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**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
WITH INDEPENDENT AUDITOR'S REPORT**

**YEARS ENDED DECEMBER 31, 2024 AND 2023**

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**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of  
Venice Community Housing Corporation and Affiliates  
(A California Nonprofit Corporation)

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of Venice Community Housing Corporation and Affiliates, which comprise the consolidated statements of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities and changes in net assets (deficit), functional expenses, changes in net assets (deficit), and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Venice Community Housing Corporation and Affiliates as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Venice Community Housing Corporation and Affiliates 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.

#### Correction of Error

As described in Note 10 to the financial statements, the 2023 financial statements have been restated to correct other reserves, construction in progress and predevelopment costs, accrued interest payable, debt issuance costs, accumulated amortization - DIC, program services, and Net Assets (deficit). Our opinion is not modified with respect to that matter.

#### Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Venice Community Housing Corporation and Affiliates' ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. 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.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 Venice Community Housing Corporation and Affiliates' 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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Venice Community Housing Corporation and Affiliates' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

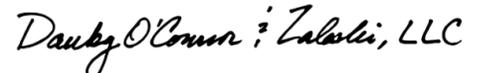
### **Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and accompanying supplementary information are presented for purposes of additional analysis and is not a required part of the consolidated 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 consolidated 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 consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and supplementary information are fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 31, 2025, on our consideration of Venice Community Housing Corporation and Affiliates' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Venice Community Housing Corporation and Affiliates' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Venice Community Housing Corporation and Affiliates' internal control over financial reporting and compliance.

July 31, 2025  
Carmel, Indiana

  
Dauby O'Connor & Zaleski, LLC  
Certified Public Accountants

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2024 AND 2023**

|   | <b>ASSETS</b>         |                          |
|---|-----------------------|--------------------------|
|   | <b>2024</b>           | <b>Restated<br/>2023</b> |
| <b>Current assets</b>                             |                       |                          |
| Cash and cash equivalents                         |                       |                          |
| Cash  | \$ 6,442,759          | \$ 7,520,453             |
| Resident security deposits                        | 295,411               | 250,131                  |
| Reserves for replacements                         | 1,051,696             | 1,034,068                |
| Operating reserves                                | 1,825,359             | 1,485,000                |
| Other reserves                                    | 1,765,719             | 1,267,246                |
|   | <b>11,380,944</b>     | <b>11,556,898</b>        |
| Accounts receivable - residents, net              | 633,409               | 290,717                  |
| Government contracts receivable                   | 270,665               | 232,429                  |
| Contributions and grants receivable               | 78,484                | 64,724                   |
| Prepaid expenses and other current assets         | 233,808               | 135,780                  |
| Deposits  | 19,705                | 19,705                   |
|   | <b>12,617,015</b>     | <b>12,300,253</b>        |
| <b>Property and equipment</b>                     |                       |                          |
| Land  | 31,776,906            | 31,176,906               |
| Buildings and improvements                        | 84,817,916            | 47,028,657               |
| Furniture and equipment                           | 4,128,144             | 962,987                  |
| Construction in progress and predevelopment costs | 15,966,434            | 45,662,128               |
|   | <b>136,689,400</b>    | <b>124,830,678</b>       |
| Less: accumulated depreciation                    | (15,733,159)          | (12,946,973)             |
|   | <b>120,956,241</b>    | <b>111,883,705</b>       |
| <b>Other assets</b>                               |                       |                          |
| Unamortized costs, net                            | 64,659                | 60,283                   |
|   | <b>64,659</b>         | <b>60,283</b>            |
|   | <b>\$ 133,637,915</b> | <b>\$ 124,244,241</b>    |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2024 AND 2023**

**LIABILITIES AND NET ASSETS**

|  | <b>2024</b>           | <b>Restated<br/>2023</b> |
|--|-----------------------|--------------------------|
| <b>Current liabilities</b>                             |                       |                          |
| Accounts payable and accrued expenses                  | \$ 1,149,255          | \$ 852,840               |
| Construction and development costs payable             | 988,866               | 4,452,555                |
| Accrued interest payable                               | 299,901               | 88,437                   |
| Due to affiliates                                      | -                     | 8,725                    |
| Prepaid revenue  | 140,634               | 82,645                   |
| Current maturities of notes payable                    | 35,744,062            | 23,576,329               |
| <b>Total current liabilities</b>                       | <b>38,322,718</b>     | <b>29,061,531</b>        |
| <b>Deposit liabilities, resident security deposits</b> | <b>229,056</b>        | <b>209,040</b>           |
| <b>Long term liabilities</b>                           |                       |                          |
| Notes payable, net of current maturities               | 53,020,127            | 54,428,517               |
| Less: debt issuance costs                              | (897,488)             | (872,096)                |
| Accrued interest payable                               | 5,796,664             | 5,071,457                |
| Deferred revenue                                       | 573,484               | 22,875,689               |
| <b>Total long-term liabilities</b>                     | <b>58,492,787</b>     | <b>81,503,567</b>        |
| <b>Total liabilities</b>                               | <b>97,044,561</b>     | <b>110,774,138</b>       |
| <b>Net assets - without donor restrictions</b>         |                       |                          |
| Controlling  | 26,818,667            | 1,458,606                |
| Noncontrolling   | 7,352,187             | 9,678,997                |
| <b>Total net assets - without donor restrictions</b>   | <b>34,170,854</b>     | <b>11,137,603</b>        |
| <b>Net assets - with donor restrictions</b>            | <b>2,422,500</b>      | <b>2,332,500</b>         |
| <b>Total net assets</b>                                | <b>36,593,354</b>     | <b>13,470,103</b>        |
|  | <b>\$ 133,637,915</b> | <b>\$ 124,244,241</b>    |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)  
YEAR ENDED DECEMBER 31, 2024**

|   | <b>Without Donor<br/>Restrictions</b> | <b>With Donor<br/>Restrictions</b> | <b>Total</b>         |
|---|---------------------------------------|------------------------------------|----------------------|
| <b>Public support and revenue</b>             |                                       |                                    |                      |
| Contributions and grants                      | \$ 1,136,784                          | \$ 2,303,071                       | \$ 3,439,855         |
| Government contracts                          | 27,818,108                            | -                                  | 27,818,108           |
| Contribution of goods and services            | 2,519,617                             | -                                  | 2,519,617            |
| Rental revenue                                | 5,971,587                             | -                                  | 5,971,587            |
| Interest income                               | 98,003                                | -                                  | 98,003               |
| Other revenue                                 | 91,607                                | -                                  | 91,607               |
| <b>Total public support and revenue</b>       | <b>37,635,706</b>                     | <b>2,303,071</b>                   | <b>39,938,777</b>    |
| <b>Net assets released from restrictions</b>  |                                       |                                    |                      |
| Satisfaction of time and program restrictions | 2,213,071                             | (2,213,071)                        | -                    |
| <b>Total revenue</b>                          | <b>39,848,777</b>                     | <b>90,000</b>                      | <b>39,938,777</b>    |
| <b>Expenses</b>                               |                                       |                                    |                      |
| Program services                              | 15,362,835                            | -                                  | 15,362,835           |
| General and administrative                    | 913,804                               | -                                  | 913,804              |
| Fundraising                                   | 538,887                               | -                                  | 538,887              |
| <b>Total expenses</b>                         | <b>16,815,526</b>                     | <b>-</b>                           | <b>16,815,526</b>    |
| <b>Changes in net assets (deficit)</b>        | <b>\$ 23,033,251</b>                  | <b>\$ 90,000</b>                   | <b>\$ 23,123,251</b> |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN  
NET ASSETS (DEFICIT), RESTATED  
YEAR ENDED DECEMBER 31, 2023**

|   | <b>Without Donor<br/>Restrictions</b> | <b>With Donor<br/>Restrictions</b> | <b>Total</b>          |
|---|---------------------------------------|------------------------------------|-----------------------|
| <b>Public support and revenue</b>             |                                       |                                    |                       |
| Contributions and grants                      | \$ 371,344                            | \$ 1,850,000                       | \$ 2,221,344          |
| Government contracts                          | 1,327,119                             | -                                  | 1,327,119             |
| Contribution of goods and services            | 3,148,360                             | -                                  | 3,148,360             |
| Rental revenue                                | 3,866,524                             | -                                  | 3,866,524             |
| Interest income                               | 63,055                                | -                                  | 63,055                |
| Other revenue                                 | 164,496                               | -                                  | 164,496               |
| <b>Total public support and revenue</b>       | <b>8,940,898</b>                      | <b>1,850,000</b>                   | <b>10,790,898</b>     |
| <b>Net assets released from restrictions</b>  |                                       |                                    |                       |
| Satisfaction of time and program restrictions | 1,788,137                             | (1,788,137)                        | -                     |
| <b>Total revenue</b>                          | <b>10,729,035</b>                     | <b>61,863</b>                      | <b>10,790,898</b>     |
| <b>Expenses</b>                               |                                       |                                    |                       |
| Program services                              | 12,534,129                            | -                                  | 12,534,129            |
| General and administrative                    | 707,784                               | -                                  | 707,784               |
| Fundraising                                   | 542,708                               | -                                  | 542,708               |
| <b>Total expenses</b>                         | <b>13,784,621</b>                     | <b>-</b>                           | <b>13,784,621</b>     |
| <b>Changes in net assets (deficit)</b>        | <b>\$ (3,055,586)</b>                 | <b>\$ 61,863</b>                   | <b>\$ (2,993,723)</b> |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
YEAR ENDED DECEMBER 31, 2024**

|   | Program Activities  |                     |                     |                      | Supporting Activities      |                   |                     | Total Expenses       |
|---|---------------------|---------------------|---------------------|----------------------|----------------------------|-------------------|---------------------|----------------------|
|   | Youth Development   | Affordable Housing  | Resident Services   | Program Total        | General and Administrative | Fundraising       | Supporting Total    |                      |
| <b>Expenses</b>   |                     |                     |                     |                      |                            |                   |                     |                      |
| Bad debt expense  | \$ -                | \$ 84,994           | \$ -                | \$ 84,994            | \$ -                       | \$ -              | \$ -                | \$ 84,994            |
| Salaries, benefits, and taxes   | 663,033             | 746,203             | 2,600,183           | 4,009,419            | 809,179                    | 251,508           | 1,060,687           | 5,070,106            |
| Professional fees   | 23,132              | 2,915,828           | 227,950             | 3,166,910            | 29,179                     | 41,401            | 70,580              | 3,237,490            |
| Job training and supplies   | 37,709              | 3,905               | 39,796              | 81,410               | 2,393                      | 96                | 2,489               | 83,899               |
| Program expenses  | 174,692             | -                   | 46,016              | 220,708              | 37,260                     | 14                | 37,274              | 257,982              |
| Rent  | 109,270             | 66,990              | 20,468              | 196,728              | 1,300                      | 1,903             | 3,203               | 199,931              |
| Office and administration   | 36,858              | 119,128             | 184,262             | 340,248              | 17,621                     | 37,858            | 55,479              | 395,727              |
| Conference, training and travel   | 23,818              | 18,538              | 97,476              | 139,832              | 2,286                      | 4,623             | 6,909               | 146,741              |
| Fundraising and outreach  | 681                 | 11,666              | 959                 | 13,306               | 4,166                      | 190,045           | 194,211             | 207,517              |
| Maintenance and repairs   | 20,761              | 560,673             | 204,344             | 785,778              | 2,223                      | 1,336             | 3,559               | 789,337              |
| Utilities   | 30,606              | 492,458             | 153,658             | 676,722              | 143                        | 613               | 756                 | 677,478              |
| Insurance, property tax, license and fees   | 30,361              | 773,169             | 153,056             | 956,586              | 8,021                      | 9,375             | 17,396              | 973,982              |
| Advertising   | 290                 | 34,426              | 1,261               | 35,977               | 33                         | 115               | 148                 | 36,125               |
| <b>Total expenses before interest expense and finance fees, depreciation and amortization</b> | <b>1,151,211</b>    | <b>5,827,978</b>    | <b>3,729,429</b>    | <b>10,708,618</b>    | <b>913,804</b>             | <b>538,887</b>    | <b>1,452,691</b>    | <b>12,161,309</b>    |
| Interest expense and finance fees   | -                   | 1,860,176           | -                   | 1,860,176            | -                          | -                 | -                   | 1,860,176            |
| Depreciation and amortization   | 3,270               | 2,655,076           | 135,695             | 2,794,041            | -                          | -                 | -                   | 2,794,041            |
| <b>Total expenses by function</b>   | <b>1,154,481</b>    | <b>10,343,230</b>   | <b>3,865,124</b>    | <b>15,362,835</b>    | <b>913,804</b>             | <b>538,887</b>    | <b>1,452,691</b>    | <b>16,815,526</b>    |
| Less expenses included with revenues  | -                   | -                   | -                   | -                    | -                          | -                 | -                   | -                    |
| Cost of direct benefits to owners   | -                   | -                   | -                   | -                    | -                          | -                 | -                   | -                    |
| <b>Total expenses in the statement of activities</b>  | <b>\$ 1,154,481</b> | <b>\$10,343,230</b> | <b>\$ 3,865,124</b> | <b>\$ 15,362,835</b> | <b>\$ 913,804</b>          | <b>\$ 538,887</b> | <b>\$ 1,452,691</b> | <b>\$ 16,815,526</b> |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
YEAR ENDED DECEMBER 31, 2023**

|   | Program Activities  |                     |                     |                      | Supporting Activities      |                   |                     | Total Expenses       |
|---|---------------------|---------------------|---------------------|----------------------|----------------------------|-------------------|---------------------|----------------------|
|   | Youth Development   | Affordable Housing  | Resident Services   | Program Total        | General and Administrative | Fundraising       | Supporting Total    |                      |
| <b>Expenses</b>   |                     |                     |                     |                      |                            |                   |                     |                      |
| Bad debt expense  | \$ -                | \$ 123,657          | \$ -                | \$ 123,657           | \$ -                       | \$ -              | \$ -                | \$ 123,657           |
| Salaries, benefits, and taxes   | 605,620             | 1,083,874           | 1,397,523           | 3,087,017            | 602,105                    | 233,869           | 835,974             | 3,922,991            |
| Professional fees   | 24,133              | 3,262,709           | 152,794             | 3,439,636            | 2,789                      | 10,571            | 13,360              | 3,452,996            |
| Job training and supplies   | 21,840              | 8,220               | 802                 | 30,862               | 124                        | 1,368             | 1,492               | 32,354               |
| Program expenses  | 199,196             | 18                  | 41,629              | 240,843              | 61,442                     | 289               | 61,731              | 302,574              |
| Rent  | 99,025              | 74,145              | 27,114              | 200,284              | 682                        | 5,182             | 5,864               | 206,148              |
| Office and administration   | 39,173              | 70,310              | 146,646             | 256,129              | 22,424                     | 26,994            | 49,418              | 305,547              |
| Conference, training and travel   | 14,655              | 15,851              | 62,750              | 93,256               | 845                        | 25,995            | 26,840              | 120,096              |
| Fundraising and outreach  | 1,033               | 3,940               | 1,160               | 6,133                | 7,303                      | 167,319           | 174,622             | 180,755              |
| Maintenance and repairs   | 33,980              | 366,857             | 177,918             | 578,755              | 8,557                      | 2,657             | 11,214              | 589,969              |
| Utilities   | 32,657              | 361,406             | 155,536             | 549,599              | (1,635)                    | 899               | (736)               | 548,863              |
| Insurance, property tax, license and fees   | 22,099              | 319,934             | 126,976             | 469,009              | 3,122                      | 7,434             | 10,556              | 479,565              |
| Advertising   | 424                 | 115                 | 1,179               | 1,718                | 26                         | 60,131            | 60,157              | 61,875               |
| <b>Total expenses before interest expense and finance fees, depreciation and amortization</b> | <b>1,093,835</b>    | <b>5,691,036</b>    | <b>2,292,027</b>    | <b>9,076,898</b>     | <b>707,784</b>             | <b>542,708</b>    | <b>1,250,492</b>    | <b>10,327,390</b>    |
| Interest expense and finance fees   | -                   | 1,903,917           | -                   | 1,903,917            | -                          | -                 | -                   | 1,903,917            |
| Depreciation and amortization   | 19,302              | 1,407,609           | 126,403             | 1,553,314            | -                          | -                 | -                   | 1,553,314            |
| <b>Total expenses by function</b>   | <b>1,113,137</b>    | <b>9,002,562</b>    | <b>2,418,430</b>    | <b>12,534,129</b>    | <b>707,784</b>             | <b>542,708</b>    | <b>1,250,492</b>    | <b>13,784,621</b>    |
| Less expenses included with revenues  | -                   | -                   | -                   | -                    | -                          | -                 | -                   | -                    |
| Cost of direct benefits to owners   | -                   | -                   | -                   | -                    | -                          | -                 | -                   | -                    |
| <b>Total expenses in the statement of activities</b>  | <b>\$ 1,113,137</b> | <b>\$ 9,002,562</b> | <b>\$ 2,418,430</b> | <b>\$ 12,534,129</b> | <b>\$ 707,784</b>          | <b>\$ 542,708</b> | <b>\$ 1,250,492</b> | <b>\$ 13,784,621</b> |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENTS OF CHANGES IN NET ASSETS (DEFICIT)  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

|   | <b>Without Donor Restrictions</b> |                                     | <b>With Donor<br/>Restrictions</b> | <b>Total</b>        |
|---|-----------------------------------|-------------------------------------|------------------------------------|---------------------|
|   | <b>Controlling<br/>Interest</b>   | <b>Non-Controlling<br/>Interest</b> |                                    |                     |
| <b>Balance,<br/>January 1, 2023</b>             | <b>\$ 2,019,656</b>               | <b>\$ 5,897,482</b>                 | <b>\$ 2,270,637</b>                | <b>\$10,187,775</b> |
| Other changes to net assets,<br>restated        | 490,110                           | 64,456                              | -                                  | 554,566             |
| Contributions                                   | -                                 | 5,721,485                           | -                                  | 5,721,485           |
| Changes in net assets (deficit),<br>restated    | (1,051,160)                       | (2,004,426)                         | 61,863                             | (2,993,723)         |
| <b>Balance,<br/>December 31, 2023, restated</b> | <b>1,458,606</b>                  | <b>9,678,997</b>                    | <b>2,332,500</b>                   | <b>13,470,103</b>   |
| Changes in net assets (deficit)                 | 25,360,061                        | (2,326,810)                         | 90,000                             | 23,123,251          |
| <b>Balance,<br/>December 31, 2024</b>           | <b>\$26,818,667</b>               | <b>\$ 7,352,187</b>                 | <b>\$ 2,422,500</b>                | <b>\$36,593,354</b> |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**CONSOLIDATED STATEMENTS OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

|   | <b>2024</b>            | <b>Restated<br/>2023</b> |
|---|------------------------|--------------------------|
| <b>Reconciliation of changes in net assets (deficit) to net cash provided by (used in) operating activities</b> |                        |                          |
| Changes in net assets (deficit)   | <b>\$ 23,123,251</b>   | <b>\$ (2,993,723)</b>    |
| Adjustment to reconcile net income (loss) to net cash provided by (used in) operating activities:               |                        |                          |
| Depreciation and amortization   | 2,794,041              | 1,553,314                |
| Amortization of debt issuance costs   | 259,484                | 449,924                  |
| Changes in:   |                        |                          |
| Accounts receivable - residents   | (342,692)              | (34,918)                 |
| Government contracts receivable   | (38,236)               | (30,238)                 |
| Contributions and grants receivable   | (13,760)               | 143,564                  |
| Prepaid expenses and other current assets   | (98,028)               | (43,237)                 |
| Accounts payable and accrued expenses   | 296,415                | 319,403                  |
| Accrued interest payable  | 936,671                | 771,296                  |
| Due to affiliates   | (8,725)                | 5,150                    |
| Deferred revenue  | (22,302,205)           | 3,767,562                |
| Prepaid revenue   | 57,989                 | 38,207                   |
| Resident security deposits held   | 20,016                 | 4,510                    |
| <b>Net cash provided by (used in) operating activities</b>  | <b>4,684,221</b>       | <b>3,950,814</b>         |
| <b>Cash flows from investing activities</b>   |                        |                          |
| Purchase of property and equipment  | (15,232,409)           | (30,091,919)             |
| Sale of investment  | -                      | 250,000                  |
| <b>Net cash provided by (used in) investing activities</b>  | <b>\$ (15,232,409)</b> | <b>\$ (29,841,919)</b>   |

See consolidated notes to financial statements

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**CONSOLIDATED STATEMENTS OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

|  | <b>2024</b>          | <b>Restated<br/>2023</b> |
|--|----------------------|--------------------------|
| <b>Cash flows from financing activities</b>                |                      |                          |
| Payment of syndication fees                                | \$ (90,000)          | \$ -                     |
| Payment of tax credit fees                                 | (12,233)             | (13,940)                 |
| Proceeds from notes payable                                | 11,457,950           | 30,406,649               |
| Principal payments on notes payable                        | (698,607)            | (11,521,886)             |
| Payment of debt issuance costs                             | (284,876)            | (712,954)                |
| Contributions  | -                    | 5,721,485                |
| <b>Net cash provided by (used in) financing activities</b> | <b>10,372,234</b>    | <b>23,879,354</b>        |
| <b>Net change in cash and cash equivalents</b>             | <b>(175,954)</b>     | <b>(2,011,751)</b>       |
| <b>Cash and equivalents, beginning</b>                     | <b>11,556,898</b>    | <b>13,568,649</b>        |
| <b>Cash and equivalents, ending</b>                        | <b>\$ 11,380,944</b> | <b>\$ 11,556,898</b>     |
| <b>Supplemental disclosure of cash flow information:</b>   |                      |                          |
| Cash paid for interest, net of capitalized interest        | <b>\$ 664,021</b>    | <b>\$ 224,293</b>        |

Purchase of property and equipment includes \$4,452,555, which remained unpaid at December 31, 2023 and excludes \$1,078,868 which remains unpaid at December 31, 2024.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

**NOTE 1-ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**ORGANIZATION**

Venice Community Housing Corporation (the Corporation, or VCHC) is a California nonprofit corporation, which was organized for the purpose of providing affordable housing, economic development opportunities, and support services for low income people. This is accomplished through the acquisition, construction, rehabilitation and management of residential properties, as well as the creation of other community development initiatives including job training, childcare and after-school programs. VCHC's activities are primarily funded by grants, contributions, government contracts, and rental income.

Westside Housing Corporation (WHC) is an affiliated California nonprofit corporation organized for the purpose of assisting in the development and management of affordable housing properties, primarily through the acquisition of low-income housing limited partner ownership interests, in which VCHC is the general partner.

VCHC wholly owns and operates the following in the State of California:

- 650 Westminster is an 8-unit complex located in Venice that provides interim housing for families experiencing homelessness.
- 511 Brooks Avenue is a 4-unit complex located in Venice that provides permanent housing for households with low incomes.
- 640 Westminster Avenue is a 3-unit complex located in Venice that provides permanent housing for households with low incomes.
- 920 6<sup>th</sup> Avenue is a 6-unit complex located in Venice that provides permanent housing for households with low incomes.
- 204 Lincoln is a 13-unit complex located in Venice that provides permanent supportive housing for people previously experiencing homelessness.
- 4216 Centinela is a 14-unit complex located in Del Rey that provides supporting housing for people previously experiencing homelessness and other households with low incomes.
- 4816 Slauson Avenue is an 8-unit complex located in Del Rey that provides permanent housing for households with low incomes.
- 5026 Slauson Avenue is a 10-unit complex located in Del Rey that provides permanent housing for people previously experiencing homelessness.
- 5032 Slauson Avenue is an 8-unit complex located in Del Rey that provides permanent housing for households with low incomes.

In addition, VCHC controls affordable housing affiliate entities (referred to herein as Affordable Housing Affiliates) consisting of limited partnerships, limited liability companies and WHC in which VCHC has both an economic interest and control of the organizations through a majority voting interest in their governing boards. Accordingly, the assets, liabilities, support, revenues and expenses of the following affiliated entities are consolidated in the financial statements of VCHC. Collectively, VCHC and its Affordable Housing Affiliates shall be referred to as the Organization.

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The following is a summary of limited liability companies established to own up to a 1% general partner ownership interest in Affordable Housing Affiliates:

**General Partner**

720 Rose LLC  
VCHC Gateway, LLC  
2471 Lincoln LLC  
Venice Dell GP, LLC

**Affordable Housing Affiliates**

720 Rose, L.P.  
VCHC Gateway, L.P.  
2471 Lincoln, L.P.  
Venice Dell, L.P.

The following is a summary of the Affordable Housing Affiliates and the consolidated ownership information as of December 31, 2024:

| <b><u>Affordable Housing Affiliates</u></b> | <b><u>Ownership Interest</u></b> | <b><u># of Units</u></b> |
|---|----------------------------------|--------------------------|
| Fourth Avenue Limited Partnership           | 100.00%                          | 25                       |
| Navy Blue Apartments Limited Partnership    | 100.00%                          | 14                       |
| 12525 Washington Place, L.P.                | 100.00%                          | 30                       |
| Horizon Apartments LLC                      | 100.00%                          | 20                       |
| VCHC Pacific Apartments, LLC                | 100.00%                          | 32                       |
| 845 Venice LLC (b)                          | 100.00%                          | 6                        |
| LCLT Capacity Building LLC (b)              | 100.00%                          | 9                        |
| Liberty 4345 Crenshaw, LLC (a)              | 100.00%                          | N/A                      |
| 11834 Aviation, LLC (b)                     | 100.00%                          | 48                       |
| 720 Rose, L.P.                              | 0.01%                            | 35                       |
| VCHC Gateway, L.P.                          | 0.01%                            | 21                       |
| 1634 20 <sup>th</sup> Street MGP LLC (a)    | 75.00%                           | N/A                      |
| 2471 Lincoln, L.P. (b)                      | 0.01%                            | 40                       |
| Venice Dell, L.P. (a)                       | 51.00%                           | N/A                      |
| VDC Public Parking, LLC (a)                 | 51.00%                           | N/A                      |
| Creating Thriving Communities, LLC (a)      | 50.00%                           | N/A                      |
|   |                                  | 280                      |

- (a) The project was under construction or development in 2024.  
(b) All or part of the property was placed in service in 2024.

**Description of Programs**

The Organization improves the quality and affordability of housing in Los Angeles County by developing new apartments and rehabilitating existing properties. The Organization's properties are clustered in different parts of Los Angeles County and serve low-income households. The Organization also offers a variety of supportive services to low-income residents of its properties and others.

**Affordable Housing** - VCHC currently owns 346 units of affordable and supportive housing in 20 properties, of which 66 units are held directly by VCHC, and operates an additional 28 units of short-term housing for families and transition aged youth experiencing homelessness. VCHC provides the property management and maintenance services for all properties, and works to preserve and expand housing opportunities through new construction and rehabilitation opportunities.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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**Resident Services** - VCHC provides trauma-informed resources and supports that tenants and program participants need to secure and maintain housing, improve health, enhance education, and thrive in their communities. Services and resources include one-on-one case management and counseling, health and mental health supports, food and transportation assistance, and many more.

**Youth Development Programs** - VCHC provides comprehensive educational, job training and leadership development opportunities for youth ages 18 - 24, including an on-site high school. VCHC's Study Lounge program provides academic-focused after school activities including tutoring, mentoring, and recreation for children ages 6 - 12.

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of preparation of the consolidated financial statements**

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America and are in conformity with the provisions required by the Not-for-Profit Entities Presentation of Financial Statements topic of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958-205. This topic established standards for external financial reporting for Not-for-Profit Organizations.

The consolidated financial statements include the accounts of VCHC, WHC, wholly owned and controlled Affordable Housing Affiliates. The controlled affiliates are included in consolidation in accordance with US GAAP, which requires that the partnership or company accounts be consolidated for all limited partnerships and limited liability companies which are deemed to be controlled by the Organization. All significant intercompany balances and transactions have been eliminated in consolidation. The noncontrolling interests in the consolidated limited partnerships and limited liability companies are shown separately in the components of net assets.

The Corporation accounts for uncontrolled investments in operating entities in accordance with FASB ASC 970-323 Investments - Equity Method, under which the investment is carried at cost and adjusted for the Corporation's share of the operating entity's net income or loss and by cash distributions received. As of December 31, 2024 and 2023, the Corporation's investments were liquidated and the investment balance totaled \$0 and \$0, respectively.

The Not-for-Profit Entities Presentation of Financial Statements topic primarily affects the display of the consolidated financial statements and requires that the amounts for each of the two classes of net assets - with or without donor restrictions - be displayed in the consolidated statement of financial position and the amounts of the change in each of those classes of net assets be displayed in a consolidated statement of changes in net assets. Accordingly, assets of the Organization and changes therein are classified and reported as follows:

*Assets without donor restrictions* - Assets that are not subject to donor-imposed stipulations. These are available to support the Organization's activities and operations at the discretion of the Board of Directors.

- *Controlling* - the only limits are broad limits resulting from the nature of the Organization and the purposes specified in its articles of incorporation or bylaws and, perhaps, limits resulting from contractual agreements. From time to time, the board designates a portion of these net assets for specific purposes, which makes them unavailable for use at management's discretion.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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- Noncontrolling - net assets that represent the aggregate balance of the third party limited partners' equity interest, generally 99.99%, in the controlled limited partnerships that are included in the consolidated financial statements.

*Assets with donor restrictions* - Assets subject to either temporary donor-imposed stipulations that will be met either by actions of the donor, the Organization, and/or the passage of time or assets that are subject to permanent donor-imposed stipulations that resources must be maintained permanently by the Organization. Donor-imposed restrictions are released when a restriction expires, that is, when the time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both and the net assets are reclassified as net assets without donor restrictions and reported in the accompanying consolidated statements of activities and changes in net assets as net assets released from restrictions. See Note 6.

**Cash**

For the consolidated statements of cash flows, all unrestricted investments with original maturities of three months or less are cash. At December 31, 2024 and 2023, cash consists of operating, construction, and savings accounts.

**Government contracts, contributions and grants, and resident receivables and bad debt policy**

Government contract receivables consist of amounts due from draws on various grants with government entities or other amounts due under grant awards. The Organization does not accrue interest on the government contract receivable balances.

Contribution and grant receivables consist of amounts due from draws on various foundations, private entities or other donors due under grant awards. The Organization does not accrue interest on the contribution and grant receivable balances.

Resident rent charges for the current month are due on the first of the month. Residents who are evicted or move-out are charged with damages or cleaning fees, if applicable. Resident receivables consist of amounts due for rental income or the charges for damages and cleaning fees. The Organization does not accrue interest on the resident receivable balances.

An allowance for bad debt is established for accounts receivable that are determined to be uncollectible based upon a periodic review of the accounts by management. At December 31, 2024 and 2023, allowance for doubtful accounts totaled \$20,457 and \$20,457, respectively. During the years ended December 31, 2024 and 2023, bad debts expensed totaled \$84,994 and \$123,657, respectively.

**Property and equipment**

Property and equipment, including projects under development, are recorded at cost. Building and improvements are depreciated over 20 to 40 years and furniture and equipment are depreciated over 5 to 7 years using the straight-line method, commencing with the date the buildings are placed into service.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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The Organization capitalizes expenditures or betterments that materially increase asset lives and charges ordinary repairs and maintenance to operations as incurred. When assets are sold or otherwise disposed of, the costs and related accumulated depreciation are removed from the accounts, and any resulting gain (loss) is included in operations. Costs of projects under development include direct and indirect costs of construction and carrying costs, including interest, property tax and insurance incurred during the development period. Interest costs directly related to, and incurred during a project's construction period are capitalized. Capitalized interest totaled \$1,862,051 and \$1,880,079 during the years ended December 31, 2024 and 2023, respectively.

The Organization is subject to the provisions of the Impairment or Disposal of Long-Lived Assets topic of the FASB ASC 360-10. Impairment or Disposal of Long-Lived Assets has no retroactive impact on the Partnership's Consolidated Financial Statements. The standard requires impairment losses to be recorded on long-lived assets when indicators of impairment are present and the undiscounted cash flows estimated to be generated by those assets (excluding interest) are less than the carrying amount of the assets. In such cases, the carrying value of assets to be held and used are adjusted to their estimated fair value and assets held for sale are adjusted to their estimated fair value less selling expenses. No impairment losses were recognized during the years ended December 31, 2024 and 2023.

**Predevelopment costs**

VCHC incurs costs in connection with properties it is considering for development as well as costs associated with properties in the initial state of development. The Organization has six properties in predevelopment as of December 31, 2024. VCHC capitalizes these costs until the property is transferred to a separate entity or charges the costs to operations at the time it is determined the project is not feasible. Predevelopment project costs are included in property and equipment in the accompanying consolidated statements of financial position. Abandoned projects are expensed when management determines the project is not feasible. The Organization's abandoned project costs totaled \$0 and \$0 during the years ended December 31, 2024 and 2023, respectively.

**Leases**

Under FASB Accounting Standards Update (ASU) 2016-02, the Organization determines if an arrangement is a lease at the inception of the contract. Operating leases with an initial term of 12 months or less are not recorded on the consolidated statements of financial position and continue to be expensed on a straight-line basis over the lease term. All finance leases and operating leases with lease terms greater than 12 months result in the recognition of a right-of-use asset and a lease liability at the lease commencement date based on the present value of the sum of the lease payments over the lease term. The effect of accounting for the Organization's leases in accordance with ASU 2016-02 is not material to the consolidated financial statements.

**Unamortized costs**

The Organization incurred costs in connection with the allocation and monitoring of the low-income housing tax credits, and land lease costs. These costs have been capitalized and are amortized using the straight-line method over the respective tax credit compliance period or land lease terms.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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**Debt issuance costs**

The Organization is subject to the provisions of the Interest-Imputation of Interest topic of the FASB ASC 835-30 which requires unamortized debt issuance costs to be presented as a reduction of the outstanding debt and the amortization of the debt issuance costs to be presented as a component of interest expense. Generally accepted accounting principles require that the effective yield method be used to amortize debt issuance costs; however, the effect of using the straight-line method is not material to the consolidated financial statements for the years ended December 31, 2024 and 2023.

**Public support and revenue recognition**

The Organization recognizes contributions when cash, securities or other assets or an unconditional promise to give is received. Conditional promises to give, that is, those with a measurable performance or other barrier and a right of return, are not recognized until the conditions on which they depend on are met. Any funds received in advance of a condition being met are recorded as a liability. The Organization receives cost-reimbursable contact and grant funding from state and local agencies for providing permanent housing and supportive services which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring the qualifying expenditures are recorded as a liability.

Special events revenue includes individual and corporate contributions and are recognized when the event is held. The related expenses are recognized on the date of the event. The contributions received for special events scheduled to occur after year-end are recorded as deferred revenues and recognized as revenues on the date of the event. Revenue from these events are included in contributions and the related direct expenses are included in events expense in the accompanying consolidated statements of activities and changes in net assets.

Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the Organization and the residents of the Properties are operating leases under ASC 840 and are not within the scope of ASU 2014-09.

Other revenue consists of laundry, vending, and miscellaneous charged to residents. Such other revenue is recognized when earned.

Program service revenue includes service fees, including partnership project management fees and is recognized as services are performed.

Developer fees are recognized over the development period under a percentage of completion method based on the development costs incurred as a percentage of the total development costs expected. Amounts not received by the completion date are recorded as a receivable. The developer fees earned from Affordable Housing Affiliates is eliminated in consolidation.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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**Donated assets**

Donated assets are recorded at fair value at the date of the donation. Such donations are reported as without restriction unless the donor has restricted the use of the gift. Contributed property and equipment donated with explicit restriction regarding their use are reported as net assets with donor restriction. The Organization reports expirations of donor restrictions when the donated property and equipment is placed in service as stipulated by the donor. During the years ended December 31, 2024 and 2023, the Organization received a donation of property with a fair value at the date of donation of \$0 and \$0, respectively.

**Contributed goods and services**

Contributed goods and services are recorded as contributions at their estimated fair values at the date of donation. Contributions of services are recognized if the services received create or enhance non-financial assets or require specialized skills, and would typically need to be purchased if not provided by donation. During the years ended December 31, 2024 and 2023, the Organization received contributed goods and services of \$2,519,617 and \$3,148,360, respectively. See Note 9.

**Advertising costs**

Advertising costs are expensed as incurred and are included in program services in the consolidated statements of activities - changes in net assets.

**Property taxes**

The projects are generally exempt from real property taxes for the residential portion of its affordable housing real estate properties. In the event such exemption is not renewed or no longer available, the projects' cash flow would be adversely impacted.

**Concentration of business and credit risk**

The Organization deposits its cash in financial institutions. At times, deposits may exceed federally insured limits. The Organization has not experienced any losses in such accounts.

VCHC, either as a direct owner or general partner, has an economic interest in real estate properties (the, Properties). The Properties rent to residents of Los Angeles County with qualifying levels of income who live in the Los Angeles area and/or to people who receive public assistance. The Properties are subject to business risks associated with the economy and level of unemployment in California and available subsidies, which affect occupancy as well as the residents' ability to make rental payments.

The Organization's Properties are concentrated in the multifamily real estate market. In addition, the Properties operate in a heavily regulated environment. The operations of the projects 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 an act of Congress. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, if any, to comply with a change.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
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The Organization's revenues are derived from several sources. During 2024 and 2023, approximately 9% and 21% of revenue were from contributions and grants from non-governmental sources, 70% and 12% were from fees charged to government agencies, and 15% and 36% from rental operations, all respectively. For the years ended December 31, 2024 and 2023, the Organization had no private grants which accounted for more than 10% of its public support and revenues.

VCHC provides advances to affiliates involved in the development of affordable housing projects and has deferred receipt of partnership management fees from affiliates. Such advances and fees are unsecured and realization of fees is dependent upon the success of these projects. The advances and fees have been eliminated in consolidation.

**Use of estimates in the preparation of consolidated financial statements**

The preparation of consolidated 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 consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Fair value**

The Organization is subject to the provisions of the Fair Value Measurement topic of the FASB ASC 820-10 which provides guidance for assets and liabilities which are required to be measured at fair value and requires expanded disclosure for fair value measurement. The standard applies whenever other standards require or permit assets or liabilities to be measured at fair value and does not require any new fair value measurements. The Fair Value Measurement did not have a material impact on the Organization's Consolidated Financial Statements for the years ended December 31, 2024 and 2023.

**Accounting for income taxes**

The Organization and other nonprofit entities consolidated in these consolidated financial statements are exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code. Accordingly, no provision for federal and state taxes on revenue and income has been recognized in the accompanying consolidated financial statements.

Even though the Organization is recognized as tax exempt, it still may be liable for tax on its unrelated business income (UBI). The Corporation evaluates uncertain tax positions through its review of the sources of income to identify UBI and certain other matters, including those which may affect its tax exempt status. The effect of the uncertainty would be recorded if the outcome was considered probable and reasonably estimable. As of December 31, 2024 and 2023, the Organization had no uncertain tax positions requiring accrual.

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Income taxes on limited partnerships and limited liability companies are included in the tax returns of the partners or members. The federal tax status as a pass-through entity is based on its legal status as a limited partnership or limited liability company. Accordingly, the limited partnership or limited liability company is not required to take any tax positions in order to qualify as a pass-through entity, but is required to file and does file tax returns with the Internal Revenue Service and other taxing authorities. Accordingly, these consolidated financial statements do not reflect a provision for income taxes. However, the limited partnerships and the limited liability companies are required to pay an \$800 fee to the California Franchise Tax Board. The Organization determined there are no tax positions which must be considered for disclosure. Generally, the federal and state returns are subject to examination for three years after the later of the original or extended due date or the date filed with the applicable tax authority. There are no current tax examinations pending.

**Subsequent events**

Management performed an evaluation of the Organization's activity through July 31, 2025, the audit report date, and has concluded that there are no significant subsequent events requiring disclosure through the date these consolidated financial statements were available to be issued except as disclosed in Note 11.

**NOTE 2-FINANCING**

Various loan and regulatory agreements have been entered into to continue the mission of providing affordable housing, economic development opportunities, and support services for low income people. Interest rates range from 0% to 8.21% and have maturity dates through September 2080.

During the years ended December 31, 2024 and 2023, interest expense was \$3,403,657 and \$3,024,729, of which \$1,862,051 and \$1,880,079 was capitalized into property and equipment, all respectively. At December 31, 2024 and 2023, accrued interest was \$6,096,565 and \$5,159,894, respectively.

See Financial Summary in the supplementary information for details of the various loan agreements.

Principal payments for the next five years and thereafter are approximately as follows:

|            |                            |
|------------|----------------------------|
| 2025       | \$ 35,744,062              |
| 2026       | 10,374,425                 |
| 2027       | 361,692                    |
| 2028       | 2,007,824                  |
| 2029       | 325,662                    |
| Thereafter | <u>39,950,524</u>          |
|            | <b><u>\$88,764,189</u></b> |

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Debt issuance costs of \$1,759,012 incurred in connection with the financing are being amortized using the straight-line method over the term of the respective mortgages. Amortization expense for the years ended December 31, 2024 and 2023 was \$259,484 and \$449,924, respectively, and is included in interest expense and finance fees on the consolidated statements of functional expenses. Accumulated amortization is \$861,524 and \$602,040 at December 31, 2024 and 2023, respectively. See Note 10.

**Contingent interest payable**

Regulatory agreements with the City of Los Angeles provide for possible forgiveness of interest on the Fourth Avenue Limited Partnership note payable of \$1,250,000 and the Navy Blue Apartments Limited Partnership note payable of \$692,000. At the end of the respective 40-year term, accrued interest will be due and payable only if the fair market value of the Property, as defined, exceeds the principal balance of the note plus all superior indebtedness secured against the property.

Due to this contingency, interest on the notes has not been accrued in the consolidated financial statements because the future fair market value of the property at loan maturity is not expected to be sufficient. At December 31, 2024, the contingent cumulative amount of unpaid interest that could be due on the Fourth Avenue Limited Partnership note payable and Navy Blue Apartments Limited Partnership note payable approximated \$2,324,100 and \$2,241,100, respectively, if the fair market value of the properties were sufficient.

The deferred provisions as stipulated in the loan agreement remain in effect only as long as the properties are operated and maintained as low-income housing and the ownership entity complies with various other provisions of the agreement. In the event that the properties are not maintained as low-income housing, or if there are other material violations of the loan agreement, the mortgage note becomes due and payable. Although this is a possibility, management deems the contingency remote and plans to meet the conditions as set forth in the provision of the loan agreement.

**NOTE 3-DEFERRED REVENUE**

Deferred revenue consists of the following as of December 31:

|                        | <u>2024</u>       | <u>2023</u>         |
|------------------------|-------------------|---------------------|
| Prepaid easement lease | \$ 225,900        | \$ 232,175          |
| Deferred grant revenue | <u>347,584</u>    | <u>22,643,514</u>   |
| Total                  | <u>\$ 573,484</u> | <u>\$22,875,689</u> |

The Corporation's prepaid easement lease was entered into over a 40-year term whereas an unrelated entity paid the Corporation \$251,000 for use of certain real property at 5026 Slauson Avenue. The prepayment is being amortized and recognized into revenue over the 40-year term.

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The Corporation, 11834 Aviation, LLC, and the County of Los Angeles entered into a grant agreement whereas the County of Los Angeles shall fund the acquisition and major rehabilitation of a 48-unit affordable housing property. As of December 31, 2024, funding from the grant totaled \$24,411,571. During the year ended December 31, 2024, the obligations and requirements under the sub-grant agreements were fulfilled and the grant was recognized into revenue. Subsequent to year end, the County of Los Angeles determined the funding of the operating reserve was an ineligible use of grant funds and required these funds to be returned. As of December 31, 2024, deferred grant revenue totaled \$311,800, which accounts for the full amount to be returned to the County of Los Angeles.

LCLT Capacity Building LLC and Liberty Community Land Trust (Liberty) entered into sub-grant agreements whereas Liberty will grant \$1,479,000 to LCLT Capacity Building LLC for the acquisition and rehabilitation of an affordable housing property in Los Angeles, CA. As of December 31, 2024, funding from the grant totaled \$1,399,000. During the year ended December 31, 2024, the obligations and requirements under the sub-grant agreements were fulfilled and the grant was recognized into revenue.

The Corporation entered into a grant agreement whereas the California Community Foundation will grant \$650,000 to the Corporation for the development and operation of affordable housing project 11838 Aviation Blvd. As of December 31, 2024, funding from the grant totaled \$650,000. During the year ended December 31, 2024, the obligations and requirements under the sub-grant agreements were fulfilled and the grant was recognized into revenue.

**NOTE 4-RELATED PARTY TRANSACTIONS**

In the ordinary course of its operations, VCHC has significant related party transactions with the Affordable Housing Affiliates. Such transactions involve a substantial amount of costs in connection with the development of affordable housing properties, which are eliminated in consolidation.

**Property management fee and other revenue**

VCHC earns management fees, tenant resident service fees, and accounting fees in connection with services rendered to the Affordable Housing Affiliates under various terms and provisions. Such fees are eliminated in consolidation.

**NOTE 5-NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions were for the following purposes at December 31:

|   | <u>2024</u>                | <u>2023</u>                |
|---|----------------------------|----------------------------|
| Housing development                     | \$ 1,987,500               | \$ 2,237,500               |
| General operations<br>(passage of time) | <u>435,000</u>             | <u>90,000</u>              |
|   | <b><u>\$ 2,422,500</u></b> | <b><u>\$ 2,332,500</u></b> |

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**NOTE 6-NET ASSETS RELEASED FROM RESTRICTIONS**

Net assets were released from donor-imposed restrictions for the years ended December 31, 2024 and 2023 by incurring expenses satisfying the restricted purposes, by the passage of time, or by occurrence of other events specified by donors were as follows:

|   | <u>2024</u>                | <u>2023</u>                |
|---|----------------------------|----------------------------|
| Community development programs                    | \$ 25,000                  | \$ 378,137                 |
| Housing development                               | 834,225                    | 800,000                    |
| General operations (passage of time)              | <u>1,353,846</u>           | <u>610,000</u>             |
| Total net assets released from donor restrictions | <u><b>\$ 2,213,071</b></u> | <u><b>\$ 1,788,137</b></u> |

**NOTE 7-LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**

The Organization manages its liquidity by completing annual operating budgets that provide sufficient funds for general expenditures in meeting liabilities and other obligations as they become due, and maintaining cash and cash equivalents that may be drawn upon as needed during the year to manage cash flow and make necessary expenditures. The Organization's cash and cash equivalents are available within one year of the consolidated statements of financial position date to meet cash needs for general expenditures.

The following reflects the Organization's financial assets as of December 31, 2024, reduced by amounts not available for general use within one year of December 31, 2024 due to internal and external designations. Amounts not available include amounts that could be drawn upon if needed with approval from VCHC's Board of Directors.

|  |                            |
|--|----------------------------|
| Cash and cash equivalents  | \$ 11,380,944              |
| Accounts receivable - residents  | 633,409                    |
| Government contracts receivable  | 270,665                    |
| Contributions and grants receivable  | <u>78,484</u>              |
|  | <u><b>12,363,502</b></u>   |
| <i>Internal designations</i>   |                            |
| Board designated restrictions  | (1,845,747)                |
| <i>External designations</i>   |                            |
| Cash and cash equivalents - VCHC   | (79,551)                   |
| Resident security deposits   | (295,411)                  |
| Reserves for replacements  | (1,051,696)                |
| Operating reserves   | (1,825,360)                |
| Other reserves   | <u>(2,203,569)</u>         |
|  | <u><b>( 7,301,334)</b></u> |
| Financial assets available to meet cash needs for general expenditures within one year | <u><b>\$ 5,062,168</b></u> |

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**NOTE 8-RETIREMENT SAVINGS PLAN**

VCHC established an Internal Revenue Code section 403(b) retirement savings plan whereas its employees may participate. The plan is funded by contributions to the plan, pursuant to a salary reduction agreement. All contributions are immediately vested.

**NOTE 9-COMMITMENTS AND CONTINGENCIES**

**Operating leases**

VCHC leases additional program space through an operating lease that expired July 31, 2023, and required monthly rent payments of \$7,146, increasing 6% per annum. The lease was extended through July 31, 2025, and requires monthly rent payments of \$7,503, increasing 5% per annum throughout the lease term. In addition, VCHC leases storage space on a month-to-month basis at the rate of \$1,600 per month. Rent expense totaled \$132,941 and \$132,941 for the years ended December 31, 2024 and 2023, respectively. The future minimum rental payments under the operating leases are summarized as follows:

|      |                  |
|------|------------------|
| 2025 | <u>\$ 57,903</u> |
|------|------------------|

**LCLT Capacity Building LLC ground lease**

In May 2021, LCLT Capacity Building LLC entered into a ground lease for the land underlying the projects (Brynhurst and 224<sup>th</sup> St) from Liberty Community Land Trust for a term of 99 years. The lease provides for rent to be paid in an amount of \$500 per unit annually for the right to possess the land, plus \$500 per unit annually for tenant training and capacity building.

**Litigation**

The Organization is subject to lawsuits and claims which arise out of the normal course of its activities. In 2022, a lawsuit was filed against the City of Los Angeles contesting the zoning approval process for the Venice Dell Community project. The Organization was named as a Real Party in Interest in this lawsuit and was represented by counsel providing pro bono legal services. Contributed services and expenses relating to this lawsuit totaled \$2,519,617 in 2024, which is included in contribution of goods and services (revenue) and program services (expense) on the consolidated statement of activities and changes in net assets (deficit). The trial concluded in March 2024, and in June 2024 all project approvals were upheld by the court. Management believes the disposition of any and all such actions of which it is aware will not have a material effect on the financial position or changes in net assets of the Organization.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

**Guaranties**

As the General Partner in various Affordable Housing Affiliates, VCHC has entered into certain guarantees with the investor limited partner, as defined in the partnership agreements, including construction completion, operating deficits and credit recapture as further described herein:

**Operating deficit guaranty**

VCHC has guaranteed to loan funds to the operating partnerships or its affiliated general partner whereby VCHC guarantees the loan funds to the partnerships in the event that the partnerships incur operating deficits, as defined, or fail to meet its current financial obligations. These agreements expire at various dates through the terms of the underlying partnership or debt agreements. Loans made pursuant to these guarantees are generally non-interest bearing and unsecured. Generally, the maximum potential amount of future payments under these guarantees is equal to the amount guaranteed to the partnerships under the tax indemnification agreements as discussed below.

**Credit recapture guaranty**

In the event of a recapture of tax credits received by the investor limited partner, VCHC shall be obligated to reimburse the investor limited partner for any recaptured credits plus any related penalties, interest or additional taxes due. VCHC is not obligated to reimburse if the recapture is due to a change in law or actions by the investor limited partner. As of December 31, 2024, no amounts were due under this guaranty.

VCHC's participation in the Affordable Housing affiliate limited partnerships results in contingent liabilities. Pursuant to the terms of the partnership agreements, the investor limited partners are responsible only for initial capital contributions. As a result, VCHC may be required to arrange for additional funds related to any rehabilitation or operating needs of the partnerships. VCHC may also be subject to other liabilities of the partnerships if the partnership's assets should become insufficient to meet their obligations. Management believes that the future revenues and the value of underlying assets of these partnerships will be sufficient to meet their obligations.

The properties owned and operated by the Organization are typically developed using monies provided by restrictive, low-interest rate loans. The terms of these loans restrict the use of the property and generally require that it be rented to low-income qualified residents for the period of the related loan term. Failure to comply with the terms of the loans would result in a requirement to repay a portion or the entire amount of proceeds received.

The deferral provisions as stipulated in the regulatory agreements for the above loans remain in effect only as long as the properties are operated and maintained as low-income housing and the properties comply with various other provisions of the agreements. In the event that the properties are not maintained as low-income housing, or if there are other material violations of the regulatory agreements, the mortgage notes become due and payable. Although this is a possibility, management deem the contingency remote and plans to meet the conditions and provisions as set forth in the regulatory agreements.

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YEARS ENDED DECEMBER 31, 2024 AND 2023**

**Recoverable Subsidy Grant - Horizon Apartments**

VCHC was awarded a recoverable subsidy grant from the City of Los Angeles Housing Authority, under the Continuum Care Program, in connection with the rental operations at Horizon Apartments. Under the terms of the contract, VCHC must provide residents with supportive services in an amount equal to or greater than the amount of the rental subsidies received. Revenue from the subsidy is passed through to Horizon and is included in rental revenue in the accompanying consolidated financial statements.

**NOTE 10-PRIOR PERIOD ADJUSTMENT**

The 2023 financial statements have been restated to correct other reserves, construction in progress and predevelopment costs, accrued interest payable, debt issuance costs, accumulated amortization - DIC, program services, and Net Assets (deficit). Amounts previously reported and the restated consolidated financial statements are summarized below.

|  | <u>Previously<br/>Reported</u> | <u>Adjustment</u> | <u>Restated<br/>December 31,<br/>2023</u> |
|--|--------------------------------|-------------------|---|
| Other reserves                                       | \$ 1,317,714                   | \$( 50,468)       | \$ 1,267,246                              |
| Construction in progress<br>and predevelopment costs | 46,937,553                     | ( 1,275,425)      | 45,662,128                                |
| Accrued interest payable                             | 5,298,727                      | ( 138,833)        | 5,159,894                                 |
| Debt issuance costs                                  | ( 785,720)                     | ( 688,416)        | ( 1,474,136)                              |
| Accumulated amortization - DIC                       | 181,341                        | 420,699           | 602,040                                   |
| Program services                                     | 11,614,786                     | 919,257           | 12,534,043                                |
| Net assets (deficit)                                 | 14,389,446                     | ( 919,257)        | 13,470,103                                |

**NOTE 11-SUBSEQUENT EVENTS**

**1634 20<sup>th</sup> St MGP LLC**

On March 14, 2025, 1634 20<sup>th</sup> Street MGP LLC sold the 1634 20<sup>th</sup> Street property to 1634 20<sup>th</sup> Street, LP for \$7,150,000. VCHC will maintain a General Partner interest in 1634 20<sup>th</sup> Street, LP.

In connection with the sale, loan agreements with Bank of America, N.A. in the amount of \$36,027,000, the Department of Housing and Community Development (HHC) in the amount of \$15,300,000, the Department of Housing and Community Development (NHTF) in the amount of \$14,752,796, and the Department of Housing and Community and Development (IIF) in the amount of \$4,291,749 were entered into to fund the development of the 1634 20<sup>th</sup> Street Property.

**Venice Dell Litigation**

VCHC expanded its pro bono representation in 2025 in support of its investment in the Venice Dell Community development because the City of Los Angeles continues to obstruct progress. In March 2025, VCHC and its partner Hollywood Community Housing Corporation (HCHC) filed a Petition for Writ of Mandate in the Superior Court of California for the County of Los Angeles – Central District alleging abuse of discretion by the City Board of Transportation Commissioners.

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**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
YEARS ENDED DECEMBER 31, 2024 AND 2023**

In July, VCHC and HCHC filed in the Superior Court of California for the County of Los Angeles – Central District, a Complain for 1) Breach of Contract, 2) Breach of Implied Covenant of Good Faith and Fair Dealings, and 3) Specific Performance against the City of Los Angeles under the executed Disposition and Development Agreement between the City and Venice Dell, L.P. As of the date of this report, VCHC cannot reasonably predict the timing of the resolution of these matters.

**2471 Lincoln, L.P. Financing**

On April 9, 2025, 2471 Lincoln, L.P. completed its permanent financing conversion. Permanent loans were funded with California Community Reinvestment Corporation in the amount of \$4,798,528 and Department of Housing and Community Development in the amount of \$6,656,633. In connection with the permanent financing conversion, the Bank of America construction loans held by 2471 Lincoln, L.P. in the original amounts of \$16,206,748 and \$836,639 and the note payable with Corporation for Supportive Housing in the original amount of \$2,000,000 held by VCHC were repaid in full.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**CONSOLIDATING STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2024**

| <b>ASSETS</b>                                     |                      |  |                                    |                       |
|---|----------------------|--|------------------------------------|-----------------------|
|   | <b>VCHC</b>          | <b>Affordable<br/>Housing<br/>Affiliates</b> | <b>Elimination<br/>Adjustments</b> | <b>Total</b>          |
| <b>Current assets</b>                             |                      |  |                                    |                       |
| Cash and cash equivalents                         |                      |  |                                    |                       |
| Cash  | \$ 3,812,450         | \$ 2,630,309                                 | \$ -                               | \$ 6,442,759          |
| Resident security deposits                        | 88,595               | 206,816                                      | -                                  | 295,411               |
| Reserves for replacements                         | -                    | 1,051,696                                    | -                                  | 1,051,696             |
| Operating reserves                                | 293,756              | 1,531,603                                    | -                                  | 1,825,359             |
| Other reserves                                    | 518,211              | 1,247,508                                    | -                                  | 1,765,719             |
| <b>Total cash and cash equivalents</b>            | <b>4,713,012</b>     | <b>6,667,932</b>                             | <b>-</b>                           | <b>11,380,944</b>     |
| Accounts receivable - residents, net              | 24,773               | 608,636                                      | -                                  | 633,409               |
| Due from affiliates                               | 6,998,398            | -  | (6,998,398)                        | -                     |
| Government contracts receivable                   | 270,665              | -  | -                                  | 270,665               |
| Contributions and grants receivable               | 1,701,287            | 3,680  | (1,626,483)                        | 78,484                |
| Line of credit receivable                         | 3,387,761            | -  | (3,387,761)                        | -                     |
| Prepaid expenses and other current assets         | 153,299              | 80,509                                       | -                                  | 233,808               |
| Deposits  | 7,295                | 12,410                                       | -                                  | 19,705                |
| <b>Total current assets</b>                       | <b>17,256,490</b>    | <b>7,373,167</b>                             | <b>(12,012,642)</b>                | <b>12,617,015</b>     |
| <b>Property and equipment</b>                     |                      |  |                                    |                       |
| Land  | 2,281,348            | 29,495,558                                   | -                                  | 31,776,906            |
| Buildings and improvements                        | 4,089,671            | 85,144,037                                   | (4,415,792)                        | 84,817,916            |
| Furniture and equipment                           | 322,062              | 3,806,082                                    | -                                  | 4,128,144             |
| Construction in progress and predevelopment costs | 94,569               | 17,067,215                                   | (1,195,350)                        | 15,966,434            |
|   | <b>6,787,650</b>     | <b>135,512,892</b>                           | <b>(5,611,142)</b>                 | <b>136,689,400</b>    |
| Less: accumulated depreciation                    | (2,959,158)          | (12,791,501)                                 | 17,500                             | (15,733,159)          |
| <b>Total property and equipment</b>               | <b>3,828,492</b>     | <b>122,721,391</b>                           | <b>(5,593,642)</b>                 | <b>120,956,241</b>    |
| <b>Other assets</b>                               |                      |  |                                    |                       |
| Unamortized costs, net                            | -                    | 64,659                                       | -                                  | 64,659                |
| Investment in unconsolidated entity               | 2,670,881            | -  | (2,670,881)                        | -                     |
| Due from affiliates                               | -                    | -  | -                                  | -                     |
| Notes receivable                                  | -                    | -  | -                                  | -                     |
| <b>Total other assets</b>                         | <b>2,670,881</b>     | <b>64,659</b>                                | <b>(2,670,881)</b>                 | <b>64,659</b>         |
|   | <b>\$ 23,755,863</b> | <b>\$ 130,159,217</b>                        | <b>\$ (20,277,165)</b>             | <b>\$ 133,637,915</b> |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**CONSOLIDATING STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2024**

**LIABILITIES AND NET ASSETS**

|  | <b>VCHC</b>          | <b>Affordable<br/>Housing<br/>Affiliates</b> | <b>Elimination<br/>Adjustments</b> | <b>Total</b>          |
|--|----------------------|--|------------------------------------|-----------------------|
| <b>Current liabilities</b>                             |                      |  |                                    |                       |
| Accounts payable and accrued expenses                  | \$ 373,536           | \$ 6,839,894                                 | \$ (6,064,175)                     | \$ 1,149,255          |
| Construction and development costs payable             | -                    | 3,318,828                                    | (2,329,962)                        | 988,866               |
| Accrued interest payable                               | 35,614               | 295,633                                      | (31,346)                           | 299,901               |
| Due to affiliates                                      | -                    | 508,000                                      | (508,000)                          | -                     |
| Prepaid revenue  | 6,849                | 133,785                                      | -                                  | 140,634               |
| Current maturities of notes payable                    | 3,769,043            | 31,975,019                                   | -                                  | 35,744,062            |
| <b>Total current liabilities</b>                       | <b>4,185,042</b>     | <b>43,071,159</b>                            | <b>(8,933,483)</b>                 | <b>38,322,718</b>     |
| <b>Deposit liabilities, resident security deposits</b> | <b>59,613</b>        | <b>169,443</b>                               | <b>-</b>                           | <b>229,056</b>        |
| <b>Long term liabilities</b>                           |                      |  |                                    |                       |
| Notes payable, net of current maturities               | 5,620,747            | 50,451,577                                   | (3,052,197)                        | 53,020,127            |
| Less: debt issuance costs                              | (15,971)             | (881,517)                                    | -                                  | (897,488)             |
| Accrued interest payable                               | 206,708              | 5,608,254                                    | (18,298)                           | 5,796,664             |
| Deferred revenue                                       | 261,684              | 311,800                                      | -                                  | 573,484               |
| <b>Total long-term liabilities</b>                     | <b>6,073,168</b>     | <b>55,490,114</b>                            | <b>(3,070,495)</b>                 | <b>58,492,787</b>     |
| <b>Total liabilities</b>                               | <b>10,317,823</b>    | <b>98,730,716</b>                            | <b>(12,003,978)</b>                | <b>97,044,561</b>     |
| <b>Net assets - without donor restrictions</b>         |                      |  |                                    |                       |
| Controlling  | 11,015,540           | 24,076,314                                   | (8,273,187)                        | 26,818,667            |
| Noncontrolling   | -                    | 7,352,187                                    | -                                  | 7,352,187             |
| <b>Total net assets - without donor restrictions</b>   | <b>11,015,540</b>    | <b>31,428,501</b>                            | <b>(8,273,187)</b>                 | <b>34,170,854</b>     |
| <b>Net assets - with donor restrictions</b>            | <b>2,422,500</b>     | <b>-</b>                                     | <b>-</b>                           | <b>2,422,500</b>      |
| <b>Total net assets</b>                                | <b>13,438,040</b>    | <b>31,428,501</b>                            | <b>(8,273,187)</b>                 | <b>36,593,354</b>     |
|  | <b>\$ 23,755,863</b> | <b>\$ 130,159,217</b>                        | <b>\$ (20,277,165)</b>             | <b>\$ 133,637,915</b> |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
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**CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)  
YEAR ENDED DECEMBER 31, 2024**

|  | <u>VCHC</u>         | <u>Affordable<br/>Housing<br/>Affiliates</u> | <u>Elimination<br/>Adjustments</u> | <u>Total</u>         |
|--|---------------------|--|------------------------------------|----------------------|
| <b>Public support and revenue</b>            |                     |  |                                    |                      |
| Contributions and grants                     | \$ 3,439,855        | \$ -   | \$ -                               | \$ 3,439,855         |
| Government contracts                         | 2,072,107           | 25,746,001                                   | -                                  | 27,818,108           |
| Contribution of goods and services           | 2,519,617           | -  | -                                  | 2,519,617            |
| Management and developer fee                 | 1,063,066           | 8,436  | (1,071,502)                        | -                    |
| Rental revenue                               | 1,238,643           | 4,858,683                                    | (125,739)                          | 5,971,587            |
| Interest income                              | 59,182              | 38,821                                       | -                                  | 98,003               |
| Other revenue                                | 54,173              | 37,434                                       | -                                  | 91,607               |
| <b>Total public support and revenue</b>      | <b>10,446,643</b>   | <b>30,689,375</b>                            | <b>(1,197,241)</b>                 | <b>39,938,777</b>    |
| <b>Expenses</b>                              |                     |  |                                    |                      |
| Bad debt expense                             | 38,428              | 46,566                                       | -                                  | 84,994               |
| Salaries, benefits, and taxes                | 4,323,903           | 746,203                                      | -                                  | 5,070,106            |
| Professional fees                            | 2,838,849           | 606,734                                      | (208,093)                          | 3,237,490            |
| Job training and supplies                    | 79,994              | 3,905  | -                                  | 83,899               |
| Program expenses                             | 257,982             | -  | -                                  | 257,982              |
| Rent   | 132,941             | 66,990                                       | -                                  | 199,931              |
| Office and administration                    | 276,599             | 447,067                                      | (327,939)                          | 395,727              |
| Conference, training and travel              | 128,203             | 18,538                                       | -                                  | 146,741              |
| Fundraising and outreach                     | 207,517             | -  | -                                  | 207,517              |
| Maintenance and repairs                      | 228,664             | 560,673                                      | -                                  | 789,337              |
| Utilities                                    | 185,020             | 492,458                                      | -                                  | 677,478              |
| Insurance, property tax, license<br>and fees | 200,013             | 773,969                                      | -                                  | 973,982              |
| Advertising                                  | 1,699               | 34,426                                       | -                                  | 36,125               |
| Abandoned project costs                      | -                   | -  | -                                  | -                    |
| Interest expense and finance fees            | 189,094             | 1,671,082                                    | -                                  | 1,860,176            |
| Depreciation and amortization                | 137,532             | 2,656,509                                    | -                                  | 2,794,041            |
| <b>Total expenses</b>                        | <b>9,226,438</b>    | <b>8,125,120</b>                             | <b>(536,032)</b>                   | <b>16,815,526</b>    |
| <b>Changes in net assets (deficit)</b>       | <b>\$ 1,220,205</b> | <b>\$ 22,564,255</b>                         | <b>\$ (661,209)</b>                | <b>\$ 23,123,251</b> |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**FINANCING SUMMARY  
DECEMBER 31, 2024**

| <b>Entity</b>                            | <b>Lender</b>          | <b>Collateral</b>           | <b>Original Loan Amount</b> | <b>Maturity Date</b> | <b>Interest Rate</b> | <b>Principal Balance at 12/31/2024</b> | <b>Accrued Interest at 12/31/2024</b> |
|--|------------------------|-----------------------------|-----------------------------|----------------------|----------------------|--|---------------------------------------|
| Venice Community Housing Corporation     | Chase Bank             | 920 6th Avenue              | \$ 168,000                  | 3/2028               | 8.21%                | \$ 42,883                              | \$ -                                  |
|  | LISC                   | 204 Lincoln/ 4216 Centinela | 1,710,279                   | 3/2038               | 5.25%                | 1,342,654                              | 5,795                                 |
|  | City of LA             | 640 Westminster             | 300,000                     | 1/2034               | 3.00%                | 300,000                                | 188,410                               |
|  | City of LA             | 920 6th Avenue              | 46,000                      | 12/2028              | 0.00%                | 26,272                                 | -                                     |
|  | Congregation           | unsecured                   | 250,000                     | 11/2028              | 1.00%                | 250,000                                | 1,062                                 |
|  | Supportive             | 511 Brooks Avenue           | 3,747,000                   | 12/2025              | 6.00%                | 2,681,737                              | 13,593                                |
|  | Nonprofit Finance Fund | Line of Credit              | 1,000,000                   | 9/2025               | 5.50%                | 998,728                                | 6,764                                 |
|  | CCF                    | Line of Credit              | 1,000,000                   | 10/2028              | 2.00%                | 1,000,000                              | 5,000                                 |
|  | Supportive             | Line of Credit              | 2,000,000                   | 5/2025               | 5.25%                | 1,285,000                              | 18,298                                |
| LISC                                     | Line of Credit         | 1,500,000                   | 10/2028                     | 6.40%                | 212,518              | 3,400                                  |                                       |
|  |                        |                             |                             |                      |                      | <b>8,139,792</b>                       | <b>242,322</b>                        |
| Fourth Avenue Limited Partnership        | Citibank               | Tabor Courts                | 361,400                     | 12/2026              | 4.32%                | 48,943                                 | 175                                   |
|  | Citibank               | Tabor Courts                | 112,210                     | 12/2026              | 0.00%                | 112,210                                | -                                     |
|  | VCHC/LAHD              | Tabor Courts                | 1,250,000                   | 8/2036               | 5.00% *              | 1,250,000                              | -                                     |
|  |                        |                             |                             |                      |                      | <b>1,411,153</b>                       | <b>175</b>                            |
| Navy Blue Apartments Limited Partnership | HCD                    | Navy Blue Apartments        | 398,500                     | 7/2033               | 3.00%                | 375,525                                | 11,277                                |
|  | LAHD                   | Navy Blue Apartments        | 692,000                     | 7/2024 (a)           | 3.00% *              | 692,000                                | -                                     |
|  |                        |                             |                             |                      |                      | <b>1,067,525</b>                       | <b>11,277</b>                         |
| 12525 Washington Place, L.P.             | Pacific Life           | Washington Place            | 627,000                     | 3/2028               | 4.93%                | 133,224                                | 1,114                                 |
|  | Bank of America        | Washington Place            | 138,000                     | 9/2051               | 0.00%                | 138,000                                | -                                     |
|  | VCHC/City of LA        | Washington Place            | 1,500,000                   | 10/2026              | 5.00%                | 1,500,000                              | 1,826,457                             |
|  |                        |                             |                             |                      |                      | <b>1,771,224</b>                       | <b>1,827,571</b>                      |
| Horizon Apartments, LLC                  | HCD                    | Horizon Apartments          | 2,720,840                   | 6/2067               | 3.00%                | 2,720,840                              | 870,135                               |
|  | CalHFA                 | Horizon Apartments          | 1,261,632                   | 1/2026               | 3.00%                | 1,261,632                              | 516,204                               |
|  | LAHD                   | Horizon Apartments          | 750,000                     | 9/2034               | 0.00%                | 359,375                                | -                                     |
|  |                        |                             |                             |                      |                      | <b>4,341,847</b>                       | <b>1,386,339</b>                      |
| VCHC Pacific Apartments, LLC             | Sun West               | Pacific Apartments          | 2,500,000                   | 11/2047              | 2.85%                | 1,899,367                              | 4,522                                 |
|  |                        |                             |                             |                      |                      | <b>1,899,367</b>                       | <b>4,522</b>                          |
| VCHC Gateway, L.P.                       | LACDA                  | Gateway Apartments          | 3,000,000                   | 12/2069              | 3.00%                | 3,000,000                              | 869,564                               |
|  | LAHD                   | Gateway Apartments          | 1,071,261                   | 11/2056              | 4.00%                | 1,071,261                              | 399,326                               |
|  |                        |                             |                             |                      |                      | <b>4,071,261</b>                       | <b>1,268,890</b>                      |
| 720 Rose, L.P.                           | CCRC                   | 720 Rose                    | 1,625,000                   | 2/2043               | 3.61%                | 1,519,291                              | 4,572                                 |
|  | City of LA             | 720 Rose                    | 6,888,468                   | 4/2077               | 3.00%                | 6,734,026                              | 486,952                               |
|  | LACDA                  | 720 Rose                    | 2,890,000                   | 4/2077               | 0.00%                | 2,825,205                              | -                                     |
|  | CalHFA                 | 720 Rose                    | 3,307,101                   | 4/2075               | 3.00%                | 3,232,955                              | 185,474                               |
|  |                        |                             |                             |                      |                      | <b>14,311,477</b>                      | <b>676,998</b>                        |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**FINANCING SUMMARY  
DECEMBER 31, 2024**

| Entity                             | Lender          | Collateral             | Original Loan Amount | Maturity Date | Interest Rate                | Principal Balance at 12/31/2024 | Accrued Interest at 12/31/2024 |
|------------------------------------|-----------------|------------------------|----------------------|---------------|------------------------------|---------------------------------|--------------------------------|
| 845 Venice LLC                     | LACDA           | Marian Place           | \$ 1,880,000         | 11/2078       | 0.00%                        | \$ 1,682,917                    | \$ -                           |
|                                    | LACDA           | Marian Place           | 1,275,000            | 6/2078        | 3.00%                        | 167,127                         | 1,202                          |
|                                    | LISC            | Marian Place           | 865,000              | 10/2044       | 2.00%                        | 865,000                         | 16,288                         |
|                                    | LISC            | Marian Place           | 1,771,676            | 12/2035       | 6.67%                        | 878,156                         | 9,212                          |
|                                    |                 |                        |                      |               |                              | <b>3,593,200</b>                | <b>26,702</b>                  |
| Liberty 4345 Crenshaw MGP, LLP     | CHC             | Crenshaw               | 3,350,000            | 3/2025        | 5.50%                        | 3,246,426                       | 30,208                         |
|                                    | CHC             | Crenshaw               | 1,500,000            | 3/2025        | 6.00%                        | 24,115                          | 125                            |
|                                    | LCLT            | Crenshaw               | 600,000              | 4/2025        | 4.00%                        | 600,000                         | 24,000                         |
|                                    |                 |                        |                      |               |                              | <b>3,870,541</b>                | <b>54,333</b>                  |
| 1634 20th Street MGP LLC           | Supportive      | 1634 20th Street       | 10,673,000           | 11/2024       | 5.50%                        | 10,480,251                      | 48,035                         |
|                                    |                 |                        |                      |               |                              | <b>10,480,251</b>               | <b>48,035</b>                  |
| 2471 Lincoln, L.P.                 | Bank of America | The Journey Apartments | 16,206,748           | 5/2025        | BSBY + 2%                    | 15,829,664                      | 90,476                         |
|                                    | LACDA           | The Journey Apartments | 1,500,000            | 2/2079        | 0.00%                        | 1,500,000                       | -                              |
|                                    | LACDA           | The Journey Apartments | 2,000,000            | 2/2079        | 3.00%                        | 1,750,000                       | 149,625                        |
|                                    | LAHD            | The Journey Apartments | 5,460,000            | 2/2079        | 3.00%                        | 4,914,000                       | 205,118                        |
|                                    | Bank of America | The Journey Apartments | 836,639              | 5/2025        | BSBY + 2%                    | 836,639                         | 4,783                          |
|                                    | AHP             | The Journey Apartments | 585,000              | 9/2080        | 0.00%                        | 585,000                         | -                              |
|                                    |                 |                        |                      |               |                              | <b>25,415,303</b>               | <b>450,002</b>                 |
| Creating Thriving Communities, LLC | AHI             | Sankofa Place          | 5,100,000            | 9/2025        | 6.00%                        | 5,100,000                       | 76,500                         |
|                                    | Genesis         | Sankofa Place          | 2,500,000            | 9/2025        | 6.00%                        | 1,591,248                       | 22,899                         |
|                                    | SJLI            | Sankofa Place          | 1,700,000            | 9/2027        | 7.00%                        | 1,700,000                       | -                              |
|                                    |                 |                        |                      |               |                              | <b>8,391,248</b>                | <b>99,399</b>                  |
|                                    |                 |                        |                      |               | <b>Total</b>                 | <b>\$ 88,764,189</b>            | <b>\$ 6,096,565</b>            |
|                                    |                 |                        |                      |               | <b>Less: Current Portion</b> | <b>35,744,062</b>               | <b>299,901</b>                 |
|                                    |                 |                        |                      |               | <b>Long Term Portion</b>     | <b>\$ 53,020,127</b>            | <b>\$ 5,796,664</b>            |

**Legend**

LISC - Local Initiatives Support Corporation  
 Congregation - Congregation of the Sisters of Charity of the Incarnate World  
 Supportive - Supportive Housing Solutions Fund, LLC  
 HCD - California Department of Housing and Community Development  
 LAHD - Los Angeles Housing Department  
 Pacific Life - Pacific Life Insurance Company  
 AHI - Affordable Housing Initiative  
 SJLI - Social Justice Learning Institute

City of LA - City of Los Angeles  
 CalHFA - California Housing Finance Agency  
 Sun West - Sun West Mortgage Company, Inc.  
 LCLT - Liberty Community Land Trust  
 CHC - Century Housing Corporation  
 CCF - California Community Foundation  
 AHP - Federal Home Loan Bank Affordable Housing Program

\*The regulatory agreement between the affordable housing entity and the lender provides for possible forgiveness of interest. At the end of the term, accrued interest will be due and payable only if the fair market value of the property, as defined, exceeds the principal balance of the note plus all superior indebtedness secured against the property. Due to this contingency, interest on the note has not been accrued in the financial statements.

(a) The Partnership's mortgage note payable with LAHD matured in June 2024. The Partnership will negotiate with the lender and anticipates the maturity date of the mortgage note payable will be extended. The outcome of this event is uncertain as of this report. These financial statements do not include any adjustments that might result from the outcome of uncertainty.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2024**

**U.S. Department of Treasury**

|  |              |
|--|--------------|
| Coronavirus State and Local Fiscal<br>Recovery Funds (Assistance Listing No. 21.027) | \$ 4,128,857 |
|--|--------------|

**U.S. Department of Housing and Urban Development**

|   |                            |
|---|----------------------------|
| Section 4 Capacity Building for Community Development<br>And Affordable Housing (Assistance Listing No. 14.252) | <u>14,275</u>              |
|   | <u><b>\$ 4,143,132</b></u> |

**Notes to the Schedule of Expenditures of Federal Awards**

Note 1: The schedule of expenditures of federal awards is prepared on the accrual basis of accounting.

Note 2: The Corporation has elected to not use the 10% de minimis cost rate.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

The Board of Directors of  
Venice Community Housing Corporation and Affiliates  
(A California Nonprofit Corporation)

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Venice Community Housing Corporation and Affiliates, which comprise the consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities and changes in net assets (deficit), changes in net assets (deficit), and cash flows for the year then ended, and the related consolidated notes to the financial statements, and have issued our report thereon dated July 31, 2025

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the consolidated financial statements, we considered Venice Community Housing Corporation and Affiliates' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Venice Community Housing Corporation and Affiliates' internal control. Accordingly, we do not express an opinion on the effectiveness of Venice Community Housing Corporation and Affiliates' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Venice Community Housing Corporation and Affiliates' consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 31, 2025  
Carmel, Indiana

*Dauby O'Connor & Zaleski, LLC*  
Dauby O'Connor & Zaleski, LLC  
Certified Public Accountants



## **INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Directors of  
Venice Community Housing Corporation and Affiliates  
(A California Nonprofit Corporation)

### **Report on Compliance for Each Major Federal Program**

#### **Opinion on Each Major Federal Program**

We have audited Venice Community Housing Corporation and Affiliates' compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Venice Community Housing Corporation and Affiliates' major federal programs for the year ended December 31, 2024. Venice Community Housing Corporation and Affiliates' major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Venice Community Housing Corporation and Affiliates complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

#### **Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Venice Community Housing Corporation and Affiliates and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Venice Community Housing Corporation and Affiliates' compliance with the compliance requirements referred to above.

#### **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Venice Community Housing Corporation and Affiliates' federal programs.

### **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Venice Community Housing Corporation and Affiliates' compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Venice Community Housing Corporation and Affiliates' compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Venice Community Housing Corporation and Affiliates' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Venice Community Housing Corporation and Affiliates' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Venice Community Housing Corporation and Affiliates' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

**Purpose of This Report**

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

July 31, 2025  
Carmel, Indiana

*Dauby O'Connor & Zaleski, LLC*  
Dauby O'Connor & Zaleski, LLC  
Certified Public Accountants

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

**SUMMARY OF AUDITOR'S RESULTS  
YEAR ENDED DECEMBER 31, 2024**

**Section I-Summary of Auditor's Results**

*Financial Statements*

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?  yes  no
- Significant deficiencies identified that are not considered to be material weaknesses?  yes  none reported
- Noncompliance material to financial statements noted?  yes  no

*Federal Awards*

Internal control over major programs:

- Material weakness(es) identified?  yes  no
- Significant deficiencies identified that are not considered to be material weaknesses?  yes  none reported
- Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000
- Auditee qualifies as a low-risk auditee?  yes  no

Type of auditor's report issued on compliance for major programs: Unmodified

- Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a)  yes  no

Identification of major programs:

| Assistance Listing Number(s) | Name of Federal Program or Cluster                |
|------------------------------|---|
| 21.027                       | Coronavirus State and Local Fiscal Recovery Funds |

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

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**SUMMARY OF AUDITOR'S RESULTS  
YEAR ENDED DECEMBER 31, 2024**

**Section II-Financial Statement Findings**

Our audit disclosed no findings or questioned costs that are required to be reported.

**Section III-Federal Award Findings and Questioned Costs**

Our audit disclosed no findings or questioned costs that are required to be reported.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

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**CORRECTIVE ACTION PLAN  
YEAR ENDED DECEMBER 31, 2024**

**Name of auditee:** Venice Community Housing Corporation

**Name of audit firm:** Dauby O'Connor & Zaleski, LLC

**Period covered by the audit:** Year ended December 31, 2024

**CAP prepared by**

**Name:** Erika Lee

**Position:** Co-Executive Director

**Telephone number:** 310-399-4100

**Current Findings on the Schedule of Findings, Questioned Costs, and Recommendations**

No corrective action plan is required to be reported.

**VENICE COMMUNITY HOUSING CORPORATION AND AFFILIATES  
(A CALIFORNIA NONPROFIT CORPORATION)**

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**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
YEAR ENDED DECEMBER 31, 2024**

There were no open findings or questioned costs from the prior audit.