Beloit Road Senior Apartments, LLC

Financial Statements

December 31, 2025 and 2024

Beloit Road Senior Apartments, LLC

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Independent Auditors' Report

To the Members of
Beloit Road Senior Apartments, LLC

Opinion

We have audited the financial statements of Beloit Road Senior Apartments, LLC (the Company), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations, members' deficit and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025 and 2024, 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 (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company'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 auditors' 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, 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 the Company'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 the Company'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.

Baker Tilly US, LLP

Milwaukee, Wisconsin
February 23, 2026

Beloit Road Senior Apartments, LLC

Balance Sheets
December 31, 2025 and 2024

	2025	2024
Assets		
Current Assets		
Cash and cash equivalents	$ 25,608	$ 15,508
Accounts receivable, tenant	15,949	16,646
Prepaid expenses	29,973	24,798
Total current assets	71,530	56,952
Deposits Held in Trust		
Tenant security deposits	34,611	32,762
Restricted Cash		
Reserve for replacements	38,553	50,194
Operating deficit reserve	182,709	225,096
Tax and insurance escrow	11,906	28,718
Total restricted cash	233,168	304,008
Net Property and Equipment	6,241,472	6,594,601
Total assets	$ 6,580,781	$ 6,988,323
Liabilities and Members' Deficit		
Current Liabilities		
Current maturities of long-term debt	$ 57,908	$ 53,870
Accounts payable	26,828	57,469
Accrued company management fee, related party	31,840	20,908
Prepaid tenant rents	13,805	6,570
Accrued asset management fee, related party	31,840	20,908
Total current liabilities	162,221	159,725
Deposits Held in Trust		
Tenant security deposits	28,423	30,001
Long-Term Liabilities		
Long-term debt	7,640,174	7,506,958
Total liabilities	7,830,818	7,696,684
Members' Deficit	(1,250,037)	(708,361)
Total liabilities and members' deficit	$ 6,580,781	$ 6,988,323

See notes to financial statements

Beloit Road Senior Apartments, LLC

Statements of Operations
Years Ended December 31, 2025 and 2024

	2025	2024
Revenues		
Net rental revenue	$ 1,064,506	$ 965,261
Rental Expenses		
General and administrative	232,978	252,152
Utilities	52,276	45,686
Operating and maintenance	321,534	364,814
Taxes and insurance	216,797	194,437
Total rental expenses	823,585	857,089
Net rental income	240,921	108,172
Financial Income (Expense)		
Interest income	3,524	4,063
Interest expense	(329,792)	(322,504)
Net financial expense	(326,268)	(318,441)
Loss before other expenses	(85,347)	(210,269)
Other Expenses		
Depreciation	434,465	431,577
Asset management fee, related party	10,932	10,613
Company management fee, related party	10,932	10,613
Total other expenses	456,329	452,803
Net loss	$ (541,676)	$ (663,072)

See notes to financial statements

Beloit Road Senior Apartments, LLC

Statements of Members' Deficit
Years Ended December 31, 2025 and 2024

	Managing Member	Special Member	Investment Member	Total
Balances, December 31, 2023	$ (522)	$ 10	$ 223	$ (289)
Net loss	(66)	-	(663,006)	(663,072)
Balances, December 31, 2024	(588)	10	(662,783)	(663,361)
Net loss	(54)	-	(541,622)	(541,676)
Balances, December 31, 2025	$ (642)	$ 10	$ (1,204,405)	(1,205,037)
Less syndication costs				(45,000)
				$ (1,250,037)
Percentage Interest	0.01 %	- %	99.99 %	100.00 %

See notes to financial statements

Beloit Road Senior Apartments, LLC

Statements of Cash Flows
Years Ended December 31, 2025 and 2024

	2025	2024
Cash Flows From Operating Activities		
Cash received from tenants, agencies and other sources	$ 1,070,860	$ 967,704
Interest received	3,524	4,063
General and administrative expenses paid	(263,619)	(249,794)
Utilities paid	(52,276)	(45,686)
Operating and maintenance expenses paid	(321,534)	(365,132)
Taxes and insurance paid	(221,972)	(196,889)
Interest paid	(138,669)	(138,409)
Net cash flows from operating activities	76,314	(24,143)
Cash Flows From Investing Activities		
Capital expenditures	(81,336)	(64,215)
Cash Flows From Financing Activities		
Cash used to retire debt	(53,869)	(54,129)
Net change in cash, cash equivalents and restricted cash	(58,891)	(142,487)
Cash, Cash Equivalents and Restricted Cash, Beginning	352,278	494,765
Cash, Cash Equivalents and Restricted Cash, Ending	$ 293,387	$ 352,278
Reconciliation of Net Loss to Net Cash Flows From Operating Activities		
Net loss	$ (541,676)	$ (663,072)
Adjustments to reconcile net loss to net cash flows from operating activities:		
Noncash items included in net loss:		
Depreciation	434,465	431,577
Interest expense added to principal balance of long-term debt	191,123	184,095
Changes in noncash components of working capital:		
Accounts receivable, tenant	697	12,299
Prepaid expenses	(5,175)	(2,452)
Accounts payable	(30,641)	2,358
Accrued expenses	-	(318)
Prepaid tenant rents	7,235	(8,977)
Tenant security deposits	(1,578)	(879)
Accrued asset management fee, related party	10,932	10,613
Accrued company management fee, related party	10,932	10,613
Net cash flows from operating activities	$ 76,314	$ (24,143)

See notes to financial statements

1. Summary of Significant Accounting Policies

Nature of Operations

Beloit Road Senior Apartments, LLC (the Company) was organized on September 2, 2011 to acquire, rehabilitate and operate a 104 unit, low-income housing project called Beloit Road Senior Apartments located in West Allis, Wisconsin. The rehabilitation of the property was substantially completed in October 2012.

Cash and Cash Equivalents

The Company considers depository accounts, money market accounts and investments with a maturity at the date of acquisition and expected usage of three months or less to be cash and cash equivalents.

The following table provides a reconciliation of cash, cash equivalents and restricted cash reported within the accompanying balance sheets that sum to the total of the same such amounts shown in the accompanying statements of cash flows:

	2025	2024
Cash and cash equivalents	$ 25,608	$ 15,508
Tenant security deposits (Note 2)	34,611	32,762
Reserve for replacements (Note 3)	38,553	50,194
Operating deficit reserve (Note 3)	182,709	225,096
Tax and insurance escrow (Note 3)	11,906	28,718
Total cash, cash equivalents and restricted cash	$ 293,387	$ 352,278

Accounts Receivable, Tenant

Accounts receivable have been adjusted for all known uncollectible accounts. No allowance for doubtful accounts is considered necessary as of December 31, 2025 and 2024. If amounts are deemed uncollectible, they are written off in accordance with the applicable guidance. Under Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) No. 2016-02, *Leases (Topic 842)*, uncollectible amounts are derecognized as a reduction of lease income (net rental revenue) and totaled $7,224 and $11,804 for the years ended December 31, 2025 and 2024, respectively.

Impairment of Long-Lived Assets

The Company reviews long-lived assets, including property and equipment, for impairment whenever events or changes in business circumstances indicate that the carrying amount of an asset may not be fully recoverable. An impairment loss would be recognized when the estimated future cash flows from the use of the asset are less than the carrying amount of that asset. To date, there have been no such losses.

Advertising

Advertising costs are charged to operations when incurred.

Property and Equipment

Property and equipment are being depreciated using the straight-line method over the following estimated useful lives:

	Years
Land improvements	15
Buildings and improvements	15-29
Furnishings and equipment	5

Property and equipment are stated at cost. Major expenditures for property and equipment are capitalized. Maintenance, repairs and minor renewals are expensed as incurred. When assets are retired or otherwise disposed of, their costs and related accumulated depreciation are removed from the accounts and resulting gains or losses are included in income.

Rental Revenue

The rental property is generally leased to tenants under one year noncancelable rental leases. Rental revenue is recognized on a straight-line basis over the terms of the lease.

Income Taxes

The Company is a limited liability company treated as a partnership for federal and state income tax purposes. As such, the Company's income, losses and credits are included in the income tax returns of its members. Accordingly, no provision or benefit has been made for income taxes in the accompanying financial statements. While the Company is not taxed for federal or state income tax purposes, the Company's policy is to evaluate and review its tax positions on an ongoing basis to ensure compliance with the applicable portions of the Internal Revenue Code (IRC) and the respective state laws and regulations.

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.

Subsequent Events

The Company has evaluated subsequent events occurring through February 23, 2026, the date that the financial statements were available to be issued, for events requiring recording or disclosure in the Company's financial statements.

2. Tenant Security Deposits

The tenant security deposits are maintained in an interest bearing savings account separate from the operating account of the project. Withdrawals are restricted to reimbursements of tenants' security deposits.

3. Restricted Cash

Reserve for Replacements

The operating agreement requires the managing member to establish and maintain replacement reserves by making annual deposits of $31,200. Disbursements are restricted to replacement of equipment, structural elements and other components of the project of a capital nature. The balance of the replacement reserve was $38,553 and $50,194 as of December 31, 2025 and 2024, respectively.

Operating Deficit Reserve

The operating agreement required the project to fund an operating deficit reserve in the amount of $334,510. Funds held in the operating reserve may be released to pay operating expenses only after rental achievement. The operating reserve may be terminated by the managing member only after the end of the compliance period and distributed as cash flow in accordance with the operating agreement. The balance of the operating deficit reserve was $182,709 and $225,096 as of December 31, 2025 and 2024, respectively.

Tax and Insurance Escrow

The Company has designated funds to be used to pay the insurance and property taxes on real estate owned by the Company. Payments are made to these funds monthly and disbursements are made as required to pay annual insurance policy premiums and property taxes. The balance of the tax and insurance escrow was $11,906 and $28,718 as of December 31, 2025 and 2024, respectively.

4. Property and Equipment

The major categories of property and equipment as of December 31 are summarized as follows:

	2025	2024
Land	$ 266,090	$ 266,090
Land improvements	252,113	252,113
Buildings and improvements	11,459,697	11,378,361
Furnishings and equipment	331,313	331,313
Total property and equipment	12,309,213	12,227,877
Less accumulated depreciation	(6,067,741)	(5,633,276)
Net property and equipment	$ 6,241,472	$ 6,594,601

5. Long-Term Debt

	2025	2024
Acquisition note payable to the City of West Allis, a related party, bears interest at 4%. Commencing April 2013 annual interest-only payments will be made to the extent of available cash flow, as defined by the operating agreement. Final principal and accrued interest are due December 2041. The note is secured by a mortgage on the property. Accrued interest on the note, included in the principal balance, was $1,875,224 and $1,695,377 as of December 31, 2025 and 2024, respectively.	$ 4,676,032	$ 4,496,185
HOME note payable to the City of West Allis, a related party, bears interest at 1%. Commencing April 2013 annual interest-only payments will be made to the extent of available cash flow, as defined by the operating agreement. Final principal and accrued interest are due December 2041. The note is secured by a mortgage on the property. Accrued interest on the note, included in the principal balance, was $138,884 and $127,608 as of December 31, 2025 and 2024, respectively.	1,138,884	1,127,608
Note payable to the City of West Allis, a related party, bears interest at 7.25% and monthly payments of $16,045 are due through December 2041 to the extent of available cash flow, as defined in the operating agreement, calculated on a monthly basis. Final payment is due December 2041. The note is secured by a mortgage on the property.	1,883,166	1,937,035
Total	7,698,082	7,560,828
Less current portion	(57,908)	(53,870)
Long-term portion	$ 7,640,174	$ 7,506,958

Principal requirements on long-term debt for years ending after December 31, 2025 are as follows:

Years ending December 31:	
2026	$ 57,908
2027	62,248
2028	66,914
2029	71,930
2030	77,322
2031 and thereafter	7,361,760
Total	$ 7,698,082

6. Management Fees

Effective December 1, 2019, the Company entered into a management agreement with Ogden & Company, Inc. The agreement requires a monthly management fee of 5% of gross collected income, with a minimum of $2,500 per month and a leasing fee of $350 per newly signed lease. Management fees incurred under this agreement were $52,149 and $48,114 for the years ended December 31, 2025 and 2024, respectively. There were no accrued management fees as of December 31, 2025 and 2024.

7. Related-Party Transactions

The Company has various notes payable to the City of West Allis, an affiliate of the managing member, as described in Note 5.

The Company is obligated to pay an annual asset management fee to the special member in the amount of $7,800, increasing annually by the percentage increase in the consumer price index. The fee shall be payable only to the extent of available cash flow and unpaid fees accrue without interest until there is sufficient cash flow. Asset management fees incurred were $10,932 and $10,613 for the years ended December 31, 2025 and 2024, respectively. Accrued asset management fees were $31,840 and $20,908 as of December 31, 2025 and 2024, respectively.

The Company is obligated to pay an annual company management fee to the managing member in the amount of $7,800, increasing annually by the percentage increase in the consumer price index. The fee shall be payable only to the extent of available cash flow and unpaid fees accrue without interest until there is sufficient cash flow. Company management fees incurred were $10,932 and $10,613 for the years ended December 31, 2025 and 2024, respectively. Accrued company management fees were $31,840 and $20,908 as of December 31, 2025 and 2024, respectively.

8. Commitments and Contingencies

The Company has signed a regulatory agreement and covenant with the CDA as a condition to receiving funding under the HOME Program. Under this agreement, the Company must continuously comply with HOME Program regulations and additional requirements, policies and procedures issued by the United States Department of Housing and Urban Development (HUD). The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements as determined by HUD. If the Company fails to comply with this agreement, the funds may need to be repaid.

The Company has signed a land use restriction agreement with Wisconsin Housing and Economic Development Authority (WHEDA) as a condition to receiving an allocation of low-income housing tax credits from WHEDA. Under this agreement, the partnership must continuously comply with Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If the Company fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the partners may be required to recapture a portion of the tax credits previously claimed on their income tax returns.

9. Concentrations

Operations

The Company's operations are concentrated in the multifamily real estate market. In addition, the Company operates in a heavily regulated environment. The operations of the Company are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies. Such administrative directives, rules and regulations are subject to change by any of these authorities. 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.

Cash and Cash Equivalents

The Company maintains cash accounts which, at various times, may exceed the federally insured limits of $250,000 per bank. The Company has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risks.

10. Company Profits, Losses and Distributions

As defined by the terms of the operating agreement, profits and losses are allocated 0.01% to the managing member and 99.99% to the investment member, except that special allocation provisions apply in the event of a refinancing, sale or other disposition of property of the Company if the proceeds of such transactions are not reinvested or retained by the Company for the continuation of business.

Net operating cash flow, as defined in the operating agreement, is to be distributed as follows:

1. Payment to the investment member of the full amount (including interest) of any amounts due and owing to the investment member;
2. Payment of the asset management fee;
3. Payment of any unpaid portion of development fee;
4. Payment of the company management fee;
5. Repayment of the first mortgage loan;
6. Repayment of the HOME loan;
7. Repayment of the acquisition loan;
8. Repayment of any subordinated loans; and
9. The balance, if any, shall be distributed 0.01% to the managing member and 99.99% to the investment member.

11. Members

As of December 31, 2025 and 2024, the managing member is Beloit Road Senior Apartments MM, LLC, the investment member is Boston Capital Corporate Tax Credit Fund XXXV, LP and the special member is BCCC Inc., with interests in the Company of 0.01%, 99.99% and 0.00%, respectively.