WNC HOUSING TAX CREDIT FUND VI, L.P., SERIES 13

Annual Report to Partners

For the fiscal year ended March 31, 2018

August 3, 2018

Re: WNC Housing Tax Credit Fund VI, L.P., Series 13 (the "Partnership")

Dear Investor:

We are pleased to provide you with the Partnership Form 10-K for the fiscal year ended March 31, 2018.

If you have any questions please contact Investor Services by phone or email at investorservices@wncinc.com

Best regards,

WNC & ASSOCIATES, INC.
Investor Services

714.662.5565 x273 714.662.4412 **F**
17782 Sky Park Circle, Irvine, California 92614

wncinc.com

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-K

(Mark One)

☒ ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended March 31, 2018

OR

☐ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from __________ to __________

Commission file number: 333-124115

WNC HOUSING TAX CREDIT FUND VI, L.P., Series 13
(Exact name of registrant as specified in its charter)

California (State or other jurisdiction of incorporation or organization)	20-2355224 (I.R.S. Employer Identification No.)
17782 Sky Park Circle Irvine, CA (Address of principal executive offices)	92614-6404 (Zip Code)

(714) 662-5565
(Telephone number)

Securities registered pursuant to Section 12(b) of the Act:

NONE

Securities registered pursuant to section 12(g) of the Act:

UNITS OF LIMITED PARTNERSHIP INTEREST
(Title of Class)

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act
Yes_____ No___X__

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.
Yes_____ No ___X__

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.
Yes _X__ No _____

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).
Yes __X__ No _________

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (229.405 of this chapter) is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.
☒

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See definition of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.
Large accelerated filer___ Accelerated filer___ Non-accelerated filer___X__Smaller reporting company_____

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).
Yes____ No__X__

State the aggregate market value of the voting and non-voting common equity held by non-affiliates computed by reference to the price at which the common equity was last sold, or the average bid and asked price of such common equity, as of the last business day of the registrant's most recently completed second fiscal quarter.

INAPPLICABLE

DOCUMENTS INCORPORATED BY REFERENCE

List hereunder the following documents if incorporated by reference and the Part of the Form 10-K (e.g., Part I, Part II, etc.) into which the document is incorporated: (1) Any annual report to security holders; (2) Any proxy or information statement; and (3) Any prospectus filed pursuant to Rule 424(b) or (c) under the Securities Act of 1933. The listed documents should be clearly described for identification purposes (e.g., annual report to security holders for fiscal year ended December 24, 1980).

NONE

Report of Independent Registered Public Accounting Firm

To the Partners
WNC Housing Tax Credit Fund VI, L.P., Series 13

Opinion on the Financial Statements

We have audited the accompanying balance sheets of WNC Housing Tax Credit Fund VI, L.P., Series 13 (the "Partnership") as of March 31, 2018 and 2017, the related statements of operations, partners' equity (deficit), and cash flows for each of the years in the three-year period ended March 31, 2018, and the related notes (collectively referred to as the "financial statements"). In our opinion, based on our audit and the reports of the other auditors, the financial statements present fairly, in all material respects, the financial position of the Partnership as of March 31, 2018 and 2017, and the results of its operations and its cash flows for each of the years in the three-year period ended March 31, 2018, in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion

These financial statements are the responsibility of the Partnership's management. Our responsibility is to express an opinion on the Partnership's financial statements based on our audits. We did not audit the financial statements of certain Local Limited Partnerships, which investments represent $X,XXX,XXX and $1,844,381 of the total Partnership assets as of March 31, 2018 and 2017, respectively, and $(XXX,XXX), $(191,716) and $(181,427) of loss of the total Partnership loss for the years ended March 31, 2018, 2017 and 2016, respectively. Those statements were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to those Local Limited Partnerships, is based solely on the reports of the other auditors. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) ("PCAOB") and are required to be independent with respect to the Partnership in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. The Partnership is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. As part of our audits, we are required to obtain an understanding of internal control over financial reporting, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control over financial reporting. Accordingly, we express no such opinion.

Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

Supplemental Information

The schedule listed under Part IV, Item 15(a)(2) of Form 10-K related to each of the three years in the period ended March 31, 2018 has been subjected to audit procedures performed in conjunction with the audit of WNC Housing Tax Credit Fund VI, L.P., Series 13's financial statements. The schedule is the responsibility of the Partnership's management. Our audit procedures included determining whether the schedule reconciles to the financial statements or the underlying accounting and other records, as applicable, and performing procedures to test the completeness and accuracy of the information presented in the schedule. In forming our opinion on the schedule, we evaluated whether the schedule, including its form and content, is presented in conformity with the Securities and Exchange Commission's rules. In our opinion, the schedule is fairly stated, in all material respects, in relation to the financial statements as a whole.

We have served as the Partnership's auditor since 2006.

/s/ CohnReznick, LLP
Bethesda, Maryland

WNC HOUSING TAX CREDIT FUND VI, L.P., SERIES 13
(A California Limited Partnership)

BALANCE SHEETS

	March 31, 2018		March 31, 2017
ASSETS			
Cash and cash equivalents	$	305,043	$ 271,941
Investments in Local Limited Partnerships, net (Notes 2 and 3)		1,406,121	2,286,745
Due from affiliates, net (Note 6)		-	-
Total Assets	$	1,711,164	$ 2,558,686
LIABILITIES AND PARTNERS' EQUITY (DEFICIT)			
Liabilities:			
Payables to Local Limited Partnerships (Note 5)	$	245,113	$ 245,113
Accrued fees and expenses due to General Partner and Affiliates (Note 3)		1,486,897	1,479,730
Total Liabilities		1,732,010	1,724,843
Partners' Equity (Deficit)			
General Partner		573,310	574,165
Limited Partners (25,000 Partnership Units authorized, 20,757 and 20,807 Partnership Units issued and outstanding, respectively)		(594,156)	259,678
Total Partners' Equity (Deficit)		(20,846)	833,843
Total Liabilities and Partners' Equity (Deficit)	$	1,711,164	$ 2,558,686

See accompanying notes to financial statements

WNC HOUSING TAX CREDIT FUND VI, L.P., SERIES 13
(A California Limited Partnership)

STATEMENTS OF OPERATIONS

	For the Years Ended March 31, 2018	2017	2016
Operating income:			
Reporting fees	$ 3,558	$ 4,825	$ 15,291
Distribution income	5,219	-	38,957
Total operating income	8,777	4,825	54,248
Operating expenses and loss:			
Amortization	-	463	2,627
Asset management fees	65,975	68,464	111,977
Asset management expenses	425	740	6,380
Accounting and legal fees	29,275	118,233	330,768
Write off of advances to Local Limited Partnerships (Note 6)	-	-	228,544
Write off of other assets	-	2,643	-
Impairment loss	652,206	702,972	1,052,460
Other	35,069	58,164	263,551
Total operating expenses and loss	782,950	951,679	1,996,307
Loss from operations	(774,173)	(946,854)	(1,942,059)
Equity in losses of Local Limited Partnerships	(228,418)	(245,681)	(279,147)
Other income	110,491	-	1,486,040
Gain on sale of Local Limited Partnerships	36,767	-	1,159,711
Interest income	644	306	172
Net income (loss)	$ (854,689)	$ (1,192,229)	$ 424,717
Net income (loss) allocated to:			
General Partner	$ (855)	$ (1,192)	$ 425
Limited Partners	$ (853,834)	$ (1,191,037)	$ 424,292
Net income (loss) per Partnership Unit	$ (41.13)	$ (57.24)	$ 20.27
Outstanding weighted Partnership Units	20,757	20,807	20,931

See accompanying notes to financial statements

WNC HOUSING TAX CREDIT FUND VI, L.P., SERIES 13
(A California Limited Partnership)

STATEMENTS OF PARTNERS' EQUITY (DEFICIT)

For the Years Ended March 31, 2018, 2017 and 2016

	General Partner	Limited Partners	Total
Partners' equity (deficit) at March 31, 2015	$ (16,853)	$ 1,273,687	$ 1,256,834
Distributions	-	(247,264)	(247,264)
Net income	425	424,292	424,717
Partners' equity (deficit) at March 31, 2016	(16,428)	1,450,715	1,434,287
Forgiveness of debt (Note 7)	591,785	-	591,785
Net loss	(1,192)	(1,191,037)	(1,192,229)
Partners' equity at March 31, 2017	574,165	259,678	833,843
Net loss	(855)	(853,834)	(854,689)
Partners' equity at March 31, 2018	$ 573,310	$ (594,156)	$ (20,846)

See accompanying notes to financial statements

WNC HOUSING TAX CREDIT FUND VI, L.P., SERIES 13
(A California Limited Partnership)

STATEMENTS OF CASH FLOWS

For the Years Ended March 31, 2018, 2017 and 2016

	2018	2017	2016
Cash flows from operating activities:			
Net income (loss)	$ (854,689)	$ (1,192,229)	$ 424,717
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:			
Amortization	-	463	2,627
Equity in losses of Local Limited Partnerships	228,418	245,681	279,147
Impairment loss	652,206	702,972	1,052,460
(Increase) decrease in other assets	-	2,643	(2,643)
Gain on sale of Local Limited Partnerships	(36,767)	-	(1,159,711)
Increase (decrease) in accrued fees and expenses due to General Partner and affiliates	7,167	197,329	(124,091)
Write off of advances to Local Limited Partnerships	-	-	228,544
Net cash provided by (used in) operating activities	(3,665)	(43,141)	701,050
Cash flows from investing activities:			
Contributions to Local Limited Partnerships	-	-	(9,644)
Advances to Local Limited Partnerships	-	-	(228,544)
Net proceeds from sale of Local Limited Partnerships	36,767	-	1,117,231
Net cash provided by investing activities	36,767	-	879,043
Cash Flows from financing activities:			
Reimbursement of advances received from General Partner and affiliates	-	-	(1,590,521)
Net cash used in financing activities	-	-	(1,590,521)
Net increase (decrease) in cash and cash equivalents	33,102	(43,141)	(10,428)
Cash and cash equivalents, beginning of period	271,941	315,082	325,510
Cash and cash equivalents, end of period	$ 305,043	$ 271,941	$ 315,082
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION			
Taxes paid	$ 800	$ 800	$ 800

STATEMENTS OF CASH FLOWS, continued

For the Years Ended March 31, 2018, 2017 and 2016

	2018	2017	2016
NONCASH INVESTING AND FINANCING ACTIVITIES:			
The Partnership has decreased its investments in Local Limited Partnerships and decreased its capital contributions payable for tax credits not generated.	$ -	$ -	$ 77,961
Limited Partner equity was decreased and due to General Partner and affiliates was increased for distributions paid on behalf of the Partnership.	$ -	$ -	$ 247,264
General Partner's equity was increased and due to General Partner and affiliates was decreased for forgiveness of debt from advances previously made to the Partnership.	$ -	$ 591,785	$ -

See accompanying notes to financial statements

NOTES TO FINANCIAL STATEMENTS

For the Years Ended March 31, 2018, 2017, and 2016

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

WNC Housing Tax Credit Fund VI, L.P., Series 13, a California Limited Partnership (the "Partnership"), was formed on February 7, 2005 under the laws of the State of California, and commenced operations on December 14, 2005. The Partnership was formed to invest primarily in other limited partnerships and limited liability companies (the "Local Limited Partnerships") which own multi-family housing complexes ("Housing Complexes") that are eligible for Federal low income housing tax credits ("Low Income Housing Tax Credits"). The local general partners (the "Local General Partners") of each Local Limited Partnership retain responsibility for maintaining, operating and managing the Housing Complex. Each Local Limited Partnership is governed by its agreement of limited partnership (the "Local Limited Partnership Agreement").

The general partner of the Partnership is WNC National Partners, LLC (the "General Partner"). The general partner of the General Partner is WNC & Associates, Inc. ("Associates"). The chairman and the president of Associates owns all of the outstanding stock of Associates. The business of the Partnership is conducted primarily through Associates, as the Partnership and General Partner have no employees of their own.

The Partnership shall continue in full force and effect until December 31, 2070, unless terminated prior to that date, pursuant to the partnership agreement or law.

The financial statements include only activity relating to the business of the Partnership and do not give effect to any assets that the partners may have outside of their interests in the Partnership, or to any obligations, including income taxes of the partners.

Pursuant to a registration statement filed with the U.S. Securities and Exchange Commission (the "SEC") on April 18, 2005, the Partnership commenced a public offering of 25,000 units of limited partnership interest ("Partnership Units") at a price of $1,000 per Partnership Unit. The required minimum offering amount of $1,400,000 was achieved by December 14, 2005. Total subscriptions for 20,981 Partnership Units had been accepted, representing $20,965,400, which is net of volume discounts of $4,540 and dealer discounts of $11,060. Holders of Partnership Units are referred to herein as "Limited Partners." As of March 31, 2018 and 2017, a total of 20,757 and 20,807 Partnership Units, respectively, remain outstanding. The General Partner has a 0.1% interest in operating profits and losses, taxable income and losses, in cash available for distribution from the Partnership and tax credits. The Limited Partners will be allocated the remaining 99.9% interest in proportion to their respective investments. This offering was closed on September 21, 2006.

The proceeds from the disposition of any of the Housing Complexes will be used first to pay debts and other obligations per the respective Local Limited Partnership Agreement. Any remaining proceeds will then be paid to the partners of the Local Limited Partnership, including the Partnership, in accordance with the terms of the particular Local Limited Partnership Agreement. The sale of a Housing Complex may be subject to other restrictions and obligations. Accordingly, there can be no assurance that a Local Limited Partnership will be able to sell its Housing Complex. Even if it does so, there can be no assurance that any significant amounts of cash will be distributed to the Partnership. Should such distributions occur, the Limited Partners will be entitled to receive distributions from the proceeds remaining after payment of Partnership obligations and funding reserves, equal to their capital contributions and their return on investment (as defined in the Partnership Agreement). The General Partner would then be entitled to receive proceeds equal to their capital contributions from the remainder. Any additional sale or refinancing proceeds will be distributed 90% to the Limited Partners (in proportion to their respective investments) and 10% to the General Partner.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Risks and Uncertainties

An investment in the Partnership and the Partnership's investments in Local Limited Partnerships and their Housing Complexes are subject to risks. These risks may impact the tax benefits of an investment in the Partnership, and the amount of proceeds available for distribution to the Limited Partners, if any, on liquidation of the Partnership's investments. Some of those risks include the following:

The Low Income Housing Tax Credits rules are extremely complicated. Noncompliance with these rules results in the loss of future Low Income Housing Tax Credits and the fractional recapture of Low Income Housing Tax Credits already taken. In most cases the annual amount of Low Income Housing Tax Credits that an individual can use is limited to the tax liability due on the person's last $25,000 of taxable income. The Local Limited Partnerships may be unable to sell the Housing Complexes at a price which would result in the Partnership realizing cash distributions or proceeds from the transaction. Accordingly, the Partnership may be unable to distribute any cash to its Limited Partners. Low Income Housing Tax Credits may be the only benefit from an investment in the Partnership.

The Partnership has invested in a limited number of Local Limited Partnerships. Such limited diversity means that the results of operation of each single Housing Complex will have a greater impact on the Partnership. With limited diversity, poor performance of one Housing Complex could impair the Partnership's ability to satisfy its investment objectives. Each Housing Complex is subject to mortgage indebtedness. If a Local Limited Partnership failed to pay its mortgage, it could lose its Housing Complex in foreclosure. If foreclosure were to occur during the first 15 years (the "Compliance Period"), the loss of any remaining future Low Income Housing Tax Credits, a fractional recapture of prior Low Income Housing Tax Credits, and a loss of the Partnership's investment in the Housing Complex would occur. The Partnership is a limited partner or non-managing member of each Local Limited Partnership. Accordingly, the Partnership will have very limited rights with respect to management of the Local Limited Partnerships. The Partnership will rely totally on the Local General Partners. Neither the Partnership's investments in Local Limited Partnerships, nor the Local Limited Partnerships' investments in Housing Complexes, are readily marketable. To the extent the Housing Complexes receive government financing or operating subsidies, they may be subject to one or more of the following risks: difficulties in obtaining tenants for the Housing Complexes; difficulties in obtaining rent increases; limitations on cash distributions; limitations on sales or refinancing of Housing Complexes; limitations on transfers of interests in Local Limited Partnerships; limitations on removal of Local General Partners; limitations on subsidy programs; and possible changes in applicable regulations. Uninsured casualties could result in loss of property and Low Income Housing Tax Credits and recapture of Low Income Housing Tax Credits previously taken. The value of real estate is subject to risks from fluctuating economic conditions, including employment rates, inflation, tax, environmental, land use and zoning policies, supply and demand of similar properties, and neighborhood conditions, among others.

The ability of Limited Partners to claim tax losses from the Partnership is limited. The IRS may audit the Partnership or a Local Limited Partnership and challenge the tax treatment of tax items. The amount of Low Income Housing Tax Credits and tax losses allocable to the Limited Partners could be reduced if the IRS were successful in such a challenge. The alternative minimum tax could reduce tax benefits from an investment in the Partnership. Changes in tax laws could also impact the tax benefits from an investment in the Partnership and/or the value of the Housing Complexes.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

The Partnership currently has insufficient working capital to fund its operations. Associates has agreed to continue providing advances sufficient enough to fund the operations and working capital requirements of the Partnership through June 30, 2019.

Anticipated future and existing cash resources of the Partnership are not sufficient to pay existing liabilities of the Partnership. A significant portion of the existing liabilities are the payables to Local Limited Partnerships and those payables are the first priority to be paid. If the Partnership does not have enough cash to pay those liabilities the General Partner or an affiliate will fund the necessary cash to pay the liabilities. The remaining portion of the payables is due to the General Partner or an affiliate. Though the amounts payable to the General Partner and/or its affiliates are contractually currently payable, the Partnership anticipates that the General Partner and/or its affiliates will not require the payment of these contractual obligations until capital reserves are in excess of the aggregate of then existing contractual obligations and then anticipated future foreseeable obligations of the Partnership. The Partnership would be adversely affected should the General Partner and/or its affiliates demand current payment of the existing contractual obligations and or suspend services for this or any other reason.

No trading market for the Partnership Units exists or is expected to develop. Limited Partners may be unable to sell their Partnership Units except at a discount and should consider their Partnership Units to be a long-term investment. Individual Limited Partners will have no recourse if they disagree with actions authorized by a vote of the majority of Limited Partners.

Exit Strategy

The Compliance Period for a Housing Complex is generally 15 years following construction or rehabilitation completion. Associates was one of the first in the industry to offer syndicated investments in Low Income Housing Tax Credits. The initial programs have completed their Compliance Periods. Upon the sale of a Local Limited Partnership Interest or Housing Complex after the end of the Compliance Period, there would be no recapture of Low Income Housing Tax Credits. A sale prior to the end of the Compliance Period must satisfy the reasonable belief test to avoid recapture.

With that in mind, the General Partner is continuing its review of the Housing Complexes. The review considers many factors, including extended use requirements (such as those due to mortgage restrictions or state compliance agreements), the condition of the Housing Complexes, Partnership cash flow, and the tax consequences to the Limited Partners from the sale of the Housing Complexes.

Upon identifying those Housing Complexes with the highest potential for a successful sale, refinancing or re-syndication, the Partnership expects to proceed with efforts to liquidate them or the applicable Local Limited Partnership Interests. The objective is to wind down the Partnership after Low Income Housing Tax Credits are no longer available. Local Limited Partnership Interests may be disposed of at any time by the General Partner in its discretion.

The proceeds from the disposition of any Housing Complex will be used first to pay debts and other obligations per the applicable Local Limited Partnership Agreement. Any remaining proceeds will then be paid to the partners of the Local Limited Partnership, including the Partnership, in accordance with the terms of the applicable Local Limited Partnership Agreement.

The sale of a Housing Complex may be subject to other restrictions and obligations. Accordingly, there can be no assurance that a Local Limited Partnership will be able to sell its Housing Complex. Even if it does so, there can be no assurance that any amounts of cash will be distributed to the Limited Partners, as the proceeds first would be used to pay Partnership obligations and to fund reserves. Similarly, there can be no assurance that the Partnership will be able to sell its Local Limited Partnership Interests, or that cash therefrom would be available for distribution to the Limited Partners.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

During the year ended March 31, 2011, the Partnership sold two Local Limited Partnerships, Fernwood Meadows, L.P. ("Fernwood") and Sierra's Run, L.P., ("Sierra's Run"), in order to generate sufficient equity to complete the purchase of additional Low Income Housing Tax Credits for Davenport VII, L.P. ("Davenport").

Fernwood and Sierra's Run will complete their Compliance Periods in 2022; therefore there is a risk of tax credit recapture. The maximum exposure of recapture (excluding the interest and penalties related to the recapture) is $177,508 and $170,246, respectively, for Fernwood and Sierra's Run, which equates to $16.57 per Partnership Unit in the aggregate. Under the circumstances, the General Partner believes there is a reasonable expectation that each Local Limited Partnership will continue to be operated as qualified low income housing for the balance of its Compliance Period, and, accordingly, does not anticipate that there will be any recapture.

As of March 31, 2016, the underlying Housing complexes of Pleasant Village Limited Partnership ("Pleasant Village") and Grove Village Limited Partnership ("Grove Village") were sold resulting in the termination of the Partnership's Local Limited Partnership interest. The Partnership also gifted its Local Limited Partnership interest in 909 4th YMCA Limited Partnership to an unrelated nonprofit corporation. There was no risk of tax credit recapture to the investors for all three of the dispositions.

During the year ended March 31, 2018, the Partnership sold its Local Limited Partnership interest in Head Circle, L.P. ("Head Circle"). Head Circle was appraised for $900,000 and had a mortgage balance of $1,314,966 as of December 31, 2016. The Partnership received $39,417 in cash proceeds, $36,000 of which were used to reimburse the General Partner or affiliates for expenses paid on its behalf and the remaining $3,416 will be retained in reserves for future operating expenses. The Partnership incurred $2,650 in sale related expenses which was netted against the proceeds from the sale in calculating the gain on sale. The Partnership's investment balance is zero; therefore, a gain of $36,767 was recorded. The Compliance Period for Head Circle expired in December 2017, therefore there is no risk of recapture to the investors of the Partnership.

Method of Accounting For Investments in Local Limited Partnerships

The Partnership accounts for its investments in Local Limited Partnerships using the equity method of accounting, whereby the Partnership adjusts its investment balance for its share of the Local Limited Partnerships' results of operations and for any contributions made and distributions received. The Partnership reviews the carrying amount of an individual investment in a Local Limited Partnership for possible impairment at least annually or whenever events or changes in circumstances indicate that the carrying amount of such investment may not be recoverable. Recoverability of such investment is measured by the estimated value derived by management, generally consisting of the product of the remaining future Low Income Housing Tax Credits estimated to be allocable to the Partnership and the estimated residual value to the Partnership. If an investment is considered to be impaired, the Partnership reduces the carrying value of its investment in any such Local Limited Partnership. The accounting policies of the Local Limited Partnerships, generally, are expected to be consistent with those of the Partnership. Costs incurred by the Partnership in acquiring the investments are capitalized as part of the investment account and are being amortized over 27.5 years. (See Notes 2 and 3 to the financial statements).

"Equity in losses of Local Limited Partnerships" for each year ended March 31 has been recorded by the Partnership based on the twelve months of reported results provided by the Local Limited Partnerships for each year ended December 31. Equity in losses from the Local Limited Partnerships allocated to Partnership is not recognized to the extent that the investment balance would be adjusted below zero. If the Local Limited Partnerships report net income in future years, the Partnership will resume applying the equity method only after its share of such net income equals the share of net losses not recognized during the period(s) the equity method was suspended.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

For the Years Ended March 31, 2018, 2017 and 2016

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Distributions received by the Partnership are accounted for as a reduction of the investment balance. Distributions received after the investment has reached zero are recognized as income. As of March 31, 2018 and 2017 two and zero, respectively, of the investment balances had reached zero.

In accordance with the accounting guidance for the consolidation of variable interest entities, the Partnership determines when it should include the assets, liabilities, and activities of a variable interest entity (VIE) in its financial statements, and when it should disclose information about its relationship with a VIE. The analysis that must be performed to determine which entity should consolidate a VIE focuses on control and economic factors. A VIE is a legal structure used to conduct activities or hold assets, which must be consolidated by a company if it is the primary beneficiary because it has (1) the power to direct the activities of the VIE that most significantly impact the VIE's economic performance and (2) the obligation to absorb losses or receive benefits that could potentially be significant to the VIE. If multiple unrelated parties share such power, as defined, no party will be required to consolidate the VIE. Further, the guidance requires continual reconsideration of the primary beneficiary of a VIE.

Based on this guidance, the Local Limited Partnerships in which the Partnership invests meet the definition of a VIE because the owners of the equity at risk in these entities do not have the power to direct their operations. However, management does not consolidate the Partnership's interests in these VIEs, as it is not considered to be the primary beneficiary since it does not have the power to direct the activities that are considered most significant to the economic performance of these entities. The Partnership currently records the amount of its investment in these Local Limited Partnerships as an asset on its balance sheets, recognizes its share of partnership income or losses in the statements of operations, and discloses how it accounts for material types of these investments in its financial statements. The Partnership's balance in investment in Local Limited Partnerships, plus the risk of recapture of tax credits previously recognized on these investments, represents its maximum exposure to loss. The Partnership's exposure to loss on these Local Limited Partnerships is mitigated by the condition and financial performance of the underlying Housing Complexes as well as the strength of the Local General Partners and their guarantee against credit recapture to the investors in the Partnership.

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 revenues and expenses during the reporting period. Actual results could materially differ from those estimates.

Cash and Cash Equivalents

The Partnership considers all highly liquid investments with original maturities of three months or less when purchased to be cash equivalents. As of March 31, 2018 and 2017, the Partnership had $305,043 and $271,941 in cash equivalents, respectively.

Reporting Comprehensive Income

The Partnership had no items of other comprehensive income for all periods presented.

Net Income (Loss) Per Partnership Unit

Net income (loss) per Partnership Unit includes no dilution and is computed by dividing income (loss) allocated to Limited Partners by the weighted average Partnership Units outstanding during the period. Calculation of diluted net income (loss) per Partnership Unit is not required.

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

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 2014 remain open.

Revenue Recognition

The Partnership is entitled to receive reporting fees from the Local Limited Partnerships. The intent of the reporting fees is to offset (in part) administrative costs incurred by the Partnership in corresponding with the Local Limited Partnerships. Due to the uncertainty of the collection of these fees, the Partnership recognizes reporting fees as collections are made.

Amortization

Acquisition fees and costs included in investments in Local Limited Partnerships were being amortized over 27.5 years using the straight-line method. Amortization expense for the years ended March 31, 2018, 2017, and 2016, was $0, $463, and $2,627, respectively. As of March 31, 2017, the acquisition fees and costs were fully amortized or impaired.

Impairment

The Partnership reviews its investments in Local Limited Partnership for impairment at least annually or whenever events or changes in circumstances indicate that the carrying value of such investments may not be recoverable. Impairment is measured by comparing the Partnership's carrying amount in the investment to the sum of the total amount of the remaining future Low Income Housing Tax Credits estimated to be allocated to the Partnership and the estimated residual value to the Partnership. For the years ended March 31, 2018, 2017, and 2016, impairment loss related to investments in Local Limited Partnerships was $652,206, $668,766, and $991,757, respectively.

The Partnership also evaluates its intangibles for impairment in connection with its investments in Local Limited Partnerships. Impairment on the intangibles is measured by comparing the Partnership's total investment balance after impairment of investments in Local Limited Partnerships to the sum of the total of the remaining Low Income Housing Tax Credits allocated to the Partnership and any estimated residual value of the investments. During the years ended March 31, 2018, 2017, and 2016, an impairment loss of $0, $34,206, and $60,703, respectively, was recorded against related intangibles.

Impact of Recent Accounting Pronouncements

In January 2014, the FASB issued an amendment to the accounting and disclosure requirements for investments in qualified affordable housing projects. The amendments provide guidance on accounting for investments by a reporting entity in flow-through limited liability entities that manage or invest in affordable housing projects that qualify for the low-income housing tax credit. The amendments permit reporting entities to make an accounting policy election to account for their investments in qualified affordable housing projects using the proportional amortization method if certain conditions are met. Under the proportional amortization method, an entity amortizes the initial cost of the investment in proportion to the tax credits and other tax benefits received, and recognizes the net investment

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

performance in the income statement as a component of income tax expense (benefit). The amendments are effective for interim and annual periods beginning after December 15, 2014 and should be applied retrospectively to all periods presented. Early adoption is permitted. The adoption of this update did not materially affect the Partnership's financial statements.

In February 2015, the FASB issued ASU No. 2015-02, "Consolidation (Topic 810): Amendments to the Consolidation Analysis". In addition, in October 2016, the FASB issued ASU No. 2016-17, "Consolidation (Topic 810): Interests Held Through Related Parties That Are Under Common Control", to provide further clarification guidance to ASU No. 2015-02. This will improve certain areas of consolidation guidance for reporting organizations that are required to evaluate whether to consolidate certain legal entities such as limited partnerships, limited liability corporations and securitization structures. ASU 2015-02 and ASU 2016-17 simplifies and improves GAAP by: eliminating the presumption that a general partner should consolidate a limited partnership, eliminating the indefinite deferral of FASB Statement No. 167, thereby reducing the number of Variable Interest Entity (VIE) consolidation models from four to two (including the limited partnership consolidation model) and clarifying when fees paid to a decision maker should be a factor to include in the consolidation of VIEs. ASU 2015-02 is effective for periods beginning after December 15, 2015. ASU 2016-17 is effective for periods beginning after December 15, 2016. The adoption of these updates did not materially affect the Partnership's financial statements.

NOTE 2 - INVESTMENTS IN LOCAL LIMITED PARTNERSHIPS

As of March 31, 2018, and 2017, the Partnership has acquired limited partnership interests in 4 and 5 Local Limited Partnerships, each of which owns one Housing Complex consisting of an aggregate of 108 and 146 apartment units, respectively. The respective Local General Partners of the Local Limited Partnerships manage the day-to-day operations of the entities. Significant Local Limited Partnership business decisions require approval from the Partnership. The Partnership, as a limited partner, is entitled to 99.98%, as specified in the Local Limited Partnership agreements, of the operating profits and losses, taxable income and losses and Low Income Housing Tax Credits of the Local Limited Partnerships.

The Partnership's investments in Local Limited Partnerships as shown in the balance sheets at March 31, 2018 and 2017 is approximately $3,946,000 and $3,218,000, respectively, less than the Partnership's equity at the preceding December 31 as shown in the Local Limited Partnerships' combined financial statements presented below. This difference is primarily due to acquisition, selection and other costs related to the acquisition of the investments which have been capitalized in the Partnership's investment account and capital contributions payable to the Local Limited Partnerships which were netted against partner capital in the Local Limited Partnerships' financial statements.

At March 31, 2018 and 2017, the investment accounts in certain Local Limited Partnerships have reached a zero balance. Consequently, a portion of the Partnerships' estimate of its share of losses for the years ended March 31, 2018, 2017 and 2016, amounting to approximately $12,000, $52,000, and $38,000, respectively, have not been recognized. As of March 31, 2018, the aggregate share of net losses from the remaining Local Limited Partnerships not recognized by the Partnership amounted to $12,000.

The Partnership reviews its investments in Local Limited Partnership for impairment at least annually or whenever events or changes in circumstances indicate that the carrying value of such investments may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the investment to the sum of the total amount of the remaining Low Income Housing Tax Credits allocated to the Partnership and any estimated residual value of the investment. For the years ended March 31, 2018, 2017 and 2016, impairment loss related to investments in Local Limited Partnerships was $652,206, $668,766, and $991,757, respectively.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

For the Years Ended March 31, 2018, 2017 and 2016

NOTE 2 - INVESTMENTS IN LOCAL LIMITED PARTNERSHIPS, continued

The Partnership also evaluates its intangibles for impairment in connection with its investments in Local Limited Partnerships. Impairment on the intangibles is measured by comparing the Partnership's total investment balance after impairment of investments in Local Limited Partnerships to the sum of the total of the remaining Low Income Housing Tax Credits allocated to the Partnership and any estimated residual value of the investments. During the years ended March 31, 2018, 2017 and 2016, an impairment loss of $0, $34,206, and $60,703, respectively, was recorded against related intangibles.

The following is a summary of the equity method activity of the investments in Local Limited Partnerships for the periods presented:

	For the Years Ended March 31,		
	2018	2017	2016
Investments per balance sheet, beginning of year	$ 2,286,745	$ 3,235,861	$ 4,648,056
Equity in losses of Local Limited Partnerships	(228,418)	(245,681)	(279,147)
Impairment loss	(652,206)	(702,972)	(1,052,460)
Tax credit adjustments	-	-	(77,961)
Amortization of acquisition fees and costs	-	(463)	(2,627)
Investments per balance sheet, end of year	$ 1,406,121	$ 2,286,745	$ 3,235,861

	For the Years Ended March 31,		
	2018	2017	2016
Investments in Local Limited Partnerships, net	$ 1,406,121	$ 2,286,745	$ 3,201,192
Acquisition fees and costs, net of accumulated amortization of $0, $463, and $1,386	-	-	34,669
Investments per balance sheet, end of year	$ 1,406,121	$ 2,286,745	$ 3,235,861

NOTE 2 - INVESTMENTS IN LOCAL LIMITED PARTNERSHIPS, continued

The financial information from the individual financial statements of the Local Limited Partnerships includes rental and interest subsidies. Rental subsidies are included in total revenues and interest subsidies are generally netted against interest expense. Approximate combined condensed financial information from the individual financial statements of the Local Limited Partnerships as of December 31 and for the years then ended is as follows:

COMBINED CONDENSED BALANCE SHEETS

	2017	2016
ASSETS		
Buildings and improvements, net of accumulated depreciation of 3,197,000 and $3,741,000 respectively	$ 9,747,000	$ 11,117,000
Land	368,000	423,000
Other assets	329,000	525,000
Total Assets	$ 10,444,000	$ 12,065,000
LIABILITIES		
Mortgage and construction loans payable	$ 2,671,000	$ 4,056,000
Due to related parties	1,200,000	1,230,000
Other liabilities	58,000	107,000
Total Liabilities	3,929,000	5,393,000
PARTNERS' EQUITY		
WNC Housing Tax Credit Fund VI, L.P., Series 13	5,352,000	5,505,000
Other Partners	1,163,000	1,167,000
Total Partners' Equity	6,515,000	6,672,000
Total Liabilities and Partners' Equity	$ 10,444,000	$ 12,065,000

COMBINED CONDENSED STATEMENTS OF OPERATIONS

	2017	2016	2015
Revenues	$ 738,000	$ 1,167,000	$ 2,574,000
Expenses:			
Operating expenses	460,000	703,000	2,519,000
Interest expense	155,000	334,000	938,000
Impairment loss	-	-	2,184,000
Depreciation and amortization	356,000	428,000	452,000
Total expenses	971,000	1,465,000	6,093,000
Net loss	$ (233,000)	$ (298,000)	$ (3,519,000)
Net loss allocable to the Partnership	$ (232,000)	$ (298,000)	$ (3,518,000)
Net loss recorded by the Partnership	$ (228,000)	$ (246,000)	$ (279,000)

NOTE 2 - INVESTMENTS IN LOCAL LIMITED PARTNERSHIPS, continued

Certain Local Limited Partnerships have incurred operating losses and/or have working capital deficiencies. In the event these Local Limited Partnerships continue to incur significant operating losses, additional capital contributions by the Partnership and/or the Local General Partner may be required to sustain the operations of such Local Limited Partnerships. If additional capital contributions are not made when they are required, the Partnership's investment in certain Local Limited Partnerships could be impaired, and the loss and recapture of the related Low Income Housing Tax Credits could occur.

Troubled Housing Complex

Davenport started construction in October 2006 and was scheduled to be completed in June 2008. Construction was delayed due to the original Local General Partner defaulting on his construction guarantee, and resulting in disputed mechanic liens on the property. In November 2008, a co-Local General Partner, Shelter Resource Corporation, was admitted into the Partnership, due to restrictions implemented by the Iowa Finance Authority ("IFA"). Subsequently, with IFA's approval, the defaulting original Local General Partner was removed from the Partnership leaving Shelter Resource Corporation as the sole Local General Partner.

As of March 31, 2010, the property was 100% completed and a certificate of occupancy was granted for both buildings in December 2009. The Partnership engaged all sub-contractors to sign new construction contracts, along with lien releases for any and all work done after their engagement. During the year ended March 31, 2011, the Partnership voluntarily advanced $846,175 to Davenport for construction related costs. There were no additional advances made to Davenport due to the additional investment made, as discussed below.

The project was fully completed as of March 31, 2010 and it achieved stabilized operations by June 2010. In June 2010 the property achieved 85% occupancy and has maintained occupancy of 80% to 100% to the date of this filing. Davenport has been awarded state historical tax credits from the State of Iowa, federal historical credits and federal Low Income Housing Tax Credits. The State historical credits are given in the form of a refund check from the State in conjunction with the State tax return filing. The net amount of the check after applicable federal taxes will be contributed back to the property to help fund construction shortfalls. Davenport was also allocated additional federal Low Income Housing Tax Credits as well as federal historical tax credits. Upon the Limited Partners' approval of the dispositions of Sierra Run's and Fernwood, the Partnership made the additional investment in Davenport. See the exit strategy in Note 1 regarding the dispositions of Sierra's Run and Fernwood. On July 1, 2010, the Partnership committed additional capital to Davenport in the amount of $2,490,651. This additional commitment generated $408,710 of federal historic credits and $3,582,550 of additional federal Low Income Housing Tax Credits which were allocated to the partners of the Partnership.

As of March 31, 2018, the property is on the watch list due to a low year-to-date DCR, and low replacement reserves. Operating expenses have exceeded the budget by $10,340, due to unanticipated landscaping expense due to damage done by storm in August. The property management agent continues to gradually raise rents, and property performance is trending in a positive direction. Due to the small size of the property, any unanticipated expenses can negatively impact operations and financial performance. The Local General Partner entity and its managing member have provided operating deficit and tax credit guarantees. The guarantor has met its operating deficit obligation pursuant to the lower tier partnership agreement, and the tax credit guaranty remains in place.

Grove Village Limited Partnership and Pleasant Village Limited Partnership were disposed of during the year ended March 31, 2016. These Local Limited partnerships were under IRS audit related to the LIHTCs and the Partnership filed a lawsuit against the Local General Partner. During the year ended March 31, 2015, the Partnership settled the dispute and received $1,300,000 of settlement proceeds which were included in other income. The Partnership also received a final escrow release from the sale of Grove village Limited Partnership totaling $186,040 which was also included in other income for the year ended March 31, 2016.

NOTE 3 - RELATED PARTY TRANSACTIONS

Under the terms of the Partnership Agreement, the Partnership has paid or is obligated to the General Partner or its affiliates for the following items:

Acquisition fees of 7% of the gross proceeds from the sale of Partnership Units as compensation for services rendered in connection with the acquisition of Local Limited Partnerships. As of March 31, 2018 and 2017, the Partnership had incurred cumulative acquisition fees of $1,468,670 which were included in investments in Local Limited Partnerships. Impairment on the intangibles is measured by comparing the Partnership's total investment balance after impairment of investments in Local Limited Partnerships to the sum of the total of the remaining Low Income Housing Tax Credits allocated to the Partnership and the estimated residual value of the investments. If an impairment loss related to the acquisition expenses is recorded, the accumulated amortization is reduced to zero at that time. As of all periods presented, the fees have been fully amortized or impaired.

Non-accountable acquisition costs of 2% of the gross proceeds from the sale of Partnership Units as an expense reimbursement in connection with the acquisition of Local Limited Partnerships. As of March 31, 2018 and 2017, the Partnership incurred cumulative acquisition costs of $419,620 which were included in investments in Local Limited Partnerships. Impairment on the intangibles is measured by comparing the Partnership's total investment balance after impairment of investments in Local Limited Partnerships to the sum of the total of the remaining Low Income Housing Tax Credits allocated to the Partnership and the estimated residual value of the investments. If an impairment loss related to the acquisition expenses is recorded, the accumulated amortization is reduced to zero at that time. As of all periods presented, the costs have been fully amortized or impaired.

An annual asset management fee accrues in an amount equal to 0.5% of the Invested Assets of the Partnership, as defined. "Invested Assets" is defined as the sum of the Partnership's Investment in Local Limited Partnerships, plus the reserves of the Partnership of up to 5% of gross Partnership Unit sales proceeds, and the Partnership's allocable share of the amount of the mortgage loans and other debts related to the Housing Complexes owned by such Local Limited Partnerships. Management fees of $65,975, $68,464, and $111,977 were incurred during the years ended March 31, 2018, 2017 and 2016, respectively. Payments of $96,706, $0, and $0 were made during the years ended March 31, 2018, 2017 and 2016, respectively.

The Partnership will reimburse the General Partner or its affiliates for operating expenses incurred on behalf of the Partnership and paid for by the General Partner or its affiliates on behalf of the Partnership. Operating expense reimbursements were $29,315, $20,845, and $629,981 during the years ended March 31, 2018, 2017 and 2016, respectively.

A subordinated disposition fee will be paid in an amount equal to 1% of the sales price of real estate sold. Payment of this fee is subordinated to the Limited Partners receiving a return on investment (as defined in the Partnership Agreement) and is payable only if the General Partner or its affiliates render services in the sales effort. No disposition fees have been incurred for the three years presented.

WNC Holding, LLC ("Holding"), a wholly owned subsidiary of Associates, acquires investments in Local Limited Partnerships using funds from a secured warehouse line of credit. Such investments are warehoused by Holding until transferred to syndicated partnerships as investors are identified. The transfer of the warehoused investments is typically achieved through the admittance of the syndicated partnership as the Limited Partner of the Local Limited Partnership and the removal of Holding as the Limited Partner. Consideration paid to Holding for the transfer of its interest in the Local Limited Partnership generally consists of cash reimbursement of capital contribution installment(s) paid to the Local Limited Partnerships by Holding, assumption of the remaining capital contributions payable due to the Local Limited Partnership and

NOTE 3 - RELATED PARTY TRANSACTIONS, continued

financing costs and interest charged by Holding. As of all periods presented, the Partnership incurred financing costs of $772 and interest of $267 which are included in investments in Local Limited Partnerships. Impairment on the intangibles is measured by comparing the Partnership's total investment balance after impairment of investments in Local Limited Partnerships to the sum of the total of the remaining Low Income Housing Tax Credits allocated to the Partnership. If an impairment loss related to the capitalized warehouse interest and costs are recorded, the accumulated amortization is reduced to zero at that time. As of all periods presented, the financing costs and interest were fully amortized or impaired.

The accrued fees and expenses due to General Partner and affiliates consist of the following at:

	March 31, 2018	March 31, 2017
Asset management fee payable	$ 1,396,874	$ 1,427,605
Reimbursements for expenses paid by the General Partner or an affiliate	90,023	52,125
Total	$ 1,486,897	$ 1,479,730

The Partnership currently has insufficient working capital to fund its operations. Associates has agreed to continue providing advances sufficient enough to fund the operations and working capital requirements of the Partnership through June 30, 2019.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

For the Years Ended March 31, 2018, 2017 and 2016

NOTE 4 - QUARTERLY RESULTS OF OPERATIONS (UNAUDITED)

The following is a summary of the quarterly operations for the years ended March 31 (rounded):

	June 30	September 30	December 31	March 31
2018				
Income	$ -	$ 9,000	$ -	$ -
Operating expenses and loss	(676,000)	(47,000)	(40,000)	(20,000)
Loss from operations	(676,000)	(38,000)	(40,000)	(20,000)
Equity in losses of Local Limited Partnerships	(61,000)	(61,000)	(61,000)	(45,000)
Gain on sale of Local Limited Partnerships	-	-	38,000	(1,000)
Other income	59,000	51,000	-	-
Net loss	(678,000)	(48,000)	(63,000)	(66,000)
Net loss available to Limited Partners	(677,000)	(48,000)	(63,000)	(66,000)
Net loss per Partnership Unit	(33)	(2)	(3)	(3)

	June 30	September 30	December 31	March 31
2017				
Income	$ -	$ 4,000	$ -	$ 1,000
Operating expenses and loss	(696,000)	(160,000)	(24,000)	(72,000)
Loss from operations	(696,000)	(156,000)	(24,000)	(71,000)
Equity in losses of Local Limited Partnerships	(70,000)	(70,000)	(70,000)	(36,000)
Net loss	(766,000)	(226,000)	(94,000)	(107,000)
Net loss available to Limited Partners	(765,000)	(226,000)	(94,000)	(106,000)
Net loss per Partnership Unit	(37)	(11)	(4)	(5)

NOTES TO FINANCIAL STATEMENTS - CONTINUED

For the Years Ended March 31, 2018, 2017 and 2016

NOTE 4 - QUARTERLY RESULTS OF OPERATIONS (UNAUDITED), continued

2016	June 30	September 30	December 31	March 31
Income	$ -	$ -	$ 4,000	$ 50,000
Operating expenses and loss	(1,275,000)	(285,000)	(108,000)	(328,000)
Loss from operations	(1,275,000)	(285,000)	(104,000)	(278,000)
Equity in losses of Local Limited Partnerships	(4,000)	(4,000)	(4,000)	(267,000)
Gain on sale of Local Limited Partnerships	-	-	6,000	1,154,000
Other income	103,000	1,300,000	-	83,000
Net income (loss)	(1,176,000)	1,011,000	(102,000)	692,000
Net income (loss) available to Limited Partners	(1,174,000)	1,011,000	(101,000)	688,000
Net income (loss) per Partnership Unit	(56)	48	(5)	33

NOTE 5 – PAYABLES TO LOCAL LIMITED PARTNERSHIPS

Payables to Local Limited Partnerships amounting to $245,113 at March 31, 2018 and 2017, respectively, represent amounts which are due at various times based on conditions specified in the Local Limited Partnership agreements. These contributions are payable in installments and are generally due upon the Local Limited Partnerships achieving certain operating and development benchmarks (generally within two years of the Partnership's initial investment). The payables to Local Limited Partnerships are subject to adjustment in certain circumstances.

NOTE 6 – DUE FROM AFFILIATES, NET

The Partnership is not obligated to fund advances to the Local Limited Partnerships. Occasionally, when Local Limited Partnerships encounter operational issues the Partnership may decide to advance funds to assist the Local Limited Partnership with its operational issues.

As of both March 31, 2018 and 2017, the Partnership advanced $763,336 to Davenport Housing VII, L.P., in which the Partnership is a limited partner. During the year ended March 31, 2016, total advances of $4,000 were made and written off due to collectability.

As of March 31, 2016, the Partnership advanced $2,880,986 to Pleasant Village, L.P. in which the Partnership was a limited partner. During the year ended March 31, 2016, total advances of $224,544 were made and written off due to collectability, and $1,529,133 of receivables and related allowances were written off due to the disposition of Pleasant Village.

NOTE 7 – FORGIVENESS OF DEBT

During the year ended March 31, 2017, the Partnership was relieved of debt which was owed to the General Partner or an affiliate totaling $591,785. The debt was a result of advances that had previously been made to the Partnership by the General Partner or affiliate to aid the Partnership with operational issues. The forgiveness of debt is accounted for as an equity transaction.

WNC Housing Tax Credit Fund VI, L.P., Series 13
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