

October 19, 2021

To the Board of Directors of  
NYC Neighborhood Capital Corporation:

We have audited the financial statements of NYC Neighborhood Capital Corporation (“NYCNCC”) as of and for the year ended June 30, 2021, and have issued our report thereon dated October 19, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated October 18, 2021. Professional standards also require that we communicate to you the following information related to our audit.

## Significant Audit Findings

### Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by NYCNCC are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2021. We noted no transactions entered into by NYCNCC during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management’s estimate of NYCNCC’s valuation of equity investments in the NMTC Companies as defined in the financial statements, is based on the related supporting documentation as of June 30, 2021. We evaluated the key factors and assumptions used to conclude that no impairment should be recorded on NYCNCC’s investments in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the fair value of the NMTC recapture guaranty obligation is based on the historical rate of recapture in the NMTC program and other related factors. We evaluated the key factors and assumptions used to determine the fair value of the guaranty obligation in determining that it is reasonable in relation to the financial statements as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of NYCNCC's investment in the NMTC Companies in Note 4 to the financial statements discloses the ownership percentages, cumulative equity investments made and the investment balances.

The disclosure of related party transactions in Note 5 to the financial statements are pursuant to the various operating agreements of the respective related parties.

The disclosure of new markets tax credits in Note 9 to the financial statements discloses the compliance period and compliance requirements to qualify for new markets tax credits.

The financial statement disclosures are neutral, consistent, and clear.

### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in performing and completing our audit.

### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There are no such misstatements.

### **Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated October 19, 2021.

### **Management Consultations with Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to NYCNCC’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as NYCNCC’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### **Other Matters**

We applied certain limited procedures to the management’s discussion and analysis, which are required supplementary information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the management’s discussion and analysis and do not express an opinion or provide any assurance on the management’s discussion and analysis.

This information is intended solely for the use of the Board of Directors and management of NYCNCC and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in blue ink that reads "Novogradac & Company LLP". The signature is written in a cursive, flowing style.

NOVOGRADAC & COMPANY LLP