

**THE PARKING AUTHORITY
OF THE CITY OF CAMDEN**

**AUDIT REPORT FOR THE YEAR
ENDED DECEMBER 31, 2013**

THE PARKING AUTHORITY OF THE CITY OF CAMDEN

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THE PARKING AUTHORITY OF THE CITY OF CAMDEN

BOARD OF COMMISSIONERS

AS OF DECEMBER 31, 2013

Angel L. Alamo
Chairman

Michael B. Jordan
Vice Chairman

Sanders Kendrick, Jr.
Commissioner

Barry Moore
Commissioner

Falio Leyba Martinez
Commissioner

OTHER OFFICIALS

James Zullo / Len Bier
Interim Executive Director

Daniel A. Bernardin, Esquire
Board Secretary and Board Solicitor

**INDEPENDENT AUDITOR'S REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013**



BRENT W. LEE & CO., LLC
Certified Public Accounting Firm

INDEPENDENT AUDITOR'S REPORT

To the Chairman and Members of the
Parking Authority of the City of Camden
County of Camden
Camden, New Jersey 08103

Report on the Financial Statements

I have audited the accompanying financial statements of the business-type activities of the Parking Authority of the City of Camden, a component unit of the City of Camden, in the County of Camden, State of New Jersey, as of and for the fiscal years ended December 31, 2013 and 2012, and the related notes to the financial statements, which collectively 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in compliance with audit standards prescribed by the Local Finance Board and by the Division of Local Government Services, Department of Community Affairs, State of New Jersey. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that

are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinions

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Parking Authority of the City of Camden, a component unit of the City of Camden, County of Camden, State of New Jersey, as of December 31, 2013, and the respective changes in financial position and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis and Budgetary Comparison Information 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Parking Authority of the City of Camden's basic financial statements. The supplementary schedules are presented for the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to

the financial statements themselves, and other additional procedures in accordance with auditing standard generally accepted in the United States of America. In my opinion the financial statements stated above are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued a report dated April 9, 2014 on my consideration of the Parking Authority of the City of Camden's internal control structure over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brent W. Lee", written in a cursive style.

Brent W. Lee
Certified Public Accountant

Cinnaminson, New Jersey
April 9, 2014

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BRENT W. LEE & CO., LLC
Certified Public Accounting Firm

**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 Chairman and Members of the
Parking Authority of the City of Camden
County of Camden
Camden, New Jersey 08103

I have audited 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 audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the financial statements of the business-type activities of the Parking Authority of the City of Camden, County of Camden, State of New Jersey, as of and for the fiscal year ended December 31, 2013, and related notes to the financial statements, which collectively comprise the Parking Authority of the City of Camden's basic financial statements, and have issued my report thereon dated April 9, 2014.

Internal Control Over Financial Reporting

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

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

My 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during my audit I did not identify deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified. I did identify a deficiency in internal control, described in the accompanying schedule of General Comments section as Finding 2013-01 to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Parking Authority of the City of Camden statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* or audit requirements as prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey.

Purpose of this Report

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

Respectfully submitted,



Brent W. Lee
Certified Public Accountant

Cinnaminson, New Jersey
April 9, 2014

REQUIRED SUPPLEMENTARY INFORMATION – PART I

Management's Discussion and Analysis

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2013
(UNAUDITED)**

INTRODUCTION

The Parking Authority of the City of Camden, hereinafter referred to as the "Authority" presents their Annual Financial Report in accordance with the Statements of Governmental Accounting Standard No. 34 entitled, "Basic Financial Statement – Management's Discussion and Analysis – for State and Local Governments" hereinafter referred to as GASB34, and related standards.

MISSION

The Authority's mission since being created over 50 years ago is ongoing coordination with the Mayor and the members of City Council toward the provision and improvement of parking throughout the City of Camden. In keeping with our mission, The Parking Authority continues to look toward the parking needs and interest of the Camden community. Our facilities and services enhance commerce throughout the City. Our various programs, Residential Parking Program, Credit Card Payment System, Monthly Parking Specials, and the Overnight Parking Program (available only at the Waterfront Garage and Rand Transportation Terminal) help to protect the parking privileges of all. The foundation of the Authority's Handicapped Parking Program is the Americans with Disabilities Act. Ensuring compliance with this Act also falls within the Authority's scope. Wherever the need, we endeavor to meet the need with safe, convenient, and affordable parking.

RESPONSIBILITY AND CONTROL

The Authority has retained Brent W. Lee & Company LLC, to conduct an independent audit of the financial statement for the calendar year ended December 31, 2013. The Authority is responsible for furnishing financial statements and pertinent data for the auditor's review and analysis.

In management's opinion, the financial statements above present fairly, in all material aspects, the financial position, results of operations and cash flow for the calendar year ending in accordance with Generally Accepted Accounting Principles.

SUMMARY OF ORGANIZATION AND BUSINESS

The Authority was established by ordinance of the Council of the City of Camden (the City) and is charged with the operation of certain parking garages, parking lots, and meters throughout the City. The Authority currently operates eleven (19) surface lots and two (2) garage facilities comprising a total parking capacity in excess of approximately 8,100 spaces. The Authority also collects revenues from the approximately 900 parking meters located throughout the City's central business district and conducts various parking enforcement activities on behalf of the City. The City believes that these are essential governmental functions and that the Authority, operating independently, can perform efficiently and effectively.

ACCOMPLISHMENTS

The Authority has expanded the Pay-By-Cell program throughout the City to enhance the On-Street parking experience for patrons that live, work, and visit the City.

The Authority is operating under a month-to-month agreement to operate two (2) parking lots for daily visitors of the Adventure Aquarium that expired May 2012. We are currently negotiating a new agreement.

The Authority is the parking operator for the Camden Riversharks minor league baseball team. Since the opening of the Riversharks Stadium at Campbell's Field, it has provided more activities at the Camden Waterfront. Approximately 70 home games are played each year. -7-

For the past several years, the Authority was awarded an agreement with the County of Camden, Department of Recreation to operate their entire event parking on the Camden Waterfront. Events include a Sunset Jazz series and WXPN's three day music event.

Since the opening of the Battleship New Jersey, the Authority has provided parking for their visitors and staff. The Authority offered a \$1.00 discounted parking rate to Battleship visitors. To offset Battleship expenses, the Authority rebated \$2.00 per vehicle to the Home Port Alliance until April 2014. The Authority also offered free parking to all Battleship volunteers through April 2014. The Authority signed a one year contract with Home Port Alliance. This agreement is presently being renegotiated.

The Authority implemented parking access and revenue control (PARC) systems at the Walter Rand Transportation Authority, the Hinson Waterfront Garage, and our lot located on Mickie Blvd. The (PARC) Systems have improved operations, revenue control, and the Authority's efficiency.

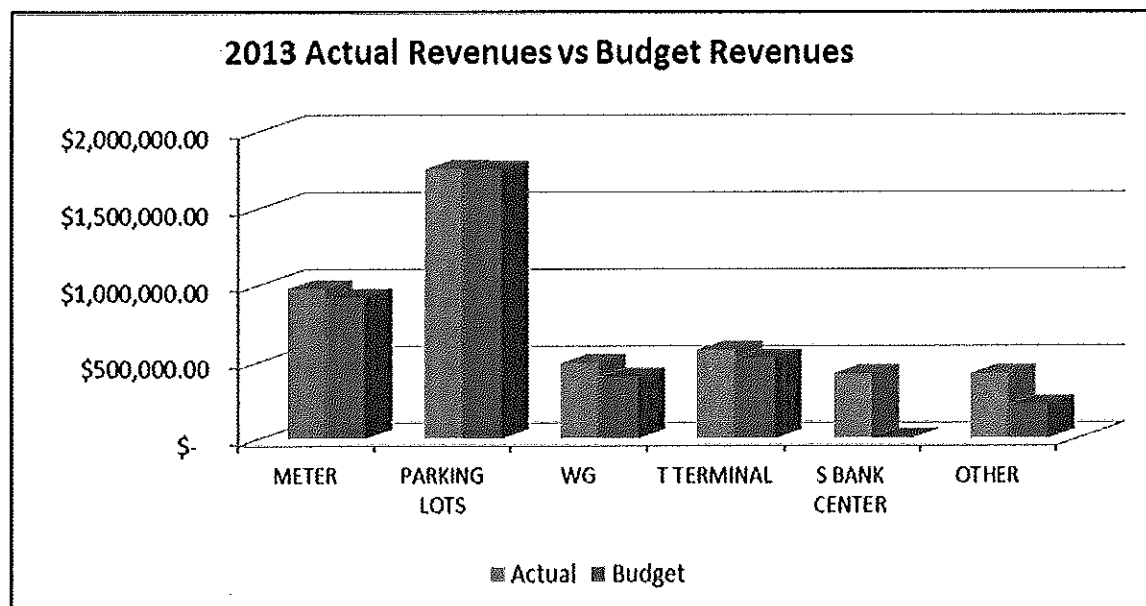
The Authority had a very active Waterfront event parking season in 2013 and implemented staff scheduling modifications to better support and operates event parking. The schedule changes also reduced employee overtime. In addition, the Cirque Du Soleil events on the waterfront during the summer of 2013 also contributed to the increase in revenues. The Authority was the parking operator for the Cirque Du Soleil.

The Authority extended parking enforcement hours in high demand, metered parking areas such as the University and Hospital districts to enhance compliance and increase meter revenue.

PARKING FEES:

Parking rates are significantly below market, but remained unchanged in 2013 from the prior year. There will be planned increases in the monthly and daily rates during 2014.

REVENUES (ACTUAL TO BUDGET):



REVENUE ANALYSIS:

Actual revenue for 2013 was \$4,674,370, 21% or \$829,264 increase compared to 2013 budget amount of \$3,845,041 and a 14% or \$576,209 Increase compared to 2012 actual amount of \$4,116,607.

METER REVENUE:

Actual Meter Revenue for 2013 was \$980,241, a 6% or \$58,199 increase compared to 2013 budget amount of \$922,043 and a 7% or \$67,085 increase compared to 2012 actual of \$913,157.

REVENUE FROM PARKING LOTS:

Actual Parking Lot Revenue for 2013 was \$1,758,530, a 0.4% or \$7,364 increase compared to 2013 budget amount of \$1,751,166 and a 3% or \$56,370 Increase compared to 2012 actual of \$1,702,160.

WATERFRONT GARAGE REVENUE:

Actual Garage Revenue for 2013 was \$493,828, a 22% or \$90,454 increase compared to 2013 budget amount of \$403,374 and a 41% or \$145,248 Increase compared to 2012 actual of \$348,580.

TRANSPORTATION TERMINAL REVENUE:

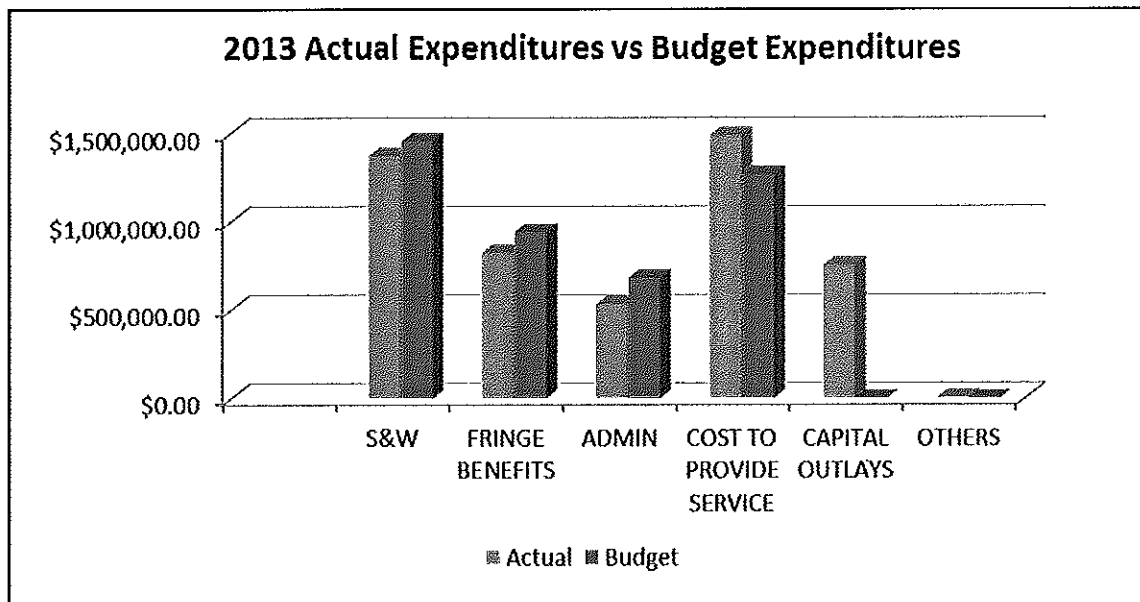
Actual Terminal Revenue for 2013 was \$578,964, a 10% or \$55,325 increase compared to 2013 budget amount of \$523,639 and a 8% or \$44,400 Increase compared to 2012 actual of \$534,564.

SUSQUEHANNA BANK CENTER REVENUE:

Actual Susquehanna Bank Center Revenue for 2013 was \$425,063 an \$416,288 increase compared to 2013 budget amount of \$8,775 and a 9% or \$40,011 Increase compared to 2012 actual of \$385,051.

OTHER REVENUE:

Actual Other Revenue for 2013 was \$425,234, an 86% or \$201,634 increase compared to 2013 budget amount of \$214,825 and a 124% or \$235,937 Increase compared to 2012 actual of \$189,296.

EXPENDITURES (BUDGET TO ACTUAL):**EXPENSE ANALYSIS:**

Actual expenses for 2013 was \$4,973,644, a 13% or \$628,972 Increase compared to 2013 budget amount of \$4,344,672 and a 24% or 971,689 Increase compared to 2012 actual of \$4,001,956.

OTHER EXPENSES:

Actual Other Expenses for 2013 was \$3,429, a 100% or \$3,429 Decrease compared to 2013 budget amount of \$0 and a (33)% or \$(1,143) Increase compared to 2012 actual of \$4,571.

SALARY & WAGES:

Actual Salary & Wage Expenses for 2013 was \$1,372,422, a -6% or \$(82,255) Decrease compared to 2013 budget amount of \$1,454,677 and a 3% or 37,529 Increase compared to 2012 actual \$1,334,829.

FRINGE & BENEFITS:

Actual Fringe & Benefit Expenses for 2013 was \$825,825, a -17% or (\$166,192) decrease compared to 2013 budget amount of \$942,017 and a 4% or 33,728 increase compared to 2012 actual of \$792,095.

ADMINISTRATION:

Actual Administration Expenses for 2013 was \$532,411, a 201% or \$149,933 decrease compared to 2013 budget amount of \$682,344 and a 49% or 176,065 increase compared to 2012 actual of \$355,805.

COST TO PROVIDE SERVICES:

Actual Cost to Provide Service Expenses for 2013 was \$1,486,105, a 17% or \$220,471 increase compared to 2013 budget amount of \$1,265,634 and a 20% or 249,700 increase compared to 2012 actual of \$1,236,405.

CAPITAL OUTLAYS:

Actual capital Outlay Expense for 2013 was \$753,429, a 171% or \$475,245 increase compared to 2012 actual of \$278,184.

FINANCIAL ANALYSIS:

Pursuant to the requirements of Governmental Accounting Standards Board (GASB 34), the management of Authority offers the readers of the Authority's financial of the infrastructure. The appraised value of the infrastructure has been included into the financial statements. Change in accounting principles prompted the Authority to obtain an independent appraisal of its financial activities of the Authority for the years ended December 31, 2013 and 2012. The statements offer a narrative overview and analysis.

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COUNTY OF CAMDEN**

As required by N.J.S.A. 40A:5A-16 the following is a synopsis of the audit of the financial statements
and supplementary data for the year ended December 31, 2013.

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
STATEMENT OF NET POSITION
DECEMBER 31, 2013**

	2013	2012
ASSETS		
Unrestricted Current Assets	\$7,050,788.98	6,775,465.89
Restricted Current Assets	162,707.20	219,819.10
Net Property, Plant & Equipment	7,082,561.53	5,266,662.85
Total Assets	<u>14,296,057.71</u>	<u>12,261,947.84</u>
LIABILITIES		
Current Liabilities Payable From Unrestricted Assets	436,294.39	336,152.00
Long-Term Liabilities	672,464.86	641,828.55
Total Liabilities	<u>1,108,759.25</u>	<u>977,980.55</u>
DEFERRED INFLOWS OF RESOURCES		
Service Concession Arrangements	18,785.00	75.00
Total Deferred Inflows of Resources	<u>18,785.00</u>	<u>75.00</u>
NET POSITION		
Net Investment in Capital Assets	6,482,561.53	4,666,662.85
Restricted for:		
Reserve/(Deficit) for Susquehanna Center Improvements	162,707.20	219,819.10
Unrestricted Net Position	6,501,036.16	6,397,410.34
Total Net Position	<u>\$13,146,304.89</u>	<u>11,283,892.29</u>

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2013**

	2013	2012
Operating Revenues:		
Parking Fees	\$3,811,564.24	3,498,461.51
Other Operating Revenues	850,297.07	574,348.17
	<hr/>	<hr/>
Total Operating Revenues	4,661,861.31	4,072,809.68
	<hr/>	<hr/>
Operating Expenses:		
Administration:		
Salaries & Wages	1,372,421.54	1,334,892.38
Fringe Benefits	825,825.32	792,097.74
General & Administrative	532,410.54	355,805.46
	<hr/>	<hr/>
Total Administration	2,730,657.40	2,482,795.58
	<hr/>	<hr/>
Cost of Providing Services	1,120,497.13	946,401.91
	<hr/>	<hr/>
Total Operating Expenses	3,851,154.53	3,429,197.49
	<hr/>	<hr/>
Operating Income Before Other Operating Expenses	810,706.78	643,612.19
	<hr/>	<hr/>
Other Operating Expenses:		
Depreciation and Amortization	528,107.42	290,003.03
	<hr/>	<hr/>
Total Other Operating Operating Expenses	528,107.42	290,003.03
	<hr/>	<hr/>
Operating Income/(Loss) After Other Operating Expenses	282,599.36	353,609.16
	<hr/>	<hr/>
Nonoperating Income/(Expenses):		
Interest on Investments & Deposits	12,508.33	25,718.84
Interest Expense	(3,428.57)	(4,571.43)
Gain/(Loss) on Acquisition of Assets	1,501,899.00	
Net Change in Reserve for Susquehanna Center Improvements	(57,111.90)	51,753.94
	<hr/>	<hr/>
Total Nonoperating Revenue/(Expenses)	1,453,866.86	72,901.35
	<hr/>	<hr/>
Net Income/(Loss) Before Contributions and Transfers	1,736,466.22	426,510.51
Additions to Contributed Capital	125,946.38	
	<hr/>	<hr/>
Change in Net Position	1,862,412.60	426,510.51
Net Position/(Deficit) - January 1	11,283,892.29	10,857,381.78
	<hr/>	<hr/>
Net Position - December 31	13,146,304.89	11,283,892.29
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Comments

We are working to develop a site purchased from the Camden Redevelopment Agency for the purpose of building a parking structure. The economy in the City of Camden will continue to grow. The State court system still needs to expand which means more public parking location are or will be added to the City Master Plan.

FINANCIAL SECTION

BASIC FINANCIAL STATEMENTS

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF NET POSITION
DECEMBER 31, 2013 AND 2012

ASSETS	2013	2012
Current Assets:		
Unrestricted Assets:		
Cash & Cash Equivalents	\$6,867,341.96	\$6,641,524.25
Change fund	10,125.00	5,025.00
Parking Fees Receivable (Net of Allowance for Doubtful Accounts, \$1,833 in 2013 and \$1,833 in 2012)	140,392.30	109,308.90
Due From Susquehanna Center	19,598.86	7,816.90
Prepaid Expenses	13,330.86	11,790.84
Total Unrestricted Current Assets	<u>7,050,788.98</u>	<u>6,775,465.89</u>
Restricted Assets:		
Cash & Cash Equivalents	159,672.07	219,425.27
Reserve for Improvements Receivable	3,035.13	393.83
Total Restricted Current Assets	<u>162,707.20</u>	<u>219,819.10</u>
Property, Plant & Equipment (Note 5):		
Property, Plant & Equipment	13,061,128.65	11,004,322.37
Less: Accumulated Depreciation	5,978,567.12	5,737,659.52
Net Property, Plant & Equipment	<u>7,082,561.53</u>	<u>5,266,662.85</u>
Total Assets	<u>14,296,057.71</u>	<u>12,261,947.84</u>
 LIABILITIES		
Current Liabilities Payable From Unrestricted Assets:		
Accounts Payable & Accrued Expenses	436,294.39	328,152.00
Security Deposits	10,780.00	
Interest Payable	11,428.57	8,000.00
Total Current Liabilities Payable From Unrestricted Assets	<u>458,502.96</u>	<u>336,152.00</u>
Long-Term Liabilities		
Compensated Absences Payable	72,464.86	41,828.55
Note Payable	600,000.00	600,000.00
Total Long-Term Liabilities	<u>672,464.86</u>	<u>641,828.55</u>
Total Liabilities	<u>1,130,967.82</u>	<u>977,980.55</u>
 DEFERRED INFLOWS OF RESOURCES		
Service Concession Arrangements	18,785.00	75.00
Total Deferred Inflows of Resources	<u>18,785.00</u>	<u>75.00</u>
 NET POSITION		
Net Investment in Capital Assets	6,482,561.53	4,666,662.85
Restricted for:		
Reserve/(Deficit) for Susquehanna Center Improvements	162,707.20	219,819.10
Unrestricted	6,501,036.16	6,397,410.34
Total Net Position	<u>\$13,146,304.89</u>	<u>11,283,892.29</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET POSITION
FOR THE YEARS DECEMBER 31, 2013 AND 2012**

	2013	2012
Operating Revenues:		
Parking Fees	\$3,811,564.24	3,498,461.51
Other Operating Revenues	850,297.07	574,348.17
Total Operating Revenues	<u>4,661,861.31</u>	<u>4,072,809.68</u>
Operating Expenses:		
Personnel and Administration:		
Salaries & Wages	1,372,421.54	1,334,892.38
Fringe Benefits	825,825.32	792,097.74
General & Administrative	532,410.54	355,805.46
Total Personnel and Administration	<u>2,730,657.40</u>	<u>2,482,795.58</u>
Cost of Providing Services	<u>1,120,497.13</u>	<u>946,401.91</u>
Total Operating Expenses	<u>3,851,154.53</u>	<u>3,429,197.49</u>
Operating Income Before Other Operating Expenses	<u>810,706.78</u>	<u>643,612.19</u>
Other Operating Expenses:		
Depreciation & Amortization	<u>528,107.42</u>	<u>290,003.03</u>
Total Other Operating Operating Expenses	<u>528,107.42</u>	<u>290,003.03</u>
Operating Income/(Loss) After Other Operating Expenses	<u>282,599.36</u>	<u>353,609.16</u>
Nonoperating Income/(Expenses):		
Interest on Investments & Deposits	12,508.33	25,718.84
Interest Expense	(3,428.57)	(4,571.43)
Gain/(Loss) on Acquisition of Assets	1,501,899.00	
Net Change in Reserve for Susquehanna Center Improvements	<u>(57,111.90)</u>	<u>51,753.94</u>
Total Nonoperating Revenue/(Expenses)	<u>1,453,866.86</u>	<u>72,901.35</u>
Net Income/(Loss) Before Contributions	1,736,466.22	426,510.51
Capital Contributions	<u>125,946.38</u>	
Change in Net Position	1,862,412.60	426,510.51
Net Position/(Deficit) - January 1	<u>11,283,892.29</u>	<u>10,857,381.78</u>
Net Position - December 31	<u><u>\$13,146,304.89</u></u>	<u><u>11,283,892.29</u></u>

The accompanying Notes to the Financial Statements are an integral part of these Statements.

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF CASH FLOWS
FOR THE YEARS DECEMBER 31, 2013 AND 2012**

	2013	2012
Cash Flows from Operating Activities:		
Cash Received From Customers	\$4,598,942.08	4,011,885.95
Cash Paid to Employees	(1,372,421.54)	(1,334,892.38)
Cash Paid to Supplies & Employees	(2,380,641.59)	(2,131,993.50)
	<u>845,878.95</u>	<u>545,000.07</u>
Net Cash Provided by Operating Activities		
Cash Flows From Capital & Related Financing Activities:		
Receipts/(Disbursements) from Susquehanna Center Reserve	68,834.48	51,753.94
Additions to Property, Plant & Equipment	(752,628.68)	(278,183.65)
	<u>(683,794.20)</u>	<u>(226,429.71)</u>
Net Cash Used in Capital & Related Financing Activities		
Cash Flow from Investing Activities:		
Interest on Investments	12,508.33	25,718.84
Interest Expense	(3,428.57)	(4,571.43)
	<u>171,164.51</u>	<u>339,717.77</u>
Change in Cash & Cash Equivalents	171,164.51	339,717.77
Cash & Cash Equivalents at Beginning of Year	<u>6,865,974.52</u>	<u>6,526,256.75</u>
Cash and Cash Equivalents at End of Year	<u><u>\$7,037,139.03</u></u>	<u><u>6,865,974.52</u></u>

Reconciliation of Operating Income to Net Cash Provided by Operating Activities:

Operating Income	\$282,599.36	\$353,609.16
Provided by Operating Activities:		
Depreciation & Amortization Expense	528,107.42	290,003.03
Changes in Operating Assets & Liabilities:		
Parking Fees Receivable	(31,083.40)	(24,918.00)
Due From Susquahanna Center	(14,423.26)	(8,210.73)
Other Accounts Receivable		
Security Deposits	10,780.00	
Prepaid Insurance	(1,540.02)	(951.31)
Accounts Payable	54,786.54	(33,282.76)
Other Payable	3,428.57	4,571.43
Deferred Revenue	18,710.00	(27,795.00)
Compensated Absences Payable	30,636.31	(8,025.75)
	<u>882,001.52</u>	<u>545,000.07</u>
Net Cash Provided by Operating Activities		

The accompanying Notes to the Financial Statements are an integral part of these Statements.

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NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 1. Reporting Entity

The Parking Authority of the City of Camden is a public corporate and politic of the State of New Jersey and was created by an ordinance passed by the Council of the City of Camden. The Authority was created to promote public safety, convenience and welfare by providing sufficient off-street parking facilities and through administration of parking meters.

The Camden City Parking Authority is a component unit of the City of Camden as described in Governmental Accounting Standards Board Statement No. 14 due to the existence of a service agreement between the Authority and the City. These financial statements would be either blended or discreetly present as part of the City's financial statements if the City reported using generally accepted accounting principles applicable to governmental entities.

Note 2. Summary of Significant Accounting Policies

The accompanying financial statements of the Camden City Parking Authority have been prepared in conformity with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). In June 1999 the GASB issued Statement 34 *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. This statement established new financial reporting requirements for state and local governmental entities throughout the United States. They require new information and restructure much of the information that governments have presented in the past. Comparability with reports issued in prior years is affected.

The Authority has implemented these standards for the fiscal year-ending December 31, 2002 and future periods. With the implementation of GASB Statement 34, the Authority has prepared required supplementary information titled *Management's Discussion and Analysis*, which precedes the basic financial statements.

Other GASB Statements are required to be implemented in conjunction with GASB Statement 34. Therefore, the Authority has implemented the following GASB Statements in the current fiscal year: Statement 33 – *Accounting and Financial Reporting for Nonexchange Transactions*; Statement 36 – *Recipient Reporting for Certain Shared Nonexchange Revenues*; Statement 37 – *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus* and Statement 38 – *Certain Financial Statement Note Disclosures*; Statement 40 – *Deposit and Investment Risk Disclosures* and Statement 45 – *Post Employment Benefits Other than Pensions*.

In June 2011, the GASB issued Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. GASB Statement No. 63 provides guidance for reporting deferred outflows of resources, deferred inflows of resources, and net position in a statement of financial position and related disclosures. The statement of net assets was renamed the statement of net position and includes the following elements: assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Whereas the provisions of this Statement are effective for financial statements for periods beginning after December 15, 2011, the Authority has implemented this Statement for the year ended December 31, 2012.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 2. Summary of Significant Accounting Policies (continued):

In March 2012, The GASB issued Statement No. 65, Items Previously Reported as Assets and Liabilities. GASB Statement No. 65 reclassifies, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. This Statement also provides other financial reporting guidance related to the impact of the financial statement elements deferred outflows of resources and deferred inflows of resources, such as changes in the determination of the major fund calculations and limiting the use of the term deferred in financial statement presentations. Provisions of this Statement are effective for financial statements for periods beginning after December 15, 2012.

The accompanying financial statements present the financial position of the Authority, the results of operations of the Authority and the various funds and fund types, and the cash flows of the proprietary funds. The financial statements are presented as of December 31, 2013, and for the year then ended.

Basis of Presentation, Fund Accounting

The financial statements of the Authority have been prepared in accordance with generally accepted accounting principles applicable to enterprise funds of State and Local Governments on a going concern basis. The focus of enterprise funds is the measurement of economic resources, that is, the determination of net income, financial position and cash flows.

Enterprise funds are used to account for activities that are operated in a manner similar to private business enterprises.

Basis of Accounting

Enterprise Funds are accounted for using the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when incurred.

Government Accounting Standards Board - Statement No. 20

The Authority is required to follow all statements of the Governmental Accounting Standards Board (GASB). GASB Statement No. 20 was issued to give guidance in determining Generally Accepted Accounting Principles (GAAP) for governmental proprietary funds. It provides that all proprietary fund activities follow all Financial Accounting Standards Board (FASB) Statements issued prior to November 30, 1989, unless they conflict with GASB standards. It also provides that the governmental unit must elect whether to follow FASB Statement issued after that date.

The Parking Authority has elected not to follow FASB pronouncements issued after November 30, 1989.

Budgets and Budgetary Accounting

The Parking Authority of the City of Camden must adopt an annual budget in accordance with *N.J.A.C.5:31-2*. *N.J.A.C.5:31-2* requires the governing body to introduce the annual Authority budget at

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 2. Summary of Significant Accounting Policies (continued):

Expenditures are capitalized when they meet the following requirements:

- 1) Cost of \$2,000.00 or more.
- 2) Useful life of more than one year.
- 3) Asset is not affected by consumption

Interest costs incurred during construction are not capitalized into the cost of the asset.

Depreciation

Depreciation is provided using the straight-line method over the following estimated useful life of the assets:

	Years
Buildings	30-40
Furniture, Fixtures & Equipment	5-15

A half-year of depreciation is taken in the year of acquisition.

Net Position:

Net Position is distributed into three categories:

Net Investments in Capital Assets - The Authority's equity in Property, Plant and Equipment, which, consequently cannot be appropriated to support operations.

Unrestricted - Represents cumulative earnings that are currently available and may be appropriated for any lawful purpose. Unrestricted net assets are calculated by taking total net assets less restricted net assets and invested in capital assets, net of related debt. Included is working capital, which is provided by current assets less current liabilities payable from current assets. (See Note 8 for calculation)

Restricted - Represents reserve funds set aside as part of an agreement for use of the Authority's parking facilities by the Susquehanna Center. For the year ended December 31, 2013 funds collected by the Authority in accordance with this agreement exceeded the amount of funds expended to date by \$162,707.20 (see Note 9).

Income Taxes

The Authority operates as defined by Internal Revenue Code Section 115 and appropriately is exempt from income taxes under Section 115.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 2. Summary of Significant Accounting Policies (continued):

least 60 days prior to the end of the current fiscal year and to adopt not later than the beginning of the Authority's fiscal year. The governing body may amend the budget at any point during the year. The budget is adopted on the accrual basis of accounting with provisions for cash payments for notes payable and capital outlays. Depreciation expense is included the budget appropriations.

The legal level of budgetary control is established at the detail shown on the statement of Revenues, Expenses and Changes in Retained Earnings. All budget transfers and amendments to those accounts must be approved by resolution of the Authority as required by the Local Finance Board. Management may transfer among supplementary line items as long as the legal level line items are not effected.

There are no statutory requirements that budgetary line items not be overexpended. However, certain budget line items were overexpended.

The Authority records encumbrances. An encumbrance represents a commitment related to unperformed contracts for goods or services. The issuance of a purchase order or the signing of a contract would create an encumbrance. The encumbrance does not represent an expenditure for the period, only a commitment to expend resources. At year-end, the accounting records are adjusted to record only expenses in accordance with generally accepted accounting principles.

Investments

The Authority considers all marketable securities purchased with an initial maturity of three months or more as investments.

Investments are stated at market value. Investment income includes interest and dividend income, realized gains and losses on the sale of investments, and changes in the fair value of investment held by the Authority.

Contributed Capital

Contributed Capital consists primarily of the Waterfront Parking Garage located at Delaware Avenue and Federal Street. The parking garage was contributed by the City of Camden.

Inventory of Supplies

The costs of inventories of supplies are recorded as expenditures at the time the individual items are purchased. The Authority has determined that inventories were immaterial as of year-end.

Property, Plant and Equipment

Property, Plant and Equipment primarily consists of expenditures to acquire, construct, place in operation and improve the facilities of the Authority.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 3. Stewardship, Compliance and Accounting Ability

A. Compliance with finance related legal and contractual provisions

The Authority has no material violations of finance related legal and contractual provisions.

B. Budgetary Compliance

The Authority adopts an operating budget on another comprehensive basis of accounting, which is not the same basis of accounting as that used to account for the actual results or operations on an accrual basis. The following items indicate the primary differences between the budgetary basis and the GAAP basis.

Cash outlay's to acquire or construct capital assets is included as a non-operating budget appropriation.

The budget to actual schedules are presented in the Authority's audit report. Also included is a reconciliation of Excess Revenues Over Expenses - Budgetary Basis to Net Income - GAAP basis.

Note 4. Cash and Cash Equivalents and Investments

The Authority is governed by the deposit and investment limitations of New Jersey state law. The Deposits and investments held at December 31, 2013, and reported at fair value are as follows:

Type	Carrying Value
Deposits:	
Demand Deposits	\$6,744,302.12
New Jersey Cash Management Fund	<u>292,836.91</u>
Total Deposits & Investments	<u>\$7,037,139.03</u>
 Reconciliation of Statement of Net Position:	
Current:	
Unrestricted Assets:	
Cash & Cash Equivalents	\$6,867,341.96
Change Fund	10,125.00
Restricted Assets:	
Cash & Cash Equivalents	<u>159,672.07</u>
Total Reconciliation of Statement of Net Position	<u>\$7,037,139.03</u>

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 4. Cash and Cash Equivalents and Investments (continued):

Custodial Credit Risk – Deposits in financial institutions, reported as components of cash, cash equivalents and investments had a bank balance of \$7,231,076.52 at December 31, 2013. Of the bank balance \$500,000.00 was fully insured by depository insurance and \$6,731,076.52 was secured by a collateral pool held by the bank, but not in the Authority's name, as required by New Jersey New Jersey's Governmental Unit Deposit Protection Act (GUDPA). The Governmental Unit Deposit Protection Act is more fully described below.

Investment Interest Rate Risk – The Authority has not formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Maturities of investment held at December 31, 2013, are provided in the above schedule.

Investment Credit Risk – The Authority has no investment policy that limits its investment choices other than the limitation of state law as follows:

- Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America;
- Government money market mutual funds;
- Any obligation that a federal agency or federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligations bear a fixed rate of interest not dependent on any index or other external factor;
- Bonds or other obligations of the Authority or bonds or other obligations of the local unit or units within which the Authority is located;
- Bonds or other obligations, having a maturity date of not more than 397 days from the date of purchase, approved by the Division of Investment in the Department of Treasury for investment by the Authority;
- Local Governments investment pools;
- Deposits with the State of New Jersey Cash Management Fund established pursuant to section 1 of P.L. 1977, c.281; or
- Agreements for the repurchase of fully collateralized securities.

Concentration of Investment Credit Risk – The Authority places no limit on the amount it may invest in any one issuer. At December 31, 2013, the Authority had no investments.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 4. Cash and Cash Equivalents and Investments (continued):

Governmental Unit Deposit Protection Act (GUDPA)

The Authority has deposited cash in 2013 with an approved public fund depository qualified under the provisions of the Government Unit Deposit Protection Act. In addition to savings and checking accounts the Authority invests monies in certificates of deposits.

The Governmental Unit Deposit Protection Act P.L. 1970, Chapter 236, was passed to afford protection against bankruptcy or default by a depository. C.17:9-42 provides that no governmental unit shall deposit funds in a public depository unless such funds are secured in accordance with this act. C.17:9-42 provides that every public depository having public funds on deposit shall, as security for such deposits, maintain eligible collateral having a market value at least equal to either (1) 5% of the average daily balance of collected public funds on deposit during the 6 month period ending on the next preceding valuation date (June 30 or December 31) or (2) at the election of the depository, at least equal to 5% of the average balance of collected public funds on deposit on the first, eighth, fifteenth, and twenty-second days of each month in the 6 month period ending on the next preceding valuation date (June 30 or December 31). No public depository shall be required to maintain any eligible collateral pursuant to this act as security for any deposit or deposits of any governmental unit to the extent such deposits are insured by F.D.I.C. or any other U.S. agency which insures public depository funds.

No public depository shall at any time receive and hold on deposit for any period in excess of 15 days public funds of a governmental unit(s) which, in the aggregate, exceed 75% of the capital funds of the depository, unless such depository shall, in addition to the security required to be maintained under the paragraph above, secure such excess by eligible collateral with a market value at least equal to 100% of such excess.

In the event of a default, the Commissioner of Banking within 20 days after the default occurrence shall ascertain the amount of public funds on deposit in the defaulting depository and the amounts covered by federal deposit insurance and certify the amounts to each affected governmental unit. Within 10 days after receipt of this certification, each unit shall furnish to the Commissioner verified statements of its public deposits. The Commissioner shall ascertain the amount derived or to be derived from the liquidation of the collateral maintained by the defaulting depository and shall distribute such proceeds pro rata among the governmental units to satisfy the net deposit liabilities to such units.

If the proceeds of the sale of the collateral are insufficient to pay in full the liability to all affected governmental units, the Commissioner shall assess the deficiency against all other public depositories having public funds on deposit determined by a formula determined by law. All sums collected by the Commissioner shall be paid to the governmental units having deposits in the defaulting depository in the proportion that the net deposit liability to each such governmental unit bears to the aggregate of the net deposit liabilities to all such governmental units.

All public depositories are required to furnish information and reports dealing with public funds on deposit every six months, June 30th and December 31st, with the Commissioner of Banking. Any public depository which refuses or neglects to give any information so requested may be excluded by the

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 4. Cash and Cash Equivalents and Investments (continued):

Commissioner from the right to receive public funds for deposit until such time as the Commissioner shall acknowledge that such depository has furnished the information requested.

Upon review and approval of the Certification Statement that the public depository complies with statutory requirements, the Commissioner issues forms approving the bank as a municipal depository. The Authority should request copies of these approval forms semiannually to assure that all depositories are complying with requirements.

Note 5. Property, Plant and Equipment

During the year ended December 31, 2013 the following changes in Property, Plant and Equipment occurred:

	Balance January 1, 2012	Additions	Deletions	Balance December 31, 2013
Land	\$1,231,954.50	\$1,801,900.00		\$3,033,854.50
Buildings	6,779,615.52			6,779,615.52
Furniture, Fixtures & Equipment:				
General	1,575,325.43	23,626.69	178,188.32	1,420,763.80
Routes	79,246.00	7,927.40		87,173.40
Violations	102,415.35	69,817.50	20,358.00	151,874.85
Terminal	12,169.00			12,169.00
Waterfront	193,451.25	226,134.63		419,585.88
Leasehold Improvements	985,506.17	125,946.38		1,111,452.55
Capitalize Professional Services	44,639.15			44,639.15
Subtotal	11,004,322.37	2,255,352.60	198,546.32	13,061,128.65
Less: Accumulated Depreciation	5,737,659.58	437,757.36	196,849.82	5,978,567.12
Total	<u>\$5,266,662.79</u>	<u>\$1,817,595.24</u>	<u>1,696.50</u>	<u>\$7,082,561.53</u>
Additions:				
Susquehanna Reserve		\$ 125,946.38		
Operating Budget		<u>2,129,406.22</u>		
Total		<u>\$2,255,352.60</u>		

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 5. Property, Plant and Equipment (continued):

B. Contributed Capital

Below is an analysis of contributed capital for the year ended December 31, 2013:

Balance January 1, 2012	\$ 3,475,057.95
Capital Contributions for the Year	125,946.00
Depreciation on Contributed Assets	<u>(289,618.02)</u>
Balance December 31, 2013	<u>\$ 3,311,385.93</u>

Note 6. Pension Plan

The Camden City Parking Authority contributes to a cost-sharing multiple-employer defined benefit pension plan, Public Employees' Retirement System (P.E.R.S.) administered by the State of New Jersey, Division of Pensions and Benefits. It provides retirement, disability, medical and death benefits to plan members and beneficiaries. The State of New Jersey P.E.R.S. program was established as of January 1, 1955. The program was established under the provisions of *N.J.S.A.43:15A* which assigns authority to establish and amend benefit provisions to the plan's board of trustees. P.E.R.S. 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, Department of the Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, NJ 08625, or calling (609) 984-1684.

Funding Policy

The System's designated purpose is to provide retirement, death, disability and medical benefits to certain qualified members. Membership in the System is mandatory for substantially all full-time employees of the State of New Jersey or any county, municipality, school district or public agency, provided the employee is not required to be a member of another state-administered retirement system or other state or local jurisdiction. The System's Board of Trustees is primarily responsible for the administration of the System.

According to the State of New Jersey administrative code, all obligations of the System will be assumed by the State of New Jersey should the System terminate.

Plan members are required to contribute 6.64% of their annual covered salary for P.E.R.S through June 30, 2012 and 6.78% thereafter, and the Camden City Parking Authority is required to contribute at an actuarially determined rate. The current rate represents approximately 5.5% for P.E.R.S. of annual covered payroll. The contribution requirements of plan members and the Camden City Parking Authority are established and may be amended by the plan's board of trustees. The Parking Authority's contributions to P.E.R.S. for the years ending December 31, 2013, 2012 and 2011 were \$132,100.00, \$151,670.00 and \$140,807.00, respectively, equal to the required contributions for each year.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 7. Liabilities

A. Compensated Absences

Authority employees may accumulate unused sick days with no restrictions. Unused sick leave at retirement lapses. Vacation days not used during the year may not be carried forward without authorization of the Executive Director. Upon separation from the Authority, the employee is paid for all accrued vacation time at their current hourly rate. The estimated liability for compensated absences at December 31, 2013 is \$30,798.14.

B. Severance Pay

Authority employees who terminate their employment voluntarily because of a retirement program of the Parking Authority or the State of New Jersey or who has passed away while in Parking Authority employment or have their jobs abolished for purpose of economy will receive severance pay. This severance pay will be based on the number of years of service and will be paid at the employee's regular rate according to the following schedule:

Years of Service	Weeks Pay
5-15	1
15-20	2
Over 20	3

The Authority has accrued expenses totaling \$41,666.72 for severance pay.

C. Promissory Note

On August 9, 2010 the Authority entered into an agreement with Camden City Redevelopment Agency to purchase property at Block 150, Lot 35.01 located on Federal Street in Camden City. The purchase price was for \$1,104,250 of which \$600,000 consist of a promissory note with an annual interest rate of 5% to Camden City Redevelopment Agency. The financial statements reflect accrued interest payable of \$11,428.57 at December 31, 2013 that is related to this promissory note.

The annual payments are according to the following schedule:

<u>Payment Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
8/27/16	\$120,000	-	\$120,000
8/27/17	120,000	24,000	144,000
8/27/18	120,000	18,000	138,000
8/27/19	120,000	12,000	132,000
8/27/20	<u>120,000</u>	<u>6,000</u>	<u>126,000</u>
Total	<u>\$600,000</u>	<u>60,000</u>	<u>\$660,000</u>

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 8. Segment Information of Enterprise Funds

Working Capital

The Authority's working capital is calculated as follows:

Current Assets	\$7,050,788.98
Current Liabilities Payable from Current Assets	<u>(296,002.96)</u>
Total Working Capital	<u>\$6,754,786.02</u>

Note 9. Contractual Agreements

A. Live Nation

The Authority has entered into an agreement with Live Nation to provide parking facilities for the use of the Susquehanna Center at the Camden Waterfront. The agreement allows Live Nation to operate the parking facilities in return for the Authority receiving a percentage of the gross parking revenues. The initial term of the parking agreement is thirty-one years with two successive lease options for twenty and ten years respectively.

The agreement also calls for an additional 2.5% of gross parking revenues to be paid to the Authority and segregated in a separate reserve fund. The moneys in the reserve fund are to be utilized by the Authority to provide the necessary installation and replacement of capital items at the parking facilities utilized by Live Nation. Amounts held in the reserve fund at the end of the parking agreement shall be distributed equally to both Live Nation and the Authority. At December 31, 2013, revenues earned from the reserve-exceeded expenditures by \$ 162,707.20.

B. Operating Leases

On October 1, 2013 the Authority entered into an operating lease for a copier. As of December 30, 2013 the minimum lease payments for the operating lease are as follows:

Fiscal Year Ending November 30	Minimum Annual Lease Payments
2014	\$ 1,397.16
2015	1,397.16
2016	1,397.16
2017	<u>1,047.87</u>
Total	<u>\$ 5,239.35</u>

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 10. Economic Dependency

The Authority generates a large portion of its revenue (estimated at between 30% - 40%) from events held at two different public facilities in the general vicinity of its Waterfront Garage. One of these facilities, "the Aquarium", has constructed its own parking facility. The effect of this facility on the Authority's revenue is not known at this time. As of June of 2005, the Authority has entered into a contract with "The Aquarium" to be the operator of the Aquarium parking facility. Based upon a fixed parking rate of \$10.00 per car the Authority retains \$3.00 per car.

The Authority also generates a large portion of its revenue (estimated at between 15% - 25%) from the New Jersey Transit Building known as the Walter Rand Transportation Terminal. Currently the Authority is the operator of the parking facility without having a fully executed agreement with NJ Transit. The Authority pays NJ Transit \$37,500 per quarter and in return the Authority retains 100% of the parking fees.

Note 11: Post-Retirement Benefits

Chapter 384 of Public Laws 1987 and Chapter 6 of Public Laws 1990 required PERS, to fund post-retirement medical benefits for those State employees who retire after reaching 60 and accumulating 25 years of credited service. P.L. 2007, c. 103 amended the law to eliminate the funding of post-retirement medical benefits through the PERS system. It created separate funds outside of the pension plans for the funding and payment of post-retirement medical benefits for retired State employees. As of June 30, 2012, there were 97,661 retirees eligible for post-retirement medical benefits. The cost of these benefits is funded through contributions by the State in accordance with P.L. 1994, c.62. Funding of post-retirement medical premiums changed from a pre-funding basis to a pay-as-you-go basis beginning in fiscal year 1994.

The State is also responsible for the cost attributable to P.L. 1992, c.126, which provides free health benefits to members of PERS and the Alternate Benefit Program. The State paid \$146.6 million toward Chapter 126 benefits for 16,618 eligible retired members in Fiscal Year 2012.

State Health Benefits Plan Description

The Parking Authority of the City of Camden contributes to the State Health Benefits Program (SHBP), a cost-sharing, multiple-employer defined benefit post-employment healthcare plan administered by the State of New Jersey Division of Pensions and Benefits. SHBP was established in 1961 under N.J.S.A. 52:14-17.25 et seq., to provide health benefits to State employees, retirees, and their dependents. Rules governing the operation and administration of the program are found in Title 17, Chapter 9 of the New Jersey Administrative Code. SHBP provides medical, prescription drugs, mental health/substance abuse, and Medicare Part B reimbursement to retirees and their covered dependents.

The SHBP was extended to employees, retirees, and dependents of participating local public employers in 1964. Local employers must adopt a resolution to participate in the SHBP. In 1990, The Parking Authority of the City of Camden authorized participation in the SHBP's post-retirement benefit program through a resolution. At this particular time the Authority is unable to locate and identify the actual

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
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NOTES TO FINANCIAL STATEMENTS
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Note 11: Post-Retirement Benefits (continued):

resolution. The Authority adopted the provision of Chapter 88, Public Laws of 1974 as amended by Chapter 436, P.L. 1981 to permit local public employers to pay the premium charges for certain eligible pensioners and their dependents and to pay Medicare charges for such retirees and their spouses covered by the New Jersey Health Benefits Program. In 2011 Authority employees began making health benefit contributions of 1.5% of their base salaries towards the health benefit costs.

The State Health Benefits Commission is the executive body established by statute to be responsible for the operation of the SHBP. The State of New Jersey Division of Pensions and Benefits issues a publicly available financial report that includes financial statements and required supplementary information for the SHBP. That report may be obtained by writing to: State of New Jersey Division of Pensions and Benefits, P.O. Box 295, Trenton, NJ 08625-0295 or by visiting their website at www.state.nj.us/treasury/pensions/gasb-43-jul2011.pdf.

Funding Policy

Participating employers are contractually required to contribute based on the amount of premiums attributable to their retirees. Post-retirement medical benefits under the plan have been funded on a pay-as-you-go basis since 1994. Prior to 1994, medical benefits were funded on an actuarial basis.

Contributions to pay for the health premiums of participating retirees in the SHBP are billed to The Parking Authority of the City of Camden on a monthly basis. As a participating employer the Authority will pay and remit to the State treasury contributions to cover the full cost of premiums for eligible pensioners on a basis comparable to the reimbursement made by the State to its eligible pensioners and their spouses in accordance with provisions of chapter 75, Public Laws of 1972.

The Parking Authority of the City of Camden contributions to SHBP for the years ended December 31, 2013, 2012, and 2011, were \$85,536.22, \$56,705.18, and \$62,031.02 respectively, which equaled the required contributions for each year. There were eight (8) retired participants eligible at December 31, 2013 and 2011 and seven (7) for 2012.

Note 12: Litigation

The Authority is a defendant in several legal proceedings that are in various stages of litigation. It is believed that the outcome, or exposure to the Authority, from such litigation is either unknown or potential losses, if any, would not be material to the financial statements.

Note 13: Redevelopment Agreement

On September 12, 2013 the Authority entered into an agreement with the City of Camden Redevelopment Agency (CCRA) to purchase six lots from CCRA for \$1,200,000 of which the Authority paid \$300,000 at settlement and the remaining \$900,000 which may be owed to CCRA based on various contingent conditions set forth in the agreement based on possible Future-Parking Projects developed on these lots.

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
(A Component Unit of the City of Camden)
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Note 13: Redevelopment Agreement (continued):

As of December 31, 2013 the Authority has not recorded a liability of \$900,000 due to the uncertainty on when any Future-Parking Projects will commence.

REQUIRED SUPPLEMENTARY INFORMATION – PART II

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF OPERATING REVENUES AND COST FUNDED BY
OPERATING REVENUES COMPARED TO BUDGET
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	DECEMBER 31, 2013				DECEMBER 31, 2012			
	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)
Operating Revenues:								
Parking Fees:								
Meters	\$922,043.00	922,043.00	980,241.58	58,198.58	\$918,353.00	918,353.00	913,157.10	(5,195.90)
Parking Lots	1,751,166.00	1,751,166.00	1,758,530.37	7,364.37	1,688,466.00	1,688,466.00	1,702,160.41	13,694.41
Waterfront Garage	403,374.00	403,374.00	493,828.12	90,454.12	352,892.00	352,892.00	348,579.81	(4,312.19)
Transportation Terminal	523,639.00	523,639.00	578,964.17	55,325.17	511,605.00	511,605.00	534,564.19	22,959.19
Residential Parking	8,775.00	8,775.00		(8,775.00)	3,788.00	3,788.00		(3,788.00)
Total	3,608,997.00	3,608,997.00	3,811,564.24	202,567.24	3,475,104.00	3,475,104.00	3,498,461.51	23,357.51
Other Operating Revenues:								
Susquehanna Center Revenues	457,467.00	457,467.00	425,063.19	(32,403.81)	245,183.00	245,183.00	385,051.88	139,868.88
Other	205,442.00	214,825.00	425,233.88	210,408.88	147,538.00	156,921.00	189,296.29	32,375.29
Total Other Operating Revenues	662,909.00	672,292.00	850,297.07	178,005.07	392,721.00	402,104.00	574,348.17	172,244.17
Total Operating Revenues	4,271,906.00	4,281,289.00	4,661,861.31	380,572.31	3,867,825.00	3,877,208.00	4,072,809.68	195,601.68
Nonoperating Revenues:								
Interest on Investments & Deposits	21,827.00	12,444.00	12,508.33	64.33	212,810.00	203,427.00	25,718.84	(177,708.16)
Total Budget Revenues	4,293,733.00	4,293,733.00	4,674,369.64	380,636.64	4,080,635.00	4,080,635.00	4,098,528.52	17,893.52
Salaries & Wages:								
Collections	74,304.00	74,304.00	73,242.47	1,061.53	47,488.00	47,488.00	74,801.50	(27,313.50)
Maintenance	220,082.00	220,082.00	194,269.13	25,812.87	250,900.00	250,900.00	205,079.15	45,820.85
Facilities	447,789.00	447,789.00	511,149.15	(63,360.15)	380,146.00	380,146.00	440,523.56	(60,377.56)
Office	384,145.00	384,145.00	336,460.98	47,684.02	317,228.00	317,228.00	288,426.02	28,801.98
Violations	328,357.00	328,357.00	257,299.81	71,057.19	324,015.00	324,015.00	326,062.15	(2,047.15)
Total Salaries & Wages	1,454,677.00	1,454,677.00	1,372,421.54	82,255.46	1,319,777.00	1,319,777.00	1,334,892.38	(15,115.38)

THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF OPERATING REVENUES AND COST FUNDED BY
OPERATING REVENUES COMPARED TO BUDGET
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	DECEMBER 31, 2013			DECEMBER 31, 2012				
	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)
Fringe Benefits:								
Payroll Taxes	137,825.00	137,825.00	121,869.89	15,955.11	141,640.00	141,640.00	122,519.08	19,120.92
Prescription/Dental Insurance	115,060.00	115,060.00	23,086.86	91,973.14	178,934.00	178,934.00	116,498.74	62,435.26
Pension	152,848.00	152,848.00	139,961.98	12,886.02	120,782.00	120,782.00	151,600.37	(30,818.37)
Health Insurance	523,958.00	523,958.00	534,073.53	(10,115.53)	388,254.00	388,254.00	393,219.95	(4,965.95)
Other - Uniforms	12,326.00	12,326.00	6,833.06	5,492.94	6,576.00	6,576.00	8,259.60	(1,683.60)
Total Fringe Benefits	942,017.00	942,017.00	825,825.32	116,191.68	836,186.00	836,186.00	792,097.74	44,088.26
General & Administrative:								
Travel and Conferences	850.00	850.00		850.00	1,733.00	1,733.00		1,733.00
Employee Training	2,000.00	2,000.00	1,188.00	812.00	1,450.00	1,450.00		1,450.00
Supplies & Printing	64,293.00	64,293.00	79,107.47	(14,814.47)	48,510.00	48,510.00	54,406.09	(5,896.09)
Advertisement	2,529.00	2,529.00	3,364.48	(835.48)	826.00	826.00	2,932.91	(2,106.91)
Publication & Dues			150.00	(150.00)	90.00	90.00		90.00
Postage & Freight	1,746.00	1,746.00	1,640.46	105.54	2,852.00	2,852.00	1,251.75	1,600.25
Professional Fees	351,125.00	351,125.00	354,217.42	(3,092.42)	298,321.00	298,321.00	249,544.55	48,776.45
Bank Charges	15,956.00	15,956.00	26,484.44	(10,528.44)	13,806.00	13,806.00	17,274.00	(3,468.00)
Computer Expense	14,014.00	14,014.00	26,448.27	(12,434.27)	25,498.00	25,498.00	12,200.67	13,297.33
Bad Debt Expense			21,150.00	(21,150.00)				
Telephone	19,942.00	19,942.00	15,157.84	4,784.16	20,404.00	20,404.00	18,119.60	2,284.40
Pilot Payment - City of Camden	206,889.00	206,889.00		206,889.00	201,002.00	201,002.00		201,002.00
Miscellaneous	3,000.00	3,000.00	3,502.16	(502.16)	9,108.00	9,108.00	75.89	9,032.11
Total General & Administrative	682,344.00	682,344.00	532,410.54	149,933.46	623,600.00	623,600.00	355,805.46	267,794.54

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
COMPARATIVE STATEMENT OF OPERATING REVENUES AND COST FUNDED BY
OPERATING REVENUES COMPARED TO BUDGET
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012**

	DECEMBER 31, 2013				DECEMBER 31, 2012			
	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)	ORIGINAL BUDGET	MODIFIED BUDGET	ACTUAL	VARIANCE FAVORABLE/ (UNFAVORABLE)
Cost of Providing Service (continued):								
Elevator	12,403.00	12,403.00	9,702.72	2,700.28	14,835.00	14,835.00	12,004.31	2,830.69
Gasoline	6,538.00	6,538.00	9,300.00	(2,762.00)	6,220.00	6,220.00	9,145.39	(2,925.39)
Equipment Rental	18,884.00	18,884.00	12,657.55	6,226.45	16,296.00	16,296.00	17,017.61	(721.61)
Towing Costs	602.00	602.00		602.00	3,127.00	3,127.00	401.44	2,725.56
Snow Removal Costs	50,000.00	50,000.00	2,150.00	47,850.00	25,000.00	25,000.00	2,724.00	22,276.00
Depreciation	282,159.00	282,159.00	528,107.42	(245,948.42)	291,418.00	291,418.00	290,003.03	1,414.97
Total Cost of Providing Service	1,265,634.00	1,265,634.00	1,648,604.55	(382,970.55)	1,240,477.00	1,240,477.00	1,236,404.94	4,072.06
Total Operating Appropriations	4,344,672.00	4,344,672.00	4,379,261.95	(34,589.95)	4,020,040.00	4,020,040.00	3,719,200.52	300,839.48
Nonoperating Appropriations:								
Interest Expense			3,428.57	(3,428.57)			4,571.43	(4,571.43)
Capital Outlays			753,453.60	(753,453.60)			278,183.59	(278,183.59)
Total Nonoperating Appropriations			756,882.17	(756,882.17)			282,755.02	(282,755.02)
Total Operating & Nonoperating Appropriations	4,344,672.00	4,344,672.00	5,136,144.12	(791,472.12)	4,020,040.00	4,020,040.00	4,001,955.54	18,084.46
Excess Revenues Over Expenditures	(\$50,939.00)	(50,939.00)	(461,774.48)	(410,835.48)	\$60,595.00	60,595.00	96,572.98	35,977.98
Adjustments to Reconcile Excess Revenues Over Expenditures to GAAP Basis Operating Income:								
Excess Expenditures Over Revenues			(\$461,774.48)				\$96,572.98	
Add:								
Additions to Property, Plant & Equipment			753,453.60				278,183.59	
Interest Expense			3,428.57				4,571.43	
Pilot Payment - City of Camden								
Less:								
Interest Revenue			(12,508.33)				(25,718.84)	
Operating Income/(Loss) After Other Operating Expenses (Exhibit B)			\$282,599.36				\$353,609.16	

SCHEDULE 2

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
ANALYSIS OF PARKING FEES RECEIVABLE
AS OF DECEMBER 31, 2013**

Balance January 1, 2013			\$84,390.90
Increased by:			
Accrued			<u>3,811,564.24</u>
Subtotal			3,895,955.14
Decreased by:			
Collections	\$3,772,143.06		
Allowance for Doubtful Accounts	<u>1,833.10</u>	3,773,976.16	
Balance December 31, 2013			<u><u>\$121,978.98</u></u>

SCHEDULE 3

**ANALYSIS OF DUE FROM SUSQUEHANNA CENTER
AND RESERVE FOR IMPROVEMENTS RECEIVABLE
AS OF DECEMBER 31, 2013**

Balance January 1, 2013			\$8,210.73
Increased by:			
Event Revenue Accrued	\$414,876.46		
Miscellaneous Revenue Accrued	500.00		
Reserve for Improvements Accrued	<u>68,794.91</u>	484,171.37	
Subtotal			492,382.10
Decreased by:			
Event Revenue - Per Agreement With Susquehanna Center	402,287.16		
Miscellaneous Revenue - Per Agreement With Susquehanna Center	500.00		
Reserve for Improvements - Per Agreement With Susquehanna Center	<u>66,960.95</u>	469,748.11	
Balance December 31, 2013			<u><u>22,633.99</u></u>
Analysis of Balance:			
Unrestricted Assets:			
Event Revenue Receivable			\$19,598.86
Restricted Assets:			
Reserve Receivable			<u>3,035.13</u>
Total			<u><u>\$22,633.99</u></u>

SCHEDULE 4

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
ANALYSIS OF ACCRUED INTEREST RECEIVABLE
AS OF DECEMBER 31, 2013**

Balance January 1, 2013	\$ -
Increased by:	
Interest Earned	<u>(12,508.33)</u>
Subtotal	(12,508.33)
Decreased by:	
Interest Received	<u>12,508.33</u>
Balance December 31, 2013	<u><u>\$ -</u></u>

SCHEDULE 5

**ANALYSIS OF RESERVE FOR SUSQUEHANNA CENTER IMPROVEMENTS
AS OF DECEMBER 31, 2013**

Balance January 1, 2013	\$219,819.10
Increased by:	
Received From Susquehanna Center	\$65,759.78
Due From Susquehanna Center	\$3,035.13
Interest Earnings	<u>39.57</u>
	68,834.48
Subtotal	288,653.58
Decreased by:	
Capital Outlay	<u>125,946.38</u>
Balance December 31, 2013	<u><u>162,707.20</u></u>

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GENERAL COMMENTS AND RECOMMENDATIONS



BRENT W. LEE & CO., LLC
Certified Public Accounting Firm

To the Chairman and Members of the
The Parking Authority of the City of Camden
Camden, New Jersey 08103

I have audited the financial accounts and transactions of the Parking Authority of the City of Camden in the County of Camden for the year ended December 31, 2013. In accordance with requirements prescribed by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, the following are the *General Comments* and *Recommendations* for the year then ended.

GENERAL COMMENTS

Contracts and Agreements Required to be advertised by (N.J.S.A.40A:11-4)

N.J.S.A.40A:11-4 - Every contract or agreement, for the performance of any work or furnishing or hiring of any materials or supplies, the cost or the contract price whereof is to be paid with or out of public funds not included within the terms of Section 3 of this act, shall be made or awarded only by the governing body of the contracting unit after public advertising for bids and bidding therefore, except as is provided otherwise in this act or specifically by any other Law. No work, materials or supplies shall be undertaken, acquired or furnished for a sum exceeding in the aggregate \$17,500 except by contract or agreement.

It is pointed out that the governing body of the Authority has the responsibility of determining whether the expenditures in any category will exceed the statutory minimum within the fiscal year. Where question arises as to whether any contract or agreement might result in violation of the statute, the solicitor's opinion should be sought before a commitment is made.

The minutes indicate that resolutions were adopted authorizing the awarding of contracts or agreements for "Professional Services," per *N.J.S.A.40A:11-5*.

Inasmuch as the system of records did not provide for an accumulation of payments for categories for the performance of any work or the furnishing or hiring of any materials or supplies, the results of such an accumulation could not reasonably be ascertained. Disbursements were reviewed, however, to determine whether any clear-cut violations existed.

The minutes indicate that bids were requested by public advertising for the following items:

Revenue Control Equipment, Surveillance System and Paving

Contracts and Agreements Requiring Solicitation of Quotations

The examination of expenditures did not reveal any instances where individual payments, contracts or agreements in excess of \$2,625 "for the performance of any work or the furnishing or hiring of any materials or supplies", other than those where bids had been previously sought by public advertisement or where a resolution had been previously adopted under the provision of (*N.J.S.A.40A:11-6.1*).

Examination of Bills

A test check of paid bills was made and each bill, upon proper approval, was considered as a separate and individual contract unless the records disclosed it to be a part payment or estimate. The results of the examination did not disclose any discrepancies with respect to signatures, certification or supporting documentation.

Payroll Fund

The examination of the payroll account included the detailed computation of various deductions or other credits from the payroll of the Authority employees and ascertained that the accumulated withholdings were disbursed to the proper agencies.

Fixed Assets

Finding 2013-01:

A physical inventory of fixed assets was not completed in order to verify the accuracy of the fixed asset records.

Recommendation:

A physical inventory of fixed assets should be taken periodically and verified to the fixed asset records.

Follow-up on Prior Year's Findings

In accordance with governmental auditing standards, my procedures included a review of all prior year findings. The previous year finding has been corrected.

Acknowledgment

I received the complete cooperation of all officials and employees of the Authority and I greatly appreciate the courtesies extended to the audit team.

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

Should you have any questions concerning our comments or recommendations, or should you desire any assistance in implementing my recommendations, please call me.



Brent W. Lee
Certified Public Accountant

Cinnaminson, New Jersey
April 9, 2014