

**Oliver Gardens Limited Dividend Housing Association
Limited Partnership
MSHDA Development No.: 3007**

**Financial Statements
(With Supplementary Information)
and Independent Auditor's Report**

December 31, 2015 and 2014

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

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Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

December 31, 2015

Partners' Certification

I hereby certify that I have examined the accompanying financial statements and supplementary data of Oliver Gardens Limited Dividend Housing Association Limited Partnership, MSHDA Development No. 3007, and, to the best of my knowledge and belief, they represent a true statement of the data set forth therein for the year ended December 31, 2015.

Patricia Baines-Lake
General Partner

Partnership Employer
Identification Number: 20-453000

Independent Auditor's Report

To the Partners
Oliver Gardens Limited Dividend Housing Association Limited Partnership

Report on the Financial Statements

We have audited the accompanying financial statements of Oliver Gardens Limited Dividend Housing Association Limited Partnership (a Michigan limited partnership), MSHDA Development No. 3007, 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.

Auditor's 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 *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit 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 auditor's 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 auditor considers 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 Oliver Gardens Limited Dividend Housing Association Limited Partnership as of December 31, 2015 and 2014, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 20 to 27 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 audit 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 29, 2016, on our consideration of Oliver Gardens Limited Dividend Housing Association 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 financing 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 Oliver Gardens Limited Dividend Housing Association Limited Partnership's internal control over financial reporting and compliance.



Chicago, Illinois
February 29, 2016

Taxpayer Identification Number:
22-1478099

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Balance Sheets
December 31, 2015 and 2014

Assets

	<u>2015</u>	<u>2014</u>
Cash		
General operating cash	\$ 30,294	\$ 37,912
Security deposit cash	4,406	4,191
MSHDA-held operating reserve cash	4,860	7,758
	<u>39,560</u>	<u>49,861</u>
Escrows		
MSHDA-held replacement reserve	85,491	71,361
MSHDA-held tax escrow	57,825	60,962
Operating assurance	127,255	118,572
	<u>270,571</u>	<u>250,895</u>
Accounts receivable		
Related party receivable	1,799	1,799
	<u>1,799</u>	<u>1,799</u>
Other current assets		
Prepaid expenses - operating	5,161	3,533
	<u>5,161</u>	<u>3,533</u>
Investment in rental property		
Land	685,162	685,162
Building	2,598,659	2,598,659
Land improvements	719,826	719,826
Furniture and fixtures	188,459	175,949
Accumulated depreciation	(1,432,717)	(1,293,915)
	<u>2,759,389</u>	<u>2,885,681</u>
Other assets		
Deferred mortgage costs, net of amortization	34,389	35,686
Monitoring fees, net of amortization	9,165	10,693
	<u>43,554</u>	<u>46,379</u>
Total assets	<u>\$ 3,120,034</u>	<u>\$ 3,238,148</u>

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Balance Sheets
December 31, 2015 and 2014

Liabilities and Partners' Equity (Deficit)

	<u>2015</u>	<u>2014</u>
Current liabilities		
General trade payables	\$ -	\$ 4,706
Management fees payable	58,875	44,745
Utilities payable	3,685	4,705
HUD subsidy payable	-	26,929
Current mortgage interest - MSHDA	-	6,972
Real estate taxes	25,067	35,710
Security deposit liability	4,499	4,376
Current portion of mortgages	28,367	26,986
	<u>120,493</u>	<u>155,129</u>
Long-term liabilities		
Long-term portion of First Mortgage	1,567,741	1,596,108
Deferred interest on Second and/or Third Mortgage	44,843	33,009
Accrued principal on Second and/or Third Mortgage	550,000	550,000
Outstanding balance of MSHDA HOME Loan	170,000	170,000
Deferred interest on First Mortgage	81,880	73,826
Long-term related party payables	453,918	447,584
Long-term related party advances	564,394	512,287
	<u>3,432,776</u>	<u>3,382,814</u>
Contingency	-	-
Partners' equity (deficit)	<u>(433,235)</u>	<u>(299,795)</u>
Total liabilities and partners' equity (deficit)	<u>\$ 3,120,034</u>	<u>\$ 3,238,148</u>

See Notes to Financial Statements.

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Statements of Operations
Years Ended December 31, 2015 and 2014

	<u>2015</u>	<u>2014</u>
Income		
Rental income		
Apartments - rental income	\$ 85,094	\$ 88,868
HAP subsidy income	<u>172,653</u>	<u>159,175</u>
Total rent potential	257,747	248,043
Vacancy loss	<u>(2,590)</u>	<u>(1,961)</u>
Net rental income	<u>255,157</u>	<u>246,082</u>
Other income		
Interest income	18,689	14,677
Tenant charges	<u>25</u>	<u>-</u>
Total other income	<u>18,714</u>	<u>14,677</u>
Total income	<u>273,871</u>	<u>260,759</u>
Expenses		
Management fees (development's operating account)	14,130	14,130
Salaries and wages	25,244	8,411
Audit fees	6,300	12,700
Administrative	10,674	2,906
Operating and maintenance	20,156	32,768
Utilities	72,715	82,278
Depreciation and amortization	141,627	139,792
Property taxes	4,086	14,728
Insurance	12,587	11,198
Interest expenses	93,458	94,864
Partnership expenses	<u>6,334</u>	<u>6,149</u>
Total expenses	<u>407,311</u>	<u>419,924</u>
Net income (loss)	<u><u>\$ (133,440)</u></u>	<u><u>\$ (159,165)</u></u>

See Notes to Financial Statements.

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Statements of Partners' Equity (Deficit)
Years Ended December 31, 2015 and 2014

	<u>General partner</u>	<u>Limited partner</u>	
	Oliver Gardens, LLC	NEF Assignment Corporation	<u>Total</u>
Partners' equity (deficit) December 31, 2013	\$ (19)	\$ (140,611)	\$ (140,630)
Net loss	<u>(16)</u>	<u>(159,149)</u>	<u>(159,165)</u>
Partners' equity (deficit) December 31, 2014	(35)	(299,760)	(299,795)
Net loss	<u>(13)</u>	<u>(133,427)</u>	<u>(133,440)</u>
Partners' equity (deficit), December 31, 2015	<u>\$ (48)</u>	<u>\$ (433,187)</u>	<u>\$ (433,235)</u>
Partners' allocation of net loss	<u>0.01%</u>	<u>99.99%</u>	<u>100.00%</u>

See Notes to Financial Statements.

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Statements of Cash Flows
Years Ended December 31, 2015 and 2014

	2015	2014
Reconciliation of net loss to net cash provided by operating activities		
Net loss	\$ (133,440)	\$ (159,165)
Adjustments to reconcile net loss to net cash provided by operating activities		
Depreciation and amortization	141,627	139,792
(Increase) decrease in assets		
Related party receivable	-	29,698
Prepaid expenses - operating	(1,628)	(917)
Increase (decrease) in liabilities		
General trade payables	(4,706)	4,706
Partnership payables	-	6,149
Management fees payable	20,464	14,130
Utilities payable	(1,020)	1,020
HUD subsidy payable	(26,929)	-
Current mortgage interest - MSHDA	(6,972)	-
Mortgage interest - HOME	782	778
Mortgage interest - other	11,052	4,045
Deferred interest on first mortgage	8,054	8,186
Real estate taxes	(10,643)	14,728
Tenant security deposits - net	(92)	778
Net cash provided by (used in) operating activities	(3,451)	63,928
Cash flows from investing activities		
Investment in rental property	(12,510)	(3,960)
Net withdrawals from (deposits to) MSHDA-held tax and insurance escrow	3,137	(27,394)
Net withdrawals from MSHDA-held operating reserve cash	2,898	87
Net deposit to MSHDA-held replacement reserve	(14,130)	(12,225)
Net deposit to operating assurance	(8,683)	(7,166)
Net cash provided by (used in) investing activities	(29,288)	(50,658)
Cash flows from financing activities		
Mortgage principal payments	(26,986)	(25,672)
Owner advances - operating	52,107	38,577
Net cash provided by (used in) financing activities	25,121	12,905
Net increase (decrease) in cash	(7,618)	26,175
Cash, beginning	37,912	11,737
Cash, end	\$ 30,294	\$ 37,912
Supplemental disclosure of cash flow information		
Cash paid for interest	\$ 80,542	\$ 81,855

See Notes to Financial Statements.

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Notes to Financial Statements
December 31, 2015 and 2014

Note 1 - Organization

Oliver Gardens Limited Dividend Housing Association Limited Partnership (the "Partnership") was formed as a limited partnership under the laws of the State of Michigan, on June 30, 2006, under the Michigan Uniform Limited Partnership Act, for the purpose of acquiring, rehabilitating and operating a rental housing project as regulated by the Michigan State Housing Development Authority ("MSHDA"). The project consists of 30 units located in Lansing, Michigan and is currently operating under the name of Oliver Gardens. Project operations began during July 2007.

Agreements with MSHDA provide for the regulation of rental charges, restrictions on the disposition of property, and limitations on annual cash distributions to Partners.

The building of the project has qualified for and been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 ("Section 42"), which regulates the use of the project as to occupant eligibility and unit gross rent, among other requirements. The building of the project must meet the provisions of these regulations during each of 15 consecutive years in order to remain qualified to receive the credits. In addition, the Partnership has executed an Extended Use Agreement which requires the utilization of the project pursuant to Section 42 for a minimum of 30 years, even if the Partnership disposes of the project.

Note 2 - Summary of significant accounting policies

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

Accounts receivable and bad debts

Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

Rental property

Rental property is carried at cost. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives by use of the straight-line method for financial reporting purposes. For income tax purposes, accelerated lives and methods are used.

Impairment of long-lived assets

The Partnership reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the years ended December 31, 2015 and 2014.

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Notes to Financial Statements
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Deferred financing costs and amortization

Financing fees are amortized over the term of the loan using the straight-line method. Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize financing costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method. Tax credit fees are being amortized using the straight-line method over 15 years.

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.

Income taxes

The Partnership has elected to be treated as a pass-through entity for income tax purposes and, as such, is not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by its owners on their respective income tax returns. The Partnership's federal tax status as a pass-through entity is based on its legal status as a partnership. Accordingly, the Partnership is not required to take any tax positions in order to qualify as a pass-through entity. The Partnership is required to file and does file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Partnership has no other tax positions which must be considered for disclosure. Income tax returns filed by the Partnership are subject to examination by the Internal Revenue Service for a period of three years. While no income tax returns are currently being examined by the Internal Revenue Service, tax years since 2012 remain open.

Reclassifications

Reclassifications may have been made to the prior year balances to conform to the current year presentation. Such reclassifications were made for comparative purposes only and do not restate the prior year financial statements.

Note 3 - Escrow deposits and restricted reserves

According to the partnership, loan and other regulatory agreements, the Partnership is required to maintain certain escrow deposits and restricted reserves.

Operating assurance reserve

According to the regulatory agreement, the Partnership is required to establish an operating assurance reserve in the initial amount \$135,000.

Replacement reserve

According to the regulatory agreement, the Partnership is required to establish and maintain a replacement reserve equal to not less than \$250 per unit per year increasing at a rate equal to 3% per annum.

Real estate tax and insurance escrow

The Partnership is required to establish and maintain a tax and insurance escrow to fund payment in lieu of property taxes and insurance expenses.

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Notes to Financial Statements
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The following schedules summarize the activity in such accounts during 2015 and 2014:

	January 1, 2015	Additions and interest	Withdrawals and transfers	December 31, 2015
Replacement reserve	\$ 71,361	\$ 14,810	\$ 680	\$ 85,491
Tax and insurance escrow	60,962	54,840	57,977	57,825
Operating assurance reserve	<u>118,572</u>	<u>8,683</u>	<u>-</u>	<u>127,255</u>
Total	<u>\$ 250,895</u>	<u>\$ 78,333</u>	<u>\$ 58,657</u>	<u>\$ 270,571</u>
	January 1, 2014	Additions and interest	Withdrawals and transfers	December 31, 2014
Replacement reserve	\$ 59,136	\$ 12,225	\$ -	\$ 71,361
Tax and insurance escrow	33,568	29,044	1,650	60,962
Operating assurance reserve	<u>111,406</u>	<u>7,937</u>	<u>771</u>	<u>118,572</u>
Total	<u>\$ 204,110</u>	<u>\$ 49,206</u>	<u>\$ 2,421</u>	<u>\$ 250,895</u>

Note 4 - Capitalized costs

The costs incurred to obtain financing and tax credit fees have been capitalized and are being amortized as described below:

	Amortization period	2015	2014
Financing fees	35 years	\$ 45,415	\$ 45,415
Tax credit fees	15 years	<u>22,917</u>	<u>22,917</u>
Total		68,332	68,332
Less: Accumulated amortization		<u>(24,778)</u>	<u>(21,953)</u>
Net capitalized costs		<u>\$ 43,554</u>	<u>\$ 46,379</u>

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Amortization expense for 2015 and 2014 amounted to \$2,825 and \$2,825, respectively. Estimated amortization expense for each of the ensuing years through December 31, 2020 is \$2,825 per year.

<u>Year</u>	<u>Amortization</u>
2016	\$ 2,825
2017	2,825
2018	2,825
2019	2,825
2020	2,825
Thereafter	<u>29,429</u>
Total	<u>\$ 43,554</u>

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Notes to Financial Statements
December 31, 2015 and 2014

Note 5 - Long-term debt

	<u>2015</u>	<u>2014</u>
The first mortgage, dated October 17, 2006, is held by MSHDA in the amount of \$1,775,482. Although interest is accrued at 5.5%, an amount equal to 0.5% is deferred until the principal portion of the mortgage is paid in full. During 2015, total interest incurred was \$88,596, of which \$8,054 was deferred. During 2014, total interest incurred was \$90,041, of which \$8,186 was deferred. As of December 31, 2015 and 2014, deferred interest of \$81,880 and \$73,826, respectively, remains outstanding. The note requires monthly payments of interest and principal of \$8,961. The note is secured by land and substantially all real property owned by the Partnership.		
	\$ 1,596,108	\$ 1,623,094
The HOME loan, originally dated June 1, 2006, was assigned and assumed by the Partnership. The loan is held by the City of Lansing under the HOME Investments Partnership Program in the amount of \$170,000. The loan bears interest at 0.5% compounded annually. No principal or interest is due until the loan matures. The loan matures on December 31, 2041. The note is secured by land and substantially all real property owned by the Partnership.		
	170,000	170,000
The CDBG loan, originally dated May 31, 2006, was assigned and assumed by the Partnership. The loan is held by City of Lansing under the Community Development Block Grant (CDBG) Program in the amount of \$550,000. The loan bears interest at 0.5% compounded annually on \$150,000 of the loan. No principal or interest is due until the loan matures. The loan matures on May 31, 2046. The note is secured by land and substantially all real property owned by the Partnership.		
	<u>550,000</u>	<u>550,000</u>
Total	2,316,108	2,343,094
Less: Current maturities	<u>(28,367)</u>	<u>(26,986)</u>
Long-term portion	<u><u>\$ 2,287,741</u></u>	<u><u>\$ 2,316,108</u></u>

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Notes to Financial Statements
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Aggregate maturities of long-term debt are as follows:

	First mortgage	Home loan	CDGB loan	Total
2016	\$ 28,367	\$ -	\$ -	\$ 28,367
2017	29,818	-	-	29,818
2018	31,343	-	-	31,343
2019	32,947	-	-	32,947
2020	34,633	-	-	34,633
Thereafter	1,439,000	170,000	550,000	2,159,000
Total	<u>\$ 1,596,108</u>	<u>\$ 170,000</u>	<u>\$ 550,000</u>	2,316,108
Less current maturities				<u>(28,367)</u>
Net long-term portion				<u>\$ 2,287,741</u>

Note 6 - Related party transactions

Housing assistance payment contract agreement

The U.S. Department of Housing and Urban Development ("HUD") has contracted with the Lansing Housing Commission ("Lansing"), an affiliate of the General Partner, and the Partnership pursuant to Section 8 of the Housing Act of 1937 to make housing assistance payments ("HAP"), to the Partnership on behalf of qualified tenants. The agreement expires July 31, 2017.

Note payable

The Lansing Housing Commission Note, originally dated December 31, 2007, was assigned and assumed by the Partnership. The loan is held by Lansing in the amount of \$300,133. The loan bears interest at 1% compounded annually. No principal or interest is due until the loan matures. The loan matures on January 1, 2048. The note is secured by land and substantially all real property owned by the Partnership. As of December 31, 2015 and 2014, the balance of the note payable was \$300,133 and \$300,133, respectively.

Asset management fee

According to the partnership agreement, the Limited Partner is entitled to a cumulative annual asset management fee of \$5,000 per annum, increasing 3% annually. During 2015 and 2014, asset management fees incurred were \$6,334 and \$6,149, respectively. During 2015 and 2014, no asset management fees were paid.

In prior years, management paid \$29,698 in asset management fees to the Limited Partner. These payments were made from operating funds and not from surplus cash, as defined by the regulatory agreement. The regulatory agreement restricts distributions of operating cash to Partners. During 2014, the Limited Partner repaid the asset management fees in full. As of December 31, 2015 and 2014, asset management fees of \$48,151 and \$41,817, respectively, remain payable.

Property management fees

The Partnership had entered into a property management agreement with Lansing. For the years ended December 31, 2015 and 2014, the maximum property management fee was \$496 and \$485 per unit per year, as defined by the MSHDA. During 2015 and 2014, total management fees incurred amounted to \$14,130 and \$14,130, respectively. As of December 31, 2015 and 2014, no

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management fees were paid. As of December 31, 2015 and 2014, management fees of \$58,875 and \$44,745, respectively, remain payable.

Advances

During 2013, the Partnership paid expenses of \$1,799 on behalf of an affiliate of the General Partner. The regulatory agreement restricts distributions of operating cash to related parties. As of December 31, 2015 and 2014, \$1,799 and \$1,799, respectively, remains receivable from the affiliate of the General Partner.

An affiliate of the General Partner has advanced funds to the Partnership to cover operating expenses. Advances received by the Partnership during the years ended December 31, 2015 and 2014 totaled \$52,107 and \$38,577, respectively. As of December 31, 2015 and 2014, \$264,261 and \$212,154, respectively, remain payable. The advances are noninterest-bearing, due on demand, and payable from surplus cash as defined.

Developer fee

According to the Development Agreement, the developer, LHC Non-Profit Development Corporation, an affiliate of the General Partner, is entitled to a developer fee in the amount of \$561,993. The outstanding principal balance is noninterest-bearing and payable from surplus cash. During 2015 and 2014, no developer fee payments were made. As of December 31, 2015 and 2014, developer fees payable were \$405,767 and \$405,767, respectively.

Related party transactions that occurred during the years ended December 31, 2015 and 2014 are as follows:

2015 Transactions:

Name of Related Party	Relationship	Brief Description of Work/Services Performed	General Ledger Account	Partnership or Operating Account	Transaction Amount	Terms of Settlement
Lansing Housing Commission	Affiliate of the General Partner	Interest incurred on loan	Accrued interest	Operating	\$ 3,194	Deferred until loan maturity
Lansing Housing Commission	Affiliate of the General Partner	Property management fee	Management fee expense	Operating	\$ 14,130	Current payable
NEF Assignment Corporation	Limited Partner	Asset management fee	Asset management fee	Partnership	\$ 6,334	Payable from surplus cash
Lansing Housing Commission	Affiliate of the General Partner	Advances for operating expenses	Operating expenses	Partnership	\$ 52,107	Payable from surplus cash

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2014 Transactions:

Name of Related Party	Relationship	Brief Description of Work/Services Performed	General Ledger Account	Partnership or Operating Account	Transaction Amount	Terms of Settlement
Lansing Housing Commission	Affiliate of the General Partner	Interest incurred on loan	Accrued interest	Operating	\$ 3,163	Deferred until loan maturity
Lansing Housing Commission	Affiliate of the General Partner	Property management fee	Management fee expense	Operating	\$ 14,130	Current payable
NEF Assignment Corporation	Limited Partner	Asset management fee	Asset management fee	Partnership	\$ 6,149	Payable from surplus cash
NEF Assignment Corporation	Limited Partner	Repayment of overdistributions	Related party receivable	Partnership	\$ 29,698	Repaid to Partnership during 2014
Lansing Housing Commission	Affiliate of the General Partner	Advances for operating expenses	Operating expenses	Operating	\$ 38,577	Payable from surplus cash

Note 7 - Partners' equity

The Partnership has one General Partner, Oliver Gardens, LLC, which has .01% interest and one limited partner, NEF Assignment Corporation, which has a 99.99% interest. According to the partnership agreement, the General Partner agreed to make capital contributions of \$100. As of December 31, 2015, the General Partner has contributed \$100.

According to the partnership agreement, the Limited Partner agreed to make capital contributions of \$1,150,880 based on project tax credits. The installments are subject to adjustment depending on certain contributions being met, primarily related to the amount and timing of low-income housing tax credits the Partnership is able to obtain. There were downward low-income housing tax credits adjusters that decreased the Limited Partner's required capital contribution by \$32,508. As of December 31, 2015 and 2014, NEF Assignment Corporation has contributed \$1,118,372. As of December 31, 2015, the Limited Partner has made all capital contributions.

Note 8 - Payment in lieu of taxes

The Partnership entered into an agreement with the City of Lansing, in Ingham County, Michigan for payments in lieu of taxes ("PILOT"). Real estate taxes will be accrued annually based on 10% of the net of the 95% of collected rental income less utility expenses. This program is expected to continue for the life of the mortgage.

Note 9 - Concentration of credit risk

The Partnership maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Partnership has not experienced any losses in such accounts. Management believes the Partnership is not exposed to any significant credit risk on cash.

Note 10 - Contingency

The Partnership's low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent or to correct noncompliance within a specified time period could

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Notes to Financial Statements
December 31, 2015 and 2014

result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the Limited Partner.

Note 11 - Current vulnerability due to certain concentrations

The Partnership's principal asset is a 30-unit apartment project. The Partnership's operations are concentrated in the multifamily 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 governmental agencies, including, but not limited to, MSHDA. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by MSHDA. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Note 12 - Subsequent events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Partnership through February 29, 2016 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

Supplementary Information
Supporting Data Required by MSHDA

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information

Funds Available for Distribution - Schedule I
December 31, 2015

SECTION 1

1.	OPERATING CASH	\$ 30,294	
2.	MSHDA-HELD OPERATING RESERVE ACCOUNT	4,860	
3.	OTHER NON-RESTRICTED CASH RESERVE ACCOUNTS	-	
4.	TOTAL AVAILABLE CASH (PER AUDIT)		\$ 35,154

SECTION 2

ADD:

5.	RESIDENT RENT RECEIVABLE	-	
6.	OTHER RESIDENT CHARGES	-	
7.	NON-RESIDENT RECEIVABLE	1,799	
8.	UNADJUSTED ITEMS-ACCOUNTS RECEIVABLE	-	
9.	SUBSIDY RECEIVABLE	-	
10.	DEVELOPMENT COST ESCROW INTEREST	-	
11.	TAX/INSURANCE ESCROW SURPLUS (DEFICIT)	(7,160)	
12.	ESCROW DRAWS RECEIVABLE	-	
13.	TOTAL ADDITIONS		(5,361)
14.	TOTAL CASH AND ADDITIONS		29,793

SECTION 3

DEDUCT:

15.	TRADE ACCOUNTS AND SURCHARGES PAYABLE, ACCRUED EXPENSES (LIABILITIES) AND ANY OTHER OPERATING LIABILITIES	62,560	
16.	SUBSIDY PAYABLE	-	
17.	UNADJUSTED ITEMS-LIABILITIES	-	
18.	UNUSED AUTHORIZED SECTION 236 EXCESS INCOME	-	
19.	UNAPPROVED SECTION 236 EXCESS INCOME PAYABLE TO HUD	-	
20.	AUTHORIZED SECTION 236 EXCESS INCOME PAYABLE TO HUD	-	
21.	APPROVED UNDISBURSED LIMITED DIVIDEND (L.D.) PAYMENTS	-	
22.	PREPAID RENT/UNEARNED RENTAL INCOME	-	
23.	DELINQUENT MORTGAGE PRINCIPAL PAYMENTS OR DEFERRED MORTGAGE PRINCIPAL PAYMENT AS RESULT OF MORTGAGE WORKOUT	-	
24.	DELINQUENT INTEREST PAYMENT	-	
25.	R/R DEFERRALS, DELINQUENT MSHDA LOANS/GRANTS	-	
26.	SECURITY DEPOSIT NOT FUNDED (OVER FUNDED)	93	
27.	ONE MONTH'S GROSS RENT POTENTIAL	21,798	
28.	TOTAL DEDUCTIONS		84,451
29.	SURPLUS FUNDS (LINE 14 MINUS LINE 28) INSERT THE ACTUAL AMOUNT EVEN IF IT IS NEGATIVE		(54,658)

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information

Funds Available for Distribution - Schedule I
December 31, 2015

SECTION 4

30.	REPLACEMENT RESERVE NEEDS	9,502	
31.	SUBTOTAL (LINE 29 MINUS LINE 30)	(64,160)	
32.	AMENITY IMPROVEMENT/DEFERRED MAINTENANCE LOAN	-	
33.	SUBTOTAL (LINE 31 MINUS LINE 32)	(64,160)	
34.	AMOUNT OF WORKOUT REPAYMENT OBLIGATIONS	-	
35.	SUBTOTAL (LINE 33 MINUS LINE 34)	(64,160)	
36.	AMOUNT OF MSHDA SUBSIDY REPAYMENT	-	
37.	SUBTOTAL (LINE 35 MINUS LINE 36)	(64,160)	
	NOTE: Duvernay Park, #1039, should complete Line 36; The Depot, #971, should complete Line 37; all others should go to Line 38		
38.	DUVERNAY PARK - SURPLUS CASH TO BE DISTRIBUTED		
	TO REPLACEMENT RESERVE. (ENTER AMOUNT	-	
39.	THE DEPOT - SURPLUS CASH TO BE DISTRIBUTED TO DEFERRED INTEREST (25% OF LINE 35; IF NEGATIVE, ENTER "0")	-	
40.	MAPLEWOOD MANOR - 25% OF OUTSTANDING BALANCE	-	
41.	MAPLEWOOD MANOR - SURPLUS CASH TO BE DISTRIBUTED TO PRESERVATION FUND LOAN (LESS OF LINE 37 OR LINE 40, IF LINE 37 NEGATIVE ENTER -0-	-	
42.	SURPLUS FUNDS AVAILABLE FOR DISTRIBUTION (LINE 37 MINUS LINES 38, 39, AND 41)		(64,160)

NOTE: Complete Lines 44 through 48 only for developments with MSHDA HOME Loans; all others go to Line 49.

Excluding Orianna Ridge #1074, Research Park #300 and Rosewood Park #1022, which have no HOME loans due from surplus cash. Oak Meadows #44 is required to submit 100% of surplus cash to repay the HOME loan.

SECTION 5

43.	Outstanding Balance of MSHDA HOME Loan	170,000	
44.	Amount to be Repaid on HOME Loan (Enter 25% of Line 42,	-	
45.	SURPLUS FUNDS AVAILABLE FOR DISTRIBUTION (LINE 42 MINUS LINE 45)	(64,160)	
46.	Current Years Maximum Potential L.D. Payment	218,667	
47.	Subtotal (Line 46 MINUS Line 47)		(282,827)
48.	SUM OF LINES 2 AND 10		4,860
49.	OPERATING RESERVE CASH TO BE SUBMITTED TO MSHDA (DEDUCT LINE 50 FROM LINE 49) IF LINE 49 IS NEGATIVE, INSERT "0")		\$ -

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information

Funds Available for Distribution - Schedule I
December 31, 2015

SECTION 6

SUMMARY OF CHECKS AND/OR MSHDA-HELD RESERVE TRANSFER DUE

A SEPARATE CHECK AND/OR MSHDA-HELD RESERVE TRANSFER REQUEST MUST BE SUBMITTED FOR EACH AMOUNT REPORTED ON LINES 52 THROUGH 61 WITHIN 120 DAYS AFTER THE DEVELOPMENT'S YEAR-END. PLEASE INDICATE THE PURPOSE ON EACH CHECK OR MSHDA-HELD RESERVE TRANSFER REQUEST. FAILURE TO COMPLY WITH THIS REQUEST WILL RESULT IN AN UNACCEPTABLE AUDIT SUBMISSION WHICH COULD AFFECT THE MANAGEMENT AGENT'S ELIGIBILITY FOR PREMIUM MANAGEMENT FEES.

50.	The amount from Line 11, if a deficit (Tax/Insurance escrow)	\$ 7,160
51.	The lesser of Line 31 or Line 32; if Line 31 is negative, insert "0" (Amenity Improvement/Deferred Maintenance Loan)	\$ -
52.	The lesser of Line 33 or Line 34; if Line 33 is negative, insert "0" (Workout Repayment Obligations)	\$ -
53.	The lesser of Line 35 or 36; if Line 35 is negative, insert zero (MSHDA Subsidy Repayment Obligations)	\$ -
54.	The amount from Line 45 (MSHDA HOME Loan)	\$ -
55.	The amount from Line 50 (Operating Reserve Cash)	\$ -
56.	The lesser of Line 29 or Line 30; if Line 29 is negative, insert "0" (Replacement Reserve Needs)	\$ -
57.	The amount from Line 38 (Replacement Reserve)	\$ -
58.	The amount from Line 39 (Deferred Interest)	\$ -
59.	The amount from Line 41 (Preservation Fund Loan)	\$ -

Oliver Gardens Limited Dividend Housing Association Limited Partnership
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Supplementary Information

Funds Available for Distribution - Schedule II
December 31, 2015

1. OWNER INITIAL EQUITY		\$ -
1a. SECTION 8/236 PRESERVATION		
TRANSACTION RECOMPUTED INITIAL EQUITY		\$ 1,150,880
2. MAXIMUM L.D. PAYMENT		\$ 1,181,401
3. CUMULATIVE	19%	\$ 218,667
4. NON-CUMULATIVE	0%	
CUT-OFF DATE	February 11, 2008	
5. SALE/PRESERVATION		
TRANSACTION CLOSING DATE		

I YEAR OF OPERATION	II SURPLUS FUNDS AVAILABLE FOR DISTRIBUTION	III POTENTIAL L.D.	IV L.D. PAID/ HOME LOAN PAID	V CUMULATIVE L.D. CARRY FORWARD
2008	\$ (31,528)	\$ 122,592	\$ -	\$ 122,592
2009	(83,207)	149,614	-	272,206
2010	(21,678)	161,123	-	433,329
2011	(70,288)	161,123	-	594,452
2012	(98,798)	184,141	-	778,593
2013	(64,204)	195,650	-	974,243
2014	(14,414)	207,158	-	1,181,401
2015	(64,160)	218,667	-	1,400,068

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information
December 31, 2015

Schedule of Unadjusted Items

Trade Accounts Payable/Accrued Liabilities/Any Other Short-Term Operating Liabilities per the December MIE report	\$ 162,881
Trade Accounts Payable/Accrued Liabilities/Any Other Short-Term Operating Liabilities per the balance sheet as of December 31, 2015	<u>62,560</u>
Difference	<u>\$ 100,321</u>
Percentage	160%

The percentage was calculated by dividing (\$162,881) by \$62,560

Trade Accounts Payable/Accrued Liabilities/Any Other Short-Term Operating Liabilities

Balance per the December MIE report	\$ 162,881
Reconciling items:	
Accrued asset management fees were reclassified to long-term as there is no surplus cash available for repayment	(48,151)
Accrued payroll was paid by an affiliate and will be classified as long-term related party advances as there is no surplus cash available for repayment	<u>(52,170)</u>
Balance per the balance sheet as of December 31, 2015	<u>\$ 62,560</u>

Amounts as reported on page 6 of these financial statements

Management fees payable	\$ 58,875
Utilities payable	<u>3,685</u>
	<u>\$ 62,560</u>

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information
December 31, 2015

Short-term related party advances/liabilities per the December MIE report	\$ 212,088
Short-term related party advances/liabilities per the balance sheet as of December 31, 2015	<u>-</u>
Difference	<u><u>\$ 212,088</u></u>
Percentage	-100%
The percentage was calculated by dividing (\$0) by \$212,088	
<u>Short-term related party advances/liabilities</u>	
Balance per the December MIE report	\$ 212,088
Reconciling items: Advances from affiliate were reclassified to long-term as there is no surplus cash available for repayment	<u>(212,088)</u>
Balance per the balance sheet as of December 31, 2015	<u><u>\$ -</u></u>
<u>Amounts as reported on page 6 of these financial statements</u>	
No amounts reported	<u><u>\$ -</u></u>

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information
December 31, 2015

Other long-term liabilities per the December MIE report	\$ 405,767
Other long-term liabilities per the balance sheet as of December 31, 2015	<u>453,918</u>
Difference	<u>\$ (48,151)</u>
Percentage	-11%

The percentage was calculated by dividing (\$405,767) by \$453,918

Other long-term liabilities

Balance per the December MIE report	\$ 405,767
Reconciling items: Accrued asset management fees were reclassified to long-term as there is no surplus cash available for repayment	<u>48,151</u>
Balance per the balance sheet as of December 31, 2015	<u>\$ 453,918</u>
<u>Amounts as reported on page 6 of these financial statements</u>	
Long-term related party payables	<u>\$ 453,918</u>

Oliver Gardens Limited Dividend Housing Association Limited Partnership
MSHDA Development No.: 3007

Supplementary Information
December 31, 2015

Long-term related party advances per the December MIE report	\$ 300,133
Long-term related party advances per the balance sheet as of December 31, 2015	<u>564,394</u>
Difference	<u>\$ (264,261)</u>
Percentage	-47%

The percentage was calculated by dividing (\$0) by \$264,261

Related party payable

Balance per the December MIE report	\$ 300,133
Reconciling items:	
Advances from affiliate were reclassified to long-term as there is no surplus cash available for repayment	212,088
Accrued payroll was paid by an affiliate and will be classified as long-term related party advances as there is no surplus cash available for repayment	<u>52,173</u>
Balance per the balance sheet as of December 31, 2015	<u>\$ 564,394</u>

Amounts as reported on page 6 of these financial statements

Long-term related party advances	<u>\$ 564,394</u>
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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

Oliver Gardens Limited Dividend Housing Association Limited Partnership

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 Oliver Gardens Limited Dividend Housing Association Limited Partnership, which comprise the balance sheet as of December 31, 2015, 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 29, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Oliver Gardens Limited Dividend Housing Association 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 Oliver Gardens Limited Dividend Housing Association Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Oliver Gardens Limited Dividend Housing Association 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 combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity'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 Oliver Gardens Limited Dividend Housing Association Limited Partnership's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including compliance with specific provisions of the MSHDA Regulatory Agreement, MSHDA Directives, HUD regulations and procedures included in the HUD subsidy contract, HOME requirements and MSHDA Multifamily Audit Guidelines, 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 and requirements 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*.

No management letter was issued to management relating to the audit as of and for the year ended December 31, 2015.

We have compared the December 31, 2015 Monthly Income and Expense Report submitted to MSHDA with balances in the financial statements as of and for the year ended December 31, 2015 audited by us and covered by our report dated February 29, 2016. The account balances set forth therein are in material agreement (defined by MSHDA as differences not exceeding 10% and \$3,000), except as noted on page 24 of this report.

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 the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Cohn Reznick LLP". The signature is written in a cursive, flowing style.

Chicago, Illinois
February 29, 2016

Independent Accountant's Report on
Applying Agreed-Upon Procedures

To the Partners

Oliver Gardens Limited Dividend Housing Association Limited Partnership

We have performed the procedure described in the second paragraph of this report, which was agreed to by Oliver Gardens Limited Dividend Housing Association Limited Partnership and the Michigan State Housing Development Authority ("MSHDA"), solely to assist them in determining whether the electronic submission of MSHDA's Excel audit template containing certain financial information agrees with the related information contained in the audit report submitted to MSHDA. Oliver Gardens Limited Dividend Housing Association Limited Partnership is responsible for the accuracy and completeness of the electronic submission. The agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and standards applicable to attestation engagements contained in the *Government Auditing Standards* issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the items listed in the electronic submission with the corresponding items listed in the audit report of Oliver Gardens Limited Dividend Housing Association Limited Partnership as of and for the year ended December 31, 2015 submitted to MSHDA. The results of the performance of our agreed-upon procedure indicate agreement of the electronically submitted information in MSHDA's Excel audit template and related audit report submitted to MSHDA.

We were engaged to perform an audit of the financial statements of Oliver Gardens Limited Dividend Housing Association Limited Partnership as of and for the year ended December 31, 2015, and have issued our reports thereon dated February 29, 2016. Our opinion on the fair representation of the supplementary financial information dated February 29, 2016 was expressed in relation to the basic financial statements taken as a whole.

We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to MSHDA.



Chicago, Illinois
February 29, 2016

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