

**ST. ANTOINE GARDENS  
LIMITED PARTNERSHIP**

**AUDITED FINANCIAL STATEMENTS**

**DECEMBER 31, 2020 AND 2019**

ST. ANTOINE GARDENS LIMITED PARTNERSHIP

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**Little & Assoc.**  
CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITORS' REPORT

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

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, 2020 and 2019 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.

### Management's Responsibility 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; this includes 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.

### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. 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 *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of St. Antoine Gardens Limited Partnership as of December 31, 2020 and 2019, 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.

### Other Matters

#### Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule of Expenses and the Schedule of Compensation, Benefits, and Other Payments to the Agency Head or Chief Executive Officer are presented for purposes of additional analysis and are 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 25, 2021, 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 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 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.

*Little & Associates, LLC*

Monroe, LA  
February 25, 2021

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
BALANCE SHEETS  
DECEMBER 31, 2020 AND 2019

ASSETS		
	2020	2019
<b>CURRENT ASSETS</b>		
Cash - Operations	\$ 186,262	\$ 4,250
Accounts Receivable - Tenants (Net)	15,060	10,541
Prepaid Expenses	13,038	12,623
Total Current Assets	214,360	27,414
 <b>RESTRICTED DEPOSITS AND FUNDED RESERVES</b>		
Special Purpose Reserve	24,345	27,022
Replacement Reserves	52,250	43,229
Operating Reserves	97,779	97,735
Insurance Escrow	24,111	24,111
Tenants' Security Deposits	20,130	20,470
Total Restricted Deposits and Funded Reserves	218,615	212,567
 <b>PROPERTY AND EQUIPMENT</b>		
Buildings	4,780,371	4,780,371
Furniture and Fixtures	76,619	76,619
Site Improvements	198,423	198,423
Total	5,055,413	5,055,413
Less: Accumulated Depreciation	(1,805,149)	(1,675,198)
Net Depreciable Assets	3,250,264	3,380,215
Land	98,500	98,500
Total Property and Equipment	3,348,764	3,478,715
 <b>OTHER ASSETS</b>		
Syndication Costs	49,500	49,500
Total Other Assets	49,500	49,500
Total Assets	\$ 3,831,239	\$ 3,768,196

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
BALANCE SHEETS  
DECEMBER 31, 2020 AND 2019

LIABILITIES AND PARTNERS' EQUITY

	2020	2019
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 95,418	\$ 48,484
Accrued Interest Payable	3,195	3,274
Prepaid Rent	1,646	2,677
Deferred Insurance Proceeds	126,861	-
Current Portion of Long-Term Debt	14,206	13,223
Total Current Liabilities	241,326	67,658
<b>DEPOSITS</b>		
Tenant's Security Deposits	20,800	24,735
Total Deposits	20,800	24,735
<b>LONG-TERM LIABILITIES</b>		
Note Payable - JP Morgan Chase , Net of Unamortized Debt Issuance Costs	499,396	507,876
Note Payable - HACL	435,924	435,924
Accrued Interest Payable - HACL	283,336	261,540
Asset Management Fee Payable	4,405	4,277
Partnership Management Fee Payable	108,208	100,208
Advance from Related Party	550,458	550,458
Accrued Interest Payable - Developer Fee	36,001	31,333
Deferred Developer Fee Payable	97,456	97,456
Total Long-Term Liabilities	2,015,184	1,989,072
Total Liabilities	2,277,310	2,081,465
<b>PARTNERS' EQUITY</b>		
Partners' Equity	1,553,929	1,686,731
Total Partners' Equity	1,553,929	1,686,731
Total Liabilities and Partners' Equity	\$ 3,831,239	\$ 3,768,196

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, 2020 AND 2019

	2020	2019
REVENUE		
Rental Income	\$ 289,207	\$ 284,647
Vacancy	(25,401)	(29,736)
Concessions	(10,583)	(10,255)
Bad Debt	(4,593)	(11,693)
Late Fees	2,700	3,872
Application Fees	420	770
Forfeited Deposits	325	875
Interest Income	65	84
Miscellaneous Income	884	366
Total Revenue	253,024	238,930
 OPERATING EXPENSES		
Maintenance	69,630	102,045
Utilities	2,606	7,173
Administrative	36,519	38,602
Management Fees	14,724	14,205
Taxes	14,270	17,909
Insurance	32,565	32,754
Interest	70,967	71,888
Depreciation and Amortization	129,951	130,208
Total Operating Expenses	371,232	414,784
 Net Income (Loss) from Rental Operations	(118,208)	(175,854)
 OTHER REVENUE (EXPENSES)		
Asset Management Fees	(4,405)	(4,277)
Partnership Management Fees	(8,000)	(8,000)
Professional Fees	(2,189)	(9,411)
Total Other Expenses	(14,594)	(21,688)
 Net Income (Loss)	\$ (132,802)	\$ (197,542)

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, 2020 AND 2019

	Total	General Partner Lafayette Low Income Housing Management	Limited Partner NEF Assignment Corporation
Partners' Equity (Deficit), December 31, 2018	\$ 1,884,273	\$ (184)	\$ 1,884,457
Net Income (Loss)	(197,542)	(20)	(197,522)
Partners' Equity (Deficit), December 31, 2019	1,686,731	(204)	1,686,935
Net Income (Loss)	(132,802)	(13)	(132,789)
Partners' Equity (Deficit), December 31, 2020	\$ 1,553,929	\$ (217)	\$ 1,554,146
 Profit and Loss Percentages	 100.00%	 0.01%	 99.99%

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, 2020 AND 2019

	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net Income (Loss)	\$ (132,802)	\$ (197,542)
Adjustments to Reconcile Net Income (Loss) to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation and Amortization	135,678	135,935
(Increase) Decrease in Accounts Receivable - Tenants (Net)	(4,519)	(7,777)
(Increase) Decrease in Prepaid Expenses	(415)	404
Increase (Decrease) in Accrued Interest Payable	26,385	26,390
Increase (Decrease) in Accounts Payable	46,934	38,341
Increase (Decrease) in Asset Management Fees Payable	128	127
Increase (Decrease) in Partnership Management Fees Payable	8,000	8,000
Increase (Decrease) in Deferred Rent	(1,031)	678
Increase (Decrease) in Deferred Insurance Proceeds	126,861	-
Increase (Decrease) in Security Deposit Liability	(3,935)	3,433
Total Adjustments	334,086	205,531
Net Cash Provided (Used) by Operating Activities	201,284	7,989
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Principal Payment on Long Term Debt	(13,224)	(12,308)
Net Cash Provided (Used) by Financing Activities	(13,224)	(12,308)
Net Increase (Decrease) in Cash and Cash Equivalents	188,060	(4,319)
Cash and Cash Equivalents, Beginning of Year	216,817	221,136
Cash and Cash Equivalents, End of Year	\$ 404,877	\$ 216,817

Supplemental Disclosures of Cash Flow Information:

Cash and Cash Equivalents		
Cash - Operations	\$ 186,262	\$ 4,250
Special Purpose Reserve	24,345	27,022
Replacement Reserves	52,250	43,229
Operating Reserves	97,779	97,735
Insurance Escrow	24,111	24,111
Tenants' Security Deposits	20,130	20,470
Total Cash and Cash Equivalents	\$ 404,877	\$ 216,817

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, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
Supplemental Disclosures of Cash Flow Information (Continued):		
Cash paid During the Year for:		
Interest	<u>\$ 38,855</u>	<u>\$ 39,771</u>

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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

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 and all highly liquid and unrestricted debt instruments purchased with a maturity of three months or less.

Cash and Other Deposits

At December 31, 2020, 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, 2020, there were no uninsured deposits.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

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, 2020 and 2019, 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, 2020, this account was funded in an amount less than 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, 2020 AND 2019

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, 2020 and 2019, tenant receivables are reported net of an allowance for doubtful accounts in the amount of \$0 and \$4,765, 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 2017.

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, 2020 and 2019, the Operating Reserve Account was funded in the amount of \$97,779 and \$97,735, 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 during the term of the first mortgage. Such reserve shall be used for capital improvements and repairs to the

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reserve for Replacements (Continued)

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, 2020, \$13,217 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2020 was \$9,000, which resulted in the account being underfunded by \$4,217 for the year ended December 31, 2020. For the year ended December 31, 2019, \$12,832 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2019 was \$9,000, which resulted in the account being underfunded by \$3,832 for the year ended December 31, 2019. As of December 31, 2020, the account was underfunded by a total amount of \$23,561. As of December 31, 2020 and 2019, the Replacement Reserve Account was funded in the amount of \$52,250 and \$43,229, respectively.

Replacement Reserve Account activity for the years ended December 31, 2020 and 2019 is as follows:

Beginning Balance 12/31/2018	\$ 42,132
Deposits	9,000
Interest	26
Withdrawals	<u>(7,929)</u>
Ending Balance 12/31/2019	43,229
Deposits	9,000
Interest	21
Withdrawals	<u>(-)</u>
Ending Balance 12/31/2020	<u>\$ 52,250</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, 2020 and 2019, the balance in this account was \$24,345 and \$27,022, respectively.

NOTE C – PARTNERS AND CAPITAL CONTRIBUTIONS

The Partnership has one General Partner – Lafayette Low Income Housing Management Corporation, and one Limited Partner – NEF Assignment Corporation. The Partnership records capital contributions as received and distributions as paid. For the years ended December 31, 2020 and 2019, respectively, the Limited Partner did not make any capital contributions. For the years ended December 31, 2020 and 2019, no distributions were paid to the Partners. Total contributions received have been \$3,716,192.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

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, 2020 and 2019, the loan balance was \$533,170 and \$546,394, respectively.

	2020	2019
Note Payable – JP Morgan Chase	\$ 533,170	\$ 546,394
Less: Unamortized Debt Issuance Costs	(19,568)	(25,295)
Note Payable – JP Morgan Chase, Net	\$ 513,602	\$ 521,099

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, 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, 2020 and 2019, the loan balance was \$435,924 and \$435,924 and with accrued interest of \$283,336 and \$261,540, respectively.

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
2021	\$ 14,206
2022	\$ 15,262
2023	\$ 16,396
2024	\$ 17,615
2025	\$ 18,924
Thereafter	\$ 886,691

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
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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, 2020 and 2019, the Partnership incurred Partnership Management Fees in the amount of \$8,000 for both years. As of December 31, 2020 and 2019, Partnership Management Fees payable totaled \$108,208 and \$100,208, respectively.

Asset Management Fee

The Partnership has entered into an Agreement with National Equity Fund, Inc., an affiliate of the Limited Partner, for its services in property management oversight, tax credit compliance monitoring and related services. The Partnership shall pay National Equity Fund, Inc. 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, 2020 and 2019, the Partnership incurred Asset Management Fees in the amount of \$4,405 and \$4,277, respectively. As of December 31, 2020 and 2019, Asset Management Fees payable totaled \$4,405 and \$4,277, 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, 2020 and 2019, 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, 2020 and 2019, accrued interest payable was \$36,001 and \$31,333, respectively.



ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

NOTE F – TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

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

The Housing Authority of the City of Lafayette, Louisiana, an affiliate of the General 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, 2020 and 2019, was \$550,458 and \$550,458, respectively.

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.

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

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 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 – 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 J – TAXABLE INCOME (LOSS)

A reconciliation of financial statement net income (loss) to taxable income (loss) of the Partnership for the years ended December 31, 2020 and 2019, are as follows:

	<u>2020</u>	<u>2019</u>
Financial statement net income (loss)	\$ (132,802)	\$ (197,542)
Adjustments:		
Excess of Depreciation/Amortization for income tax purposes over financial reporting purposes	46,095	33,741
Other Expense	<u>(58,854)</u>	<u>—</u>
Taxable income (loss) as shown on tax return	<u>\$ (145,561)</u>	<u>\$ (163,801)</u>

NOTE K – 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

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019

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

administrative directives, rules and regulations of federal and state regulatory agencies, including but not limited to, the state housing financing agency. Such administrative directives, 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 L – RISKS AND UNCERTAINTIES

In March 2020, the worldwide Coronavirus (Covid 19) outbreak was declared a pandemic by the World Health Organization. On March 22, 2020, the Governor of Louisiana issued a stay-at-home order; whereby, only essential businesses were allowed to remain open. The stay-at-home order may impact the Partnership's collection of revenues due to tenants' potential inability to work and pay monthly rents. If the Partnership should experience a disruption in collection of rents, this could adversely affect the Partnership's ability to meet its obligations in the future. As of the report date, the State of Louisiana was in phase II which did allow non-essential businesses to re-open at 50% capacity. In addition, the Coronavirus Aid, Relief and Economic Security (CARES) Act provides for a federal moratorium on evictions of tenants who cannot afford to pay their rent during the pandemic and live in government subsidized housing or landlords with rental properties with federally-backed mortgages. The CARES act expired on July 25, 2020. The Consolidated Appropriations Act, 2021 extended the federal moratorium until January 31, 2021. Although the Partnership has not experienced a material negative impact to its results of operations, cash flows and financial position as of the report date, any future material negative impact is unknown at this time due to the highly unpredictable nature of this virus and its effects and disruption to businesses in the future.

NOTE M – CASUALTY CLAIM

During the year ended December 31, 2020, the apartment complex was damaged by a hurricane. The apartment complex filed a claim with the insurance company to receive proceeds in the amount of \$185,715. The apartment complex incurred repair costs related to the hurricane in the amount of \$58,854. As of December 31, 2020, the repairs to the apartment complex due to the hurricane damage have not been completed, and there were deferred insurance proceeds in the amount of \$126,861.

NOTE N – RECLASSIFICATION

Certain accounts in the prior year's financial statements have been reclassified to conform to the current year's financial statements presentation.

NOTE O – SUBSEQUENT EVENTS

The Partnership has evaluated subsequent events through February 25, 2021, 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, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
<b>MAINTENANCE AND REPAIRS</b>		
General Maintenance	\$ 34,130	\$ 44,921
Maintenance Supplies	5,307	11,253
Landscaping	20,576	23,215
Guard Service	-	2,100
Cleaning	107	1,150
Decorating	248	373
Painting	402	2,254
Pest Control	6,416	8,544
Contract Labor	2,444	8,235
Total Maintenance and Repairs	<u>\$ 69,630</u>	<u>\$ 102,045</u>
<b>UTILITIES</b>		
Electricity	\$ 1,255	\$ 4,063
Water and Sewer	546	1,526
Garbage and Trash Removal	805	1,584
Total Utilities	<u>\$ 2,606</u>	<u>\$ 7,173</u>
<b>ADMINISTRATIVE</b>		
Manager Salaries	\$ 15,979	\$ 23,068
Professional Fees	12,925	1,744
Telephone	470	548
Bank and Loan Fees	1,769	1,354
Office Expense	284	533
Office Supplies	-	170
Accounting/Bookkeeping Fees	2,700	2,700
Uniform Expense	-	167
Training Expense	110	1,336
Other Administrative Expense	2,282	6,982
Total Administrative	<u>\$ 36,519</u>	<u>\$ 38,602</u>
<b>TAXES</b>		
Payroll Taxes	\$ 14,270	\$ 17,909
Total Taxes	<u>\$ 14,270</u>	<u>\$ 17,909</u>

ST. ANTOINE GARDENS LIMITED PARTNERSHIP  
SCHEDULE OF EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
<b>INSURANCE</b>		
Workers' Comp Insurance	\$ 1,743	\$ 2,054
Property and Liability Insurance	30,822	30,700
Total Insurance	<u>\$ 32,565</u>	<u>\$ 32,754</u>
 <b>INTEREST EXPENSE</b>		
Interest Expense - Mortgage	\$ 44,503	\$ 45,424
Interest Expense - AHP and HOME	21,796	21,796
Interest Expense - Developer Fee	4,668	4,668
Total Interest Expense	<u>\$ 70,967</u>	<u>\$ 71,888</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 the 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, 2020, 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 25, 2021.

**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) to determine the 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 may exist that have not been identified.

### **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 determination of financial statement amounts. 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.

*Little & Associates, LLC*

Monroe, Louisiana  
February 25, 2021



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, 2020

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, 2020

**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, 2019

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

None