

**ASHLEY PLACE I
LIMITED PARTNERSHIP**

AUDITED FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

ASHLEY PLACE I
LIMITED PARTNERSHIP

AUDITED FINANCIAL STATEMENTS

AS OF AND FOR THE YEARS ENDED
DECEMBER 31, 2023 AND 2022

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INDEPENDENT AUDITORS' REPORT

To the Partners and Management of
Ashley Place I Limited Partnership
Denham Springs, Louisiana

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Ashley Place I Limited Partnership (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 present fairly, in all material respects, the financial position of Ashley Place I Limited Partnership as of December 31, 2023 and 2022, and the results of its operations, changes in partners' equity (deficit) 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 Ashley Place I Limited Partnership 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, and for 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 Ashley Place I Limited Partnership's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's 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. 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 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 Ashley Place I Limited Partnership'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 Ashley Place I Limited Partnership'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 accompanying supplementary information including the Schedule of Expenses and the Schedule of Compensation, Benefits, and Other Payments to the Agency Head or Chief Executive Officer shown on pages 18 and 21 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 audits 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 February 26, 2024 on our consideration of Ashley Place I Limited Partnership's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of Ashley Place I Limited Partnership'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 Ashley Place I Limited Partnership's internal control over financial reporting and compliance.

Monroe, Louisiana

February 28, 2024

ASHLEY PLACE I
LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2023 AND 2022

ASSETS

	2023	2022
CURRENT ASSETS		
Cash - Operations	\$ 5,447	\$ 8,424
Accounts Receivable - Tenants	18,635	4,418
Accounts Receivable - Other	55,448	60,459
Prepaid Expenses	30,758	35,912
Total Current Assets	110,288	109,213
 RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve	17,205	5,735
Tenants' Security Deposits	8,775	700
Total Restricted Deposits and Funded Reserves	25,980	6,435
 PROPERTY AND EQUIPMENT		
Buildings	3,835,048	3,727,455
Furniture and Equipment	136,179	136,179
Site Improvements	541,104	541,104
Total	4,512,331	4,404,738
Less: Accumulated Depreciation	(1,936,699)	(1,905,091)
Net Depreciable Assets	2,575,632	2,499,647
Land	164,846	164,846
Total Property and Equipment	2,740,478	2,664,493
 OTHER ASSETS		
Syndication Costs	22,000	22,000
Total Other Assets	22,000	22,000
 Total Assets	 \$ 2,898,746	 \$ 2,802,141

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2023 AND 2022

LIABILITIES AND PARTNERS' EQUITY

	<u>2023</u>	<u>2022</u>
CURRENT LIABILITIES		
Accounts Payable	\$ 8,354	\$ 24,126
Deferred Revenue	3,639	10,752
Construction Costs Payable	3,810	-
Construction Costs Payable - Flood Restoration	123,629	123,629
Accrued Interest Payable	7,056	-
Due To Related Parties	8,820	-
Accrued Insurance	9,054	13,669
Current Portion of Long-Term Debt	40,954	48,114
Total Current Liabilities	<u>205,316</u>	<u>220,290</u>
DEPOSITS		
Tenant Security Deposits	<u>8,775</u>	<u>8,400</u>
Total Deposits	<u>8,775</u>	<u>8,400</u>
LONG-TERM LIABILITIES		
Development Costs Payable	-	38,922
Deferred Developer Fee Payable	-	210,658
Note Payable - Long Term, Net of Unamortized Debt Issuance Costs	920,006	943,722
Note Payable - NEF - Workout Loan	342,940	-
Accrued Interest Payable - NEF - Workout Loan	5,299	-
Asset Management Fee Payable	60,036	55,918
Partnership Management Fee Payable	220,133	205,032
Special Services Fee Payable	140,085	130,475
Total Long-Term Liabilities	<u>1,688,499</u>	<u>1,584,727</u>
Total Liabilities	<u>1,902,590</u>	<u>1,813,417</u>
PARTNERS' EQUITY		
Partners' Equity	<u>996,156</u>	<u>988,724</u>
Total Partners' Equity	<u>996,156</u>	<u>988,724</u>
Total Liabilities and Partners' Equity	<u>\$ 2,898,746</u>	<u>\$ 2,802,141</u>

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023	2022
REVENUE		
Rental Income	\$ 352,289	\$ 350,127
Vacancy	(119,249)	(71,039)
Application Fees, Forfeited Deposits, Etc.	1,476	2,676
Bad Debt	-	(7,186)
Damages	1,963	657
Interest Income	10	19
Total Revenue	236,489	275,254
 EXPENSES		
Maintenance and Repairs	26,112	37,831
Utilities	27,383	25,779
Administrative	21,604	34,658
Management Fees	14,200	16,959
Taxes	1,622	3,152
Insurance	81,934	79,316
Interest	90,590	84,171
Depreciation and Amortization	122,293	120,947
Total Expenses	385,738	402,813
 Loss From Rental Operations	(149,249)	(127,559)
 OTHER INCOME (EXPENSES)		
Casualty Gain (Loss)	(64,070)	-
Total Other Income (Expenses)	(64,070)	-
 MORTGAGOR ENTITY EXPENSES		
Asset Management Fees	4,118	4,038
Partnership Management Fees	15,101	14,804
Special Services Fees	9,610	9,421
Total Mortgagor Entity Expenses	28,829	28,263
 Net Income (Loss)	\$ (242,148)	\$ (155,822)

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>Total</u>	<u>Denham Springs Community Corporation</u>	<u>NEF Assignment Corporation</u>
Partners' Equity (Deficit), December 31, 2021	\$ 1,144,546	\$ (212)	\$ 1,144,758
Net Income (Loss)	<u>(155,822)</u>	<u>(16)</u>	<u>(155,806)</u>
Partners' Equity (Deficit), December 31, 2022	988,724	(228)	988,952
Contributions	249,580	249,580	-
Net Income (Loss)	<u>(242,148)</u>	<u>(24)</u>	<u>(242,124)</u>
Partners' Equity (Deficit), December 31, 2023	<u>\$ 996,156</u>	<u>\$ 249,328</u>	<u>\$ 746,828</u>
Profit and Loss Percentages	<u>100.00%</u>	<u>0.01%</u>	<u>99.99%</u>

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	\$ (242,148)	\$ (155,822)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation and Amortization	125,283	123,939
Casualty Gain	64,070	-
(Increase) Decrease in Accounts Receivable - Tenants	(14,217)	10,905
(Increase) Decrease in Accounts Receivable - Other	5,011	(9,000)
(Increase) Decrease in Prepaid Expenses	5,154	(13,669)
Increase (Decrease) in Accounts Payable	(15,772)	10,296
Increase (Decrease) in Asset Management Fee Payable	4,118	4,038
Increase (Decrease) in Deferred Revenue	(7,113)	3,915
Increase (Decrease) in Partnership Management Fee Payable	15,101	14,804
Increase (Decrease) in Special Services Fees Payable	9,610	9,421
Increase (Decrease) in Accrued Interest Payable	12,355	-
Increase (Decrease) in Security Deposit Liability	375	(2,650)
Increase (Decrease) in Accrued Insurance	(4,615)	13,669
Total Adjustments	199,360	165,668
Net Cash Provided (Used) by Operating Activities	(42,788)	9,846
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of Property and Equipment - Hurricane Restoration	(319,930)	-
Proceeds Received from Insurance Company - Hurricane Restoration	57,582	-
Net Cash Provided (Used) by Investing Activities	(262,348)	-
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from Issuance of Long-Term Debt	360,000	-
Principal Payments on Long-Term Debt	(50,926)	(35,795)
Net Change in Due To Related Parties	8,820	-
Payment of Construction Costs Payable	3,810	-
Net Cash Provided (Used) by Financing Activities	321,704	(35,795)
Net Increase (Decrease) in Cash and Cash Equivalents	16,568	(25,949)
Cash and Cash Equivalents, Beginning of Year	14,859	40,808
Cash and Cash Equivalents, End of Year	\$ 31,427	\$ 14,859

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

ASHLEY PLACE I
LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023	2022
Supplemental Disclosures of Cash Flow Information:		
Cash and Cash Equivalents		
Cash - Operations	\$ 5,447	\$ 8,424
Replacement Reserve	17,205	5,735
Tenants' Security Deposits	8,775	700
Total Cash and Cash Equivalents	\$ 31,427	\$ 14,859
Cash paid During the Year for:		
Interest	\$ 75,245	\$ 81,179
Noncash Financing Activity:		
Conversion of Developer Fee Payable to Capital Contribution	\$ 249,580	\$ -

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

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE A – ORGANIZATION

Ashley Place I Limited Partnership (the Partnership) was formed as a limited partnership under the laws of the State of Louisiana on April 30, 2004, for the purpose of constructing and operating a rental housing project. The project consists of 36 single-family rental units, located in Denham Springs, Louisiana, and is currently operating under the name of Ashley Place Apartments.

The project is eligible for Low-Income Housing Tax Credits established under the program described in Section 42 of the Internal Revenue Code (low-income housing tax credit) which regulates the use of the project as to occupant eligibility and unit gross rent, among other requirements. The major activities and operations of the Partnership are governed by the Amended and Restated Partnership Agreement (the Partnership Agreement) and are subject to the administrative directives, rules, and regulations of federal and state regulatory agencies, including but not limited to, the state housing finance agency. 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 Partnership’s 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 U.S. generally accepted accounting principles.

Capitalization and Depreciation

Land, buildings, improvements, and equipment are recorded at cost. 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 statements of operations.

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. The estimated service life of the assets for depreciation purposes may be different than their actual economic useful lives.

Buildings	40 years
Furniture, Fixtures and Equipment	10 years
Site Improvements	20 years

Tenants’ Security Deposits

Tenant’s 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 equal to the security deposit liability.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Rental Income and Deferred Rents

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 short-term operating leases.

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 move out are charged with damages or cleaning fees, if applicable. Tenant receivable consists of amounts due for rental income, other tenant charges and charges for damages and cleaning fees in excess of forfeited security deposits. The Partnership does not accrue interest on the tenant receivable balances.

The Partnership uses the direct write-off method to provide for uncollectible accounts. Use of this method does not result in a material difference from the valuation method required by accounting principles generally accepted in the United States of America.

Amortization

Organization costs are expensed as incurred. Tax credit costs have been capitalized and are being amortized over the tax credit period. These costs are presented in the Balance Sheet net of accumulated amortization. The tax credit costs have been fully amortized as of December 31, 2016.

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

No provision or benefit for income taxes has been included in these financial statements since taxable income or loss passes through to, and is reportable by, the partners individually. The time limit for taxing authorities to examine the Partnership's income tax returns is generally three years from the date of filing or the due date, whichever is later, unless civil or criminal fraud is proven, for which there is no time limit. The Partnership files income tax returns in the U.S. federal jurisdiction, and various state jurisdictions. The Partnership is no longer subject to U.S. federal and state income tax examinations by tax authorities for years before 2020.

Estimates

The preparation of financial statements in conformity with U. S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates (Continued)

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.

Collateralization Policy

The Partnership does not require collateral to support financial instruments subject to credit risk.

FASB ASC 360, *Property, Plant, and Equipment*

FASB ASC 360, *Property, Plant, and Equipment* requires that long-lived assets and certain identifiable intangibles held and used by an entity be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Application of the impairment provisions of FASB ASC 360, *Property, Plant, and Equipment* has not materially affected the Partnership's reported earnings, financial condition or cash flows.

NOTE C – CASH AND CASH EQUIVALENTS AND BANK DEPOSITS

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

The Partnership maintains several accounts at various financial institutions. Noninterest-bearing and interest-bearing accounts, in the aggregate, are insured up to \$250,000 at each financial institution by the Federal Deposit Insurance Corporation (FDIC). As of December 31, 2023 and 2022, there were no uninsured deposits.

NOTE D – PARTNERS' CAPITAL CONTRIBUTIONS

The Partnership has one Managing General Partner, Denham Springs Community Corporation and one Limited Partner, NEF Assignment Corporation. The Partnership records capital contributions as received and distributions as paid. For the years ended December 31, 2023 and 2022, no capital contributions were received from the Partners and no distributions were paid to the Partners. Total capital contributions received as of December 31, 2016, total in the amount of \$3,257,828. As of December 31, 2016, there is no equity remaining to be contributed by the Limited Partner. During the year ended December 31, 2023, no actual cash changed hands due to the unpaid deferred developer fees being reclassified to capital contributions from the General Partner, to offset, satisfying the full payment of the deferred developer fees.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE E – LONG-TERM DEBT

Permanent Loan

Permanent financing has been obtained through First Guaranty Bank of Ponchatoula, Louisiana in the amount of \$1,362,787. Interest is computed using the Wall Street Journal Prime plus 1.50% adjusted every five years, starting at 7.50% per annum, with a floor of 7.50% per annum, and a ceiling of 9.00% per annum. The maximum interest rate change every five years is 1.00%. The payment amount is set at principal and interest payments of \$10,110 monthly and remains the same for the life of the loan. The permanent loan is collateralized primarily by the Partnership’s real estate and improvements thereon. The permanent loan shall have a term of 17 years with an amortization of 30 years and matures on January 29, 2025, at which time all unpaid principal and interest amounts are due and payable. As of December 31, 2023 and 2022, the balance due on the loan was \$963,952 and \$997,818, respectively.

	2023	2022
Note Payable – Long Term	\$ 963,952	\$ 997,818
Less: Unamortized Debt Issuance Costs	(2,992)	(5,982)
Note Payable – Long Term, Net	\$ 960,960	\$ 991,836

Workout Loan – NEF

On February 7, 2023, the Partnership entered into a workout loan agreement with National Equity Fund, Inc. (NEF), an affiliate of the Limited Partner, in order to pay for costs to repair the Project, due to damage from two hurricanes. The loan shall not bear interest in excess of 1.0% per annum below the long term Applicable Federal Rate. The Limited Partner Loan shall be subject to the provisions pertaining to Partner Loans set forth in Section 3.7 of the Partnership Agreement and shall be repayable solely from Cash Flow pursuant to Section 5.1(a)(vi) of the Partnership Agreement and from Net Cash from Sales and Refinancings pursuant Section 5.2(a)(i) and (ii) of the Partnership Agreement. As of December 31, 2023, the balance due on the loan was \$342,940 and accrued interest was \$5,299.

Aggregate maturities of long-term debt for the next five years and thereafter are as follows:

Year Ending December 31	Amount
2024	\$ 40,954
2025	\$ 922,998
2026	\$ –
2027	\$ –
2028	\$ –
Thereafter	\$ 342,940

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Transactions with related parties are as follows:

Development Fee

As provided in the Development Services Agreement, the Partnership shall pay the Developer Fee in the amount of \$515,000 to Denham Springs Housing Authority, an affiliate of the General Partner, and Denham Springs Community Development Corporation, an affiliate of the General Partner, for services rendered for overseeing the construction and development of the complex. As of December 31, 2022, the Partnership owed \$210,658 in developer fees, of that amount, \$210,658 is considered deferred. During the year ended December 31, 2023, no actual cash changed hands due to the unpaid deferred developer fees being reclassified to capital contributions from the General Partner, to offset satisfying the full payment of the deferred developer fees. As of December 31, 2023, there were no developer fees remaining to be paid.

Partnership Management Fee

The Partnership shall pay to the General Partner a Partnership Management Fee annually in the amount of \$11,000, to be increased annually by 2% to compensate the General Partner for managing the Partnership's operations and assets and coordinating the preparation of the filings and financial reports required by the state housing finance agency, as well as by federal, state, and local agencies. For the years ended December 31, 2023 and 2022, the Partnership incurred Partnership Management Fees totaling \$15,101 and \$14,804, respectively. As of December 31, 2023 and 2022, Partnership Management Fees payable totaled \$220,133 and \$205,032, respectively.

Asset Management Fee

The Partnership shall pay the Asset Management Fee annually to the Asset Manager, an affiliate of the Limited Partner, for property management oversight, tax credit compliance monitoring, and related services in the amount of \$3,000, to be increased annually by 2.0%. The Asset Manager will not incur any liability to the General Partner or the Partnership as a result of the Asset Manager's performance of or failure to perform its asset management services. The Asset Manager owes no duty to the General Partner or the Partnership and may only be terminated by the Limited Partner. For the years ended December 31, 2023 and 2022, the Partnership incurred Asset Management Fees totaling \$4,118 and \$4,038, respectively. As of December 31, 2023 and 2022, Asset Management Fees payable totaled \$60,036 and \$55,918, respectively.

Special Services Fee

The Partnership shall pay the Services Manager (Ashley Residential Services, Inc.) a Services Fee in the amount of \$7,000, increasing by 2.0% annually and in the priority specified in §5.1(a)(viii) of the Partnership Agreement for the provision of services to tenants of the Project. For the years ended December 31, 2023 and 2022, the Partnership incurred Special Services Fees totaling \$9,610 and \$9,421, respectively. As of December 31, 2023 and 2022, Special Services Fees payable totaled \$140,085 and \$130,475, respectively.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

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

Operating Deficit Guarantee

The General Partner shall be obligated to provide any funds needed by the Partnership, after all funds in the Operating Reserve Account have been used, to fund Operating Deficits during the Operating Deficits Guaranty Period. The General Partner shall be required, upon the reduction of the Operating Reserves Account to zero, to promptly provide funds to the Partnership in an amount up to \$105,000 for Operating Deficits occurring during the Operating Deficits Guaranty Period. Such costs shall include all operating and fixed costs accrued or accruable during the Operating Deficits Guaranty Period. Repayments of any borrowings arranged by the General Partner to fulfill its obligations shall be the sole obligation of the General Partner. Funds made available by the General Partner to fulfill its obligations may be reimbursed, without interest, or out of the proceeds of refinancing or sale pursuant to §5.2 of the Partnership Agreement.

Disposition Fee

The Partnership shall pay the Asset Manager a Disposition Fee equal to 1% of the gross sales price out of the net sales proceeds at the time of closing of the sale of the Project or the Limited Partner's interest in the Project. As of December 31, 2023 and 2022, no Disposition Fee has been accrued or paid.

NOTE G – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits and losses are allocated .01% to the General Partner, and 99.99% to the Limited Partner. Distribution of Operating Income and Cash Flow is applied in accordance with the order of priority established in Article 5.1 of the Partnership Agreement.

NOTE H – RESTRICTED ESCROW DEPOSITS AND RESERVES

According to the Partnership Agreement, the Partnership is required to maintain the Operating Reserve, Replacement Reserve, and the Special Purpose Reserve.

Operating Reserve

The General Partner shall establish the Operating Reserve Account and fund it with the Operating Reserve Target Amount of \$105,000 from loan and/or equity proceeds at the time of payment of the Fourth Installment of the Limited Partner Capital Contribution. The Operating Reserve Target amount may, upon request of the General Partner be reduced to \$40,000 after the Project has maintained a Debt Service Coverage Ratio of 1.15 or better for four consecutive years and is in compliance with all of its obligations within the Partnership Agreement. The Fiscal Partner shall be obligated, to the extent that funds are available, to replenish the Operating Reserve Account up to the Operating Reserve Target Amount out of cash flow or proceeds of sales or refinancing in accordance with §5.1 and §5.2 of the Partnership Agreement. As of December 31, 2023 and 2022, the Operating Reserve Account was funded in the amount of \$0 and \$0, respectively.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE H – RESTRICTED ESCROW DEPOSITS AND RESERVES (CONTINUED)

Special Purpose Reserve

The General Partner shall establish a Special Purpose Reserve for real estate taxes out of loan and/or equity proceeds at the time of payment of the Fourth Installment. The Special Purpose Reserve shall be increased through Project Cash Flow until it reaches the Special Purpose Reserve Target Amount of \$28,800. Such funds will be held in a Special Purpose Reserve Account and administered by the General Partner pursuant to a Funding and Disbursement Agreement entered into by the Partnership, the Limited Partner and the General Partnership. As of December 31, 2023, the Special Purpose Reserve Account had not been funded.

Replacement Reserve

The General Partner shall establish the Replacement Reserve Account out of loan and/or equity proceeds at the time of payment of the Fourth Installment of the Limited Partner Capital Contribution. The Replacement Reserve will be held in the Replacement Reserve Account, under the control of the General Partner, and the Partnership will maintain this account from the date of payment of the Fourth Installment until the end of the compliance period. Withdrawals from the Replacement Reserve Account in excess of \$5,000 in the aggregate in any given month (unless such withdrawal was provided for in the approved project budget) will require written approval of the General Partner and the Asset Manager (except in cases where the account is under the control of one of the project lenders, in which case the General Partner shall notify the Asset Manager in writing of any withdrawals from the Replacement Reserve Account and the purpose for which such withdrawal was made). Within five business days of receipt by the Asset Manager of such requests, the Asset Manager shall notify the General Partner whether the request has been approved, disapproved, or whether additional information is needed to evaluate the request. If the Asset Manager does not respond within five business days, the withdrawal request is deemed to be approved. The required amount of Replacement Reserve funding is equal to not less than \$300 per unit per year increasing at a rate equal to 3% per year. For the year ended December 31, 2023, \$17,851 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2023 was \$11,460, which resulted in the account being underfunded by \$6,391 for the year ended December 31, 2023. For the year ended December 31, 2022, \$17,331 was required to be funded to the Replacement Reserve account. The actual amount funded during the year ended December 31, 2022 was \$11,460, which resulted in the account being underfunded by \$5,871 for the year ended December 31, 2022. As of December 31, 2023, the account was underfunded by a total amount of \$83,217. As of December 31, 2023 and 2022, the Replacement Reserve Account was funded in the amount of \$17,205 and \$5,735, respectively.

Replacement Reserve Account activity for the years ended December 31, 2023 and 2022 is as follows:

Beginning Balance 12/31/2021	\$	14,126
Deposits		11,460
Interest		13
Withdrawals		<u>(19,864)</u>
Ending Balance 12/31/2022	\$	5,735

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE H – RESTRICTED ESCROW DEPOSITS AND RESERVES (CONTINUED)

Replacement Reserve (Continued)

Replacement Reserve Account activity for the years ended December 31, 2023 and 2022 is as follows (Continued):

Ending Balance 12/31/2022	\$	5,735
Deposits		11,460
Interest		10
Withdrawals		(–)
Ending Balance 12/31/2023	\$	17,205

NOTE I – CONTINGENCY

The Partnership’s Low Income Housing Tax Credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with the 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 had advertising expenses of \$907 and \$2,351 for the years ended December 31, 2023 and 2022, respectively. These costs are expensed as incurred.

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:

	2023	2022
Financial Statement Net Income (Loss)	\$ (242,148)	\$ (155,822)
Adjustments:		
Excess Depreciation for Income Tax Purposes Over Financial Reporting Purposes	36,575	(39,368)
Other Book/Tax Timing Differences	–	–
Taxable Income (Loss) Shown on Tax Return	\$ (205,573)	\$ (116,454)

NOTE L – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership’s sole asset is Ashley Place Apartments. The Partnership’s operations are concentrated in the low-income 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 and state regulatory agencies, including but not limited to, the state housing financing agency. Such administrative directives, rules and regulations are subject to change by federal and state agencies. Such changes may occur with little notice or inadequate funding to pay for related cost, including the additional administrative burden, to comply with a change.

ASHLEY PLACE I LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

NOTE M – CASUALTY LOSS

During the year ended December 31, 2023, the apartment complex was damaged by a hurricane. The insurance company paid claims in the amount of \$57,582. The apartment complex incurred costs related to the hurricane in the amount of \$319,930. During the year ended December 31, 2023, the Partnership disposed of fixed asset costs related to the claim in the amount of \$212,337 with an unrecoverable book value of \$121,652, which resulted in a net casualty loss of \$64,070 from the disposal and restoration related to the hurricane.

NOTE N – SUBSEQUENT EVENTS

The Partnership has evaluated subsequent events through February 28, 2024, the date which the financial statements were available for issue.

SUPPLEMENTAL INFORMATION

ASHLEY PLACE I
LIMITED PARTNERSHIP
SCHEDULE OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023	2022
MAINTENANCE AND REPAIRS		
Salaries	\$ 3,181	\$ 12,561
Supplies	747	5,254
Maintenance and Repairs Contract	14,234	13,537
Grounds Contracts	1,937	3,308
Services	6,013	3,171
Total Maintenance and Repairs	\$ 26,112	\$ 37,831
UTILITIES		
Electricity	\$ 7,168	\$ 5,789
Water and Sewer	13,961	14,187
Trash Collection	6,254	5,803
Total Utilities	\$ 27,383	\$ 25,779
ADMINISTRATIVE		
Manager Salaries	\$ 11,329	\$ 14,252
Assistant Manager Salaries	-	1,700
Advertising	907	2,351
Auditing Expense	4,259	8,078
Telephone	1,581	1,518
Bank Charges	258	1
Office Expense	2,015	2,680
Other Administrative	1,255	4,078
Total Administrative	\$ 21,604	\$ 34,658
TAXES		
Real Estate Taxes	\$ 1,622	\$ 3,152
Total Taxes	\$ 1,622	\$ 3,152
INSURANCE		
Property and Liability	\$ 81,466	\$ 78,939
Workmen's Compensation	468	377
Total Insurance	\$ 81,934	\$ 79,316
INTEREST EXPENSE		
Interest on Mortgage	\$ 85,291	\$ 84,171
Interest on NEF - Workout Loan	5,299	-
Total Interest Expense	\$ 90,590	\$ 84,171



**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 and Management of
Ashley Place I Limited Partnership
Denham Springs, Louisiana

We have audited, 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, the financial statements of Ashley Place I Limited Partnership, which comprise the balance sheet as of December 31, 2023, and the related statements of operations, partners' equity (deficit), and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 28, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Ashley Place I Limited Partnership's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Ashley Place I Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of Ashley Place I Limited Partnership's internal 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 Ashley Place I Limited Partnership'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Ashley Place I Limited Partnership'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 financial statements. 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 Ashley Place I Limited Partnership's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Ashley Place I Limited Partnership's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Monroe, Louisiana

February 28, 2024

ASHLEY PLACE I
LIMITED PARTNERSHIP

SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS
TO THE AGENCY HEAD OR CHIEF EXECUTIVE OFFICER

FOR THE YEAR ENDED DECEMBER 31, 2023

Please refer to the Schedule of Compensation, Benefits and Other Payments to the Agency Head or Chief Executive Officer included in the Denham Springs Housing Authority's audit report for information relative to compensation, benefits and other payments to the agency head or chief executive officer.

Ashley Place I Limited Partnership
 Schedule of Findings and Responses
 For the Year Ended December 31, 2023

SECTION I – SUMMARY OF AUDIT RESULTS

Financial Statement Audit

Type of auditors’ report issued:		Unmodified
Internal Control over financial reporting:		
Material Weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Significant deficiencies identified that are not considered to be material weaknesses?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Noted
Noncompliance material to financial statements noted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Noted

SECTION II – FINDINGS - FINANCIAL STATEMENTS AUDIT

None

Ashley Place I Limited Partnership
Summary Schedule of Prior Audit Findings
For the Year Ended December 31, 2023

The status of the prior year audit findings are summarized as follows:

None