

Holton Terrace LLC

Financial Report

December 31, 2024

HOLTON TERRACE LLC

CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Balance sheets	4
Statements of operations	5
Statements of members' equity	6
Statements of cash flows	7
Notes to financial statements	8
SUPPLEMENTAL INFORMATION REQUIRED BY WHEDA	
Accounts and notes receivable (other than from regular tenants)	20
Delinquent tenants' accounts receivable	20
Distributions	20
Partnership cash and reserve funds not held with WHEDA	20
Related party transactions	21
Computation of surplus cash	21
WHEDA Standardized Financial Template	22
CERTIFICATION BY MANAGING MEMBER OF MORTGAGOR	27
CERTIFICATION BY MANAGEMENT AGENT	28

INDEPENDENT AUDITOR'S REPORT

To the Members
Holton Terrace LLC
Milwaukee, WI

Opinion

We have audited the accompanying financial statements of Holton Terrace LLC, which comprise the balance sheets as of December 31, 2024 **and 2023**, and the related statements of operations, members' equity, 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 Holton Terrace LLC as of December 31, 2024 **and 2023**, 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. 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 Holton Terrace LLC 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 Holton Terrace LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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, 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 Holton Terrace LLC'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 Holton Terrace LLC'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 audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplemental information required by the Wisconsin Housing and Economic Development Authority (WHEDA) 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.

SVA Certified Public Accountants, S.C.

Madison, Wisconsin

September 29, 2025

Lead auditor: Sheri L. Springer, CPA
SVA Certified Public Accountants, S.C.
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HOLTON TERRACE LLC

BALANCE SHEETS

December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Cash and cash equivalents	\$ 832,047	\$ 445,574
Restricted cash	1,296,718	1,134,098
Accounts receivable	194,439	160,668
Advances, related party	99,782	576,874
Prepaid expenses	29,228	19,284
Rental property, net	9,699,834	9,997,386
Tax credit fees, net	43,400	47,740
TOTAL ASSETS	<u>\$ 12,195,448</u>	<u>\$ 12,381,624</u>
LIABILITIES AND MEMBERS' EQUITY		
LIABILITIES		
Mortgage notes payable, net	\$ 7,806,962	\$ 7,817,539
Accounts payable	98,075	314,876
Accrued interest	989,363	627,212
Accrued expenses	113,710	72,184
Accrued PILOT	112,125	83,883
Prepaid rents	15,236	19,705
Deferred revenue	1,813	2,800
Tenants' security deposits payable	39,532	39,383
Total liabilities	9,176,816	8,977,582
MEMBERS' EQUITY	<u>3,018,632</u>	<u>3,404,042</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$ 12,195,448</u>	<u>\$ 12,381,624</u>

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

HOLTON TERRACE LLC
STATEMENTS OF OPERATIONS
Years ended December 31, 2024 and 2023

	2024	2023
Revenue:		
Rental income	1,069,068	1,047,035
Vacancies and concessions	(172,502)	(104,664)
Bad debt (expense) recoveries	55,076	(14,422)
Other revenue	80,570	55,707
Total revenue	1,032,212	983,656
Rental expenses:		
Rent and administrative	170,781	173,128
Utilities	157,540	110,472
Operating and maintenance	317,312	304,774
PILOT and insurance	77,105	77,276
Total rental expenses	722,738	665,650
Net rental income	309,474	318,006
Financial income (expense):		
Interest income	56,614	46,349
Interest expense	(432,715)	(411,895)
Total financial income (expense)	(376,101)	(365,546)
Loss before other expenses	(66,627)	(47,540)
Other expenses:		
Depreciation	297,552	297,552
Amortization	4,340	4,340
Asset management fee	16,891	16,392
Total other expenses	318,783	318,284
Net loss	\$ (385,410)	\$ (365,824)

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

HOLTON TERRACE LLC
STATEMENTS OF MEMBERS' EQUITY
Years ended December 31, 2024 and 2023

	<u>Managing member</u>	<u>Special member</u>	<u>Investor member</u>	<u>Total</u>
Members' equity				
Balances, December 31, 2022	\$ (16)	\$ (13)	\$ 3,769,259	\$ 3,769,230
Equity adjuster	0	0	636	636
Net loss	<u>(33)</u>	<u>(4)</u>	<u>(365,787)</u>	<u>(365,824)</u>
Balances, December 31, 2023	(49)	(17)	3,404,108	3,404,042
Net loss	<u>(35)</u>	<u>(4)</u>	<u>(385,371)</u>	<u>(385,410)</u>
Balances, December 31, 2024	(84)	(21)	3,018,737	3,018,632
Subscriptions receivable:				
Balances, December 31, 2022	0	0	137,500	137,500
Equity adjuster	0	0	636	636
Subscription receipts	<u>0</u>	<u>0</u>	<u>(138,136)</u>	<u>(138,136)</u>
Balances, December 31, 2023 and 2024	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total members' equity	<u>\$ (84)</u>	<u>\$ (21)</u>	<u>\$ 3,018,737</u>	<u>\$ 3,018,632</u>
Ownership percentages	<u>0.009%</u>	<u>0.001%</u>	<u>99.99%</u>	<u>100.00%</u>

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

HOLTON TERRACE LLC
STATEMENTS OF CASH FLOWS
Years ended December 31, 2024 and 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Net loss	\$ (385,410)	\$ (365,824)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation	297,552	297,552
Amortization of tax credit fees	4,340	4,340
Amortization of debt issuance costs	1,377	1,376
Bad debt expense	0	14,422
Increase (decrease) in cash due to changes in:		
Accounts receivable	(33,771)	18,567
Prepaid expenses	(9,944)	(5,261)
Accounts payable	(216,801)	(161,780)
Accrued interest	362,151	340,648
Accrued expenses	41,526	8,362
Accrued PILOT	28,242	26,614
Prepaid rents	(4,469)	8,586
Deferred Revenue	(987)	2,800
Tenants' security deposits payable	149	(2,790)
Net cash provided by operating activities	83,955	187,612
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments on mortgage notes payable	(11,954)	(11,271)
Subscription receipts	0	138,136
Advances, related party issued	0	(553,700)
Payments received on advances, related party	477,092	0
Net cash provided by (used in) financing activities	465,138	(426,835)
Change in cash, cash equivalents, and restricted cash	549,093	(239,223)
Cash, cash equivalents, and restricted cash:		
Beginning	1,579,672	1,818,895
Ending	\$ 2,128,765	\$ 1,579,672
RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH TO BALANCE SHEET		
Cash and cash equivalents	\$ 832,047	\$ 445,574
Restricted cash	1,296,718	1,134,098
Total cash, cash equivalents, and restricted cash	\$ 2,128,765	\$ 1,579,672
SUPPLEMENTAL DISCLOSURE(S) OF CASH FLOW INFORMATION		
Cash payments for interest	\$ 69,187	\$ 69,871
Upward equity adjuster	\$ 0	\$ 636

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

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE A -- Nature of business and significant accounting policies

Nature of business

Holton Terrace LLC (the company), was formed on June 26, 2018, as a limited liability company (LLC) formed under the Wisconsin Limited Liability Company Act (the Act) to acquire, rehabilitate and operate a 120-unit low-income housing project called Holton Terrace Apartments (the project) with admission preferences for rental to seniors age sixty-two years or older or disabled persons located in Milwaukee, Wisconsin. The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The project was acquired on July 8, 2019 from the Housing Authority of the City of Milwaukee (HACM), sole member of the managing member. Rehabilitation of the building units was completed on various dates between December 2019 and December 2020.

The company consists of one managing member, one special member, and one investor member, each with the rights, preferences and privileges as described in the operating agreement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable law.

The company shall be operated in a manner consistent with its treatment as a partnership for federal and state income tax purposes. Therefore, the accompanying financial statements do not include the personal or corporate assets and liabilities of the members, their obligation for income taxes on their distributive shares of the net income of the company or their rights to refunds on its net loss, nor any provision for income tax expense.

The operating agreement states that the company shall be perpetual unless sooner terminated in accordance with the operating agreement.

A summary of significant accounting policies follows:

Accrual basis of accounting

As prescribed by accounting principles generally accepted in the United States of America, assets and liabilities, and income and expenses, are recognized on the accrual basis of accounting.

Allocations of income/loss and tax credits

Income or loss of the company is allocated 0.009% to Holton Terrace Development, LLC, the managing member; 0.001% to RBC Tax Credit Manager II, Inc., the special member; and 99.99% to RBC Tax Credit Equity, LLC, the investor member. The property was subsequently assigned from RBC Tax Credit Equity, LLC to RBC Tax Credit Equity Fund - 99, LP effective July 18, 2019. The company is generating low-income housing tax credits, which are allocated in the same manner. Allocation of gain or loss from a sale of the project, if applicable, is subject to different terms, as described in the company's operating agreement.

Use of estimates

The preparation of financial statements 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.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE A -- Nature of business and significant accounting policies (Continued)

Cash and cash equivalents

For purposes of reporting cash flows, the company considers all investments purchased with a maturity of three months or less to be cash equivalents, with the exception of cash not available to the company due to restrictions placed on it.

The company maintains its cash in bank deposit accounts, which, at times, may exceed federally insured limits. The company has not experienced any losses in such accounts. Management believes it is not exposed to any significant credit risk on cash and cash equivalents.

Accounts receivable and revenue recognition

The company utilizes the direct write-off method of accounting for credit losses for any accounts receivable outside the scope of FASB Codification Topic 842 *Leases*. The use of this method has no material effect on the financial statements. The company follows FASB Codification Topic 842 *Leases* to account for its operating lease receivables included in accounts receivable. When the company concludes collectability of specific operating lease receivables is not probable, those receivables are written off to bad debt expense which is presented as a reduction to revenue in the statement of operations.

The company leases apartments to eligible residents under operating leases which are substantially all on a yearly basis. Residential apartment leases often provide residents with the option to have a pet or use the project's parking, laundry, and/or storage facilities, etc. which are fixed fee lease components. To the extent the company provides such lease components, they are included in other revenue. The company utilizes the practical expedient to account for the lease and non-lease components as a single operating lease component. Rental revenue is recognized, net of vacancies and concessions, on a straight-line basis over the term of the leases.

Other revenue also consists of various tenant charges provided for in the lease contract, such as late fees, cleaning fees, and damages fees which are variable payments that do not provide a transfer of a good or service to the tenants and are not considered components of the lease contract. These fees are recognized as revenue when assessed. Certain services are also provided to tenants outside of the lease contract and are recognized when the service is complete.

The company also leases rooftop space (see Note G).

As of December 31, 2024 and 2023, all of the company's real estate assets are subject to operating leases.

The residential leases do not provide extension options. A new lease agreement is executed if both parties wish to continue the tenancy upon expiration of the existing lease term. As of December 31, 2024, the average remaining term of the company's residential leases is less than 12 months.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE A -- Nature of business and significant accounting policies (Continued)

The components of rental revenue for all operating leases are as follows for the years ended December 31:

	2024	2023
Fixed operating lease revenue from apartment rentals, and rooftop space, net of vacancies, concessions and bad debt expense (recoveries)	\$ 1,022,453	\$ 967,600
Variable operating lease revenue included in other revenue	9,759	16,056
Total lease income	\$ 1,032,212	\$ 983,656

Supplemental statement of cash flows information related to leases as of December 31, is as follows:

	2024	2023
Cash received from operating leases		
Operating cash flows from operating leases	\$ 993,972	\$ 1,014,772

Rental property

Rental property is stated at cost. Depreciation of rental property is computed on the straight-line method based upon the following estimated useful lives of the assets:

	Years
Building	40
Land Improvements	20
Furnishings, fixtures and equipment	10

Maintenance and repairs of rental property and equipment are charged to operations, and major improvements are capitalized. Upon retirement, sale or other disposition of rental property and equipment, the cost and accumulated depreciation are eliminated from the accounts, and any resulting gain or loss is included in operations.

Impairment of long-lived assets

The company reviews long-lived assets, including rental property and intangible assets, 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.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE A -- Nature of business and significant accounting policies (Continued)

Tax credit fees

In connection with obtaining an allocation of low-income housing tax credits, the company paid fees totaling \$65,100 to the Wisconsin Housing and Economic Development Authority (WHEDA). The company is amortizing these fees on the straight-line method over the related tax credit compliance period of 15 years.

Debt issuance costs

Debt issuance costs incurred by the company totaled \$59,087 as of December 31, 2024 and 2023. Of this amount, the company paid \$20,697 in connection with the WHEDA note described in Note D. This amount is being amortized using the straight-line method over the life of the note, 37 years. In 2021, the company incurred \$38,390 in connection with the HACM AHP loan described in Note D. This amount is being amortized using the straight-line method over the life of the loan, 47 years.

The use of the straight-line method rather than the effective interest method has no material effect on the financial statements. Amortized costs included in interest expense amounted to \$1,377 and \$1,376 for the years ended December 31, 2024 and 2023, respectively.

Advances, related party

Advances, related party are reported in the balance sheet at the outstanding principal balance less the allowance for credit losses (\$0 at December 31, 2024 and 2023). The company's estimate of its allowance for credit losses include consideration of: past events, including historical loan loss experience and historical concessions, current economic conditions and such other factors, which in management's best judgment, deserve current recognition in estimating loan losses; and certain forward-looking information, including reasonable and supportable forecasts.

Current vulnerability due to certain concentrations

The project's operations are concentrated in the low-income, residential real estate market. In addition, the project operates in a heavily regulated environment. The operations of the project are subject to administrative directives, rules and regulations of federal, state and local regulatory agencies including, but not limited to the Housing Authority of the City of Milwaukee (HACM) under the Project Based Voucher Housing Assistance Payments Contract and the U.S. Department of Housing and Urban Development (HUD). Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little or inadequate funding to pay for the related cost, including additional administrative burden to comply with a change.

Reclassifications

Some items in the 2023 financial statements have been reclassified to be consistent with the current year's presentation.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE A -- Nature of business and significant accounting policies (Continued)

Subsequent events

These financial statements have not been updated for subsequent events occurring after September 29, 2025, which is the date these financial statements were available to be issued. The company has no responsibility to update these financial statements for events and circumstances occurring after this date.

NOTE B -- Restricted cash

Restricted cash is comprised of the following:

	2024	2023
Tenants' security deposits	\$ 29,775	\$ 18,461
Replacement reserve	267,414	195,790
PILOT escrow	101,182	66,491
Operating reserve	444,621	422,353
Capital needs reserve	453,726	431,003
	\$ 1,296,718	\$ 1,134,098

Replacement reserve

Under the provisions of the operating agreement, the company is required to fund a replacement reserve with an initial deposit of \$60,000 no later than the Second Capital Contribution date. The company is then required to make annual deposits equal to \$500 per unit, which shall increase 3% per year. Commencing on the 5th anniversary of the compliance period (as defined in the agreement), and every five years thereafter, the investor member has the right to require a physical needs assessment for the project at the expense of the company, which may result in adjustments to the replacement reserve. In accordance with the WHEDA Replacement Reserve and Security Agreement, the company is required to make an initial deposit of \$60,000 to a replacement reserve held by WHEDA. Commencing on the conversion date, the company is required to make monthly deposits of \$5,000. Replacement reserves shall be utilized solely to fund capital improvements of the project not otherwise funded by gross receipts and require written approval by WHEDA and are subject to the approval by the special member. Commencing on the 10th anniversary of the conversion date of the WHEDA loans, and each 10th anniversary thereafter, a physical needs assessment of the project shall be performed by the lender at the expense of the company to be paid from replacement reserve funds. Following review of the assessment, the lender shall have the right to adjust replacement reserve deposits for the remaining loan term.

	2024	2023
Balance, beginning	\$ 195,790	\$ 121,105
Deposits	60,000	67,531
Interest earned	11,624	7,154
Balance, ending	\$ 267,414	\$ 195,790

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE B -- Restricted cash (Continued)

Operating reserve

The WHEDA Operating Deficit Reserve and Security Agreement and the operating agreement require the company to fund an operating reserve in the initial amount of \$398,500. Under the provisions of the operating agreement, the reserve is to be funded no later than the Second Capital Contribution date, while the agreement with WHEDA requires the reserve to be established on or before the conversion date of the WHEDA loan. The operating reserve, including interest thereon, is to be utilized primarily to fund operating deficits. Withdrawals require approval from WHEDA and the special member.

	2024	2023
Balance, beginning	\$ 422,353	\$ 402,955
Interest earned	22,268	19,398
Balance, ending	\$ 444,621	\$ 422,353

Capital needs reserves

Under the provisions of the operating agreement, and the Capital Needs Reserve and Security Agreement, the company is required to fund a capital needs reserve in the initial amount of \$400,000. The capital needs account shall be held by WHEDA, and any withdrawals shall be subject to the special member's consent. Any amounts remaining in the capital needs reserve after the compliance period, shall be released as net cash flow, as defined in the operating agreement.

	2024	2023
Balance, beginning	\$ 431,003	\$ 411,207
Interest earned	22,723	19,796
Balance, ending	\$ 453,726	\$ 431,003

NOTE C -- Rental property, net

Rental property, net is comprised of the following:

	2024	2023
Land	\$ 408,000	\$ 408,000
Building	10,248,954	10,248,954
Land Improvements	93,468	93,468
Furnishings, fixtures and equipment	366,548	366,548
	11,116,970	11,116,970
Less accumulated depreciation	1,417,136	1,119,584
	\$ 9,699,834	\$ 9,997,386

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE D -- Mortgage notes payable, net

Mortgage notes payable, net consist of the following:

	2024	2023
<p>WHEDA construction-term mortgage note payable in an amount not to exceed \$1,200,000; monthly interest payments are due until the conversion date, which was December 1, 2021; commencing January 1, 2022, monthly payments of principal and interest of \$6,762 at a fixed interest rate of 5.90% (effective rate of 6.06%) are due; due October 2056; collateralized by a first mortgage on the project's rental property and assignment of leases and rents thereon; nonrecourse; prepayment not allowed prior to conversion; subject to a prepayment penalty as defined in the note; unamortized debt issuance costs associated with the note totaled \$17,965 and \$18,535 as of December 31, 2024 and 2023, respectively.</p>	\$ 1,166,148	\$ 1,178,102
<p>HACM \$1,595,363 construction and term mortgage note; accrues interest at 5%; nonrecourse; payments are payable to the extent of available cash flow as defined in the operating agreement; unpaid principal and interest due July 8, 2069; collateralized by a second mortgage on the project's rental property and a general business security agreement; interest expense was \$85,751 and \$81,668 for the years ended December 31, 2024 and 2023, respectively; accrued interest was \$264,630 and \$178,879 as of December 31, 2024 and 2023, respectively.</p>	1,536,140	1,536,140
<p>HACM \$4,760,000 acquisition mortgage note; accrues interest at 5%; nonrecourse; payments are payable to the extent of available cash flow as defined in the operating agreement; unpaid principal and interest due July 8, 2069; collateralized by a third mortgage on the project's rental property and a general business security agreement; interest expense was \$241,964 and \$230,442 for the years ended December 31, 2024 and 2023, respectively; accrued interest was \$612,587 and \$370,623 as of December 31, 2024 and 2023, respectively.</p>	4,468,656	4,468,656
<p>Balance carried forward</p>	7,170,944	7,182,898

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE D -- Mortgage notes payable, net (Continued)

	2024	2023
Balance brought forward	\$ 7,170,944	\$ 7,182,898
HACM \$689,885 AHP note; accrues interest at 5%; nonrecourse; payments are payable to the extent of available cash flow as defined in the operating agreement; unpaid principal and interest due July 8, 2069; collateralized by a fourth mortgage on the project's rental property and a general business security agreement; interest expense was \$34,494 for each of the years ended December 31, 2024 and 2023; accrued interest was \$106,412 and \$71,918 as of December 31, 2024 and 2023, respectively; unamortized debt issuance costs associated with the note totaled \$35,902 and \$36,709 as of December 31, 2024 and 2023, respectively.	689,885	689,885
Total mortgage notes payable	7,860,829	7,872,783
Less unamortized debt issuance costs	53,867	55,244
	\$ 7,806,962	\$ 7,817,539

Repayment of principal on the mortgage notes payable as of December 31, 2024, is as follows:

Year ending December 31,

2025	\$ 12,679
2026	13,448
2027	14,263
2028	15,128
2029	16,045
Thereafter	7,789,266
	\$ 7,860,829

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE E -- Related-party transactions

Accounts receivable

Included in accounts receivable are amounts due from HACM for the reimbursement of cellular tower lease income received on behalf of the entity totaling \$49,838 as of December 31, 2024 and 2023,.

Accounts payable

Included in accounts payable are amounts due to Travaux, Inc., an affiliate of HACM, for reimbursements of payroll and other operating expenses totaling \$0 and \$288,742 as of December 31, 2024 and 2023, respectively.

Advances, related party

Included in advances, related party are amounts due from Travaux, Inc. for advances totaling \$80,618 and \$553,700 as of December 31, 2024 and 2023, respectively. Also included in advances, related party are amounts due from an affiliate of HACM for expense paid on behalf of the affiliate totaling \$19,164 and \$23,174 as of December 31, 2024 and 2023, respectively.

Asset management fee – special member

The operating agreement provides for the payment of an annual asset management fee to the special member of \$6,000, commencing one year after the initial closing. The asset management fee shall increase annually by 3% and is cumulative and payable solely from available cash flow as defined in the operating agreement. Asset management fees incurred totaled \$6,756 and \$6,552 for the years ended December 31, 2024 and 2023, respectively. Accrued asset management fees included in accrued expenses were \$1,691 as of December 31, 2024 and 2023.

Asset management fee – managing member

The operating agreement provides for the payment of an annual asset management fee to the managing member of \$9,000, commencing one year after the initial closing. The asset management fee shall increase annually by 3% and is cumulative and payable solely from available cash flow as defined in the operating agreement. Asset management fees incurred totaled \$10,135 and \$9,840 for the years ended December 31, 2024 and 2023, respectively. Accrued asset management fees included in accrued expenses were \$29,519 and \$19,384 as of December 31, 2024 and 2023, respectively.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE E -- Related-party transactions (Continued)

Option to Purchase and Right of first refusal

The company has granted HACM an option to purchase the project or the investor members' interests after the close of the 10-year credit period. The purchase price under the project option is the greater of an amount sufficient to pay all debts and liabilities of the company or the fair market value. Under the membership interest option, the purchase price is the greater of the fair market value or an amount sufficient to pay amounts due and owing to the investor member or the special investor member.

After the expiration of the 15-year compliance period, the company may not sell the project to any third party that has made a bona fide purchase offer, without first offering HACM the right of first refusal to purchase the property. The company shall offer the property to the managing member at the greater of a price equal to the sum of the company's outstanding debt plus an amount sufficient to enable the company to make liquidation distributions pursuant to the operating agreement or fair market value.

Management fee

The company entered into a management agreement with an affiliate of the managing member. Under this agreement, the company is obligated to pay a monthly management fee equal to \$27.50 per unit. Management fees incurred totaled \$39,600 for each of the years ended December 31, 2024 and 2023. Accrued management fees included in accrued expenses were \$82,500 and \$52,800 for the years ended December 31, 2024 and 2023, respectively.

NOTE F -- Commitments and contingencies

Payment in Lieu of Taxes (PILOT)

HACM entered into a PILOT agreement with the City of Milwaukee, based on the determination that the property is exempt from taxation under the Wisconsin statutes. The PILOT is to be 10% of the difference between rental income collected from the tenants and the utilities of the property through the term of the agreement. The company is subject to the same agreement with respect to the low-income housing units. PILOT totaled \$28,242 and \$26,615 for the years ended December 31, 2024 and 2023, respectively.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE F -- Commitments and contingencies (Continued)

Project Based Voucher Housing Assistance Payments (HAP) Contract

The company and HACM entered into a RAD Conversion Commitment with HUD in July 2019 pursuant to which the public housing units were converted to Section 8 project based-vouchers effective September 1, 2019.

The company entered into a Project Based Voucher Housing Assistance Payments Contract with HACM whereby HACM agrees to make housing assistance payments to the project for 120 of the units. These units have been designated for elderly or disabled families under the contract. The HAP contract is effective September 1, 2019 and has an initial term of 20 years set to expire September 1, 2039. Gross rental income under the HAP contract represents approximately 49% and 53% of residential rental income (excluding cellular tower lease income) for the years ended December 31, 2024 and 2023, respectively. Included in accounts receivable are amounts due under the contract of \$134,799 and \$93,245 as of December 31, 2024 and 2023, respectively. The HAP receivable as of December 31, 2024 will be repaid either from HACM unrestricted funds of coincide with repayment of current operating payables due to HACM as the balance is a result of either tenants not certified under the program or HAP received by HACM but that did not flow through to the company.

The company and HACM entered into a RAD Use Agreement with HUD pursuant to the RAD HAP contract which will coincide with the term of the HAP contract. The assisted units are to be leased in accordance with the RAD HAP contract, including applicable eligibility and income requirements.

Land Use Restriction Agreements (LURA)

The company has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, the company must continuously comply with IRC 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 members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. The company is obligated to certify tenant eligibility. The agreement expires 30 years from the anniversary of project completion.

In connection with the WHEDA mortgage note described in Note D, the company has entered into a LURA with WHEDA which requires, among other things, that the company set aside at least 100 units for occupancy by individuals or families whose incomes do not exceed 60% of the Milwaukee County area median income (AMI), and 20 units for occupancy by individuals or families whose incomes do not exceed 80% of the AMI. The agreement expires upon repayment of the mortgage note in full.

Affordable housing program (AHP)

The company has entered into an AHP Retention/Recapture Agreement for Rental Projects Using Low Income Housing Tax Credits which requires that the project maintain certain affordability requirements for a period of 15 years from the date of project completion.

HOLTON TERRACE, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE G -- Cellular tower lease income

HACM had entered into a non-cancelable lease with T-Mobile Central LLC to lease ground space for the purpose of constructing, maintaining, and operating a cellular tower. Concurrent with the sale of the property to the company, HACM assigned its interest in the lease to the company. The lease requires annual payments of \$31,500 through April 2023, increasing by 4% each annual anniversary of the commencement date. The lease includes five successive five-year options to renew the lease. The exercise of these renewal options is at the sole discretion of the tenant. The first successive five-year option was exercised in April 2023 and extends through April 2028.

Effective December 1, 2023, the company entered into a non-cancelable lease with Dish Wireless L.L.C. to lease ground space for the purpose of constructing, maintaining, and operating a cellular tower. The lease requires equal monthly payments of \$2,800 (\$33,600 annually). The initial term of the lease is 10 years with three successive five-year options to renew the lease. The exercise of these renewal options is at the sole discretion of the tenant.

Rental income earned under these leases totaled \$70,811 and \$39,651 for the years ended December 31, 2024 and 2023, respectively. The company recognizes the lease payments into income based on the actual rents charged. The use of this method rather than on a straight-line basis has no material effect on the financial statements.

The undiscounted cash flows to be received from lease payments on the company's cellular tower operating lease as of December 31, 2024, is as follows:

Year ending December 31,

2025	\$ 73,074
2025	74,653
2026	76,295
2027	78,003
2028	33,600
Thereafter	<u>165,200</u>
Total	<u>\$ 500,825</u>

SUPPLEMENTARY INFORMATION

HOLTON TERRACE, LLC
 WHEDA Project No. 6308
 SUPPLEMENTAL INFORMATION REQUIRED BY WHEDA
 December 31, 2024

ACCOUNTS AND NOTES RECEIVABLE (OTHER THAN FROM REGULAR TENANTS)

Accounts receivable, related party	\$ 279,579
Accounts receivable, other	<u>3,126</u>
	<u><u>\$ 282,705</u></u>

DELINQUENT TENANTS' ACCOUNTS RECEIVABLE

	Number of tenants	Amount past due
Delinquent 0 to 30 days	5	\$ 4,626
Delinquent 31 to 60 days	3	2,050
Delinquent 61 to 90 days	0	0
Delinquent over 90 days	0	<u>0</u>
		<u><u>\$ 6,676</u></u>

DISTRIBUTIONS

Asset management fee	\$ 5,065
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PARTNERSHIP CASH AND RESERVE FUNDS NOT HELD WITH WHEDA

None.

HOLTON TERRACE, LLC

WHEDA Project No. 6308

SUPPLEMENTAL INFORMATION REQUIRED BY WHEDA (Continued)

December 31, 2024

RELATED PARTY TRANSACTIONS

Property management fee		
Beginning accrual		\$ 52,800
Current year expense		39,600
Fee paid		<u>(9,900)</u>
Ending accrual		<u>\$ 82,500</u>
Asset management fee		
Beginning accrual		\$ 19,384
Current year expense		16,891
Fee paid		<u>(5,065)</u>
Ending accrual		<u>\$ 31,210</u>

COMPUTATION OF SURPLUS CASH

CURRENT ASSETS

Project cash on hand		\$ 832,047
MEMO - Tenants' security deposits	\$ 29,775	
Accounts receivable, other		<u>282,705</u>
Total current assets		<u>\$ 1,114,752</u>

CURRENT LIABILITIES

MEMO - Tenants' security deposits payable	\$ 39,532	
Accounts payable		98,075
Accrued expenses		82,500
Accrued real estate taxes		112,125
Accrued interest, WHEDA		5,734
Prepaid rents		17,049
Underfunded tenant security deposits		<u>9,757</u>
Total current liabilities		<u>\$ 325,240</u>

SURPLUS CASH

\$ 789,512



STANDARDIZED FINANCIAL TEMPLATE

Main Information

Field Name	Value
Property Info	
Property Name	Holton Terrace LLC
Project Number	6308
HFA Number	53303
Balance Sheet Date of Statement:	12/31/2024
P&L Statement Period:	01/01/2024 - 12/31/2024



BALANCE SHEET

6308 Holton Terrace LLC

Date of Statement: 12/31/2024

	Account ID	Agency Label	Amount	Comment
1100 CURRENT ASSETS	1120.01	Cash - Operations	\$ 832,047	
	1121.01	Construction Cash Account	\$ -	
	1125.11	Cash - Entity		
	1130.01	Tenant Accounts Receivable	\$ 6,676	
	1130.02	Allowance for Doubtful Accounts (enter a negative amount)	\$ -	
	1140.01	Accounts and Notes Receivable-Operations	\$ 282,705	
	1140.91	Accounts Receivable-WHEDA		
	1145.01	Accounts and Notes Receivable-Entity		
	1160.01	Accounts Receivable-Interest		
	1160.11	Interest Reduction Payment Receivable		
	1170.11	Short Term Investments- Operations		
	1170.21	Short Term Investments-Entity		
	1190.01	Misc Current Assets	\$ 4,840	HAP Receivable
	1191.01	Tenant Security Deposits	\$ 29,775	
	1100	Total Current Assets	\$ 1,156,043	
1200 PREPAID EXPENSES	1210.01	Misc Prepaid Expenses	\$ 29,228	
	1200	Total Prepaid Expenses	\$ 29,228	
1300 FUNDED RESERVES	1310.01	Escrow Deposits		
	1310.21	Insurance Escrow		
	1310.22	Real Estate Tax or PILOT Escrow	\$ -	
	1320.01	Reserve for Replacements	\$ 267,414	
	1330.01	Other Reserve	\$ 898,347	Operating Deficit Reserve and Capital Needs Reserve
	1340.01	Residual Receipts Reserve	\$ 101,182	
	1360.01	Development Cost Escrow		
	1360.41	FHA Insurance Reserve		
1380.01	Management Improvement and Operating Plan			
1300	Total Funded Reserves	\$ 1,266,943		
1400 FIXED ASSETS	1410.01	Land	\$ 408,000	
	1420.01	Building	\$ 10,248,954	
	1440.01	Building Equipment (portable)		
	1450.01	Furnishings	\$ 366,548	
	1450.31	Furniture for Project/Tenant Use		
	1450.91	Office Furniture and Equipment		
	1470.01	Maintenance Equipment		
	1480.01	Motor Vehicles		
	1490.01	Misc Fixed Assets	\$ 93,468	Land Improvements
	1490.11	Accumulated Depreciation (enter a negative amount)	\$ (1,417,136)	
1400	Total Fixed Assets	\$ 9,699,834		
1500 INVESTMENTS	1510.01	Investments-Operations		
	1515.01	Investments-Entity		
	1530.01	Intangible Assets	\$ 43,400	Tax Credit Fees - Net of Amortization
1500	Total Investment Long-term	\$ 43,400		
1900 MISC ASSETS	1910.01	Misc Other Assets		
	1900	Total Other Assets	\$ -	
TOTAL ASSETS			\$ 12,195,448	



BALANCE SHEET

6308 Holton Terrace LLC

Date of Statement: 12/31/2024

**2100
CURRENT
LIABILITIES**

Account ID	Agency Label	Amount	Comment
2105.01	Bank Overdraft-Operations		
2110.01	Accounts Payable-Operations		
2110.11	Accounts Payable-Construction/Development	\$ -	
2110.91	Accounts Payable-30 Days	\$ 98,075	
2112.01	Accounts Payable-Project Improvements Items		
2113.01	Accounts Payable-Entity	\$ 31,210	
2115.11	Accounts Payable-236 Excess Income Due HUD		
2115.21	Accounts Payable-WHEDA/HUD		
2120.01	Accrued Wages Payable		
2120.11	Accrued Payroll Taxes Payable		
2120.31	Accrued Management Fee Payable	\$ 82,500	
2130.01	Accrued Interest Payable-First Mortgage	\$ 5,734	
2130.31	Accrued Interest Payable-Second Mortgage		
2130.41	Accrued Interest Payable-Section 236		
2131.11	Accrued Interest Payable-Other Loans (Surp Cash)	\$ 983,629	
2131.12	Accrued Interest Payable-Other Loans and Notes		
2131.21	Accrued Interest Payable-Flexible Subsidy Loan		
2131.31	Accrued Interest Payable-Capital Improvement Loan		
2131.32	Accrued Interest Payable-Operating Loss Loan		
2150.11	Accrued Real Estate & Property Tax Payable	\$ 112,125	
2160.01	Short Term Notes Payable		
2160.31	Other Loans and Notes Payable, Surplus Cash ST		
2160.32	Other Loans and Notes (Short Term)		
2160.41	Flexible Subsidy Loan Payable (Short Term)		
2160.51	Capital Improvement Loan Payable (Short Term)		
2160.52	Operating Loss Loan Payable (Short Term)		
2170.11	Mortgage Payable-First Mortgage (Short Term)	\$ 12,679	
2170.31	Mortgage Payable-Second Mortgage (Short Term)		
2180.01	Utility Allowances		
2190.01	Misc Current Liabilities/Preservation Fee	\$ -	
2191.01	Tenant Security Deposits	\$ 39,532	
2210.01	Prepaid Revenue	\$ 17,049	
2100	Current Liabilities	\$ 1,382,533	

**2300
LONG-TERM
LIABILITIES**

2310.01	Notes Payable-Long Term		
2310.31	Notes Payable-Surplus Cash	\$ 6,658,779	
2310.32	Other Loans and Notes Payable		
2310.33	Other Loans and Notes Payable-Surplus Cash		
2310.41	Flexible Subsidy Loan Payable		
2310.51	Capital Improvement Loan Payable		
2310.52	Operating Loss Loan Payable		
2320.11	Mortgage Payable-First Mortgage	\$ 1,135,504	
2320.31	Mortgage Payable-Second Mortgage		
2390.01	Misc Long Term Liabilities		
2300	Long-Term Liabilities	\$ 7,794,283	

TOTAL LIABILITIES \$ 9,176,816

3110.11 Total Equity/Retained Earnings \$ 3,018,632

TOTAL EQUITY \$ 3,018,632

TOTAL LIABILITIES & EQUITY \$ 12,195,448



PROFIT & LOSS STATEMENT

6308		Holton Terrace LLC		
Statement Period:		01/01/2024 - 12/31/2024		
Account ID	Agency Label	Amount	Comment	
5100 RENT REVENUE	5120.11	Rent Revenue-Gross Potential	\$ 545,528	
	5120.21	Tenant Assistance Payments	\$ 523,540	
	5140.01	Rent Revenue - Commercial/Stores @ 100%		
	5170.01	Rent Revenue-Garage/Parking @ 100%	\$ -	
	5180.01	Flexible Subsidy Revenue		
	5190.01	Misc Rent Revenue	\$ 70,811	
	5190.11	Excess Rent		
	5190.12	Rent Revenue/Insurance		
	5190.13	Special Claims Revenue		
	5190.14	Retained Excess Income		
	5100	Rent Revenue	\$ 1,139,879	
	5200 VACANCY	5220.01	Apartment Vacancies (enter a negative amount)	\$ (172,502)
		5240.01	Stores/Commercial Vacancies or Concessions (enter a negative amount)	
		5250.01	Rental Concessions (enter a negative amount)	\$ -
5270.01		Garage/Parking Vacancies or Concessions (enter a negative amount)	\$ -	
5290.01		Miscellaneous (enter a negative amount)		
5200	Vacancy	\$ (172,502)		
5300 ELDERLY SERVICE REVENUE	5310.14	Priv Pay Room / Board		
	5310.24	Medicare Room / Board		
	5310.34	Medicaid Room / Board		
	5310.44	VA Room / Board		
	5320.34	Food		
	5320.51	Housekeeping		
	5320.71	Laundry / Linen		
	5300	Eldery Service Revenue	\$ -	
5400 FINANCIAL REVENUE	5410.01	Financial Revenue-Project Operations	\$ -	
	5430.01	Revenue from Investments-Residual Receipts		
	5440.01	Revenue from Investments-Replacement Reserve	\$ 11,624	
	5490.01	Revenue from Investments-Miscellaneous	\$ 44,990	
5400	Financial Revenue	\$ 56,614		
5900 OTHER REVENUE	5910.01	Laundry/Vending Income (Net)	\$ -	
	5920.01	Tenant Charges	\$ 9,759	
	5990.01	Miscellaneous Revenue	\$ -	
5900	Other Revenue	\$ 9,759		
5000	REVENUE	\$ 1,033,750		
6200-6300 RENT/ADMIN EXPENSES	6210.01	Advertising/Marketing Expense	\$ -	
	6250.01	Other Rent Expense	\$ -	
	6310.01	Office Salaries	\$ 67,220	
	6311.01	Office Expenses	\$ 17,807	
	6311.21	Office or Model Apartment Rent		
	6320.01	Management Fees All	\$ 39,600	
	6330.11	Manager/Superintendent Salaries		
	6330.21	Administrative Rent-Free Unit	\$ -	
	6340.01	Legal Expense-Project Only	\$ 3,520	
	6350.01	Audit Expense - Project Only	\$ 23,382	
	6351.01	Bookkeeping Fees/Accounting Services	\$ 12,000	
	6370.01	Bad Debt Expense	\$ (55,076)	
	6390.01	Misc Administrative Expenses	\$ 7,252	
	6200	Administrative Expense	\$ 115,705	
6400 UTILITY EXPENSE	6420.01	Fuel Oil		
	6450.11	Electricity	\$ 83,606	
	6450.21	Gas	\$ 23,112	
	6450.32	Water	\$ 50,822	
	6450.33	Sewer		
6400	Utility Expense	\$ 157,540		
6500 OPERATING & MAINTENANCE EXPENSE	6510.01	Payroll	\$ 56,466	
	6510.31	Operating and Maintenance Rent Free Unit		
	6515.01	Supplies	\$ 19,058	
	6520.01	Contracts	\$ 162,033	
	6525.01	Garbage & Trash Removal	\$ 14,425	
	6530.11	Security Payroll/Contract (incl taxes and benefits)	\$ 34,640	
	6530.21	Security Rent Free Unit		
	6540.11	Heating/Cooling Repairs & Maintenance	\$ -	
	6540.21	Snow Removal	\$ 307	
	6570.01	Vehicle/Maintenance Equipment Operation & Repairs	\$ 935	
	6580.01	RR releases to reimburse expensed items (enter a negative amount) (MEMO ONLY)		
6590.01	Misc Operating & Maintenance Expense	\$ 29,448		
6500	Operating and Maintenance Expense	\$ 317,312		



PROFIT & LOSS STATEMENT

6308 Holton Terrace LLC

Statement Period:

01/01/2024 - 12/31/2024

Account ID	Agency Label	Amount	Comment
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6700 TAXES AND INSURANCE	6710.01 Real Estate & Personal Property Taxes	\$	28,242
	6711.01 Payroll Taxes - Project Share		
	6720.01 Property & Liability Insurance (Hazard)	\$	48,863
	6723.01 Health Insurance and Other Employee Benefits		
	6723.11 Fidelity Bond Insurance		
	6723.21 Workmens Compensation		
	6790.01 Misc Taxes, Licenses, Permits, and Insurance	\$	-
6700	Tax and Insurance Expense	\$	77,105

6900 ELDERLY SERVICE EXPENSE	6930.11 Dietary Salaries		
	6930.21 Food		
	6930.22 Dietary Prchsd Serv		
	6940.11 Regstrd Nurse Salary		
	6950.11 Housekeeping Salary		
	6950.21 Housekeeping Supply		
	6950.31 Other Housekeeping		
	6960.22 Medical Supplies		
	6960.29 Medical Prchsd Serv		
	6970.01 Laundry Expenses		
	6975.01 Medical Records		
	6980.11 Recreation/Rehab		
	6980.21 Activity Supplies		
	6990.01 Elderly Service Other		
6900	Elderly Service Expense	\$	-

RR DEPOSITS	11320.01 Annual Replacement Reserve Deposits (MEMO ONLY)	\$	60,000
	TOTAL OPERATING EXPENSES	\$	667,662
	NET OPERATING INCOME (NOI)	\$	366,088

6800 FINANCIAL EXPENSE	6810.01 WHEDA Senior Hard Debt Interest	\$	69,699
	6820.01 WHEDA Junior Hard Debt Interest		
	6825.01 Other Mortgage Interest	\$	-
	6850.01 Mortgage Insurance Premium/Service Charge		
	6890.01 Misc Financial Expense/Preservation Fee		
6800	Financial Expense	\$	69,699

DEPRECIATION AMORTIZATION	6610.01 Depreciation Expense	\$	297,552
	6620.01 Amortization Expense	\$	4,340
	OPERATING PROFIT OR LOSS	\$	(5,503)

7100 CORPORATE OR MORTGAGOR EXPENSE	7110.01 Officer's Salaries		
	7120.01 Legal Expense		
	7130.01 Federal, State, and Other Income Taxes		
	7140.01 Interest Income		
	7140.11 Interest on Notes Payable		
	7140.21 Interest on Mortgage Payable	\$	363,016
	7190.01 Other Expense	\$	16,891
7100	Net Entity Expenses	\$	379,907

TOTAL PRINCIPAL PAYMENTS	16810.01 WHEDA Senior Hard Debt Principal	\$	11,954
	16820.01 WHEDA Junior Hard Debt Principal		
	16825.01 Other Debt Principal	\$	-

HOLTON TERRACE, LLC
WHEDA Project No. 6308
CERTIFICATION BY MANAGING MEMBER OF MORTGAGOR
December 31, 2024

I hereby certify that I have examined the accompanying financial statements and supplementary information of Holton Terrace LLC and, to the best of my knowledge and belief, the same are complete and accurate.

Signed: 2E9564E2659D450...

Date: September 29, 2025

Name of Signatory:
Title of Certifying Official:

Kenneth Barbeau
Interim-Executive Director, Housing
Authority of the City of Milwaukee, Sole
Member
Holton Terrace Development, LLC,
Managing Member
414-286-5824

Telephone Number:

HOLTON TERRACE, LLC
WHEDA Project No. 6308
CERTIFICATION BY MANAGEMENT AGENT
December 31, 2024

I hereby certify that I have examined the accompanying financial statements and supplementary information of Holton Terrace LLC and, to the best of my knowledge and belief, the same are complete and accurate.

Signed: DocuSigned by:
Kenneth Barbeau
2E9564E2659D450...

Date: September 29, 2025

Name of Signatory:
Title of Certifying Official:

Kenneth Barbeau
Interim-Executive Director, Housing
Authority of the City of Milwaukee, Sole
Member
Holton Terrace Development, LLC,
Managing Member
414-286-5824

Telephone Number: