

**SENIORS HOUSING
DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY
AND SUBSIDIARY**

**(A COMPONENT UNIT OF THE HOUSING AUTHORITY
OF GLOUCESTER COUNTY, NEW JERSEY)**

FINANCIAL STATEMENTS

FOR THE YEARS ENDED

DECEMBER 31, 2019 AND 2018



INDEPENDENT AUDITOR'S REPORT

Board of Directors
Seniors Housing Development Corporation
of Gloucester County and Subsidiary

Report on the Financial Statements

We have audited the accompanying financial statements of Seniors Housing Development Corporation of Gloucester County (a nonprofit organization) and Subsidiary, a component unit of the Housing Authority of Gloucester County, New Jersey, which comprise the statements of net position as of December 31, 2019 and 2018, and the related statements of revenue and expenses and changes in net position and statements of 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 generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the 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 referred to above present fairly, in all material respects, the financial position of Seniors Housing Development Corporation of Gloucester County and Subsidiary as of December 31, 2019 and 2018, and the changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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 financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Bowman & Company LLP
Bowman & Company LLP
Certified Public Accountants

Woodbury, New Jersey
September 18, 2020

Seniors Housing Development Corporation of Gloucester County and Subsidiary
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2019

This section of the Seniors Housing Development Corporation and Subsidiary's annual financial report presents our discussion and analysis of the Corporation's financial performance during the fiscal year ended on December 31, 2019. We encourage readers to consider the information presented here in conjunction with the Corporation's financial statements and accompanying notes.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. The Management's Discussion and Analysis is intended to share management's analysis of the Corporation's financial performance. The Corporation's financial statements are designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to private businesses, such as real estate development and management. The financial statements included in this report were prepared in accordance with GAAP applicable to governmental entities for Proprietary Fund types ("Business-Type" activities). The financial statements are accompanying data include the following:

1. **The Statements of Net Position** - presenting information on all the Corporation's assets and liabilities, with the difference between the two reported as net position (equity).
2. **The Statements of Revenue, Expenses, and Changes in Net Position** - presenting information on revenues and expenses showing how the Corporation performed.
3. **The Statements of Cash Flows** - presenting the inflows and outflows of cash and cash equivalents.
4. **Notes to Financial Statements**- providing additional information essential to fully understanding the data provided in the financial statements.

Seniors Housing Development Corporation of Gloucester County and Subsidiary
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)
December 31, 2019

FINANCIAL HIGHLIGHTS

- The Corporation's Total Net Position (equity) increased from 2018 to 2019 by **\$219,838** from **\$14,276,991** to **\$14,496,829** which includes an increase in Unrestricted Net Position of **\$226,783** and a decrease in Net Investment Capital Assets of **\$6,945**. The Corporation's Total New Position (equity) increased from 2017 to 2018 by **\$243,689** from **\$14,033,302** to **\$14,276,991** which includes an increase in Unrestricted Net Position of **\$246,815** and an increase in Net Investment in Capital Assets of **\$3,126**.

- The Corporation had Total Operating Revenues of **\$598,613** in 2019, **\$581,332** in 2018, and \$562,813 in 2017. The Corporation had Total Operating Expenses of **\$315,648** in 2019, **\$333,866** in 2018, and \$287,262 in 2017.

-The Corporation's Cash and Investment balance was **\$625,810** in 2019, **\$761,260** in 2018, and **\$751,197** in 2017.

OTHER FINANCIAL INFORMATION

The Seniors Housing Development Corporation of Gloucester County is an instrumentality of the Housing Authority of Gloucester County, New Jersey. On February 25, 2011 the Corporation sold Colonial Park Apartments on Evergreen Avenue in Woodbury, New Jersey, for \$8,810,000 to a "Tax-Credit" entity, Colonial Park, L.P. for the purpose of securing more funding in order to perform major renovations. The corporation continues to oversee the management of the building through its subsidiary, Seniors Housing Development Corporation of Gloucester County, whose financial performance is integrated in the financial statements contained herein.

The financial books are maintained in accordance with Generally Accepted Accounting Principles (for government entities). On the following pages are Condensed Financial Statements giving an overview of the Corporation's financial condition as of December 31, 2019.

CAPITAL ASSETS and DEBT ADMINISTRATION

Major renovations to Colonial Park Apartments have been substantially completed in 2014. The main components are the installation of a new roof with solar panels and the redesigning of the apartments' kitchen and bathroom. These renovations will allow the apartments to operate more efficiently and improve the quality of life for our senior and disabled tenants.

The Corporation owns the land on Evergreen Avenue, which it leases to Colonial Park, LP. It also owns an adjacent residential unit at 341 Evergreen, whose rear acreage was utilized to extend the parking lot of Colonial Park Apartments.

**SENIORS HOUSING DEVELOPMENT CORPORATION OF GLOUCESTER COUNTY
AND SUBSIDIARY**

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

CONDENSED FINANCIAL STATEMENTS

	<u>December 31, 2019</u>	<u>December 31, 2018</u>	<u>December 31, 2017</u>
<u>STATEMENTS OF NET POSITION</u>			
Assets:			
Current Assets	\$ 1,279,618	\$ 1,564,956	\$ 1,299,179
Capital Assets, net of Depreciation	472,162	479,107	482,233
Other Non Current Assets	12,863,765	12,313,870	12,279,664
Total Assets	<u>\$ 14,615,545</u>	<u>\$ 14,357,933</u>	<u>\$ 14,061,076</u>
Liabilities:			
Current Liabilities	\$ 118,716	\$ 80,942	\$ 27,774
Long-Term Liabilities	-	-	-
Total Liabilities	<u>118,716</u>	<u>80,942</u>	<u>27,774</u>
Net Position:			
Net Investment in Capital Assets	472,162	479,107	482,233
Unrestricted Net Position	14,024,667	13,797,884	13,551,069
Total Net Position	<u>14,496,829</u>	<u>14,276,991</u>	<u>14,033,302</u>
Total Liabilities and Net Position	<u>\$ 14,615,545</u>	<u>\$ 14,357,933</u>	<u>\$ 14,061,076</u>
<u>STATEMENTS OF REVENUE, EXPENSES and CHANGES IN NET POSITION</u>			
Operating Revenues:			
Interest Income on Notes Receivable	350,298	340,348	330,998
Other Revenues	248,315	240,984	231,815
Total Operating Revenues	<u>598,613</u>	<u>581,332</u>	<u>562,813</u>
Operating Expenses:			
Administrative and Other Expenses	315,648	333,866	280,528
Depreciation and Amortization Expense	6,946	6,837	6,734
Total Operating Expense	<u>322,594</u>	<u>340,703</u>	<u>287,262</u>
Operating Income (Loss)	<u>276,019</u>	<u>240,629</u>	<u>275,551</u>
Non-operating Revenues (Expenses):			
Gain on sale of building	-	-195	-
Insurance recovery, net of casualty loss on building	-	-	-
Interest Income	3,606	3,255	1,525
Net Non-operating Revenues (Expenses)	<u>3,606</u>	<u>3,060</u>	<u>1,525</u>
Income (Loss) Before Contributions and Transfers	<u>279,625</u>	<u>243,689</u>	<u>277,076</u>
Contribution (to) from Housing Authority of Gloucester County	0	0	0
Contribution (to) from Colonial Park, LP	-59,787	0	-5,549
Change in Net Position	<u>219,838</u>	<u>243,689</u>	<u>271,527</u>
Net Position - Beginning	14,276,991	14,033,302	13,761,775
Total Net Position - Ending	<u>\$ 14,496,829</u>	<u>\$ 14,276,991</u>	<u>\$ 14,033,302</u>

Seniors Housing Development Corporation of Gloucester County and Subsidiary
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)
December 31, 2019

BUDGETARY HIGHLIGHTS

For the year ended December 31, 2019, the Operating Budget was prepared by the Corporation for financial and internal control purposes. The budgets were used primarily as a management tool. The Corporation has operated within the overall budgetary restraints it has established. All expenses incurred have been satisfied.

ECONOMIC FACTORS and NEXT YEAR'S BUDGETS

The economy is still facing financial difficulties and monetary pain is felt at all levels. Unemployment, out-of-control health care costs, bankruptcies, and foreclosures continue to dampen the local economy. However, on the bright side, Colonial Park Apartments will remain affordable for our senior tenants and continue to be managed as in the past with even better amenities for their comfort and convenience.

The 2020 budget remains in balance and we expect to meet all of our obligations. The building is currently under contract with the U.S. Department of Housing and Urban Development for assistance and we anticipate continued support from them into the near future. However, the cost of contracted labor will continue to increase, due in large part to the increases in health insurance and other post employment benefits which will be passed onto the corporation.

In 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a "Public Health Emergency of International Concern." It has adversely impacted many industries and it could have continued material adverse impact on the economy and market conditions which could trigger a period of global economic slowdown. The outbreak presents uncertainty and risk with respect to the Corporation, its performance, and its financial results.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide users with an overview of the Corporation's finances. If you have questions concerning any of the information provided in this report, contact the Director of Finance, c/o: Housing Authority of Gloucester County, 100 Pop Moylan Boulevard, Deptford, New Jersey 08096.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**

Statements of Net Position
As of December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
ASSETS		
Current assets		
Unrestricted cash and cash equivalents	\$ 624,400	\$ 759,857
Restricted cash and cash equivalents	1,410	1,403
Accounts receivable, net of allowance for doubtful accounts of \$9,448 in 2019 and 2018	1,138	-
Due from the Housing Authority of Gloucester County	459,151	417,104
Development fee receivable	193,086	386,172
Prepaid expenses	433	420
Total current assets	<u>1,279,618</u>	<u>1,564,956</u>
Noncurrent assets		
Capital assets, net of accumulated depreciation	472,161	479,107
Development fee receivable	1,340,075	1,225,477
Note receivable	8,200,222	8,200,222
Land lease receivable	732,850	590,300
Accrued interest receivable	2,590,619	2,297,871
Total noncurrent assets	<u>13,335,927</u>	<u>12,792,977</u>
	<u>\$ 14,615,545</u>	<u>\$ 14,357,933</u>
LIABILITIES AND NET POSITION		
Current liabilities		
Accounts payable and accrued expenses	\$ 35,555	\$ 28,694
Due to Colonial Park L.P.	81,751	50,845
Tenant funds on deposit	1,410	1,403
Total current liabilities	<u>118,716</u>	<u>80,942</u>
Net position		
Net investment in capital assets	472,161	479,107
Unrestricted net position	14,024,668	13,797,884
Total net position	<u>14,496,829</u>	<u>14,276,991</u>
	<u>\$ 14,615,545</u>	<u>\$ 14,357,933</u>

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

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Statements of Revenue and Expenses and Changes in Net Position
For the Years Ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Operating revenue		
Interest income on notes receivable	\$ 350,298	\$ 340,348
Management contract income	145,644	143,376
Land lease income	85,000	80,000
Tenant charges	17,580	11,019
Miscellaneous income	91	6,589
	<u>598,613</u>	<u>581,332</u>
Total operating revenue		
Operating expenses		
Administrative	307,262	313,150
Utilities	706	1,564
Maintenance	265	4,969
General	69	8,513
Insurance	7,346	5,670
	<u>315,648</u>	<u>333,866</u>
Total operating expenses before depreciation and amortization		
Operating income before depreciation and amortization	282,965	247,466
Depreciation and amortization	<u>6,946</u>	<u>6,837</u>
Operating income	<u>276,019</u>	<u>240,629</u>
Non-operating revenue (expense)		
Loss on sale of equipment	-	(195)
Contribution to Colonial Park, LP	(59,787)	-
Interest income	3,606	3,255
	<u>(56,181)</u>	<u>3,060</u>
Net non-operating revenue (expense)		
Increase in net position	219,838	243,689
Net position - beginning	<u>14,276,991</u>	<u>14,033,302</u>
Net position - ending	<u>\$ 14,496,829</u>	<u>\$ 14,276,991</u>

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

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Statements of Cash Flows
For the Years Ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities		
Cash received from management contracts	\$ 145,644	\$ 143,376
Cash received from tenants	16,540	6,482
Cash received from (paid to) Colonial Park, L.P., net	109,394	245,257
Cash received from (paid to) Housing Authority of Gloucester County, net	(42,047)	(65,531)
Cash paid for goods and services	<u>(308,801)</u>	<u>(318,870)</u>
Net cash provided by (used in) operating activities	<u>(79,270)</u>	<u>10,714</u>
Cash flows from capital and related financing activities		
Contribution to Colonial Park, LP	(59,787)	-
Purchase of property	<u>-</u>	<u>(3,906)</u>
Net cash used in capital and related financing activities	<u>(59,787)</u>	<u>(3,906)</u>
Cash flows from investing activities		
Interest income received	<u>3,607</u>	<u>3,255</u>
Net increase (decrease) in cash	(135,450)	10,063
Cash - beginning	<u>761,260</u>	<u>751,197</u>
Cash - ending	<u>\$ 625,810</u>	<u>\$ 761,260</u>
Reconciliation of operating income to net cash provided by (used in) operating activities		
Operating income	\$ 276,019	\$ 240,629
Adjustments to reconcile operating income to net cash provided by (used in) operating activities		
Depreciation and amortization	6,946	6,837
Provision for bad debts	9,448	9,448
(Increase) decrease in assets		
Accounts receivable	(10,586)	(7,894)
Prepaid expenses	(13)	(7)
Due from the Housing Authority of Gloucester County	(42,047)	(65,531)
Due from Colonial Park L.P.	-	1,356
Developer's fee receivable	78,488	193,056
Land lease receivable	(142,550)	(127,600)
Accrued interest receivable	(292,748)	(292,748)
Increase in liabilities		
Due to Colonial Park L.P.	30,906	50,845
Tenant funds on deposit	7	99
Accounts payable and accrued expenses	<u>6,860</u>	<u>2,224</u>
Net cash provided by (used in) operating activities	<u>\$ (79,270)</u>	<u>\$ 10,714</u>
Reconciliation of cash and cash equivalents to the statements of net position		
Unrestricted cash and cash equivalents	\$ 624,400	\$ 759,857
Restricted cash and cash equivalents	<u>1,410</u>	<u>1,403</u>
	<u>\$ 625,810</u>	<u>\$ 761,260</u>

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

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY
Notes to Financial Statements**

Note 1: ORGANIZATION AND ACTIVITY

Reporting entity - Seniors Housing Development Corporation of Gloucester County (“the Corporation”) is an instrumentality and a component unit of the Housing Authority of Gloucester County (“the Authority”) organized as a nonprofit corporation under the laws of the State of New Jersey in 1979. The Corporation is authorized to develop and manage affordable housing. The Corporation served as the developer for the renovation of that apartment complex, which was sold to a limited partnership, Colonial Park, L.P. (CPLP). The Corporation provides management services to CPLP through a management agreement. The Corporation holds a note due from CPLP secured by a mortgage on the building. The Corporation retained title to the land on which the apartment complex is situated and receives rent from CPLP for the land. The Board of Directors consists of six members who are appointed by existing Board members. The Corporation has no employees, but utilizes certain employees of the Authority to manage day-to-day operations and reimburses the Authority for the costs of those services.

eMurphyg, Inc. (EMG) was organized to assist the Corporation in carrying out its mission of developing and managing affordable housing. It is the general partner in the limited partnership, CPLP, described above. The Corporation owns 79% of the outstanding common stock of EMG.

Component unit – The Corporation is a component unit of the Housing Authority of Gloucester County as described in Governmental Accounting Standards Board (GASB) Statements No. 14, The Financial Reporting Entity, as amended by GASB Statement No. 39, Determining Whether Certain Organizations are Component Units, and GASB Statement No. 61, The Financial Reporting Entity: Omnibus - an amendment of GASB Statements No. 14 and No. 34, and GASB Statement No. 80, Blending Requirements for Certain Components Units – an amendment of GASB Statement No. 14. These financial statements are discreetly presented as part of the Authority’s financial statements.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

The accompanying basic financial statements include the accounts of the Corporation and of EMG. All intercompany transactions and balances have been eliminated in the accompanying financial statements.

Basis of accounting - Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Enterprise funds are accounted for using the accrual basis of accounting.

Revenues - Exchange and Non-Exchange Transactions - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. Interest Income and management fees are recognized as revenue when services are provided.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Basis of accounting (continued)

Non-exchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, contributed capital, and donations. Revenue from grants, contributed capital, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the fiscal year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the Corporation must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis.

Expenses / expenditures - On the accrual basis of accounting, expenses are recognized at the time they are incurred.

Cash – Cash includes amounts in demand accounts.

Prepaid expenses – Prepaid expenses recorded on the financial statements represent payments made to vendors for services that will benefit periods beyond year end.

Capital assets and depreciation – Capital assets primarily consist of expenditures to acquire, construct, place in operation and improve the facilities of the Corporation. All capital assets are stated at cost. Depreciation is computed on the straight-line method over the estimated useful life of the asset which can range from seven to forty years. When capital assets are disposed, depreciation is removed from the respective accounts and the resulting gain or loss, if any, is recorded in operations.

Major additions and betterments in excess of \$2,000 are charged to the capital assets accounts while replacements, maintenance, and repairs that do not improve or extend the life of the respective assets are expensed currently.

Notes receivable – Management closely monitors its outstanding receivable balances and charges off to expense any balances that are determined to be uncollectible. At December 31, 2019 and 2018, the Corporation considered all accounts receivable to be fully collectible. Accordingly, there was no allowance for doubtful accounts. Bad debt expense was \$0 for both of the years ended December 31, 2019 and 2018.

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

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Net position (continued)

Net investment in capital assets – This component of net position consists of capital assets, net of accumulated depreciation, reduced, by the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also should be included in this component of net position. If there are significant unspent related debt proceeds or deferred inflows of resources at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Instead, that portion of the debt or deferred inflows of resources should be included in the same net position component as the unspent amount. Currently this component relates solely to capital assets and there is no related debt.

Restricted – Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Currently, the Corporation has no restricted net position.

Unrestricted – This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.” This component includes net position that may be allocated for specific purposes by the Board.

Income taxes – The Corporation is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and, accordingly, does not record a provision for income taxes on related income. The Subsidiary is a corporation subject to Federal and state income taxes. EMG had a liability for the minimum tax to New Jersey for 2019 and there were no timing differences which would have resulted in deferred taxes. There was no liability for 2019.

Operating income – The Corporation distinguishes operating revenue and expenses from nonoperating items. Operating revenue and expense generally result from the primary purpose of the Corporation. Operating revenue consists of interest income on the notes receivable, management contract income, and land lease income, all of which are related to the provision of housing for persons of low-income through a related organization CPLP. Operating expenses consist of expenses attributable to the provision of the management contract services, as well as certain corporate operating expenses. All revenue and expenses, including interest income and the income (loss) resulting from its investment in CPLP, not meeting these criteria are considered nonoperating.

Member’s interest in the deficit of a limited partnership – EMG holds a .01% general partnership interest in CPLP, which is accounted for using the equity method. Under the equity method of accounting, the initial investment is recorded at cost and subsequently increased by its share of earnings and decreased by its share of losses and distributions. Certain obligations and liabilities of the general partner require the recognitions of losses which can result in a negative basis.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY
Notes to Financial Statements (continued)**

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Use of estimates - The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

New accounting standards to be implemented in the future – The Corporation plans to implement the following pronouncements by the required implementation dates or earlier, when deemed feasible:

Statement No. 87, Leases - The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The Statement will become effective for the Authority in the year ending December 31, 2020. Management has not yet determined the impact of this Statement on the financial statements.

Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements - The objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement originally would have become effective for the Authority in the year ending December 31, 2019, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2020. Management has not yet determined the impact of this Statement on the financial statements.

Statement No. 90, Major Equity Interests - The objective of this Statement is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. This Statement originally would have become effective for the Authority in the year ending December 31, 2019, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2020. Management has not yet determined the impact of this Statement on the financial statements.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY
Notes to Financial Statements (continued)**

Note 2: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Statement No. 91, Conduit Debt Obligations - The objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement originally would have become effective for the Authority in the year ending December 31, 2021, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2022. Management has not yet determined the impact of this Statement on the financial statements.

Statement No. 92, Omnibus 2020 - The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this Statements are effective as follows:

1. The requirements related to the effective date of Statement 87 and Implementation Guide 2019-3, reinsurance recoveries, and terminology used to refer to derivative instruments are effective upon issuance.
2. The requirements related to intra-entity transfers of assets and those related to the applicability of Statements 73 and 74 originally would have become effective for the Authority in the year ending December 31, 2021, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2022.
3. The requirements related to application of Statement 84 to postemployment benefit arrangements and those related to nonrecurring fair value measurements of assets or liabilities originally would have become effective for the Authority in the year ending December 31, 2021, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2022.
4. The requirements related to the measurement of liabilities (and assets, if any) associated with AROs in a government acquisition originally would have become effective for the Authority in the year ending December 31, 2021, but as a result of GASB Statement 95 will become effective in the year ending December 31, 2022.

Note 3: **CASH**

Custodial credit risk – Custodial credit risk is the risk that, in the event of a bank failure, the Corporation’s deposits may not be recovered. The Corporation’s formal policy regarding custodial credit risk is included in its cash management plan. The first \$250,000 of governmental deposits in each insured depository is protected by the Federal Deposit Insurance Corporation (FDIC).

As of December 31, 2019 and 2018, the Corporation’s bank balances were exposed to custodial credit risk as follows:

	<u>2019</u>	<u>2018</u>
Insured by FDIC	\$ 250,000	\$ 250,000
Uninsured	375,810	511,505
	\$ 625,810	\$ 761,505

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 4: CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019 and 2018 was as follows:

	Balance December 31, 2018	Additions	Reductions	Balance December 31, 2019
Land	\$ 363,364			\$ 363,364
Buildings	139,162			139,162
Equipment	2,279			2,279
	504,805			504,805
Less accumulated depreciation	25,698	6,946		32,644
Net capital assets	<u>\$ 479,107</u>	<u>\$ (6,946)</u>	<u>\$ -</u>	<u>\$ 472,161</u>
	Balance December 31, 2017	Additions	Reductions	Balance December 31, 2018
Land	\$ 363,364			\$ 363,364
Buildings	135,256	\$ 3,906		139,162
Equipment	2,620		\$ (341)	2,279
	501,240	3,906	(341)	504,805
Less accumulated depreciation	19,007	6,837	(146)	25,698
Net capital assets	<u>\$ 482,233</u>	<u>\$ (2,931)</u>	<u>\$ (195)</u>	<u>\$ 479,107</u>

Note 5: NOTES RECEIVABLE

The Corporation has a note receivable from CPLP, secured by a mortgage on the Colonial Park apartment complex. The outstanding principal balance at December 31, 2019 and 2018 is \$8,200,222. Interest is charged at a rate of 3.57%. The note has no specific maturity date. This loan is a nonrecourse loan as to all general partners of CPLP and is due to be repaid in annual principal payments plus accrued interest beginning June 1, 2012 from available cash flow after payment of certain expenses and fees as defined in the Third Amended and Restated Partnership Agreement of CPLP. No payments have been made as of December 31, 2019. Cumulative interest in the amounts of \$2,590,619 and \$2,297,871 was accrued as of December 31, 2019 and 2018, respectively.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 6: **RELATED PARTY TRANSACTIONS**

Colonial Park, L.P. - The Corporation served as developer for the substantial renovation of the Colonial Park Apartments. For the performance of this function, the Corporation had earned a development fee of \$3,065,643. \$193,056 was received from Colonial Park, L.P. in 2019. Development fee receivable was \$1,533,161 and \$1,611,649 as of December 31, 2019 and 2018, respectively. Any amount of the development fee, including deferred development fee, that has not been paid in full will become due on December 31, 2025.

The Corporation leases the land on which the project is situated to CPLP. The lease is payable at varying amounts scheduled each year in the land lease. The lease income amounts were \$85,000 and \$80,000 for 2019 and 2018, respectively. These amounts have been accrued as a receivable in the financial statements, in addition to interest of \$57,550 and \$47,600 for 2019 and 2018, respectively. Cumulative principal and interest receivable at December 31, 2019 and 2018 was \$732,850 and \$590,300, respectively.

The Corporation serves as the management company for CPLP. The management and bookkeeping fees are established by the New Jersey Housing and Mortgage Finance Agency (NJHMFA). At December 31, 2019 and 2018, the management fee was \$55.36 and \$54.49 per unit per month, respectively, and the bookkeeping fee was \$6.92 and \$6.81 per unit per month, respectively, and capped at \$1,065 and \$1,050 per month, respectively. At December 31, 2019 and 2018, the Corporation received management income of \$132,864 and \$130,776, respectively, and bookkeeping fees of \$12,780 and \$12,600, respectively.

See also Note 5 for notes receivable.

Housing Authority of Gloucester County - The Authority was organized as a public housing authority under the supervision of HUD in October 1972. There were transactions with the Authority during the year for contracted services provided to the Corporation as well as allocations of various other costs between the entities. As a result, at year-end there was a receivable due from the Authority in the amount of \$453,151 and \$417,104 at December 31, 2019 and 2018, respectively. There are no specific terms for repayment of this intercompany amount and no interest is provided on the outstanding balance.

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 7: **INVESTMENT IN LIMITED PARTNERSHIP**

EMG holds a .01% general partnership interest in CPLP. Profits, losses and cash distributions from the operation of CPLP are allocated based on the Partnership's operating agreement. The project consists of a 200-unit apartment project in Woodbury, New Jersey.

Summarized financial information of CPLP as of December 31, 2019 and 2018, and for the years then ended, is as follows:

SUMMARY OF ASSETS, LIABILITIES, AND PARTNERS' CAPITAL

	<u>2019</u>	<u>2018</u>
ASSETS		
Investment in real estate		
Buildings and improvements	\$ 23,924,158	\$ 23,864,371
Furniture and fixtures	<u>139,059</u>	<u>93,688</u>
	24,063,217	23,958,059
Less accumulated depreciation	<u>4,609,287</u>	<u>3,992,420</u>
	19,453,930	19,965,639
Other assets	<u>2,960,515</u>	<u>2,565,862</u>
	<u>\$ 22,414,445</u>	<u>\$ 22,531,501</u>
LIABILITIES AND PARTNERS' CAPITAL		
LIABILITIES		
Mortgage payable	\$ 13,849,419	\$ 13,888,955
Other liabilities	<u>5,168,842</u>	<u>4,795,280</u>
	19,018,261	18,684,235
PARTNERS' CAPITAL	<u>3,396,184</u>	<u>3,847,266</u>
	<u>\$ 22,414,445</u>	<u>\$ 22,531,501</u>

**SENIORS HOUSING DEVELOPMENT CORPORATION
OF GLOUCESTER COUNTY AND SUBSIDIARY**
Notes to Financial Statements (continued)

Note 7: **INVESTMENT IN LIMITED PARTNERSHIP (continued)**

STATEMENTS OF OPERATIONS

	<u>2019</u>	<u>2018</u>
Revenue		
Rent	\$ 2,542,014	\$ 2,498,529
Other	<u>76,676</u>	<u>60,732</u>
	<u>2,618,690</u>	<u>2,559,261</u>
Expenses		
Depreciation	616,865	607,939
Interest	603,145	597,435
Fees and charges	18,174	18,174
Other expenses	1,891,375	1,810,658
Loss on disposal	<u>-</u>	<u>1,309</u>
	<u>3,129,559</u>	<u>3,031,485</u>
Excess of expenses over revenue	(510,869)	(476,254)
Partners' capital – beginning	<u>3,847,266</u>	<u>4,323,520</u>
Partners' capital – ending	<u>\$ 3,396,184</u>	<u>\$ 3,847,266</u>