

**ASHLEY PLACE I
LIMITED PARTNERSHIP**

AUDITED FINANCIAL STATEMENTS

DECEMBER 31, 2015 AND 2014

ASHLEY PLACE I
LIMITED PARTNERSHIP

AUDITED FINANCIAL STATEMENTS

AS OF AND FOR THE YEARS ENDED
DECEMBER 31, 2015 AND 2014

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Little & Assoc.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Partners
of Ashley Place I Limited Partnership
Denham Springs, Louisiana

We have audited the accompanying financial statements of Ashley Place I Limited Partnership (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2015 and 2014 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 Ashley Place I Limited Partnership as of December 31, 2015 and 2014, 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 April 4, 2016, on our consideration of Ashley Place I 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 Ashley Place I Limited Partnership's internal control over financial reporting and compliance.

Little & Associates, LLC

Monroe, LA
April 4, 2016

ASHLEY PLACE I
LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2015 AND 2014

ASSETS

	2015	2014
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 6,728	\$ 15,430
Accounts Receivable - Tenants	3,880	498
Due From Related Parties	4,058	1,694
Total Current Assets	14,666	17,622
 RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve	41,487	29,992
Operating Reserve	92,262	92,170
Insurance Escrow	3,648	6,760
Tenants' Security Deposits	12,085	11,735
Total Restricted Deposits and Funded Reserves	149,482	140,657
 PROPERTY AND EQUIPMENT		
Buildings	3,593,681	3,593,681
Furniture and Equipment	130,679	129,121
Site Improvements	541,104	541,104
Total	4,265,464	4,263,906
Less: Accumulated Depreciation	(1,244,149)	(1,114,197)
Net Depreciable Assets	3,021,315	3,149,709
Land	164,846	164,846
Total Property and Equipment	3,186,161	3,314,555
 OTHER ASSETS		
Tax Credit Costs, Net of Accumulated Amortization	807	3,229
Perm Loan Fees, Net of Accumulated Amortization	26,925	29,917
Syndication Costs	22,000	22,000
Total Other Assets	49,732	55,146
 Total Assets	 \$ 3,400,041	 \$ 3,527,980

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2015 AND 2014

LIABILITIES AND PARTNERS' EQUITY

	2015	2014
CURRENT LIABILITIES		
Accounts Payable	\$ -	\$ 1,634
Deferred Revenue	866	2,050
Developer Fee Payable	-	3,562
Current Portion of Long-Term Debt	34,564	32,418
Total Current Liabilities	35,430	39,664
 DEPOSITS		
Tenant Security Deposits	12,085	11,735
Total Deposits	12,085	11,735
 LONG-TERM LIABILITIES		
Development Costs Payable	38,922	38,922
Deferred Developer Fee Payable	210,658	210,748
Note Payable - Long Term	1,137,792	1,167,581
Asset Management Fee Payable	29,264	25,748
Partnership Management Fee Payable	107,301	94,413
Special Services Fee Payable	68,282	60,081
Total Long-Term Liabilities	1,592,219	1,597,493
 Total Liabilities	1,639,734	1,648,892
 PARTNERS' EQUITY		
Partners' Equity	1,760,307	1,879,088
Total Partners' Equity	1,760,307	1,879,088
 Total Liabilities and Partners' Equity	\$ 3,400,041	\$ 3,527,980

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
REVENUE		
Rental Income	\$ 293,078	\$ 288,945
Vacancy	(4,557)	(14,973)
Late Fees	7,739	5,917
Application Fees	488	1,028
Forfeited Deposits	496	1,264
Laundry/Vending	363	259
Bad Debt	(985)	(955)
Damages	146	-
Interest Income	138	141
Miscellaneous Income	71	5,453
Total Revenue	<u>296,977</u>	<u>287,079</u>
EXPENSES		
Maintenance and Repairs	44,926	32,526
Utilities	27,853	28,265
Administrative	28,391	31,785
Management Fees	17,904	17,006
Taxes	3,561	1,920
Insurance	43,128	33,250
Interest	93,676	90,427
Depreciation and Amortization	135,366	135,224
Total Expenses	<u>394,805</u>	<u>370,403</u>
Loss From Rental Operations	<u>(97,828)</u>	<u>(83,324)</u>
OTHER INCOME (EXPENSES)		
Casualty Gain (Loss)	-	(2,500)
Total Other Income (Expenses)	<u>-</u>	<u>(2,500)</u>
MORTGAGOR ENTITY EXPENSES		
Asset Management Fees	3,516	3,446
Partnership Management Fees	12,888	12,636
Special Services Fees	8,201	8,041
Total Mortgage Entity Expenses	<u>24,605</u>	<u>24,123</u>
Net Income (Loss)	<u>\$ (122,433)</u>	<u>\$ (109,947)</u>

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>Total</u>	<u>Denham Springs Community Corporation</u>	<u>NEF Assignment Corporation</u>
Partners' Equity (Deficit), December 31, 2013	\$ 1,989,035	\$ (127)	\$ 1,989,162
Net Income (Loss)	<u>(109,947)</u>	<u>(11)</u>	<u>(109,936)</u>
Partners' Equity (Deficit), December 31, 2014	1,879,088	(138)	1,879,226
Contributions	3,652	-	3,652
Net Income (Loss)	<u>(122,433)</u>	<u>(12)</u>	<u>(122,421)</u>
Partners' Equity (Deficit), December 31, 2015	<u>\$ 1,760,307</u>	<u>\$ (150)</u>	<u>\$ 1,760,457</u>
Profit and Loss Percentages	<u>100.00%</u>	<u>0.01%</u>	<u>99.99%</u>

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Loss	\$ (122,433)	\$ (109,947)
Adjustments to Reconcile Net Loss to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation and Amortization	135,366	135,224
(Increase) Decrease in Accounts Receivable - Tenants	(3,382)	3,655
(Increase) Decrease in Insurance Escrow	3,112	(1,779)
Increase (Decrease) in Accounts Payable	(1,634)	1,634
Increase (Decrease) in Asset Management Fee Payable	3,516	3,446
Increase (Decrease) in Deferred Revenue	(1,184)	1,425
Increase (Decrease) in Partnership Management Fee Payable	12,888	12,636
Increase (Decrease) in Special Services Fees Payable	8,201	8,041
Total Adjustments	<u>156,883</u>	<u>164,282</u>
Net Cash Provided (Used) by Operating Activities	<u>34,450</u>	<u>54,335</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Acquisition/Construction of Property and Equipment	(1,558)	-
Deposits to Operating Reserve	(92)	(106)
Deposits to Replacement Reserve	(11,495)	(11,486)
Net Change in Advanced to Related Parties	(2,364)	(1,694)
Net Cash Provided (Used) by Investing Activities	<u>(15,509)</u>	<u>(13,286)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Principal Payments on Long-Term Debt	(27,643)	(30,892)
Net Cash Provided (Used) by Financing Activities	<u>(27,643)</u>	<u>(30,892)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(8,702)	10,157
Cash and Cash Equivalents, Beginning of Year	<u>15,430</u>	<u>5,273</u>
Cash and Cash Equivalents, End of Year	<u>\$ 6,728</u>	<u>\$ 15,430</u>

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
Supplemental Disclosures of Cash Flow Information:		
Cash paid During the Year for:		
Interest	<u>\$ 93,676</u>	<u>\$ 90,427</u>

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

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE A – ORGANIZATION

Ashley Place I Limited Partnership (the Partnership) was formed as a limited partnership under the laws of the State of Louisiana on April 30, 2004, for the purpose of constructing and operating a rental housing project. The project consists of 36 single-family rental units, located in Denham Springs, Louisiana, and is currently operating under the name of Ashley Place Apartments.

The project is eligible for Low-Income Housing Tax Credits established under the program described in Section 42 of the Internal Revenue Code (low-income housing tax credit) which regulates the use of the project as to occupant eligibility and unit gross rent, among other requirements. The major activities and operations of the Partnership are governed by the Amended and Restated Partnership Agreement (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 Partnership's 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.

Capitalization and Depreciation

Land, buildings, improvements, and equipment are recorded at cost. 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 statement of operations.

Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using the straight-line method. The estimated service life of the assets for depreciation purposes may be different than their actual economic useful lives.

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

Tenants' Security Deposits

Tenant's security deposits are held in a separate bank account in the name of the project. At December 31, 2015, this account was funded in an amount equal to the security deposit liability.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Rental Income and Deferred Rents

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.

Tenant Receivable and Bad Debt Policy

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. Tenant 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 tenant receivable balances.

The Partnership uses the direct write-off method to provide for uncollectible accounts. Use of this method does not result in a material difference from the valuation method required by accounting principles generally accepted in the United States of America.

Amortization

Permanent loan financing costs are amortized using the straight-line method over the life of the loan. Tax credit costs have been capitalized and are being amortized over the tax credit period. These costs are presented in the Balance Sheet net of accumulated amortization. Accumulated amortization totaled \$47,344 and \$41,930 as of December 31, 2015 and 2014, respectively.

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 reportable 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.

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.

Collateralization Policy

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

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

NOTE C – CASH AND CASH EQUIVALENTS AND BANK DEPOSITS

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.

The Partnership maintains several 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, 2015 and 2014, there were no uninsured deposits.

NOTE D – PARTNERS' CAPITAL CONTRIBUTIONS

The Partnership has one Managing General Partner, Denham Springs Community Corporation and one Limited Partner, NEF Assignment Corporation. The Partnership records capital contributions as received. For the years ended December 31, 2015 and 2014, the Limited Partner made capital contributions of \$3,652 and \$0, respectively. Total contributions received as of December 31, 2015, total in the amount of \$3,257,828. During 2011, there was a downward adjuster in the amount of \$66,348. As of December 31, 2015, there is no equity remaining to be contributed by the Limited Partner.

NOTE E – LONG-TERM DEBT

Permanent Loan

Permanent financing has been obtained through First Guaranty Bank of Ponchatoula, Louisiana in the amount of \$1,362,787. Interest is computed using the Wall Street Journal Prime plus 1.50% adjusted every five years, starting at 7.50% per annum, with a floor of 7.50% per annum, and a ceiling of 9.00% per annum. The maximum interest rate change every five years is 1.00%. The payment amount is set at principal and interest payments of \$10,110 monthly and remains the same for the life of the loan. The permanent loan is collateralized primarily by the Partnership's real estate and improvements thereon. The permanent loan shall have a term of 17 years with an amortization of 30 years and matures on January 29, 2025, at which time all unpaid principal and interest amounts are due and payable. As of December 31, 2015 and 2014, the balance due on the loan was \$1,172,356 and \$1,199,999, respectively.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE E – LONG-TERM DEBT (CONTINUED)

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

Year Ending December 31,	Amount
2016	\$ 34,564
2017	\$ 37,247
2018	\$ 40,139
2019	\$ 43,255
2020	\$ 46,613
Thereafter	\$ 970,538
Total	<u>\$ 1,172,356</u>

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Transactions with related parties are as follows:

Development Fee

As provided in the Development Services Agreement, the Partnership shall pay the Developer Fee in the amount of \$515,000 to Denham Springs Housing Authority, an affiliate of the General Partner, and Denham Springs Community Development Corporation, an affiliate of the General Partner, for services rendered for overseeing the construction and development of the complex. As of December 31, 2015 and 2014, the Partnership owed \$214,310 and \$214,310 in developer fees, of that amount, \$210,748 and \$210,748 is considered deferred, respectively.

Partnership Management Fee

The Partnership shall pay to the General Partner a Partnership Management Fee annually in the amount of \$11,000, to be increased annually by 2% to compensate the General Partner for managing the Partnership's operations and assets and coordinating the preparation of the filings and financial reports required by the state housing finance agency, as well as by federal, state, and local agencies. For the years ended December 31, 2015 and 2014, the Partnership incurred Partnership Management Fees totaling \$12,888 and \$12,636, respectively. As of December 31, 2015 and 2014, Partnership Management Fees payable totaled \$107,301 and \$94,413, respectively.

Asset Management Fee

The Partnership shall pay the Asset Management Fee annually to the Asset Manager, an affiliate of the Limited Partner, for property management oversight, tax credit compliance monitoring, and related services in the amount of \$3,000, to be increased annually by 2.0%. The Asset Manager will not incur any liability to the General Partner or the Partnership as a result of the Asset Manager's performance of or failure to perform its asset management services. The Asset

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES (CONTINUED)

Asset Management Fee (Continued)

Manager owes no duty to the General Partner or the Partnership and may only be terminated by the Limited Partner. For the years ended December 31, 2015 and 2014, the Partnership incurred Asset Management Fees totaling \$3,516 and \$3,446, respectively. As of December 31, 2015 and 2014, Asset Management Fees payable totaled \$29,264 and \$25,748, respectively.

Special Services Fee

The Partnership shall pay the Services Manager (Ashley Residential Services, Inc.) a Services Fee in the amount of \$7,000, increasing by 2.0% annually and in the priority specified in §5.1(a)(viii) of the Partnership Agreement for the provision of services to tenants of the Project. For the years ended December 31, 2015 and 2014, the Partnership incurred Special Service Fees totaling \$8,201 and \$8,041, respectively. As of December 31, 2015 and 2014, Special Service Fees payable totaled \$68,282 and \$60,081, respectively.

Operating Deficit Guarantee

The General Partner shall be obligated to provide any funds needed by the Partnership, after all funds in the Operating Reserve Account have been used, to fund Operating Deficits during the Operating Deficits Guaranty Period. The General Partner shall be required, upon the reduction of the Operating Reserves Account to zero, to promptly provide funds to the Partnership in an amount up to \$105,000 for Operating Deficits occurring during the Operating Deficits Guaranty Period. Such costs shall include all operating and fixed costs accrued or accruable during the Operating Deficits Guaranty Period. Repayments of any borrowings arranged by the General Partner to fulfill its obligations shall be the sole obligation of the General Partner. Funds made available by the General Partner to fulfill its obligations may be reimbursed, without interest, or out of the proceeds of refinancing or sale pursuant to §5.2 of the Partnership Agreement.

Disposition Fee

The Partnership shall pay the Asset Manager a Disposition Fee equal to 1% of the gross sales price out of the net sales proceeds at the time of closing of the sale of the Project or the Limited Partner's interest in the Project. As of December 31, 2015 and 2014, no Disposition Fee has been accrued or paid.

Due From Related Parties

During 2014, the Partnership paid operating costs in the amount of \$1,694 on behalf of Ashley Place Development II Limited Partnership. As of December 31, 2014, Ashley Place Development II Limited Partnership owed \$1,694 to the Partnership. During 2015, Ashley Place Development II Limited Partnership reimbursed the remaining operating costs in the amount of \$1,694 back to the Partnership.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES (CONTINUED)

Due From Related Parties (Continued)

During 2015, the Partnership paid operating costs in the amount of \$4,658 on behalf of Ashley Place Development III Limited Partnership. During 2015, Ashley Place Development III Limited Partnership reimbursed operating costs in the amount of \$600 back to the Partnership. As of December 31, 2015, Ashley Place Development III Limited Partnership owed \$4,058 to the Partnership.

NOTE G – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits and losses are allocated .01% to the General Partner, and 99.99% to the Limited Partner.

Distribution of Operating Income and Cash Flow is applied in accordance with the order of priority established in Article 5.1 of the Partnership Agreement.

NOTE H – RESTRICTED ESCROW DEPOSITS AND RESERVES

According to the Partnership Agreement, the Partnership is required to maintain the Operating Reserve, Replacement Reserve, and the Special Purpose Reserve.

Operating Reserve

The General Partner shall establish the Operating Reserve Account and fund it with the Operating Reserve Target Amount of \$105,000 from loan and/or equity proceeds at the time of payment of the Fourth Installment of the Limited Partner Capital Contribution. The Operating Reserve Target amount may, upon request of the General Partner be reduced to \$40,000 after the Project has maintained a Debt Service Coverage Ratio of 1.15 or better for four consecutive years and is in compliance with all of its obligations within the Partnership Agreement. The Fiscal Partner shall be obligated, to the extent that funds are available, to replenish the Operating Reserve Account up to the Operating Reserve Target Amount out of cash flow or proceeds of sales or refinancing in accordance with §5.1 and §5.2 of the Partnership Agreement. As of December 31, 2015 and 2014, the Operating Reserve Account was funded in the amount of \$92,262 and \$92,170, respectively.

Special Purpose Reserve

The General Partner shall establish a Special Purpose Reserve for real estate taxes out of loan and/or equity proceeds at the time of payment of the Fourth Installment. The Special Purpose Reserve shall be increased through Project Cash Flow until it reaches the Special Purpose Reserve Target Amount of \$28,800. Such funds will be held in a Special Purpose Reserve Account and administered by the General Partner pursuant to a Funding and Disbursement Agreement entered into by the Partnership, the Limited Partner and the General Partnership. As of December 31, 2015, the Special Purpose Reserve Account had not been funded.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE H – RESTRICTED ESCROW DEPOSITS AND RESERVES (CONTINUED)

Replacement Reserve

The General Partner shall establish the Replacement Reserve Account out of loan and/or equity proceeds at the time of payment of the Fourth Installment of the Limited Partner Capital Contribution. The Replacement Reserve will be held in the Replacement Reserve Account, under the control of the General Partner, and the Partnership will maintain this account from the date of payment of the Fourth Installment until the end of the compliance period. Withdrawals from the Replacement Reserve Account in excess of \$5,000 in the aggregate in any given month (unless such withdrawal was provided for in the approved project budget) will require written approval of the General Partner and the Asset Manager (except in cases where the account is under the control of one of the project lenders, in which case the General Partner shall notify the Asset Manager in writing of any withdrawals from the Replacement Reserve Account and the purpose for which such withdrawal was made). Within five business days of receipt by the Asset Manager of such requests, the Asset Manager shall notify the General Partner whether the request has been approved, disapproved, or whether additional information is needed to evaluate the request. If the Asset Manager does not respond within five business days, the withdrawal request is deemed to be approved. The required amount of Replacement Reserve funding is equal to not less than \$300 per unit per year increasing at a rate equal to 3% per year. As of December 31, 2015 and 2014, the Replacement Reserve Account was funded in the amount of \$41,487 and \$29,992, respectively. For the year ended December 31, 2015, \$14,092 was required to be funded to the Replacement Reserve account. The actual amount funded during 2015 was \$11,460, which resulted in the account being underfunded by \$2,632 for the year ended December 31, 2015. For the year ended December 31, 2014, \$13,681 was required to be funded to the Replacement Reserve account. The actual amount funded during 2014 was \$11,460, which resulted in the account being underfunded by \$2,221 for the year ended December 31, 2014. As of December 31, 2015, the account was underfunded by a total amount of \$18,136.

NOTE I – CONTINGENCY

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 J – ADVERTISING

The Partnership had advertising expenses of \$87 and \$55 in 2015 and 2014, respectively. These costs are expensed as incurred.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE K – TAXABLE INCOME (LOSS)

A reconciliation of financial statement net loss to taxable loss of the Partnership for the years ended December 31, 2015 and 2014 are as follows:

	2015	2014
Financial Statement Net Loss	\$ (122,433)	\$ (109,947)
Adjustments:		
Excess Depreciation for Income Tax Purposes Over Financial Reporting Purposes	48,493	48,493
Other	(1,415)	1
Taxable Loss Shown on Tax Return	\$ (75,355)	\$ (61,453)

NOTE L – CASUALTY LOSS

During 2014, the Partnership filed an insurance claim for damages to the property due to a fire. The cost of the repairs, \$111,970, plus the loss of rent, \$4,605, equaled the total cost of \$116,575. The Partnership had a deductible of \$2,500 and therefore, only received \$114,075 in payments from the insurance company. The loss of rent in the amount of \$4,605 is included in miscellaneous income and the \$2,500 deductible is the amount of the Partnership's loss due to the fire damage.

NOTE M – SUBSEQUENT EVENTS

The Partnership has evaluated subsequent events through April 4, 2016, the date which the financial statements were available for issue.

SUPPLEMENTAL INFORMATION

ASHLEY PLACE I
LIMITED PARTNERSHIP
SCHEDULE OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	2015	2014
MAINTENANCE AND REPAIRS		
Salaries	\$ 18,855	\$ 5,767
Supplies	10,829	9,119
Maintenance and Repairs Contract	2,811	2,518
Grounds Contracts	11,459	13,390
Services	972	1,732
Total Maintenance and Repairs	\$ 44,926	\$ 32,526
UTILITIES		
Electricity	\$ 3,540	\$ 3,878
Water and Sewer	19,239	19,792
Trash Collection	5,074	4,595
Total Utilities	\$ 27,853	\$ 28,265
ADMINISTRATIVE		
Manager Salaries	\$ 13,953	\$ 10,821
Assistant Manager Salaries	257	475
Advertising	87	55
Auditing Expense	6,012	6,019
Telephone	675	1,128
Bank Charges	3	30
Office Expense	2,174	3,309
Other Administrative	5,230	9,948
Total Administrative	\$ 28,391	\$ 31,785
TAXES		
Real Estate Taxes	\$ 3,561	\$ 1,920
Total Taxes	\$ 3,561	\$ 1,920
INSURANCE		
Property and Liability	\$ 38,688	\$ 30,373
Workmen's Compensation	701	360
Health Insurance	3,739	2,517
Total Insurance	\$ 43,128	\$ 33,250
INTEREST EXPENSE		
Interest on Mortgage	\$ 93,676	\$ 90,427
Total Interest Expense	\$ 93,676	\$ 90,427



Little & Assoc.
CERTIFIED PUBLIC ACCOUNTANTS

**Independent Auditor's 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
Ashley Place I Limited Partnership
Denham Springs, 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 Ashley Place I Limited Partnership, which comprise the balance sheet as of December 31, 2015, and the related statements of operations, changes in partners' equity (deficit), and cash flows for the year ended December 31, 2015, and the related notes to the financial statements, and have issued our report thereon dated April 4, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Ashley Place I Limited Partnership'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Ashley Place I Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Ashley Place I Limited Partnership'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 Ashley Place I Limited Partnership'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 Ashley Place I Limited Partnership'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 Ashley Place I Limited Partnership's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Ashley Place I Limited Partnership's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Little & Associates, LLC

Monroe, Louisiana

April 4, 2016

ASHLEY PLACE I
LIMITED PARTNERSHIP

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

FOR THE YEAR ENDED DECEMBER 31, 2015

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

Ashley Place I Limited Partnership
Schedule of Findings and Responses
For the Year Ended December 31, 2015

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

Ashley Place I Limited Partnership
Summary Schedule of Prior Audit Findings
For the Year Ended December 31, 2015

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

None