

**POP MOYLAN URBAN
REDEVELOPMENT COMPANY, LLC**

NJHMFA PROJECT No. 1202

FINANCIAL STATEMENTS

**FOR THE YEARS ENDED
DECEMBER 31, 2019 AND 2018**



POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202

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INDEPENDENT AUDITOR'S REPORT

To the Members of
Pop Moylan Urban Redevelopment Company, LLC

Report on the Financial Statements

We have audited the accompanying financial statements of Pop Moylan Urban Redevelopment Company, LLC, NJHMFA Project No. 1202, which comprise the balance sheets as of December 31, 2019 and 2018, and the related statements of operations, changes in members' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

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 prescribed or permitted by the New Jersey Housing and Mortgage Finance Agency; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Management is also responsible for determining that the applicable financial reporting framework is acceptable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion 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 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Pop Moylan Urban Redevelopment Company, LLC as of December 31, 2019 and 2018, and the results of its operations, the changes in members' equity (deficit) and its cash flows for the years then ended, on the basis of accounting described in Note 2.

Basis of Accounting

As described in Note 2 to the financial statements, the financial statements were prepared in conformity with the accounting practices prescribed or permitted by the New Jersey Housing and Mortgage Finance Agency, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Restriction on Use

This report is intended solely for the information and use of the management of Pop Moylan Urban Redevelopment Company, LLC and the New Jersey Housing and Mortgage Finance Agency and is not intended to be and should not be used by anyone other than those specified parties.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information required by the New Jersey Housing and Mortgage Finance Agency, as listed in the Table of Contents, is presented for purposes of additional analysis and are not a required part of the financial statements.

The supplementary information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary schedules 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*, we have also issued our report dated March 23, 2020 on our consideration of Pop Moylan Urban Redevelopment Company, LLC's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Pop Moylan Urban Redevelopment Company, LLC's internal control over financial reporting and compliance.

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants

Woodbury, New Jersey
March 23, 2020

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Balance Sheets
Basis of Accounting Prescribed by New Jersey Housing and Mortgage Finance Agency
As of December 31, 2019 and 2018

	2019	2018
ASSETS		
Current assets		
Cash - operating	\$ 255,785	\$ 248,914
Tenant accounts receivable - current tenants (net of allowance for doubtful accounts of \$32,000 in 2019 and \$17,800 in 2018)	2,083	5,689
Other receivables	2,498	2,420
Prepaid property and liability insurance	13,275	14,114
Total current assets	273,641	271,137
Tenant security deposits	5,147	4,928
Restricted deposits and funded reserves		
Real estate taxes escrow	19,854	17,872
Insurance escrow	43,579	62,777
Reserve for repairs and replacements	720,926	763,972
Minimum escrow fund	20,637	20,637
	804,996	865,258
Rental property and equipment		
Buildings and improvements	9,044,154	8,995,699
Furniture and fixtures	109,035	66,847
	9,153,189	9,062,546
Less: accumulated depreciation	7,200,385	6,857,330
	1,952,804	2,205,216
Total assets	<u>\$ 3,036,588</u>	<u>\$ 3,346,539</u>
LIABILITIES AND EQUITY		
Current liabilities		
Mortgage notes payable, current maturities	\$ 130,135	\$ 121,242
Accounts payable	25,286	29,446
Accrued interest payable	8,437	9,155
Accrued real estate taxes (PILOT)	2,975	2,829
Other accrued expenses	4,241	5,039
Prepaid rents	2,950	2,276
Due to Housing Authority of Gloucester County - contracted salaries and payroll taxes	39,470	23,823
Due to Gloucester County Housing Development Corporation - accrued management fee	296,067	240,656
Total current liabilities	509,561	434,466
Deposits liability		
Tenant security deposits	5,147	4,928
Long-term liabilities		
Mortgage notes payable, net of current maturities	5,281,190	5,411,324
Accrued interest payable	3,839,331	3,670,210
Total long-term liabilities	9,120,521	9,081,534
Total liabilities	9,635,229	9,520,928
Members' equity (deficit)		
Members' deficit	(7,319,567)	(6,938,361)
Repairs and replacement reserve	720,926	763,972
Total member's equity (deficit)	(6,598,641)	(6,174,389)
	<u>\$ 3,036,588</u>	<u>\$ 3,346,539</u>

The accompanying notes are an integral part of the financial statements.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Statements of Operations
Basis of Accounting Prescribed by New Jersey Housing and Mortgage Finance Agency
Years Ended December 31, 2019 and 2018

	2019	2018
Revenue		
Gross potential rent	\$ 835,650	\$ 830,850
Less vacancy loss	<u>23,847</u>	<u>30,978</u>
Net rental income	811,803	799,872
Other income	<u>75,726</u>	<u>46,071</u>
	<u>887,529</u>	<u>845,943</u>
Expenses		
Administrative expenses	52,177	41,269
Salaries and related charges (contracted)	271,277	250,058
Maintenance and repairs	39,349	46,228
Maintenance contracts	138,346	125,497
Utilities	85,494	82,564
Management fee	55,411	54,576
Payment in lieu of taxes	11,724	11,719
Property and liability insurance	<u>32,699</u>	<u>32,362</u>
	<u>686,477</u>	<u>644,273</u>
Income from operations before interest, fees, reserves, and depreciation	<u>201,052</u>	<u>201,670</u>
Interest and reserve		
Interest on mortgages	(274,365)	(282,700)
Fees and charges	(18,313)	(18,313)
Provision for repairs and replacements reserve	(45,204)	(45,204)
Withdrawal from repairs and replacements reserve	<u>98,679</u>	<u>27,235</u>
	<u>(239,203)</u>	<u>(318,982)</u>
Loss from operations before depreciation	(38,151)	(117,312)
Depreciation expense (equal to mortgage principal amortization)	<u>112,956</u>	<u>105,236</u>
Loss from operations before excess depreciation	(151,107)	(222,548)
Depreciation expense (in excess of mortgage principal amortization)	230,099	232,283
Loss on disposal of equipment	<u>-</u>	<u>(33,763)</u>
Net loss	<u>\$ (381,206)</u>	<u>\$ (488,594)</u>

The accompanying notes are an integral part of the financial statements.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Statements of Changes in Members' Equity (Deficit)
Basis of Accounting Prescribed by New Jersey Housing and Mortgage Finance Agency
Years Ended December 31, 2019 and 2018

		Unrestricted		Restricted
	Total	Managing Member	Investor Member	Repair and Replacement Reserve
Balance, December 31, 2017	\$ (5,707,435)	\$ (86,811)	\$ (6,362,956)	\$ 742,332
Deposits to repairs and replacements reserve	45,205			45,205
Withdraws from repairs and replacement reserve	(27,235)			(27,235)
Interest earned	3,670			3,670
Net loss	<u>(488,594)</u>	<u>(4,886)</u>	<u>(483,708)</u>	<u>-</u>
Balance, December 31, 2018	(6,174,389)	(91,697)	(6,846,664)	763,972
Deposits to repairs and replacements reserve	45,204			45,204
Withdraws from repairs and replacement reserve	(98,680)			(98,680)
Interest earned	10,430			10,430
Net loss	<u>(381,206)</u>	<u>(3,812)</u>	<u>(377,394)</u>	<u>-</u>
Balance, December 31, 2019	<u><u>\$ (6,598,641)</u></u>	<u><u>\$ (95,509)</u></u>	<u><u>\$ (7,224,058)</u></u>	<u><u>\$ 720,926</u></u>

The accompanying notes are an integral part of the financial statements.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Statements of Cash Flows
Basis of Accounting Prescribed by New Jersey Housing and Mortgage Finance Agency
Years Ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities		
Net loss	\$ (381,206)	\$ (488,594)
Adjustments to reconcile net loss to net cash provided by operating activities		
Depreciation	343,055	337,519
Provision for reserve for repairs and replacements	(43,046)	21,640
Provision for allowance for doubtful accounts	14,200	4,100
Loss on disposal of equipment	-	33,763
Changes in assets and liabilities		
(Increase) decrease in		
Accounts receivable - tenants	(10,594)	(6,420)
Accounts receivable - other	(78)	(322)
Prepaid expenses	839	68
Increase (decrease) in		
Accounts payable	(4,160)	16,164
Accrued real estate taxes (PILOT)	146	(50)
Accrued interest	168,403	168,451
Other accrued expenses	(798)	2,018
Prepaid rents	674	(764)
Due to Housing Authority of Gloucester County	15,647	(3,608)
Due to Gloucester County Housing Development Corporation - accrued management fee	55,411	13,276
Net cash provided by operating activities	<u>158,493</u>	<u>97,241</u>
Cash flows from investing activities		
Purchase of rental furniture, fixtures and improvements	(90,644)	(37,273)
Deposits to tax and property insurance escrows	(26,222)	(25,597)
Withdraws from tax and property insurance escrows	43,439	40,991
Deposits to reserve for replacements	(55,634)	(48,875)
Withdraws from reserve for replacements	<u>98,680</u>	<u>27,235</u>
Net cash used in investing activities	<u>(30,381)</u>	<u>(43,519)</u>
Cash flows from financing activities		
Principal payments on mortgage	<u>(121,241)</u>	<u>(112,956)</u>
Net increase (decrease) in cash	6,871	(59,234)
Cash, beginning	<u>248,914</u>	<u>308,148</u>
Cash, ending	<u><u>\$ 255,785</u></u>	<u><u>\$ 248,914</u></u>
Supplemental disclosure of cash flow information		
Cash paid during the year for interest	<u><u>\$ 105,962</u></u>	<u><u>\$ 114,248</u></u>

The accompanying notes are an integral part of the financial statements.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements

Note 1: ORGANIZATION AND ACTIVITY

The Pop Moylan Urban Redevelopment Company, LLC (the "Company") was formed as a limited liability company under the laws of the State of New Jersey on October 10, 1996, for the purpose of constructing and operating a low-income rental housing project consisting of 80 units for the elderly in Deptford, New Jersey, and currently operating under the name Nancy J. Elkins Seniors Housing.

The project has qualified for low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the project must meet the provisions of these regulations during each of 15 consecutive years in order to remain qualified to receive the tax credits.

The Company will continue to operate until December 31, 2046 unless dissolved earlier in accordance with the Amended and Restated Operating Agreement ("Operating Agreement").

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis for Presentation

The accompanying financial statements have been prepared in accordance with the New Jersey Housing and Mortgage Finance Agency (NJHMFA) Policies and Procedures Manual, revised July 1, 1996.

The accounting practices prescribed or permitted by NJHMFA for the depreciation of property and equipment differ from accounting principles generally accepted in the United States of America. The estimated useful lives are the same as the lives used for tax purposes. In addition, depreciation is to be shown in an amount equal to the principal amount of the mortgage payment made in the period. The excess of total depreciation over the amount of the principal payments is presented below the net income line for financial statement purposes.

The accounting practices prescribed or permitted by NJHMFA for transactions in the reserve for repairs and replacements differ from accounting principles generally accepted in the United States of America as follows:

- Funding of the reserve for repairs and replacements is recorded as an expense.
- Reimbursements from the reserve for repairs and replacements are recorded as income when approved by the Agency as opposed to when the actual expenditure is made by the Company.
- Interest earned by the reserve for repairs and replacements fund is recorded directly in restricted equity.

Use of Estimates

The preparation of financial statements in conformity with the basis of accounting described above requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements (Continued)

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Concentration of Credit Risk

Financial instruments that potentially subject the Company to concentration of credit risk are cash and restricted reserve deposits. The Company deposits its cash with high-credit, quality financial institutions. At various times during the fiscal year, the Company's cash in bank balances exceeded the Federally insured limits. At December 31, 2019, the Company's uninsured cash balances totaled \$8,185.

Accounts Receivable and Bad Debts

Accounts receivable are stated at the amount the Company expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances which are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to trade accounts receivable. Changes in the valuation allowance have not been material to the financial statements.

Rental Property and Equipment

Property and equipment are recorded at cost. Assets capitalized generally have an original cost of \$2,000 or more and a useful life in excess of seven years. The capitalization threshold increased from \$1,000 in 2017 to \$2,000 in 2018. Depreciation is provided using primarily the straight-line method over the estimated useful lives of the assets, ranging from 7 to 27.5 years.

The Company reviews and evaluates its property and equipment for impairment when events or changes in circumstances indicate that the related carrying amounts may not be recoverable. An impairment is considered to exist if both (a) the total estimated future cash flows on an undiscounted basis are less than the carrying amount of the assets and (b) the carrying amount exceeds its fair value. If both criteria are met, then recorded amounts of the assets will be reduced to their fair value.

Rental Income

Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Company and the tenants of the property are operating leases. Under the Operating Agreement, the Company may not increase rents charged to tenants without prior NJHMFA approval. A portion of the rents of certain tenants are subsidized by payments received under programs funded by the US Department of Housing and Urban Development through its Section 8 Rental Assistance program. The payments are received through the Housing Authority of Gloucester County, New Jersey, and the New Jersey Department of Community Affairs, and total 36% and 31% of net rental income for the years ended December 31, 2019 and 2018, respectively.

Repair and Replacement Reserve

Under the Operating Agreement, the Company is required to set aside amounts for the repair and replacement of property with withdrawals to be approved by NJHMFA. NJHMFA-restricted deposits and related net assets are held in a separate account and are not available for operating purposes.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements (Continued)

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income Taxes

No provision or benefit for income taxes has been included in these financial statements since taxable income or loss passes through to, and is reportable by, the members individually.

Subsequent Events

Subsequent events were evaluated through March 20, 2020, the date the financial statement were available to be issued.

Note 3: MORTGAGE NOTES PAYABLE

First Mortgage Note

The Company has a first mortgage note from NJHMFA in the original amount of \$2,817,369 which bears interest at 7.1% per annum. Monthly payments of principal and interest are due in the amount of \$18,934. The loan matures April 2028. At December 31, 2019 and 2018, outstanding principal was \$1,426,038 and \$1,547,280, respectively, and accrued interest payable was \$8,438 and \$9,155, respectively.

An additional annual fee of .65% of the original amount of the mortgage is payable to NJHMFA under the terms of the first mortgage. For the years ended December 31, 2019 and 2018, fees of \$18,313, were charged to expense.

Second Mortgage Note

The Company has a second mortgage note from the Gloucester County Housing Development Corporation (GCHDC), an affiliate of the managing member, in the amount of \$2,847,099. The mortgage bears interest at the rate of 5.03% per annum on the outstanding principal balance. Annual payments of \$188,664 are due commencing on January 1, 1999, and continuing every January 1 through 2028. Payments of principal and interest are due only to the extent of net cash flow as defined in the Operating Agreement. As of December 31, 2019 and 2018, outstanding principal was \$2,687,622 and accrued interest payable was \$3,062,818 and \$2,927,631, respectively.

Third Mortgage Note

The Company has a mortgage note from GCHDC, an affiliate of the managing member, through the Federal Home Loan Bank, in the amount of \$520,000. The mortgage bears interest at the rate of 5.03% per annum on the outstanding principal balance. Annual payments of \$34,458 are due commencing on January 1, 1999, and continuing every January 1 through 2028. Payments of principal and interest are due only to the extent of net cash flow as defined in the Operating Agreement. As of December 31, 2019, no principal payments have been made. As of December 31, 2019 and 2018, accrued interest payable was \$599,256 and \$573,100, respectively.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements (Continued)

Note 3: MORTGAGE NOTES PAYABLE (continued)

Fourth Mortgage Note

The Company has a mortgage note from the New Jersey Department of Community Affairs in the amount of \$777,665. Interest accrues at the rate of 1% per annum. Beginning January 1, 1998 and continuing every January 1 through 2028, annual payments of \$30,133 are payable from net cash flows as defined in the Operating Agreement. As of December 31, 2019, no principal payments have been made. As of December 31, 2019 and 2018, accrued interest payable was \$177,256 and \$169,480, respectively.

The liability of the Company under the mortgage notes is limited to the underlying value of the real estate collateral plus other amounts deposited with the lender and an assignment of leases from the property.

As of December 31, 2019 and 2018, there was no net cash flow available for payments of debt service other than for the first mortgage note.

Aggregate annual maturities of the mortgage notes payable over each of the next five years and thereafter as of December 31, 2019, are as follows:

December 31,	2020	\$	130,135
	2021		139,682
	2022		149,928
	2023		160,927
	2024		172,732
	Thereafter		<u>4,657,921</u>
		\$	<u>5,411,325</u>

Note 4: RELATED PARTY TRANSACTIONS

Management and Bookkeeping Fee

GCHDC serves as the management company for the Company. GCHDC charges the project a fee for bookkeeping and management services. The fees are \$6.92 and \$57.72 per unit per month, respectively. Management and bookkeeping fees were \$55,411 and \$6,643, respectively, for 2019 and \$54,576 and \$6,538, respectively, for 2018.

Profits, Losses and Distributions

After giving effect to the special allocation provisions defined in the Operating Agreement, all profits and losses, other than from sales or other dispositions, are allocated 1% to the managing member and 99% to the investor member.

Commercial Leases

As described in Note 7, the Company has a commercial lease with an affiliate of a member.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements (Continued)

Note 4: RELATED PARTY TRANSACTIONS (continued)

Contracted Employees

The Company does not have its own employees, but instead utilizes employees of the Housing Authority of Gloucester County. Salaries, payroll taxes and related expenses are charged to the Company at cost. If an employee does not work full-time for the Company, his or her time is allocated to the Company based on percentage of time spent on duties associated with the project.

Note 5: OPERATING DEFICIT RESERVE

Pursuant to the Operating Agreement, the managing member was required to establish an operating deficit reserve in the initial amount of \$122,126 from the final capital contribution of the investor member. Annually on each January 10, the managing member is required to deposit the Operating Deficit Reserve Payment, as defined in the Operating Agreement in to the reserve. The reserve is to be used to fund project operations when there is insufficient operating cash available to fund operations. The reserve has been funded and is being held by an affiliate of the managing member on behalf of the Company. The balance at December 31, 2019 and 2018 in the operating deficit reserve was \$140,424 and \$139,724, respectively.

Note 6: GROUND LEASE

The Company has a 50-year ground lease agreement with GCHDC, expiring in 2046, to lease the land on which the rental property owned by Pop Moylan was built. Minimum annual payments of \$500 are due on August 6 of each year. Maximum annual payments of \$10,460 are due and payable to the extent of surplus cash. Maximum annual payments not paid due to insufficient surplus cash may accrue interest at the rate of 12% per annum. Such amounts are not accrued unless GCHDC notifies the Company in writing that additional payments are due. During 2019 and 2018, respectively, \$500 was charged to operations and paid in full. No surplus cash was available to pay additional ground rent, including interest, and no additional ground rent has been accrued at December 31, 2019 and 2018.

Note 7: COMMERCIAL LEASES

An affiliate of a member has entered into an agreement to lease office space from the project. The lease was effective December 1, 1997, and expires November 30, 2037. Annual payments of \$96,450 are receivable in equal monthly installments. For the years ending December 31, 2019 and 2018, respectively, \$96,450 was recognized as rental revenue. This amount has been included in the gross potential rent in the Statements of Operations.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Notes to Financial Statements (Continued)

Note 7: COMMERCIAL LEASES (continued)

Future minimum lease income for each of the next five years and thereafter as of December 31, 2019 is as follows:

December 31,	2020	\$	96,450
	2021		96,450
	2022		96,450
	2023		96,450
	2024		96,450
	Thereafter		<u>1,245,813</u>
		\$	<u>1,728,063</u>

Note 8: CONTINGENCY

The Company's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period could result in financial penalties.

Note 9: CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Company's main asset is the Nancy J. Elkins Seniors Housing Project. The Company's operations are concentrated in the multifamily real estate market. In addition, the Company operates in a heavily regulated environment. The operations of the Company are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, NJHMFA. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by NJHMFA. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Note 10: COMMITMENTS

Escrow Commitments

As required by the NJHMFA, the Company was required to make monthly deposits effective February 2019 into the Real Estate Tax escrow account, Insurance escrow account, and Repairs and Replacement escrow account in the amounts of \$1,100, \$1,000, and \$3,767, respectively.

As required by the NJHMFA, the Company was required to make monthly deposits effective January 2018 into the Real Estate Tax escrow account, Insurance escrow account, and Repairs and Replacement escrow account in the amounts of \$1,200, \$900, and \$3,767, respectively.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC

NJHMFA PROJECT NO. 1202

SUPPLEMENTARY INFORMATION

(AS REQUIRED BY NJHMFA)

FOR THE YEARS ENDED

DECEMBER 31, 2019 and 2018

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Supplemental Information
As of December 31, 2019 and 2018

SCHEDULE A - RECEIVABLES OTHER THAN FROM TENANTS

	<u>2019</u>	<u>2018</u>
Other income - roof rent	\$ 2,088	\$ 1,600
Laundry machines	410	820
	<u>\$ 2,498</u>	<u>\$ 2,420</u>

SCHEDULE B - ACCOUNTS PAYABLE AND ACCRUED EXPENSES

	<u>2019</u>	<u>2018</u>
<u>Accounts payable</u>		
Utilities	\$ 6,957	\$ 7,657
Administrative	127	-
Repairs and maintenance	18,202	21,789
	<u>\$ 25,286</u>	<u>\$ 29,446</u>
<u>Other accrued expenses</u>		
Estimated incurred but not reported insurance claims - self-insurance	\$ 4,241	\$ 5,039
	<u>\$ 4,241</u>	<u>\$ 5,039</u>

SCHEDULE C - LOANS, NOTES OR MORTGAGE NOTES PAYABLE
(OTHER THAN MORTGAGES PAYABLE TO NJHMFA)

SEE NOTES 3 AND 4.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

SCHEDULE D - CHANGES IN RESERVE BALANCES

	Balance December 31, 2018	Additions/ Transfers	Withdrawals/ Transfers	Interest Earned	Balance December 31, 2019
Real estate tax escrow	\$ 17,872	\$ 13,300	\$ (11,578)	\$ 260	\$ 19,854
Insurance escrow	62,777	11,900	(31,860)	762	43,579
Repairs and replacements reserve	763,972	45,204	(98,680)	10,430	720,926
Minimum escrow requirement account	20,637	-	-	-	20,637
	<u>\$ 865,258</u>	<u>\$ 70,404</u>	<u>\$ (142,118)</u>	<u>\$ 11,452</u>	<u>\$ 804,996</u>
	Balance December 31, 2017	Additions/ Transfers	Withdrawals/ Transfers	Interest Earned	Balance December 31, 2018
Real estate tax escrow	\$ 15,163	\$ 14,400	\$ (11,770)	\$ 79	\$ 17,872
Insurance escrow	80,880	10,800	(29,221)	318	62,777
Repairs and replacements reserve	742,332	45,204	(27,235)	3,671	763,972
Minimum escrow requirement account	20,637	-	-	-	20,637
	<u>\$ 859,012</u>	<u>\$ 70,404</u>	<u>\$ (68,226)</u>	<u>\$ 4,068</u>	<u>\$ 865,258</u>

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
NJHMFA PROJECT NO. 1202
Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

SCHEDULE E - CHANGES IN RENTAL PROPERTY AND EQUIPMENT ACCOUNTS

	Assets			Balance December 31, 2019	Accumulated Depreciation			Balance December 31, 2019	Net Book Value
	Balance December 31, 2018	Additions	Disposals		Balance December 31, 2018	Current Provision	Disposals		
Building and improvements	\$ 8,995,699	\$ 48,455	\$ -	\$ 9,044,154	\$ 6,827,083	\$ 331,680	\$ -	\$ 7,158,763	\$ 1,885,391
Furniture and fixtures	66,847	42,188	-	109,035	30,247	11,375	-	41,622	67,413
	<u>\$ 9,062,546</u>	<u>\$ 90,643</u>	<u>\$ -</u>	<u>\$ 9,153,189</u>	<u>\$ 6,857,330</u>	<u>\$ 343,055</u>	<u>\$ -</u>	<u>\$ 7,200,385</u>	<u>\$ 1,952,804</u>

	Assets			Balance December 31, 2018	Accumulated Depreciation			Balance December 31, 2018	Net Book Value
	Balance December 31, 2017	Additions	Disposals		Balance December 31, 2017	Current Provision	Disposals		
Building and improvements	\$ 8,980,344	\$ 26,775.00	\$ (11,420.00)	\$ 8,995,699	\$ 6,505,166	\$ 328,509	\$ (6,592)	\$ 6,827,083	\$ 2,168,616
Furniture and fixtures	225,553	10,498	(169,204)	66,847	161,506	9,010	(140,269)	30,247	36,600
	<u>\$ 9,205,897</u>	<u>\$ 37,273</u>	<u>\$ (180,624)</u>	<u>\$ 9,062,546</u>	<u>\$ 6,666,672</u>	<u>\$ 337,519</u>	<u>\$ (146,861)</u>	<u>\$ 6,857,330</u>	<u>\$ 2,205,216</u>

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
<u>SCHEDULE F - OTHER INCOME</u>		
Laundry machines	\$ 4,920	\$ 4,920
Vending machines and other services	60,397	33,162
Miscellaneous service income	7,721	5,878
Income from investments	1,743	1,299
Late charges and other	945	751
Other - sale of materials	-	61
	<u>\$ 75,726</u>	<u>\$ 46,071</u>
<u>SCHEDULE G - ADMINISTRATIVE EXPENSES</u>		
Bookkeeping, accounting	\$ 6,643	\$ 6,538
Stationary supplies	-	-
Telephone	4,283	4,380
Postage	91	-
Other office expense	2,006	1,046
Inspection and other fees	1,615	1,807
Advertising	-	72
Legal services	981	933
Credit check fees	490	455
Auditing	14,951	16,674
Social Services	1,901	1,218
Net congregate expenses	1,342	1,317
Miscellaneous administrative expenses	2,500	2,624
Other professional fees	1,174	105
Other	14,200	4,100
	<u>\$ 52,177</u>	<u>\$ 41,269</u>

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

	2019	2018
<u>SCHEDULE H - SALARIES AND RELATED CHARGES (CONTRACTED) *</u>		
Superintendent's salary *	\$ 22,839	\$ 23,255
Janitorial salaries *	25,396	29,210
Social services salaries *	29,129	25,406
Office and administrative salaries *	31,575	29,810
Maintenance Salaries *	22,307	18,248
Employee benefits *	121,195	110,454
Employer's payroll taxes *	11,059	10,517
Worker's compensation insurance *	7,777	3,158
	<u>\$ 271,277</u>	<u>\$ 250,058</u>
 <u>SCHEDULE I - MAINTENANCE AND REPAIRS</u>		
Plumbing	\$ 2,600	\$ 3,303
Electrical	780	2,244
Grounds and landscaping	1,190	335
Painting and decorating	2,541	1,630
Small equipment and tools	13,058	17,047
Janitorial supplies	4,037	2,755
HVAC Supplies	2,243	97
Hardware supplies	925	916
Miscellaneous maintenance supplies	11,975	17,401
Land lease	-	500
	<u>\$ 39,349</u>	<u>\$ 46,228</u>

* Pop Moylan Urban Redevelopment Company, LLC does not have its own employees but utilizes employees of the Housing Authority of Gloucester County, either full-time or part-time, who are charged to Pop Moylan at cost, including payroll taxes, benefits and related expenses.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
<u>SCHEDULE J - MAINTENANCE CONTRACTS</u>		
Monitoring and protection services	\$ 87,109	\$ 85,072
Fire system monitoring	749	2,299
Elevator	2,051	2,051
Rubbish removal	5,885	5,604
Heating and air conditioning	4,058	2,985
Grounds, parking and landscaping	7,815	10,585
Painting and decorating	6,700	9,385
Exterminating	16,979	4,382
Other maintenance contracts	7,000	3,134
	<u>\$ 138,346</u>	<u>\$ 125,497</u>
<u>SCHEDULE K - UTILITIES</u>		
Water	\$ 9,799	\$ 10,364
Sewer charges	11,798	12,475
Electricity	40,352	37,027
Fuel	54	113
Gas	23,491	22,585
	<u>\$ 85,494</u>	<u>\$ 82,564</u>
<u>SCHEDULE L - COMPUTATION OF MANAGEMENT AGENT FEE</u>		
Fee (per unit per month)	\$ 57.72	\$ 56.85
Number of units	<u>80</u>	<u>80</u>
	4,618	4,548
Number of months	<u>12</u>	<u>12</u>
Management agent fee	<u>\$ 55,411</u>	<u>\$ 54,576</u>

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

SCHEDULE M - COMPUTATION OF PAYMENT IN
LIEU OF TAXES (PILOT)

	<u>2019</u>	<u>2018</u>
Gross apartments rent	\$ 739,200	\$ 734,400
Less: Section 8 subsidies	257,357	248,553
Less: Vacancy loss	<u>23,847</u>	<u>30,978</u>
Net apartment rents	457,996	454,869
Commercial rent	<u>96,450</u>	<u>96,450</u>
Total tenant rent	554,446	551,319
Less: Utilities	<u>85,494</u>	<u>82,564</u>
Total tenant rent less utilities	468,952	468,755
PILOT rate	<u>2.5%</u>	<u>2.5%</u>
Total PILOT due	11,724	11,719
PILOT paid	<u>8,749</u>	<u>8,890</u>
PILOT payable	<u><u>\$ 2,975</u></u>	<u><u>\$ 2,829</u></u>

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

SCHEDULE N - CUMULATIVE RETURN ON EQUITY

Return on equity 11.12%

Per NJHMFA

1996	\$ 2,998
1997	57,408
1998	77,057
1999	248,792
2000	267,007
2001	267,007
2002	267,007
2003	267,007
2004	267,007
2005	267,007
2006	267,007
2007	267,007
2008	267,007
2009	267,007
2010	267,007
2011	267,007
2012	267,007
2013	267,007
2014	267,007
2015	267,007
2016	267,007
2017	267,007
2018	267,007
2019	267,007

Total accumulated return on equity	<u>\$ 5,726,390</u>
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Amount distributed	<u>\$ -</u>
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Contributions

Syndication payments	<u>\$ 2,401,138</u>
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Total contribution basis for return on equity	<u>\$ 2,401,138</u>
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<u>x 11.12%</u>

Return on equity - 2019	<u>\$ 267,007</u>
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There were no distributions to partners during the year ended December 31, 2019.

POP MOYLAN URBAN REDEVELOPMENT COMPANY, LLC
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Supplemental Information (Continued)
Years Ended December 31, 2019 and 2018

SCHEDULE O - RELATED PARTY TRANSACTIONS (CASH BASIS)

<u>Company Name</u>	<u>Type of Service</u>	<u>Amount Paid (Received)</u>	
		<u>2019</u>	<u>2018</u>
Gloucester County Housing Development Corporation	Bookkeeping and reporting services	\$ 6,643	\$ 6,538
Gloucester County Housing Development Corporation	Management fee paid	-	41,300
Gloucester County Housing Development Corporation	Ground lease	500	500
Housing Authority of Gloucester County	Contracted salaries and related expenses	259,715	256,759
Housing Authority of Gloucester County	Rent income	<u>(96,450)</u>	<u>(96,450)</u>
		<u>\$ 170,408</u>	<u>\$ 208,647</u>

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

To the Members of
Pop Moylan Urban Redevelopment Company, LLC

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pop Moylan Urban Redevelopment Company, LLC, which comprise the balance sheet as of December 31, 2019, and the related statements of operations, members' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements, and have issued our report thereon dated March 23, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Pop Moylan Urban Redevelopment Company, LLC's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Pop Moylan Urban Redevelopment Company, LLC's internal control. Accordingly, we do not express an opinion on the effectiveness of Pop Moylan Urban Redevelopment Company, LLC'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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

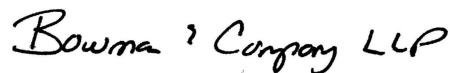
As part of obtaining reasonable assurance about whether Pop Moylan Urban Redevelopment Company, LLC's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could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

Furthermore, during the performance of our audit of the financial statements of Pop Moylan Urban Redevelopment Company, LLC, nothing came to our attention that caused us to believe that:

- Pop Moylan Urban Redevelopment Company, LLC had not filed and paid its federal, state and local income taxes (including payroll taxes) in a timely manner; and
- Pop Moylan Urban Redevelopment Company, LLC made any cash distributions to the partners that were not duly authorized by the New Jersey Housing and Mortgage Finance Agency (NJHMFA).

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 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.



BOWMAN & COMPANY LLP
Certified Public Accountants

Woodbury, New Jersey
March 23, 2020