

ATTACHMENT H

INDEPENDENT ACCOUNTANT'S REPORT

To the Owners of
Name of Owner

We have examined the accompanying Schedule of Actual and Budgeted Development Costs, Schedule of Total Chapter 40B Maximum Allowable Developer Fee and Overhead, Total Chapter 40B Project Development Costs, and Schedule Showing Calculation of Owner's Equity under Chapter 40B of [Owner] as of [Date] (hereinafter referred to as the "Schedules"). These Schedules are the responsibility of management of [Owner]. Our responsibility is to express an opinion on the Schedules based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the Schedules and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

As described in Note 1, the Schedules were prepared in conformity with the accounting practices prescribed by the requirements of the Inter-Agency 40B Rental Cost Certification Guidance for Owners, Certified Public Accountants, and Municipalities (the "Guidance").

Related Parties have been disclosed in the accompanying schedule and notes.

In our opinion, the Schedules present fairly, in all material respects, the Chapter 40B Maximum Allowable Developer Fee and Overhead, Total Chapter 40B Project Development Costs and Calculation of Owner's Equity under Chapter 40B of [Owner] as of [Date], in conformity with the Guidance.

This report is intended solely for the information and use of the owners of [Owner], Subsidizing Agency, and the City/Town of [location] and is not intended to be and should not be used by anyone other than these specified parties.

CPA Firm
Date
Location, Massachusetts

**Development Entity
Development Name**

**NOTES TO SCHEDULES
Date**

NOTE 1 – ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

Organization

[Development Entity Name], a Massachusetts [*identify type of entity, such as company, limited partnership, or limited liability company*], was formed on [Date] to acquire and develop [] units of residential housing, including [] units for qualifying low income families in [City/Town], Massachusetts. Substantial completion of the development occurred in [Date], when the last of the certificates of occupancy was obtained.

Basis of Presentation

The accompanying Schedules have been prepared utilizing the format prescribed by the Subsidizing Agency. The purpose of these Schedules is to facilitate the review and determination of the Owner's maximum allowable developer fee and overhead.

Accounting Method

The accompanying Schedules have been prepared on the accrual basis of accounting. Capitalized costs have been designated between acquisition, construction/rehabilitation and other qualifying uses.

NOTE 2 – CAPITAL CONTRIBUTIONS

The [owner/principal(s)/general partner(s)/members] has [have] made capital contributions of [\$_____]. [As of [Date], a letter of credit for [\$_____] has been established. There have been no draws on the letter of credit.]

NOTE 3 – FINANCING

Construction financing, in the amount of [\$_____], has been provided by a mortgage loan by [Name of Lender]. Interest is payable monthly at a rate of [__%] during construction.

NOTE 4 – RELATED PARTY TRANSACTIONS

- The Construction Contractor, [_____], is an affiliate of the [*identify the entity if construction contractor is affiliated with the Development Entity or any of its principals, general partners, or managing member of the LLC*]. The contract

provides for [\$_____] of overhead, profit and services provided directly by this affiliate.

- *[If there are other Related Parties, disclosed on Exhibit A to Attachment D, besides the Construction Contractor, please also disclose these under this Note 4.]*

OTHER