EBRPHA DEVELOPMENT 4, L.P.

FINANCIAL STATEMENTS

DECEMBER 31, 2017 AND 2016

EBRPHA DEVELOPMENT 4, L.P.

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INDEPENDENT AUDITORS' REPORT

To the Partners
EBRPHA Development 4, L.P.

Report on the Financial Statements

We have audited the accompanying financial statements of EBRPHA Development 4, L.P., (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2017 and 2016, 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 EBRPHA Development 4, L.P. as of December 31, 2017 and 2016, 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 22 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 date March 5, 2018, on our consideration of EBRPHA Development 4, 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 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 EBRPHA Development 4, L.P.'s internal control over financial reporting and compliance.

Bond + Tousignant, LLC

Monroe, Louisiana
March 5, 2018

EBRPHA DEVELOPMENT 4, L.P.
BALANCE SHEETS
DECEMBER 31, 2017 AND 2016

ASSETS

	2017	2016
CURRENT ASSETS		
Cash and Cash Equivalents	$ 104,307	$ 99,259
Accounts Receivable - Tenants	1,920	151
Prepaid Expenses	11,400	11,400
Total Current Assets	117,627	110,810
RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve Escrow	87,034	71,232
Tenants' Security Deposits	6,479	8,678
Operating Deficit Reserve	100,330	100,130
Real Estate Tax and Insurance Escrow	18,982	20,965
Total Restricted Deposits and Funded Reserves	212,825	201,005
PROPERTY AND EQUIPMENT		
Buildings	5,106,086	5,106,086
Land Improvements	401,492	401,492
Furniture and Equipment	354,740	354,740
Total	5,862,318	5,862,318
Less: Accumulated Depreciation	(458,027)	(274,826)
Net Depreciable Assets	5,404,291	5,587,492
Land	83,000	83,000
Total Property and Equipment	5,487,291	5,670,492
OTHER ASSETS		
Tax Credit Fees	33,000	33,000
Less: Accumulated Amortization	(5,683)	(3,483)
Net Amortizable Assets	27,317	29,517
Due From Related Parties	3,859	3,859
Utility Deposit	760	760
Total Other Assets	31,936	34,136
TOTAL ASSETS	$ 5,849,679	$ 6,016,443

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

EBRPHA DEVELOPMENT 4, L.P.
BALANCE SHEETS
DECEMBER 31, 2017 AND 2016

LIABILITIES AND PARTNERS' EQUITY

	2017	2016
CURRENT LIABILITIES		
Accounts Payable	$ 6,356	$ 24,952
Management Fees Payable	1,067	1,268
Asset Management Fees Payable	4,120	-
Prepaid Rent	990	720
Total Current Liabilities	12,533	26,940
DEPOSITS		
Tenants' Security Deposits	6,477	8,674
Total Deposits	6,477	8,674
LONG-TERM LIABILITIES		
Note Payable - HA	400,000	400,000
Accrued Interest - HA	36,784	24,310
Note Payable - AHP	480,200	480,200
Accrued Interest - AHP	3,655	2,449
Deferred Developer Fees	146,282	146,282
Total Long-Term Liabilities	1,066,921	1,053,241
Total Liabilities	1,085,931	1,088,855
PARTNERS' EQUITY		
Partners' Equity (Deficit)	4,763,748	4,927,588
TOTAL LIABILITIES AND PARTNERS' EQUITY	$ 5,849,679	$ 6,016,443

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

EBRPHA DEVELOPMENT 4, L.P.
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
REVENUE		
Tenant Rents	$ 73,431	$ 55,282
Less: Vacancies & Loss to Lease	(22,637)	(7,574)
Rental Assistance - HAP	194,936	213,722
Late Fees, Deposit Forfeitures, Etc.	2,451	2,837
Total Revenue	248,181	264,267
EXPENSES		
Maintenance and Repairs	90,675	77,350
Utilities	14,599	10,903
Administrative	50,602	53,955
Management Fees	14,710	17,155
Taxes	3,726	3,298
Insurance	34,863	32,696
Interest	13,682	13,705
Depreciation and Amortization	185,401	185,401
Total Expenses	408,258	394,463
Income (Loss) from Rental Operations	(160,077)	(130,196)
OTHER INCOME AND (EXPENSES)		
Interest Income	357	238
Entity Expense - Asset Management Fees	(4,120)	(4,000)
Total Other Income (Expense)	(3,763)	(3,762)
Net Income (Loss)	$ (163,840)	$ (133,958)

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

EBRPHA DEVELOPMENT 4, L.P.
STATEMENT OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

		GENERAL PARTNER	LIMITED PARTNERS	
	Total	Roosevelt Terrace, LLC	Hudson SLP, LLC	Hudson Roosevelt Terrace, LLC
Partners' Equity (Deficit), January 1, 2016	$ 3,441,708	$ (30)	$ (30)	$ 3,441,768
Contributions	1,619,838	-	-	1,619,838
Net Loss	(133,958)	(13)	(13)	(133,932)
Partners' Equity (Deficit), January 1, 2017	4,927,588	(43)	(43)	4,927,674
Net Loss	(163,840)	(16)	(16)	(163,808)
Partners' Equity (Deficit), December 31, 2017	$ 4,763,748	$ (59)	$ (59)	$ 4,763,866
Profit and Loss Percentages	100.00%	0.01%	0.01%	99.98%

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

EBRPHA DEVELOPMENT 4, L.P.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	$ (163,840)	$ (133,958)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation and Amortization	185,401	185,401
(Increase) Decrease in:		
Accounts Receivable	(1,769)	(151)
Prepaid Expense	-	(71)
Real Estate Tax and Insurance Escrow	1,983	(20,965)
Increase (Decrease) in:		
Accounts Payable	(18,596)	23,648
Accrued Interest Payable Construction Loan	-	(13,407)
Management Fees Payable	(201)	1,268
Asset Management Fees Payable	4,120	-
Prepaid Rent	270	(786)
Construction Costs Payable	-	(8,500)
Net Security Deposits Received (Paid)	2	(2)
Net Cash Provided (Used) by Operating Activities	7,370	32,477
CASH FLOWS FROM INVESTING ACTIVITIES:		
Deposits to Reserve for Replacements	(25,470)	(21,107)
Withdrawals from Reserve for Replacements	9,668	-
Deposits to Operating Deficit Reserve	(200)	(100,130)
Net Cash Provided (Used) by Investing Activities	(16,002)	(121,237)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Increase (Decrease) in Construction Loan Payable	-	(1,051,353)
Increase (Decrease) in Accrued Interest - HA Loan	12,474	12,550
Increase (Decrease) in Accrued Interest - AHP Loan	1,206	1,154
Increase (Decrease) in Deferred Developer Fees	-	(433,298)
Contributions from Partners	-	1,619,838
Net Cash Provided (Used) by Financing Activities	13,680	148,891
Net Increase (Decrease) in Cash and Cash Equivalents	5,048	60,131
Cash and Cash Equivalents, Beginning of Year	99,259	39,128
Cash and Cash Equivalents, End of Year	$ 104,307	$ 99,259

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

EBRPHA DEVELOPMENT 4, L.P.
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
Supplemental Disclosures of Cash Flow Information:		
Cash Paid During the Year for:		
Interest	$ -	$ 13,408

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

NOTE A – ORGANIZATION

EBRPHA Development 4, L.P. (the Partnership) was organized in 2011 as a limited partnership chartered under the laws of the State of Louisiana to develop, construct, own, maintain and operate a forty unit housing complex intended for rental to persons of low and moderate income. The complex is located in Baton Rouge, Louisiana and is collectively known as Roosevelt Terrace (the Complex). 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 Agreement of Limited Partnership, including amendments (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 significant accounting policies consistently applied in the preparation of the accompanying financial statement 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. At December 31, 2017, the Partnership had no uninsured deposits.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, 2017 and 2016, accounts receivable are 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.

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.

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.

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, 2017 and 2016.

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 5, 2018 (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

Replacement Reserve Escrow

At Initial Closing, the Partnership shall be obligated to make a payment to the Partnership's Reserve Fund for Replacements in the amount of $50,000 and commencing with the, month following Final Closing, the Partnership shall be obligated to make a payment to the Partnership's Reserve Fund for Replacements each month in an amount equal to (on an annualized basis) the greater of the amount required by the Lender and HUD or $300 per unit (the "Reserve Minimum Payment"). The amount of the Reserve Minimum Payment shall be increased annually by three (3%) percent. In the event that the Reserve Minimum Payment exceeds the amount required by the Lender or HUD (pursuant to the RAD Documents) to be deposited into the Reserve Fund for Replacement, the Special Limited Partner shall establish a separate account (the "SLP Replacement Reserve Account") into which the General Partner shall deposit any such excess. All withdrawals from this account shall be made only with the approval of the Special Limited Partner.

NOTE C – RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

Replacement Reserve Escrow (Continued)

The Special Limited Partner shall receive a copy of any draw request made to the Lender for draws from the Partnerships Reserve Fund for Replacement. The Special Limited Partner shall have the right to disallow any item in such draw in its sole discretion. Funding amounted to $15,802 in 2017 and $21,107 in 2016. Withdrawals amounted to $9,668 in 2017 and $0 in 2016. At December 31, 2017 and 2016 the balance of this account was $87,034 and $71,232, respectively.

Balance, December 31, 2016	$	71,232
Deposits:		
Monthly Deposits: $2,111 x 12		25,330
Interest Earned		140
Withdrawals:		
Bank Charges		(9,668)
Balance, December 31, 2017	$	87,034

Tenants' Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the Partnership. At December 31, 2017, this account was funded in an amount equal to the security deposit liability.

Operating Deficit Reserve

The General Partner shall establish and fund an operating reserve account (the "Operating Reserve Account") which shall be funded in the amount of $100,000 at the time of the payment of the Third Capital Contribution. Such Operating Reserve Account shall be maintained for the duration of the Compliance Period (after which, funds on deposit may be released and distributed as Net Cash Flow in accordance with Partnership Agreement) and shall be used exclusively to pay for Operating Deficits incurred by the Partnership, but only subsequent to the Operating Deficit Guaranty being exhausted; provided however, that the General Partner may withdraw up to 25% in the aggregate of the funds on deposit in the Operating Reserve to apply toward Operating Deficits before making an Operating Deficit Loan. Otherwise, all withdrawals from the Operating Reserve Account shall be made only with the Consent of the Special Member. Notwithstanding anything to the contrary contained herein, should the balance in the Operating Reserve Account fall below $100,000 (the "Operating Reserve Minimum"), distributions shall be made from Net Cash Flow on each Payment Date to maintain a minimum balance of $100,000. At December 31, 2017 the balance of this account was $100,300.

Insurance Escrow

Transfers of sufficient sums are to be made to this account for payment of insurance. Funding amounted to $21,016 in 2017 and $20,965 in 2016. Withdrawals amounted to $22,999 in 2017 and $0 in 2016. At December 31, 2017 and 2016, the balance of this account was $18,982 and $20,965.

NOTE D – PARTNERS' CAPITAL

During 2014, Hudson Roosevelt Terrace, LLC and Hudson SLP, LLC were admitted into the partnership as limited partners and the original limited partner withdrew. The Partnership has one General Partner – Roosevelt Terrace, LLC and two Limited Partners – Hudson SLP, LLC (Special Limited Partner) and Hudson Roosevelt Terrace, LLC (Investor Limited Partner). During 2016 the Investor Limited Partner contributed $1,619,838 of capital. The Partnership records capital contributions as received.

NOTE E – NOTES PAYABLE

Construction Loan

Capital One has provided a construction loan in the lesser of amount of $4,260, 000 or eighty Percent (80%) of the sum of the value of the property including the as completed and stabilized value including rent restrictions, with and without property tax abatement (if applicable) and the value of any below-market subordinate financing plus the value of the tax credits at the lesser of appraised value or the accepted purchase price. The loan has an interest rate of LIBOR plus 3.5% with a maturity date of May 17, 2016. At December 31, 2016, the loan had been completely paid off to a $0 balance.

NOTE F – LONG-TERM DEBT

AHP Loan

On September 17, 2014, the Partnership received an AHP Loan in the amount of $480,200 from Partners-for-Progress, Inc. ("Payee") through Capital One, N.A. ('AHP Lender") that is sourced by the Federal Home Loan Bank Affordable Housing Program. The entire principal of the loan together with simple interest at the rate of one quarter of one percent (0.25%) per annum, shall be paid to the Payee on the forty-first (41st) anniversary of this note, September 17, 2055 (the "Maturity Date"). This loan is non-recourse to the Partnership and the Partners (other than customary non-recourse carve out-provisions which have been Consented to by the Special Limited Partner) and which will be held by parties who are not "related parties" except with respect to the Capital One Loan to any of the Partners within the meaning of Section 752 of the Code and the Regulations thereunder. The Partnership shall make annual payments to the Lender from available Surplus Cash as set forth in the Partnership Agreement. At December 31, 2017, the balance of the loan was $480,200 and accrued interest was $3,655. Maturities of the notes for the five years succeeding the year end cannot be determined since payments are derived from cash flows.

HA Loan

On September 17, 2014, the Partnership received a subordinate mortgage loan (the "HA Loan") in the original principal amount of $400,000 from the East Baton Rouge Parish Housing Authority (Housing Authority). The loan is for a term of fifteen (15) years and will be due in full and payable on twenty years (20) form the date of advance. The loan will accrue interest at two and ninety-four hundreds percent (2.94%), compounded annually, and is evidenced by a mortgage note given by the Partnership to the Housing Authority. The loan is non-recourse to the Partnership and the Partners (other than customary non-recourse carve out-provisions which have been consented to by the Special Limited Partner). The Partnership shall make payments to the Lender from available Surplus Cash as set forth in the Partnership Agreement. At December 31, 2017, the balance of the loan was $400,000 and accrued interest was $36,784.

NOTE G – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Due from Related Parties

During 2015, the Partnership inadvertently paid expenses of the developer in the amount of $3,859. At December 31, 2017 and 2016, respectively, the developer owed the Partnership, $3,859 and $3,859. This amount is included in the financial statements under the caption "Due from Related Parties".

Deferred Developer Fees

The Partnership has entered into a development services agreement with Roosevelt Terrace, LLC (Managing General Partner); and Partners of Progress, Inc. (Developer), an affiliate of the General Partner, to render services for overseeing the construction and development of the complex. The Developer shall be entitled to receive a fee of $790,000 and the Managing General Partner is entitled to receive a fee of $0 for the total development fee of $790,000. The developer fee is capitalized in the basis of the building. For the years ended December 31, 2017 and 2016 respectively, $0 and $433,298 of Developer Fees were paid. At December 31, 2017 and 2016, the balance of developer fee payable was $146,282 and $146,282, respectively.

Asset Management Fees

The Partnership shall pay an annual Asset Management Fee to the Special Limited Partner in the amount of $4,000 per annum which fee shall be paid on December 1st of each year (commencing on December 1, 2016), which amount shall be adjusted annually by three percent (3.0%). In the event that all gross revenue collected directly or indirectly from the operations of the Apartment Complex is insufficient to pay the Asset Management Fee in any year, the unpaid amount shall accrue and shall be payable commencing on the applicable Payment Date until fully paid, from New Cash Flow available in future years or if not fully paid when the Apartment Complex is sold, then from net proceeds of a Capital Transaction pursuant to Section 7.05(c)(i) of the Partnership Agreement. During the years ended December 31, 2017 and 2016, $0 and $4,000, respectively, had been paid on Asset Management Fee, and the balance of Asset Management Fees payable was $4,120 and $0, respectively

Development Deficits

The General Partner hereby is obligated to pay all Excess Development Costs; the Partnership shall have no obligation to pay any Excess Development Costs. Any amount s paid by the General Partner pursuant to this clause shall not be repaid by the Partnership, nor shall such amounts be considered or treated as Capital Contributions of the General Partner to the Partnership, without the consent of the Special Limited Partner. In the event that the General Partner shall fail to pay any such Excess Development Costs as required by the Partnership Agreement, the Special Limited Partner may use its sole discretion to cause the Partnership to use the Investment Partner's Capital Contributions in an amount not in excess of the total of any remaining unpaid obligations of the General Partner, and the Development Fee shall be deemed paid to such extent and the Developer shall take such amount of the Development Fee into income for federal income tax purposes.

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

Operating Deficit Guaranty

In the event that, at any time during the period beginning upon the date Breakeven Operations is achieved and ending on the date on which Breakeven Operations are maintained over twelve-month periods on an annual basis for five consecutive years (the "Initial Period"), an Operating Deficit shall exist, the General Partner shall provide such funds to the Partnership as shall be necessary to pay such Operation Deficit(s), provided however, that the General Partner shall not be obligated to provide more than $196,640 (12 months of underwritten expenses), plus amounts repaid as Operating Deficit Loans, in the aggregate. Any such loans provided after the achievement of Breakeven Operations shall be in the form of a loan to the Partnership (the "Operating Deficit Loan(s)"). An Operating Deficit Loan shall be made in accordance with the provisions of Section 8.16 of the Partnership Agreement; provided, however, that an Operating Deficit Loan shall bear no interest. In the event that the General Partner shall fail to make any such Operating Deficit Loan as aforesaid, the Special Limited Partner may use its sole discretion to cause the Partnership to use the Investment Partner's Capital Contributions, in an amount not in excess on any remaining installments of the Development Fee due pursuant to Section 8.10 of the Partnership Agreement, to meet such obligations of the General Partner and the Development Fee shall be deemed paid, and an Operating Deficit Loan made, to such extent and the Developer shall take such amount of the Development Fee into income for federal income tax purposes.

NOTE H – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits and losses, other than from capital transactions and special allocations set forth in the Partnership Agreement, are allocated .01% to the General Partner, .01% to the Special Limited Partner and 99.98% to the Investment Limited Partner.

Subject to the approval of the Lender, if required, Net Cash Flow shall be applied and/or distributed on each Payment Date in the following priority:

(i) In the event that any Operational Reduction Amount is due and owing pursuant to Section 5.01(d)(iii) of the Partnership Agreement, or the General Partner has not made any required payment in violation of any other provisions of Section 5.01(d) of the Partnership Agreement, an amount equal to the payment due and owing under such Section 5.01(d) shall be distributed to the Investment Partner in satisfaction of such obligation;

(ii) Second, an amount equal to any deferred Asset Management Fee shall be distributed to the Special Limited Partner;

(iii) Then, an amount equal to the payment necessary to maintain the Operating Reserve Minimum in accordance with Section 8.08(b) of the Partnership Agreement;

(iv) Next, to the payment of amounts due with respect to any Operating Deficit Loan(s) until such loan(s) is repaid;

NOTE H – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS (CONTINUED)

(v) Any remaining amount up to an amount equal to 85% of Net Cash Flow, first, to the payment of the Development Fee until fully paid, second, to the General Partner until there shall have been cumulative distributions under this clause fifth in the aggregate equal to the General Partner's Special Capital Contribution, if any, then to the payment of the AHP Loan and then the HA Loan and finally to the General Partner as a preferred return (with an equivalent allocation of gross income pursuant to Section 7.02(H) in an aggregate amount equal to and in satisfaction of the Incentive Partnership Management Fee; and

(vi) Finally, any remaining amount to the Partners in accordance with their respective Interest.; provided however, that notwithstanding anything to the contrary herein, if the amount of the distribution to the Limited Partner under this clause (vi) – (v), then the Limited Partner shall receive a priority distribution before any distributions under Sections 7.03(a) in an amount such that, when added to the sum distributable to the Limited Partner under this clause (vi), shall equal 10% of the aggregate amount distributed pursuant to Sections 7.03(a)(i) – (v).

Unless otherwise consented to by the Special Limited Partner and as provided above with respect to the General Partner's Special Capital Contribution, if any, no Net Cash Flow shall be paid to the General Partners as a return of equity contributed to the Partnership.

NOTE I – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Roosevelt Terrace. 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 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 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, 2017 and 2016 is as follows:

	2017	2016
Financial Statement Net Income (Loss)	$ (163,840)	$ (133,958)
Adjustments:		
Excess of depreciation and amortization for income tax	(111,167)	(159,939)
Organizational Costs	-	-
Taxable Income (Loss) as Shown on Tax Return	$ (275,007)	$ (293,897)

NOTE L – MANAGEMENT AGENT

The Partnership has entered into an agreement with NDC Real Estate Management, LLC to provide services in connection with rent-up, leasing and operation of the project. Management Fees are charged in an amount equal to 6% of Gross Receipts of all units collected from the preceding month. Notwithstanding the above, until achievement of ninety-five (95%) occupancy for ninety (90) consecutive days, the Management Fee shall be $1,400 or six (6%) of Gross Receipts received during the preceding month, which ever amount is greater. Management Fees incurred for the years ended December 31, 2017 and 2016, were $14,710 and $17,155, respectively.

NOTE M – ADVERTISING

The Partnership incurred advertising costs of $0 during 2017 and $0 during 2016. These costs are expensed as incurred.

NOTE N – 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 tax. The East Baton Rouge Parish Tax Assessor has concurred with this exemption and therefore no real estate taxes have been assessed.

SUPPLEMENTAL INFORMATION

EBRPHA DEVELOPMENT 4, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
MAINTENANCE AND REPAIRS		
Maintenance Salaries	26,463	22,676
Maintenance Supplies	3,652	2,370
Maintenance Contracts	16,430	16,842
Repairs & Maintenance	23,056	14,882
Grounds Maintenance	10,604	11,870
Pest Control	10,470	8,710
Total Maintenance and Repairs	$ 90,675	$ 77,350
UTILITIES		
Electricity	7,665	6,280
Water	1,569	732
Sewer	3,472	2,468
Trash Removal	1,893	1,423
Total Utilities	$ 14,599	$ 10,903
ADMINISTRATIVE		
Accounting	7,583	8,006
Manager Salary	25,593	22,959
Superintendent Salaries	385	83
Office Expense	7,093	3,222
Legal	-	262
Bad Debts	419	651
Administrative Travel	748	10,043
Staff Training	444	1,306
Telephone	6,406	5,319
Bank Service Charges	21	141
Other Administrative	1,910	1,963
Total Administrative	$ 50,602	$ 53,955
MANAGEMENT FEES		
Management Fee	14,710	17,155
Total Management Fees	$ 14,710	$ 17,155

EBRPHA DEVELOPMENT 4, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
TAXES		
Payroll Taxes	3,726	3,298
Total Taxes	$ 3,726	$ 3,298
INSURANCE		
Property/Liability Insurance	23,209	23,246
Fidelity Bond	74	93
Workers Compensation	1,589	1,332
Hospitalization BC/BS	9,991	8,025
Total Insurance	$ 34,863	$ 32,696
INTEREST		
Interest - AHP	1,207	1,155
Interest - HA	12,475	12,550
Total Interest	$ 13,682	$ 13,705
DEPRECIATION AND AMORTIZATION		
Amortization	2,200	2,200
Depreciation	183,201	183,201
Total Depreciation and Amortization	$ 185,401	$ 185,401

EBRPHA DEVELOPMENT 4, L.P.
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER
FOR THE YEAR ENDED DECEMBER 31, 2017

Agency Head Name: Richard L. Murray, Executive Director of the Housing Authority of East Baton Rouge Parish

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

BOND & TOUSIGNANT, LLC
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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
EBRPHA Development 4, 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 EBRPHA Development 4, L.P., which comprise the balance sheets as of December 31, 2017 and 2016, 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 5, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered EBRPHA Development 4, 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 EBRPHA Development 4, L.P.'s internal control. Accordingly, we do not express an opinion on the effectiveness of EBRPHA Development 4, L.P.'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 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 EBRPHA Development 4, 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.

Bond + Tousignant, LLC

Monroe, Louisiana
March 5, 2018