

**EAGLE POINTE DEVELOPMENT I, L.P.**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2023 AND 2022**

EAGLE POINTE DEVELOPMENT I, L.P.

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## INDEPENDENT AUDITORS' REPORT

To the Partners  
Eagle Pointe Development I, L.P.

### **Opinion**

We have audited the accompanying financial statements of Eagle Pointe Development I, L.P., (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2023 and 2022, 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Eagle Pointe Development I, L.P. as of December 31, 2023 and 2022, 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.

### **Basis for Opinion**

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Eagle Pointe Development I, L.P. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Pointe Development I, L.P.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. We will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Eagle Pointe Development I, L.P.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Eagle Pointe Development I, L.P.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental information on pages 20 through 23 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 March 09, 2024, on our consideration of Eagle Pointe Development I, L.P.'s internal control over financial reporting and 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 solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Eagle Pointe Development I, L.P.'s 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 Eagle Pointe Development I, L.P.'s internal control over financial reporting and compliance.



Monroe, Louisiana  
March 09, 2024

EAGLE POINTE DEVELOPMENT I, L.P.  
BALANCE SHEETS  
DECEMBER 31, 2023 AND 2022

ASSETS

	<u>2023</u>	<u>2022</u>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 16,776	\$ -
Accounts Receivable - Tenants	25	11
Prepaid Expenses	25,512	24,595
Total Current Assets	<u>42,313</u>	<u>24,606</u>
<b>RESTRICTED DEPOSITS AND FUNDED RESERVES</b>		
Replacement Reserve Escrow	116,880	131,523
Operating Deficit Reserve	104,708	104,603
Tenants' Security Deposits	19,811	18,870
Real Estate Tax and Insurance Escrow	128	18,556
Total Restricted Deposits and Funded Reserves	<u>241,527</u>	<u>273,552</u>
<b>PROPERTY AND EQUIPMENT</b>		
Buildings	3,208,649	3,208,649
Land Improvements	108,520	98,401
Furniture and Equipment	156,348	156,348
Total	<u>3,473,517</u>	<u>3,463,398</u>
Less: Accumulated Depreciation	<u>(1,795,523)</u>	<u>(1,709,833)</u>
Net Depreciable Assets	1,677,994	1,753,565
Land	10,000	10,000
Total Property and Equipment	<u>1,687,994</u>	<u>1,763,565</u>
<b>OTHER ASSETS</b>		
Syndication Cost	<u>133,279</u>	<u>133,279</u>
Net Amortizable Assets	<u>133,279</u>	<u>133,279</u>
Total Other Assets	<u>133,279</u>	<u>133,279</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 2,105,113</u></u>	<u><u>\$ 2,195,002</u></u>

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

EAGLE POINTE DEVELOPMENT I, L.P.  
BALANCE SHEETS  
DECEMBER 31, 2023 AND 2022

LIABILITIES AND PARTNERS' EQUITY

	<u>2023</u>	<u>2022</u>
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 53,792	\$ 41,679
Prepaid Rent	159	71
Accrued Interest Payable	5,533	2,956
Asset Management Fees Payable	2,009	1,876
Due to Related Parties	135,809	63,732
Current Portion of Long-Term Debt	22,876	553,652
Total Current Liabilities	220,178	663,966
<b>DEPOSITS</b>		
Tenants' Security Deposits	9,751	9,501
Total Deposits	9,751	9,501
<b>LONG-TERM LIABILITIES</b>		
Mortgage Payable	506,265	-
Notes Payable - HABC (AHP Loan)	175,000	175,000
Notes Payable - HOME Funds	399,916	399,916
Accrued Interest - HOME Funds	399,051	377,399
Accrued Interest - HABC	174,863	166,113
Development Costs Payable	40,258	40,258
Total Long-Term Liabilities	1,695,353	1,158,686
Total Liabilities	1,925,282	1,832,153
<b>PARTNERS' EQUITY</b>		
Partners' Equity (Deficit)	179,831	362,849
<b>TOTAL LIABILITIES AND PARTNERS' EQUITY</b>	<b>\$ 2,105,113</b>	<b>\$ 2,195,002</b>

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

EAGLE POINTE DEVELOPMENT I, L.P.  
STATEMENTS OF OPERATIONS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<b>REVENUE</b>		
Tenant Rents	\$ 317,934	\$ 298,304
Late Fees, Deposit Forfeitures, Etc.	8,945	8,074
Total Revenue	<u>326,879</u>	<u>306,378</u>
<b>EXPENSES</b>		
Maintenance and Repairs	156,737	111,688
Utilities	60,447	58,638
Administrative	74,140	80,593
Management Fees	16,231	15,262
Insurance	36,357	22,134
Interest	72,501	75,089
Depreciation and Amortization	85,691	84,860
Total Expenses	<u>502,104</u>	<u>448,264</u>
Income (Loss) from Rental Operations	<u>(175,225)</u>	<u>(141,886)</u>
<b>OTHER INCOME AND (EXPENSES)</b>		
Interest Income	245	250
Asset Management Fee	(8,038)	(7,504)
Total Other Income (Expense)	<u>(7,793)</u>	<u>(7,254)</u>
Net Income (Loss)	<u>\$ (183,018)</u>	<u>\$ (149,140)</u>

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



EAGLE POINTE DEVELOPMENT I, L.P.  
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>Total</u>	<u>GENERAL PARTNER</u>	<u>LIMITED PARTNERS</u>	
		Bossier Housing Corporation, Inc.	SCDC, LLC	Nationwide Affordable Housing Fund 16, LLC
Partners' Equity (Deficit), January 1, 2022	\$ 511,989	\$ (169)	\$ (21)	\$ 512,179
Net Income (Loss)	<u>(149,140)</u>	<u>(15)</u>	<u>(1)</u>	<u>(149,124)</u>
Partners' Equity (Deficit), December 31, 2022	\$ 362,849	\$ (184)	\$ (22)	\$ 363,055
Net Income (Loss)	<u>(183,018)</u>	<u>(18)</u>	<u>(2)</u>	<u>(182,998)</u>
Partners' Equity (Deficit), December 31, 2023	<u>\$ 179,831</u>	<u>\$ (202)</u>	<u>\$ (24)</u>	<u>\$ 180,057</u>
Profit and Loss Percentages	<u>100.00%</u>	<u>0.01%</u>	<u>0.001%</u>	<u>99.989%</u>

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

EAGLE POINTE DEVELOPMENT I, L.P.  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net Income (Loss)	\$ (183,018)	\$ (149,140)
Adjustments to Reconcile Net Income (Loss) to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation and Amortization	85,691	84,860
(Increase) Decrease in:		
Accounts Receivable - Tenants	(14)	74
Prepaid Expense	(917)	(10,631)
Increase (Decrease) in:		
Accounts Payable	12,113	16,397
Prepaid Rent	88	(651)
Accrued Interest Payable	2,577	218
Asset Management Fee Payable	133	120
Tenants' Security Deposits	249	(251)
Net Cash Provided (Used) by Operating Activities	<u>(83,098)</u>	<u>(59,004)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of Fixed Assets	<u>(10,119)</u>	<u>(15,820)</u>
Net Cash Provided (Used) by Investing Activities	<u>(10,119)</u>	<u>(15,820)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Payments on Mortgage Payable	(25,728)	(26,662)
Interest on Loan Fees	1,217	1,278
Increase (Decrease) in Due to Related Parties	72,077	53,982
Increase (Decrease) in Accrued Interest - Home Funds	21,652	21,652
Increase (Decrease) in Accrued Interest - HABC (AHP) Loan	8,750	8,750
Net Cash Provided (Used) by Financing Activities	<u>77,968</u>	<u>59,000</u>
Net Increase (Decrease) in Cash and Restricted Cash	(15,249)	(15,824)
Cash and Restricted Cash, Beginning of Year	<u>273,552</u>	<u>289,376</u>
Cash and Restricted Cash, End of Year	<u>\$ 258,303</u>	<u>\$ 273,552</u>

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

EAGLE POINTE DEVELOPMENT I, L.P.  
 STATEMENTS OF CASH FLOWS (CONTINUED)  
 FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
Reconciliation of cash and restricted cash reported within the balance sheets that sum to the total of the same such amounts in the statements of cash flows.		
Cash and Cash Equivalents	\$ 16,776	\$ -
Replacement Reserve Escrow	116,880	131,523
Tenants' Security Deposits	19,811	18,870
Operating Deficit Reserve	104,708	104,603
Real Estate Tax and Insurance Escrow	<u>128</u>	<u>18,556</u>
Total Cash and Restricted Cash	<u>\$ 258,303</u>	<u>\$ 273,552</u>
Supplemental Disclosures of Cash Flow Information:		
Cash Paid During the Year for:		
Interest	<u>\$ 38,305</u>	<u>\$ 43,191</u>

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

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE A - ORGANIZATION

Eagle Pointe Development I, L.P. (the Partnership) is a limited partnership organized under the laws of the State of Louisiana. The Partnership was organized in 2001 to develop, construct, own, maintain and operate a forty-four-unit apartment complex intended for rental to persons of low and moderate income. The apartment complex, The Village of Eagle Pointe I Apartments (the Complex), is located in Bossier City, Louisiana. The Complex has qualified and been allocated low-income housing tax credits pursuant to Internal Revenue Code Section 42 (Section 42) which regulates the use of the Complex as to occupant eligibility and unit gross rent, among other requirements. The major activities of the Partnership are governed by the Amended and Restated Partnership Agreement (Partnership Agreement) and are subject to the administrative directives, rules, and regulations of federal and state regulatory agencies, including but not limited to, the Louisiana Housing Corporation. Such administrative directives, rules, and regulations are subject to change by federal and state agencies.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows:

Basis of Accounting

The financial statements of the Partnership are prepared on the accrual basis of accounting and in accordance with accounting principles generally accepted in the United States of America.

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 differ from those estimates.

Cash and Cash Equivalents

For purposes of the statements of cash flows, cash and cash equivalents represent unrestricted cash and all highly liquid and unrestricted debt instruments purchased with a maturity of three months or less.

Cash and Other Deposits

The Partnership has various checking, escrow and other deposits at various financial institutions. Accounts at these financial institutions are insured by the Federal Deposit Insurance Corporation up to \$250,000 per institution. At December 31, 2023, the Partnership had \$14,100 in excess of the federally insured limits.

Tenant Receivable and Bad Debt Policy

Tenant rent charges for the current month are due on the first of the month. Tenants who are evicted or moved out are charged with damages or cleaning fees, if applicable. Tenant receivable consists of amounts due for rental income, security deposit, or the charges for damages and cleaning fees. The Partnership does not accrue interest on the tenant receivable balances.

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Partnership provides an allowance for doubtful accounts equal to the estimated uncollectible amounts. The Partnership's estimate is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that the Partnership's estimate of the allowance for doubtful accounts will change. At December 31, 2023 and 2022, accounts receivable is presented net of an allowance for doubtful accounts of \$0 and \$1,332, respectively.

Capitalization and Depreciation

Land, buildings and improvements are recorded at cost. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using the straight-line method. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of operations. Estimated useful lives used for depreciation purposes are as follows:

Buildings	40 years
Land Improvements	20 years
Furniture and Equipment	10 years

Amortization

Permanent closing fees resulting from legal costs incurred during closing to permanent financing are amortized over the term of the loan using the straight-line method.

Organization costs are expensed as incurred.

Tax credit monitoring fees are amortized over the fifteen-year Low-Income Tax Credit Compliance period, using the straight-line method.

Debt Issuance Costs

Debt issuance costs, net of accumulated amortization, are reported as a direct reduction of the obligation to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using the interest method.

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.

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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 their carrying amounts, 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, 2023 and 2022.

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 March 09, 2024 (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.

NOTE C - RESTRICTED DEPOSITS AND FUNDED RESERVES

Operating Deficit Reserve

The General Partner shall establish and at all times maintain an operating deficit reserve in the amount of \$102,250 (the "Target Amount"), as a Development Cost which shall be funded from the proceeds of the third installment of the capital contribution. The Operating Reserve funds shall be maintained in a Partnership account and shall be prudently invested at the direction of the General Partner and is governed by the Partnership Agreement. The General Partner shall be permitted to make withdrawals from the Operating Reserve in an amount of up to \$3,000 per occurrence (not to exceed a cumulative total of \$25,000). Any withdrawals from the Operating Reserve which exceed those maximum amounts shall require consent of the Special Limited Partner. Funding amounted to \$105 in 2023 and \$104 in 2022. Withdrawals amounted to \$0 in 2023 and \$0 in 2022. At December 31, 2023 and 2022, the balance in this account was \$104,708 and \$104,603, respectively.

Replacement Reserve Escrow

The Partnership shall set aside, in a separate Partnership bank account, a repair and replacement reserve (the "Replacement Reserve Account"), to be funded on a monthly basis at an annual rate equal to \$300 (Increased as of January 1 of each year by the then applicable CPI Adjustment) per residential unit per year (such funding requirement shall be inclusive of any reserve funding requirement set forth in the permanent mortgage for the same purpose as the Replacement Reserve). Withdrawals from the

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE C - RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

Replacement Reserve Account are available only for specified purpose, with prior written consent of the Special Limited Partner and is governed by the Partnership Agreement. Funding amounted to \$20,223 in 2023 and \$16,886 in 2022. Withdrawals amounted to \$34,866 in 2023 and \$36,178 in 2022. At December 31, 2023 and 2022, the balance in this account was \$116,880 and \$131,523, respectively.

For the year ended December 31, 2023, \$20,450 was required to be funded to the Replacement Reserve Account. The actual amount funded during 2023 resulted in the account not being adequately funded.

Balance, December 31, 2022	\$	131,523
Deposits:		
Monthly Deposits: \$1,674.56 x 12		20,095
Interest Earned		128
Withdrawals:		
Repairs		34,866
Balance, December 31, 2023	\$	116,880

Tenant Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the project. At December 31, 2023, this account was funded in an amount greater than the security deposit liability.

Real Estate Tax and Insurance Escrow

Transfers of sufficient sums are to be made to this account for payment of insurance and real estate taxes. Funding amounted to \$18,636 in 2023 and \$15,525 in 2022. Withdrawals amounted to \$37,064 in 2023 and \$1,479 in 2022. At December 31, 2023 and 2022, the balance in this account was \$128 and \$18,556, respectively.

NOTE D - LONG-TERM DEBT

Mortgage Payable

Permanent financing was provided by Home Federal Bank in July 2004 in the original amount of \$842,818. The term of the loan is nineteen years with a thirty-year amortization period. During 2023, the Note was extended another 12 months to January 1, 2025. The loan bears interest at 7.375% with monthly principal and interest installments of \$5,661, and one irregular last payment in the year 2025. The non-recourse note is collateralized by the first mortgage on the Partnership's land and buildings. For the years ended December 31, 2023 and 2022, the partnership maintained a debt service coverage ratio of (16)% and 43%, respectively. At December 31, 2023, the loan had an outstanding balance of \$536,886 and accrued interest was \$5,533.

Debt issuance costs, net of accumulated amortization, of \$7,745 and \$8,961 as of December 31, 2023 and 2022, respectively, are amortized using an imputed interest rate of 2.63%.

EAGLE POINTE DEVELOPMENT I, L.P.  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2023 AND 2022

NOTE D - LONG-TERM DEBT (CONTINUED)

Notes Payable – HOME Funds

The Partnership was approved by the Louisiana Housing Corporation for a HOME Funds loan in the amount of \$510,000 of which the Partnership received \$399,916. The loan bears interest of 5.34%. Monthly principal and interest payments begin on the earlier of payment of the first mortgage or April 1, 2023. The loan is payable over a fifteen-year period and matures on April 1, 2037. At December 31, 2023, the balance of the loan was \$399,916 and accrued interest was \$399,051.

Note Payable – Housing Authority of the City of Bossier City

The Partnership entered into a loan agreement with the Housing Authority of the City of Bossier City on November 5, 2003 in the amount of \$175,000. The loan bears interest at a rate of 5.00 % which accrues on the outstanding principal. Amortization of the note and payment of accrued interest shall be made only after payment of Borrower’s operating expenses, the funding of adequate reserves, and the payment of any payments due or outstanding under any Construction or Permanent Financing from an institutional lender and as set forth in the Partnership Agreement. The entire balance of principal and all accrued and unpaid interest shall be due and payable on December 31, 2043. As of December 31, 2023, the balance of the loan was \$175,000 and accrued interest amounted to \$174,863.

Principal payments due over the next five years and thereafter are as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>Amount</u>
2024	\$ 22,876
2025	514,010
2026	-
2027	-
2028	-
Thereafter	\$ 574,916

NOTE E - PARTNERS’ CAPITAL

The Partnership has one General Partner – Bossier Housing Corporation, Inc. and two Limited Partners – SCDC, LLC (Special Limited Partner) and Nationwide Affordable Housing Fund 16, LLC (Investor Limited Partner). The Partnership records capital contributions as received.

NOTE F - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Due to Related Parties

The Housing Authority of the City of Bossier pays for costs on behalf of the Partnership. At December 31, 2023 and 2022, \$135,809 and \$63,732, respectively, was owed to the Housing Authority of the City of Bossier City. This amount is included in the financial statements under the caption “Due to Related Parties”.



EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

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

Management Fee

The General Partner (Bossier Housing Corporation, Inc.) is under common control with the Housing Authority of the City of Bossier City, a Louisiana Public Housing Authority, the managing agent for the apartment complex. The Management Agent shall be paid a management fee, which consists of (1) a base management fee in the amount not to exceed five (5%) percent of operating revenues, which shall accrue if unpaid (the "Base Management Fee") and (2) a subordinate management fee in an amount not to exceed five (5%) percent of operating revenues, which shall be payable only to the extent of funds available pursuant to the Management Agreement (the "Subordinate Management Fee"). The Partnership incurred base management fees of \$16,231 in 2023 and \$15,262 in 2022 and subordinate management fees of \$0 in 2023 and \$0 in 2022, for services rendered in connection with the leasing, management, and operations of the apartment complex.

Development Cost Payable

At December 31, 2023 and 2022, the Partnership owed the Housing Authority of the City of Bossier City, an affiliated entity, \$40,258 and \$40,258, respectively, for development costs paid by the Housing Authority on behalf of the Partnership.

Asset Management Fee

The Partnership shall pay the Special Limited Partner (or to an affiliate thereof) an Asset Management Fee of \$5,000 (increased each year by the applicable CPI adjustment from and after the Admission Date) per annum for its anticipated costs of oversight, management, and administration of its investments in the Project. The Asset Management Fee is due and payable within fifteen days after the end of each calendar quarter to the extent cash is available as provided in the Partnership Agreement. The Asset Management Fee shall be payable only to the extent sufficient cash flow is available pursuant to the Partnership Agreement, and any portion of the Asset Management Fee which cannot be paid shall accrue without interest until there is sufficient cash flow or sale or refinancing transaction proceeds to pay the outstanding accrued amount. The Partnership paid Asset Management Fees of \$8,038 and \$7,504, during the years ended December 31, 2023 and 2022, respectively. At December 31, 2023 and 2022, the asset management fee payable was \$2,009 and \$1,876, respectively.

NOTE G - PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits and losses, other than from capital transactions detailed in the Second Amended and Restated Partnership Agreement, are allocated .010% to the General Partner and 99.989% to the Investor Limited Partner and .001% to the Special Limited Partner. Distributable cash flow is defined in the Partnership Agreement as the excess of operating revenues over the sum of operating expenses and debt service.

Distributions of distributable cash flow for each fiscal year will be made as follows:

- A) To the payment of any unpaid Adjustment Amount determined in accordance with Section 4.2 of the Partnership Agreement;
- B) To the payment of any unpaid Base Management Fee;
- C) To the payment of any unpaid Asset Management Fee;

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE G - PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS (CONTINUED)

- D) To the repayment of any outstanding loan to the Partnership made by the Limited Partner;
- E) To replenishment of the Operating Reserve to the extent of any prior disbursements to cover operating deficits;
- F) To the payment of any Deferred Developer Costs due and payable, until paid in full;
- G) To the payment of any unpaid Subordinate Management Fee;
- H) To the additional payment of Principal on the Permanent Mortgage;
- I) To the payment of Secondary Loans;
- J) To the repayment of any outstanding General Partner Loans;
- K) To the repayment of any outstanding Operating Deficit Loans
- L) All remaining Cash Flow shall be distributed 0.01% to the General Partner and 99.99% to the Limited Partners.

NOTE H - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Villages at Eagle Pointe I Apartments. The Partnership's operations are concentrated in the affordable housing 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 federal, state and local regulatory agencies, including, but not limited to, the State Housing Agency. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by the State Housing Agency. 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 I – CONTINGENCY

The apartment complex's low-income housing tax credits are contingent on the ability of the Partnership to maintain compliance with applicable sections of Section 42 of the Internal Revenue Code. Failure to maintain compliance with occupant eligibility, and/or unit gross rent or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest.

NOTE J - ADVERTISING

The Partnership incurred advertising costs of \$625 and \$880 in 2023 and 2022, respectively. Advertising costs are expensed as incurred.

EAGLE POINTE DEVELOPMENT I, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023 AND 2022

NOTE K - TAXABLE INCOME (LOSS)

A reconciliation of financial statement net income (loss) to taxable income (loss) of the Partnership for the years ended December 31, 2023 and 2022 are as follows:

	<u>2023</u>	<u>2022</u>
Financial Statement Net Income (Loss)	\$ (183,018)	\$ (149,140)
Adjustments:		
Excess of depreciation and amortization for income tax purposes over financial reporting purposes	(9,907)	(47,638)
Timing Differences	<u>-</u>	<u>-</u>
Taxable Income (Loss) as Shown on Tax Return	<u>\$ (192,925)</u>	<u>\$ (196,778)</u>

NOTE L - EXEMPTION FROM REAL ESTATE TAXES

Based upon the requirements set forth in the Louisiana Constitution, Article 7, Section 21, the Partnership is exempt from real estate taxes. The Bossier Parish Tax Assessor has concurred with this exemption and therefore no real estate taxes have been assessed.

SUPPLEMENTAL INFORMATION

EAGLE POINTE DEVELOPMENT I, L.P.  
SCHEDULES OF EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<b>MAINTENANCE AND REPAIRS</b>		
Maintenance Salaries	24,088	16,127
Maintenance Supplies	27,974	24,430
Maintenance Contracts	65,595	54,450
Maintenance Other	14,450	1,450
Grounds Maintenance	10,850	5,950
Employee Benefits	13,780	9,281
Total Maintenance and Repairs	<u>\$ 156,737</u>	<u>\$ 111,688</u>
<b>UTILITIES</b>		
Water	16,566	14,951
Electricity	8,868	11,664
Utilities - Vacant Units	958	984
Sewer	15,967	14,593
Utilities - Other Expense	5,280	5,304
Garbage & Trash Removal	12,808	11,142
Total Utilities	<u>\$ 60,447</u>	<u>\$ 58,638</u>
<b>ADMINISTRATIVE</b>		
Salaries - Admin. and Mgt.	29,054	29,926
Audit Fees	6,500	6,000
Advertising	625	880
Employee Benefits - Admin	11,948	14,520
Office Expenses	4,973	3,471
Bank Charges	254	35
Telephone & Internet	2,331	2,313
Postage / Freight	468	533
Travel	97	91
Background Reviews	443	305
Tax Credit Compliance	9,231	8,728
Eviction Fees	1,600	1,050
Dues and Subscriptions	473	2,417
Professional Services	-	332
Staff Training	774	221
Software	2,414	-
Sundry	594	184
Labor Expense	2,019	4,544
Collection Losses	342	5,043
Total Administrative	<u>\$ 74,140</u>	<u>\$ 80,593</u>

EAGLE POINTE DEVELOPMENT I, L.P.  
SCHEDULES OF EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
<b>MANAGEMENT FEES</b>		
Management Fees	16,231	15,262
Total Management Fees	<u>\$ 16,231</u>	<u>\$ 15,262</u>
<b>INSURANCE</b>		
Gen. Liability Insurance	2,865	2,366
Property Insurance	33,201	18,025
Umbrella Policy Insurance	291	1,743
Total Insurance	<u>\$ 36,357</u>	<u>\$ 22,134</u>
<b>INTEREST</b>		
Interest on Mortgage Loan	40,882	43,409
Interest Expense - AHP Grant	8,750	8,750
Interest Expense - Home Loan	21,652	21,652
Interest on Loan Fees	1,217	1,278
Total Interest	<u>\$ 72,501</u>	<u>\$ 75,089</u>
<b>DEPRECIATION</b>		
Depreciation Expense	85,691	84,860
Total Depreciation	<u>\$ 85,691</u>	<u>\$ 84,860</u>

EAGLE POINTE DEVELOPMENT I, L.P.  
SCHEDULE OF SURPLUS CASH  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
Tenant Rents	317,934	298,304
Late Fees, Deposit Forfeitures ,etc.	<u>8,945</u>	<u>8,074</u>
<b>Total Operating Revenues</b>	<b><u>326,879</u></b>	<b><u>306,378</u></b>
Operating Expenses	(502,104)	(448,264)
Add: Amortization, Depreciation & Interest	158,192	159,949
Less Debt Service \$5,821.13 x 12	(69,854)	(69,854)
Less Deposits to Replacement Reserve	(20,223)	(16,886)
Add: Withdrawals from Replacement Reserve	<u>34,866</u>	<u>36,178</u>
<b>Total Expenditures</b>	<b><u>(399,123)</u></b>	<b><u>(338,877)</u></b>
Surplus Cash	<b><u>(72,244)</u></b>	<b><u>(32,499)</u></b>

EAGLE POINTE DEVELOPMENT I, L.P.  
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO  
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER  
FOR THE YEAR ENDED DECEMBER 31, 2023

Agency Head Name: Bobby R. Collins, Executive Director of the Housing Authority of the  
City of Bossier City, Louisiana for the year ended December 31, 2023.

<u>Purpose</u>	<u>Amount</u>
Salary	\$0
Benefits	\$0
Auto/Mileage	\$0
Travel	\$0
Meals	\$0
Continuing Education, Per Diem, etc.	\$0
Unvouchered Expenses	\$0



**B&T BOND &  
TOUSIGNANT, LLC**  
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Partners  
Eagle Pointe Development I, L.P.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Eagle Pointe Development I, L.P., which comprise the balance sheets as of December 31, 2023 and 2022, 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, and have issued our report thereon dated March 09, 2024.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Eagle Pointe Development I, L.P.' 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 Eagle Pointe Development I, L.P.' internal control. Accordingly, we do not express an opinion on the effectiveness Eagle Pointe Development I, L.P.' control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of 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 Eagle Pointe Development I, L.P.' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.

*Bond + Jousignant, LLC*

Monroe, Louisiana  
March 09, 2024