



Providing accounting and consulting services to the affordable housing community for over 35 years.

Hertzbach & Company, P.A. has over 35 years of experience serving the needs of the affordable housing community. Our firm is staffed by a highly skilled team of professionals who are dedicated to understanding of the unique accounting needs of the affordable housing industry.

Our knowledge and experience can help you improve cash flow, meet compliance requirements and implement effective long-term strategies. We provide innovative ideas and strategic tax, accounting and consulting services to guide you through complex transactions.

Our team is prepared to assist you with all phases in the cycle of a development:

TAXATION

- Partnership Income Tax Returns
- Personal Property Tax Returns
- Form 8609
- Maximization of Annual Tax Credits
- Maximization of First Year Tax Credits
- Utilization of Excess Basis
- Tiered Partnerships
- Tax Planning For Maximum Tax Savings
- Carryover and Eligible Basis
- Syndication
- Multi-State Tax Returns
- Cost Segregation
- Exit Strategies

DEVELOPMENT

- Loan and LIHTC Applications
- Financing Alternatives
- Eligible Basis Computation
- Syndicator Negotiations
- Projections/Internal Rate of Return
- Acceleration of Developer Fee Payments
- Cost Certification (Mortgagor/Contractor)
- Debt Covenant Compliance
- Subsidy Layering Assistance

OPERATIONS

- Cash Flow Maximization
- Cost Control
- Internal Control
- Section 42 / HUD / CDA / VHDA / DHCD Compliance Documentation, Controls and Monitoring
- Audit
- Electronic Filing of Financial Statements
- Real Estate Tax Assessment Appeal
- Mortgage Reduction/Refinancing
- Surplus Cash, Distributions, Residual Receipts
- Computer Accounting Systems
- Escrow Analysis

We welcome the opportunity to meet with you.

Allow us to explore your needs and acquaint you with our services and abilities.

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