

Nick Barnard, CPA

AUDIT PRINCIPAL

Nick is an audit principal at Dauby O'Connor & Zaleski, LLC, and has been specializing in the real estate industry since 2010. He has experience in the affordable housing industry and provides audit and financial services for entities that utilize Low Income Housing Tax Credits pursuant to IRC Section 42 of the Internal Revenue Code, HUD financing and/or rental assistance, and various state agency financing programs. Nick's portfolio of clients include multifamily housing developers and investors, not-for-profit corporations, real estate limited partnerships, property management companies, tax credit syndicators and investment companies, among others.



Education

B.A., Purdue University - West
Lafayette, Indiana

Professional Organizations

- Member, Indiana CPA Society
- Member, American Institute of Certified Public Accountants

Joined DOZ in 2010

Experience Highlights

In addition to financial statement audit services, Nick specializes in cost certifications for developers and contractors required by state housing finance agencies for utilization of the LIHTC and/or required by HUD, 10% certifications and various other development engagements. Additionally, Nick has been heavily involved with the consulting practice by providing disposition, liquidation/dissolution and sales analyses for the sale or purchase of partnership interests and/or of the property and the dissolution of the entity, analyses projecting the future value of partner interests, sponsor reviews for syndicators, and various other services.

Nick's responsibilities include working with clients to coordinate and execute all phases of the audits, tax returns and various other engagements to ensure all applicable deadlines are met. Nick focuses on providing exceptional client services by working with clients throughout the year to find efficiencies in the engagement process as well as assisting the client with their own efficiencies. Moreover, Nick consistently aids clients with complex transactions during development, refinancing, or ownership transfers.

Nick stays current with the real estate industry and the continually changing regulatory environment by attending conferences on an ongoing basis across the nation. These conferences address the most current issues regarding LIHTC, emerging issues in taxation, HUD and state agency audit guidelines, current financing structures and products, Government Auditing Standards, and OMB Uniform Guidance.