuarial Assumptions (Continued)**

Asset Class	2018	
	Target Allocation	Long-Term Expected Real Rate of Return
Risk Mitigation Strategies	5.00%	5.51%
Cash Equivalents	5.50%	1.00%
U.S. Treasuries	3.00%	1.87%
Investment Grade Credit	10.00%	3.78%
High Yield	2.50%	6.82%
Global Diversified Credit	5.00%	7.10%
Credit Oriented Hedge Funds	1.00%	6.60%
Debt Related Private Equity	2.00%	10.63%
Debt Related Real Estate	1.00%	6.61%
Private Real Estate	2.50%	11.83%
Equity Related Real Estate	6.25%	9.23%
U.S. Equity	30.00%	8.19%
Non-U.S. Developed Markets Equity	11.50%	9.00%
Emerging Markets Equity	6.50%	11.64%
Buyouts/Venture Capital	8.25%	13.08%

The discount rate used to measure the total pension liability was 6.28% and 5.66% as of June 30, 2019 and 2018, respectively. The single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00% and 7.00%, and a municipal bond rate of 3.50% and 3.87% as of June 30, 2019 and 2018, respectively, based on the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be based on 70% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through 2057. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2057 and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

**Sensitivity of the Collective Net Pension Liability to Changes in the Discount Rate**

The following presents the collective net pension liability of the participating employers as of June 30, 2019 and 2018, respectively, calculated using the discount rate as disclosed above as well as what the collective net pension liability would be if it was calculated using a discount rate that is 1% point lower or 1% point higher than the current rate:

	At 1% Decrease (5.28%)	At Current Discount Rate (6.28%)	At 1% Increase (7.28%)
2019	\$ 1,877,975	\$ 1,486,725	\$ 1,157,041
	At 1% Decrease (4.66%)	At Current Discount Rate (5.66%)	At 1% Increase (6.66%)
2018	\$ 1,405,699	\$ 1,117,955	\$ 876,555

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## **H. POST-EMPLOYMENT BENEFITS OTHER THAN PENSION**

### **General Information About the OPEB Plan**

The Authority participates in a cost sharing multiple-employer defined benefit other post-employment benefit plan (the "State Plan"), which is administered by the State of New Jersey. The State Plan is administered on a pay-as-you-go basis. Accordingly, no assets are accumulated in a qualifying trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for the Post-employment Benefits Other Than Pensions* ("GASB Statement No. 75"). The State Plan provides continued medical, prescription drug, and Medicare Part B health care benefits to retirees and their covered dependents. Benefits, contributions, funding and the manner of administration are determined by the State of New Jersey Legislature. The Division of Pensions and Benefits charges the Authority for its contributions. The total number of retired participants eligible for benefits was seven for December 31, 2019 and 2018, respectively.

The Authority did not contribute to the State Plan for the years ended December 31, 2019, or 2018 as the contributions were made on the Authority's behalf by the State of New Jersey.

Please refer to the State website, for more information regarding the State Plan. The State Plan's financial report may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0295.

In accordance with N.J.S.A. 52:14-17.32, the State of New Jersey is required to pay the premiums or periodic charges for health benefits of State employees who retire within 25 years or more of service credit in, or retires on a disability pension from, one or more of the following plans: the Judicial Retirement System ("JRS"), the State Police Retirement System ("SPRS"), the Teachers' Pension and Annuity Fund ("TPAF"), the Public Employees' Retirement System ("PERS"), the Police and Firemen Retirement System ("PFRS"), or the Alternate Benefit Program ("ABP"). The Authority retirees participate in the PERS plan. The State of New Jersey shall also reimburse such retired employees for the premium charges under the Part B of the federal Medicare program covering the retired employee and the employee's spouse. Pursuant to Chapter 78, P.L. 2011, future retirees eligible for post-retirement medical coverage who have less than 20 years of creditable service on June 28, 2011, will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

### **Allocation Methodology**

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective total OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The employer allocation percentages presented in the required supplemental schedules are based on the ratio of the plan members (active and retired) of an individual employer to the total members of the State Plan during the measurement period July 1, 2018 through June 30, 2019. Allocation percentages have been rounded for presentation purposes; therefore, amounts presented may result in immaterial rounding differences.

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

NOTES TO FINANCIAL STATEMENTS

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**H. POST-EMPLOYMENT BENEFITS OTHER THAN PENSION (CONTINUED)**

**Total OPEB Liability**

GASB Statement No. 75 requires participating employers recognize their proportionate share of the collective total OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The Authority's proportionate share of the collective total OPEB liability as of December 31, 2019 and 2018, was .004615% and .004635%, respectively.

The Authority's total OPEB liability as of December 31, 2019 and 2018, was \$840,280 and \$1,093,972, respectively. Since the plan is administered on a pay as you go basis the plan does not accumulate assets in a qualifying trust that meets the criteria in paragraph 4 of GASB Statement No. 75. For the years ended December 31, 2019 and 2018, the Authority recognized OPEB expense of \$39,506 and \$84,734, respectively.

**Actuarial Assumptions**

The total OPEB liability as of December 31, 2019 was determined by an actuarial valuation as of June 30, 2018, which was rolled forward to June 30, 2019. The total OPEB liability as of December 31, 2018, was determined by an actuarial valuation as of June 30, 2017, which was rolled forward to June 30, 2018. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

	<u>2019</u>	
Inflation		2.50%
Salary increases*		
Through 2026		2.00 - 6.00%
Thereafter		3.00 - 7.00%

\*Salary increases are based on years of service.

	<u>2018</u>	
Inflation		2.50%
Salary increases*		
Through 2026		1.65 - 4.15%
Thereafter		2.65 - 5.15%

\*Salary increases are based on the defined benefit plan that the member is enrolled in and his or her age.

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**H. POST-EMPLOYMENT BENEFITS OTHER THAN PENSION (CONTINUED)**

**Mortality Rates**

Pre-retirement mortality rates were based on the Pub-2010 general classification headcount-weighted mortality table with fully generational mortality improvement projections from the central year using the MP-2019 scale. Post-retirement mortality rates were based on the Pub-2010 general headcount-weighted mortality table with fully generational improvement projections from the central year using the MP-2019 scale. Disability mortality was based on the Pub-2010 classification headcount-weighted mortality table with fully generational mortality improvement projections from the central year using the MP-2019 scale.

Certain actuarial assumptions used in the June 30, 2018 valuation used for the Authority's December 31, 2019 total OPEB liability and in the June 30, 2017 valuation used for the Authority's December 31, 2018 total OPEB liability were based on the results of actuarial experience studies of the State of New Jersey's defined benefit pension plans for which the members are eligible for coverage. The Authority employees are eligible for coverage under the PERS plan. For the June 30, 2018 valuations, the PERS experience studies were prepared for the periods July 1, 2014 to June 30, 2018. For the June 30, 2017 valuations, the PERS experience studies were prepared for the periods July 1, 2011 to June 30, 2014.

100% of active members are considered to participate in the Plan upon retirement.

**Health Care Trend Assumptions**

For pre-Medicare medical benefits, the trend rate is initially 5.7% and decreases to a 4.5% long-term trend rate after eight years. For post-65 medical benefits, the actual fully insured Medicare Advantage trend rate for fiscal year 2020 are reflected. The assumed post-65 medical trend rate is 4.5% for all future years. For prescription drug benefits, the initial trend rate is 7.5% decreasing to a 4.5% long-term trend rate after eight years. For the Medicare Part B reimbursement, the trend rate is 5.0%.

**Discount Rate**

The discount rate for the valuation measured as of June 30, 2019 and 2018 was 3.50% and 3.87%, respectively. This represents the municipal bond return rate as chosen by the State of New Jersey. The source is the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

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**H. POST-EMPLOYMENT BENEFITS OTHER THAN PENSION (CONTINUED)**

**Sensitivity of Total OPEB Liability to Changes in the Discount Rate**

The following presents the collective total OPEB liability of the participating employers as of December 31, 2019 and 2018, calculated using the June 30, 2019 and 2018 valuation date discount rates as disclosed above as well as what the collective total OPEB liability would be if it was calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	<b>At 1% Decrease (2.50%)</b>	<b>At Current Discount Rate (3.50%)</b>	<b>At 1% Increase (4.50%)</b>
2019	<u>\$ 972,915</u>	<u>\$ 840,280</u>	<u>\$ 733,031</u>
	<b>At 1% Decrease (2.87%)</b>	<b>At Current Discount Rate (3.87%)</b>	<b>At 1% Increase (4.87%)</b>
2018	<u>\$ 1,283,012</u>	<u>\$ 1,093,972</u>	<u>\$ 942,927</u>

**Sensitivity of Total OPEB Liability to Changes in the Healthcare Trend Rate**

The following presents the collective total OPEB liability of the participating employers as of December 31, 2019 and 2018, calculated using the June 30, 2019 and 2018 valuation date healthcare trend rate as disclosed above as well as what the total OPEB liability would be if it was calculated using a healthcare trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	<b>At 1% Decrease</b>	<b>Healthcare Cost Trend Rate</b>	<b>At 1% Increase</b>
2019	<u>\$ 706,667</u>	<u>\$ 840,280</u>	<u>\$ 1,011,679</u>
	<b>At 1% Decrease</b>	<b>Healthcare Cost Trend Rate</b>	<b>At 1% Increase</b>
2018	<u>\$ 910,915</u>	<u>\$ 1,093,972</u>	<u>\$ 1,332,053</u>

**NEW JERSEY BUILDING AUTHORITY**  
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NOTES TO FINANCIAL STATEMENTS

**H. POST-EMPLOYMENT BENEFITS OTHER THAN PENSION (CONTINUED)**

**Deferred Outflows of Resources and Deferred Inflows of Resources**

	2019		2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 312,418	\$ -	\$ 110,150
Changes in assumptions	-	267,106	-	253,685
Changes in proportion	261,387	5,494	303,627	-
	<u>\$ 261,387</u>	<u>\$ 585,018</u>	<u>\$ 303,627</u>	<u>\$ 363,835</u>

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

<u>Years Ending December,</u>	<u>OPEB</u>
2020	\$ (6,785)
2021	(41,471)
2022	(41,472)
2023	(41,472)
2024	(41,472)
Thereafter	(150,959)
	<u>\$ (323,631)</u>

**Changes in Proportion**

The amounts in the deferred outflows of resources and deferred inflows of resources tables above do not include employer specific deferred outflows of resources and deferred inflows of resources related to the changes in proportion. As of December 31, 2019 and 2018, deferred outflows of resources related to changes in proportion were \$261,387 and \$303,627, respectively. As of December 31, 2019 and 2018, deferred inflows of resources related to changes in proportion were \$5,494. These amounts will be recognized (amortized) by the Authority over the average remaining service lives of all plan members, which is 8.58 years and 8.80 years for the 2019 and 2018 amounts, respectively.

**I. SUBSEQUENT EVENTS**

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a Public Health Emergency of International Concern and on March 10, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the Authority operates. Due to the impact of New Jersey Governor Murphy's Executive Order No. 107 dated March 21, 2020, mandating statewide stay-at home practices and closure of all non-essential retail businesses, it is reasonably possible that revenues for various entities within the State will decline significantly, however, based on the nature of the Authority, the impact is expected to be minimal. It is unknown how long these conditions will last and what the exact and complete financial effect will be to the Authority.

**REQUIRED SUPPLEMENTARY INFORMATION**

**NEW JERSEY BUILDING AUTHORITY**  
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**SCHEDULE OF PROPORTIONATE SHARE OF PERS NET PENSION LIABILITY AND SCHEDULE OF CONTRIBUTIONS (UNAUDITED)**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Authority's proportion of the net pension liability	0.008251%	0.005678%	0.003733%	0.003759%	0.003749%	0.005867%
Authority's proportionate share of net pension liability	\$ 1,486,725	\$ 1,117,955	\$ 868,976	\$ 1,113,394	\$ 841,592	\$ 1,098,470
Authority's covered-employee payroll	591,463	566,390	383,017	225,351	258,611	318,789
Authority's proportionate share of net pension liability as a % of payroll	251%	197%	227%	494%	310%	344.58%
Total pension liability	3,423,507	2,409,231	1,674,326	1,859,898	1,616,211	2,292,337
Plan fiduciary net position	1,936,782	1,291,277	805,350	746,504	774,619	1,193,868
Plan fiduciary net position as a % of total pension liability	56.57%	53.60%	48.10%	40.14%	47.93%	52.08%
	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 80,259	\$ 56,477	\$ 34,582	\$ 33,397	\$ 32,232	\$ 48,367
Contributions in relation to the contractually required contribution	80,259	56,477	34,582	33,397	48,367	40,834
Authority's covered employee payroll	591,463	566,390	383,017	225,351	271,899	318,789
Contributions as a % of covered employee payroll	13.57%	9.97%	9.03%	14.82%	17.79%	12.81%

*The pension schedules are intended to show information for ten years. The State of New Jersey has issued six years of pension information to the Authority. Additional years' information will be displayed as it becomes available.*

**NEW JERSEY BUILDING AUTHORITY**  
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**SCHEDULE OF PROPORTIONATE SHARE OF THE TOTAL OPEB LIABILITY STATE HEALTH  
 BENEFIT STATE RETIRED EMPLOYEES PLAN (UNAUDITED)**

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	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's Proportion of the total OPEB liability	0.004615 %	0.004635 %	0.004083 %	0.003433 %
Authority's Proportionate share of total OPEB liability	\$ 840,280	\$ 1,093,972	\$ 1,147,519	\$ 1,036,766
Authority's Covered Payroll	591,463	566,390	383,017	225,351
Authority's proportionate share of the total OPEB liability as a percentage of its covered payroll	142 %	193 %	300 %	460 %
Plan fiduciary net position as a percentage of the total OPEB liability	0%	0%	0%	0%

*The OPEB schedules are intended to show information for ten years. The State of New Jersey has issued four years of OPEB information to the Authority. Additional years' information will be displayed as it becomes available.*

**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 Directors of  
New Jersey Building Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of the New Jersey Building Authority (the "Authority"), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 25, 2021.

**Internal Control Over Financial Reporting**

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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. We did identify a deficiency in internal control, described in the accompanying schedule of findings and recommendations that we consider to be a material weakness, finding 2019-001.

**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  
(CONTINUED)**

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Authority's Response to Finding**

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

**Purpose of this Report**

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

*Mercedien, P.C.*

*Certified Public Accountants*

January 25, 2021

**NEW JERSEY BUILDING AUTHORITY**  
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SCHEDULE OF CURRENT YEAR FINDINGS AND RECOMMENDATIONS

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**Finding 2019-001**

Criteria

Management is responsible for maintaining an accurate general ledger system.

Condition

Current year journal entries and post-closing entries year were not properly completed for accurate financial reporting.

Cause

Significant turnover of staff responsible for maintaining the general ledger system.

Effect

General ledger and trial balance information presented for current year audit needed significant, material adjustments to reflect current year activity.

Recommendation

The Authority should ensure all required general ledger closing processes of the general ledger system are properly completed and that all current year journal entries and post-closing entries are posted accurately and timely to the general ledger. All general ledger accounts should be reviewed periodically throughout the year to ensure accuracy of balances.

Managements Response

Management is in agreement with the finding. As a result of personnel turnover, the general ledger and trial balance information presented for the current year needed significant, material adjustments. Consistent with the recommendation, appropriate training and procedures have been implemented to ensure all post-closing and year end processes and entries are completed properly and timely. Also, general ledger accounts will be reviewed periodically throughout the year to ensure accuracy of balances.

**NEW JERSEY BUILDING AUTHORITY**  
(A Component Unit of the State of New Jersey)

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

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**Finding 2018-001**

Condition

Closing of the prior year general ledger and current year post-closing entries year were not properly completed for accurate financial reporting.

Status

This finding is recurring in the current year at finding 2019-001.