

EAGLE POINTE DEVELOPMENT IV, L.P.

FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

EAGLE POINTE DEVELOPMENT IV, L.P.

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INDEPENDENT AUDITORS' REPORT

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

Opinion

We have audited the accompanying financial statements of Eagle Pointe Development IV, L.P., (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2025 and 2024, 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 IV, L.P. as of December 31, 2025 and 2024, 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 IV, 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 IV, 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 IV, 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 IV, 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 24 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 20, 2026, on our consideration of Eagle Pointe Development IV, 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 IV, 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 IV, L.P.'s internal control over financial reporting and compliance.



Monroe, Louisiana
March 20, 2026

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2025 AND 2024

ASSETS

	<u>2025</u>	<u>2024</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 43,908	\$ 70,644
Accounts Receivable - Tenants	171	3,401
Prepaid Expenses	22,080	24,126
Total Current Assets	<u>66,159</u>	<u>98,171</u>
RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve Escrow	89,763	69,882
Operating Deficit Reserve	100,635	99,363
Tenants' Security Deposits	20,789	19,034
Real Estate Tax and Insurance Escrow	40,607	18,711
Total Restricted Deposits and Funded Reserves	<u>251,794</u>	<u>206,990</u>
PROPERTY AND EQUIPMENT		
Buildings	4,464,011	4,464,011
Land Improvements	388,318	382,838
Furniture and Equipment	278,574	278,574
Total	<u>5,130,903</u>	<u>5,125,423</u>
Less: Accumulated Depreciation	<u>(2,145,995)</u>	<u>(2,013,740)</u>
Net Depreciable Assets	<u>2,984,908</u>	<u>3,111,683</u>
Total Property and Equipment	<u>2,984,908</u>	<u>3,111,683</u>
OTHER ASSETS		
Tax Credit Fees	55,650	55,650
Less: Accumulated Amortization	<u>(53,795)</u>	<u>(50,085)</u>
Net Amortizable Assets	<u>1,855</u>	<u>5,565</u>
Total Other Assets	<u>1,855</u>	<u>5,565</u>
TOTAL ASSETS	<u>\$ 3,304,716</u>	<u>\$ 3,422,409</u>

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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2025 AND 2024

LIABILITIES AND PARTNERS' EQUITY

	<u>2025</u>	<u>2024</u>
CURRENT LIABILITIES		
Accounts Payable	\$ 241,305	\$ 206,624
Prepaid Rent	2,840	1,413
Accrued Interest Payable	5,487	5,634
Accrued Interest Payable - HABC (AHP Loan)	136,995	125,745
Management Fees Payable	138,869	127,423
Current Portion - Mortgage Payable	32,637	30,536
Current Portion - 1602 Loan	228,271	228,271
Total Current Liabilities	<u>786,404</u>	<u>725,646</u>
DEPOSITS		
Tenants' Security Deposits	11,001	10,751
Total Deposits	<u>11,001</u>	<u>10,751</u>
LONG-TERM LIABILITIES		
Mortgage Payable	1,027,052	1,055,117
Notes Payable - HABC (AHP Loan)	250,000	250,000
Notes Payable - 1602 Loan	-	228,272
Development Fees Payable	55,869	55,869
1602 Asset Management Fee Payable	6,800	6,655
Asset Management Fee Payable	5,000	2,500
Partnership Management Fee Payable	84,000	78,000
Total Long-Term Liabilities	<u>1,428,721</u>	<u>1,676,413</u>
Total Liabilities	<u>2,226,126</u>	<u>2,412,810</u>
PARTNERS' EQUITY		
Partners' Equity (Deficit)	<u>1,078,590</u>	<u>1,009,599</u>
TOTAL LIABILITIES AND PARTNERS' EQUITY	<u>\$ 3,304,716</u>	<u>\$ 3,422,409</u>

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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
REVENUE		
Tenant Rents	\$ 476,730	\$ 441,947
Less Vacancies, Concessions, Etc.	(18,347)	(19,207)
Late Fees, Deposit Forfeitures, Etc.	1,117	2,129
Total Revenue	<u>459,500</u>	<u>424,869</u>
EXPENSES		
Maintenance and Repairs	131,486	106,667
Utilities	55,902	54,017
Administrative	76,665	67,389
Management Fees	46,415	42,314
Taxes	30,378	31,435
Insurance	35,791	34,155
Interest	92,697	95,000
Depreciation and Amortization	135,966	135,864
Total Expenses	<u>605,300</u>	<u>566,841</u>
Income (Loss) from Rental Operations	<u>(145,800)</u>	<u>(141,972)</u>
OTHER INCOME AND (EXPENSES)		
1602 Loan Reduction	228,272	228,272
Interest Income	1,819	1,682
Asset Management Fee - 1602 Funds	(6,800)	(6,655)
Asset Management Fee - Limited Partner	(2,500)	(2,500)
Partnership Management Fee	(6,000)	(6,000)
Total Other Income (Expense)	<u>214,791</u>	<u>214,799</u>
Net Income (Loss)	<u>\$ 68,991</u>	<u>\$ 72,827</u>

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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

		GENERAL PARTNER	LIMITED PARTNER
	Total	Bossier Affordable Housing, LLC	DFD VEP IV, LLC
Partners' Equity (Deficit), January 1, 2024	\$ 936,772	\$ 69	\$ 936,703
Net Income (Loss)	<u>72,827</u>	<u>7</u>	<u>72,820</u>
Partners' Equity (Deficit), December 31, 2024	\$ 1,009,599	\$ 76	\$ 1,009,523
Net Income (Loss)	<u>68,991</u>	<u>7</u>	<u>68,984</u>
Partners' Equity (Deficit), December 31, 2025	<u><u>\$ 1,078,590</u></u>	<u><u>\$ 83</u></u>	<u><u>\$ 1,078,507</u></u>
Profit and Loss Percentages	<u><u>100.00%</u></u>	<u><u>0.01%</u></u>	<u><u>99.990%</u></u>

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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	\$ 68,991	\$ 72,827
Adjustments to Reconcile Net Income (Loss) to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation and Amortization	135,966	135,864
(Increase) Decrease in:		
Accounts Receivable - Tenants	3,230	(3,289)
Prepaid Expense	2,046	(2,125)
Increase (Decrease) in:		
Accounts Payable	34,681	17,097
Prepaid Rent	1,427	1,326
Accrued Interest Payable	(147)	(135)
Management Fees	11,446	42,313
Interest Payable (AHP Grant)	11,250	11,250
Tenants' Security Deposits	249	1,003
Net Cash Provided (Used) by Operating Activities	<u>269,139</u>	<u>276,131</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of Fixed Assets	<u>(5,480)</u>	<u>(6,720)</u>
Net Cash Provided (Used) by Investing Activities	<u>(5,480)</u>	<u>(6,720)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Payments on Mortgage Payable	(29,421)	(27,215)
Payments on 1602 Loan	(228,272)	(228,271)
Interest on Loan Fees	3,457	3,542
Increase (Decrease) in Partnership Mgmt Fee Payable	6,000	6,000
Increase (Decrease) in Asset Mgmt Fee Payable - LP	2,500	-
Increase (Decrease) in Asset Mgmt Fee Payable - 1602	145	204
Net Cash Provided (Used) by Financing Activities	<u>(245,591)</u>	<u>(245,740)</u>
Net Increase (Decrease) in Cash and Restricted Cash	18,068	23,671
Cash and Restricted Cash, Beginning of Year	<u>277,634</u>	<u>253,963</u>
Cash and Restricted Cash, End of Year	<u>\$ 295,702</u>	<u>\$ 277,634</u>

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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</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	\$ 43,908	\$ 70,644
Replacement Reserve Escrow	89,763	69,882
Tenants' Security Deposits	20,789	19,034
Operating Deficit Reserve	100,635	99,363
Real Estate Tax and Insurance Escrow	<u>40,607</u>	<u>18,711</u>
Total Cash and Restricted Cash	<u>\$ 295,702</u>	<u>\$ 277,634</u>

Supplemental Disclosures of Cash Flow Information:

Cash Paid During the Year for:

Interest	<u>\$ 78,137</u>	<u>\$ 80,343</u>
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The accompanying notes are an integral part of these financial statements.

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE A - ORGANIZATION

Eagle Pointe Development IV Limited Partnership (the Partnership) is a limited partnership organized under the laws of the State of Louisiana. The Partnership was organized in 2007 to develop, construct, own, maintain and operate a forty-eight-unit apartment complex intended for rental to persons of low and moderate income. The apartment complex, The Villages at Eagle Pointe IV, is located in Bossier City, Louisiana. The major activities of the Partnership are governed by the Second 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, 2025, the Partnership had \$64,836 of uninsured deposits.

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. 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

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

accounts will change. At December 31, 2025 and 2024, accounts receivable is presented net of an allowance for doubtful accounts of \$0 and \$0, 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.

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.

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, 2025 and 2024.

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 20, 2026 (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 \$96,000, which shall be funded from the closing of the permanent financing or from the capital contribution of the Limited Partner made pursuant to the Partnership Agreement. The operating deficit reserve shall be jointly held in the name of the Partnership and the Limited Partner. Any withdrawal from the account requires the consent of the Limited Partner. During permanent loan closing in December 2013, the Operating Deficit Reserve was funded in the amount of \$96,000. Funding amounted to \$1,272 in 2025 and \$889 in 2024. Withdrawals amounted to \$0 in 2025 and \$0 in 2024. At December 31, 2025 and 2024, the balance in this account was \$100,635 and \$99,363, 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 per residential unit as required by the permanent lender. Withdrawals from the Replacement Reserve Account are available only for specified purpose, with prior written consent of the permanent lender. After the fifth anniversary of the closing of the permanent loan, the permanent lender shall have the right to require a physical needs assessment of the property pursuant to which the funding requirements may be increased. Funding amounted to \$19,881 in 2025 and \$7,900 in 2024. Withdrawals amounted to \$0 in 2025 and \$23,933 in 2024. At December 31, 2025 and 2024, the balance in this account was \$89,763 and \$69,882, respectively.

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE C - RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

In accordance with the provisions of the regulatory agreement, restricted cash is to be used for the replacement of property with the approval of the lender as follows:

Balance, December 31, 2024	\$	69,882
Deposits:		
Monthly Deposits		19,200
Interest Earned		681
Withdrawals:		<u>-</u>
Balance, December 31, 2025	\$	<u>89,763</u>

1602 Replacement Reserve Account

As a condition of the 1602 Loan, the Partnership entered into a Replacement Reserve Agreement. The Replacement Reserve Agreement requires the Partnership to establish a 1602 Replacement Reserve Escrow account with no initial deposit and monthly deposits of one thousand two hundred (\$1,200) to be used to defray the costs of capital replacements. Deposits and disbursements of funds from the reserve replacement fund are governed by the Replacement Reserve Agreement. Upon the execution and delivery of the 1602 Investment Documents, the parties shall establish the replacement reserve fund and, if required by Louisiana Housing Corporation (LHC), the project shall pay the initial deposit to the LHC for funding the replacement reserve account upon conversion. The LHC has agreed to allow the replacement reserve account held for the permanent mortgage to serve as the 1602 Replacement Reserve Account. During 2013, \$36,473 was deposited into the existing replacement reserve escrow that is required by the permanent lender and the \$1,200 monthly deposits are waived as long as monthly deposits, as required by the permanent lender, are being deposited.

Tenant Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the project. At December 31, 2025, this account was adequately funded.

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 \$28,505 in 2025 and \$10,250 in 2024. Withdrawals amounted to \$6,609 in 2025 and \$10 in 2024. At December 31, 2025 and 2024, the balance in this account was \$40,607 and \$18,711, respectively.

NOTE D - LONG-TERM DEBT

Mortgage Payable

In December 2013, permanent financing was provided by Ouachita Independent Bank and is a fifteen-year mortgage with a thirty-year amortization period in the original amount of \$1,345,000. The loan bears interest at 6.918% with monthly principal and interest installments of \$8,963, with one irregular last payment of \$1,026,368 in the year 2028. The non-recourse note is collateralized by the first

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE D - LONG-TERM DEBT (CONTINUED)

mortgage on the Partnership's land and buildings. For the years ended December 31, 2025 and 2024, the partnership maintained a debt service coverage ratio of 76% and 113%, respectively. During 2025, the Partnership paid \$29,421 in principal and \$78,137 in interest. At December 31, 2025, the loan had an outstanding balance of \$1,097,757 and accrued interest was \$5,487.

Debt issuance costs, net of accumulated amortization, of \$38,068 and \$41,525 as of December 31, 2025 and 2024, respectively, are amortized using an imputed interest rate of 3.69%.

Note Payable – 1602 Loan

The Partnership obtained an interest-free U.S. Treasury 1602 Exchange Program Loan (the "1602 Loan") for an amount not to exceed \$3,424,072 issued through the Louisiana Housing Corporation for the rehabilitation of the project. At the end of each year during the Compliance Period and so long as no Recapture Event has occurred, the principal amount of this 1602 Loan shall be reduced by 1/15th of the unpaid principal balance as of the first day of the Compliance Period. During the year ended December 31, 2025, the principal was reduced by \$228,272 and is included as other income in the financial statements. At December 31, 2025, the balance of this loan was \$228,271.

Note Payable – HABC (AHP Loan)

The Partnership has a note with the Housing Authority of the City of Bossier City in the principal amount of \$250,000 bearing interest at a rate equal to 4.5% per annum. Interest on the AHP loan shall begin accruing on the date of the first disbursement of funds and compounded semi-annually on the last day of June and December each year. Interest and principal shall be deferred and shall be due and payable as the income and cash flow permits, as set forth in the Second Amended and Restated Limited Partnership Agreement. Prepayment amounts shall be applied first to payment of interest on the unpaid principal balance through the date of prepayment and then to payment of installments of principal in inverse order of maturity. The entire balance of principal and all accrued and unpaid interest shall be due and payable on April 13, 2027. During 2025, the Partnership paid \$0 in principal and \$0 in interest. At December 31, 2025, the balance of this loan was \$250,000 and accrued interest was \$136,995.

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

<u>Year Ending December 31,</u>	<u>Amount</u>
2026	\$ 260,909
2027	284,968
2028	1,030,152
2029	-
2030	-
Thereafter	\$ -

NOTE E - PARTNERS' CAPITAL

The Partnership has one General Partner – Bossier Affordable Housing, LLC and one Limited Partner – DFD VEP IV, LLC. The Partnership records capital contributions as received.

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE F - 1602 ASSET MANAGEMENT FEE

For services performed under the Asset Management Agreement, the Partnership agrees to pay Foley & Judell, LLP (the "Asset Management Agent") \$27,500 at closing (the "Initial Asset Management Fee") and an annual asset management fee (the "Annual Fee") commencing with the execution of the 1602 Asset Management Agreement in the amount of five thousand dollars (\$5,000). The annual fee shall be due and payable to the asset manager commencing at the end of the first year of the project's compliance period and shall be adjusted each year by the consumer price index ("CPI"). During the years ended December 31, 2025 and 2024, \$6,655 and \$6,450, respectively, of 1602 Asset Management Fees were paid. At December 31, 2025 and 2024, the balance of the 1602 Asset Management Fee Payable was \$6,800 and \$6,655, respectively.

NOTE G - TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Management Agent Fee

The Partnership entered into an agreement with the Housing Authority of the City of Bossier City to provide services in connection with rent-up, leasing and operation of the project. The Management Agent shall be paid a management fee, which consists of (1) a base management fee in the amount not to exceed six (6%) 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 four (4%) percent of operating revenues, which shall accrue if not paid (the "Subordinate Management Fee"). The Partnership incurred base management fees of \$27,849 in 2025 and \$25,388 in 2024 and subordinate management fees of \$18,566 in 2025 and \$16,926 in 2024, for services rendered in connection with the leasing, management, and operations of the apartment complex.

Developer Fee Payable

The Partnership entered into a development services agreement in the amount of \$724,015 with the Housing Authority of the City of Bossier City, an affiliate of the General Partner, to render services for overseeing the construction and development of the complex. The development fee has been capitalized in the basis of the building. Developer fees of \$0 and \$0 were paid during 2025 and 2024, respectively. As of December 31, 2025 and 2024, the balance of the developer fee payable was \$55,869 and \$55,869, respectively.

Asset Management Fee

The Partnership shall pay the Limited Partner an Asset Management Fee of \$2,500 per annum for its anticipated costs of oversight, management, and administration of its investments in the Project. 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. During the years ended December 31, 2025 and 2024, Asset Management Fees of \$0 and \$2,500, respectively were paid. At December 31, 2025 and 2024, the balance of the Asset Management Fee Payable was \$5,000 and \$2,500, respectively.

Partnership Management Fee

The Partnership shall pay the Housing Authority of the City of Bossier City and an affiliate of the General Partner a monthly Partnership Management Fee of \$500 for its anticipated costs of oversight,

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

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

management, and administration of its investments in the Project. The Partnership 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. During the years ended December 31, 2025 and 2024, Partnership Management Fees of \$0 and \$0, respectively, were paid. At December 31, 2025 and 2024, the balance of the Partnership Management Fee Payable was \$84,000 and \$78,000, respectively.

NOTE H - 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 .01% to the General Partner and 99.99% to the Limited Partner.

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

- A) An amount equal to 39.6% of any taxable income allocated to the Limited Partner;
- B) To the Limited Partner, for payment of any Basis Adjustment Amount or any other payment pursuant to the Partnership Agreement not previously paid;
- C) To the payment of any accrued but unpaid Base Management Fee;
- D) To the payment of any amount equal to Limited Partner's Asset Management Fee (including any amount accrued or unpaid) until such Asset Management Fee has been paid in full;
- E) To the payment of any Deferred Developer Fee due and payable;
- F) To the repayment of any outstanding loan to the Partnership made by the Limited Partner;
- G) To replenishment of the Operating Reserve to the extent of any prior disbursements to cover operating deficits;
- H) To the payment of any Partnership Management Fee (including any amounts accrued or unpaid);
- I) To the payment of any accrued but unpaid Subordinate Management Fee;
- J) To the payment of any debts owed by the Partnership to Partners and/or their Affiliates;
- K) In accordance with the Percentage Interest of the Partners.

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE I - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Villages at Eagle Pointe IV 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 J - CONTINGENCY

The Partnership's 1602 Loan is 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 the 1602 loan balance.

NOTE K - 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.

NOTE L - TAXABLE INCOME (LOSS)

A reconciliation of financial statement net income (loss) to taxable income (loss) of the Partnership for the years ended December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Financial Statement Net Income (Loss)	\$ 68,991	\$ 72,827
Adjustments:		
Excess of depreciation and amortization for financial reporting purposes over income tax purposes	6,638	7,583
Tax Exempt 1602 Income	<u>(228,272)</u>	<u>(228,271)</u>
Taxable Income (Loss) as Shown on Tax Return	<u>\$ (152,643)</u>	<u>\$ (147,861)</u>

NOTE M - ADVERTISING

The Partnership incurred advertising costs of \$1,471 and \$1,116 in 2025 and 2024, respectively. Advertising costs are expensed as incurred.

SUPPLEMENTAL INFORMATION

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
MAINTENANCE AND REPAIRS		
Maintenance Salaries	30,264	30,554
Maintenance Supplies	25,437	20,374
Maintenance Contracts	48,971	28,681
Maintenance Other	7,064	10,913
Grounds Maintenance	19,750	16,145
Total Maintenance and Repairs	<u>\$ 131,486</u>	<u>\$ 106,667</u>
UTILITIES		
Water	9,085	8,237
Electricity	8,754	8,790
Utilities - Vacant Units	276	47
Sewer	7,099	8,128
Utilities - Other Expense	5,280	5,760
Garbage & Trash Removal	25,408	23,055
Total Utilities	<u>\$ 55,902</u>	<u>\$ 54,017</u>
ADMINISTRATIVE		
Salaries - Admin. and Mgt.	41,758	39,778
Audit Fees	6,500	6,500
Advertising	1,471	1,116
Office Expenses	1,670	1,719
Training	5	-
Bank Charges	200	358
Telephone & Internet	3,454	2,361
Postage / Freight	508	492
Travel	88	66
Background Reviews	677	276
Tax Credit Compliance	11,564	8,743
Eviction Fees	150	-
Bank Charges	13	13
Dues and Subscriptions	1,273	308
Professional Services	135	-
Staff Training	144	883
Postage and Freight	8	-
Software	2,822	4,487
Labor Expense	1,998	-
Collection Losses	-	289
Bad Debt	2,227	-
Total Administrative	<u>\$ 76,665</u>	<u>\$ 67,389</u>

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
MANAGEMENT FEES		
Management Fees	27,849	25,388
Subordinate Mgmt Fees	18,566	16,926
Total Management Fees	<u>\$ 46,415</u>	<u>\$ 42,314</u>
TAXES		
Employee Benefits - Admin	13,986	14,518
Maintenance - Emp Benefits	16,392	16,917
Total Taxes	<u>\$ 30,378</u>	<u>\$ 31,435</u>
INSURANCE		
Gen. Liability Insurance	6,564	5,457
Insurance-Workmens Comp	417	-
Property Insurance	28,810	28,698
Total Insurance	<u>\$ 35,791</u>	<u>\$ 34,155</u>
INTEREST		
Interest on Mortgage Loan	77,990	80,208
Interest Expense - AHP Grant	11,250	11,250
Interest on Loan Fees	3,457	3,542
Total Interest	<u>\$ 92,697</u>	<u>\$ 95,000</u>
DEPRECIATION		
Depreciation Expense	132,256	132,154
Amortization Expense	3,710	3,710
Total Depreciation	<u>\$ 135,966</u>	<u>\$ 135,864</u>

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
SCHEDULE OF OPERATING INCOME AND EXPENSE VARIANCES - AMEC MODEL
FOR THE YEAR ENDED DECEMBER 31, 2025

2.00%	Inflation Rate for Rental Income		
3.00%	Inflation Rate for Other Income/Expenses	2025	2025
2.50%	Inflation Rate for Replacement Reserve	Year 14	Year 14
		<u>AMEC Model</u>	<u>Actual</u>
RENTAL INCOME		22%	
	Residential		
5121	Rental Income GROSS VACANCY	\$ 391,471	\$ 476,730
5190	Other	-	-
Total Rental Income		<u>391,471</u>	<u>476,730</u>
VACANCIES: Enter as Negative		937%	
5220	Apartments	(1,769)	(18,347)
5290	Miscellaneous Concessions	-	-
Total Vacancies		<u>(1,769)</u>	<u>(18,347)</u>
Net Rental Income		<u>389,702</u>	<u>458,383</u>
OTHER INCOME & BAD DEBT		-286%	
5910	Laundry & Vending	-	-
6370	Apartment Bad Debt - Enter as Negative	-	-
5920	NSF, Damages & Late Charges, Other	(602)	1,117
Total Other Income		<u>(602)</u>	<u>1,117</u>
EFFECTIVE GROSS INCOME		<u>389,101</u>	<u>459,500</u>
ADMIN. EXPS		48%	
6210	Advertising	39	1,471
6250	Admin. Exps.	10,405	20,539
6310	Office Salaries	13,546	41,758
6311	Office Supplies	3,893	2,943
6320	Management Fee	36,357	46,415
6330	Management or Super. Sal.	-	-
6331	Mgmt. or Super. Free Rent Unit	-	-
6341	Legal Expenses (Project)	149	-
6350	Auditing Exps. (Project)	7,379	6,500
6351	Bookkeeping Fees/Acct. Services	5,397	-
6360	Telephone and Answering Service	3,649	3,454
6390	LHC Asset Management Fee	6,834	6,800
Total Admin. Less Management Fee		<u>51,292</u>	<u>83,465</u>
Total Admin. Exps.		<u>87,649</u>	<u>129,880</u>
UTILITIES EXPENSE		-6%	
6420	Fuel Oil/Coal	-	-
6450	Electricity (Light & Misc. Power)	15,581	14,034
6451	Water	8,609	9,361
6452	Gas	-	-
6453	Sewer	8,304	7,099
Total Utilities Exps.		<u>\$ 32,493</u>	<u>\$ 30,494</u>

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
SCHEDULE OF OPERATING INCOME AND EXPENSE VARIANCES - AMEC MODEL
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 Year 14 <u>AMEC Model</u>	2025 Year 14 <u>Actual</u>
O & M EXPENSES	<i>171%</i>	
6510 O&M Payroll	\$ 11,696	\$ 30,264
6515 O&M Supplies	7,043	25,437
6520 O&M Contract	14,090	48,971
6525 Garbage & Trash Removal	13,790	25,408
6530 Security Payroll/Contract	-	-
6545 Elevator Maintenance/Contract	-	-
6546 HVAC R & M	-	-
6570 Other Expenses	2,007	7,064
6590 Misc. O & M Expenses	9,163	19,750
Total O & M Expenses	<u>57,789</u>	<u>156,894</u>
TAXES & INSURANCE	<i>88%</i>	
6710 Real Estate Taxes	-	-
6711 Payroll Taxes (FICA)	6,484	16,392
6719 Misc. Taxes, Licenses & Permits	-	-
6720 Property & Liability Insurance	23,041	35,791
6721 Fidelity Bond Insurance	-	-
6722 Workmen's Compensation	-	-
6723 Health Ins. & Other Emp. Benefits	5,692	13,986
6729 Other Insurance	-	-
Total Taxes & Insurance	<u>35,217</u>	<u>66,169</u>
TOTAL OPERATING EXPENSES	<u>213,148</u>	<u>383,437</u>
<i>Per Unit</i>	<i>4,441</i>	<i>7,988</i>
NET OPERATING INCOME	\$ 175,953	\$ 76,063
Replacement Reserves	<i>21%</i> <u>\$ 15,898</u>	<u>\$ 19,200</u>
ADJUSTED NET OPERATING INCOME	160,055	56,863
First Mortgage Debt Service	<u>107,558</u>	<u>107,558</u>
CASH FLOW AVAILABLE	<u><u>\$ 52,497</u></u>	<u><u>\$ (50,695)</u></u>

EAGLE POINTE DEVELOPMENT IV LIMITED PARTNERSHIP
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER
FOR THE YEAR ENDED DECEMBER 31, 2025

Agency Head Name: Bobby R. Collins, Executive Director of the Housing Authority of the
City of Bossier City, Louisiana

<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

1500 Lamy Lane, Monroe, LA 71201-3734 • P. O. Box 14065, Monroe, LA 71207-4065
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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 IV, 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 IV, L.P., which comprise the balance sheets as of December 31, 2025 and 2024, 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 20, 2026.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Eagle Pointe Development IV, L.P.'s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Eagle Pointe Development IV, L.P.'s internal control. Accordingly, we do not express an opinion on the effectiveness Eagle Pointe Development IV, 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 IV, L.P.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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



Monroe, Louisiana
March 20, 2026