#### SOUTHFORK APARTMENTS, LP

# INDEPENDENT AUDITORS' REPORT FINAL COST CERTIFICATION

**OCTOBER 28, 2016** 

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### Henderson & Godbee, LLP

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#### INDEPENDENT AUDITORS' REPORT

Owner's Name:

Southfork Apartments, LP

Project Name:

Southfork Apartments

Project Number:

2014-040

We have audited the costs included in the accompanying Tax Credit Allocation Agency ("TCAA"). Final Cost Certification (the "Final Cost Certification") of Southfork Apartments, LP ("the Owner") for Southfork Apartments ("the Project") as of October 28, 2016. The Final Cost Certification is the responsibility of the Owner and the Owner's management. Our responsibility is to express an opinion on the Final Cost Certification based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Final Cost Certification is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Final Cost Certification. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall Final Cost Certification presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Final Cost Certification was prepared in conformity with the accounting practices prescribed by the Internal Revenue Service, under the accrual method of accounting, and in conformity with the format and qualified allocation plan rules set by TCAA, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion the Final Cost Certification presents fairly, in all material respects, the actual costs of \$14,889,377 and adjusted eligible basis of \$16,298,306 of the Owner for the Project as of October 28, 2016, on the basis of accounting described above.

This report is intended solely for the information and use of the Owner and the Owner's management and for filing with DCA and should not be used for any other purpose.

3488 North Valdosta Road Valdosta, GA 31602

Phone: (229) 245-6040 / Toll Free: (877) 245-6040

FAX: (229) 245-1669

P.O. Box 2241 Valdosta, GA 31604-2241

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We have no financial interest in the Project other than in the practice of our profession.

\* Andber, UP

Henderson & Godbee, LLP Certified Public Accountants

Valdosta, Georgia December 16, 2016

White that continues are	P/	ART THREE - SOURCES OF FUN	Southfork Apartn	nents - 20	14-040			1	
PERMANENT FINANCING				Interest	Term	Amort.	Annual Debt Svc		
Financing Type		Name of Financing Entity	Principal Amount		(Years)	(Years)	Per Terms Given	Loan Type	Balloon'
First Mortgage		Churchill (USDA 538)	1,350,000			40	75,453	Amortizing	No
Second Mortgage			1 1 1 1		ia .	i i.			war in the second
Third Mortgage						4.5			
Other Source (specify)	Anno 185			in varie	1	4			
Other Source (specify)	Phie S		o o o o o o	1 to					£11,5
Deferred Developer Fees				500					
Federal Grant									
State, Local, or Private Grant		Francisco de Marie de Cara		1					
Federal Housing Credit Equity		Stratford Capital Group	9,007,000	1					
State Housing Credit Equity		Gardner Capital Group	4,991,000	1				e	
Historic Credit Equity		7 ALB 8 B 8 M & P. K	111	1					
Investment Earnings from Tax-Exempt Bon	ds			1					
Investment Earnings from Taxable Bonds				1					
Income from Operations				1					
	en jaa		Jacks 15 E.M.	1					
Other Source (specify)	date of			1					
Other Source (specify)	7.07.4			1					
Total Permanent Financing:			15,348,000	1					
Total Development Costs from Developmen	nt Cost Sched	dule:	14,889,377	1					
Surplus/(Shortage) of Permanent Funds to			458,623	]					
DCA HOME loan interest rate per	Year:	1-7 8 9 10	11 12	13	14	15			
Operating Year for Projects located in	Rate:			45.45		1.0			
Rural Areas:	- 5					<u> </u>	-		
OWNER COMMENTS AND CLARIFICATION	ONS					· Span			
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PART FOUR - USES OF FUNDS

outhfork Apartments - 2014-040

l <b>.</b>	DEVELOPMENT COST SCHEDULE	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
	PRE-DEVELOPMENT COSTS Property Appraisal Market Study Environmental Report(s) Soil Borings Boundary and Topographical Survey Zoning/Site Plan Fees Other: Physical Needs Assessment	6,400 4,400 19,745 3,900 22,438 4,728 5,165 Subtotal 66,776	1,067 733 3,291 650 3,740 788 861 11,131	PRE-DEVELO	5,333 3,667 16,454 3,250 18,697 3,940 4,304 55,644	
	ACQUISITION Land Demolition Acquisition Legal Fees (if existing structures) Existing Structures	608,000 100,000 2,679,596 Subtotal 3,387,596		2,679,596 2,679,596	JISITION	608,000 100,000 708,000
	SITE IMPROVEMENTS Site Preparation (On-site) Site Preparation (Off-site)	691,547 Subtotal 691,547	172,887	SITE IMPR	518,660 518,660	-
	UNIT/BUILDING CONSTRUCTION Unit/Building Construction/New Construction Unit/Building Construction/Rehab Project Amenities / Accessory Buildings Other: Site Lighting	1,498,023 4,494,072 90,709 Subtotal 6,082,804	1,498,023 14,514 1,512,537	UNIT/BUILDING	4,310,572 183,500 76,195 4,570,267	
	CONTRACTOR SERVICES  Builder's Overhead: 2.00%  Builder Profit: 6.00%  General Requirements 6.00%  Payment/performance bond or letter-of-credit fee or premium  Total Construction Costs 80,894.95 per u 7,765,915 76.41 per s		33,418 100,255 100,255 11,678 245,606	CONTRACT	99,893 299,677 299,677 46,711 745,958	

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PART FOUR - USES OF FUNDS

outhfork Apartments - 2014-040

DEVELOPMENT COST SCHEDULE	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable of Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING			CONSTRUCTION P	FRIOD FINANCING	
Construction Loan Fee	86.433	17,287		69.146	
Construction Loan Interest	324,165	23,055		92,218	208,892
Construction Legal Fees	33,000	6,600		26,400	
Construction Period Real Estate Tax	73,576	14,715		58,860	18 - 32.01
Construction Insurance	51,543	10,309		41,234	
Bridge Loan Fee and Bridge Loan Interest		5			
Other: Const. Title & Recording	35,360	7,072		28,288	
	btotal 604,076	79,037	-	316,147	208,892
PROFESSIONAL SERVICES			PROFESSIONA	AL SERVICES	
Architectural Fee - Design	177,110	35,422		141,688	A section of
Architectural Fee - Supervision	42,240	8,448		33,792	
Engineering	83,261	16,652		66,609	
Real Estate Attorney	100,000	20,000		80,000	a la
Accounting	17,500	3,500	A W. M A CAR	14,000	
Other: Bank Inspect Engineer	12,500	2,500	7. 12 Ta	10,000	
Su	btotal 432,611	86,522	-	346,089	-
LOCAL GOVERNMENT FEES			LOCAL GOVER	RNMENT FEES	
Building Permits	6,984	1,397	312	5,587	les in the second
Impact Fees	5,194	1,039	The state of the s	4,155	
Water Tap Fees waived?		F	and the same of th		20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sewer Tap Fees waived?		51 <u></u>			4-11
Real Estate Taxes			and the second second		
Su	ıbtotal 12,178	2,436	*	9,742	-
PERMANENT FINANCING FEES	4		PERMANENT FII	NANCING FEES	
Permanent Loan Fees	41,500				41,500
Permanent Loan Legal Fees	15,000				15,000
Title and Recording Fees	15,000				15,000
As-Built Survey	17,000		to the second se		17,000
Bond Issuance Premium				25 - N - W - FO	<sup>10</sup> 2   10   10   10   10   10   10   10   1
Cost of Issuance / Underwriter's Discount		2 2 4 2 4 2 2			11., 7. 5.4
Other:	00.500				
Su	ubtotal 88,500		-		88,500

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PART FOUR - USES OF FUNDS

outhfork Apartments - 2014-040

DEVELOPMENT COST SCHEDULE  TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Rasis
DCA-RELATED COSTS         6,500           DCA Loan Application Fee         6,500           Tax Credit Application Fee         4,000           DCA Waiver Fees         4,000           LIHTC Allocation Processing Fee         67,697         80,000           LIHTC Compliance Monitoring Fee         67,200         76,800           DCA Front End Analysis Fee (when ID of Interest)         3,000           Other:         Subtotal         170,300		DCA-RELA	ATED COSTS	6;500 4;000 80,000 76,800 3;000
EQUITY COSTS         Partnership Organization Fees       250         Tax Credit Legal Opinion       15,000         Other: Syndicator Counsel       42,000         Subtotal       57,250	-	EQUIT	Y COSTS	250 15,000 42,000 57,250
DEVELOPER'S FEE         900,000           Developer's Overhead         900,000           Consultant's Fee         32,450           Developer's Fee         867,550           Subtotal         1,800,000	180,000 6,490 173,510 360,000	DEVELO .135,000 .4,868 .130,132 .270,000	585,000 21,092 563,908 1,170,000	36.
START-UP AND RESERVES		START-UP A	ND RESERVES	42,000
Marketing       43,000         Rent -Up Reserves       78,000         Operating Deficit Reserve:       250,000         Replacement Reserve       33,600         Furniture, Fixtures and Equipment       56,000         Other:			56,000	43,000 78,000 250,000 33,600
Subtotal 460,600	-	•	56,000	404,600
OTHER COSTS Relocation		OTHE	43,575 43,575	
TOTAL DEVELOPMENT COST 14,889,377	2,470,157	2,949,596	7,832,082	1,637,542
Per Unit         155,097.67           Per Square Foot         146.50				

PART FOUR - USES OF FUNDS

uthfork Apartments - 2014-040

ī.	TAX CREDIT CALCULATION - BASIS METHOD	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis	
	Subtractions From Eligible Basis  Amount of federal grant(s) used to finance qualifying development costs  Amount of federal below market rate loan  Amount of nonqualified nonrecourse financing  Costs of Nonqualifying units of higher quality  Nonqualifying excess portion of higher quality units  Historic Tax Credit (Residential Portion Only)  Other  IRC Section 45L Energy Tax Credit  Total Subtractions From Basis:	16,000 16,000	Dasis	18,000 18,000	
	Eligible Basis Calculation Total Basis Less Total Subtractions From Basis (see above) Total Eligible Basis Eligible Basis Adjustment for DDA/QCT Location Adjusted Eligible Basis Multiply Adjusted Eligible Basis by Applicable Fraction Qualified Basis Multiply Qualified Basis by Applicable Credit Percentage Maximum Tax Credit Amount Total Basis Method Tax Credit Calculation	2,470,157 16,000 2,454,157 130,00% 3,190,403 100,00% 3,190,403 9,00% 287,136	2,949,596  2,949,596  2,949,596  100.00%  2,949,596  3,22%  94,977  1,296,361	7,832,082 18,000 7,814,082 130.00% 10,158,307 100.00% 10,158,307 9.00% 914,248	
111.	TAX CREDIT CALCULATION - GAP METHOD				
	Equity Gap Calculation  Total Development Cost  Subtract Non-LIHTC (excluding deferred fee) Source of Funds  Equity Gap  Divide Equity Gap by 10  Annual Equity Required  Enter Final Federal and State Equity Factors (not including GP contribut Total Gap Method Tax Credit Calculation	tion)	14,889,377 1,350,000 13,539,377 / 10 1,353,938 1.4000 967,098	Federal = 0.9100	State + 0.4900
IV.	TAX CREDIT CARRYOVER ALLOCATION Allocation Ye	ear 2014	1,000,000		
٧.	FINAL TAX CREDIT ALLOCATION REQUEST		967,098		
	I certify that all information provided above is true, correct, complete and reflects to mentioned development.  Owner Signature	he full extent of all project con	Holmo	pply (or are expected to	apply) to the above-

W. ac

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88,328

#### FINAL ALLOCATION APPLICATION

Office of Affordable Housing

Georgia Department	or Comm	unity Allairs	Š		FINA	IL ALLU	CATIONA	APPLI	CATION				Onic	e oi Ailu	Idable Hou	isirig
	PART	EIGHT - E	BUILD	ING BY E	BUILDI	NG CRE	DITL AG	CATI	ON - So	uthfork	Apartme	nts - 2014	4-040			
Cost Certification Date:	2/16/2016	3 1 1 1		Carryover /	Allocati	on Date:	2014		Project .	Address:	500 S. Mac	Arthur Drive	, Camil	la GA 3173	0-7405	Algeria
Type of Activity:	cquisition	Mir ges Pillede	10 10	İ		•										
	****			Please	do NC	T include	common	space	employee	e units!						
			Total	Total	Nbr	Low						Date			FINAL Ta	ax Credit
		Building	Nbr of	Residential	of Low	Income	Building's	QCT/	Building's	Building's	Building's	Placed	Applic.	Tax	Allocation	Request
		Identification	Residnti	Square	Income	Square	Eligible	DDA	Adjusted	Applicable	Qualified	In	Credit	Credit	Building's	Tax Credit
Building Address		Number	<u>Units</u>	Footage	<u>Units</u>	Footage	Basis	Boost	<u>Basis</u>	Fraction	Basis	Service	<u>%</u>	<u>Amount</u>	Qualified Basis	Amount
500 S. MacArthur Drive, Camilla, GA		GA-97-03501	8	9,080	. 8	9,080	303,215		303,215	100.00%	303,215	8/25/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA		GA-97-03502	8	9,080	. 8	9,080	303,215		303,215	100.00%	303,215	8/11/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA		GA-97-03503	8	9,080	8	9,080	303,215	42.2	303,215	100.00%	303,215	5/25/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA		GA-97-03504	- 8	9,080	8	9,080	303,215		303,215	100.00%	303,215	5/25/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA		GA-97-03505	8	9,080	8	9,080	303,215	1.5	303,215	100.00%	303,215	6/20/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA	11.90	GA-97-03506	8	9,080	- 8	9,080	303,215	10	303,215	100.00%	303,215	1/19/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA	1 1111	GA-97-03507	8	9,080	. 8	9,080	303,215	A 6	303,215	100.00%	303,215	1/19/2016	3.22%	9,764	303,215	9,764
500 S. MacArthur Drive, Camilla, GA	194	GA-97-03508	8	9,080	8	9,080	303,215	57. 4	303,215	100.00%	303,215	4/29/2016	3.22%	9,764	303,215	9,763
500 S. MacArthur Drive, Camilla, GA		GA-97-03509	8	7,844	8	7,844	261,938	5.8	261,938	100.00%	261,938	1/19/2016	3.22%	8,434	261,938	8,433
500 S. MacArthur Drive, Camilla, GA	- 4 AV	GA-97-03510	8.	7,844	8	7,844	261,938	41 F	261,938	100.00%	261,938	4/29/2016	3.22%	8,434	261,938	8,433
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#### FINAL ALLOCATION APPLICATION

Office of Affordable Housing

	PART EIGHT - BUILD	DING BY BUILDING CREDIT	LOCATIO	ON - Southfork Apartments - 2014-040	
Cost Certification Date:	12/16/2016	Carryover Allocation Date:	2014	Project Address: 500 S. MacArthur Drive, Camilla GA 31730-7405	ord ja n
Type of Activity:	Rehabilitation	]			

		Total	Total	Nbr	Low						Date			FINAL T	ax Credit
	Building	Nbr of	Residential	of Low	income	Building's	QCT/	Building's	Building's	Building's	Placed	Applic.	Tax		n Request
	Identification	Residnt	Square	Income	Square	Eligible	DDA	Adjusted	Applicable	Qualified	In	Credit	Credit	Building's	Tax Credit
Building Address	Number	Units	Footage	Units	Footage	Basis	Boost	Basis	Fraction	Basis	Service	%	Amount	Qualified Basis	
500 S. MacArthur Drive, Camilla, GA	GA-97-03501	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	8/25/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03502	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	8/11/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03503	. 8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	5/25/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03504	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	5/25/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03505	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	6/20/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03505 GA-97-03506	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	1/19/2016	9.00%	93,983	758,056	68,225
500 S. MacArthur Drive, Camilla, GA	1 1 1	-		-			130%		100.00%		1/19/2016	9.00%	93,983	758,056	68,225
	GA-97-03507	. 8.	9,080	8	9,080	803,277	Accionate to the second	1,044,260		1,044,260			93,983		68,225
500 S. MacArthur Drive, Camilla, GA	GA-97-03508	8	9,080	8	9,080	803,277	130%	1,044,260	100.00%	1,044,260	4/29/2016	9.00%		758,056	
500 S. MacArthur Drive, Camilla, GA	GA-97-03509	8	7,844	8	7,844	693,933	130%	902,113	100.00%	902,113	1/19/2016	9.00%	81,190	654,889	58,940
500 S. MacArthur Drive, Camilla, GA	GA-97-03510	8 .	7,844	. 8	7,844	693,933	130%	902,113	100.00%	902,113	4/29/2016	9.00%	81,190	654,889	58,940
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#### FINAL ALLOCATION APPLICATION

Office of Affordable Housing

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Cost Certification Date: 12/16/2016	4.8.	3	Carryover	Allocat	ion Date:	2014	- 4	Project	Address:	500 S. Mac	Arthur Drive	, Camil	a GA 3173	0-7405	U(
Type of Activity: New Const	ruction	E LET						l	•						
			Please	do NO	OT include	common	space	employe	e units!						
		Total	Total	Nbr	Low						Date			FINAL To	ax Credit
	Building	Nbr of	Residential	of Low	Income	Building's	QCT/	Building's	Building's	Building's	Placed	Applic.	Tax	Allocation	
	Identification	Residnti	Square	Income	Square	Eligible	DDA	Adjusted	Applicable	Qualified	ln	Credit	Credit	Building's	Tax Credit
Building Address	Number	Units	<u>Footage</u>	<u>Units</u>	<u>Footage</u>	<u>Basis</u>	Boost	<u>Basis</u>	Fraction	<u>Basis</u>	Service	<u>%</u>	Amount	Qualified Basis	Amount
500 S. MacArthur Drive, Camilla, GA	GA-14-04001	. 8	6,776	- 8	6,776	1,227,079	130%	1,595,202	100.00%	1,595,202	2/26/2016	9.00%	143,568	1,158,000	104,220
500 S. MacArthur Drive, Camilla, GA	GA-14-04002	8	6,776	8	6,776	1,227,078	130%	1,595,202	100.00%	1,595,202	2/26/2016	9.00%	143,568	1,158,000	104,221
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