

**ST. ANTOINE GARDENS
LIMITED PARTNERSHIP**

AUDITED FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

ST. ANTOINE GARDENS LIMITED PARTNERSHIP

TABLE OF CONTENTS

	<u>PAGES</u>
INDEPENDENT AUDITORS' REPORT	1-2
FINANCIAL STATEMENTS	
BALANCE SHEETS	3-4
STATEMENTS OF OPERATIONS	5
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)	6
STATEMENTS OF CASH FLOWS	7-8
NOTES TO FINANCIAL STATEMENTS	9-18
SUPPLEMENTAL INFORMATION	
SCHEDULE OF EXPENSES	19
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	20-21
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO THE AGENCY HEAD OR CHIEF EXECUTIVE OFFICER	22
SCHEDULE OF FINDINGS AND RESPONSES	23
SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS	24



INDEPENDENT AUDITORS' REPORT

To the Partners and Management of
St. Antoine Gardens, Limited Partnership
Lafayette, Louisiana

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of St. Antoine Gardens, Limited Partnership (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2024 and 2023 and the related statements of operations, partners' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of St. Antoine Gardens, Limited Partnership as of December 31, 2024 and 2023, and the results of its operations, changes in partners' equity (deficit) and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of St. Antoine Gardens, Limited Partnership and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about St. Antoine Gardens, Limited Partnership's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 St. Antoine Gardens, Limited Partnership's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about St. Antoine Gardens, Limited Partnership's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information including the Schedule of Expenses and the Schedule of Compensation, Benefits, and Other Payments to the Agency Head or Chief Executive Officer shown on pages 19 and 22 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 audits 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 February 6, 2025 on our consideration of St. Antoine Gardens, Limited Partnership's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 effectiveness of St. Antoine Gardens, Limited Partnership's 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 St. Antoine Gardens, Limited Partnership's internal control over financial reporting and compliance.

Monroe, Louisiana
February 6, 2025

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2024 AND 2023

ASSETS		
	2024	2023
CURRENT ASSETS		
Cash - Operations	\$ 3,836	\$ 19,835
Accounts Receivable - Tenants (Net)	18,523	11,631
Prepaid Expenses	33,748	28,907
Total Current Assets	<u>56,107</u>	<u>60,373</u>
RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserves	5,385	24,709
Operating Reserves	23,868	20,673
Insurance Escrow	6,817	52,195
Tenants' Security Deposits	6,620	10,685
Total Restricted Deposits and Funded Reserves	<u>42,690</u>	<u>108,262</u>
PROPERTY AND EQUIPMENT		
Buildings	4,834,450	4,834,450
Furniture and Fixtures	76,619	76,619
Site Improvements	198,423	198,423
Total	5,109,492	5,109,492
Less: Accumulated Depreciation	(2,265,344)	(2,134,561)
Net Depreciable Assets	2,844,148	2,974,931
Land	98,500	98,500
Total Property and Equipment	<u>2,942,648</u>	<u>3,073,431</u>
OTHER ASSETS		
Syndication Costs	49,500	49,500
Utility Deposits	340	340
Total Other Assets	<u>49,840</u>	<u>49,840</u>
Total Assets	<u>\$ 3,091,285</u>	<u>\$ 3,291,906</u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2024 AND 2023

LIABILITIES AND PARTNERS' EQUITY

	<u>2024</u>	<u>2023</u>
CURRENT LIABILITIES		
Accounts Payable	\$ 149,526	\$ 58,674
Accrued Interest Payable	2,814	2,920
Prepaid Rent	2,395	1,831
Current Portion of Long-Term Debt	18,924	17,615
Total Current Liabilities	<u>173,659</u>	<u>81,040</u>
DEPOSITS		
Tenant's Security Deposits	<u>6,620</u>	<u>10,685</u>
Total Deposits	<u>6,620</u>	<u>10,685</u>
LONG-TERM LIABILITIES		
Note Payable - JP Morgan Chase , Net of Unamortized Debt Issuance Costs	450,768	467,303
Note Payable - HACL	435,924	435,924
Accrued Interest Payable - HACL	370,520	348,724
Asset Management Fee Payable	27,668	22,709
Partnership Management Fee Payable	140,208	132,208
Advance from Related Party	550,458	550,458
Accrued Interest Payable - Developer Fee	54,673	50,005
Deferred Developer Fee Payable	97,456	97,456
Due To Related Party	32,870	32,870
Total Long-Term Liabilities	<u>2,160,545</u>	<u>2,137,657</u>
Total Liabilities	<u>2,340,824</u>	<u>2,229,382</u>
PARTNERS' EQUITY		
Partners' Equity	<u>750,461</u>	<u>1,062,524</u>
Total Partners' Equity	<u>750,461</u>	<u>1,062,524</u>
Total Liabilities and Partners' Equity	<u>\$ 3,091,285</u>	<u>\$ 3,291,906</u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
REVENUE		
Rental Income	\$ 306,086	\$ 290,885
Vacancy	(180,622)	(79,966)
Concessions	(7,432)	(9,600)
Bad Debt	(10,183)	(46,982)
Late Fees	1,700	3,650
Application Fees	450	(35)
Forfeited Deposits	-	(15)
Interest Income	28	43
Miscellaneous Income	4,087	9,094
Total Revenue	<u>114,114</u>	<u>167,074</u>
OPERATING EXPENSES		
Maintenance	85,149	67,715
Utilities	7,394	5,110
Administrative	20,062	39,358
Management Fees	12,600	13,175
Taxes	17,647	15,691
Insurance	76,373	71,836
Interest	63,210	69,383
Depreciation and Amortization	130,783	130,783
Total Operating Expenses	<u>413,218</u>	<u>413,051</u>
Net Income (Loss) from Rental Operations	<u>(299,104)</u>	<u>(245,977)</u>
OTHER REVENUE (EXPENSES)		
Asset Management Fees	(4,959)	(4,814)
Partnership Management Fees	(8,000)	(8,000)
Total Other Expenses	<u>(12,959)</u>	<u>(12,814)</u>
Net Income (Loss)	<u><u>\$ (312,063)</u></u>	<u><u>\$ (258,791)</u></u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

		General Partner Lafayette Low Income Housing Management	Limited Partner NEF Assignment Corporation	Limited Partner The Villas at St. Antoine Gardens, LLC
	Total			
Partners' Equity (Deficit), December 31, 2022	\$ 1,321,315	\$ (240)	\$ 1,321,555	\$ -
Net Income (Loss)	(258,791)	(26)	(258,056)	(709)
Transfer of Partnership Interest	-	-	(1,063,499)	1,063,499
Partners' Equity (Deficit), December 31, 2023	1,062,524	(266)	-	1,062,790
Net Income (Loss)	(312,063)	(31)	-	(312,032)
Partners' Equity (Deficit), December 31, 2024	<u>\$ 750,461</u>	<u>\$ (297)</u>	<u>\$ -</u>	<u>\$ 750,758</u>
Profit and Loss Percentages	<u>100.00%</u>	<u>0.01%</u>	<u>0.00%</u>	<u>99.99%</u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	\$ (312,063)	\$ (258,791)
Adjustments to Reconcile Net Income (Loss) to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation and Amortization	130,783	130,783
Amortization of Debt Issuance Costs	2,387	5,727
(Increase) Decrease in Accounts Receivable - Tenants (Net)	(6,892)	10,578
(Increase) Decrease in Prepaid Expenses	(4,841)	(6,689)
Increase (Decrease) in Accrued Interest Payable	26,358	26,366
Increase (Decrease) in Accounts Payable	90,852	5,559
Increase (Decrease) in Asset Management Fees Payable	4,959	4,814
Increase (Decrease) in Partnership Management Fees Payable	8,000	8,000
Increase (Decrease) in Deferred Rent	564	(2,963)
Increase (Decrease) in Security Deposit Liability	(4,065)	(7,665)
Total Adjustments	248,105	174,510
Net Cash Provided (Used) by Operating Activities	(63,958)	(84,281)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Principal Payment on Long Term Debt	(17,613)	(16,397)
Net Change in Due To Related Party	-	32,870
Net Cash Provided (Used) by Financing Activities	(17,613)	16,473
Net Increase (Decrease) in Cash and Cash Equivalents	(81,571)	(67,808)
Cash and Cash Equivalents, Beginning of Year	128,097	195,905
Cash and Cash Equivalents, End of Year	\$ 46,526	\$ 128,097
Supplemental Disclosures of Cash Flow Information:		
Cash and Cash Equivalents		
Cash - Operations	\$ 3,836	\$ 19,835
Replacement Reserves	5,385	24,709
Operating Reserves	23,868	20,673
Insurance Escrow	6,817	52,195
Tenants' Security Deposits	6,620	10,685
Total Cash and Cash Equivalents	\$ 46,526	\$ 128,097

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Supplemental Disclosures of Cash Flow Information (Continued):		
Cash paid During the Year for:		
Interest	<u>\$ 34,465</u>	<u>\$ 37,290</u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE A – ORGANIZATION

St Antoine Gardens Limited Partnership (the Partnership) was organized in 2005 as a limited partnership to acquire, construct, own, finance, lease, and operate a qualified low income 30-unit single family housing rental development (the development). The development is known as St. Antoine Gardens and is located in Lafayette, Louisiana. All units of the development are rented under the requirements of Section 42 of the Internal Revenue Code (low-income housing tax credit), whereby rental rates and tenant income will be limited to certain amounts. The major activities of the Partnership are governed by the Amended and Restated Articles of Partnership in Commendam (the “Partnership Agreement”) and are subject to the administrative directives, rules, and regulations of federal and state regulatory agencies, including but not limited to, the state housing finance agency. Such administrative directives, rules, and regulations are subject to change by federal and state agencies.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

Basis of Accounting

The financial statements of the Partnership are prepared on the accrual basis of accounting and in accordance with U. S. generally accepted accounting principles.

Estimates

The preparation of financial statements in conformity with U.S. 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 and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statements of cash flows, cash and cash equivalents represent unrestricted cash, restricted deposits, funded reserves and all highly liquid and unrestricted and restricted debt instruments purchased with a maturity of three months or less.

Cash and Other Deposits

At December 31, 2024, the Partnership maintains deposit accounts at various financial institutions. Noninterest-bearing and interest-bearing accounts, in the aggregate, are insured up to \$250,000 at each financial institution by the Federal Deposit Insurance Corporation (FDIC). As of December 31, 2024, there were no uninsured deposits.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Collateralization Policy for Financial Instruments

The Partnership does not require collateral to support financial instruments subject to credit risk.

Property, Equipment, and Depreciation

Land, buildings, improvements, and equipment are recorded at cost. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations using the straight-line method over their estimated service lives as follows:

Buildings	40 years
Furniture, Fixtures and Equipment	10 years
Site Improvements	20 years

Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statements of operations.

Amortization

Organization costs are expensed as incurred. Tax credit costs are amortized over the ten-year tax credit period using the straight-line method beginning in the first year in which tax credits are taken. For the years ended December 31, 2024 and 2023, accumulated amortization totaled \$22,469 and \$22,469.

Debt Issuance Costs

Debt issuance costs, net of accumulated amortization, are reported as a direct reduction of the obligation to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using the interest method.

Tenants' Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the development. At December 31, 2024, this account was funded in an amount equal to the security deposit liability.

Rental Income

Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Partnership and the tenants of the property are operating leases.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tenants Accounts Receivable and Bad Debts

Tenant rent charges for the current month are due on the first of the month. Tenants who are evicted or move out are charged with damages or cleaning fees, if applicable. Tenants' accounts receivable consists of amounts due for rental income, other tenant charges and charges for damages and cleaning fees in excess of forfeited security deposits. The Partnership does not accrue interest on the tenants' accounts receivable balances. As of December 31, 2024 and 2023, tenant receivables are reported net of an allowance for doubtful accounts in the amount of \$0 and \$229, respectively. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change.

Income Taxes

No provision or benefit for income taxes has been included in these financial statements since taxable income or loss passes through to, and is reported by, the partners individually. The time limit for taxing authorities to examine the Partnership's income tax returns is generally three years from the date of filing or the due date, whichever is later, unless civil or criminal fraud is proven, for which there is no time limit. The Partnership files income tax returns in the U.S. federal jurisdiction, and various state jurisdictions. The Partnership is no longer subject to U.S. federal and state income tax examinations by tax authorities for years before 2021.

FASB ASC 360, *Property, Plant, and Equipment*

FASB ASC 360, *Property, Plant, and Equipment* requires that long-lived assets and certain identifiable intangibles held and used by an entity be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Application of the impairment provisions of FASB ASC 360, *Property, Plant, and Equipment* has not materially affected the Partnership's reported earnings, financial condition or cash flows.

Operating Reserve

In accordance with the Partnership Agreement, the Partnership shall establish an operating reserve account (the Operating Reserve) to fund any operating and debt service deficits as approved by the Limited Partner. Withdrawals from the Operating Reserve Account will require the written approval of the General Partner and the Asset Manager. To the extent funds are available, a balance of \$96,500 shall be maintained in the Operating Reserve Account during the compliance period. As of December 31, 2024 and 2023, the Operating Reserve Account was funded in the amount of \$23,868 and \$20,673, respectively.

Reserve for Replacements

The Partnership Agreement requires that on a cumulative basis, in the annual amount of \$300 per unit (to be increased annually by 3%) be deposited annually into a replacement reserve

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reserve for Replacements (Continued)

during the term of the first mortgage. Such reserve shall be used for capital improvements and repairs to the Project. Any withdrawal from the Replacement Reserve Account in excess of \$5,000 in the aggregate in any given month will require the written approval of the General Partner and the Asset Manager. For the year ended December 31, 2024, \$14,876 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2024 was \$3,000, which resulted in the account being underfunded by \$11,876 for the year ended December 31, 2024. For the year ended December 31, 2023, \$14,442 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2023 was \$28,337, which resulted in the account being adequately funded for the year ended December 31, 2023. As of December 31, 2024, the account was underfunded by a total amount of \$31,177. As of December 31, 2024 and 2023, the Replacement Reserve Account was funded in the amount of \$5,385 and \$24,709, respectively.

Replacement Reserve Account activity for the years ended December 31, 2024 and 2023 is as follows:

Beginning Balance 12/31/2022	\$ 30,271
Deposits	28,337
Interest	5
Withdrawals	(33,904)
Ending Balance 12/31/2023	24,709
Deposits	3,000
Interest	4
Withdrawals	(22,328)
Ending Balance 12/31/2024	<u>\$ 5,385</u>

Special Purpose Reserve

The Partnership Agreement requires that a Special Purpose Reserve be established out of equity proceeds at the time of payment of the fourth Installment for payment of Project real estate taxes in the event that (a) the Project real estate tax abatement is no longer made available or (b) the Project real estate taxes exceed the amount indicated in projections. The Special Purpose Fund shall be increased by cash flow to the target amount of \$24,000, which amount shall be maintained during the compliance period. As of December 31, 2024 and 2023, the balance in this account was \$0 and \$0, respectively.

NOTE C – PARTNERS AND CAPITAL CONTRIBUTIONS

The Partnership has one General Partner – Lafayette Low Income Housing Management Corporation, and one Limited Partner – The Villas at St. Antoine Gardens, LLC. The Partnership records capital contributions as received and distributions as paid. On December 31, 2023, NEF Assignment Corporation, the former Limited Partner, transferred its interest to

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE C – PARTNERS AND CAPITAL CONTRIBUTIONS (CONTINUED)

The Villas at St. Antoine Gardens, LLC, the current Limited Partner. For the years ended December 31, 2024 and 2023, respectively, the Limited Partner did not make any capital contributions. For the years ended December 31, 2024 and 2023, no distributions were paid to the Partners. Total contributions received have been \$3,716,192.

NOTE D – NOTES PAYABLE

Permanent Loan – JP Morgan Chase Bank, NA

On June 25, 2009, the Partnership entered into a loan agreement in the amount of \$640,000 with JP Morgan Chase Bank, NA (JP Morgan Chase). The loan is payable in monthly installments of principal and interest of \$4,340 until its maturity on July 1, 2027, at which time any remaining principal and interest shall be due and payable. The loan bears interest at a rate of 7.19% per annum and is collateralized primarily by the Partnership's land and improvements, thereon. As of December 31, 2024 and 2023, the loan balance was \$469,692 and \$487,305, respectively.

	2024	2023
Note Payable – JP Morgan Chase	\$ 469,692	\$ 487,305
Less: Unamortized Debt Issuance Costs	(–)	(2,387)
Note Payable – JP Morgan Chase, Net	<u>\$ 469,692</u>	<u>\$ 484,918</u>

Note Payable – The Housing Authority of the City of Lafayette, Louisiana

For construction and development purposes, The Housing Authority of the City of Lafayette, Louisiana (HACL), has loaned the Partnership \$435,924. This loan is secured by, among other things, a mortgage on real estate. The loan bears interest at the rate of 5.00%. The loan shall be repaid in consecutive monthly installments of principal and interest, each in the amount of \$2,340 payable on the first day of each month beginning on January 1, 2007; however, such payments of principal and interest shall be made only from Cash Flow, as that term is defined in the Partnership Agreement. As of December 31, 2024 and 2023, the loan balance was \$435,924 and \$435,924 and with accrued interest of \$370,520 and \$348,724, respectively.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE D – NOTES PAYABLE (CONTINUED)

Maturities of Long-Term Debt

Aggregate maturities of long-term debt for the next five years and thereafter are as follows:

Year Ending December 31	Amount
2025	\$ 18,924
2026	\$ 20,330
2027	\$ 430,438
2028	\$ –
2029	\$ –
Thereafter	\$ 435,924

The Partnership's HACL loan is to be repaid from cash flow. As a result, the aggregate maturities of the HACL loan for the next five years cannot be reasonably estimated.

NOTE E – CONTINGENCIES

The Partnership's low-income housing tax credits are contingent on the ability of the Partnership to maintain compliance with Section 42 of the Internal Revenue Code. Failure to maintain compliance with occupant eligibility and/or unit gross rent or to correct noncompliance within a specified time period could result in recapture of previously taken credits plus interest.

NOTE F – TRANSACTIONS WITH RELATED PARTIES

Partnership Management Fee

The Partnership has entered into an Agreement with the General Partner for its services in managing the affairs of the Partnership, subject, however, to the limitations on its authority set forth in the Partnership Agreement (sections 6.2 & 6.3). The Partnership shall pay the General Partner the Partnership Management Fee solely from the available net Cash Flow of the Partnership in the amount of \$8,000 on a cumulative basis and priority specified in §5.1(a)(viii) in the Partnership Agreement. During the years ended December 31, 2024 and 2023, the Partnership incurred Partnership Management Fees in the amount of \$8,000 for both years. As of December 31, 2024 and 2023, Partnership Management Fees payable totaled \$140,208 and \$132,208, respectively.

Asset Management Fee

The Partnership has entered into an Agreement with the Limited Partner, for its services in property management oversight, tax credit compliance monitoring and related services. The

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE F – TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

Asset Management Fee (Continued)

Partnership shall pay the Limited Partner the Asset Management Fee annually on a cumulative basis in the amount of \$3,000, increased annually by 3%, in the priority specified in §5.1(a)(ii) in the Partnership Agreement. During the years ended December 31, 2024 and 2023, the Partnership incurred Asset Management Fees in the amount of \$4,959 and \$4,814, respectively. As of December 31, 2024 and 2023, Asset Management Fees payable totaled \$27,668 and \$22,709, respectively.

Developer Fee

The Partnership entered into a development agreement with Lafayette Low Income Housing Management Corporation, the General Partner. The agreement provides for a development fee of \$650,000 for services to be performed in connection with the development of the Project. The total fee was earned and capitalized into the cost of the building. The fee is non interest bearing and paid out of available Cash Flows, as defined by the Partnership Agreement. As of December 31, 2024 and 2023, the balance of the development fee payable was \$97,456 and \$97,456, respectively, of which \$97,456 and \$97,456, respectively, represents the deferred portion. Per the Developer Agreement, deferred developer fees will accrue interest at the rate of 4.79% per annum on any unpaid portion. As of December 31, 2024 and 2023, accrued interest payable was \$54,673 and \$50,005, respectively.

Due to Related Parties

During the year ended December 31, 2023, The Housing Authority of the City of Lafayette, Louisiana, an affiliate of both the General Partner and the Limited Partner, paid operating costs in the amount of \$32,870 on behalf of the Partnership. As of December 31, 2024 and 2023, the Partnership owed \$32,870 and \$32,870 to The Housing Authority of the City of Lafayette, Louisiana, respectively.

During the year ended December 31, 2024, Villa Gardens, Limited Partnership, an affiliated entity, paid operating costs in the amount of \$470 on behalf of the Partnership. As of December 31, 2024, the Partnership owed \$470 to Villa Gardens, Limited Partnership, which was included in Accounts Payable on the Balance Sheet.

Due to The Housing Authority of the City of Lafayette, Louisiana

The Housing Authority of the City of Lafayette, Louisiana, an affiliate of both the General Partner and the Limited Partner, has advanced the Partnership \$550,458 for operating costs and construction and development costs during prior years. The advance is unsecured and non-interest bearing. The balance owed at December 31, 2024 and 2023, was \$550,458 and \$550,458, respectively.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE G – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits, losses, and credits, otherwise provided in §4.2 of the Partnership Agreement, are allocated .01 % to the General Partner and 99.99% to the Limited Partner.

Net Cash Flow available for distributions to the partners shall be paid in accordance with the terms and conditions of the Partnership Agreement as follows:

- (i.) First, to the Limited Partner to the extent of any amount which the Limited Partner is entitled to receive to satisfy any Credit Reduction Payment required pursuant to §6.9 of the Partnership Agreement;
- (ii.) Second, payment of any accrued and payable Asset Management Fees to the Asset Manager;
- (iii.) Third, to the Sponsor to pay any unpaid balance on the Deferred Development Fee;
- (iv.) Fourth, to the Operating Reserve Account until such time as such account is equal to the Operating Reserve Target Amount;
- (v.) To pay any accrued and unpaid interest and unpaid principal on loans made by the Limited Partner pursuant to §3.7 of the Partnership Agreement;
- (vi.) To repay any accrued and unpaid interest and unpaid principal on loans made by the General Partner pursuant to §3.7 of the Partnership Agreement;
- (vii.) To repay any amounts to the General Partner (in the order of loans made, with earlier loans repaid in full before subsequent loans are repaid) treated as loans to the Partnership (without interest) pursuant to §6.4(f)(i) or §6.4(f)(ii) of the Partnership Agreement and not yet repaid;
- (viii.) Eighth, \$8,000 to the General Partner as a Partnership Management Fee, on a cumulative basis;
- (ix.) Ninth, to the Special Purpose Reserve Account, pursuant to §6.4(g)(iv) of the Partnership Agreement, until such account is equal to the Special Purpose Reserve Target Amount; and
- (x.) Tenth, to the Sponsor to pay any accrued and unpaid interest and unpaid principal on the Subordinate Loan.

NOTE H – OPERATING DEFICIT GUARANTY

The General Partner shall be obligated to provide any funds needed by the Partnership, after all funds in the Operating Reserve have been used, to fund Operating Deficits during the Operating Deficit Guaranty Period. Such Guaranty obligation shall be limited to the Operating Deficit Guaranty Amount of \$62,417. The General Partner shall be required, upon the reduction of the Operating Reserve Account to zero, to promptly provide funds to the Partnership in an amount up to the operating Deficit Guaranty Amount for Operating Deficits occurring during the operating Deficit Guaranty Period. Repayment of any letters of credit or other borrowings arranged by the General Partner to meet its obligations under this §6.4(f)(ii)(B) shall be the sole

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE H – OPERATING DEFICIT GUARANTY (CONTINUED)

obligation of the General Partner. Funds made available by the General Partner to fulfill its obligations pursuant to this §6.4(f)(ii)(B) may be reimbursed to the General Partner, without interest, in accordance with §5.1 hereof, or out of the proceeds of refinancing or sale pursuant to § 5.2 hereof.

If the Operating Deficits overruns are due to the gross negligence or willful misconduct of the General Partner, and then any guaranty advances made by the General Partner to cover such costs shall be deemed to be damages that are not repayable as loans to the Partnership. In the event that an operating deficit exists at any time during the period ending on the fourth anniversary of substantial completion of the development, the General Partner shall provide such funds to the Partnership as shall be necessary to pay such operating deficits in the form of additional capital contributions to the Partnership (the Operating Deficit Capital Contributions).

NOTE I – ADVERTISING

Advertising costs are expensed as incurred. For the years ended December 31, 2024 and 2023, the Partnership incurred advertising costs in the amount of \$635 and \$90, respectively.

NOTE J – PROPERTY TAXES

Pursuant to the State of Louisiana Constitution and a decision reached by the Court of Appeal of Louisiana, Fourth Court, the Lafayette Parish Board of Assessors granted the Partnership an exemption from the assessment and payment of ad valorem (property) taxes.

NOTE K – TAXABLE INCOME (LOSS)

A reconciliation of financial statement net income (loss) to taxable income (loss) of the Partnership for the years ended December 31, 2024 and 2023, are as follows:

	2024	2023
Financial statement net income (loss)	\$ (312,063)	\$ (258,791)
Adjustments:		
Excess of Depreciation/Amortization for income tax purposes over financial reporting purposes	50,549	50,475
Other Expense	—	(3,612)
Taxable income (loss) as shown on tax return	<u>\$ (261,514)</u>	<u>\$ (211,928)</u>

NOTE L – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is St. Antoine Gardens. The Partnership's operations are concentrated in the low-income real estate market. In addition, the Partnership operates in a heavily regulated environment. The operations of the Partnership are subject to the administrative directives, rules and regulations of federal and state regulatory agencies, including but not limited to, the state housing financing agency. Such administrative directives,

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE L – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS
(CONTINUED)

rules and regulations are subject to change by federal and state agencies. Such changes may occur with little notice or inadequate funding to pay for related cost, including the additional administrative burden, to comply with a change.

NOTE M – SUBSEQUENT EVENTS

The Partnership has evaluated subsequent events through February 6, 2025, the date which the financial statements were available for issue.

SUPPLEMENTAL INFORMATION

ST. ANTOINE GARDENS LIMITED PARTNERSHIP
SCHEDULE OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
MAINTENANCE AND REPAIRS		
General Maintenance	\$ 58,243	\$ 35,981
Maintenance Supplies	23,399	5,871
Landscaping	2,503	23,985
Contract Labor	1,004	1,878
Total Maintenance and Repairs	<u>\$ 85,149</u>	<u>\$ 67,715</u>
UTILITIES		
Electricity	\$ 4,337	\$ 3,883
Water and Sewer	1,560	710
Garbage and Trash Removal	1,497	517
Total Utilities	<u>\$ 7,394</u>	<u>\$ 5,110</u>
ADMINISTRATIVE		
Manager Salaries	\$ 10,365	\$ 17,088
Professional Fees	698	14,552
Telephone	582	561
Bank and Loan Fees	1,284	1,853
Advertising	635	90
Office Expense	367	614
Office Supplies	60	259
Accounting/Bookkeeping Fees	2,077	1,871
Training Expense	88	-
Other Administrative Expense	3,906	2,470
Total Administrative	<u>\$ 20,062</u>	<u>\$ 39,358</u>
TAXES		
Payroll Taxes	\$ 17,647	\$ 15,691
Total Taxes	<u>\$ 17,647</u>	<u>\$ 15,691</u>
INSURANCE		
Workers' Comp Insurance	\$ 218	\$ 67
Property and Liability Insurance	76,155	71,769
Total Insurance	<u>\$ 76,373</u>	<u>\$ 71,836</u>
INTEREST EXPENSE		
Interest Expense - Mortgage	\$ 36,746	\$ 42,919
Interest Expense - AHP and HOME	21,796	21,796
Interest Expense - Developer Fee	4,668	4,668
Total Interest Expense	<u>\$ 63,210</u>	<u>\$ 69,383</u>



**INDEPENDENT AUDITORS' 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**

To the Partners and Management of
St. Antoine Gardens Limited Partnership,
A Louisiana Partnership in Commendam
Lafayette, Louisiana

We have audited, 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, the financial statements of St. Antoine Gardens Limited Partnership, A Louisiana Partnership in Commendam (ALPIC), which comprise the balance sheet as of December 31, 2024, and the related statements of operations, partners' equity (deficit), and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered St. Antoine Gardens Limited Partnership, ALPIC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of St. Antoine Gardens Limited Partnership, ALPIC's internal control. Accordingly, we do not express an opinion on the effectiveness of St. Antoine Gardens Limited Partnership, ALPIC'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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of St. Antoine Gardens Limited Partnership, ALPIC'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether St. Antoine Gardens Limited Partnership, ALPIC's financial statements are free from 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 financial statements. 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 St. Antoine Gardens Limited Partnership, ALPIC's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering St. Antoine Gardens Limited Partnership, ALPIC's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Monroe, Louisiana

February 6, 2025

ST. ANTOINE GARDENS
LIMITED PARTNERSHIP

SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS
TO THE AGENCY HEAD OR CHIEF EXECUTIVE OFFICER

FOR THE YEAR ENDED DECEMBER 31, 2024

Please refer to the Schedule of Compensation, Benefits and Other Payments to the Agency Head or Chief Executive Officer included in the Lafayette Housing Authority's audit report for information relative to compensation, benefits and other payments to the agency head or chief executive officer.

St. Antoine Gardens Limited Partnership
Schedule of Findings and Responses
For the Year Ended December 31, 2024

SECTION I – SUMMARY OF AUDIT RESULTS

Financial Statement Audit

Type of auditors' report issued:	Unmodified	
Internal Control over financial reporting:		
Material Weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Significant deficiencies identified that are not considered to be material weaknesses?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Noted
Noncompliance material to financial statements noted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Noted

SECTION II – FINDINGS - FINANCIAL STATEMENTS AUDIT

None

St. Antoine Gardens Limited Partnership
Summary Schedule of Prior Audit Findings
For the Year Ended December 31, 2023

The status of the prior year audit findings are summarized as follows:

None