

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP

FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP

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INDEPENDENT AUDITORS' REPORT

To the Partners
Wesley Chapel Development Limited Partnership

Opinion

We have audited the accompanying financial statements of Wesley Chapel Development 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 referred to above present fairly, in all material respects, the financial position of Wesley Chapel Development Limited Partnership as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Wesley Chapel Development 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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Wesley Chapel Development 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.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Wesley Chapel Development 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 Wesley Chapel Development 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 supplemental information on pages 21 through 27 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 04, 2024, on our consideration of Wesley Chapel Development Limited Partnership's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Wesley Chapel Development 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 Wesley Chapel Development Limited Partnership's internal control over financial reporting and compliance.



Monroe, Louisiana
March 04, 2024

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2023 AND 2022

ASSETS

	<u>2023</u>	<u>2022</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 15,138	\$ 18,124
Accounts Receivable - Tenants	48,133	50,077
Prepaid Expenses	17,281	18,481
Total Current Assets	80,552	86,682
RESTRICTED DEPOSITS AND FUNDED RESERVES		
Replacement Reserve Escrow	219,466	234,852
Operating Deficit Reserve	375,939	424,865
Tenants' Security Deposits	12,391	12,409
Real Estate Tax and Insurance Escrow	10,002	51,310
Total Restricted Deposits and Funded Reserves	617,798	723,436
PROPERTY AND EQUIPMENT		
Buildings	9,094,470	9,094,470
Land Improvements	291,259	291,259
Furniture and Equipment	660,184	660,184
Total	10,045,913	10,045,913
Less: Accumulated Depreciation	(3,473,662)	(3,230,537)
Net Depreciable Assets	6,572,251	6,815,376
Land	90,000	90,000
Total Property and Equipment	6,662,251	6,905,376
OTHER ASSETS		
Permanent Credit Fees	86,559	86,559
Tax Credit Fees	85,000	85,000
Less: Accumulated Amortization	(116,561)	(105,484)
Net Amortizable Assets	54,998	66,075
Utility Deposits	2,167	2,167
Total Other Assets	57,165	68,242
TOTAL ASSETS	\$ 7,417,766	\$ 7,783,736

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2023 AND 2022

LIABILITIES AND PARTNERS' EQUITY

	<u>2023</u>	<u>2022</u>
CURRENT LIABILITIES		
Accounts Payable	\$ 15,780	\$ 41,726
Prepaid Rent	17,991	11,323
Accrued Interest Payable	8,728	8,624
Management Fees Payable	3,338	2,620
Asset Management Fees Payable - TCAP	17,460	22,875
Asset Management Fees Payable - Limited Partner	69,564	59,605
Current Portion of Long-Term Debt	34,908	32,703
Total Current Liabilities	167,769	179,476
DEPOSITS		
Tenants' Security Deposits	12,392	12,409
Total Deposits	12,392	12,409
LONG-TERM LIABILITIES		
Mortgage Payable	1,414,690	1,445,665
Notes Payable - TCAP	1,000,000	1,000,000
Notes Payable - Partners for Progress	500,000	500,000
Accrued Interest - TCAP Funds	361,250	330,833
Deferred Developer Fees	71,282	71,282
Due to Affiliates	119,237	119,237
Total Long-Term Liabilities	3,466,459	3,467,017
Total Liabilities	3,646,620	3,658,902
PARTNERS' EQUITY		
Partners' Equity (Deficit)	3,771,146	4,124,834
TOTAL LIABILITIES AND PARTNERS' EQUITY	\$ 7,417,766	\$ 7,783,736

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
REVENUE		
Tenant Rents	\$ 664,540	\$ 656,064
Less Vacancies, Concessions, Etc.	(93,929)	(104,200)
Late Fees, Deposit Forfeitures, Etc.	26,139	2,683
Total Revenue	<u>596,750</u>	<u>554,547</u>
EXPENSES		
Maintenance and Repairs	145,401	151,610
Utilities	102,476	50,929
Administrative	105,739	86,634
Management Fees	38,938	33,886
Taxes	7,648	9,738
Insurance	143,384	95,625
Interest	136,934	138,805
Depreciation and Amortization	254,202	287,499
Total Expenses	<u>934,722</u>	<u>854,726</u>
Income (Loss) from Rental Operations	<u>(337,972)</u>	<u>(300,179)</u>
OTHER INCOME AND (EXPENSES)		
Interest Income	694	788
Asset Management Fee - TCAP	(6,450)	(6,050)
Asset Management Fee - Limited Partner	(9,960)	(9,809)
Total Other Income (Expense)	<u>(15,716)</u>	<u>(15,071)</u>
Net Income (Loss)	<u>\$ (353,688)</u>	<u>\$ (315,250)</u>

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>Total</u>	<u>GENERAL PARTNER</u>	<u>LIMITED PARTNERS</u>	
		Wesley Chapel Development, LLC	Alliant ALP 65, LLC	Alliant Tax Credit Fund 65, Ltd.
Partners' Equity (Deficit), January 1, 2022	\$ 4,440,084	\$ (885)	\$ (333)	\$ 4,441,302
Net Income (Loss)	<u>(315,250)</u>	<u>(32)</u>	<u>(32)</u>	<u>(315,186)</u>
Partners' Equity (Deficit), December 31, 2022	\$ 4,124,834	\$ (917)	\$ (365)	\$ 4,126,116
Net Income (Loss)	<u>(353,688)</u>	<u>(35)</u>	<u>(35)</u>	<u>(353,618)</u>
Partners' Equity (Deficit), December 31, 2023	<u>\$ 3,771,146</u>	<u>\$ (952)</u>	<u>\$ (400)</u>	<u>\$ 3,772,498</u>
Profit and Loss Percentages	<u>100.00%</u>	<u>0.01%</u>	<u>0.01%</u>	<u>99.98%</u>

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income (Loss)	\$ (353,688)	\$ (315,250)
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation and Amortization	254,202	287,499
(Increase) Decrease in:		
Accounts Receivable - Tenants	1,944	(21,534)
Prepaid Insurance	1,200	(4,063)
Increase (Decrease) in:		
Accounts Payable	(25,946)	20,611
Management Fee Payable	718	(634)
Prepaid Rent	6,668	(5,785)
Accrued Interest Payable	104	(167)
Asset Management Fee Payable - TCAP	(5,415)	6,050
Asset Management Fee Payable - Limited Partner	9,959	9,809
Tenants' Security Deposits	(17)	(1,621)
Net Cash Provided (Used) by Operating Activities	<u>(110,271)</u>	<u>(25,085)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Payments on Mortgage Payable	(31,241)	(29,146)
Interest on Loan Fees	2,471	2,518
Increase (Decrease) in Accrued Interest - TCAP Funds	30,417	30,417
Net Cash Provided (Used) by Financing Activities	<u>1,647</u>	<u>3,789</u>
Net Increase (Decrease) in Cash and Restricted Cash	(108,624)	(21,296)
Cash and Restricted Cash, Beginning of Year	<u>741,560</u>	<u>762,856</u>
Cash and Restricted Cash, End of Year	<u>\$ 632,936</u>	<u>\$ 741,560</u>
Reconciliation of cash and restricted cash reported within the balance sheets that sum to the total of the same such amounts in the statements of cash flows.		
Cash and Cash Equivalents	\$ 15,138	\$ 18,124
Tenants' Security Deposits	12,391	12,409
Real Estate Tax and Insurance Escrow	10,002	51,310
Operating Deficit Reserve	375,939	424,865
Replacement Reserve	219,466	234,852
Total Cash and Restricted Cash	<u>\$ 632,936</u>	<u>\$ 741,560</u>

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
Supplemental Disclosures of Cash Flow Information:		
Cash Paid During the Year for:		
Interest	<u>\$ 103,942</u>	<u>\$ 106,037</u>

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

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE A – ORGANIZATION

Wesley Chapel Development Limited Partnership, (the Partnership) was organized in 2008 as a limited partnership to own, rehabilitate, develop, construct, maintain, and operate an eighty-two-unit apartment complex intended for rental to persons of low and moderate income. These apartments are located in Baton Rouge, Louisiana and are collectively known as Bayou Ridge Apartments (the Complex). Each building 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 homes as to occupant eligibility and unit gross rent, among other requirements. The major activities of the Partnership are governed by the Amended and Restated Articles of Partnership in Commendam, 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 statements follows.

Basis of Accounting

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

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statement of cash flow, 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 several financial institutions. Accounts at the financial institutions are insured by the Federal Deposit Insurance Corporation up to \$250,000 per institution. At December 31, 2023, the Partnership had uninsured deposits of \$345,405.

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.

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Capitalization and Depreciation

Land, buildings, improvements and equipment are recorded at cost. Depreciation is provided 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

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.

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.

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Impairment of Long-Lived Assets

The Partnership reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than their carrying amounts, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the years ended December 31, 2023 and 2022.

Subsequent Events

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the partnership through March 04, 2024 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

NOTE C – RESTRICTED DEPOSITS AND FUNDED RESERVES

Operating Deficit Reserve

The General Partners shall establish and at all times maintain an operating deficit reserve in an amount equal to the greater of \$396,050, or an amount equal to six (6) months of operating expenses, required debt service payments and required replacement reserve payments, which amount shall be determined in connection with the calculation of Rental Achievement. The operating deficit reserve shall be funded from the capital contribution of the Investor Limited Partner made pursuant to the Partnership Agreement. The operating deficit reserve shall be held by the lender of the Permanent Loan and shall be jointly held in the name of the Partnership and the Administrative Limited Partner. Any withdrawal from the account requires the consent of the Administrative Limited Partner. Funding amounted to \$412 in 2023 and \$20,478 in 2022. Withdrawals amounted to \$49,338 in 2023 and \$0 in 2022. At December 31, 2023 and 2022, the balance in this account was \$375,939 and \$424,865, respectively.

Replacement Reserve

Upon commencement of Permanent Financing, the General Partner shall set aside, in a separate Partnership bank account, a repair and replacement reserve, to be funded on a monthly basis at an annual rate equal to the greater of (a) \$350 per unit (which annual rate shall be adjusted, on January 1, 2014, and January 1 of each year thereafter, to equal the product of \$350 (or such previously adjusted amount if greater than \$350) multiplied by three percent (3%), or (b) that required by the permanent lender. All replacement reserve withdrawals require prior approval from the Investor Limited Partner. Funding amounted to \$30,502 in 2023 and \$29,321 in 2022. Withdrawals amounted to \$45,888 in 2023 and \$50,203 in 2022. At December 31, 2023 and 2022, the balance in this account was \$219,466 and \$234,852, respectively.

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE C – RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

Balance, December 31, 2022	\$	234,852
Deposits:		
Monthly Deposits: \$2,430.00 x 6		14,580
\$2,501.26 x 5		12,506
\$3,183.62 x 1		3,183
Interest Earned		233
Withdrawals: Window Replacements		(3,130)
Appliances & A/C Repair		(26,050)
Repairs & Maintenance		(16,683)
Bank Charges		(25)
		219,466
Balance, December 31, 2023	\$	219,466

Tenants’ Security Deposits

This account shall consist of deposits made by tenants that are held in a separate bank account in the name of the project until either returned or forfeited. At December 31, 2023, this account was funded in an amount equal to 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. Deposits of \$49 and \$35,192 were made during 2023 and 2022, respectively, and withdrawals of \$41,357 and \$62,829 were made during 2023 and 2022, respectively. At December 31, 2023 and 2022, the balance in this account was \$10,002 and \$51,310, respectively.

NOTE D – PARTNERS' CAPITAL

The Partnership has one General Partner – Wesley Chapel Development, LLC with .01% ownership; and two Limited Partners – Alliant ALP 65, LLC (Administrative Limited Partner) with .01% ownership and Alliant Tax Credit Fund 65, Ltd. (Investor Limited Partner) with 99.98% ownership. The final capital contribution of \$5,089,480 was contributed by the Limited Partners during 2014.

NOTE E – LONG-TERM DEBT

Mortgage Payable

Permanent financing was obtained from Home Federal Bank in July 2014 in the principal amount of \$1,700,000. The loan bears interest at 6.84% with monthly principal and interest installments of \$11,265. The loan has a term of sixteen (16) years with a thirty (30) year amortization period and a balloon payment due on the maturity date of August 1, 2030. The non-recourse loan is collateralized by a first mortgage on the Partnership’s land and buildings. For the years ended December 31, 2023 and 2022, the partnership maintained a debt service coverage ratio of 51% and 94%, respectively. At December 31, 2023 and 2022, respectively, the balance of this loan was \$1,481,792 and \$1,513,033 and accrued interest was \$8,728 and \$8,624. Debt issuance costs, net of accumulated amortization, of \$32,196 and \$34,665 as of December 31, 2023 and 2022, respectively, are amortized using an imputed interest rate of 1.96%.

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Tax Credit Assistance Program (TCAP) Loan

The Partnership entered into a nonrecourse loan agreement with Louisiana Housing Corporation from the federal Tax Credit Assistance Program in the principal amount of \$1,000,000 bearing fixed interest of 3% per annum, and having a maturity date of March 1, 2041, with annual payment of principal and interest equal to 75% of surplus cash, which is defined in the TCAP Loan documents as cash (excluding tenant security deposits) remaining at the end of the year after (A) payment of all operating expenses for such fiscal year; (B) payment of all sums due to currently required to be paid under the terms of any Permanent Loan documents; (C) payment of all amounts required to be deposited into any reserve fund for the payment of operating expenses, any reserve for replacements, or any other special reserve funds required to be maintained under the Permanent Loan documents or the TCAP Loan documents; and (D) asset management fees and tax credit adjuster payment payable to the Investor Limited Partner. At December 31, 2023, the balance of the loan was \$1,000,000 and accrued interest was \$361,250.

Notes Payable - Partners for Progress

In July 2014 during closing of the first mortgage, Partners for Progress, an affiliate of the General Partner, loaned the Partnership \$500,000. The non-recourse loan has zero percent interest (0%) and a thirty-year term. The maturity date of the loan is in July 2044. Payments of principal are deferred until there is sufficient income and cash flow to pay on the note. At December 31, 2023 the balance of the loan was \$500,000.

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

<u>Year Ending</u> <u>December 31,</u>	<u>Amount</u>
2024	\$ 34,908
2025	37,372
2026	40,010
2027	42,834
2028	45,857
Thereafter	\$ 2,780,811

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Due to Affiliates

Due to East Baton Rouge Parish Housing Authority

The East Baton Rouge Parish Housing Authority, an affiliate of the General Partner, has paid certain operating and development costs on behalf of the Partnership. At December 31, 2023 and 2022, \$119,237 and \$119,237, respectively, was due to the East Baton Rouge Parish Housing Authority. This amount is included in the financial statements under the caption "Due to Affiliates".

Development Deficits

The General Partner shall be entitled to advance sums for completion of Construction and shall be entitled to the repayment of such advances without interest to the extent that there are proceeds of the Permanent

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

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

Loan or Investor Limited Partner Contributions available, after paying all other obligations of the Partnership incurred in connection with such Construction and the establishment of all required reserves or escrow accounts under the Project Documents, to repay such advances. Any such advances which are not so repaid shall be deemed a payment to the Partnership by the General Partner in the nature of a compromise, shall not be credited to the Capital Accounts of the General Partner, and shall not be repayable. As of December 31, 2023, there were no development advances made to the Partnership other than those noted above.

Operating Deficits

The General Partner hereby covenants to lend to the Partnership any Operating Loans required to fund Operating Deficits incurred by the Partnership during the Operating Deficit Guaranty Period and not obtainable from the Operating Deficit Reserve Account. Any loans shall be made and funded by the General Partner when the operating obligations of the Partnership giving rise to the Operating Deficit are due in fulfillment of the obligations of the General Partner to the Partnership, the Investor Limited Partner and the Administrative Limited Partner. In the event payments due hereunder are not paid by the General Partner within ten days, the Partnership, the Investor Limited Partner and/or the Administrative Limited Partner (the “Advancing Party”), has the right but not the obligation, to advance any such amounts required to be paid by the General Partner. Such advances shall at the election of the Advancing Party be deemed a loan to the General Partner and, in addition to all other rights and remedies available to the Advancing Party, the General Partner shall reimburse the Advancing Party the full amount of such funds advanced by it plus interest in such amount from the date so advanced at a rate per annum equal to the Interest Rate. In the event there is any Cash Flow and/or Sale or Refinancing Transaction Proceeds which would otherwise be payable to the General Partner, the Partnership shall first apply such funds to any unpaid amounts owed the Administrative Limited Partner and/or the Investor Limited Partner as the Advancing Party hereunder. As of December 31, 2023, there were no operating deficit advances made to the Partnership other than those noted above.

Asset Management Fee - Limited Partner

Commencing in the year in which Completion occurs and for each year thereafter, the Partnership shall pay to the Investor Limited Partner an Asset Management Fee of \$7,500 per annum for its services in reviewing informational reports, financial statements and tax returns. The Asset Management Fee shall be payable only to the extent sufficient Cash Flow is available pursuant to the amended and restated 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 Asset Management Fee shall be adjusted annually based on the CPI Adjustment. During the years ending December 31, 2023 and 2022, the Partnership paid Asset Management Fees of \$0 and \$0, respectively. At December 31, 2023 and 2022, the Partnership owed Asset Management Fees of \$69,564 and \$59,605, respectively, to the Investor Limited Partner.

Incentive & Supervisory Management Fee

The Partnership has entered into the Incentive Management Agreement with the General Partner for services in managing the business of the Partnership. Commencing in the year in which Rental Achievement occurs and for each year thereafter, the Partnership shall pay to the General Partner an Incentive Management Fee in an amount equal to fifty percent (50%) of Cash Flow remaining after application of Cash Flow against the amounts described in section 9.2A of the Partnership Agreement. In addition, a Supervisory Management Fee will be paid in an amount equal to twenty-four and ninety-nine

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

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

one hundredths percent (24.99%) of Cash Flow remaining after application of Cash Flow against the amounts described in section 9.2A of the Partnership Agreement; provided that the Supervisory Management Fee for any year shall not exceed ten percent (10%) of gross revenues of the Apartment Complex for such year.

The Incentive Management Fee and Supervisory Management Fee pursuant to the Incentive Management Agreement shall be in accordance with any applicable requirements of the Lender. In no event will the sum of the fees payable pursuant to the Incentive Management Agreement plus any fees payable to the General Partner or any Affiliate thereof under the Management Agreement exceed twelve percent (12%) of Effective Gross Income per year determined on a cumulative non-compounded basis. During the years ended December 31, 2023 and 2022, no Incentive or Supervisory Management Fees were paid.

Deferred Developer Fees

The Partnership has entered into a Development Services Agreement in the amount of \$1,154,000 with Wesley Chapel Development, LLC, the Managing General Partner, for services rendered to the Partnership for overseeing the construction and development of the complex. The developer fee has been capitalized in the basis of the building. Pursuant to section 3.1 of the Limited Partnership Agreement (LPA) and Schedule thereto, if the Development Fee has not been paid in full by March 13, 2023, the General Partner shall be required to make a loan or capital contribution (pursuant to the specific terms of the LPA) on that date in an amount sufficient to pay-off the unpaid balance of the Development Fee. During the years ended December 31, 2023 and 2022, \$0 and \$0, respectively, of developer fees were paid. At December 31, 2023 and 2022, \$71,282 and \$71,282, respectively of Developer Fees were payable.

NOTE G – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

After giving effect to special allocations as set forth in the Partnership agreement, all profits and losses shall be allocated 0.01% to the General Partner, 0.01% to the Administrative Limited Partner, and 99.98% to the Investor Limited Partner. Distributions of distributable cash from operations for each fiscal year will be made as follows:

- A) To the Investor Limited Partner in an amount equal to the unpaid Housing Tax Credit Shortfall Payment;
- B) To replenish any funds disbursed from the Operating Deficit Reserve Account until the Operating Deficit Reserve Account is funded to the Operating Reserve Amount;
- C) To pay interest on any loans, including Voluntary Loans (but excluding Operating Loans and Deferred Development Fees), from Partners or their Affiliates provided for herein, pro rata in accordance with the amount of interest accrued as of the date of such distribution;
- D) To repay principal of any loans, including Voluntary Loans (but excluding Operating Loans and Deferred Development Fees), payable to Partners or their affiliates, pro rata in accordance with the amount of the principal balances as of the date of such distribution;
- E) To pay in full any unpaid Asset Management Fees;
- F) To pay in full any unpaid and accrued management fee;

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

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

- G) To pay in full any unpaid Development Fee;
- H) To pay in full any Operating Loans;
- I) To pay the Incentive Management Fee due pursuant to the Incentive Management Agreement;
- J) To pay the Supervisory Management Fee payable pursuant to the Incentive Management Fee Agreement;
- K) The balance to be paid 99.98% to the Investor Limited Partner, 0.01% to the Administrative Limited Partner, 0.01% to the General Partner.

NOTE H – CONTINGENCY

The Partnership's low-income housing tax credits are contingent on its ability 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 I – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is Bayou Ridge Apartments. The Partnership's operations are concentrated in the affordable housing real estate market. In addition, the Partnership operates in a heavily regulated environment. The operations of the Partnership are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, the State Housing Agency. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by the State Housing Agency. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

NOTE J – MANAGEMENT AGENT

During 2012, the Partnership 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 at a rate of 6% of the total gross collections. Management fees incurred for the years ended December 31, 2023 and 2022, were \$38,983 and \$33,886, respectively.

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023 AND 2022

NOTE K – TAXABLE INCOME (LOSS)

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

	2023	2022
Financial Statement Net Income (Loss)	\$ (353,688)	\$ (315,250)
Adjustments:		
Excess of depreciation and amortization for income tax purposes over financial reporting purposes	(61,416)	(28,120)
Taxable Income (Loss) as Shown on Tax Return	<u>\$ (415,104)</u>	<u>\$ (343,370)</u>

NOTE L – ASSET MANAGEMENT FEE – TCAP

For services performed under the Asset Management Agreement, the Partnership agrees to pay Foley & Judell, LLP (the “Asset Management Agent”) \$27,500 at closing (the “Initial Asset Management Fee”) and an annual asset management fee (the “Annual Fee”) commencing with the execution of the TCAP Asset Management Agreement in the amount of five thousand dollars (\$5,000). The annual fee shall be due and payable to the Asset Manager commencing on April 1, 2014, and on the first day of April for each year thereafter, and shall be adjusted each year by the consumer price index (“CPI”). During the years ended December 31, 2023 and 2022, the Partnership paid \$11,865 and \$0, respectively. At December 31, 2023 and 2022, the Partnership owed TCAP Asset Management Fees of \$17,460 and \$22,875, respectively.

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

NOTE N – ADVERTISING

The Partnership incurred advertising costs of \$0 in 2023 and \$1,690 in 2022. These costs are expensed as incurred.

NOTE O – TAX CREDITS

During the year ended December 31, 2008, the Partnership was awarded Low-Income Housing Tax Credits in the amount of \$10,149,250 to be allocated over ten years. As of December 31, 2023, \$10,149,250 in tax credits have been taken with \$0 remaining to be taken.

SUPPLEMENTAL INFORMATION

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
MAINTENANCE AND REPAIRS		
Maintenance	-	400
Maintenance Salaries	50,659	81,443
Maintenance Supplies	2,837	4,225
Maintenance Contracts	31,975	10,974
Repairs & Maintenance	40,698	45,951
Grounds Maintenance	17,812	5,342
Pest Control	1,420	3,275
Total Maintenance and Repairs	<u>\$ 145,401</u>	<u>\$ 151,610</u>
UTILITIES		
Electricity	29,029	31,230
Water	54,086	9,968
Water - Residents	11,289	-
Sewer	4,745	8,278
Trash Removal	1,229	-
Cable TV	2,098	1,453
Total Utilities	<u>\$ 102,476</u>	<u>\$ 50,929</u>
ADMINISTRATIVE		
Advertising	-	1,690
Office Salaries/Commission	-	777
Office - Temp	-	3,696
Office Expense	11,855	11,788
Manager Salary	47,521	34,588
Auditing	12,553	11,745
Accounting Fees	1,792	1,587
Professional Fees	700	-
Bad Debts	21,202	3,372
Administrative Travel	1,478	4,862
Telephone	3,279	5,659
Bank Service Charges	491	617
Security Contract	-	822
Office Supplies & Miscellaneous	100	-
Other Administrative	4,768	5,431
Total Administrative	<u>\$ 105,739</u>	<u>\$ 86,634</u>
MANAGEMENT FEES		
Management Fee	38,938	33,886
Total Management Fees	<u>\$ 38,938</u>	<u>\$ 33,886</u>

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
TAXES		
Payroll Taxes	7,648	9,659
Taxes & Permits	-	79
Total Taxes	<u>\$ 7,648</u>	<u>\$ 9,738</u>
INSURANCE		
Property/Liability Insurance	128,872	90,972
Other Insurance	64	195
Fidelity Bond	202	195
Workers Compensation	5,808	2,989
Hospitalization BC/BS	8,438	1,274
Total Insurance	<u>\$ 143,384</u>	<u>\$ 95,625</u>
INTEREST		
Mortgage Interest	104,046	105,870
Interest - TCAP	30,417	30,417
Interest - Loan Fees	2,471	2,518
Total Interest	<u>\$ 136,934</u>	<u>\$ 138,805</u>
DEPRECIATION AND AMORTIZATION		
Amortization	11,077	11,077
Depreciation	243,125	276,422
Total Depreciation and Amortization	<u>\$ 254,202</u>	<u>\$ 287,499</u>

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULE OF OPERATING INCOME AND EXPENSE VARIANCES - AMEC MODEL
FOR THE YEAR ENDED DECEMBER 31, 2023

3.00%	Inflation Rate for Rental Income		
3.00%	Inflation Rate for Other Income/Expenses	2023	2023
2.50%	Inflation Rate for Replacement Reserve	Year 12	Year 12
		<u>AMEC Model</u>	<u>Actual</u>
RENTAL INCOME		-1%	
	Residential		
5121	Rental Income GROSS VACANCY	\$ 672,588	\$ 664,540
5190	Other	-	-
Total Rental Income		<u>672,588</u>	<u>664,540</u>
VACANCIES: Enter as Negative		108%	
5220	Apartments	(45,059)	\$ (93,929)
5290	Miscellaneous Concessions	-	-
Total Vacancies		<u>(45,059)</u>	<u>(93,929)</u>
Net Rental Income		627,530	570,611
OTHER INCOME & BAD DEBT		320%	
5910	Laundry & Vending	-	-
6370	Apartment Bad Debt - Enter as Negative	-	-
5920	NSF, Damages & Late Charges, Other	6,218	\$ 26,139
Total Other Income		<u>6,218</u>	<u>26,139</u>
EFFECTIVE GROSS INCOME		633,748	596,750
ADMIN. EXPS		-3%	
6210	Advertising	-	-
6250	Admin. Exps.	13,846	30,837
6310	Office Salaries	5,549	-
6311	Office Supplies	24,092	11,855
6320	Management Fee	39,795	38,938
6330	Management or Super. Sal.	44,392	47,521
6331	Mgmt. or Super. Free Rent Unit	-	-
6341	Legal Expenses (Project)	272	-
6350	Auditing Exps. (Project)	12,408	12,553
6351	Bookkeeping Fees/Acct. Services	1,499	1,792
6360	Telephone and Answering Service	10,172	3,279
6390	LHC Asset Management Fee	6,376	6,450
Total Admin. Less Management Fee		<u>118,605</u>	<u>114,287</u>
Total Admin. Exps.		158,401	153,225
UTILITIES EXPENSE		98%	
6420	Fuel Oil/Coal	-	-
6450	Electricity (Light & Misc. Power)	22,749	29,029
6451	Water	20,596	65,375
6452	Trash	-	1,229
6453	Sewer	7,433	4,745
Total Utilities Exps.		<u>\$ 50,778</u>	<u>\$ 100,378</u>

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULE OF OPERATING INCOME AND EXPENSE VARIANCES - AMEC MODEL
FOR THE YEAR ENDED DECEMBER 31, 2023

	2023 Year 12 <u>AMEC Model</u>	2023 Year 12 <u>Actual</u>
O & M EXPENSES	-57%	
6510 O&M Payroll	\$ 76,033	\$ 50,659
6515 O&M Supplies	7,381	2,837
6520 O&M Contract	43,326	33,395
6525 Garbage & Trash Removal	-	-
6530 Security Payroll/Contract	1,012	-
6545 Elevator Maintenance/Contract	-	-
6546 HVAC R & M	-	-
6570 Other Expenses	-	-
6590 Misc. O & M Expenses	101,651	12,647
Total O & M Expenses	<u>229,403</u>	<u>99,538</u>
TAXES & INSURANCE	136%	
6710 Real Estate Taxes	-	-
6711 Payroll Taxes (FICA)	10,742	7,648
6719 Misc. Taxes, Licenses & Permits	-	-
6720 Property & Liability Insurance	48,098	128,872
6721 Fidelity Bond Insurance	390	202
6722 Workmen's Compensation	2,697	5,808
6723 Health Ins. & Other Emp. Benefits	1,982	8,438
6729 Other Insurance	-	64
Total Taxes & Insurance	<u>63,909</u>	<u>151,032</u>
TOTAL OPERATING EXPENSES	<u>502,490</u>	<u>504,173</u>
<i>Per Unit</i>	<i>6,128</i>	<i>6,148</i>
NET OPERATING INCOME	\$ 131,258	\$ 92,577
Replacement Reserves	52% \$ 20,047	\$ 30,502
ADJUSTED NET OPERATING INCOME	111,211	62,075
First Mortgage Debt Service	<u>135,182</u>	<u>135,182</u>
CASH FLOW AVAILABLE	<u>\$ (23,971)</u>	<u>\$ (73,107)</u>

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
 COMPUTATION OF SURPLUS CASH
 FOR THE YEAR ENDED DECEMBER 31, 2023

	<u>2023</u>
Operating Cash	\$ 15,138
Security Deposit Cash	12,391
Other	-
Total Cash	<u>27,529</u>
Accrued Mortgage Interest Payable	8,728
Delinquent Mortgage Principal Payments	-
Delinquent Deposits to Reserve for Replacements	
Accounts Payable (due within 30 days)	15,780
Loans and Notes Payable (due within 30 days)	-
Deficient Tax and Insurance Escrow Deposits	-
Accrued Expenses (not escrowed)	-
Prepaid Rents	17,991
Tenant Security Deposits Liability	12,392
Other	-
Total Obligations	<u>54,891</u>
Surplus Cash (Deficiency)	<u>\$ (27,362)</u>

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER
FOR THE YEAR ENDED DECEMBER 31, 2023

Agency Head Name: J. Wesley Daniels, Jr., Executive Director of the Housing
Authority of East Baton Rouge Parish

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

**WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERSHIP
SCHEDULE OF PROJECT CASH FLOW DISTRIBUTION
FOR THE YEAR ENDED DECEMBER 31, 2023**

2023

CASH RECEIPTS

Total Revenue per Statement of Operations	\$ 596,750
(Increase) Decrease in Accounts Receivable	1,944
Increase (Decrease) in Deferred Rent Income	1,200
Net Decrease in Replacement Reserve	15,386
Net Decrease in Tax & Insurance Escrow	41,308
Total Cash Receipts	<u><u>656,588</u></u>

CASH EXPENDITURES

Total Expenses per Statement of Operations	934,722
TCAP Asset Management Fee	6,450
Less: Depreciation, Amortization and Interest	(391,136)
Debt Service Payments	135,182
Total Cash Expenditures	<u><u>685,218</u></u>

Cash Flow Available for Distribution \$ (28,630)

Distribution and Application of Cash Flow per Section 9.2 A of the Partnership Agreement:		Payable to:	Paid	To Be Paid	Amount Remaining
(A)	To the Investor Limited Partner in an amount equal to the unpaid Housing Tax Credit Shortfall Payment.	Alliant Tax Credit Fund 65, LTD	-	-	-
(B)	To replenish any funds disbursed from the Operating Deficit Reserve Account until the Operating Deficit Reserve Account is funded to the Operating Reserve Amount;	N/A	-	-	-
(C)	To pay interest on any loans, including Voluntary Loans (but excluding Operating Loans and Deferred Development Fee), from Partners or their Affiliates provided for herein, pro rata in accordance with the amount of interest accrued as of the date of such distribution.	N/A	-	-	-
(D)	To repay principal of any loans, including Voluntary Loans (but excluding Operating Loans and Deferred Development Fee), payable to Partners or their affiliates, pro rata in accordance with the amount of the principal balances as of the date of such distribution.	N/A	-	-	-
(E)	To pay in full any unpaid Asset Management Fees;	Alliant Tax Credit Fund 65, LTD	-	-	-
(F)	To pay in full any unpaid and accrued management fee;	NDC Real Estate Management, LLC	-	-	-
(G)	To pay in full any unpaid Development Fee;	Wesley Chapel Development, LLC	-	-	-
(H)	To pay in full any Operating Loans;	N/A	-	-	-
(I)	To pay the Incentive Management Fee due pursuant to the Incentive Management Agreement (50% of remaining cash flow)	Wesley Chapel Development, LLC	-	-	-
(J)	To pay the Supervisory Management Fee payable pursuant to the Incentive Management Fee Agreement (24.99% of remaining cash flow, not to exceed 10% of gross revenues)	Wesley Chapel Development, LLC	-	-	-
(L)	Investor Limited Partner (99.98%)	Alliant Tax Credit Fund 65, LTD	-	-	-
	Administrative Limited Partner (.01%)	Alliant ALP 65, LLC	-	-	-
	General Partner (.01%)	Wesley Chapel Development, LLC	-	-	-

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

1500 Lamy Lane, Monroe, LA 71201-3734 • P. O. Box 14065, Monroe, LA 71207-4065
Phone: (318) 323-0717 • Fax: (318) 323-0719

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
Wesley Chapel Development Limited Partnership

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 Wesley Chapel Development 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, and have issued our report thereon dated March 04, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Wesley Chapel Development Limited Partnership'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 Wesley Chapel Development Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness Wesley Chapel Development Limited Partnership's 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 Wesley Chapel Development 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 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.

A handwritten signature in blue ink that reads "Bond + Jousignant, LLC".

Monroe, Louisiana
March 04, 2024

WESLEY CHAPEL DEVELOPMENT LIMITED PARTNERHIP
FOR THE YEAR ENDED DECEMBER 31, 2023

SCHEDULE OF FINDINGS, QUESTIONED COSTS, AND RECOMMENDATIONS

Our audit disclosed no findings that are required to be reported for the year ended December 31, 2023.

SCHEDULE OF THE STATUS OF PRIOR AUDIT FINDINGS, QUESTIONED COSTS, AND
RECOMMENDATIONS

Our audit disclosed no findings, questioned costs, or recommendations for the year ended December 31, 2022.