

**SHEPHERD'S FARM SENIOR HOUSING AT  
WEST DEPTFORD, INC.**



**HUD PROJECT No. 035-EE045**

**FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED  
SEPTEMBER 30, 2021 AND 2020**

**/SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

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**For the Years Ended September 30, 2021 and 2020**

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## **INDEPENDENT AUDITOR'S REPORT**

Board of Trustees  
Shepherd's Farm Senior Housing at West Deptford, Inc.

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

We have audited the accompanying financial statements of Shepherd's Farm Senior Housing at West Deptford, Inc. HUD Project No. 035-EE045, which comprise the statements of financial position as of September 30, 2021 and 2020, and the related statements of activities, functional expenses, 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 *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 Project'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 Project'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 Shepherd's Farm Senior Housing at West Deptford, Inc. as of September 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Other Information*

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary schedules listed in the table of contents are presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and are not a required part of the financial statements. The accompanying schedule of expenditures of federal awards listed in the table of contents, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated November 23, 2021 on our consideration of Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 the 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 Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control over financial reporting and compliance.

*Bowman & Company LLP*

BOWMAN & COMPANY LLP  
Certified Public Accountants & Consultants

Woodbury, New Jersey  
November 23, 2021

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD PROJECT NO. 035-EE045**

**Statements of Financial Position  
As of September 30, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Current assets		
Cash - operations	\$ 23,070	\$ 43,789
Tenant accounts receivable	1,017	160
Accounts receivable - HUD	1,011	1,019
Accounts receivable	830	771
Prepaid property/liability insurance	21,477	20,297
Prepaid expenses	7,229	-
Total current assets	<u>54,634</u>	<u>66,036</u>
Deposits held in trust - funded		
Tenant deposits - held in trust	<u>29,177</u>	<u>27,019</u>
Restricted deposits and funded reserves		
Replacement reserve	628,906	598,896
Residual receipts reserve	<u>18,800</u>	<u>18,796</u>
Total restricted deposits and funded reserves	<u>647,706</u>	<u>617,692</u>
Land, building, and equipment, net	<u>6,124,876</u>	<u>6,284,652</u>
	<u><u>\$ 6,856,393</u></u>	<u><u>\$ 6,995,399</u></u>
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Accounts payable	\$ 152,957	\$ 23,231
Accrued payment in lieu of taxes	-	11,155
Miscellaneous current liabilities	29,538	27,586
Prepaid rent	<u>1,970</u>	<u>1,981</u>
Total current liabilities	<u>184,465</u>	<u>63,953</u>
Deposit liabilities		
Tenant deposits held in trust (contra)	<u>29,177</u>	<u>27,019</u>
Long-term liabilities		
Capital advance - HUD Section 202	<u>7,552,000</u>	<u>7,552,000</u>
Total liabilities	<u>7,765,642</u>	<u>7,642,972</u>
Net assets		
Net deficit without donor restrictions	(919,249)	(1,881,173)
Net assets with donor restrictions	<u>10,000</u>	<u>1,233,600</u>
Total net assets	<u>(909,249)</u>	<u>(647,573)</u>
	<u><u>\$ 6,856,393</u></u>	<u><u>\$ 6,995,399</u></u>

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

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.****HUD PROJECT NO. 035-EE045****Statements of Activities****For the Years Ended September 30, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
Revenue		
Rental income	\$ 707,809	\$ 691,147
Interest income	143	992
Other income	12,591	12,045
Net assets released from restrictions	<u>1,223,600</u>	<u>-</u>
Total revenue	<u>1,944,143</u>	<u>704,184</u>
Expenses		
Program services	762,015	746,528
Management and general	<u>220,204</u>	<u>144,346</u>
Total expenses	<u>982,219</u>	<u>890,874</u>
(Increase) decrease in net deficit without donor restriction	961,924	(186,690)
Net deficit without donor restriction - beginning	<u>(1,881,173)</u>	<u>(1,694,483)</u>
Net deficit without donor restriction - ending	<u>(919,249)</u>	<u>(1,881,173)</u>
Net assets with donor restrictions		
Net assets released from restrictions	<u>(1,223,600)</u>	<u>-</u>
Change in net assets	(261,676)	(186,690)
Net assets - beginning of the year	<u>(647,573)</u>	<u>(460,883)</u>
Net assets - ending of the year	<u>\$ (909,249)</u>	<u>\$ (647,573)</u>

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

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**HUD PROJECT NO. 035-EE045**  
**Statements of Functional Expenses**  
**For the Years Ended September 30, 2021 and 2020**

	2021			2020		
	Program Services	Management and General	Total Expenses	Program Services	Management and General	Total Expenses
Administrative	\$ 10,732	\$ 92,326	\$ 103,058	\$ 67,711	\$ 40,497	\$ 108,208
Management fee	-	45,900	45,900	-	45,900	45,900
Utilities	79,377	-	79,377	79,199	-	79,199
Operating and maintenance	214,695	-	214,695	195,362	-	195,362
Depreciation and amortization	244,043	-	244,043	244,922	-	244,922
Taxes and insurance	181,273	81,978	263,251	145,989	57,949	203,938
Other elderly care expenses	31,895	-	31,895	13,345	-	13,345
	<u>\$ 762,015</u>	<u>\$ 220,204</u>	<u>\$ 982,219</u>	<u>\$ 746,528</u>	<u>\$ 144,346</u>	<u>\$ 890,874</u>

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

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD PROJECT NO. 035-EE045**

**Statements of Cash Flows**

**For the Years Ended September 30, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
Cash flows from operating activities		
Cash received		
Rental income	\$ 706,941	\$ 690,801
Interest	143	992
Other	12,540	13,126
Cash disbursed		
Administrative and operating expenses		
Administrative expense	(17,280)	(155,116)
Utilities	(79,377)	(79,199)
Operating and maintenance	(214,695)	(195,362)
Taxes and insurance	(282,815)	(203,938)
Other operating expenses	(29,737)	(13,345)
Net cash provided by operating activities	<u>95,720</u>	<u>57,959</u>
Cash flows from investing activities		
Purchase of building improvements and equipment	<u>(84,267)</u>	<u>(10,444)</u>
Net cash used in investing activities	<u>(84,267)</u>	<u>(10,444)</u>
Net increase in cash	11,453	47,515
Cash - beginning	<u>688,500</u>	<u>640,985</u>
Cash - ending	<u><u>\$ 699,953</u></u>	<u><u>\$ 688,500</u></u>
Reconciliation of increase in net deficit		
to net cash provided by operating activities		
Increase in net deficit	\$ (261,676)	\$ (186,690)
Adjustments to reconcile increase in net deficit without donor restriction		
to net cash provided by operating activities		
Depreciation and amortization	244,043	244,922
(Increase) decrease in assets		
Tenant accounts receivable	(857)	49
Accounts receivable - HUD	8	1,411
Accounts receivable	(59)	(330)
Prepaid property/liability insurance	(1,180)	(996)
Prepaid expenses	(7,229)	-
Increase (decrease) in liabilities		
Accounts payable	129,726	1,556
Accrued payment in lieu of taxes	(11,155)	122
Miscellaneous current liabilities	1,952	(541)
Residual receipts available for recapture	-	(610)
Prepaid rent	(11)	(395)
Tenant deposits held in trust (contra)	2,158	(539)
Net cash provided by operating activities	<u><u>\$ 95,720</u></u>	<u><u>\$ 57,959</u></u>
Reconciliation of cash and cash equivalents to the statements of net position		
Cash - operations	\$ 23,070	\$ 43,789
Tenant deposits - held in trust	29,177	27,019
Replacement reserve	628,906	598,896
Residual receipts reserve	<u>18,800</u>	<u>18,796</u>
	<u><u>\$ 699,953</u></u>	<u><u>\$ 688,500</u></u>

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

## **SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

### **Notes to Financial Statements**

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#### **Note 1: ORGANIZATION**

Shepherd's Farm Senior Housing at West Deptford, Inc. (the "Corporation"). HUD Project No. 035-EE045 (the "Project") was organized to acquire real property located in West Deptford, New Jersey and to construct, develop and operate a housing project for the elderly under Section 202 of the National Affordable Housing Act. The 76-unit project consists of seventy-five one bedroom units for residents and one two bedroom unit for on-site staff. The project is regulated by the U.S. Department of Housing and Urban Development ("HUD") as to rent charges and operating methods.

The project was funded mainly by Section 202 loan funds from the Department of Housing and Urban Development, as well as some funding from the Federal Home Loan Bank and the Casino Reinvestment Development Authority/Gloucester County Improvement Authority. The Diocesan Housing Services Corporation of the Diocese of Camden, Incorporated is the project asset manager. The Corporation has contracted with the Housing Authority of Gloucester County to provide property management services to the Shepherd's Farm facility.

For operating purposes, the date of first occupancy for the development was July 1, 2005.

The Corporation operates under the federally funded program Supportive Housing for the Elderly, Section 202. This program has two components, a capital advance and project rental assistance contract (PRAC).

#### **Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICES**

Basis of financial statement presentation – The financial statements of the Corporation have been prepared in accordance with U.S. generally accepted accounting principles ("US GAAP"), which require the corporation to report information regarding its financial position and activities according to the following net asset classifications:

*Net assets without donor restrictions* – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the corporation. These net assets may be used at the discretion of management and the board of directors.

*Net assets with donor restrictions* – Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the corporation, or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity. The Corporation has net assets with donor restrictions related to the project's construction costs and a minimum capital investment. See also Notes 8 and 9.

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to Financial Statements (continued)**

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

Contributions - Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met. Contributions with donor restrictions that are met in the same period as received are recorded as contributions without donor restrictions.

Revenue Recognition - The Corporation's primary revenue stream is rent charges for residential units under leases with durations of one year or less. The Corporation records revenue for such leases at gross potential rent as prescribed by HUD. Under the Operating Agreement, the Corporation may not increase rents charged to tenants without prior HUD 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 HUD. The difference from the calculated subsidy and the contract rent is paid by HUD. The current contract expires on July 1, 2045. For the years ended September 30, 2021 and 2020, subsidy revenue of \$404,975 and \$384,421, respectively, was included in rental income. This total represents 57% of net rental income for the years ended September 30, 2021 and 2020.

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 Corporation 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 Corporation 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.

Functional allocation of expenses - The costs of program and supporting service activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Whenever possible, costs are charged directly to the function benefited. However, administrative costs and taxes and insurance have been allocated between program and supporting services benefited. Such allocations are determined by management on an equitable basis utilizing the time and effort method of allocation.

Use of estimates - The preparation of financial statements in conformity with generally accepted accounting principles 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. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Land, building, and equipment - The Corporation carries property and equipment at cost. When retired or otherwise disposed of, the carrying value of the assets and related depreciation are removed from the respective accounts, and the net difference, less any amount realized from disposition, is charged or credited to income.

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to Financial Statements (continued)**

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

Land, building, and equipment (continued)

Assets capitalized generally have an original cost of \$2,000 or more and a useful life in excess of one year. Dwelling equipment (ranges and refrigerators) is capitalized irrespective of cost. Depreciation has been provided on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	40 years
Building improvements	10 to 20 years
Furniture and equipment	3 to 10 years

Income taxes - Shepherd's Farm Senior Housing at West Deptford, Inc. is exempt from federal 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.

Statements of cash flows - For the purpose of the statement of cash flows, the Corporation includes only unrestricted operating cash. Restricted cash related to resident security deposits and the replacement reserve, are not included as cash in the statement.

New Accounting Pronouncements

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, 2021, and for interim periods within fiscal years beginning after December 15, 2022. Early application will be permitted. The organization is assessing the potential impact this guidance will have on its financial statements.

Management of Shepherd's Farm Senior Housing at West Deptford, Inc. has evaluated subsequent events through November 23, 2021, the date the financial statements were available to be issued.

**Note 3: LIQUIDITY AND AVAILABILITY**

At September 30, 2021 the Corporation has \$25,928 in cash and other assets available to meet needs for general expenditures consisting of cash of \$23,070 and \$2,858 of accounts receivable. None of the financial assets are subject to donor or other contractual restrictions. Accordingly all such funds are available to meet the cash needs of the project in the next twelve months. In addition, the Corporation may maintain funds in a reserve for replacement or residual receipts. These funds are used for the benefit of the tenants and/or the Corporation and are required by HUD. The funds may be withdrawn only with the approval of HUD. Such funds are not considered by the Corporation to have donor-restrictions.

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to Financial Statements (continued)**

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**Note 3: LIQUIDITY AND AVAILABILITY (continued)**

The Corporation manages its liquidity by developing and adopting annual operating budgets that provide sufficient funds for general expenditures in meeting its liabilities and other obligations as they become due. Cash needs of the Corporation are expected to be met on a monthly basis from the rents of project units.

**Note 4: REPLACEMENT RESERVE ACCOUNT**

Under the regulatory agreement related to the project, the Corporation is required to set aside \$3,290 per month for the replacement of property and other project expenditures that can be made only with HUD's written approval. HUD-restricted deposits are held in separate accounts and generally are not available for operating purposes. The amount of the replacement reserve account totaled \$628,906 and \$598,896 at September 30, 2021 and 2020, respectively.

**Note 5: RESIDUAL RECEIPTS ACCOUNT**

Management is required to establish a residual receipts account for any surplus cash as defined by HUD. In accordance with a HUD Memo issued in June 2015, HUD began offsetting the corporation's monthly Housing Assistance Payment (HAP) vouchers with any excess residual receipts. This offset amount is to be determined by management and the HUD project manager at the end of each year. HUD requires each organization retain residual receipt balance not to exceed \$250 per unit, which for the organization amounts to \$18,750. The residual receipts account was equal to \$18,800 and \$18,796 as of September 30, 2021 and 2020, respectively. \$610 was recaptured by HUD during 2020. Residual receipts available for recapture are \$0 and \$610 and are recorded as a liability on the statements of net position, as of September 30, 2021 and 2020, respectively.

**Note 6: LAND, BUILDING AND EQUIPMENT**

Land, building, and equipment consists of the following:

	September 30,	
	<u>2021</u>	<u>2020</u>
Land	\$ 525,000	\$ 525,000
Buildings and improvements	9,610,045	9,599,168
Furniture and equipment	<u>226,134</u>	<u>152,744</u>
	10,361,179	10,276,912
Less: accumulated depreciation	<u>4,236,303</u>	<u>3,992,260</u>
Land, building, and equipment	<u><u>\$ 6,124,876</u></u>	<u><u>\$ 6,284,652</u></u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to Financial Statements (continued)**

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**Note 7: CAPITAL ADVANCES**

HUD funded a Section 202 Capital Advance in the amount of \$7,552,000 to pay for the construction of the project. HUD holds a non-amortizing mortgage on the property under the terms of the

Capital Advance agreement with HUD. No repayment is required so long as the owner complies with the Regulatory Agreement with HUD to make available rental housing to very low-income elderly persons for 40 years. Failure to comply with the terms of the Capital Advance and HUD's business agreements may result in foreclosure under the mortgage.

**Note 8: NET ASSETS WITH DONOR RESTRICTIONS**

The Corporation received an Affordable Housing Program Direct Subsidy from the Federal Home Loan Bank of New York through its member bank, the Fulton Bank. The agreement, dated October 1, 2002, provided a subsidy of \$1,223,600 to the Corporation to subsidize the construction costs of the project. The contribution is time restricted.

For a period of 15 years, Fulton Bank and the Corporation is required to jointly certify to the Federal Home Loan Bank of New York, on an annual basis, beginning on the second anniversary date of project completion (July 1, 2007) that tenants' rental and incomes are in compliance with the rent and income targeting commitments made in the application and that the project is habitable. The direct subsidy is a grant with a temporary restriction, lasting 15 years. If the Corporation does not follow the restrictions of the deed described in the agreement during the 15 year period, the subsidy must be repaid with interest. The subsidy will be shown as a temporarily restricted net asset for a period of 15 years beginning July 1, 2005, which was the first date of occupancy.

On November 10, 2020, the Corporation satisfied its obligations to the Federal Home Loan Bank of New York related to the subsidy received, in the amount of \$1,233,600. This amount was presented on the statements of financial position as net assets with donor restriction. The year ended September 30, 2021 has included the amount as net assets without donor restriction.

**Note 9: OWNERS EQUITY**

The owner entity was required to deposit a minimum capital investment under the Section 202 Capital Advance Program. The owner deposited \$10,000 in an account to fulfill this requirement. This amount is considered time restricted until HUD releases the funds back to the owner. It is included in net assets with donor restriction.

**Note 10: RELATED PARTY**

The Housing Authority of Gloucester County provides management services to the Shepherd's Farm property. Management services include all day to day financial operations as well as maintenance of the physical property.

The Authority is compensated for its services, monthly management and accounting/bookkeeping fees are paid out of the project operating account and treated as project expenses. Such fees are payable on the 1<sup>st</sup> of each month. The management fee and accounting/bookkeeping fee is \$51.00 and \$11.58 per

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to Financial Statements (continued)**

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**Note 10: RELATED PARTY (continued)**

unit per month, respectively. There is a provision for an annual adjustment to both fees as approved by HUD. Total management and accounting fees were \$56,322 for both years ended September 30, 2021 and 2020.

**Note 11: CONCENTRATION OF CREDIT RISK AND OTHER MATTERS**

The Corporation maintains its cash in bank accounts and other financial institutions, which, at times may exceed federally insured limits. The Corporation has not experienced any loss in such accounts. As of September 30, 2021 and 2020, the Corporation had uninsured cash balances of \$445,717 and \$364,255, respectively.

The Corporation's sole asset is the 76-unit low income apartment building for senior citizens. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Under the regulatory agreement, the Corporation may not increase rents charged to tenants without HUD approval. The last HUD approved rental increase was effective October 1, 2020.

**Note 12: 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 Organization, 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 Corporation accepted several of the blanket waivers available from HUD as well as \$9,011 in additional funding, of which \$4,854 was received August 5, 2020 and \$4,157 was received February 1, 2021. 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.

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**SUPPLEMENTARY INFORMATION**  
**REQUIRED BY THE DEPARTMENT OF**  
**HOUSING AND URBAN DEVELOPMENT (HUD)**

**FOR THE YEARS ENDED**

**SEPTEMBER 30, 2021 AND 2020**

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD PROJECT NO. 035-EE045**

**Statements of Financial Position Data**

**As of September 30, 2021 and 2020**

<u>Account No.</u>		<u>2021</u>	<u>2020</u>
<b>ASSETS</b>			
	Current assets		
1120	Cash - operations	\$ 9,511	\$ 30,209
1121	Construction cash account	10,883	10,905
1125	Cash - entity	2,675	2,675
1130	Tenant accounts receivable	7,522	5,727
1131	Allowance for doubtful accounts	(6,505)	(5,567)
1135	Accounts receivable - HUD	1,011	1,019
1140	Accounts receivable	830	770
1200	Prepaid property/liability insurance	28,706	20,297
1100T	Total current assets	54,633	66,035
	Deposits held in trust - funded		
1191	Tenant deposits - held in trust	29,177	27,019
	Restricted deposits and funded reserves		
1320	Replacement reserve	628,906	598,896
1340	Residual receipts reserve	18,800	18,796
1300T	Total restricted deposits and funded reserves	647,706	617,692
	Property and equipment		
1410	Land	525,000	525,000
1420	Building	9,493,738	9,493,738
1440	Equipment	189,697	105,430
1450	Furniture for project/tenant use	74,046	74,046
1460	Furnishings	78,699	78,699
1400T	Total fixed assets	10,361,180	10,276,913
1495	Accumulated depreciation	(4,236,303)	(3,992,260)
1400N	Net fixed assets	6,124,877	6,284,653
1000T	Total assets	\$ 6,856,393	\$ 6,995,399

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD PROJECT NO. 035-EE045**

**Statements of Financial Position Data (continued)**

**As of September 30, 2021 and 2020**

		<u>2021</u>	<u>2020</u>
<b>LIABILITIES AND NET ASSETS</b>			
Current liabilities			
2110	Accounts payable	\$ 152,957	\$ 23,231
2150	Accrued property tax	-	11,155
2190-10	Accounts payable - HUD	-	-
2190-20	Accrued payroll	25,830	23,894
2190-40	Miscellaneous current liabilities	3,708	3,692
2210	Prepaid rent	<u>1,970</u>	<u>1,981</u>
2122T	Total current liabilities	<u>184,465</u>	<u>63,953</u>
Deposit liabilities			
2191	Tenant deposits held in trust (contra)	<u>29,177</u>	<u>27,019</u>
Long-term liabilities			
2390	Capital advance - HUD Section 202	<u>7,552,000</u>	<u>7,552,000</u>
2300T	Total long-term liabilities	<u>7,552,000</u>	<u>7,552,000</u>
2000T	Total liabilities	<u>7,765,642</u>	<u>7,642,972</u>
Net assets			
3131	Net deficit without donor restrictions	(919,249)	(1,881,173)
3132	Net assets with donor restrictions	<u>10,000</u>	<u>1,233,600</u>
3130T	Total net assets	<u>(909,249)</u>	<u>(647,573)</u>
2033T	Total liabilities and net assets	<u>\$ 6,856,393</u>	<u>\$ 6,995,399</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

HUD PROJECT NO. 035-EE045

Supplementary Information Required by HUD

Statements of Activities Data

For the Years Ended September 30, 2021 and 2020

<u>Account No.</u>		<u>2021</u>	<u>2020</u>
	Revenue		
5120	Gross potential rent revenue	\$ 342,025	\$ 327,479
5121	Tenant assistance payments from HUD	404,975	384,421
5100T	Total potential rent revenue	747,000	711,900
5220	Vacancies - apartments	(39,191)	(20,753)
5152N	Net rental revenue	707,809	691,147
5410	Revenue from investments - project	13	109
5430	Revenue from investments - residual receipts	4	46
5440	Revenue from investments - reserve for replacements	126	837
5400T	Total financial revenue	143	992
5910	Laundry revenue	4,968	4,723
5920	Tenant charges	3,466	2,468
5990	Miscellaneous revenue	4,157	4,854
5900T	Total other revenue	12,591	12,045
5000T	Total revenue	720,543	704,184
	Expenses		
6210	Advertising and marketing	58	130
6250	Other renting expenses	64	336
6311	Office expenses	8,113	10,049
6320	Management fee	45,900	45,900
6340	Legal expenses	64	160
6350	Audit expense	14,500	14,000
6351	Bookkeeping fees	10,422	10,422
6370	Bad debts	938	2,167
6390	Miscellaneous administrative expenses	68,899	70,944
6263T	Total administrative expenses	148,958	154,108
6450	Electricity	34,084	26,702
6451	Water	13,675	14,918
6452	Gas	20,767	26,161
6453	Sewer	10,851	11,418
6400T	Total utilities expense	79,377	79,199

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD PROJECT NO. 035-EE045**

**Supplementary Information Required by HUD**

**Statements of Activities Data (continued)**

**For the Years Ended September 30, 2021 and 2020**

<u>Account No.</u>		<u>2021</u>	<u>2020</u>
6515	Supplies	\$ 17,429	\$ 17,569
6520	Contracts	15,975	17,472
6525	Garbage and trash removal	5,664	5,664
6530	Security contract	102,775	88,480
6546	Heating/cooling repairs and maintenance	3,244	5,522
6548	Snow removal	3,088	-
6570	Repairs and maintenance	4,397	7,094
6590	Miscellaneous operating and maintenance expenses	<u>62,123</u>	<u>53,561</u>
6500T	Total operating and maintenance	<u>214,695</u>	<u>195,362</u>
6710	Real estate taxes	45,427	45,856
6720	Property & liability insurance (hazard)	36,607	34,516
6790	Miscellaneous taxes, licenses, permits, and insurance	<u>181,218</u>	<u>123,566</u>
6700T	Total taxes and insurance	<u>263,252</u>	<u>203,938</u>
6890	Recapture of residual receipts - payable	<u>-</u>	<u>-</u>
6900	Other elderly care expenses	<u>31,894</u>	<u>13,345</u>
6000T	Total cost of operations before depreciation	<u>738,176</u>	<u>645,952</u>
5060T	Change in net assets before depreciation	(17,633)	58,232
6600	Depreciation expenses	<u>244,043</u>	<u>244,922</u>
5060N	Operating loss	<u>(261,676)</u>	<u>(186,690)</u>
3247	Change in unrestricted net assets from operations	<u>(261,676)</u>	<u>(186,690)</u>
3250	Change in total net assets from operations	<u>\$ (261,676)</u>	<u>\$ (186,690)</u>
S1000-020	Total of all monthly reserve for replacement deposits required during the audit period even if deposits have been temporarily waived or suspended	<u>\$ 39,480</u>	<u>\$ 39,480</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

HUD PROJECT NO. 035-EE045

Supplementary Information Required by HUD

Statements of Cash Flows Data

For the Years Ended September 30, 2021 and 2020

<u>Account No.</u>		<u>2021</u>	<u>2020</u>
	Cash flows from operating activities		
S1200-010	Rental receipts	\$ 706,941	\$ 690,801
S1200-020	Interest receipts	143	992
S1200-030	Other operating receipts	12,540	13,126
	Administrative and operating expenses		
S1200-050	Administrative expense	(17,281)	(155,116)
S1200-090	Utilities	(79,377)	(79,199)
S1200-110	Operating and maintenance	(214,695)	(195,362)
S1200-140	Taxes and insurance	(282,815)	(203,938)
S1200-170	Other operating expenses	<u>(29,736)</u>	<u>(13,345)</u>
S1200-240	Net cash provided by operating activities	<u>95,720</u>	<u>57,959</u>
	Cash flows from investing activities		
S1200-250	Net deposits to reserve for replacement account	(30,009)	(40,316)
S1200-260	Net deposits to residual receipts account	(4)	564
S1200-330	Net purchase of fixed assets	(84,267)	(10,444)
S1200-340	Other investing activities - change in security deposit	<u>(2,158)</u>	<u>539</u>
S1200-350	Net cash used in investing activities	<u>(116,438)</u>	<u>(49,657)</u>
S1200-470	Net increase (decrease) in cash	(20,718)	8,302
S1200-480	Cash - beginning	<u>43,789</u>	<u>35,487</u>
S1200T	Cash - ending	<u>\$ 23,071</u>	<u>\$ 43,789</u>
	Reconciliation of increase in unrestricted net deficit to net cash provided by operating activities		
3250	Increase in unrestricted net deficit	\$ (261,676)	\$ (186,690)
	Adjustments to reconcile decrease in unrestricted net deficit to net cash provided by operating activities		
6600	Depreciation expense	244,043	244,922
S1200-490	Decrease (increase) in tenant accounts receivable	(857)	49
S1200-500	Increase in accounts receivable - other	(51)	1,081
S1200-520	Increase in prepaid expenses	(8,409)	(996)
S1200-540	Increase (decrease) in accounts payable	131,884	1,017
S1200-560	Increase in accrued liabilities	(9,214)	(814)
S1200-601	Increase (decrease) in residual receipts available for recapture	<u>-</u>	<u>(610)</u>
S1200-610	Net cash provided by operating activities	<u>\$ 95,720</u>	<u>\$ 57,959</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**HUD Project No. 035-EE045**  
**Supplementary Information Required by HUD**  
**Schedules of Changes in Land, Building, and Equipment Accounts**  
**For the Years Ended September 30, 2021 and 2020**

		Balance October 1, 2020	Additions	Deductions	Balance September 30, 2021
1410	Land	\$ 525,000	\$ -	\$ -	\$ 525,000
1420	Building	9,599,168	10,877	-	9,610,045
1450	Equipment	152,744	73,390	-	226,134
		<u>\$ 10,276,912</u>	<u>\$ 84,267</u>	<u>\$ -</u>	<u>\$ 10,361,179</u>
	Accumulated depreciation	<u>\$ 3,992,260</u>	<u>\$ 244,043</u>	<u>\$ -</u>	<u>\$ 4,236,303</u>
		Balance October 1, 2019	Additions	Deductions	Balance September 30, 2020
1410	Land	\$ 525,000	\$ -	\$ -	\$ 525,000
1420	Building	9,599,168	-	-	9,599,168
1450	Equipment	142,300	10,444	-	152,744
		<u>\$ 10,266,468</u>	<u>\$ 10,444</u>	<u>\$ -</u>	<u>\$ 10,276,912</u>
	Accumulated depreciation	<u>\$ 3,747,338</u>	<u>\$ 244,922</u>	<u>\$ -</u>	<u>\$ 3,992,260</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD Project No. 035-EE045**

**Supplementary Information Required by HUD**

**Schedules of Reserve for Replacements**

**For the Years Ended September 30, 2021 and 2020**

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		<u>2021</u>	<u>2020</u>
1320P	Beginning balance	\$ 598,896	\$ 558,580
1320DT	Total monthly deposits	39,480	39,480
1320INT	Other deposits - interest income	126	836
1320WT	HUD approved withdrawals	<u>(9,596)</u>	<u>-</u>
1320	Ending balance	<u><u>\$ 628,906</u></u>	<u><u>\$ 598,896</u></u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

HUD Project No. 035-EE045

Supplementary Information Required by HUD

Computations of Surplus Cash - Annual

For the Years Ended September 30, 2021 and 2020

		<u>2021</u>	<u>2020</u>
S1300-010	Cash at year end	\$ 38,688	\$ 57,228
1135	Accounts receivable - HUD	<u>1,011</u>	<u>1,019</u>
S1300-040	Total cash	<u>39,699</u>	<u>58,247</u>
	Current obligations		
S1300-075	Accounts payable due within 30 days	152,957	23,231
S1300-100	Accrued expenses	25,830	23,894
S1300-100	Accrued payment in lieu of taxes	-	11,155
2191	Tenant security deposits	29,177	27,019
2210	Prepaid rent	1,970	1,981
S1300-110	Other current obligations	<u>3,706</u>	<u>3,692</u>
S1300-140	Total current obligations	<u>213,640</u>	<u>90,972</u>
S1300-150	Surplus cash (deficiency)	<u>\$ (173,941)</u>	<u>\$ (32,725)</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**HUD Project No. 035-EE045**

**Supplementary Information Required by HUD**

**Schedules of Residual Receipts**

**For the Years Ended September 30, 2021 and 2020**

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	<u>2021</u>	<u>2020</u>
Beginning balance	\$ 18,796	\$ 19,360
Deposits	-	-
Other deposits - interest income	4	46
HUD reserve recapture	<u>-</u>	<u>(610)</u>
Ending balance	<u>\$ 18,800</u>	<u>\$ 18,796</u>

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

**SINGLE AUDIT SECTION**

**FOR THE YEAR ENDED SEPTEMBER 30, 2021**

**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**

Board of Trustees  
Shepherd's Farm Senior Housing at West Deptford, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Shepherd's Farm Senior Housing at West Deptford, Inc., which comprise the statement of financial position as of September 30, 2021, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated November 23, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Shepherd's Farm Senior Housing at West Deptford, Inc.'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 Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control.

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

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 the Shepherd's Farm Senior Housing at West Deptford, Inc.'s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **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.

A handwritten signature in black ink that reads "Bowman & Company LLP". The script is cursive and fluid.

Bowman & Company LLP  
Certified Public Accountants & Consultants

Woodbury, New Jersey  
November 23, 2021

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Trustees  
Shepherd's Farm Senior Housing at West Deptford, Inc.

**Report on Compliance for Each Major Federal Program**

We have audited Shepherd's Farm Senior Housing at West Deptford, Inc.'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on its major federal program for the year ended September 30, 2021. Shepherd's Farm Senior Housing at West Deptford, Inc.'s major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal award applicable to its federal program.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for Shepherd's Farm Senior Housing at West Deptford, Inc.'s federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Shepherd's Farm Senior Housing at West Deptford, Inc.'s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of Shepherd's Farm Senior Housing at West Deptford, Inc.'s compliance.

***Opinion on the Major Federal Program***

In our opinion, Shepherd's Farm Senior Housing at West Deptford, Inc. complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2021.

## Report on Internal Control Over Compliance

Management of Shepherd's Farm Senior Housing at West Deptford, Inc., is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Shepherd's Farm Senior Housing at West Deptford, Inc.'s internal control over compliance.

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

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

The purpose on this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Bowman & Company LLP*

Bowman & Company LLP  
Certified Public Accountants & Consultants

Woodbury, New Jersey  
November 23, 2021

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Schedule of Expenditures of Federal Awards**  
**For the Year Ended September 30, 2021**

<u>Grantor Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass- Through Entity Identifying Number</u>	<u>Passed Through to Subrecipients</u>	<u>Grant/Mortgage Loan Period</u>	<u>Accrued Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>					
Section 202 – Supportive Housing for the Elderly – Capital Advance	14.157	N/A	-	7/1/2005- 7/1/2045	\$ 7,552,000
Section 202 – Supportive Housing for Elderly – Rental Assistance	14.157	N/A	-	10/1/2019- 9/30/2020	<u>404,975</u>
					<u>\$ 7,956,975</u>

Total expenditures of federal awards

The accompanying notes are an integral part of this schedule.

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**Notes to the Schedule of Expenditures of Federal Awards**  
**For the Year Ended September 30, 2021**

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**Note 1: GENERAL**

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the activity of all federal award programs of the organization for the year ended September 30, 2021. All federal awards with current year activity received directly from federal agencies, as well as federal awards passed through other government agencies, are included in the Schedule.

**Note 2: BASIS OF ACCOUNTING**

The amount of expenditures for the Section 202, Supportive Housing for Elderly rental assistance included in the accompanying Schedule of Expenditures of Federal Awards is in agreement with the financial statements of the organizations presented in accordance with generally accepted accounting principles. However, for the Section 202, Supportive Housing for the Elderly capital advance, the amount of expenditures on the Schedule is based on the outstanding balance of the loan at September 30, 2021.

**Note 3: RELATIONSHIP TO FEDERAL FINANCIAL REPORTS**

Amounts reported in the accompanying Schedule agree, in all material respects, with the amounts reported in the related federal financial reports.

**Note 4: SECTION 202 CAPITAL ADVANCE**

The Section 202, Supportive Housing for the Elderly capital advance was received over the fiscal years ending September 30, 2004 and 2005 to fund the construction costs of the housing project. The expenditure amount presented on the Schedule of Expenditures of Federal Awards represents the outstanding loan balance as of September 30, 2021 as required by HUD.

**Note 5: MAJOR PROGRAMS**

Major programs are identified in the Summary of Auditor's Results section of the Schedule of Findings and Questioned Costs.

## **SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

### Schedule of Findings and Questioned Costs

#### Part I - Summary of Auditor's Results

##### Financial Statement Section

- |  |            |
|--|------------|
| A. Type of auditor's report issued:                | Unmodified |
| B. Internal control over financial reporting:      |            |
| 1. Material weaknesses                             | None noted |
| 2. Other significant deficiencies                  | None noted |
| C. Noncompliance material to financial statements: | None noted |

##### Federal Awards Section

- |  |            |
|--|------------|
| D. Dollar threshold used to determine Type A programs:                         | \$ 750,000 |
| E. Auditee qualifies as low-risk auditee?                                      | Yes        |
| F. Type of auditor's report on compliance for major programs:                  | Unmodified |
| G. Internal control over compliance:   |            |
| 1. Material weaknesses   | None noted |
| 2. Other significant deficiencies  | None noted |
| H. Audit findings required to be reported in accordance with 2 CFR 200.516(a): | None noted |
| I. Identification of major federal programs:                                   |            |

##### CFDA Numbers

##### Name of Federal Program

14.157

Section 202 Supportive Housing for the Elderly

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

Schedule of Findings and Questioned Costs

Part II - Schedule of Current Year Financial Statement Findings

- NOT APPLICABLE -

Part III - Schedule of Current Year Federal Award  
Findings and Questioned Costs

- NOT APPLICABLE -

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**

Schedule of Findings and Questioned Costs

Part IV - Schedule of Prior Year Financial Statement Findings

- NOT APPLICABLE -


Part V - Status of Prior Year Federal Award  
Findings and Questioned Costs

- NOT APPLICABLE -


**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**HUD Project No. 035-EE045**

**CERTIFICATION OF PROJECT OWNER**

We hereby certify that we have examined the accompanying financial statements and supplementary information of Shepherd's Farm Senior Housing at West Deptford, Inc. HUD Project No. 035-EE045 and, to the best of our knowledge and belief, the same are complete and accurate.

  
\_\_\_\_\_

11/23/2021  
Date

 *Treasurer*  
\_\_\_\_\_

11/23/2021  
Date

**Shepherd's Farm Senior Housing at West Deptford, Inc.**  
**Employer Identification Number 04-3588269**

**SHEPHERD'S FARM SENIOR HOUSING AT WEST DEPTFORD, INC.**  
**HUD Project No. 035-EE045**

**Management Agent's Certification**

We hereby certify that we have examined the accompanying financial statements and supplementary information of Shepherd's Farm Senior Housing at West Deptford, Inc. HUD Project No. 035-EE045 and, to the best of our knowledge and belief, the same are complete and accurate.

  
\_\_\_\_\_  
Signature

Title: Executive Director, Housing Authority of Gloucester County

Date: 11/23/21

## **INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE**

Board of Trustees  
Shepherd's Farm Senior Housing at West Deptford, Inc.

We have performed the procedure described in the third paragraph of this report, on the electronically submitted information included within the OMB *Uniform* Guidance reporting package. Shepherd's Farm Senior Housing at West Deptford, Inc. is responsible for accuracy and completeness of the electronically submitted information.

Shepherd's Farm Senior Housing at West Deptford, Inc. and the U.S. Department of Housing and Urban Development (HUD), Real Estate Assessment Center (REAC) have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining whether the electronically submitted information agrees with the related hard copy documents within the OMB Uniform Guidance reporting package. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

- We compared the electronically submitted items listed in the "UFRS Rule Information" column of the matrix/chart on page 2 of this report with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by Shepherd's Farm Senior Housing at West Deptford, Inc. to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronically submitted information identified in the "UFRS Rule Information" column of the chart/matrix agrees with the related hard copy documents within the OMB *Uniform Guidance* reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of Shepherd's Farm Senior Housing at West Deptford, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

We were engaged to perform an audit in accordance with the OMB Uniform Guidance by Shepherd's Farm Senior Housing at West Deptford, Inc. as of and for the period ending September 30, 2021 and have issued our reports thereon dated November 23, 2021. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplemental information dated November 23, 2021, was expressed in relation to the basic financial statements of Shepherd's Farm Senior Housing at West Deptford, Inc. taken as a whole.

A copy of the OMB Uniform Guidance reporting package required by the Uniform Guidance, which includes the auditor's reports, is available in its entirety from Shepherd's Farm Senior Housing at West Deptford, Inc.. We take

no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of Shepherd's Farm Senior Housing at West Deptford, Inc. and HUD and is not intended to be and should not be used by anyone other than these specified parties.

*Bowman & Company LLP*

BOWMAN & COMPANY LLP  
Certified Public Accountants & Consultants

Woodbury, New Jersey  
November 23, 2021

**ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING  
AGREED-UPON PROCEDURE**

<b>UFRS Rule Information</b>	<b>Hard Copy Documents</b>	<b>Findings</b>
Balance Sheet, Revenue and Expense and Cash Flow Data (account numbers 1120 to 7100T and the S1200 series)	Financial Data Templates (i.e., Supplemental Schedules)	Agrees
Surplus Cash (S1300 series of accounts)	Financial Data Templates (i.e., Computation of Surplus Cash, Distributions and Residual Receipts (Annual))	Agrees
Footnotes (S3100 series of accounts)	Footnotes to Audited Basic Financial Statements	Agrees
Type of Opinion on the Financial Statements and Auditor Reports (S3400, S3500, and S3600 series of accounts)	Auditor's Reports on the Financial Statements, Compliance, and Internal Control	Agrees
Type of Opinion on Financial Data Templates (i.e., Supplemental Data) (account S3400-100)	Auditor's Supplemental Report on Financial Data Templates	Agrees
Audit Findings Narrative (S3800 series of accounts)	Schedule of Findings and Questioned Costs	Agrees
General Information (S3300, S3700, and S3800 series of accounts)	Schedule of Findings and Questioned Costs and Federal Awards Data	Agrees

## **AUDITOR'S IDENTIFICATION INFORMATION**

November 23, 2021

RE: Shepherd's Farm Senior Housing at West Deptford, Inc.  
HUD Project No. 035-EE045

The lead auditor for the audit of Shepherd's Farm Senior Housing at West Deptford, Inc. HUD Project No. 035-EE045 for the years September 30, 2021 and 2020 is Ms. Nina S. Sorelle. Her address is Bowman & Company LLP, 6 North Broad Street, Suite 201, Woodbury, New Jersey 08096, and her telephone number is 856-853-0440.

The Federal Employer Identification Number of Bowman & Company LLP is 21-0658561.

Woodbury, New Jersey  
November 23, 2021