EAGLE POINTE DEVELOPMENT III, L.P.

FINANCIAL STATEMENTS

DECEMBER 31, 2019 AND 2018

EAGLE POINTE DEVELOPMENT III, L.P.

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INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of Eagle Pointe Development III, L.P., (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2019 and 2018, and the related statements of operations, partners' equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Eagle Pointe Development III, L.P. as of December 31, 2019 and 2018, 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.

Report on 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 02, 2020, on our consideration of Eagle Pointe Development III, L.P.' 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 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 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 III, L.P.' internal control over financial reporting and compliance.

Bond + Tousignant, LLC

Monroe, Louisiana
March 02, 2020

EAGLE POINTE DEVELOPMENT III, L.P.
BALANCE SHEETS
DECEMBER 31, 2019 AND 2018

ASSETS

	2019	2018
CURRENT ASSETS		
Cash and Cash Equivalents	$ 13,592	$ 7,513
Accounts Receivable - Tenants	11,512	13,480
Prepaid Expenses	18,647	18,473
Total Current Assets	43,751	39,466
RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve Escrow	106,120	81,333
Operating Deficit Reserve	85,983	85,983
Tenants' Security Deposits	32,034	27,425
Real Estate Tax and Insurance Escrow	2,329	91
Total Restricted Deposits and Funded Reserves	226,466	194,832
PROPERTY AND EQUIPMENT		
Buildings	4,860,607	4,860,607
Land Improvements	14,000	14,000
Furniture and Equipment	113,174	113,174
Total	4,987,781	4,987,781
Less: Accumulated Depreciation	(1,844,556)	(1,722,341)
Net Depreciable Assets	3,143,225	3,265,440
Land	16,000	16,000
Total Property and Equipment	3,159,225	3,281,440
OTHER ASSETS		
Tax Credit fees	43,750	43,750
Less: Accumulated Amortization	(43,750)	(43,750)
Total Other Assets	-	-
TOTAL ASSETS	$ 3,429,442	$ 3,515,738

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

EAGLE POINTE DEVELOPMENT III, L.P.
BALANCE SHEETS
DECEMBER 31, 2019 AND 2018

LIABILITIES AND PARTNERS' EQUITY

	2019	2018
CURRENT LIABILITIES		
Accounts Payable	$ 15,754	$ 20,844
Prepaid Rent	14,260	7,067
Accrued Interest Payable	11,605	12,143
Base Management Fees Payable	171,652	147,353
Subordinate Management Fees Payable	108,034	93,455
Due to Related Parties	51,383	26,477
Developer Fee Payable	44,153	44,153
Current Portion of Long-Term Debt	56,700	52,766
Total Current Liabilities	473,541	404,258
DEPOSITS		
Tenants' Security Deposits	12,792	13,054
Total Deposits	12,792	13,054
LONG-TERM LIABILITIES		
Mortgage Payable	1,772,620	1,824,597
Notes Payable - HABC (AHP Loan)	190,000	190,000
Notes Payable - HOME Funds	420,285	420,285
Notes Payable - HABC (Bridge Loan)	8,291	8,291
Accrued Interest - HOME Funds	268,049	248,107
Accrued Interest - HABC	140,917	131,417
Accrued Interest - HABC (Bridge Loan)	1,590	1,372
Deferred Developer Fees	423,973	423,973
Accrued Interest - Deferred Developer Fee	171,453	171,453
Total Long-Term Liabilities	3,397,178	3,419,495
Total Liabilities	3,883,511	3,836,807
PARTNERS' EQUITY		
Partners' Equity (Deficit)	(454,069)	(321,069)
TOTAL LIABILITIES AND PARTNERS' EQUITY	$ 3,429,442	$ 3,515,738

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

EAGLE POINTE DEVELOPMENT III, L.P.
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
REVENUE		
Tenant Rents	$ 460,805	$ 450,095
Late Fees, Deposit Forfeitures, Etc.	7,957	10,321
Total Revenue	468,762	460,416
EXPENSES		
Maintenance and Repairs	91,683	100,925
Utilities	85,946	88,803
Administrative	56,677	43,766
Management Fees	38,877	37,414
Insurance	24,689	22,941
Interest	175,077	179,070
Depreciation and Amortization	122,215	122,215
Total Expenses	595,164	595,134
Income (Loss) from Rental Operations	(126,402)	(134,718)
OTHER INCOME AND (EXPENSES)		
Interest Income	198	151
Asset Management Fee	(6,796)	(6,531)
Total Other Income (Expense)	(6,598)	(6,380)
Net Income (Loss)	$ (133,000)	$ (141,098)

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

EAGLE POINTE DEVELOPMENT III, L.P.
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

		GENERAL PARTNER	LIMITED PARTNERS	
	Total	Bossier Housing Corporation, Inc.	SCDC, LLC	Nationwide Affordable Housing Fund 16, LLC
Partners' Equity (Deficit), January 1, 2018	$ (179,971)	$ (215)	$ (21)	$ (179,735)
Net Income (Loss)	(141,098)	(14)	(1)	(141,083)
Partners' Equity (Deficit), December 31, 2018	$ (321,069)	$ (229)	$ (22)	$ (320,818)
Net Income (Loss)	(133,000)	(13)	(1)	(132,986)
Partners' Equity (Deficit), December 31, 2019	$ (454,069)	$ (242)	$ (23)	$ (453,804)
Profit and Loss Percentages	100.00%	0.01%	0.001%	99.989%

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

EAGLE POINTE DEVELOPMENT III, L.P.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	$ (133,000)	$ (141,098)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation and Amortization	122,215	122,215
(Increase) Decrease in:		
Accounts Receivable - Tenants	1,968	17,877
Prepaid Expense	(174)	(1,691)
Increase (Decrease) in:		
Accounts Payable	(5,090)	(2,412)
Prepaid Rent	7,193	(7,498)
Accrued Interest Payable	(538)	(303)
Base Management Fee Payable	24,299	19,117
Subordinate Management Fee Payable	14,579	14,030
Asset Management Fee Payable	-	(1,592)
Tenants' Security Deposits	(262)	805
Net Cash Provided (Used) by Operating Activities	31,190	19,450
CASH FLOWS FROM FINANCING ACTIVITIES:		
Payments on Mortgage Payable	(50,677)	(46,988)
Interest on Loan Fees	2,634	2,703
Increase (Decrease) in Due to Related Parties	24,906	8,726
Increase (Decrease) in Accrued Interest - Home Loan	19,942	19,943
Increase (Decrease) in Accrued Interest - Bridge Loan	218	217
Increase (Decrease) in Accrued Interest - HABC (AHP) Loan	9,500	9,500
Net Cash Provided (Used) by Financing Activities	6,523	(5,899)
Net Increase (Decrease) in Cash and Restricted Cash	37,713	13,551
Cash and Restricted Cash, Beginning of Year	202,345	188,794
Cash and Restricted Cash, End of Year	$ 240,058	$ 202,345

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.

	2019	2018
Cash and Cash Equivalents	$ 13,592	$ 7,513
Replacement Reserve Escrow	106,120	81,333
Tenants' Security Deposits	32,034	27,425
Operating Deficit Reserve	85,983	85,983
Real Estate Tax and Insurance Escrow	2,329	91
Total Cash and Restricted Cash	$ 240,058	$ 202,345

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

EAGLE POINTE DEVELOPMENT III, L.P.
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
Supplemental Disclosures of Cash Flow Information:		
Cash Paid During the Year for:		
Interest	$ 143,539	$ 147,227

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

NOTE A - ORGANIZATION

Eagle Pointe Development III, L.P. (the Partnership) is a limited partnership organized under the laws of the State of Louisiana. The Partnership was organized in 2004 to develop, construct, own, maintain and operate a sixty unit apartment complex intended for rental to persons of low and moderate income. The apartment complex, The Villages at Eagle Pointe III, 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.

Change in Accounting Principle

In November 2016, the Financial Accounting Standards Board (FASB) issued ASU 2016-18 on Restricted Cash to eliminate inconsistencies in its presentation in the statement of cash flows, thereby reducing the diversity in practice. This ASU amended prior guidance on the presentation of restricted cash and now requires that restricted cash and restricted cash equivalents be included with cash and cash equivalents when reconciling the beginning-of-period and end-of-period amounts shown in the statement of cash flows. The ASU also requires an entity to disclose information about the nature of restricted cash, as well as provide a reconciliation of cash, cash equivalents, and restricted cash between the balance sheet and the statement of cash flows. ASU 2016-18 was adopted retrospectively during the year ended December 31,2019. As a result, ending cash and restricted cash as of December 31, 2018 and 2017, was increased from $7,513 and $19,530 to $202,345 and $188,794, respectively.

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.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, 2019, the Partnership had no 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 accounts will change. At December 31, 2019 and 2018, accounts receivable are presented net of an allowance for doubtful accounts of $424 and $3,844, 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.

NOTE B - 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.

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, 2019 and 2018.

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 02, 2020 (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 $84,623, which shall be a development cost funded from the closing of the permanent financing or from the capital contribution of the Limited Partner made pursuant to the Partnership Agreement. The General Partner shall be permitted to make withdrawals from this account in an amount up to $3,000 per occurrences (not to exceed a cumulative total of $25,000). Any withdrawals from this account which exceeds those maximum amounts will need approval from the Special Limited Partner. At December 31, 2019 and 2018, the balance in this account was $85,983 and $85,983, respectively.

NOTE C - RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

Debt Service Reserve

In accordance with the Partnership Agreement, the General Partners will establish a Debt Service Reserve account in the amount of $50,000 from proceeds from the fourth equity installment. Any withdrawals from this account will need approval from the Special Limited Partner. As of December 31, 2019 this account had not been funded.

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. Withdrawals from the 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 $24,787 in 2019 and $24,737 in 2018. Withdrawals amounted to $0 in 2019 and $0 in 2018. At December 31, 2019 and 2018, the balance in this account was $106,120 and $81,333, respectively. For the year ended December 31, 2019, $23,484 was required to be funded to the Replacement Reserve Account. The actual amount funded during 2019 resulted in the account being adequately funded.

Balance, December 31, 2017	$	81,333
Deposits:		
Monthly Deposits: $2,050 x 12		24,600
Interest Earned		187
Withdrawals:		
Repairs		
Balance, December 31, 2018	$	106,120

Tenant Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the project. At December 31, 2019, 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 $27,118 in 2019 and $21,713 in 2018. Withdrawals amounted to $24,880 in 2019 and $24,640 in 2018. At December 31, 2019 and 2018, the balance in this account was $2,329 and $91, respectively.

NOTE D - LONG-TERM DEBT

Mortgage Payable

Permanent financing was provided by Home Federal Bank in March 2006 in the original amount of \$2,312,083. The term of the loan is thirty years with a thirty year amortization period. The loan bears interest at 7.5% with monthly principal and interest installments of \$16,166 until March 31, 2036 at which time the note matures and all unpaid balances on the note are due and payable. The non-recourse note is collateralized by the first mortgage on the Partnership's land and buildings.

For the years ended December 31, 2019 and 2018, the partnership maintained a debt service coverage ratio of 83% and 80%, respectively. At December 31, 2019, the loan had an outstanding balance of \$1,856,261 and accrued interest was \$11,605.

Debt issuance costs, net of accumulated amortization, of \$26,940 and \$29,574 as of December 31, 2019 and 2018, respectively, are amortized using an imputed interest rate of 1.67%.

Notes Payable – HOME Funds

The Partnership was approved by the Louisiana Housing Corporation for a HOME Funds loan in the amount of \$422,785 of which the Partnership received \$420,285. The loan bears interest of 4.68%. Monthly principal and interest payments begin on the earlier of payment of the first mortgage or April 1, 2037. The loan is payable over a fifteen-year period and matures on April 1, 2051. At December 31, 2019, the balance of the loan was \$420,285 and accrued interest was \$268,049.

Note Payable – HABC (AHP Loan)

The Partnership entered into a loan agreement with the Housing Authority of the City of Bossier City on December 17, 2017 in the amount of \$190,000. 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, 2044. As of December 31, 2019, the balance of the loan was \$190,000 and accrued interest amounted to \$140,917.

Note Payable – HABC (Bridge Loan)

The Partnership entered into a loan agreement with the Housing Authority of the City of Bossier City (HABC), an affiliate of the General Partner, on December 17, 2004 in the amount of \$412,785. The loan bears interest at the Long-Term Applicable Federal Rate which accrues on the outstanding principal. Amortization of the note and payment of accrued interest shall be made only after payment of all Borrower's operating expenses and 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, 2044. At December 31, 2019, the balance of this loan was \$8,291 and accrued interest was \$1,590.

NOTE D - LONG-TERM DEBT (CONTINUED)

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

Year Ending December 31,	Amount
2020	$ 56,700
2021	61,102
2022	65,846
2023	70,957
2024	76,466
Thereafter	$ 2,135,475

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

During 2013, the Housing Authority of the City of Bossier City (HABC) an affiliate of the General Partner, advanced funds in the amount of $10,000 for the payment of certain operating expenses. At December 31, 2019 and 2018 the Partnership owed the HABC $9,250 and $9,250 respectively. These amounts are included in the financial statements under the caption "Due to Related Parties".

During 2019 and 2018, the Housing Authority of Bossier City paid for operating expenses on behalf of the Partnership. As of December 31, 2019 and 2018 the Partnership owed the HABC $42,133 and $17,227, respectively, for reimbursable operating expenses. These amounts are included in the financial statements under the caption "Due to Related Parties".

Management Agent 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 three (3%) percent of operating revenues, which shall accrue if not paid (the "Subordinate Management Fee"). The Partnership incurred base management fees of $24,298 in 2019 and $23,384 in 2018 and subordinate management fees of $14,579 in 2019 and $14,030 in 2018, for services rendered in connection with the leasing, management, and operations of the apartment complex. At December 31, 2019 and 2018, there were accrued Base Management Fees Payable of $171,652 and $147,353, respectively, and Subordinate Management Fees Payable of $108,034 and $93,455, respectively.

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

Developer Fee Payable

The Partnership entered into a development services agreement in the amount of $700,000 with the Bossier Housing Corporation, Inc., 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. The deferred portion of the developer fee bears interest at the Long-Term Applicable Federal Rate for January of each year. For the year end December 31, 2019 and 2018, the Deferred Developer Fee portion totaled $423,973. At December 31, 2019 and 2018, accrued interest payable on the Deferred Developer Fee totaled $171,453 and $171,453, respectively. As of December 31, 2019 and 2018, total developer fee payable was $468,126 and $468,126, respectively.

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 $6,796 and $6,531, during the years ended December 31, 2019 and 2018, 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 Adjuster 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;

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;

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

G) To the payment of any unpaid Subordinate Management Fee;

H) To the repayment of any outstanding General Partner Loans;

I) To the repayment of any outstanding Operating Deficit Loans;

J) To the payment of the Secondary Loans as required by the loan documents thereto; and

K) 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 III 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 - TAXABLE INCOME (LOSS)

A reconciliation of financial statement net income (loss) to taxable income (loss) of the Partnership for the years ended December 31, 2019 and 2018 are as follows:

	2019	2018
Financial Statement Net Income (Loss)	$ (133,000)	$ (141,098)
Adjustments:		
Excess of depreciation and amortization for financial reporting purposes over income tax purposes	(55,409)	(55,409)
Taxable Income (Loss) as Shown on Tax Return	$ (188,409)	$ (196,507)

NOTE K - ADVERTISING

The Partnership incurred advertising costs of $278 and $41 in 2019 and 2018, respectively. Advertising costs are expensed as incurred.

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 III, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
MAINTENANCE AND REPAIRS		
Maintenance Salaries	10,087	11,886
Maintenance Supplies	12,425	17,393
Maintenance Contracts	39,837	44,727
Maintenance Other	10,784	9,510
Grounds Maintenance	12,130	10,820
Employee Benefits	6,420	6,589
Total Maintenance and Repairs	$ 91,683	$ 100,925
UTILITIES		
Water	28,415	29,655
Electricity	9,389	11,240
Utilities - Vacant Units	1,957	2,973
Sewer	26,995	28,149
Utilities - Other Expense	7,200	7,200
Garbage & Trash Removal	11,990	9,586
Total Utilities	$ 85,946	$ 88,803
ADMINISTRATIVE		
Salaries - Admin. and Mgt.	13,270	13,767
Audit Fees	6,000	6,000
Advertising	278	41
Employee Benefits - Admin	6,868	5,787
Office Expenses	1,110	472
Bank Charges	9	814
Telephone & Internet	1,038	851
Postage / Freight	901	866
Professional Services	-	14
Legal Expense	-	152
Travel	300	30
Tax Credit Compliance	11,333	8,866
Eviction Fees	1,950	2,970
Bank Charges	9	9
Dues and Subscriptions	700	3,018
Professional Services	300	4
Staff Training	-	105
Sundry	1,064	-
Labor Expense	11,547	-
Total Administrative	$ 56,677	$ 43,766

EAGLE POINTE DEVELOPMENT III, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
MANAGEMENT FEES		
Management Fees	24,298	23,384
Subordinate Mgmt Fees	14,579	14,030
Total Management Fees	$ 38,877	$ 37,414
INSURANCE		
Gen. Liability Insurance	5,216	5,311
Property Insurance	17,052	15,235
Umbrella Policy Insurance	2,421	2,395
Total Insurance	$ 24,689	$ 22,941
INTEREST		
Interest Expense - Bridge Loan	217	217
Interest on Mortgage Loan	142,783	146,707
Interest Expense - AHP Grant	9,500	9,500
Interest Expense - Home Loan	19,943	19,943
Interest on Loan Fees	2,634	2,703
Total Interest	$ 175,077	$ 179,070
DEPRECIATION		
Depreciation Expense	122,215	122,215
Total Depreciation	$ 122,215	$ 122,215

EAGLE POINTE DEVELOPMENT III, L.P.
SCHEDULES OF SURPLUS CASH
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
Tenant Rents	460,805	450,095
Late Fees, Deposit Forfeitures ,etc.	7,957	10,321
Total Operating Revenues	**468,762**	**460,416**
Operating Expenses	(595,164)	(595,134)
Add: Amortization, Depreciation & Interest	297,292	301,285
Less Debt Service $16,166.42 x 12	(193,997)	(193,997)
Less Deposits to Replacement Reserve	(24,600)	(24,660)
Total Expenditures	**(516,469)**	**(512,506)**
Surplus Cash	**(47,707)**	**(52,090)**

EAGLE POINTE DEVELOPMENT III, L.P.
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER
FOR THE YEAR ENDED DECEMBER 31, 2019

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

Purpose	Amount
Salary	$0
Benefits	$0
Auto/Mileage	$0
Travel	$0
Meals	$0
Continuing Education, Per Diem, Etc.	$0
Unvouchered Expenses	$0

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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 III, 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 III, L.P., which comprise the balance sheets as of December 31, 2019 and 2018, 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 02, 2020.

Internal Control Over Financial Reporting

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

Monroe, Louisiana
March 02, 2020