

COLONIAL PARK, L.P.
NJHMFA PROJECT NO. 2659
FINANCIAL STATEMENTS
FOR THE YEARS ENDED
DECEMBER 31, 2020 AND 2019

**COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659**

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INDEPENDENT AUDITOR'S REPORT

To the Partners of
Colonial Park, LP

Report on the Financial Statements

We have audited the accompanying financial statements of Colonial Park, LP (a New Jersey limited partnership), NJHMFA Project No. 2659, which comprise the balance sheets as of December 31, 2020 and 2019, and the related statements of operations, changes in partners' capital (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 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 and the standards applicable to financial audits contained in *Governmental 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 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 Colonial Park, LP as of December 31, 2020 and 2019, the results of its operations, the changes in partners' capital (deficit) and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

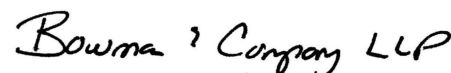
Other Information

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

The supplementary schedules 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, except for Schedule Q, which has been presented in accordance with accounting principles prescribed or permitted by the New Jersey Housing and Mortgage Finance Agency.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2021 on our consideration of Colonial Park, LP'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 Colonial Park, LP's internal control over financial reporting and compliance.



BOWMAN & COMPANY LLP
Certified Public Accountants

Woodbury, New Jersey
March 23, 2021

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Balance Sheets
As of December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
ASSETS		
Current assets		
Cash - operating	\$ 981,798	\$ 900,165
Tenant accounts receivable - current tenants (net of allowance for doubtful accounts of \$40,000 in 2020 and \$20,000 in 2019)	8,303	14,231
Accounts receivable - HUD (net of allowance for doubtful accounts of \$6,077 in 2019 and \$14,983 in 2018).	8,254	-
Due from NJHMFA for negative arbitrage	101,918	101,918
Miscellaneous receivables	31,722	6,675
Prepaid expenses	35,781	33,287
Other assets	13,561	13,561
Total current assets	1,181,337	1,069,837
Tenant security deposits	74,548	71,304
Restricted deposits and funded reserves	2,023,035	1,819,374
Property and equipment, net of accumulated depreciation	18,878,752	19,453,930
Total assets	<u>\$ 22,157,672</u>	<u>\$ 22,414,445</u>
LIABILITIES AND PARTNERS' CAPITAL		
Current liabilities		
Accounts payable	\$ 55,815	\$ 72,019
Accrued liabilities	19,924	21,310
Prepaid rents	7,368	7,316
Accrued real estate taxes (PILOT)	6,888	6,888
Due to Housing Authority of Gloucester County	303,505	115,353
Current portion of long-term debt	82,183	78,183
Deferred development fee	98,417	198,457
Total current liabilities	574,100	499,526
Deposits liability		
Tenant security deposits payable	74,548	71,304
Long-term liabilities		
Mortgages payable	13,723,289	13,771,236
Deferred development fee, net of current portion	1,236,286	1,334,703
Ground lease payable	890,950	732,850
Accrued interest payable	2,901,064	2,608,642
Total long-term liabilities	18,751,589	18,447,431
Total liabilities	19,400,237	19,018,261
Partners' capital		
Partners' capital	1,232,677	2,074,229
Repairs and replacement reserve	1,524,758	1,321,955
Total partners' capital	2,757,435	3,396,184
	<u>\$ 22,157,672</u>	<u>\$ 22,414,445</u>

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

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Statements of Operations
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
Revenue		
Gross potential rent	\$ 2,652,239	\$ 2,599,834
Less vacancy loss and collection losses	<u>52,439</u>	<u>57,820</u>
Net rental income	2,599,800	2,542,014
Other income	<u>69,174</u>	<u>76,676</u>
	<u>2,668,974</u>	<u>2,618,690</u>
Expenses		
Administrative expenses	70,929	64,220
Salaries & related charges (contracted)	1,304,475	1,134,881
Maintenance contracts	53,648	68,338
Maintenance and repairs	144,202	143,509
Management fee	148,768	132,864
Payment in lieu of taxes	12,156	12,214
Property and liability insurance	106,876	97,172
Utilities	<u>217,943</u>	<u>238,177</u>
	<u>2,058,997</u>	<u>1,891,375</u>
Income from operations before interest and depreciation	<u>609,977</u>	<u>727,315</u>
Interest and other		
Interest on mortgages and lease	<u>(609,267)</u>	<u>(603,145)</u>
Income from operations before depreciation	710	124,170
Depreciation expense (equal to mortgage principal amortization)	<u>74,183</u>	<u>74,378</u>
Income (loss) from operations before excess depreciation and fees and charges	(73,473)	49,792
Depreciation expense (in excess of mortgage principal)	547,102	542,487
Fees and charges	<u>(18,174)</u>	<u>(18,174)</u>
Net loss	<u><u>\$ (638,749)</u></u>	<u><u>\$ (510,869)</u></u>

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

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Statements of Changes in Partners' Capital (Deficit)
Years Ended December 31, 2020 and 2019

	Total	General Partner	Limited Partner	Repair and Replacement Reserve
Balance December 31, 2018	\$ 3,847,266	\$ 32,811	\$ 2,671,877	\$ 1,142,578
Capital contributions	59,787	59,787	-	-
Net loss	<u>(510,869)</u>	<u>(69)</u>	<u>(690,177)</u>	<u>179,377</u>
Balance December 31, 2019	3,396,184	92,529	1,981,700	1,321,955
Net loss	<u>(638,749)</u>	<u>(84)</u>	<u>(841,468)</u>	<u>202,803</u>
Balance December 31, 2020	<u><u>\$ 2,757,435</u></u>	<u><u>\$ 92,445</u></u>	<u><u>\$ 1,140,232</u></u>	<u><u>\$ 1,524,758</u></u>

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

Colonial Park, LP
NJHMFA PROJECT NO. 2659
Statements of Cash Flows
For the Years Ended December 31, 2020 and 2019

	2020	2019
Cash flows from operating activities		
Rental receipts	\$ 2,600,141	\$ 2,546,760
Other receipts	34,681	70,487
Total receipts	<u>2,634,822</u>	<u>2,617,247</u>
Administrative expenses	72,767	69,831
Salaries & related charges (contracted)	1,117,529	1,115,871
Maintenance contracts	53,648	68,338
Maintenance and repairs	69,430	44,774
Management fee	148,768	132,864
Payment in lieu of taxes	12,156	12,214
Property and liability insurance	109,370	104,471
Utilities	129,272	257,599
Interest	292,422	218,004
Fees and charges	18,175	18,175
Deferred development fee paid	<u>198,457</u>	<u>78,459</u>
Total disbursements	<u>2,221,994</u>	<u>2,120,600</u>
Net cash provided by operating activities	<u>412,828</u>	<u>496,647</u>
Cash flows from investing activities		
Purchase of property and equipment	<u>(46,107)</u>	<u>(45,370)</u>
Cash flows from financing activities		
Principal payments on note payable, secured by mortgage	<u>(78,183)</u>	<u>(74,378)</u>
Net increase in cash	288,538	376,899
Cash, beginning	<u>2,790,843</u>	<u>2,413,944</u>
Cash, ending	<u><u>\$ 3,079,381</u></u>	<u><u>\$ 2,790,843</u></u>
Reconciliation of cash, security deposits, and restricted deposits and funded reserves within the balance sheet that sum to the total of the same amounts shown in the statement of cash flows:		
Cash - operating	\$ 981,798	\$ 900,165
Tenant security deposits	74,548	71,304
Restricted deposits and funded reserves	<u>2,023,035</u>	<u>1,819,374</u>
	<u><u>\$ 3,079,381</u></u>	<u><u>\$ 2,790,843</u></u>

(Continued)

Colonial Park, LP
NJHMFA PROJECT NO. 2659
Statements of Cash Flows
For the Years Ended December 31, 2020 and 2019

	2020	2019
Cash flows from operating activities		
Net loss	\$ (638,749)	\$ (510,869)
Adjustments to reconcile net loss to net cash provided by operating activities		
Depreciation	621,285	616,865
Amortization	34,236	34,843
Accrued ground lease payable	158,100	142,550
Accrued interest payable	292,422	292,438
Provision for bad debt	20,000	3,400
Changes in assets and liabilities		
(Increase) decrease in		
Accounts receivable - tenants	(14,072)	(8,005)
Accounts receivable - HUD	(8,254)	-
Miscellaneous receivables	(25,047)	(5,850)
Prepaid expenses	(2,494)	(7,299)
Increase (decrease) in		
Accounts payable	(16,204)	(6,446)
Accrued liabilities	(1,386)	(2,761)
Prepaid rents	52	445
Due to Housing Authority of Gloucester County	188,152	21,951
Deferred development fee	(198,457)	(78,489)
Tenant security deposits	3,244	3,874
Net cash provided by operating activities	<u>\$ 412,828</u>	<u>\$ 496,647</u>
Supplemental disclosure of cash flow information		
Cash paid during the year for interest	<u>\$ 214,509</u>	<u>\$ 218,004</u>
Noncash capital contribution of building improvements	<u>\$ -</u>	<u>\$ 59,787</u>

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

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements

Note 1: ORGANIZATION

Colonial Park, L.P. (the Partnership) was formed as a limited partnership under the laws of the State of New Jersey on December 29, 2011. The purpose of the Partnership includes, but is not limited to, rehabilitating and operating an affordable housing project consisting of 199 rental units for senior citizens and disabled families. The Partnership utilizes 1 rental unit for a superintendent. The property is located in Woodbury, New Jersey. The building which houses an apartment complex was purchased in February 2011 and renovation activities commenced at that time. Renovations were completed December 12, 2013. By agreement, the Partnership is to be terminated by December 31, 2070.

Rents are subsidized by the United States Department of Housing and Urban Development (HUD) under Section 8 Contract #NJ160029002, dated May 20, 2011 and effective for a period of 20 years. This contract was a renewal of the contract which was previously between Seniors Housing Development Corporation of Gloucester County ("SHDC") and HUD originally dated September 21, 1979 and effective May 20, 1981.

Substantially all of the assets of the partnership are encumbered by mortgages. The mortgages are nonrecourse to the partnership and the partners.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICES

Basis of Accounting

The financial statements of the Partnership are prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables and other liabilities.

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.

Concentration of Credit Risk

Financial instruments that potentially subject the Partnership to concentration of credit risk are cash and restricted reserve deposits. The Partnership deposits its cash with high-credit, quality financial institutions. At various times during the fiscal year, the Partnership's cash in bank balances exceeded the Federally insured limits. At December 31, 2020, the Partnership's uninsured cash balances totaled \$728,748.

Accounts Receivable and Bad Debts

Accounts receivable are stated at the amount the Partnership 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.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICES (continued)

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 one year. Assets with net book balances of less than the capitalization threshold were written off. Depreciation is provided using primarily the straight-line method over the estimated useful lives of the assets, ranging from 5 to 40 years.

The Partnership 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.

For tax purposes, accelerated methods are used to depreciate the land improvements, building, and equipment over shorter useful lives.

Rental Property

The Partnership does not own the land on which the building is situated, but rents the land from the previous owner of the building. (See Note 7.) Rental property is recorded at cost. Rental property is depreciated over the respective assets' estimated useful lives using the straight-line method for financial reporting purposes.

Debt Issuance Costs

The Partnership presents debt issuance costs as a reduction of the carrying amount of the debt. Amortization of the debt issuance costs is reported as interest expense in the statements of operations.

Revenue Recognition

The Partnership's primary revenue stream is rent charges for residential units under leases with durations of less than one year. The Partnership records revenue for such leases at gross potential rent as prescribed by New Jersey Housing Mortgage Finance Agency (NJHMFA). Under the Operating Agreement, the Partnership may not increase rents charged to tenants without prior NJHMFA approval. The rental value of vacancies and other concessions are stated separately to present net rental income on the accrual basis. Subsidy revenue for low-income eligible tenants is provided under a Section 8 housing assistance payment contract. This contract requires tenants to contribute a portion of the contract rent based on formulas prescribed by the Department of Housing and Urban Development (HUD). The difference from the calculated subsidy and the contract rent is paid by HUD. The current contract expires on May 21, 2031. For the years ended December 31, 2020 and 2019, subsidy revenue of \$1,840,891 and \$1,813,857, respectively, was included in rental income. These totals represent 71% of net rental income for the years ended December 31, 2020 and 2019.

Subsidy income is considered part of the lease and is not considered a contribution under ASC 958. This standard indicates that government payments to specifically identified participants are to be considered exchange transactions and potentially subject to ASC 606. The Partnership believes that both rental and subsidy income streams are exempted from compliance with ASC 606 due to their inclusion under current and future lease standards. Revenue streams involving tenants which are subject to ASC 606 include: tenant reimbursement of consumption-based costs paid by the Partnership on behalf of the tenant, such as utilities and other monthly fees. Additional revenue includes laundry, vending, and damages. Such fees are ancillary to the lease process and are recognized as revenue at the point in time such fees are incurred.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICES (continued)

Income Taxes

The entity is recognized as a partnership for federal and state purposes. No provision for income taxes is presented in the accompanying financial statements since taxable income or loss is reported by the partners on their individual income tax returns.

New Accounting Pronouncement

Leases – Issued in February 2016, Accounting Standards Update (ASU) No. 2016-02 requires lessees to recognize right-of-use assets and lease liabilities on the balance sheet for the rights and obligations created by all leases with terms of more than 12 months. This new accounting will apply to both types of leases—capital (or finance) leases and operating leases. Previously, GAAP has required only capital leases to be recognized on lessee balance sheets. The standard will take effect for fiscal years beginning after December 15, 2020, and for interim periods within fiscal years beginning after December 15, 2021. Early application will be permitted. The Partnership is assessing the potential impact this guidance will have on its financial statements.

Note 3: CAPITAL CONTRIBUTIONS

In accordance with the Third Amended and Restated Partnership Agreement, the limited partner is required to make capital contributions up to \$7,517,529. The first payment in the amount of \$700,000 was made in December 2011 and an additional payment of \$6,054,970 was made in June 2014, satisfying the second and third installments of the Capital Contribution requirements. In 2019, the general partner contributed \$59,787 to pay for the replacement of the building's hot water system.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 4: RESTRICTED DEPOSITS AND FUNDED RESERVES

The financing documents for the partnership's debt with the NJHMFA require the partnership to maintain with the NJHMFA certain restricted cash accounts. All reserve and escrow accounts are required to be held in accounts under the sole control of the NJHMFA and paid out for the benefit of the project as needed on request of the partnership. Monthly payments to fund the escrow accounts in amounts determined by NJHMFA are required in conjunction with the payments of principal and interest on the debt. Any interest that may be earned on the accounts remains in the escrow accounts and is available to be used for similar purposes unless the partnership and NJHMFA mutually agree to apply the funds to some other project purpose. The summary of escrow balances are as follows:

	December 31,	
	2020	2019
Repairs and replacement reserve	\$ 1,524,757	\$ 1,321,955
Insurance escrow	231,365	231,713
Operating reserve	204,185	203,459
Debt service escrow	41,472	41,472
Tax escrow	12,786	12,671
Mortgage insurance premium escrow	8,438	8,072
Working capital	32	32
Total restricted deposits and funded reserves	<u>\$ 2,023,035</u>	<u>\$ 1,819,374</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 5: PROPERTY AND EQUIPMENT, NET OF ACCUMULATED DEPRECIATION

The Authority's property and equipment activity for the years ended December 31, 2020 and 2019 was as follows:

	Balance December 31, 2019	Additions	Reductions	Balance December 31, 2020
Buildings and improvements	\$ 23,924,158	\$ -	\$ -	\$ 23,924,158
Furniture and fixtures	139,059	46,107	-	185,166
	24,063,217	46,107	-	24,109,324
Less accumulated depreciation	4,609,287	621,285	-	5,230,572
Net property and equipment	<u>\$ 19,453,930</u>	<u>\$ (575,178)</u>	<u>\$ -</u>	<u>\$ 18,878,752</u>

	Balance December 31, 2018	Additions	Reductions	Balance December 31, 2019
Buildings and improvements	\$ 23,864,371	\$ 59,787		\$ 23,924,158
Furniture and fixtures	93,688	45,371	\$ -	139,059
	23,958,059	105,158	-	24,063,217
Less accumulated depreciation	3,992,420	616,867	-	4,609,287
Net property and equipment	<u>\$ 19,965,639</u>	<u>\$ (511,709)</u>	<u>\$ -</u>	<u>\$ 19,453,930</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 6: NOTES PAYABLE SECURED BY MORTGAGES

In connection with the development of the property, the Partnership has the following nonrecourse notes secured by mortgages:

Note secured by first mortgage

In 2011, New Jersey Housing and Mortgage Finance Agency issued a commitment to finance a note secured by a first mortgage for the acquisition and renovation of the project in the amount of \$5,872,659, of which \$4,808,894 was drawn. The note bears interest at 6.55%, which was amended to 5% on May 30, 2012. From the date of the note, December 2011, to January 1, 2014, accrued interest only was due on amounts drawn and billed monthly. This note was amended effective December 1, 2016, to update the principal in the amount of \$4,543,601 and extend the maturity date to November 1, 2046. Accrued interest on this note was \$17,697 and \$18,024 at December 31, 2020 and 2019, respectively. Monthly payments of principal and interest were due in the amount of \$24,391. The balance of this note was \$4,247,508 and \$4,325,691 at December 31, 2020 and 2019, respectively.

Note secured by second mortgage

The note secured by the second mortgage is an interest subsidy loan provided by NJHMFA in the amount of \$512,723. The note was paid in full in 2017.

Note secured by third mortgage

The note secured by the third mortgage in the amount of \$1,880,003 is payable to Fulton Home Bank of New Jersey, a member bank of the Federal Home Loan Bank (FHLB) of NY. The loan was provided by the FHLB's affordable housing program. No repayment is required so long as the Partnership maintains the property as an affordable housing project for 15 years. The note is non-interest bearing. SHDC is the sponsor/guarantor of the note. Proceeds were used to make final payments on the second note secured by the first mortgage.

Note secured by fourth mortgage

The note secured by the fourth mortgage is owed to Seniors Housing Development Corporation of Gloucester County (SHDC), the principal shareholder of the General Partner. The amount outstanding is \$8,200,222 at December 31, 2020 and 2019. Interest is payable on the note at the rate of 3.57% calculated on a 365 day year. 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 were made in 2020 or 2019. Accrued interest on this note was \$2,883,367 and \$2,590,618 at December 31, 2020 and 2019, respectively.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 6: NOTES PAYABLE SECURED BY MORTGAGES (continued)

Aggregate annual maturities of all mortgage loans payable are as follows:

Year Ending December 31,	
2021	\$ 82,183
2022	86,388
2023	90,808
2024	95,454
2025	100,337
Thereafter	<u>13,872,563</u>
	14,327,733
Less: Debt issuance costs, net	<u>522,261</u>
	<u>\$ 13,805,472</u>

Note 7: RELATED PARTY TRANSACTIONS

Development fee

SHDC served as developer for the substantial renovation of the Colonial Park Apartments. For the performance of this function, SHDC earned a development fee of \$3,065,643. SHDC was paid \$198,547 and \$78,489 during 2020 and 2019, respectively. Development fee payable is \$1,334,703 and \$1,533,160 as of December 31, 2020 and 2019, respectively. Any amount of the deferred development fee that has not been paid in full will become due on December 31, 2025.

Management company

SHDC serves as the management company for the Partnership. SHDC charges the project a fee for bookkeeping and management services. The fees are \$7.03 and \$56.57 per unit per month, respectively. The bookkeeping fee is capped at \$1,080 per month. For the year ended December 31, 2020 the organization paid an additional \$13,000 in bonus management fee. Management and bookkeeping fees were \$148,768 and \$12,960, respectively, for 2020 and \$132,864 and \$12,780, respectively, for 2019.

Partnership profits, losses, and distributions

The third amended and restated partnership agreement, which was effective December 8, 2011, provides that items of Partnership income or loss, other than from sales or other dispositions, are allocated .01% to the general partner, and 99.99% to the limited partner. Specific allocations are determined and governed by the Partnership agreement.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 7: RELATED PARTY TRANSACTIONS (continued)

Ground lease

The Partnership entered into a ground lease agreement with SHDC to lease the land on which the building stands for a period of 32 years. The annual lease payment varies from a low of \$10,000 in 2011 to a high in 2028 and 2029 at \$130,000 per year. Interest accrues on the unpaid balance of principal and interest at a rate of 1% per month. No ground lease payments were made in 2020 or 2019. Lease payments due for the next five years are as follows:

Year Ending December 31,

2020	\$ 95,000
2021	100,000
2022	105,000
2023	110,000
2024	115,000

Lease expense at December 31, 2020 and 2019 is \$90,000 and \$85,000, respectively. Accrued ground lease payable at December 31, 2020 and 2019 is \$890,950 and \$732,850, respectively.

Notes payable

As described in Note 6, the Partnership has a note payable to its management company.

General partner

The general partner is a corporation, eMurphyg, Inc. The stock of eMurphyg is owned 79% by SHDC.

Contracted employees

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

Note 8: ALLOWABLE DISTRIBUTIONS TO PARTNERS

Under the terms of the Third Amended and Restated Partnership Agreement, distributions to partners from funds provided by rental operations are allowed, provided that cash flow is available after payment of operating expenses, deposits to reserves, permanent debt service, and other required payments. For the year ended December 31, 2020 and 2019, there was no surplus cash available for allowable distributions to partners.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Notes to Financial Statements (continued)

Note 9: COMMITMENTS AND CONTINGENCIES

The Partnership received a commitment for an annual allocation of \$841,825 of low income housing tax credits from New Jersey Housing and Mortgage Finance Agency.

The Partnership's low-income housing tax credits are contingent on its ability to maintain compliance with applicable provisions of Section 42 of the Internal Revenue Code (IRC 42), as amended, through 2028. Failure to maintain compliance with occupant eligibility and/or unit gross rent or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital of the limited partner. Management believes it is operating in compliance with IRC 42.

The Partnership has no significant contracts outstanding at the end of the year.

Certain claims have been filed against the Partnership. In the opinion of management, all matters are adequately covered by insurance or are without merit.

Note 10: VULNERABILITY DUE TO CONCENTRATION

The Partnership's sole revenue producing asset is the housing project; operations are concentrated in the multi-family real estate market. In addition, the Partnership operates in a regulated environment. Operations of the Partnership are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, NJDCA. Such administrative directives, rules and regulations are subject to change. 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 11: COVID-19 PANDEMIC

In January 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a "Public Health Emergency of International Concern," which continues to spread throughout the world and has adversely impacted global commercial activity and contributed to significant declines and volatility in financial markets. The coronavirus outbreak and government responses are creating disruption in global supply chains and adversely impacting many industries. The outbreak could have a continued material adverse impact on economic and market conditions and trigger a period of global economic slowdown. The rapid development and fluidity of this situation precludes any prediction as to the ultimate material adverse impact of the coronavirus outbreak. Nevertheless, the outbreak presents uncertainty and risk with respect to the Partnership, its performance, and its financial results.

As a result of the COVID-19 Pandemic, on March 27, 2020 the CARES Act was signed into law. This law provided regulatory waivers and additional funding to organizations across the nation. The Partnership accepted several of the blanket waivers available from HUD as well as \$18,028 in additional funding, of which \$9,774 was received August 5, 2020 and \$8,254 was received February 1, 2021. \$8,254 is included in accounts receivable – HUD on the balance sheets as of December 31, 2020. The additional funding is for expenditures incurred between March 27, 2020 and December 31, 2020 for activity related to the preparation of, response to, and prevention of coronavirus. Any unused funds must be returned to HUD.

The Partnership has evaluated subsequent events through March 23, 2021, the date the financial statements were available to be issued.

COLONIAL PARK, LP

NJHMFA PROJECT NO. 2659

SUPPLEMENTARY INFORMATION

(AS REQUIRED BY NJHMFA)

FOR THE YEARS ENDED

DECEMBER 31, 2020 AND 2019

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information
As of December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>SCHEDULE A - RECEIVABLES OTHER THAN FROM TENANTS</u>		
Due from NJHMFA for negative arbitrage	\$ 101,918	\$ 101,918
Solar credits	30,872	5,850
Other receivables	<u>850</u>	<u>825</u>
	<u><u>\$ 133,640</u></u>	<u><u>\$ 108,593</u></u>
 <u>SCHEDULE B - ACCOUNTS PAYABLE AND ACCRUED LIABILITIES</u>		
<u>Accounts payable</u>		
Utilities	\$ 43,369	\$ 45,302
Maintenance	10,921	26,148
Administrative	<u>1,525</u>	<u>569</u>
	<u><u>\$ 55,815</u></u>	<u><u>\$ 72,019</u></u>
 <u>Accrued liabilities</u>		
Estimated incurred but not reported insurance claims - self-insurance	\$ 16,924	\$ 18,130
Investor service fee	<u>3,000</u>	<u>3,000</u>
	<u><u>\$ 19,924</u></u>	<u><u>\$ 21,130</u></u>

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

SEE NOTES 6 AND 7.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE D - CHANGES IN RESERVE BALANCES

	Balance December 31, 2019	Additions/ Transfers	Withdrawals/ Transfers	Interest Earned	Balance December 31, 2020
Repair and replacement reserve	\$ 1,321,955	\$ 197,904	\$ -	\$ 4,898	\$ 1,524,757
Insurance escrow	231,713	84,300	(85,785)	1,137	231,365
Operating reserve	203,459			726	204,185
Minimum escrow requirement account	41,472				41,472
Real estate tax escrow	12,671	12,204	(12,156)	67	12,786
MIP	8,072	24,083	(23,781)	64	8,438
Working capital	32				32
	<u>\$ 1,819,374</u>	<u>\$ 318,491</u>	<u>\$ (121,722)</u>	<u>\$ 6,892</u>	<u>\$ 2,023,035</u>
	Balance December 31, 2018	Additions/ Transfers	Withdrawals/ Transfers	Interest Earned	Balance December 31, 2019
Repair and replacement reserve	\$ 1,142,579	\$ 200,032	\$ (33,708)	\$ 13,052	\$ 1,321,955
Insurance escrow	242,036	66,104	(79,798)	3,371	231,713
Operating reserve	201,305			2,154	203,459
Minimum escrow requirement account	41,472				41,472
Real estate tax escrow	12,489	12,204	(12,214)	192	12,671
MIP	7,463	24,631	(24,223)	201	8,072
Working capital	32				32
	<u>\$ 1,647,376</u>	<u>\$ 302,971</u>	<u>\$ (149,943)</u>	<u>\$ 18,970</u>	<u>\$ 1,819,374</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE E - CHANGES IN PROPERTY AND EQUIPMENT ACCOUNTS

	Assets			Accumulated Depreciation					Net Book Value
	Balance December 31, 2019	Additions	Disposals	Balance December 31, 2020	Balance December 31, 2019	Current Provision	Disposals	Balance December 31, 2020	
Building and improvements	\$ 23,924,158	\$ -	\$ -	\$ 23,924,158	\$ 4,538,666	\$ 598,104	\$ -	\$ 5,136,770	\$ 18,787,388
Furniture and fixtures	139,059	46,107	-	185,166	70,621	23,181	-	93,802	91,364
	<u>\$ 24,063,217</u>	<u>\$ 46,107</u>	<u>\$ -</u>	<u>\$ 24,109,324</u>	<u>\$ 4,609,287</u>	<u>\$ 621,285</u>	<u>\$ -</u>	<u>\$ 5,230,572</u>	<u>\$ 18,878,752</u>

	Assets			Accumulated Depreciation					Net Book Value
	Balance December 31, 2018	Additions	Disposals	Balance December 31, 2019	Balance December 31, 2018	Current Provision	Disposals	Balance December 31, 2019	
Building and improvements	\$ 23,864,371	\$ 59,787	\$ -	\$ 23,924,158	\$ 3,941,185	\$ 597,481	\$ -	\$ 4,538,666	\$ 19,385,492
Furniture and fixtures	93,688	45,371	-	139,059	51,235	19,386	-	70,621	68,438
	<u>\$ 23,958,059</u>	<u>\$ 105,158</u>	<u>\$ -</u>	<u>\$ 24,063,217</u>	<u>\$ 3,992,420</u>	<u>\$ 616,867</u>	<u>\$ -</u>	<u>\$ 4,609,287</u>	<u>\$ 19,453,930</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>SCHEDULE F - OTHER INCOME</u>		
Laundry machines	\$ 10,025	\$ 9,900
Miscellaneous service income	8,209	13,485
Income from investments	7,297	19,256
Late charges	593	1,553
Solar credits	25,022	32,482
COVID other income	18,028	-
	<u>\$ 69,174</u>	<u>\$ 76,676</u>
<u>SCHEDULE G - ADMINISTRATIVE EXPENSES</u>		
Stationary supplies	\$ 257	\$ -
Telephone	13,774	12,654
Postage	45	16
Inspection and other fees	16,854	2,879
Other professional fees	71	-
Legal services	559	2,748
Credit check fees	616	584
Annual audit	16,055	16,125
Social services	227	2,944
Net Congregate expenses	2,755	3,280
Bookkeeping, accounting	12,960	12,780
Miscellaneous administrative expenses	3,676	5,147
Other - office expenses	3,080	5,063
	<u>\$ 70,929</u>	<u>\$ 64,220</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>SCHEDULE H - SALARIES AND RELATED CHARGES (CONTRACTED) *</u>		
Superintendent's salary *	\$ 51,965	\$ 46,066
Janitorial salaries *	97,562	78,660
Security salaries*	149,694	143,955
Social services salaries *	119,088	121,073
Office and administrative salaries *	119,522	117,749
Maintenance salaries*	39,426	47,260
Employee benefits *	661,999	512,416
Employer's payroll taxes *	47,305	46,619
Worker's compensation insurance *	17,914	21,083
	<u>\$ 1,304,475</u>	<u>\$ 1,134,881</u>
 <u>SCHEDULE I - MAINTENANCE AND REPAIRS</u>		
Land lease	\$ 90,000	\$ 85,000
Plumbing	7,722	9,740
Electrical	2,841	3,754
Vehicle and equipment	3,354	-
Snow removal	315	-
Grounds & landscaping supplies	-	965
Painting and decorating	4,484	9,047
Small equipment and tools	3,419	6,554
Janitorial supplies	13,146	5,005
Hardware supplies	1,618	1,480
Other maintenance and repairs	17,303	21,964
	<u>\$ 144,202</u>	<u>\$ 143,509</u>

*Colonial Park, LP 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 Colonial Park at cost, including payroll taxes, benefits and related expenses.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>SCHEDULE J - MAINTENANCE CONTRACTS</u>		
Fire system monitoring	\$ 6,426	\$ 2,042
Elevator	5,633	3,241
Rubbish removal	7,590	8,850
Heating and air conditioning	2,888	10,248
Grounds, parking and landscaping	6,600	7,450
Painting and decorating	7,740	15,292
Exterminating	12,665	6,925
Other maintenance contracts	4,106	14,290
	<u>\$ 53,648</u>	<u>\$ 68,338</u>

SCHEDULE K - UTILITIES

Water	\$ 27,889	\$ 35,573
Sewer charges	111,600	111,600
Electricity	45,363	52,557
Gas	32,770	38,214
Fuel	321	233
	<u>\$ 217,943</u>	<u>\$ 238,177</u>

SCHEDULE L - COMPUTATION OF MANAGEMENT AGENT FEE

Fee (per unit per month)	\$ 56.57	\$ 55.36
Number of units	<u>200</u>	<u>200</u>
	11,314	11,072
Number of months	<u>12</u>	<u>12</u>
Subtotal	<u>135,768</u>	<u>132,864</u>
Bonus management fee	<u>13,000</u>	<u>-</u>
Management agent fee	<u>\$ 148,768</u>	<u>\$ 132,864</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

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

	<u>2020</u>			<u>2019</u>		
	<u>January 1 to</u> <u>May 31</u>	<u>June 1 to</u> <u>December 31</u>	<u>Expense</u>	<u>January 1 to</u> <u>May 31</u>	<u>June 1 to</u> <u>December 31</u>	<u>Expense</u>
Base	\$ 12,000	\$ 12,000		\$ 12,000	\$ 12,000	
Add: Published Annual Adjustment Factor	1.023	1.018		1.018	1.002	
	5,115	7,125		5,089	7,014	
Add: Prior year PILOT payable	6,888			6,888		
Total PILOT due	12,003			11,977		
PILOT paid	12,240			12,103		
			\$ 12,156			\$ 12,214
		<u>\$ 6,888</u>			<u>\$ 6,888</u>	

COLONIAL PARK, LP
NJHMFA PROJECT NO. 1202
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE N - AVAILABLE CASH FLOW SCHEDULE (AS DEFINED BY PARTNERSHIP AGREEMENT)

Net loss at year end \$ (638,749)

Additions

Depreciation/amortization	655,521	
Escrow disbursements	121,722	
Unpaid interest:	-	
Purchase mortgage - SHDC	292,422	
1st mortgage note	-	
Investor service fee	3,000	
Change in due from the Housing Authority of Gloucester County	188,152	
Change in provision for bad debt	20,000	
Change in prepaid rents	52	
Interest on escrow accounts	6,892	
Ground lease	90,000	
Ground lease interest	68,100	
Total additions		1,445,861

Deductions

Capital purchases from operations	(46,107)	
Debt principal payments	(78,183)	
Escrow deposits	(318,491)	
Change in accounts receivable - tenants	(14,072)	
Change in accounts receivable - HUD	(8,254)	
Change in miscellaneous receivables	(25,047)	
Change in prepaid expenses	(2,494)	
Change in accounts payable	(16,204)	
Change in accrued liabilities	(1,386)	
Change in deferred development fee	(198,457)	
Total deductions		(708,695)

Cash flow available \$ 98,417

*As per Colonial Park, LP's partnership agreement, current year available cash is to be used to pay the third priority, deferred development fee.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 1202
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE O - CUMULATIVE RETURN ON EQUITY

Return on equity 7.04%

Per NJHMFA

2011	\$ 3,240
2012	49,280
2013	49,280
2014	171,906
2015	475,263
2016	475,138
2017	475,138
2018	475,138
2019	475,138
2020	475,138

Total accumulated return on equity	<u><u>\$ 3,124,659</u></u>
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Contributions

Syndication payments	\$ 6,749,116
	<u>x 7.04%</u>

Return on equity - 2020	<u><u>\$ 475,138</u></u>
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There were no distributions to partners during the year ended December 31, 2020.

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE P - RELATED PARTY TRANSACTIONS

Company Name	Type of Service	Amount Paid	
		2020	2019
Seniors Housing Development Corporation	Bookkeeping and reporting services	\$ 12,960	\$ 12,780
Seniors Housing Development Corporation	Accrued management fee	148,768	132,864
Seniors Housing Development Corporation	Ground lease	90,000	85,000
Housing Authority of Gloucester County	Contracted salaries and related expenses	1,304,475	1,134,881
		<u>\$ 1,556,203</u>	<u>\$ 1,365,525</u>

COLONIAL PARK, LP
NJHMFA PROJECT NO. 2659
Supplemental Information (Continued)
Years Ended December 31, 2020 and 2019

SCHEDULE Q - SCHEDULES OF OPERATIONS - REGULATORY BASIS

	<u>2020</u>	<u>2019</u>
Revenue		
Gross potential rent	\$ 2,652,239	\$ 2,599,834
Less vacancy loss and collection losses	<u>52,439</u>	<u>57,820</u>
Net rental income	2,599,800	2,542,014
Other income	<u>69,174</u>	<u>76,676</u>
	<u>2,668,974</u>	<u>2,618,690</u>
Expenses		
Administrative expenses	70,929	64,220
Salaries & related charges (contracted)	1,304,475	1,134,881
Maintenance contracts	53,648	68,338
Maintenance and repairs	144,202	143,509
Management fee	148,768	132,864
Payment in lieu of taxes	12,156	12,214
Property and liability insurance	106,876	97,172
Utilities	<u>217,943</u>	<u>238,177</u>
	<u>2,058,997</u>	<u>1,891,375</u>
Income from operations before interest and depreciation	<u>609,977</u>	<u>727,315</u>
Interest and reserve		
Interest on mortgages and lease	(609,267)	(603,145)
Provision for repairs and replacements reserve	(202,802)	(213,084)
Refund from repairs and replacements reserve	<u>-</u>	<u>33,708</u>
	<u>(812,069)</u>	<u>(782,521)</u>
Loss from operations before depreciation	(202,092)	(55,206)
Depreciation expense	<u>74,183</u>	<u>74,378</u>
Loss from operations before excess depreciation and fees and charges	(276,275)	(129,584)
Depreciation expense (in excess of mortgage principal)	547,102	542,487
Fees and charges	<u>(18,174)</u>	<u>(18,174)</u>
Net loss	<u><u>\$ (841,551)</u></u>	<u><u>\$ (690,245)</u></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 Partners of
Colonial Park, LP

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 Colonial Park, LP, which comprise the balance sheet as of December 31, 2020, and the related statements of operations, changes in partners' capital (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, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Colonial Park, LP'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 Colonial Park, LP's internal control. Accordingly, we do not express an opinion on the effectiveness of Colonial Park, LP'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

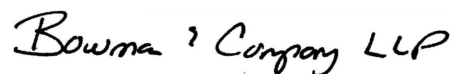
As part of obtaining reasonable assurance about whether Colonial Park, LP's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material 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 Colonial Park, LP, nothing came to our attention that caused us to believe that:

- Colonial Park, LP had not filed and paid its federal, state and local income taxes (including payroll taxes) in a timely manner; and
- Colonial Park, LP 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, 2021

**Colonial Park, LP
Schedule of Findings
For the Year Ended December 31, 2020**

Schedule of Current Year Financial Statement Findings

This section identifies the significant deficiencies, material weaknesses, and instances of noncompliance related to the financial statements that are required to be reported in accordance with Government Auditing Standards and with audit requirements prescribed by HUD and the NJHMFA.

None Noted.

Schedule of Current Year Federal/State Awards/Financial Assistance Findings

This section identifies the significant deficiencies, material weaknesses, and instances of noncompliance related to Federal and/or State awards/financial assistance that are required to be reported in accordance with Government Auditing Standards and with audit requirements prescribed by HUD and the NJHMFA.

None Noted.

**Colonial Park, LP
Schedule of Prior Year Findings
As Prepared By Management**

Schedule of Prior Year Financial Statement Findings

This section identifies the status of prior year findings related to the financial statements that are required to be reported in accordance with Government Auditing Standards and with the audit requirements as prescribed by HUD and the NJHMFA.

None Noted.

Schedule of Prior Year Federal/State Awards/Financial Assistance Findings

This section identifies the status of prior year findings related to Federal and/or State awards/financial assistance that are required to be reported in accordance with Government Auditing Standards and with the audit requirements as prescribed by HUD and the NJHMFA.

None Noted.

INDEPENDENT AUDITOR'S REPORT ON STANDARD HUD COMPLIANCE

To the Partners of
Colonial Park, LP

We have audited the financial statements of Colonial Park, LP as of and for the year ended December 31, 2020, and have issued our report thereon dated March 23, 2021.

Auditor's Responsibility

We conducted our audit in accordance with generally accepted auditing standards, in the United States (GAAS) and when applicable the standards to financial audits contained in the generally accepted government auditing standards (GAGAS) 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 material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about Colonial Park, LP's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

Management's Responsibility

The management of Colonial Park, LP is responsible for compliance with those requirements.

Opinion

In our opinion, Colonial Park, LP complied, in all material respects, with the requirements described above for the year ended December 31, 2020.

Compliance and Other Matters

In addition, we have tested Colonial Park, LP's compliance with the certain specific program requirements that are part of the most recent Consolidated Audit Guide, issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, for the year ended December 31, 2020.

We also attest to you that we have reviewed the following on a test basis:

1. All reports required by HUD for timely filing and accuracy.
2. The validity of the H.A.P. contract and amendments thereto.
3. The accuracy of the maximum chargeable rents.
4. The qualifications of the tenants as to admission and their required monthly contributions.
5. The certifications and recertifications of tenants.
6. The files located at the project, the managing agent's office, and supervisory managing agent's office for adequacy.

Based on our review of the items 1 to 6 above, nothing came to our attention that would invalidate the future and uninterrupted receipt of the federal subsidies, under existing rules and regulations.

Bowman & Company LLP

BOWMAN & COMPANY LLP
Certified Public Accountants

Woodbury, New Jersey
March 23, 2021