

RENAISSANCE PLACE DEVELOPMENT, L.P.

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT**

DECEMBER 31, 2013 AND 2012

RENAISSANCE PLACE DEVELOPMENT, L.P.

TABLE OF CONTENTS

| | <u>PAGE</u> |
|--|-------------|
| INDEPENDENT AUDITORS' REPORT | 3-4 |
| FINANCIAL STATEMENTS: | |
| BALANCE SHEETS | 5-6 |
| STATEMENTS OF OPERATIONS | 7 |
| STATEMENTS OF PARTNERS' EQUITY (DEFICIT) | 8 |
| STATEMENTS OF CASH FLOWS | 9-10 |
| NOTES TO FINANCIAL STATEMENTS | 11-17 |
| SUPPLEMENTAL INFORMATION: | |
| SCHEDULES OF EXPENSES | 18-19 |

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INDEPENDENT AUDITORS' REPORT

To the Partners
Renaissance Place Development, L.P.

Report on the Financial Statements

We have audited the accompanying financial statements of Renaissance Place Development, L.P., (a Louisiana Limited Partnership), which comprise the balance sheets as of December 31, 2013 and 2012, 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. 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 Renaissance Place Development, L.P. as of December 31, 2013 and 2012, 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 18 through 19 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.

Bond + Jousignant, LLC

Monroe, Louisiana
February 13, 2014

RENAISSANCE PLACE DEVELOPMENT, L.P.
BALANCE SHEETS
DECEMBER 31, 2013 AND 2012

ASSETS

| | <u>2013</u> | <u>2012</u> |
|--|---------------------|---------------------|
| CURRENT ASSETS | | |
| Cash and Cash Equivalents | \$ 2,218 | \$ 828 |
| Accounts Receivable | 6,533 | 4,492 |
| Prepaid Expenses | 4,022 | 3,539 |
| Total Current Assets | 12,773 | 8,859 |
| RESTRICTED DEPOSITS AND FUNDED RESERVES | | |
| Operating Deficit Reserve | 47,136 | 80,169 |
| Replacement Reserve Escrow | 18,815 | 16,913 |
| Tenants' Security Deposits | 11,698 | 11,408 |
| Real Estate Tax and Insurance Escrow | 6,791 | 9,879 |
| Total Restricted Deposits and Funded Reserves | 84,440 | 118,369 |
| PROPERTY AND EQUIPMENT | | |
| Buildings | 3,243,724 | 3,243,724 |
| Land Improvements | 687,178 | 687,178 |
| Furniture and Equipment | 139,740 | 139,740 |
| Total | 4,070,642 | 4,070,642 |
| Less: Accumulated Depreciation | (667,693) | (538,267) |
| Net Depreciable Assets | 3,402,949 | 3,532,375 |
| Total Property and Equipment | 3,402,949 | 3,532,375 |
| OTHER ASSETS | | |
| Loan Fees | 11,379 | 11,379 |
| Permanent Closing Fees | 22,643 | 22,643 |
| Tax Credit Monitoring Fees | 16,950 | 16,950 |
| Less: Accumulated Amortization | (10,030) | (7,766) |
| Net Amortizable Assets | 40,942 | 43,206 |
| Utility Deposits | 1,235 | 1,235 |
| Total Other Assets | 42,177 | 44,441 |
| TOTAL ASSETS | \$ 3,542,339 | \$ 3,704,044 |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
BALANCE SHEETS
DECEMBER 31, 2013 AND 2012

LIABILITIES AND PARTNERS' EQUITY

| | <u>2013</u> | <u>2012</u> |
|---|-------------------------|-------------------------|
| CURRENT LIABILITIES | | |
| Accounts Payable | \$ - | \$ 33,108 |
| Accrued Interest Payable | 1,898 | 2,876 |
| Prepaid Rent | 2 | - |
| Current Portion of Long-Term Debt | <u>5,612</u> | <u>5,279</u> |
| Total Current Liabilities | <u>7,512</u> | <u>41,263</u> |
| DEPOSITS | | |
| Tenants' Security Deposits | <u>11,704</u> | <u>11,414</u> |
| Total Deposits | <u>11,704</u> | <u>11,414</u> |
| LONG-TERM LIABILITIES | | |
| Mortgage Payable | 428,652 | 433,426 |
| Development Fee Payable | 218,100 | 218,100 |
| Asset Management Fees Payable | 16,816 | 13,338 |
| Partnership Management Fees Payable | <u>34,753</u> | <u>27,566</u> |
| Total Long-Term Liabilities | <u>698,321</u> | <u>692,430</u> |
| Total Liabilities | <u>717,537</u> | <u>745,107</u> |
| PARTNERS' EQUITY | | |
| Partners' Equity (Deficit) | <u>2,824,802</u> | <u>2,958,937</u> |
| TOTAL LIABILITIES AND PARTNERS' EQUITY | <u>\$ 3,542,339</u> | <u>\$ 3,704,044</u> |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
STATEMENTS OF OPERATIONS
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>2013</u> | <u>2012</u> |
|--|-------------------------|-------------------------|
| REVENUE | | |
| Tenant Rents | \$ 161,088 | \$ 161,088 |
| Less Vacancies | (5,843) | (4,733) |
| Late Fees, Deposit Forfeitures, etc. | 2,674 | 1,385 |
| Total Revenue | <u>157,919</u> | <u>157,740</u> |
| EXPENSES | | |
| Maintenance and Repairs | 57,049 | 99,923 |
| Utilities | 4,043 | 2,925 |
| Administrative | 26,741 | 28,252 |
| Management Fees | 9,629 | 9,656 |
| Taxes | 2,615 | 2,372 |
| Insurance | 18,252 | 17,383 |
| Interest | 31,477 | 32,065 |
| Depreciation and Amortization | 131,690 | 131,690 |
| Total Expenses | <u>281,496</u> | <u>324,266</u> |
| Income (Loss) from Rental Operations | <u>(123,577)</u> | <u>(166,526)</u> |
| OTHER INCOME AND (EXPENSES) | | |
| Interest Income | 108 | 258 |
| Entity Expense - Asset & Partnership Management Fees | (10,666) | (10,355) |
| Total Other Income (Expenses) | <u>(10,558)</u> | <u>(10,097)</u> |
| Net Income (Loss) | <u>\$ (134,135)</u> | <u>\$ (176,623)</u> |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
STATEMENTS OF PARTNERS' EQUITY (DEFICIT)
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>Total</u> | <u>GENERAL PARTNER Ville Platte Community GP, LLC</u> | <u>LIMITED PARTNER NEF Assignment Corporation</u> |
|---|---------------------|---|---|
| Partners' Equity (Deficit), January 1, 2012 | \$ 3,135,560 | \$ 23,195 | \$ 3,112,365 |
| Net Income (Loss) | <u>(176,623)</u> | <u>(18)</u> | <u>(176,605)</u> |
| Partners' Equity (Deficit), December 31, 2012 | 2,958,937 | 23,177 | 2,935,760 |
| Net Income (Loss) | <u>(134,135)</u> | <u>(13)</u> | <u>(134,122)</u> |
| Partners' Equity (Deficit), December 31, 2013 | <u>\$ 2,824,802</u> | <u>\$ 23,164</u> | <u>\$ 2,801,638</u> |
| Profit and Loss Percentages | <u>100.00%</u> | <u>0.01%</u> | <u>99.99%</u> |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>2013</u> | <u>2012</u> |
|--|-----------------|-----------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Net Income (Loss) | \$ (134,135) | \$ (176,623) |
| Adjustments to Reconcile Net Income (Loss) to Net Cash Provided (Used) by Operating Activities: | | |
| Depreciation and Amortization | 131,690 | 131,690 |
| (Increase) Decrease in: | | |
| Accounts Receivable - Tenants | (2,041) | (4,123) |
| Prepaid Expenses | (483) | |
| Real Estate Tax and Insurance Escrow | 3,088 | (7,284) |
| Utility Deposits | - | - |
| Increase (Decrease) in: | | |
| Accounts Payable | (33,108) | 33,108 |
| Accrued Interest Payable | (978) | 670 |
| Prepaid Rent | 2 | - |
| Net Security Deposits Received (Paid) | - | 2 |
| Net Cash Provided (Used) by Operating Activities | <u>(35,965)</u> | <u>(22,560)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES: | | |
| Deposits to Reserve for Replacements | (1,902) | (9,398) |
| (Increase) Decrease in Operating Reserve | 33,033 | 22,192 |
| Net Cash Provided (Used) by Investing Activities | <u>31,131</u> | <u>12,794</u> |
| CASH FLOWS FROM FINANCING ACTIVITIES: | | |
| Payments on Mortgage Payable | (4,441) | (5,546) |
| Increase (Decrease) in Asset Management Fees Payable | 3,478 | 3,376 |
| Increase (Decrease) in Partnership Management Fees Payable | 7,187 | 6,979 |
| Net Cash Provided (Used) by Financing Activities | <u>6,224</u> | <u>4,809</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | 1,390 | (4,957) |
| Cash and Cash Equivalents, Beginning of Year | <u>828</u> | <u>5,785</u> |
| Cash and Cash Equivalents, End of Year | <u>\$ 2,218</u> | <u>\$ 828</u> |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
STATEMENTS OF CASH FLOWS (CONTINUED)
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>2013</u> | <u>2012</u> |
|--|------------------|------------------|
| Supplemental Disclosures of Cash Flow Information: | | |
| Cash Paid During the Year for: | | |
| Interest | <u>\$ 32,455</u> | <u>\$ 31,395</u> |

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

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE A – ORGANIZATION

Renaissance Place Development, L.P. (the Partnership) was organized in 2007 as a limited partnership chartered under the laws of the State of Louisiana to develop, construct, own, maintain and operate a twenty five unit housing complex intended for rental to persons of low and moderate income. The complex is located in Ville Platte, Louisiana and is collectively known as Renaissance Place (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 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 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, 2013, the Partnership had no uninsured deposits.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

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. Bad debts are treated as direct write-offs in the period management determines that collection is not probable. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

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

Loan fees resulting from permanent financing are amortized over the term of the loan using the straight-line method.

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.

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.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

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, 2013 and 2012.

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 February 13, 2014 (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 Reserve

The General Partner shall establish the Operating Reserve Account and fund it with the Operating Reserve Target Amount of \$55,350 out of loan and/or equity proceeds at the time of payment of the Fifth Installment. The Operating Reserve will be held in the Operating Reserve Account, under the control of the General Partner (or a Project lender, if required), and the Partnership will maintain this account from the date of the Fifth Installment until the end of the Compliance Period. Withdrawals from the Operating Reserve Account will require the written approval of the Asset Manager. So long as funds remain in the Operating Reserve, such funds will be used to fund Project operating and debt service deficits.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE C – RESTRICTED DEPOSITS AND FUNDED RESERVES (CONTINUED)

Operating Reserve (Continued)

Any excess funds remaining in the Operating Reserve at the end of the Compliance Period shall be released from the Operating Reserve and used by the Partnership to first pay the Limited Partner's exit taxes due upon sale or dissolution. Funding amounted to \$75 in 2013 and \$226 in 2012. Withdrawals amounted to \$33,108 in 2013 and \$22,418 in 2012. At December 31, 2013 and 2012, the balance in this account was \$47,136 and \$80,169, respectively

Real Estate Tax and Insurance Escrow

Transfers of sufficient sums are to be made to this account for payment of insurance and real estate taxes. Funding amounted to \$10,427 in 2013 and \$18,144 in 2012. Withdrawals amounted to \$13,515 in 2013 and \$10,860 in 2012. At December 31, 2013 and 2012, the balance of this account was \$6,791 and \$9,879, respectively.

Replacement Reserve

The General Partner shall establish the Replacement Reserve at the time of payment of the Fifth Installment. The Replacement Reserve will be held in the Replacement Reserve Account, under the control of the General Partner (unless the Account is under the control of one of the Project Lenders), and the Partnership will maintain this account from the date of payment of the Third Installment until the end of the Compliance Period. Withdrawals from the Replacement Reserve Account in excess of \$3,000 in the aggregate in any given month (unless such withdrawal was provided for in the approved Project budget) will require the written approval of the Asset Manager. The General Partner will also be required to fund the Replacement Reserve Account on a cumulative basis, in the amount of \$300 per unit per year (to be increased annually by 3%) from Project cash flow. Any excess funds remaining in the Replacement Reserve at the end of the Compliance Period shall be released from the Replacement Reserve and applied by the Partnership in the case of a sale or dissolution of the Partnership. Funding amounted to \$1,902 in 2013 and \$9,398 in 2012. Withdrawals amounted to \$0 in 2013 and \$0 in 2012. At December 31, 2013 and 2012, the balance in this account was \$18,815 and \$16,913, respectively.

Tenants' Security Deposits

Tenants' security deposits are held in a separate bank account in the name of the Partnership. At December 31, 2013, this account was funded in an amount equal to the security deposit liability.

NOTE D – PARTNERS' CAPITAL

The Partnership has one General Partner – Ville Platte Community GP, LLC and one Limited Partner – NEF Assignment Corporation. The Partnership records capital contributions as received.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE E – LONG-TERM DEBT

Mortgage Payable

The Partnership received permanent financing from Guaranty Bank in July of 2010. The permanent loan was in the original amount of \$450,000 with an eighteen (18) year term and an amortization period of thirty (30) years with a maturity date of August 5, 2028. The loan is non-recourse and is collateralized by a first mortgage on the Partnership's land, buildings and equipment. At December 31, 2013 the balance of the loan was \$434,264 and accrued interest was \$1,898.

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> |
|---|---------------|
| 2014 | \$ 5,612 |
| 2015 | 6,033 |
| 2016 | 6,485 |
| 2017 | 6,971 |
| 2018 | 7,493 |
| Thereafter | \$ 401,670 |

NOTE F – TRANSACTIONS WITH AFFILIATES AND RELATED PARTIES

Developer Fee

The Partnership has entered into a development services agreement in the amount of \$395,100 with Housing Authority of the City of Ville Platte, Louisiana, an affiliate of the General Partner, to render services for overseeing the construction and development of the complex. The developer fee is capitalized in the basis of the building. During the years ended December 31, 2013 and 2012, no developer fees were paid and the balance of developer fee payable was \$218,100.

Asset Management Fee

The Partnership shall pay to the Asset Manager an annual asset management fee in the amount of \$3,000, to be increased annually by three percent (3%) and priority specified in Section 5.1(a), for property management oversight, tax credit compliance monitoring and related services. The first year's fee was prorated by the placed in service date of November 11, 2008. During the years ended December 31, 2013 and 2012, no asset management fees were paid and the balance of asset management fees payable was \$16,816 and \$13,338, respectively.

Partnership Management Fee

The Partnership shall pay to the General Partner an annual partnership management fee in the amount of \$6,200, to be increased annually by three percent (3%) and priority specified in Section 5.1(a), for managing the Partnership's operations and assets and coordinating the preparation of required filings and financial reports. The first year's fee was prorated by the placed in service date of November 11, 2008. During the years ended December 31, 2013 and 2012, no partnership management fees were paid and the balance of partnership management fees payable was \$34,753 and \$27,566, respectively.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE G – PARTNERSHIP PROFITS AND LOSSES AND DISTRIBUTIONS

All profits and losses, other than from capital transactions detailed in the Amended and Restated Partnership Agreement, are allocated .01% to the General Partner and 99.99% to the Limited Partner.

Distribution of distributable cash from operations for each fiscal year will be made as follows:

- (i) To the Limited Partner to the extent of any amount which the Limited Partner is entitled to receive to satisfy any Credit Reduction Payment required pursuant to Section 6.9;
- (ii) Payment of any accrued and payable Asset Management Fees to the Asset Manager;
- (iii) To the Sponsor to pay any unpaid balance of the Deferred Development Fee;
- (iv) To the Operating Reserve Account until such time as such account is equal to the Operating Reserve Target Amount;
- (v) To pay any accrued and unpaid interest and unpaid principal on loans made by the Limited Partner;
- (vi) To pay any accrued and unpaid interest and unpaid principal on loans made by the General Partner;
- (vii) \$6,200 (increasing annually by three percent) to the General Partner to pay the Partnership Management Fee, on a cumulative basis;
- (viii) The remaining Cash Flow, if any, shall be distributed 0.01% to the General Partner and 99.99% to the Limited Partner.

NOTE H – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

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

NOTE I – CONTINGENCY

The apartment complex's low-income housing tax credits are contingent on the ability of the Partnership to maintain compliance with applicable sections of Section 42 of the Internal Revenue Code. Failure to maintain compliance with occupant eligibility, and/or unit gross rent or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest.

RENAISSANCE PLACE DEVELOPMENT, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012

NOTE J – MANAGEMENT AGENT

The Partnership has entered into an agreement with Tower 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 the greater of \$800 or 6% of gross rents received per month. Management fees incurred for the years ended December 31, 2013 and 2012 were \$9,629 and \$9,656, respectively.

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, 2013 and 2012 is as follows:

| | <u>2013</u> | <u>2012</u> |
|---|--------------|--------------|
| Financial Statement Net Income (Loss) | \$ (134,135) | \$ (176,623) |
| Adjustments: | | |
| Excess of depreciation and amortization for income tax purposes over financial reporting purposes | (49,354) | (56,051) |
| Taxable Income (Loss) as Shown on Tax Return | \$ (183,489) | \$ (232,674) |

NOTE L – ADVERTISING

The Partnership incurred advertising costs of \$963 and \$56 during the years ended December 31, 2013 and 2012, respectively. These costs are expensed as incurred.

SUPPLEMENTAL INFORMATION

RENAISSANCE PLACE DEVELOPMENT, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>2013</u> | <u>2012</u> |
|---------------------------------|------------------|------------------|
| MAINTENANCE AND REPAIRS | | |
| Maintenance Salaries | 10,800 | 10,084 |
| Pest Control | 890 | 750 |
| Grounds | 11,288 | 10,804 |
| Supplies | 7,268 | 3,549 |
| General Maintenance and Repairs | 26,803 | 74,736 |
| Total Maintenance and Repairs | <u>\$ 57,049</u> | <u>\$ 99,923</u> |
| UTILITIES | | |
| Electricity | 3,233 | 2,187 |
| Natural Gas | 290 | 351 |
| Water and Sewer | 520 | 387 |
| Total Utilities | <u>\$ 4,043</u> | <u>\$ 2,925</u> |
| ADMINISTRATIVE | | |
| Administrative Salaries | 12,002 | 11,800 |
| Office Supplies and Expense | 2,099 | 1,916 |
| Telephone | 3,764 | 3,506 |
| Bad Debt Expense | 227 | 545 |
| Supportive Services | - | 50 |
| Advertising | 963 | 56 |
| Miscellaneous | 504 | 1,554 |
| Legal | 662 | 1,825 |
| Accounting and Auditing | 6,500 | 7,000 |
| Total Administrative | <u>\$ 26,721</u> | <u>\$ 28,252</u> |
| MANAGEMENT FEES | | |
| Management Fees | 9,629 | 9,656 |
| Total Management Fees | <u>\$ 9,629</u> | <u>\$ 9,656</u> |
| TAXES | | |
| Payroll Taxes | 2,615 | 2,372 |
| Total Taxes | <u>\$ 2,615</u> | <u>\$ 2,372</u> |
| INSURANCE | | |
| Health Insurance | 1,618 | 1,588 |
| Workers' Compensation | 941 | 1,292 |
| Property Insurance | 15,693 | 14,503 |
| Total Insurance | <u>\$ 18,252</u> | <u>\$ 17,383</u> |

RENAISSANCE PLACE DEVELOPMENT, L.P.
SCHEDULES OF EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

| | <u>2013</u> | <u>2012</u> |
|--|-------------------|-------------------|
| INTEREST | | |
| Interest | 31,477 | 32,065 |
| Total Interest | <u>\$ 31,477</u> | <u>\$ 32,065</u> |
| DEPRECIATION AND AMORTIZATION | | |
| Amortization | 2,264 | 2,264 |
| Depreciation | 129,426 | 129,426 |
| Total Depreciation and Amortization | <u>\$ 131,690</u> | <u>\$ 131,690</u> |