

Century Housing Corporation and Affiliates

**Consolidated Financial Statements with Report of Independent Auditors
December 31, 2024 and 2023**

CENTURY HOUSING CORPORATION AND AFFILIATES

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Report of Independent Auditors

To the Board of Directors of
Century Housing Corporation and Affiliates:

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Century Housing Corporation, a California nonprofit public benefit corporation, and Affiliates ("Century"), which comprise the consolidated statements of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities, functional expenses, 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 Century 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 ("GAAS") 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 Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Century and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these 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 consolidated 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 Century's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 consolidated financial statements.

In performing an audit in accordance with GAAS 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 consolidated 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 Century's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Century's ability to continue as a going concern for a reasonable period of time.

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

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated 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 the accompanying supplementary information, which is presented for the purposes of additional analysis of the consolidated financial statements rather than to present the financial position or changes in net assets of the individual entities, are 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 audits of the consolidated 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 the accompanying 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 April 30, 2025, on our consideration of the 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 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 Century's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Century's internal control over financial reporting and compliance.

Novogradac & Company LLP

Plantation, Florida
April 30, 2025

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Cash and cash equivalents	\$ 33,073,184	\$ 31,951,930
Cash equivalents (restricted)	37,213,730	39,174,357
Accounts receivable, net	1,416,927	1,496,171
Contributions receivable	-	2,600,750
Investments	122,060,469	145,568,504
Interest receivable	2,600,823	2,750,258
Prepaid expenses and other assets	1,209,762	1,661,455
Notes receivable, net	431,128,377	368,679,875
Other notes receivable	14,731,039	14,731,039
Real estate held for investment, net	630,412,047	528,329,780
Furniture, fixtures and equipment, net	5,357,588	4,034,670
Deferred charges, net	671,911	550,245
Fair value of derivative financial instrument	464,877	268,722
	<hr/>	<hr/>
Total assets	<u>\$ 1,280,340,734</u>	<u>\$ 1,141,797,756</u>
LIABILITIES AND NET ASSETS		
Accounts payable and accrued liabilities	\$ 4,913,854	\$ 4,087,029
Accounts payable - construction	32,729,563	25,036,513
Accrued interest	15,281,529	13,987,636
Tenant security deposits	1,815,907	1,615,601
Deferred income	1,329,923	972,739
Deferred development fee income	3,804,433	2,972,445
Bonds payable, net	153,323,815	245,225,979
Notes payable, net	473,616,843	321,679,402
Commercial paper	50,000,000	-
Other liabilities	6,767,016	8,885,620
Total liabilities	<u>743,582,883</u>	<u>624,462,964</u>
Net assets:		
Without donor restriction		
Controlling interest	399,118,329	356,994,704
Non-controlling interest	101,135,824	112,899,420
Total net assets without donor restriction	<u>500,254,153</u>	<u>469,894,124</u>
With donor restriction - controlling interest		
Century Housing	18,582,800	27,266,065
CADI and affiliates	17,920,898	20,174,603
Total net assets	<u>536,757,851</u>	<u>517,334,792</u>
	<hr/>	<hr/>
Total liabilities and net assets	<u>\$ 1,280,340,734</u>	<u>\$ 1,141,797,756</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Lending revenue		
Income on notes receivable	\$ 36,507,493	\$ 36,161,855
Net assets released from restrictions	8,883,265	-
Other income	51,999	310,224
Total lending revenue	<u>45,442,757</u>	<u>36,472,079</u>
Housing revenue and support		
CVC, CADI and other real estate operations		
Rental property income	31,022,455	27,465,866
Other real estate income	88,022	54,603
Gain on sale of fixed assets	1,653,069	-
Grant income	632,097	562,600
Income from certificated state credits	98,943	89,995
Contributions and fundraising income	7,632,351	2,208,231
Net assets released from restrictions	2,253,705	6,938,352
Total housing revenue and support	<u>43,380,642</u>	<u>37,319,647</u>
Corporate revenue		
Residual receipts and contingent asset income	1,675,584	731,252
Corporate office building rental income	171,241	169,120
Contribution income	-	15,000,000
Total corporate revenue	<u>1,846,825</u>	<u>15,900,372</u>
Total revenue	<u>90,670,224</u>	<u>89,692,098</u>
Lending expenses		
Allocation for loan losses	3,031,147	46,601
Borrowing fees	152,845	276,668
Bond fees	448,503	648,482
Interest expense	12,248,038	10,895,696
Salaries and employee benefits	2,565,560	2,322,381
Direct lending expenses	351,300	242,114
Total lending expenses	<u>18,797,393</u>	<u>14,431,942</u>
Housing expenses		
CVC, CADI and other real estate operations		
Rental property expenses	17,465,991	13,643,182
Other real estate expenses	302,009	430,910
Property depreciation and amortization	13,600,260	12,091,843
Interest expense	7,118,871	5,124,447
Housing salaries and employee benefits	12,303,932	11,240,917
Development fee salary offset	(8,028,001)	(6,023,333)
Other program support	135,288	164,755
Total housing expenses	<u>42,898,350</u>	<u>36,672,721</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Corporate expenses		
Salaries and employee benefits	5,459,388	5,632,586
Professional fees	453,921	499,874
Business development expenses	232,232	187,043
General and administrative expenses	1,051,237	1,099,078
Depreciation	181,895	185,529
Total corporate expenses	<u>7,378,673</u>	<u>7,604,110</u>
Total expenses	<u>69,074,416</u>	<u>58,708,773</u>
Other income and (expenses)		
Investment interest and dividends	6,246,173	4,279,119
Reorganization expense	(1,377,922)	-
Other program support	(257,650)	(234,156)
Income tax expense for LLCs	(63,879)	(74,518)
Total other income and (expenses)	<u>4,546,722</u>	<u>3,970,445</u>
Increase in net assets without donor restriction before realized and unrealized gains (losses) on investments	26,142,530	34,953,770
Realized and unrealized gains (losses) on investments		
Realized and unrealized gains on investments	2,997,166	6,450,382
Realized and unrealized gains on interest rate swaps	196,155	562,856
Total realized and unrealized gains (losses) on investments	<u>3,193,321</u>	<u>7,013,238</u>
Increase in net assets without donor restriction from operations	29,335,851	41,967,008
Contributions from non-controlling interest	1,220,478	6,669,657
Syndication costs paid by non-controlling interest	(196,300)	-
Increase in net assets without donor restriction	<u>30,360,029</u>	<u>48,636,665</u>
Change in net assets with donor restriction		
Contributions - Lending	200,000	5,567,678
Net assets released from restrictions - Lending	(8,883,265)	-
Contributions - Housing	-	16,093,750
Net assets released from restrictions - Housing	(2,253,705)	(6,938,352)
Change in net assets with donor restriction	<u>(10,936,970)</u>	<u>14,723,076</u>
Increase in net assets	19,423,059	63,359,741
Net assets at beginning of year	517,334,792	444,642,149
Allowance adjustment from consolidation of Budlong and Parkside	<u>-</u>	<u>9,332,902</u>
Net assets at end of year	<u>\$ 536,757,851</u>	<u>\$ 517,334,792</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Program	Administrative	Fundraising	Total
Lending expenses				
Allocation for loan losses	\$ 3,031,147	\$ -	\$ -	\$ 3,031,147
Borrowing fees	152,845	-	-	152,845
Bond fees	448,503	-	-	448,503
Interest expense	12,248,038	-	-	12,248,038
Salaries and employee benefits	2,565,560	-	-	2,565,560
Total lending expenses	<u>18,797,393</u>	<u>-</u>	<u>-</u>	<u>18,797,393</u>
Housing expenses				
CVC, CADI and other real estate operations				
Rental property expenses	17,379,322	-	86,669	17,465,991
Other real estate expenses	302,009	-	-	302,009
Property depreciation and amortization	13,600,260	-	-	13,600,260
Interest expense	7,118,871	-	-	7,118,871
Housing salaries and employee benefits	9,226,438	3,077,494	-	12,303,932
Borrowing fees	135,288	-	-	135,288
Total housing expenses	<u>47,762,188</u>	<u>3,077,494</u>	<u>86,669</u>	<u>50,926,351</u>
Corporate expenses				
Salaries and employee benefits	-	5,459,388	-	5,459,388
Professional fees	453,921	-	-	453,921
Business development expenses	232,232	-	-	232,232
General and administrative expenses	-	1,051,237	-	1,051,237
Depreciation and amortization expense	-	181,895	-	181,895
Total corporate expenses	<u>686,153</u>	<u>6,692,520</u>	<u>-</u>	<u>7,378,673</u>
Total	67,245,734	9,770,014	86,669	77,102,417
Other expenses				
Other program support	257,650	-	-	257,650
Income tax expense for LLCs	63,879	-	-	63,879
Total other expenses	<u>321,529</u>	<u>-</u>	<u>-</u>	<u>321,529</u>
Total expenses	<u>\$ 67,567,263</u>	<u>\$ 9,770,014</u>	<u>\$ 86,669</u>	<u>\$ 77,423,946</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2023

	Program	Administrative	Fundraising	Total
Lending expenses				
Allocation for loan losses	\$ 46,601	\$ -	\$ -	\$ 46,601
Borrowing fees	276,668	-	-	276,668
Bond fees	648,482	-	-	648,482
Interest expense	10,895,696	-	-	10,895,696
Salaries and employee benefits	2,322,381	-	-	2,322,381
Direct lending expenses	242,114	-	-	242,114
Total lending expenses	<u>14,431,942</u>	<u>-</u>	<u>-</u>	<u>14,431,942</u>
Housing expenses				
CVC, CADI and other real estate operations				
Rental property expenses	13,541,679	-	101,503	13,643,182
Other real estate expenses	430,910	-	-	430,910
Property depreciation and amortization	12,091,843	-	-	12,091,843
Interest expense	5,124,447	-	-	5,124,447
Housing salaries and employee benefits	8,489,109	2,751,808	-	11,240,917
Other program support	164,755	-	-	164,755
Total housing expenses	<u>39,842,743</u>	<u>2,751,808</u>	<u>101,503</u>	<u>42,696,054</u>
Corporate expenses				
Salaries and employee benefits	-	5,555,192	77,394	5,632,586
Professional fees	499,874	-	-	499,874
Business development expenses	187,043	-	-	187,043
General and administrative expenses	-	1,099,078	-	1,099,078
Depreciation	-	185,529	-	185,529
Total corporate expenses	<u>686,917</u>	<u>6,839,799</u>	<u>77,394</u>	<u>7,604,110</u>
Total	54,961,602	9,591,607	178,897	64,732,106
Other expenses				
Other program support	234,156	-	-	234,156
Income tax expense for LLCs	74,518	-	-	74,518
Total other expenses	<u>308,674</u>	<u>-</u>	<u>-</u>	<u>308,674</u>
Total expenses	<u>\$ 55,270,276</u>	<u>\$ 9,591,607</u>	<u>\$ 178,897</u>	<u>\$ 65,040,780</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase in net assets	\$ 19,423,059	\$ 63,359,741
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Contributions from non-controlling interest	(1,220,478)	(6,669,657)
Syndication costs paid by non-controlling interest	196,300	-
Interest expense - debt issuance costs	1,006,827	934,413
Interest expense - bond premium amortization	(672,419)	(672,418)
Depreciation and amortization expense	13,782,155	12,277,372
Gain from sale of real estate held for investment	(1,653,069)	-
Allocation for loan losses	3,031,147	46,601
Bad debt expense	862,806	892,438
Realized and unrealized gains on financial investments	(2,997,166)	(6,450,382)
Unrealized gains on interest rate swap	(196,155)	(562,856)
(Increase) decrease in assets		
Accounts receivable, net	(783,562)	(1,234,193)
Contributions receivable	2,600,750	(2,600,750)
Interest receivable	149,435	(319,328)
Prepaid expenses and other assets	222,858	(368,358)
Increase (decrease) in liabilities		
Accounts payable and accrued liabilities	826,825	384,796
Accrued interest	762,285	1,760,938
Security deposits	200,306	(26,722)
Other liabilities	(2,118,604)	(563,846)
Deferred income	1,189,172	543,494
Net cash provided by operating activities	<u>34,612,472</u>	<u>60,731,283</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment of accounts payable - construction	(25,036,513)	(6,273,349)
Purchase of real estate held for investment	(81,637,934)	(70,458,704)
Purchase of furniture, fixtures and equipment	(3,009,364)	(556,440)
Proceeds from sale of real estate held for investment	2,000,000	-
Increase in deferred charges	-	(82,000)
Advances in notes receivable	(323,251,121)	(173,105,460)
Receipts from notes receivable	257,771,472	167,622,850
Advances in other notes receivable	-	(3,567,622)
Purchase of investment securities	(243,333,079)	(127,017,539)
Proceeds from sales of investment securities	269,838,280	100,357,455
Net cash used in investing activities	<u>(146,658,259)</u>	<u>(113,080,809)</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from notes payable and lines of credit	171,129,436	68,099,919
Payments of notes payable and lines of credit	(18,843,200)	(10,133,342)
Proceeds from bonds payable	45,000,000	135,397,000
Payments of bonds payable	(136,969,000)	(113,435,000)
Proceeds from commercial paper	175,000,000	26,000,000
Payments of commercial paper	(125,000,000)	(51,000,000)
Increase in debt issuance costs	(135,000)	(491,997)
Contributions from non-controlling interest	1,220,478	6,669,657
Syndication costs paid by non-controlling interest	(196,300)	-
Net cash provided by financing activities	<u>111,206,414</u>	<u>61,106,237</u>
Net change in cash, cash equivalents and restricted cash	(839,373)	8,756,711
Cash, cash equivalents and restricted cash at beginning of year	<u>71,126,287</u>	<u>62,369,576</u>
Cash, cash equivalents and restricted cash at end of year	<u>\$ 70,286,914</u>	<u>\$ 71,126,287</u>
Cash and cash equivalents	\$ 33,073,184	\$ 31,951,930
Restricted cash	37,213,730	39,174,357
Total cash, cash equivalents and restricted cash	<u>\$ 70,286,914</u>	<u>\$ 71,126,287</u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	\$ 21,089,829	\$ 14,909,134
Cash paid for income taxes	\$ 63,879	\$ 74,518
Interest capitalized to fixed assets	<u>\$ 3,468,650</u>	<u>\$ 1,244,719</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES		
Increase in real estate held for investment, net, accounts payable and accrued liabilities, accrued interest, and other liabilities	<u>\$ 32,729,563</u>	<u>\$ 25,036,513</u>
Increase in real estate held for investment from assumed notes and interest payable	<u>\$ -</u>	<u>\$ 17,684,385</u>
Increase in real estate assets held for investment from prepaid expenses	<u>\$ 228,835</u>	<u>\$ -</u>
Reclassification of deferred charges from real estate assets held for investment	<u>\$ 184,990</u>	<u>\$ -</u>
Reclassification of debt issuance costs from real estate assets held for investment	<u>\$ 481,367</u>	<u>\$ -</u>

see accompanying notes to consolidated financial statements

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

1. Organization

Century Housing Corporation (“Century Housing”) is a California nonprofit public benefit corporation exempt from state and federal income taxation. Century Housing is the successor-in-interest to a housing program formerly administered by the State of California under the supervision of the United States District Court and a Consent Decree entered in settlement of Keith v. Volpe (U.S. District Court, 72-355 HP). Century Housing and its predecessor have developed and/or financed more than 63,521 affordable housing units throughout the State of California.

Century Housing and its controlled affiliates provide certain business activities and service programs to communities within the State of California. The following are the significant activities:

Affordable Housing Financing – Century Housing operates primarily as a lender to developers, builders and other nonprofit entities to provide and maintain affordable homes.

Affordable Housing Development – Century Housing’s affiliates, Century Villages at Cabrillo, Inc. (“CVC”) and Century Affordable Development, Inc. (“CADI”) engage in the development, preservation, and management of affordable housing.

2. Summary of significant accounting policies and nature of operations

Principles of consolidation

The accompanying consolidated financial statements include the assets, liabilities, net assets and financial activities of Century Housing and its controlled affiliates (collectively, “Century”):

Century Villages at Cabrillo, Inc. and affiliates
 Century Affordable Development, Inc. and affiliates
 Century Community Fund, LLC (formerly Century California Fund, LLC),
 Century Metropolitan Fund, LLC
 Century Long Term Value Fund, LLC and affiliates
 Century Guaranty Fund, LLC and
 Inglewood Home Assist Fund, LLC (“IHAF”)

All material intercompany transactions and balances have been eliminated in consolidation.

Century Long Term Value Fund, LLC and affiliates

Century Long Term Value Fund, LLC (“CLTVF”) is the sole member of Century Ackerfield, LLC and also owns 60% of Century CityView, L.P.

Century Villages at Cabrillo, Inc. and affiliates

CVC controls the following entities, in which CVC is the controlling general partner or managing member.

CVC is the sole member in the following LLCs, who in turn hold the general partner interest in the following partnerships:

<u>LLC</u>	<u>Limited Partnership</u>	<u>Ownership</u>
CVC Phase II, LLC	Plaza de Cabrillo, LP (“Plaza de Cabrillo”)	0.01%
CVC Phase IV, LLC	Cabrillo Gateway, LP (“Cabrillo Gateway”)	0.01%
CVC Phase V, LLC	Anchor Place, LP (“Anchor Place”)	0.01%
CVC Phase VI, LLC	The Cove, LP (“Cove”)	0.01%

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Century Villages at Cabrillo, Inc. and affiliates (continued)

CVC is the sole general partner in the following partnerships:

<u>Limited Partnership</u>	<u>Ownership</u>
Long Beach Savannah Housing, L.P. ("Savannah")	0.10%
Casa de Cabrillo, L.P. ("Casa")	0.01%
The Family Commons at Cabrillo, L.P. ("Family Commons")	0.01%

CVC is the sole member of Century Villages Property Management, LLC ("CVPM"), which is the property management business for the Villages at Cabrillo.

Century Affordable Development, Inc. and affiliates

CADI controls the following entities, in which CADI is the controlling general partner or managing member. CADI is the sole member in the following LLCs, who in turn hold the general partner interest in the following partnerships:

<u>LLC</u>	<u>Limited Partnership</u>	<u>Ownership</u>
CADI VI, LLC	Century Arrowhead Vista, L.P. ("Arrowhead Vista")	0.01%
CADI VII, LLC	Florence Morehouse, L.P. ("Florence Morehouse")	0.01%
CADI VIII, LLC	Beacon Place, L.P. ("Beacon Place")	0.01%
CADI IX, LLC	Beacon Pointe, L.P. ("Beacon Pointe")	0.01%
CADI X, LLC	Century Beachwood Apartments 2, LP ("Century Beachwood 2")	0.01%
CADI Eleven, LLC	Casa Rita, LP ("Casa Rita")	0.01%
CADI XII, LLC	Woodbridge Apartments, L.P. ("Woodbridge")	0.01%
CADI XIII, LLC	The Banning, L.P. ("Banning")	0.01%
CADI XIV, LLC	Century CityView, L.P. ("CityView")	40.0%
CADI XVI, LLC	Villa Vanowen, L.P. ("Villa Vanowen")	0.01%
CADI XVII, LLC	Watt Stations Partners, L.P. ("Watt Stations")	0.01%
Century WLAVA 1, LLC	Century WLAVA 1, L.P. ("B404")	.0099%
Century WLAVA 2, LLC	Century WLAVA 2, L.P. ("B156+157")	.0099%
Century WLAVA 3, LLC	Century WLAVA 3, L.P. ("B158")	.0099%

CADI is the 1% managing member of 12010 South Vermont, LLC ("Vermont") and Century Housing is the 99% member. Vermont is the sole general partner of Academy Hall, L.P. ("Academy Hall") and owns a 0.01% interest in Academy Hall. CADI also owns 99.9% and 99.99% of Savannah and Casa, respectively.

CADI is the sole member of Century Moonstone, LLC, CADI XV, LLC, CADI XVIII, LLC and CADI XIX, LLC which operate Moonstone, Costa Mesa Village, Budlong, and Parkside, respectively. CADI is the sole member of WLAVA 156/157 Steamline, LLC, CADI XX, LLC, and WLAVA Infrastructure, LLC.

On December 7, 2023, CADI acquired Budlong and Parkside through assumption of debt and executed a loan agreement with Century Housing to assume multiple loans in a total amount of \$9,332,902 that were part of the contingent assets (see Note 10) held by Century Housing. Management has determined that repayment of these loans is uncertain, therefore, the contingent assets were not recorded as notes and accrued interest on the books of Century Housing but recognized as allowance adjustment upon consolidation.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Partnerships that are controlled by Century Housing and its controlled affiliates, regardless of ownership percentage, are included in the consolidated financial statements. The accompanying consolidated financial statements include the assets, liabilities, net assets and financial activities of the following partnerships:

Long Beach Savannah Housing, L.P.	Plaza de Cabrillo, L.P.
Casa de Cabrillo, L.P.	Woodbridge Apartments, L.P.
The Family Commons at Cabrillo, L.P.	Casa Rita, L.P.
Academy Hall, L.P.	Villa Vanowen, L.P.
Cabrillo Gateway, L.P.	West LA Veterans Collective, LLC
Anchor Place, L.P.	The Cove, L.P.
Century Arrowhead Vista, L.P.	The Banning, L.P.
Florence Morehouse, L.P.	Century CityView, L.P.
Century Beachwood Apartments 2, L.P.	Century WLAVA 1, L.P.
Beacon Pointe, L.P.	Century WLAVA 2, L.P.
Beacon Place, L.P.	Century WLAVA 3, L.P.

Basis of accounting

Century prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

Basis of presentation

Century is required to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of Century. These net assets may be used at the discretion of Century's management and the board of directors.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature, which will be met by actions of Century or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statements of activities.

Use of estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Cash and cash equivalents

Cash is defined as cash in demand deposit accounts as well as cash on hand. Century considers all highly liquid debt instruments with an initial maturity of three months or less to be cash equivalents. The carrying amounts of cash and cash equivalents approximate their fair value.

Restricted cash

Restricted cash is not considered cash and cash equivalents, and includes cash deposited into separate bank accounts being held as collateral, and security deposits, operating reserves and replacement reserves that certain entities have been required to establish. Restricted cash also includes cash held under the provisions of the CDFI Fund. The carrying amounts of restricted cash approximate their fair value.

Concentration of credit risk

Century maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. Future changes in the banking industry can subject balances exceeding the federally insured limits to be at risk. Century has not experienced any losses in such accounts. Century does not believe it has an adverse credit risk exposure with the financial institutions where cash and cash equivalents are deposited.

Investments

All debt and equity securities are carried at estimated fair value. Realized gains and losses on investments are determined using the specific-identification method. Unrealized gains and losses arise from changes in the fair value of debt and equity securities and are reported in the consolidated statements of activities as increases or decreases in net assets without donor restrictions.

Fair value measurements

Century applies the accounting provisions related to fair value measurements. These provisions define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, establish a hierarchy that prioritizes the information used in developing fair value estimates and require disclosure of fair value measurements by level within the fair value hierarchy. The hierarchy gives the highest priority to quoted prices in active markets (Level 1 measurements) and the lowest priority to unobservable data (Level 3 measurements), such as the reporting entity's own data. These provisions also provide valuation techniques, such as the market approach (comparable market prices), the income approach (present value of future income or cash flows) and the cost approach (cost to replace the service capacity of an asset or replacement cost).

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement. The three levels of valuation hierarchy are defined as follows:

Level 1: Observable inputs such as quoted prices (unadjusted) for identical assets or liabilities in active markets.

Level 2: Inputs other than quoted prices for similar assets and liabilities in active markets, and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

Level 3: Unobservable inputs that reflect Century's own assumptions.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

The following tables present certain assets and liabilities that are measured and recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of December 31, 2024 and 2023:

		December 31, 2024			
		Level 1	Level 2	Level 3	Fair Value Measurements
Assets					
Marketable securities	\$ 96,235,255	\$ -	\$ -	\$ -	\$ 96,235,255
U.S. Treasury obligations	25,825,214	-	-	-	25,825,214
Notes receivable, net	-	-	431,128,377	-	431,128,377
Other notes receivable	-	-	14,731,039	-	14,731,039
Interest rate swap	-	464,877	-	-	464,877
	<u>\$ 122,060,469</u>	<u>\$ 464,877</u>	<u>\$ 445,859,416</u>	<u>\$ -</u>	<u>\$ 568,384,762</u>
Liabilities					
Bonds payable	\$ 153,323,815	\$ -	\$ -	\$ -	\$ 153,323,815
Notes payable and lines of credit	473,616,843	-	-	-	473,616,843
Commercial paper	50,000,000	-	-	-	50,000,000
	<u>\$ 676,940,658</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 676,940,658</u>
		December 31, 2023			
		Level 1	Level 2	Level 3	Fair Value Measurements
Assets					
Marketable securities	\$ 120,528,478	\$ -	\$ -	\$ -	\$ 120,528,478
U.S. Treasury obligations	25,040,026	-	-	-	25,040,026
Notes receivable, net	-	-	368,679,875	-	368,679,875
Other notes receivable	-	-	14,731,039	-	14,731,039
Interest rate swap	-	268,722	-	-	268,722
	<u>\$ 145,568,504</u>	<u>\$ 268,722</u>	<u>\$ 383,410,914</u>	<u>\$ -</u>	<u>\$ 529,248,140</u>
Liabilities					
Bonds payable	\$ 245,225,979	\$ -	\$ -	\$ -	\$ 245,225,979
Notes payable and lines of credit	321,679,402	-	-	-	321,679,402
	<u>\$ 566,905,381</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 566,905,381</u>

Investments in marketable securities are classified within Level 1 of the fair value hierarchy because they are valued using quoted market prices, broker dealer quotations or alternative pricing sources with reasonable levels of price transparency.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

U.S. Treasury obligations are based on prices provided by vendors that obtain feeds from a number of live data sources, including active market makers and interdealer brokers. To the extent that the values of U.S. Treasury obligations are actively quoted, they are categorized as Level 1. To the extent these inputs are observable and timely, the values of these securities are categorized as Level 2; otherwise, the values are categorized as Level 3.

Interest rate swaps are classified within Level 2 of the fair market value hierarchy because the fair value of the interest rate swap is based on notional amounts, interest rates, maturity date and other contract terms and is valued using a third-party.

Notes receivable are classified within Level 3 of the fair value hierarchy because they are valued based on future discounted cash flows and management's assumptions of various lending risk factors and existing market conditions.

The carrying amounts of bonds payable, notes payable and lines of credit approximate fair value because Century can obtain similar loans at the same terms.

The changes in notes receivable measured at fair value for which Century has used Level 3 inputs to determine fair value are as follows:

Notes receivable, net:

Balance, January 1, 2023	\$ 363,243,866
Advances	173,105,460
Principal payments received	(167,622,850)
Allocation for loan losses	<u>(46,601)</u>
Balance, December 31, 2023	368,679,875
Advances	323,251,121
Principal payments received	(257,771,472)
Allocation for loan losses	<u>(3,031,147)</u>
Balance, December 31, 2024	<u>\$ 431,128,377</u>

Derivatives and hedging activities

Century recognizes all derivatives on the statement of financial position at fair value. Derivatives that do not qualify for hedge accounting are adjusted to fair value through income. If the derivative is a hedge instrument, depending on the nature of the hedge transaction, the changes in the fair value of derivative instrument are either offset against the earnings of the hedged item or recognized in other comprehensive income (loss) in net assets until the hedged item is recognized in earnings. The ineffective portion of a derivative hedge instrument is immediately recognized in earnings. Century is a party to a derivative financial instrument for the purpose of limiting its exposure to interest rate fluctuations through the use of interest rate swaps. Derivatives are held only for the purpose of hedging or limiting such risks, not for speculation. As of December 31, 2024 and 2023, none of Century's derivative financial instruments qualify as hedges.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Investment in limited partnerships

Century holds interests of 50% or less in limited partnerships, which are accounted for using the equity method of accounting. The initial investment is recorded at cost and is subsequently increased by Century's share of earnings and decreased by Century's share of losses and distributions. Under the equity method, losses from operating partnerships in which Century is not required to fund any operating deficit obligations are no longer recognized once the balance in the investment account reaches zero.

Accounts receivable

Management considers receivables to be fully collectible. If amounts become uncollectible, they are charged to operations in the period in which that determination is made. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

Notes receivable and allowance for credit losses

Notes receivable are reported net of an allowance for credit losses. Century records an allowance for credit losses based on losses expected to arise over the contractual term of the financial asset. Assets are written off when Century deems the notes receivable to be uncollectable. Write-offs are recognized as a deduction from the allowance for credit losses. Expected recoveries of amounts previously written off, which do not exceed the aggregate of previous write-offs, are included in determining the allowance account. As of December 31, 2024 and 2023, management had established an allowance for credit losses in the amount of \$7,910,627 and \$4,879,480, respectively. The allowance for credit losses at December 31, 2024 and 2023 is summarized as follows:

Balance, January 1, 2023	\$ 4,832,879
Provision for losses	<u>46,601</u>
Balance, December 31, 2023	4,879,480
Provision for losses	<u>3,031,147</u>
Balance, December 31, 2024	<u>\$ 7,910,627</u>

In developing estimates for expected credit losses, management considers historical loss information updated for current conditions and reasonable and supportable forecasts that affect expected collectability using Century's loan risk rating policy. Management's policy is to establish an allowance for credit losses of up to 1.75% on the outstanding balance of loans with no prior history of non-performance. Loans that exhibit non-performance are re-evaluated by management and the allowance for credit losses is adjusted accordingly. Management considers factors such as the borrower's financial condition, the borrower's ability to make scheduled interest or principal payments based on the current and forecasted direction of the economic and business environment, the remaining payment terms of the loan, the remaining time to maturity, and the value of underlying collateral. Although management uses many factors to estimate credit losses, because of uncertainties associated with local economic conditions, collateral values, and future cash flows, it is reasonably possible that a material change could occur in the allowance for credit loan losses in the near term. However, the amount of the change that is reasonably possible cannot be estimated.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Contributions and pledges receivable

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Discount amortization is included in contribution revenue. Conditional promises to give are not included as support until the conditions are met.

As of December 31, 2024 and 2023, contributions receivable consisted of CADI's Capital Magnet Fund grant (see Note 19) in the amount of \$0 and \$2,600,750, respectively, all of which are expected to be collected within one year.

Real estate held for investment

Real estate held for investment is stated at cost. The cost of maintenance and repairs is expensed as incurred, while major renewals and betterments are capitalized. Century rents some of these assets to qualifying tenants under operating leases. Rental payments received in advance are deferred until earned. In addition, Century records depreciation expense on the rented homes. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over the estimated service life of approximately 28 years using the straight-line method.

Buildings, leasehold improvements and office equipment are stated at cost of acquisition or construction. Assets purchased from commonly controlled entities are recorded at the seller's carrying value. Expenditures for maintenance and repairs are expensed as incurred, while major renewals and betterments are capitalized. Costs of the properties constructed, rehabilitated or still under development include all direct costs of construction as well as carrying costs, such as interest, during the construction period and indirect costs of construction, supervision, and management. It is Century's policy to consider any items purchased with an estimated useful life of more than one year and a cost in excess of \$1,000 for capitalization.

Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the consolidated statements of activities. Depreciation is computed using the straight-line method over estimated useful lives of the assets.

The useful lives of the assets are estimated as follows:

Buildings and improvements	27.5 - 40 years
Furniture and fixtures	5 - 7 years
Equipment	5 years
Leasehold improvements	Over life of lease

Impairment of long-lived assets

Century reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flows expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. No impairment losses were recognized during 2024 or 2023.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Deferred charges and amortization

Deferred charges are recorded at cost and amortized on a straight-line basis. Tax credit fees are amortized over the tax credit compliance period.

Revenue recognition

Century is the lessor of affordable housing projects and accounts for tenant leases as operating leases. Century determines if a contract is a lease or contains a lease at inception. At the commencement of an operating lease, no income is recognized; subsequently, lease payments received are recognized on a straight-line basis. Rental revenue attributable to residential leases is recorded when due from residents, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly. Other revenue such as contingent assets income and sale of certificated state credits is accounted for in the year in which the payments are received. Advance receipts of revenue are deferred and classified as liabilities until earned.

Contributions

Contributions received are recorded as support with or without donor restrictions depending on the existence and/or nature of any donor restrictions. When a restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. Century reports contributions with donor restrictions whose restrictions are met in the same reporting period as contributions without donor restrictions.

Grant revenue

Century received grants from governments, agencies and others, which are conditioned upon incurring certain qualifying costs or meeting other conditions. The grants are recognized as revenue when the qualifying costs are incurred. Funds received for costs not yet incurred are recorded as deferred revenue. Funds for qualifying costs incurred and recognized as revenue but not yet received are recorded as accounts receivable.

Loan fees

Loan fees represent the origination fees charged to the borrowers of Century Housing. Loan origination fees are recognized as revenue upon closing of the loans when the cost of originating the loans is equal or greater than the loan origination fees received. In the case where the loan origination fees received are greater than the cost incurred to originate the loans, the excess of loan fees received over loan origination costs will be deferred and recognized as revenue over the terms of the loans.

Sale of assets

Century records its gain or loss on the sale of assets by recording the cost of sale of the asset as a reduction against the sale proceeds received. The cost of the sale of the asset is determined based upon the historical cost of the asset, net of any accumulated depreciation recorded through the date of the sale, and increased for any closing costs or commission incurred on the sale.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Development fee income

Development fee income from non-consolidated affiliates is recognized as the project is completed under a percentage of completion method or in accordance with the developer fee agreement. Developer fees earned on the development of properties owned by CVC, CADI, and Century Housing, either temporarily or permanently, are not recognized as income. Developer fee profits recognized from affiliated limited partnerships are eliminated as intercompany transactions. Century estimates that 90% of its developer fees cover related project costs. Project costs include costs of development, such as consultants, allocated internal salaries and benefits, related overhead, and other non-reimbursed fees that are ordinarily capitalized. The 10% profit portion of the development fees is considered deferred income and amortized annually to offset the depreciation expense related to the fee capitalized as real property costs. For the years ended December 31, 2024 and 2023, development fee income from consolidated affiliates was \$8,920,001 and \$6,692,593, respectively, and development fee salary offset was recorded in the amount of \$8,028,001 and \$6,023,333, respectively. See deferred development fee income schedule on Note 18.

Non-controlling interests in limited partnerships

The non-controlling interests in limited partnerships represent the aggregate positive balances of the limited partners' equity interests in Family Commons, Academy Hall, Cabrillo Gateway, Anchor Place, Plaza de Cabrillo, Cove, Arrowhead Vista, Florence Morehouse, Beacon Pointe, Beacon Place, Century Beachwood 2, Casa Rita, Woodbridge, Banning, B404, B156 + B157, B158, and Villa Vanowen that are included in the consolidated financial statements, while the negative balances of the limited partners' interest reduce Century's net assets.

Functional allocation of expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying consolidated statement of functional expenses. Expenses that are directly identifiable are allocated to programs. Accordingly, certain administrative costs are allocated among program services and supporting services based on estimates of time and effort.

Income taxes

Century Housing is a nonprofit public benefit corporation and is exempt from federal and state tax under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code (the "Codes"). Management believes that all material activities of Century Housing are within the tax-exempt guidelines of the Codes. Accordingly, no provision for income taxes is included on the accompanying consolidated financial statements.

Income taxes on partnership and LLC income are levied on the partners and members in their individual capacity. Accordingly, all profits and losses of the partnerships are recognized by each partner and member on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires Century to report information regarding its exposure to various tax positions taken by Century. Century has determined whether any tax positions have met the recognition threshold and has measured Century's exposure to those tax positions. Management believes that Century has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to Century are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying consolidated financial statements.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

2. Summary of significant accounting policies and nature of operations (continued)

Reclassifications

Certain reclassifications have been made to the prior year financial statements to conform to the current year presentation.

Subsequent events

Subsequent events have been evaluated through April 30, 2025, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

3. Restricted cash

Century's restricted cash consisted of the following at December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Security deposits	\$ 1,797,886	\$ 1,680,540
Replacement reserves	7,119,143	7,433,887
Operating reserves	15,392,549	4,116,230
Transition reserves	982,225	896,275
General Partner reserves	45,152	45,150
Impound deposits	478,118	322,865
CDFI/Capital Magnet Funds	7,000,217	8,317,842
Construction disbursement accounts	2,819,836	2,481,954
Debt service reserve fund	723,808	728,307
Veteran services grant fund	460,102	12,585,837
Holdback escrow	340,729	565,470
Other reserves	53,965	-
Total restricted cash	<u>\$ 37,213,730</u>	<u>\$ 39,174,357</u>

4. Investments – Century Housing Corporation

Publicly traded securities and U.S. Treasury obligations are valued at quoted market prices. These investments are comprised of the following at December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Fidelity Total Market Equity Fund	\$ 10,568,305	\$ 8,531,239
Fidelity Money Market Fund	116,679	32,564,761
Loomis Sayles High Yield Fund	10,277,857	9,390,918
Bain Senior Loan Fund	10,021,136	9,187,040
Vanguard Total International Stock Index Fund	6,603,729	6,277,862
Dodge & Cox Fund	20,294,684	19,845,485
JP Morgan Core Bond Fund	20,198,216	19,754,476
JP Morgan Money Market Fund	3,501,052	2,000,000
U.S. Treasury Inflation-Protected Securities	25,825,214	25,040,026
BlackRock Minimum Volatility Index Fund	8,104,960	7,274,012
PIMCO Commodity Real Return Strategy Fund	5,063,637	4,836,685
Total securities	<u>\$ 120,575,469</u>	<u>\$ 144,702,504</u>

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

4. Investments – Century Housing Corporation (continued)

As of December 31, 2024 and 2023, Century Housing held shares of Federal Home Loan Bank of San Francisco (“FHLB”) capital stock in the amount of \$1,485,000 and \$866,000, respectively. Members of FHLB are required to own a certain amount of stock based on the level of borrowings and other factors. The carrying value of FHLB capital stock approximates fair value.

The following schedule summarizes the investment return and its classification in the consolidated statements of activities for the years ended December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Interest on cash and cash equivalents	\$ 1,324,713	\$ 450,264
Interest income and dividends	3,818,914	3,482,862
Unrealized/realized gains	<u>2,997,166</u>	<u>6,450,382</u>
Total investment gains	<u>\$ 8,140,793</u>	<u>\$ 10,383,508</u>

5. Notes receivable, net – Century Housing Corporation

Notes receivable consist of notes secured by the real property of affordable housing development projects located in the State of California. Advances under the notes receivable bear interest at rates ranging from 3% to 9.84%. Notes receivable, secured by affordable housing development projects and unsecured, totaled \$470,491,029 and \$401,056,382 as of December 31, 2024 and 2023, respectively.

On December 14, 2012, Century Housing entered into an Origination and Participation Agreement with Golden State Acquisition Fund, LLC (“GSAF”) to which GSAF will provide 25% of the loan funds, which are obtained from the California Department of Housing and Community Development (“HCD”), to support eligible affordable housing developments as governed by the terms and provisions of the HCD Loan Agreement as well as the Participation Agreement. As of December 31, 2024 and 2023, the portion of the loan funded by GSAF was \$7,283,579 and \$7,778,581, respectively, and is offset against notes receivable on the accompanying consolidated statements of financial position.

Century Housing owes GSAF interest accrued on the portion of loans funded by GSAF. The outstanding balance due to GSAF as of December 31, 2024 and 2023 was \$37,315 and \$39,734, respectively, which is included in accrued interest on the accompanying consolidated statements of financial position.

During 2024 and 2023, Century Housing received Affordable Housing Program awards from Federal Home Loan Bank of San Francisco (“FHLB AHP”) for certain affordable housing development projects. As of December 31, 2024 and 2023, the portion of the loan funded by FHLB AHP was \$24,168,446 and \$19,718,446, respectively, and is offset against notes receivable on the accompanying consolidated statements of financial position.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

5. Notes receivable, net – Century Housing Corporation (continued)

Outstanding principal is scheduled to be received over each of the next five years and thereafter as follows:

Year ending December 31:	
2025	\$ 219,207,316
2026	114,640,792
2027	3,418,037
2028	-
2029	990,210
Thereafter	<u>132,234,674</u>
Total notes receivable	470,491,029
Less allowance for doubtful accounts	(7,910,627)
Less participant purchases	<u>(31,452,025)</u>
Total notes receivable, net	<u>\$ 431,128,377</u>

6. Real estate held for investment, net

Century's real estate held for investment consists of the following at December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Land	\$ 79,073,937	\$ 78,884,605
Buildings and improvements	428,244,362	359,356,775
Leasehold improvements	35,862,572	26,789,546
Construction in progress	<u>167,967,849</u>	<u>132,039,375</u>
Total real estate held for investment	711,148,720	597,070,301
Less accumulated depreciation	<u>(80,736,673)</u>	<u>(68,740,521)</u>
Total real estate held for investment, net	<u>\$ 630,412,047</u>	<u>\$ 528,329,780</u>

Real estate held for investment, net owned by the affiliated entities at December 31, 2024 and 2023, is as follows:

	<u>2024</u>	<u>2023</u>
Century Housing Corporation	\$ 6,667,328	\$ 6,236,907
Century Ackerfield, LLC	16,320,373	16,397,258
Century Affordable Development, Inc.	8,467,949	6,712,400
Century Villages at Cabrillo, Inc.	11,555,882	11,635,122
CVC affiliated limited partnerships	134,845,447	133,884,941
CADI affiliated limited partnerships	<u>452,555,068</u>	<u>353,463,152</u>
Total real estate held for investment, net	<u>\$ 630,412,047</u>	<u>\$ 528,329,780</u>

Depreciation expense on real estate held for investment during 2024 and 2023 was \$12,032,385 and \$10,663,449, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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7. Furniture, fixtures and equipment, net

Century's furniture, fixtures, and equipment consist of the following at December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Furniture and fixtures	\$ 12,070,748	\$ 9,165,556
Equipment	<u>6,695,031</u>	<u>6,590,859</u>
Total furniture, fixtures and equipment	18,765,779	15,756,415
Less accumulated depreciation	<u>(13,408,191)</u>	<u>(11,721,745)</u>
Total furniture, fixtures and equipment, net	<u>\$ 5,357,588</u>	<u>\$ 4,034,670</u>

Depreciation expense on furniture, fixtures and equipment during 2024 and 2023 was \$1,686,446 and \$1,544,717, respectively.

8. Deferred charges, net

Century's deferred charges consist of the following at December 31, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
Tax credit fees	\$ 1,135,294	\$ 950,304
Ground lease fees	<u>22,500</u>	<u>22,500</u>
Total deferred charges	1,157,794	972,804
Accumulated amortization	<u>(485,883)</u>	<u>(422,559)</u>
Total deferred charges, net	<u>\$ 671,911</u>	<u>\$ 550,245</u>

Amortization expense during 2024 and 2023 was \$63,324 and \$69,206, respectively.

9. Employee benefit plans – Century Housing Corporation

Century has a Section 403(b) defined contribution plan for its employees. Eligible employees may contribute a percentage of their annual compensation, subject to certain limitations, to the 403(b) defined contribution plan. For all participants, Century will contribute 3% of an employee's gross salary and will match employee contributions up to 4% of gross salary to the 403(b) defined contribution plan. During the years ended December 31, 2024 and 2023, the total amount contributed by Century to the plan was \$834,812 and \$977,627, respectively, which is included in salaries and employee benefits on the accompanying consolidated statements of activities.

10. Contingent and restricted assets: affordable housing financing – Century Housing Corporation

During the formation of Century Housing, Century Housing's predecessor (Century Freeway Housing Program ("CFHP")), a housing program administered by the state of California, contributed certain notes receivable and net assets with donor restrictions to fund additional notes receivable for affordable housing. These loans were made to facilitate the acquisition of land, provide construction financing and make available permanent financing of affordable housing at rates substantially below current market interest rates. These loans provided for affordable housing based on rent and income restrictions established by CFHP. Century Housing monitors compliance with these restrictive covenants, which continue for a period of 15 years or more. These affordable housing loans were generally interest-free until the completion of construction, and then accrued simple interest generally at 3% per annum deferred for their term. Principal and interest are due only after the payment of normal operating expenses, taxes and debt service on senior loans.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

10. Contingent and restricted assets: affordable housing financing – Century Housing Corporation (continued)

The loans extended to single family borrowers generally accrue interest at 3% per annum deferred for the term of the loan. They are generally due at maturity, 30 years from the note date, or in the event the borrower sells, transfers or conveys the property prior to the maturity of the note. There are no payments required during the term of the loans unless stipulated in the notes.

Repayment of these loans is dependent on operating income, residual value of the affordable housing units, and/or a violation of the terms of the loan, such as selling the property at market, all of which cannot be predicted. As a result, management has determined that repayment of these loans is uncertain and has not recorded the notes receivable or accrued interest on the books of Century. Therefore, should repayment occur, it will be accounted for as contingent assets income in the year in which the payments are received.

Contingent assets represented by affordable housing loans outstanding as of December 31, 2024 and 2023, total \$51,382,010 and \$52,666,777, respectively, and have an effective interest rate of 3% per annum. Unrecognized accrued interest receivable as of December 31, 2024 and 2023 was \$38,981,720 and \$38,715,766, respectively. For the years ended December 31, 2024 and 2023, Century recognized income in the amount \$1,675,584 and \$731,252 from these loans, respectively, which is included in “Residual receipts and contingent asset income” on the consolidated statements of activities.

11. Notes payable: housing activities

Notes payable – Federal Home Loan Bank of San Francisco

On November 15, 2007, CVC obtained a development loan from the Federal Home Loan Bank of San Francisco’s Affordable Housing Program (“FHLB AHP”) in the amount of \$972,000 and funded by First Federal Bank of California. Loan proceeds were loaned to CVC under conditions stipulated in certain loan and regulatory agreements. Repayment of the loan was secured by a third deed of trust on the real property of Family Commons. The loan bore no interest and matured in November 2023, which is fifteen years from the date of Family Commons’ project completion date. If CVC complies with the terms of the loan and regulatory agreements, the principal balance will be forgiven upon maturity. CVC, in turn, made a loan in the amount of \$972,000 to Family Commons for the development of its low-income housing tax credit project, subject to the same terms as the loan from FHLB AHP. As of December 31, 2024 and 2023, the outstanding principal was \$972,000. Management is reasonably assured CVC complied with the terms of the agreement and this will not have materially adverse effects on its financial condition or results of operations.

On July 23, 2015 and October 1, 2015, Cabrillo Gateway and Anchor Place, respectively, entered into a development loan agreement with FHLB AHP. During 2016, these were funded by Wells Fargo Financial National Bank in the amount of \$800,000 and \$1,500,000, respectively. The loans are secured by deeds of trust, non-interest bearing, and mature on June 1, 2070 and December 31, 2072, respectively. As of December 31, 2024 and 2023, the outstanding principal was \$2,300,000.

On May 22, 2017 and November 21, 2017, Beacon Place and Beacon Pointe, respectively, entered into a development loan agreement with FHLB AHP. During 2019, these were funded by Wells Fargo Financial National Bank in the amount of \$760,000 and \$1,500,000, respectively. The loans are secured by deeds of trust, non-interest bearing, and mature on May 1, 2072 and December 1, 2072, respectively. As of December 31, 2024 and 2023, the outstanding principal was \$2,260,000.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – Federal Home Loan Bank of San Francisco (continued)

On December 1, 2017, Century Beachwood 2, entered into a development loan agreement with FHLB AHP. During 2019, the loan was funded by U.S. Bank N.A. (US Bank) (formerly MUFG Union Bank, N.A.) in the amount of \$440,000. The loan is secured by a deed of trust, non-interest bearing, and matures on December 1, 2072. As of December 31, 2024 and 2023, the outstanding principal was \$440,000.

On June 1, 2019, Florence Morehouse entered into a development loan agreement with FHLB AHP. During 2020, the loan was funded by Wells Fargo Financial National Bank in the amount of \$590,000. The loan is secured by a deed of trust, non-interest bearing, and matures on June 1, 2074. As of December 31, 2024 and 2023, the outstanding principal was \$590,000.

On September 1, 2020, Plaza de Cabrillo entered into a development loan agreement with FHLB AHP. During 2022, the loan was funded by Wells Fargo National Bank West in the amount of \$1,500,000. The loan is secured by a deed of trust, non-interest bearing, and matures on March 1, 2077. As of December 31, 2024 and 2023, the principal balance of the loan was \$1,500,000.

On November 1, 2022, B404 entered into a development loan agreement with FHLB AHP. During 2023, the loan was funded by Wells Fargo National Bank West in the amount of \$1,080,000. The loan is secured by a deed of trust, non-interest bearing, and matures on November 16, 2077. As of December 31, 2024 and 2023, the principal balance of the loan was \$1,080,000.

Notes payable – Long Beach Community Investment Company

On December 15, 2008, Family Commons obtained financing for the construction of its project from loan proceeds funded by the Long Beach Community Investment Company (“LBCIC”), formerly known as the Long Beach Housing Development Company, in an amount not to exceed \$11,775,000 (the “LBHDC Loan”). Repayment of the LBHDC Loan is secured by a deed of trust and matures on November 2063. The LBHDC Loan is non-interest bearing and requires annual principal payments from residual receipts, as defined in the partnership agreement. As of December 31, 2024 and 2023, the outstanding principal was \$11,753,554.

On December 30, 2014, CADI acquired the Long Beach & Anaheim Phase II Property (the “Phase II Property”) through assumption of debt and executed a loan agreement with LBCIC to assume the outstanding principal encumbering the Phase II Property in the amount of \$2,276,000 (the “LBCIC Loan”). During 2014, CADI discounted the principal debt assumed at acquisition to its present value as of the acquisition date. On November 15, 2017, the LBCIC Loan was amended and assigned to Beacon Pointe. The amended LBCIC Loan is non-interest bearing and matures on March 16, 2075. As of December 31, 2024 and 2023, the outstanding principal was \$2,276,000.

On November 15, 2017, Beacon Pointe obtained financing for the construction of its project from loan proceeds funded by the LBCIC in the amount of \$10,000,000 (the “LBCIC Construction Loan”). Repayment of the LBCIC Construction Loan is secured by a deed of trust and matures on March 16, 2075. The LBCIC Construction Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the partnership agreement. As of December 31, 2024 and 2023, the outstanding principal was \$10,000,000, and accrued interest was \$1,681,478 and \$1,448,950, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$300,000 for each year.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Note payable – The Bank of New York Mellon Trust Company, N.A.

On April 1, 2009, Academy Hall obtained financing for the acquisition and rehabilitation of the project from the proceeds of tax-exempt Multifamily Housing Revenue Bonds, Series 2009B issued by the City of Los Angeles (the “Issuer”) in the amount of \$5,000,000 (the “Tax-Exempt Bonds”). Concurrent with the issuance of the Tax-Exempt Bonds, the Issuer entered into a Trust Indenture with The Bank of New York Mellon (the “Trustee”). Proceeds for the Tax-Exempt Bonds were loaned by the Issuer to Academy Hall under conditions stipulated in the loan agreement and the Trust Indenture. A loan in the amount of \$5,000,000 was funded to Academy Hall on April 1, 2009 (the “Construction Loan”). Repayment of the loan is secured by the real property of Academy Hall and bears a variable interest rate equal to the sum of the British Bankers Association LIBOR Daily floating rate plus 2.5%, which shall never be less than 3% or exceed 12%. Commencing May 1, 2010, the Construction Loan shall bear interest at a fixed rate of 6.25%. In November 2012, the Construction Loan converted into permanent financing, at which point payments of principal were due based on the redemption of the underlying Tax-Exempt Bonds. The interest rate remained fixed at 6.25%. Any unpaid principal and accrued interest is due in full at maturity on November 1, 2040. As of December 31, 2024 and 2023, the outstanding principal was \$1,795,000 and \$1,860,000, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$114,346 and \$118,278, respectively.

Notes payable – California Housing Finance Agency

On November 1, 2013, Cabrillo Gateway entered into a promissory note under the Mental Health Services Act Program (“MHSA”) in the amount of \$1,600,000, and on November 1, 2015, Anchor Place entered into a promissory note under the MHSA in the amount of \$1,710,000 (the “MHSA Loans”). Both loans are funded by the California Housing Finance Agency (“CalHFA”). Repayment of the MHSA Loans is secured by deeds of trust and the loans mature on November 1, 2068 and November 1, 2070, respectively. The MHSA Loans bear simple interest at a rate of 3% per annum and require annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$3,310,000, and accrued interest was \$1,002,113 and \$902,813, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$99,300 and \$99,700, respectively.

On October 1, 2020, Beacon Pointe executed a loan with CalHFA under the Local Government Special Needs Housing Program (the “SNHP”) in the principal amount of \$1,000,000. The SNHP loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The SNHP loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the loan agreement. Any unpaid principal and accrued interest is due in full at maturity on October 1, 2075. As of December 31, 2024 and 2023, the principal balance of the loan was \$1,000,000 and accrued interest was \$125,167 and \$95,167, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$30,000 for each year.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – Wells Fargo Bank, N.A.

During April 2022, Cove entered into a construction loan agreement with Wells Fargo Bank, N.A. to receive a loan in the maximum principal amount of \$27,454,538 for the construction of the project. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a base rate equal to the Federal Funds Rate, as defined in the interest rate agreement, plus 0.50%. Interest accrued shall be due and payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable are due on August 27, 2024. As of December 31, 2024 and 2023, the outstanding principal balance was \$26,056,628 and \$16,082,405, and accrued interest was \$145,452 and \$100,649, respectively. For the years ended December 31, 2024 and 2023, interest expense was \$1,577,215 and \$615,572, respectively, of which, \$801,136 and \$615,572, respectively, have been capitalized to fixed assets.

On June 2, 2022, Banning executed a construction loan agreement with Wells Fargo in the total principal amount of \$21,463,423 for the acquisition and construction of the project. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loans bear interest at a variable rate based on the 30-day SOFR Average, as defined in the promissory notes. Interest is payable on the first business day of each month. The entire principal balance of the loans, together with all accrued and unpaid interest and all other amounts payable are due on September 1, 2024. As of December 31, 2024 and 2023, the outstanding principal balance was \$21,028,884 and \$13,147,003, and accrued interest was \$112,658 and \$77,388, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$412,888 and \$545,521, of which \$62,058 and \$545,521 has been capitalized to fixed assets, respectively.

On November 1, 2022, B404 executed a construction disbursement agreement with Wells Fargo to finance a portion of the construction and related improvements of the property. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a variable rate based on the 30-day SOFR Average, as defined in the agreement, and is payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable are due on July 16, 2025. As of December 31, 2024 and 2023, the outstanding principal balance was \$30,177,456 and \$9,651,007, and accrued interest was \$158,438 and \$102,129, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$698,512 and \$226,142, which has been capitalized to fixed assets.

On June 1, 2023, B156 + B157 executed a construction disbursement agreement with Wells Fargo to finance a portion of the construction and related improvements of the property. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a variable rate based on the 30-day SOFR Average, as defined in the agreement, and is payable on the first business day of each month. The entire principal balance of the loan, together with all accrued and unpaid interest and all other amounts payable are due on February 7, 2026. As of December 31, 2024 and 2023, the outstanding principal balance was \$23,938,108 and \$2,051,288, respectively, and accrued interest was \$128,483 and \$2,211, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$800,063 and \$2,211, respectively, which has been capitalized to fixed assets.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – Wells Fargo Bank, N.A. (continued)

On December 7, 2023, CADI XIX, LLC acquired Parkside through assumption of debt and executed a loan agreement with Wells Fargo to assume the outstanding principal encumbering the project in the amount of \$643,547. The loan bears interest at a rate of 8.68% per annum and matures on September 1, 2029. As of December 31, 2024 and 2023, the outstanding principal was \$553,311 and \$643,547, respectively, and accrued interest was \$4,002 and \$0, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$51,672 and \$0, respectively.

On June 1, 2023, B156 + B157 executed a loan agreement with Wells Fargo in the total amount of \$1,250,000. The loan is secured by a deed of trust, is non-interest bearing and matures on June 1, 2081. The loan was not funded until 2024. As of December 31, 2024, the outstanding principal was \$1,250,000.

On June 1, 2022, Banning executed a loan agreement with Wells Fargo in the total amount of \$945,000. The loan is secured by a deed of trust, is non-interest bearing and matures on June 1, 2079. The loan was not funded until 2024. As of December 31, 2024, the outstanding principal was \$945,000.

Notes payable – California Community Reinvestment Corporation

On February 26, 2016, Cabrillo Gateway executed a loan with CCRC in the principal amount of \$2,935,000 (“Cabrillo Gateway CCRC Loan”). The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at 5.95% per annum and matures on March 1, 2031. As of December 31, 2024 and 2023, the outstanding principal was \$1,543,149 and \$1,741,148, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$98,257 and \$109,666, respectively.

On June 22, 2018, Anchor Place executed a loan with CCRC in the principal amount of \$2,508,000 (the “Anchor Place CCRC Loan”). The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.25% per annum and matures on June 1, 2033. As of December 31, 2024 and 2023, the outstanding principal was \$1,656,002 and \$1,806,678, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$91,259 and \$98,949, respectively.

On March 20, 2020, Beacon Place executed a loan with CCRC (“Beacon Place CCRC Loan”) in the principal amount of \$1,535,300. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.34% per annum and matures on April 1, 2055. As of December 31, 2024 and 2023, the principal balance of the loan was \$1,455,850 and \$1,474,576, respectively, and accrued interest was \$6,479 and \$6,562, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$78,205 and \$79,181, respectively.

On October 28, 2020, Beacon Pointe executed a loan with CCRC (the “Beacon Pointe CCRC Loan”) in the principal amount of \$10,000,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.41% per annum and matures on November 1, 2036. As of December 31, 2024 and 2023, the principal balance of the loan was \$9,678,234 and \$9,763,709, respectively, and accrued interest was \$43,633 and \$44,018, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$525,733 and \$530,244, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – California Community Reinvestment Corporation (continued)

On October 29, 2020, Florence Morehouse executed a loan with CCRC (the “Florence Morehouse CCRC Loan”) in the principal amount of \$2,167,500. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 5.15% per annum and matures on November 1, 2037. As of December 31, 2024 and 2023, the principal balance of the loan was \$2,067,117 and \$2,093,682, respectively, and accrued interest was \$8,871 and \$9,294, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$106,780 and \$108,534, respectively.

On December 15, 2021, Woodbridge executed a loan with CCRC in the principal amount of \$8,271,000. The loan is secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. The loan bears interest at a rate of 3.35% per annum and matures on January 1, 2037. As of December 31, 2024 and 2023, the outstanding principal balance was \$7,889,973 and \$8,024,820, respectively, and accrued interest was \$0. Interest expense for the years ended December 31, 2024 and 2023 was \$266,774 and \$271,210, respectively.

Notes payable – California Department of Housing and Community Development

On June 20, 2018, Anchor Place entered into a promissory note with HCD in the principal amount of \$2,191,616. The HCD loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The HCD loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the Anchor Place’s residual receipts, as defined in the loan agreement. All unpaid principal and accrued interest are due on June 22, 2073. As of December 31, 2024 and 2023, the principal balance of the loan was \$2,191,616, and accrued interest was \$425,901 and \$360,153, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$65,748 for each year.

On March 17, 2020, Beacon Place executed a loan with HCD funded from the Veterans Housing and Homelessness Prevention Program (“VHHP Loan”) in the principal amount of \$5,198,428. The VHHP Loan is secured by a deed of trust, assignment of rents, and security agreement and fixture filing. The VHHP Loan bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the loan agreement. All unpaid principal and accrued interest are due on March 20, 2075. As of December 31, 2024 and 2023, the principal balance of the loan was \$5,198,428, and accrued interest was \$663,897 and \$507,944, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$155,953 for each year.

On April 27, 2022, CADI executed a loan agreement with the HCD in the total amount of \$7,134,396 to finance a portion of the acquisition of Moonstone. The loan is non-interest bearing and matures 55 years after project completion, as defined in the agreement. As of December 31, 2024 and 2023, the outstanding principal was \$7,134,396.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Note payable – PNC Bank, N.A.

In March 2014, Arrowhead Vista obtained financing for the acquisition and rehabilitation of the project from an FHA-insured mortgage under the U.S Department of Housing and Urban Development 223(f) loan program in the amount of \$2,350,000 (the “PNC Loan”) funded by PNC Bank N.A. Repayment of the PNC Loan is secured by a first deed of trust on the real property of the project. The PNC Loan bears interest at a rate of 3.94% per annum, together with an annual mortgage insurance premium of 0.45%. The PNC Loan has a term of 35 years and matures in March 2049. As of December 31, 2024 and 2023, the outstanding principal was \$1,936,390 and \$1,982,946, respectively, and accrued interest was \$6,358 and \$6,511, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$77,140 and \$78,942, respectively.

Note payable – Goodwill Housing of the Inland Counties, Inc.

On April 1, 2014, Arrowhead Vista entered into a promissory note with Goodwill Housing of the Inland Counties, Inc. in the amount of \$200,000 (the “GHIC Loan”) for the acquisition and rehabilitation of the project. The GHIC Loan is unsecured and bears simple interest at a rate of 4.05% per annum and matures on April 1, 2049. Payment of interest is due annually or semi-annually commencing April 1, 2015, only to the extent of available cash flow in accordance with the partnership agreement. As of December 31, 2024 and 2023, the outstanding principal was \$164,760, and accrued interest was \$15,570 and \$8,586, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$6,984 and \$6,673, respectively.

Note payable – Los Angeles Housing and Community Investment Department

On October 2, 2015, Florence Morehouse acquired Florence Avenue Villas by executing a loan agreement with the Los Angeles Housing and Community Investment Department (“HCIDLA”) to assume the outstanding principal and interest encumbering Florence Avenue Villas in the amount of \$970,796 and \$1,221,014, respectively (the “HCIDLA Loan”). The HCIDLA Loan is secured by a deed of trust and bears simple interest at a rate of 6% per annum with annual payments of accrued interest and principal in an amount equal to Florence Avenue Villas’ residual receipts, as defined in the loan agreement. During 2015, Florence Morehouse discounted the outstanding principal and accrued interest assumed at acquisition to its present value as of the acquisition date.

On June 1, 2017, Florence Morehouse executed new loan agreements with HCIDLA in the total amount of \$4,046,838. The loans are comprised of the modified and restated HCIDLA Loan (the “Restated HCIDLA Loan”) in the amount of \$2,287,080 and new funds under HCIDLA’s Neighborhood Stabilization Program in the amount of \$1,759,758 (the “NSP Loan”). On June 4, 2019, the partnership executed a new loan agreement in the amount of \$2,014,663 through the Accessible Housing Program as additional financing for the project (the “AcHP Loan”, and together with the Restated HCIDLA Loan and NSP Loan, collectively, the “HCIDLA Loans”). The Restated HCIDLA Loan bears interest at 2.75% per annum, compounding annually. The NSP Loan and AcHP Loan bear a simple interest at the rate of 3% and 4%, respectively. The HCIDLA Loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing. Annual payments of principal and accrued interest will be in an amount equal to the project’s residual receipts, as defined in the loan agreements.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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11. Notes payable: housing activities (continued)

Note payable – Los Angeles Housing and Community Investment Department (continued)

All unpaid principal and accrued interest shall be due and payable on the earliest of (i) December 31, 2074, (ii) the date project is sold, assigned, transferred, or refinanced; or (iii) an event of default by Florence Morehouse which has not been cured as provided in the loan agreements. As of December 31, 2024 and 2023, the outstanding principal balance was \$6,061,501 and accrued interest was \$1,222,171 and \$1,013,597, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$208,574 and \$206,562, respectively.

Notes payable – Los Angeles County Development Authority

On April 26, 2022, Cove executed a loan agreement with the Los Angeles County Development Authority (“LACDA”) in the total amount of \$7,100,000 for the construction of the project. The loans are comprised of the County General Funds in the amount of \$5,000,000, bears simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the promissory note, and No Place Like Home in the amount of \$2,100,000, bears 0% interest. The loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing and mature on April 26, 2079. As of December 31, 2024 and 2023, the outstanding principal was \$6,300,000 for each year, and accrued interest was \$230,526 and \$98,976, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$131,500 and \$98,976, respectively, of which \$72,353 and \$98,976, respectively, has been capitalized to fixed assets.

On June 1, 2022, Banning executed a loan agreement with LACDA in the total amount of \$7,130,000 for the development of its project. The loan is non-interest bearing and the entire outstanding principal balance together with any other amounts payable shall be due and paid in full on June 1, 2079. The loan is secured by a deed of trust, regulatory agreement, and sponsor operating guaranty. As of December 31, 2024 and 2023, the outstanding principal of the loan was \$6,436,364 for each year.

On June 1, 2023, B156 + B157 executed a loan agreement with LACDA in the total amount of \$10,000,000 for the construction of the project. The loans are comprised of the County General Funds in the amount of \$5,000,000, which bear simple interest at a rate of 3% per annum with annual payments of accrued interest and principal in an amount equal to the project’s residual receipts, as defined in the promissory note, and No Place Like Home in the amount of \$5,000,000, which bears 0% interest. The loans are secured by a deed of trust, assignment of leases and rents, and security agreement and fixture filing and mature on June 1, 2080. As of December 31, 2024 and 2023, the outstanding principal was \$9,353,257 and accrued interest was \$158,746 and \$25,110, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$133,636 and \$25,110, respectively, all of which has been capitalized to fixed assets.

On June 2, 2023, Villa Vanowen executed a loan agreement with LACDA in the total amount of \$9,020,000 for the development of its project. The loan is non-interest bearing and the entire outstanding principal balance together with any other amounts payable shall be due and paid in full on June 1, 2080. The loan is secured by a deed of trust, regulatory agreement, and sponsor operating guaranty. As of December 31, 2024 and 2023, the outstanding principal of the loan was \$6,216,625 and \$5,844,472, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – Los Angeles County Development Authority (continued)

On December 6, 2023, CADI XVIII, LLC acquired Budlong through assumption of debt and executed a loan agreement with LACDA to assume the existing debt encumbering project which comprised of CDBG note with outstanding principal and interest in the amount of \$1,221,218 and \$1,145,099, respectively, and HOME note with outstanding principal and interest in the amount of \$183,388 and \$266,993, respectively. The CDBG and HOME notes bears simple interest at a rate of 3% and 6.55%, respectively, per annum with annual payments of accrued interest and principal from the project's residual receipts, as defined in the promissory note, and matures on October 31, 2078. As of December 31, 2024 and 2023, the outstanding principal was \$1,404,606 and accrued interest was \$1,429,095 and \$1,412,092, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$17,003 and \$0, respectively.

Note payable – County of Los Angeles

On May 12, 2022, CADI executed a loan agreement with the County of Los Angeles in the amount of \$2,600,000 to fund project costs relating to Moonstone. During 2024, Moonstone received renovation funds in the amount of \$349,418. The loan is non-interest bearing and matures on December 31, 2026. As of December 31, 2024 and 2023, the outstanding principal was \$2,949,418 and \$2,600,000, respectively.

Notes payable – City of Long Beach

On November 9, 2015, Anchor Place obtained financing for the construction of its project from loan proceeds funded by the City of Long Beach in an amount of \$4,000,000 (Anchor City loan). Repayment of the Anchor City loan is secured by a deed of trust and matures on November 9, 2070. The Anchor City loan bears simple interest rate at a rate of 1% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$4,000,000, and accrued interest was \$349,678 and \$309,678, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$40,000 for each year.

On September 16, 2016, CADI obtained financing for the acquisition of Beachwood Apartments from loan proceeds funded by the City of Long Beach in an amount of \$2,100,000 (Beachwood City loan). Repayment of the Beachwood City loan is secured by a deed of trust, and matures on September 16, 2071. The Beachwood City loan bears simple interest rate at a rate of 3% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. On July 20, 2017, CADI assigned all of its right, title and interest and its obligations and liabilities under the documents evidencing the Beachwood City loan to Century Beachwood. On December 1, 2017, Century Beachwood assigned all of its right, title and interest and its obligations and liabilities under the documents evidencing the Beachwood City loan to Century Beachwood 2. As of December 31, 2024 and 2023, the outstanding principal was \$2,100,000, and accrued interest was \$507,639 and \$444,639, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$63,000 for each year.

On April 1, 2020, Woodbridge obtained financing for the construction of the project from loan proceeds funded by the City of Long Beach in the amount of \$1,100,000 (Woodbridge City Loan). Repayment of the Woodbridge City Loan is secured by a deed of trust and matures on April 1, 2075. The Woodbridge City Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$1,100,000 and accrued interest was \$151,250 and \$118,250, respectively. Interest expense for years ended December 31, 2024 and 2023 was \$33,000 for each year.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – City of Long Beach (continued)

On April 1, 2020, CADI obtained financing for the acquisition and development of 6801 Atlantic Avenue from the City of Long Beach in the amount of \$1,500,000 (Atlantic City Loan). Repayment of the Atlantic City Loan is secured by a deed of trust and matures on April 1, 2085. The Atlantic City Loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$1,500,000 and accrued interest was \$210,250 and \$165,250, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$45,000 for each year, all of which has been capitalized to fixed assets.

On April 19, 2022, Cove obtained a financing from City of Long Beach for the construction of its project funded by U.S. Department of Housing and Urban Development's HOME program in the amount of \$4,000,000. The loan is secured by a deed of trust and matures 55 years after project completion. The loan bears simple interest at a rate equal to 3% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$3,658,397, and accrued interest was \$250,582 and \$140,529, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$110,053 and \$140,529, respectively, of which \$60,364 and \$140,529, respectively, has been capitalized to fixed assets.

Notes payable – City of Los Angeles

On May 26, 2022, Banning obtained financing for the construction of the project from loan proceeds funded by the City of Los Angeles in the amount of \$8,000,000. Repayment of the loan is secured by a deed of trust and matures on June 1, 2079. The loan accrues interest at 3% per annum, and requires annual principal payments from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$4,951,202 and accrued interest was \$199,812 and \$0, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$172,918 and \$0, of which \$128,432 and \$0, respectively, has been capitalized to fixed assets.

On December 7, 2023, CADI XIX, LLC acquired Parkside through assumption of debt and executed a loan agreement with City of Los Angeles to assume the outstanding principal and accrued interest encumbering the project in the amount of \$5,417,675 and \$4,148,165, respectively. The loan bears simple interest at a rate equal to 3% per annum and requires annual payments of accrued interest and outstanding principal from residual receipts, as defined in the promissory note. As of December 31, 2024 and 2023, the outstanding principal was \$5,417,675 and accrued interest was \$4,321,083 and \$4,148,165, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$173,365 and \$0, respectively.

On May 30, 2023, Villa Vanowen obtained financing for construction of the project from the proceeds of bonds issued by City of Los Angeles as part of the Homeless Reduction and Prevention, Housing, and Facilities Bond Proposition HHH ("Prop HHH") in the amount of \$10,000,000. The bonds are secured by deed of trust, bears interest at fixed rate 3% and matures on April 30, 2027. As of December 31, 2024, the outstanding principal was \$4,365,880. There was no interest expense or accrued interest for the year ended December 31, 2024.

Notes payable – U.S. Bank, N.A.

On December 1, 2017, Century Beachwood 2 executed a construction and permanent loan agreement with California Municipal Finance Authority (CMFA) in the principal amount of \$13,335,274, funded by US Bank (formerly MUFG Union Bank, N.A). The loan is secured by a deed of trust, and bears interest at a variable rate, and all outstanding principal and unpaid interest shall be due and payable upon maturity on February 1, 2036. As of December 31, 2024 and 2023, the outstanding principal was \$7,471,255 and \$7,596,513, respectively, and accrued interest was \$20,179 and \$28,259, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Notes payable – U.S. Bank, N.A. (continued)

In December 2017, Century Beachwood 2 entered into an interest rate swap agreement with an effective date of February 1, 2019 (Swap) with US Bank (formerly MUFG Union Bank, N.A) in the notional amount of \$8,183,300 to fix the effective interest rate on the loan to 4.32% per annum. Swap payments, equal to the excess of fixed rate payments over variable rate payments, are payable monthly with the interest payments on the underlying loan. The Swap agreement will expire on February 1, 2036. As of December 31, 2024 and 2023, the fair market value of the interest rate swap asset was \$464,877 and \$268,722, respectively. For the years ended December 31, 2024 and 2023, the unrealized gain on the interest rate swap was \$196,155 and \$562,856, respectively. For the years ended December 31, 2024 and 2023, interest expense including swap settlements was \$330,686 and \$335,165, respectively.

On December 26, 2017, Casa Rita obtained financing for the acquisition and rehabilitation of its project from the proceeds of tax-exempt Multifamily Housing Revenue Bonds, Series 2017A issued by CMFA in the amount of \$11,900,000, funded by Wells Fargo (Casa Rita Bonds). Concurrent with the issuance of the Casa Rita Bonds, CMFA entered into a Trust Indenture with US Bank. Proceeds for the Casa Rita Bonds were loaned by CMFA to Casa Rita under conditions stipulated in the loan agreement and the Trust Indenture. The Casa Rita Bonds bear interest at a rate of 4.19% per annum and any unpaid principal and accrued interest is due in full at maturity on February 1, 2033. As of December 31, 2024 and 2023, the outstanding principal was \$10,332,457 and \$10,497,503, respectively, and accrued interest was \$0. Interest expense for the years ended December 31, 2024 and 2023 was \$443,984 and \$449,631, respectively.

On November 18, 2021, CityView executed a bond financing agreement with CMFA. CMFA authorized the California Municipal Finance Authority Multifamily Housing Revenue Bonds (CityView Apartments), 2021 Series A, in the principal amount of \$43,745,000 which was secured by the Indenture of Trust, as defined in the bond financing agreement. The bonds bear interest at a rate of 4% per annum and mature on November 1, 2036. Interest is paid semi-annually on May 1 and November 1 from escrow accounts held by US Bank. As of December 31, 2024 and 2023, outstanding principal was \$43,745,000 and accrued interest was \$291,633 and \$365,083, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$1,676,350 and \$1,783,356, respectively.

Additionally, bond premium proceeds in the amount of \$4,332,067 were received in conjunction with the closing of the CityView bonds. The premium is amortized over the life of the bond under the straight-line method as a reduction to interest expense. The balance of the premium as of December 31, 2024 and 2023 was \$3,441,587 and \$3,730,392, respectively. For the years ended December 31, 2024 and 2023, amortization of the premium was \$288,805 and \$288,804, respectively.

Note payable – Fannie Mae

On June 22, 2021, in concurrence with the acquisition of Ackerfield, Century Ackerfield, LLC assumed a note payable to Fannie Mae. The Fannie Mae loan is secured by a deed of trust, accrues interest at 2.685%, and matures on November 1, 2030. As of December 31, 2024 and 2023, the outstanding principal was \$12,231,817 and \$12,502,323, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$337,918 and \$340,967, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Note payable – Cedars-Sinai Medical Center

On February 25, 2021, CADI executed a loan agreement with Cedars-Sinai Medical Center in the amount of \$5,000,000. The loan bears interest at an annual rate equal to the LIBOR 30-day floating rate plus 1.0%. The interest rate shall be adjusted annually on the anniversary of the closing date. Accrued interest only shall be payable in arrears monthly, and all unpaid principal and interest shall be due and payable at maturity on December 31, 2025. As of December 31, 2024 and 2023, the outstanding principal was \$3,696,000 and \$3,086,000, respectively, and accrued interest was \$11,623 and \$14,556, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$113,314 and \$186,865, respectively.

On May 15, 2024, CADI executed an unsecured line of credit with Cedars-Sinai Medical Center in the amount of \$2,000,000. The loan bears interest at an annual rate equal to the 90-day SOFR Index plus 1.0%. The interest shall be adjusted at the end of each quarter. Accrued interest only shall be payable in arrears monthly, and all unpaid principal and interest shall be due and payable at maturity on May 15, 2029. As of December 31, 2024, the outstanding principal and accrued interest was \$1,807,000 and 9,134, respectively. Interest expense for the year ended December 31, 2024 was \$33,113.

Note payable – Citibank, N.A.

On December 7, 2023, CADI XVIII, LLC acquired Budlong through assumption of debt and executed a loan agreement with Citibank, N.A. to assume the outstanding principal encumbering the project in the amount of \$322,300. The loan bears interest at a rate of 6.50% per annum and matures on August 1, 2027. As of December 31, 2024 and 2023, the outstanding principal was \$244,449 and \$315,759, respectively, and accrued interest was \$1,324 and \$0, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$21,982 and \$1,800, respectively.

Note payable – Bank of America, N.A.

On June 2, 2023, Villa Vanowen obtained financing for construction of the project from the proceeds of tax-exempt Multifamily Mortgage Revenue Note (Villa Vanowen Apartments) Series 2023P-1 and taxable Multifamily Mortgage Revenue Note (Villa Vanowen Apartments) Taxable Series 2023P-2 in the amount of \$21,022,321 and \$207,611, respectively, issued by City of Los Angeles and funded by Bank of America, N.A. (Villa Vanowen Bonds). The notes bear interest at a variable rate of BSBY daily floating rate plus 2.5%. The tax-exempt note matures on January 1, 2057 and the taxable note matures on September 1, 2027. As of December 31, 2024 and 2023, the outstanding principal was \$13,661,871 and \$2,604,680, respectively, and interest was \$78,078 and \$16,872, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$309,955 and \$44,785, all of which has been capitalized to fixed assets.

Note payable – JPMorgan Chase Bank, N.A.

On November 1, 2023, B158 executed a construction and permanent loan agreement with CalHFA in the principal amount of \$26,986,213, funded by JPMorgan Chase Bank, N.A. The loan is secured by a deed of trust, and bears interest at a variable rate, and all outstanding principal and unpaid interest shall be due and payable upon maturity on June 1, 2026. As of December 31, 2024 and 2023, the outstanding principal was \$11,598,056 and \$1,591,360, respectively, and accrued interest was \$51,533 and \$9,685, respectively. Interest expense for the years ended December 31, 2024 and 2023 was \$127,258 and \$11,152, respectively, all of which has been capitalized to fixed assets.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

11. Notes payable: housing activities (continued)

Note payable – Local Initiatives Support Corporation

On September 27, 2023, Axiom acquired the project through assumption of debt and executed a loan agreement with Local Initiatives Support Corporation (LISC) to assume the outstanding principal encumbering the project in the amount of \$4,336,000. The loan bears interest at a rate of 5.50% per annum and matures on January 6, 2025. As of December 31, 2024 and 2023, the outstanding principal was \$4,336,000 and accrued interest was \$19,650 and \$18,601, respectively. Interest expense for the year ended December 31, 2024 and 2023 was \$229,884 and \$58,004, respectively, all of which has been capitalized to fixed assets.

12. Notes payable: lending activities – Century Housing Corporation

Line of credit - Federal Home Loan Bank of San Francisco

On May 27, 2011, Century Housing entered into an Advances and Security Agreement with FHLB in the maximum commitment amount of \$10,000,000. On October 5, 2012, the maximum commitment amount was increased to \$25,000,000. Each advance is subject to the terms and conditions upon which Century Housing and FHLB have agreed upon pursuant to a written confirmation agreement. On May 5, 2015, the maximum commitment amount was increased to \$50,000,000. On October 9, 2024, the maximum commitment amount was increased to \$100,000,000. During 2024 and 2023, advances bore interest ranging from 2.82% to 4.76% and had maturity dates ranging from February 13, 2025 to October 10, 2036, respectively. As of December 31, 2024 and 2023, advances secured by U.S. Treasury Inflation-Protected Securities purchased by Century Housing were \$25,825,214 and \$25,040,026, respectively. As of December 31, 2024 and 2023, there is also a settlement transaction account in the amount of \$317,269 and \$1,302,690, respectively, and capital stock in the amount \$1,485,000 and \$866,000, respectively. As of December 31, 2024 and 2023, the outstanding principal was \$55,000,000 and \$25,000,000, respectively, and accrued interest was \$6,214 and \$76,274, respectively. Interest incurred during 2024 and 2023 was \$1,057,502 and \$870,000, respectively.

Note Payable – Los Angeles County Housing Innovation Fund II

On May 29, 2014, Century Housing entered into a loan agreement with the Community Development Commission of the County of Los Angeles in the amount of \$19,563,577 funded by the Los Angeles County Housing Innovation Fund II (the “LACHIF Loan II”). Under the terms of the loan agreement, Century Housing may request advances to fund loans made by Century Housing in accordance with its lending policy. The advances are unsecured and mature on May 29, 2022. On September 9, 2019, the LACHIF Loan II was amended and restated to restructure certain elements of the program and extend the maturity date to September 9, 2027. The LACHIF Loan II bears simple interest at a rate of 2% per annum. As of December 31, 2024 and 2023, the outstanding principal was \$5,401,725 and \$5,200,000, respectively, and accrued interest was \$24,218 and \$26,000, respectively. Interest incurred during 2024 and 2023 was \$92,329 and \$134,702, respectively.

Note payable – Wells Fargo Community Investment Holdings

On June 24, 2014, Century Housing executed a subordinated Equity Equivalent Investments Agreement with Wells Fargo Community Investment Holdings in the amount of \$1,000,000 (the “EQ2 Loan”). The EQ2 Loan bears simple interest at a rate equal to 2% per annum and is calculated on a 360-day basis. Interest payments in the amount of \$5,000 shall be payable quarterly in arrears on the first day of the month after the end of each quarter. All unpaid principal and interest shall be due and payable at maturity on June 30, 2024. As of December 31, 2023, the outstanding principal and accrued interest was \$1,000,000 and \$5,000, respectively. Interest incurred during 2024 and 2023 was \$9,833 and \$20,000, respectively. On June 28, 2024, the loan was paid off.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

12. Notes payable: lending activities – Century Housing Corporation (continued)

Line of credit – U.S. Bank N.A.

On July 30, 2019, Century Housing entered into a Revolving Credit Note of \$125,000,000 with various financial institutions, with US Bank as the Administrative Agent. US Bank, Chase, Wells Fargo, Compass, Charles Schwab, HSBC and City National Bank agreed to provide a line of credit to Century Housing in an amount up to a maximum of \$30,000,000, \$25,000,000, \$17,000,000, \$17,000,000, \$17,000,000, \$11,500,000, and \$7,500,000, respectively. Advances from the line of credit bear interest per annum at a rate equal to the highest of (i) the Prime Rate, (ii) Federal Funds Effective Rate plus 0.50%, or (iii) Daily Simple SOFR plus 1.8%, and is calculated on a basis of a 360-day year. On May 29, 2020, the maximum commitment amount was increased to \$150,000,000. The commitment of US Bank, Chase, Wells Fargo, Compass Bank, Charles Schwab, HSBC and City National Bank was amended to \$36,000,000, \$30,000,000, \$20,400,000, \$20,400,000, \$20,400,000, \$13,800,000, and \$9,000,000, respectively. On July 28, 2021, the maximum commitment amount was decreased to \$100,000,000. The commitment of US Bank, Chase, Wells Fargo, Compass Bank, Charles Schwab, HSBC and City National Bank was amended to \$24,000,000, \$20,000,000, \$13,600,000, \$13,600,000, \$13,600,000, \$9,200,000, and \$6,000,000, respectively. On July 20, 2023, the commitment of US Bank, Chase, Wells Fargo, PNC Bank (successor to Compass Bank), Charles Schwab, and HSBC was amended to \$28,000,000, \$20,000,000, \$14,000,000, \$14,000,000, \$14,000,000, and \$10,000,000, respectively, and maturity of the line of credit was extended to July 31, 2024 with an option to extend for a period of one year. As of December 31, 2024 and 2023, the outstanding principal was \$5,000,000 and accrued interest was \$27,358 and \$30,682, respectively. Interest incurred during 2024 and 2023 was \$353,939 and \$347,569, respectively.

Note payable – Cedars-Sinai Medical Center

On December 4, 2020, Century Housing executed a loan agreement with Cedars-Sinai Medical Center in the amount of \$5,000,000. The loan bears simple interest at a rate equal to 1.15% per annum. Accrued interest only shall be payable in arrears monthly, and all unpaid principal and interest shall be due and payable at maturity on December 4, 2022. On December 1, 2022, the loan agreement was amended extending the maturity date to June 1, 2023. Interest incurred during 2023 was \$23,958. On June 1, 2023, the loan was paid off.

Line of credit – JPMorgan Chase Bank, N.A.

On June 30, 2022, Century Housing entered into a revolving credit loan with JPMorgan Chase Bank, N.A. (“Chase”) under which Chase shall provide a line of credit to Century Housing in an amount up to a maximum of \$15,000,000. Advances from the line of credit bear interest at a rate equal to the Adjusted Term SOFR Rate plus 1.55%, as defined in the loan agreement. The line of credit has a maturity date of June 28, 2024. As of December 31, 2023, the outstanding principal and accrued interest was \$15,000,000 and \$90,457, respectively. Interest incurred during 2024 and 2023 was \$520,769 and \$1,014,807, respectively. On June 28, 2024, the loan was paid off.

Line of credit – Murphprint, LLC

On August 29, 2023, IHAF entered into a revolving credit loan with Murphprint LLC. (“Murphprint”) under which Murphprint shall provide a line of credit to IHAF in an amount up to a maximum of \$74,250,000. Advances from the line of credit bear interest at 1.0% compounding annually. The line of credit has a maturity date of August 29, 2041. As of December 31, 2024 and 2023, outstanding principal balance was \$11,250,000 and \$0, respectively, and accrued interest was \$33,125 and \$0, respectively. Interest incurred during 2024 and 2023 was \$33,125 and \$0, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

12. Notes payable: lending activities – Century Housing Corporation (continued)

Line of credit – Charles Schwab Bank, SSB

On December 15, 2023, Century Housing entered into a revolving credit loan with Charles Schwab Bank, SSB (“Charles Schwab”) under which Charles Schwab shall provide a line of credit to Century Housing in an amount up to a maximum of \$20,000,000. The line of credit bears simple interest at a rate equal to 4.75% per annum and is calculated on a 360-day basis. Interest payments shall be payable quarterly in arrears on the 15th day of each calendar quarter. All unpaid principal and interest shall be due and payable at maturity on December 15, 2028. On November 25, 2024, the commitment was amended to \$25,000,000 and maturity of the revolving credit loan was extended to November 25, 2025 with a term-out maturity date of November 23, 2029. As of December 31, 2024 and 2023, outstanding principal balance was \$25,000,000 and \$0, respectively, and accrued interest was \$240,451 and \$0, respectively. Interest incurred during 2024 and 2023 was \$267,535 and \$0, respectively.

Note payable - Wells Fargo

On December 23, 2024, Century Housing entered into a loan agreement with Wells Fargo in the principal amount of \$10,000,000. The loan bears interest at 2.0% and matures on December 23, 2036. As of December 31, 2024, outstanding principal balance and accrued interest was \$10,000,000 and \$5,000, respectively. Interest expense for the year ended December 31, 2024 was \$5,000.

Note payable – Jewish Community Federation of San Francisco

On May 24, 2024, Century Housing entered into a promissory note with Jewish Community Federation of San Francisco (“JCF”) in the principal amount of \$1,500,000. The loan bears interest at a variable interest rate equal to one-month Secured Overnight Financing Rate (SOFR) minus 1.33% rounded to the nearest one-sixteenth (1/16th), adjusted monthly, per annum based on a 360-day year, and matures on May 24, 2025. As of December 31, 2024, outstanding principal balance and accrued interest was \$1,500,000 and \$34,211, respectively. Interest expense for the year ended December 31, 2024 was \$34,211.

Notes payable (inclusive of notes payable in Note 11 and Note 12) for housing and lending consists of the following as of December 31,

	<u>2024</u>	<u>2023</u>
Principal balance	\$ 472,982,411	\$ 320,696,175
Add: bonds payable premium	3,441,587	3,730,392
less: unamortized debt issuance costs	<u>(2,807,155)</u>	<u>(2,747,165)</u>
Notes payable and lines of credit, net of premium and unamortized debt issuance costs	<u>\$ 473,616,843</u>	<u>\$ 321,679,402</u>

Debt issuance costs are being amortized to interest expense over the term of each loan. For 2024 and 2023, the effective interest rate for MHSA Loans was 3.05% and 3.08%, respectively. For 2024 and 2023, the effective interest rate for Cabrillo Gateway CCRC Loan was 6.32% and 6.28%, respectively. For 2024 and 2023, the effective interest rate for Anchor Place CCRC Loan was 5.40%. For 2024 and 2023, the effective interest rate for Anchor City Loan was 1.01%. For 2024 and 2023, the effective interest rate for PNC Loan was 4.23% and 4.21%, respectively. For 2024 and 2023, the effective interest rate for HCIDLA Loans was 3.41%. For 2024 and 2023, the effective interest rate for Florence Morehouse CCRC Loan was 6.17% and 6.14%, respectively. For 2024 and 2023, the effective interest rate of Beacon Place CCRC Loan was 5.34% and 5.46%, respectively. For 2024 and 2023, the effective interest rate for the Tax-Exempt Bonds was 6.35% and 6.34%, respectively. During 2024 and 2023, amortization expense for debt issuance costs was \$421,377 and \$204,796, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

12. Notes payable: lending activities – Century Housing Corporation (continued)

Expected future annual principal payments on the outstanding debts are as follows:

Year ending December 31:	
2025	\$ 119,162,876
2026	56,966,271
2027	11,679,535
2028	1,732,027
2029	28,106,886
Thereafter	<u>255,334,816</u>
Total	<u>\$ 472,982,411</u>

13. Bonds payable: lending activities – Century Housing Corporation

During 2019, Century Housing issued Century Housing Impact Investment Bonds, Taxable Series 2019 (the “Impact Bonds”) in the principal amount of \$100,000,000 pursuant to the terms of an Indenture of Trust, dated as of January 1, 2019, with The Bank of New York Mellon Trust Company, N.A. as trustee. The Impact Bonds are a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The Impact Bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The Impact Bonds were issued in tranches, wherein \$50,000,000, \$40,000,000, and \$10,000,000, bear interest rates of 3.824%, 3.995% and 4.148%, respectively, and have a maturity date of November 1, 2020, November 1, 2021, and November 1, 2023, respectively. Interest incurred during 2023 was \$345,667. On November 1, 2023, the Impact Bonds was paid off.

During 2020, Century Housing issued California Municipal Finance Authority Taxable Bonds, Series 2020 (Century Housing Corporation) (Sustainability Bonds) (the “CMFA Bonds”) in the principal amount of \$85,000,000 pursuant to the terms of an Indenture of Trust, dated as of June 1, 2020, with US Bank as trustee. The CMFA Bonds are a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The CMFA Bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The CMFA Bonds were issued in tranches, wherein \$30,000,000, \$35,000,000, and \$20,000,000, bear interest rates of 1.486%, 1.605%, and 2.877%, respectively, and have a maturity date of November 1, 2022, November 1, 2023, and November 1, 2035, respectively. As of December 31, 2024 and 2023, the outstanding CMFA Bonds payable was \$20,000,000 and accrued interest was \$95,900 for each year. Interest incurred during 2024 and 2023 was \$570,216 and \$1,040,883, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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13. Bonds payable: lending activities – Century Housing Corporation (continued)

During 2021, Century Housing issued Century Sustainable Impact Notes (the “Impact Notes”) in the total aggregate offering of \$150,000,000 with US Bank as trustee. The Impact Notes are a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The Impact Notes are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The interest rates for the Impact Notes are set forth in the relevant pricing supplement and had various terms of between six months and 20 years, as set forth in the relevant pricing supplement. As of December 31, 2024 and 2023, outstanding bonds payable was \$53,759,000 and \$145,728,000, respectively, and accrued interest was \$229,415 and \$1,236,380, respectively. Interest incurred during 2024 and 2023 was \$6,103,952 and \$4,118,610, respectively.

During 2021, Century Housing executed a bond agreement with New York Life in the principal amount of \$50,000,000. The New York Life bonds are a general obligation of Century Housing, payable from all legally available revenues and assets of Century Housing. The New York Life bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The New York Life bonds were issued in tranches, wherein \$15,000,000, \$25,000,000, and \$10,000,000, bear interest rates of 2.39%, 2.64% and 2.98%, respectively, and have a maturity date of November 1, 2031, November 1, 2036, and November 1, 2041, respectively. As of December 31, 2024 and 2023, outstanding principal was \$50,000,000 and accrued interest was \$219,417. Interest incurred during 2024 and 2023 was \$1,316,500 for each year.

During 2021, Century Housing issued California Municipal Finance Authority Tax-Exempt Bonds, 2021 Series A (Century Housing Corporation) (Sustainability Bonds) (the “Series 2021A Bonds”) in the principal amount of \$17,515,000 pursuant to the terms of an Indenture of Trust, dated as of November 1, 2021, with US Bank as trustee. The proceeds of the bonds were used to finance the acquisition of CityView. The bonds bear interest at a rate of 4% per annum and mature on November 1, 2031. Interest is paid semi-annually on May 1 and November 1 from escrow accounts held by US Bank. As of December 31, 2024 and 2023, outstanding principal was \$17,515,000 and accrued interest was \$116,767. Interest incurred during 2024 and 2023 was \$700,582 and \$700,444, respectively.

Additionally, bond premium proceeds in the amount of \$3,836,135 were received in conjunction with the closing of the bonds. The premium is amortized over the life of the bond under the straight-line method as a reduction to interest expense. The balance of the premium as of December 31, 2024 and 2023 was \$2,639,049 and \$3,022,663, respectively. For the years ended December 31, 2024 and 2023, amortization of the premium was \$383,614 for each year.

During 2023, Century Housing executed a bond agreement with US Bank in the principal amount of \$10,000,000. The US Bank bonds are a general obligation of Century Housing, payable from all legally available revenues and assets of Century Housing. The US Bank bonds are not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the bonds were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The US Bank bonds bear interest rates of Daily Simple SOFR plus 0.40% and is calculated on a basis of a 360-day year and have a maturity date of September 13, 2033. As of December 31, 2024 and 2023, outstanding principal was \$10,000,000 and accrued interest was \$42,661 and \$49,308, respectively. Interest incurred during 2024 and 2023 was \$565,531 and \$174,644, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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13. Bonds payable: lending activities – Century Housing Corporation (continued)

Bonds payable consist of the following as of December 31,

	<u>2024</u>	<u>2023</u>
Principal balance	\$ 151,274,000	\$ 243,243,000
add: bonds payable premium	2,639,049	3,022,663
less: unamortized debt issuance costs	<u>(589,234)</u>	<u>(1,039,684)</u>
Bonds payable, net of premium and unamortized debt issuance costs	<u>\$ 153,323,815</u>	<u>\$ 245,225,979</u>

Debt issuance costs are being amortized to interest expense over the term of the bonds. During 2024 and 2023, amortization expense for debt issuance costs was \$585,450 and \$729,617, respectively.

Expected future annual principal payments on the bonds payable are as follows:

Year ending December 31:

2025	\$ 45,000,000
2026	3,172,000
2027	-
2028	-
2029	-
Thereafter	<u>103,102,000</u>
Total	<u>\$ 151,274,000</u>

14. Commercial paper: lending activities – Century Housing Corporation

During 2022, Century Housing established a commercial paper program, the Taxable Commercial Paper (Sustainability) Notes Series 2022-A (“Commercial Paper”) in the total aggregate size of \$100,000,000 with US Bank as trustee. The Commercial Paper is a general obligation of Century Housing payable from all legally available revenues and assets of Century Housing. The Commercial Paper is not secured by a reserve fund, mortgage lien or security interest on or in any funds or other revenues or assets of Century Housing. The proceeds of the Commercial Paper were used to refinance existing obligations and finance loans related to the development of multi-family affordable housing. The interest rates for the Commercial Paper vary as agreed to by US Bank and Century Housing and maturity of each Commercial Paper shall be determined on the date of issuance of the Commercial Paper. As of December 31, 2024 and 2023, outstanding balance was \$50,000,000 and \$0, respectively, and accrued interest was \$119,375 and \$0, respectively. Interest incurred during 2024 and 2023 was \$617,014 and \$443,881, respectively.

15. Century Villages at Cabrillo, Inc.

Century Villages at Cabrillo, Inc. (“CVC”), a California nonprofit public benefit corporation, is a place-based supportive housing affiliate of Century Housing Corporation (“CHC”). As a nonprofit community development organization that serves as the steward of the Villages at Cabrillo, CVC aims to empower residents, restore health and inspire hope. CVC was formed on July 31, 1996 for the purpose of rehabilitating and developing a master planned, residential community that provides affordable housing and a comprehensive array of supportive services for homeless individuals, families, and veterans at the former Cabrillo Housing of the U.S. Naval Station, located in the City of Long Beach, California. The 27 acre property was ultimately conveyed to CVC in 1997 under the McKinney Act for the purpose of benefiting the homeless.

CENTURY HOUSING CORPORATION AND AFFILIATES
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15. Century Villages at Cabrillo, Inc. (continued)

CVC is a vibrant supportive housing community offering emergency, transitional, and permanent housing and is supported by the Villages at Cabrillo Collaborative (“VACC”), a partnership comprising more than a dozen on-site nonprofit and government agencies that collectively provide residents with access to the skills, tools, and services needed for self-sufficiency. CVC is also a direct service provider, one of many within The Villages that offer a multitude of wraparound services to more than 1,500 residents on any given day. These residents include formerly homeless veterans, families and children, as well as individuals in vulnerable populations, such as those experiencing drug and/or alcohol use disorders, domestic or family violence, mental illness, and/or physical disabilities. To this end, CVC has partnered with established service providers, educational institutions and government agencies to provide much needed supportive services which include: case management, life skills training, substance abuse treatment, affordable child care, a homeless education program, an employment center, a career center, a food service program, a VA medical clinic, a federally qualified health center (“FQHC”) run by The Children’s Clinic among others. This collaboration of organizations combines to serve approximately 2,000 unique individuals at CVC each year. CVC’s mission is embedded within CHC to finance, build, and operate exceptional affordable housing so that the people we serve may have a dignified home, a healthy and hopeful future, and attain economic independence.

CVC employs a continuum of care and housing model whereby each resident is connected to a service provider and enveloped by an array of empowering resources. The housing continuum on the campus ranges from emergency shelter/treatment programs, to transitional housing programs, to permanent housing programs. This continuum is replicated for both veterans and non-veteran families and individuals. In support of this continuum, CVC maintains over 460,000 square feet of housing and supportive service space on its campus. With remaining development and redevelopment opportunities, CVC is actively planning for the continued build out of its campus in the years to come in support of its overall mission.

CVC began as a steward of the property allowing service partners to focus on their delivery of programs in a safe and secure environment. As CVC grew, it became apparent that for the collective impact model to be successful, CVC needed to take a more direct role serving as a backbone to its partners. In 2009, Century Villages Property Management, LLC (“CVPM”), wherein CVC is the sole member, was formed for the purpose of providing property management services for low income, affordable housing at CVC and eventually beyond. In 2011, CVC assumed ownership of the Oasis Community Center (“Center”), which is now operated as a separate business unit of CVC. This community resource facility had been initially funded for 3+ years by a U.S. Department of Housing and Urban Development’s Hispanic-Serving Institutions Assisting Communities (“HUD HSIAC”) grant to the California State University, Long Beach (“CSULB”). During the grant period, CSULB operated the center in collaboration with Catholic Charities of Los Angeles. The Center provided an after school program, life skills classes, employment services, a computer center, and a host of other resources. With the original grant funding expiring in late 2011 and the Center facing imminent closure, CVC adopted the Center and secured the necessary funding through year end. This funding was comprised of a Community Services Block Grant (“CSBG”) which was awarded to CVC as a subgrantee from Long Beach Community Action Partnership. During 2012, CVC secured a grant from the Ahmanson Foundation and an additional CSBG grant to sustain operations. Since then, CVC is actively fundraising to sustain the critical services provided by the Center.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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15. Century Villages at Cabrillo, Inc. (continued)

In 2012, an agreement to convene the VACC was formalized among the dozen on site nonprofit partners. Also in 2012, CVC completed construction on the Family Shelter I and II projects. This \$5 million, 8,500 square-foot complex has provided for the replacement and expansion of Catholic Charities emergency shelter facility which has operated at CVC since 1998. Also, CVC ground leased an acre of land from the City of Long Beach and installed a 200 tree landscape barrier (“Urban Forest”) with funding from the Port of Long Beach (“POLB”) and private donors. This Urban Forest was supplemented in 2014 with additional trees, a walking path and fitness equipment thanks to funding from the POLB and Neighborhood Works Urban Lift program in partnership with Wells Fargo. The Urban Forest creates new amenity space for the Villages at Cabrillo while improving ambient air quality and reducing greenhouse gas emissions. In late 2014, CVC completed construction of its new \$1 million maintenance headquarters, home to the approximately 36 professionals that maintain the community. The maintenance facility also houses a satellite office for PADNET TV in conjunction with Long Beach Community Action Partnership. This allows those in the community with access to state of the art digital video equipment and an editing bay to create visual media for use on public access television.

In 2015, the Century Oasis Residential Services (CORS) footprint and headcount grew as the Oasis Community Center began operating as the service provider of record for residents of the 80 apartment Cabrillo Gateway LEED Platinum development. In 2017, the CORS footprint expanded again with the expansion of residential services for the 120 apartment Anchor Place LEED Platinum development. In addition, during 2017, CVC also launched its Pathways to Health program which aspires to increase the health and wellness of residents through a variety of programs and activities. CVC became an authorized contract service provider with the County of Los Angeles’ Housing for Health program which will now fund intensive case management services at both Cabrillo Gateway and Anchor Place. CVC's Oasis Residential Services (CORS) is now providing services at developments outside the Villages at Cabrillo community. With the completion of Anchor Place in 2017 CVC embarked on a planning process to chart the future of the community. This began with the development of a new master plan which was codified in 2019. This master plan evolved into a formal Specific Plan entitlement document with the City of Long Beach.

In early 2023, the City of Long Beach adopted the Specific Plan into its municipal zoning code and certified the environmental impact report. This specific plan provides the entitlement foundation for an additional 500+ supportive homes at the community (on a net basis). CVC's sixth phase of development, The Cove, is slated for completion in the spring of 2024. It will provide 90 supportive and affordable homes to Veterans.

To effectuate the development of housing on its campus, CVC has entered into long-term ground leases with five limited partnerships of which CVC is the general partner. The limited partnerships, Long Beach Savannah Housing, L.P. (“Savannah”), Casa de Cabrillo, L.P. (“Casa”), The Family Commons at Cabrillo, L.P. (“Family Commons”), Cabrillo Gateway, L.P. (“Cabrillo Gateway”), Anchor Place, L.P. (“Anchor Place”), Plaza de Cabrillo, L.P. (“Plaza”), The Cove, L.P. (“Cove”) were formed to develop, own and operate a low-income housing tax credit project on the land that they have leased from CVC. CVC owns 0.10% of Savannah, 0.01% of Casa, 0.01% of Family Commons, 0.01% of Cabrillo Gateway, 0.01% of Anchor Place, 0.01% of Plaza, and 0.01% of Cove. The partnerships have been allocated low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (“Section 42”).

CENTURY HOUSING CORPORATION AND AFFILIATES
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DECEMBER 31, 2024 AND 2023

15. Century Villages at Cabrillo, Inc. (continued)

These low-income housing tax credits have been utilized to help finance affordable housing projects. Affiliates of John Hancock Realty Advisors, Inc. have invested \$7,136,000 of equity into Savannah, \$11,900,000 of equity into Casa, and \$19,554,459 of equity into Family Commons, as investor limited partners in exchange for the benefits of the low-income housing tax credits that have been allocated to the projects. Effective April 1, 2015 and June 30, 2016, affiliates of John Hancock Realty Advisors, Inc. sold all of their partnership interests on Savannah and Casa, respectively, to Century Affordable Development, Inc. ("CADI"), an affiliate of CVC. During 2020, the Casa project was acquired and resyndicated by Plaza.

WF Affordable Housing LLC (formerly known as Wells Fargo Affordable Housing Community Development Corporation) has committed to contribute an aggregate sum of approximately \$25,975,153, \$34,410,134, \$10,873,833, and \$24,372,563 to Cabrillo Gateway, Anchor Place, Plaza, and Cove, respectively, as an investor limited partner in exchange for the benefits of future low-income housing tax credits, upon satisfaction of certain conditions set forth in the Partnership Agreements. As of December 31, 2024 and 2023, WF Affordable Housing LLC has invested \$26,003,510 and \$34,905,187 of equity into the Cabrillo Gateway and Anchor Place, respectively. As of December 31, 2024 and 2023, WF Affordable Housing LLC has invested \$10,715,095 and \$10,572,385 of equity into Plaza, respectively. As of December 31, 2024 and 2023, WF Affordable Housing LLC has invested \$2,500,801 and \$1,829,354 of equity into the Cove project, respectively.

Section 42 regulates the use of the projects as to occupant eligibility and unit gross rent, among other requirements. Each of the projects must meet the provisions of these regulations during each of fifteen consecutive years in order to remain qualified to receive the tax credits. The Savannah project was completed as of June 30, 2001, the Casa project was certified for occupancy on June 23, 2004, Family Commons was certified for occupancy on November 26, 2008, Cabrillo Gateway was certified for occupancy on July 6, 2015, Anchor Place was certified for occupancy on September 28, 2017, Plaza de Cabrillo was certified for occupancy on November 30, 2021, and Cove was certified for occupancy July 18, 2024.

16. Master Planned Communities

During 2018, CADI partnered with Thomas Safran & Associates Development, Inc. ("TSA") and United States Veterans Initiative ("US VETS") and formed West LA Veterans Collective LLC ("West LA"). West LA was selected as the principal developer of the approximately 388-acre campus in West Los Angeles, to develop the campus into a master planned community and create and rehabilitate around 1,450 units to provide supportive housing for veterans, homeless and special needs populations. The predevelopment costs are initially borne by CADI, and reimbursements are made on a quarterly basis by TSA and US VETS. As of December 31, 2024 and 2023, TSA's and US VETS's share of predevelopment expenses relating to the West LA development was \$86,451 and \$38,275, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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16. Master Planned Communities (continued)

Also, during 2018, CADI partnered with National Community Renaissance of California (“CORE”) and Richman Group Affordable Housing Corporation (“Richman”) and formed One San Pedro Collaborative, LLC (“OSP”). OSP was selected as the principal developer of the 21-acre campus in San Pedro, CA, to develop the campus into a master planned community and create and rehabilitate around 1,600 units to provide affordable housing solutions for low-income, seniors and special needs residents. As of December 31, 2024 and 2023, CADI incurred \$1,287,763 and \$1,151,847 of predevelopment costs on the OSP project, respectively, which is included in real estate held for investment, net in the accompanying consolidated statements of financial position.

In 2020, Century, TSA and Charles Drew University were selected by the County of Los Angeles to redevelop a 12.8 acre former Compton Unified Elementary School site into a mixed-use community that includes a mix of affordable, workforce, student and mixed-income housing; office, retail, research, community and clinic space; athletics and recreational facilities; and parking for to-be-developed uses, as well as for the surrounding areas. The three partners formed the CDU MLK Wellness Collaborative, LLC, a joint venture, to lease and develop this master planned community that is central to the University’s strategic growth plans. As of December 31, 2024 and 2023, CADI incurred \$1,028,950 and \$223,248 of predevelopment costs on the CDU MLK project, respectively, which is included in real estate held for investment, net of accumulated depreciation in the accompanying consolidated statements of financial position.

In late 2022, CADI was selected by the County of Los Angeles to develop a multi-phased supportive housing community on a county-owned lot of ~3 acres within the LA General Hospital campus in the Boyle Heights neighborhood of Los Angeles. CADI’s response featured a bold vision for a project that would fit seamlessly within Supervisor Hilda Solis’ vision for a ‘healthy village’ for the broader LA General Campus. The community will be designed to facilitate a transition from the traditional model of “illness”-based care towards a “whole health” system of care. Building from extensive community outreach work led by the county, the current development plan includes nearly 300 permanent supportive and affordable homes as well as relevant community-serving resources including a “step-down” peer respite program and a workforce development kitchen and cafe. CADI is presently operating under an exclusive negotiating agreement and an option to lease.

Uptown Acres is a two-phase project in the Hamilton neighborhood of North Long Beach. Phase I is located at 6801 Atlantic Avenue on a site purchased by CADI in 2019, which was 100% funded by CDBG funds through the City of Long Beach. Phase 2 is sited on land that the City of Long Beach owns. The City owned phase two site is home to the City’s ABC Shelter, a year round facility funded by the State of California. CADI entered into an Exclusive Negotiating Agreement (“ENA”) with the City of Long Beach to purchase the land at 6845 Atlantic Avenue and is currently in negotiations with the terms on disposition of the land.

Other notes receivable

During 2022, West LA committed and disbursed a portion of the Veteran Services Grant Support (“CalVET”) funds to the developer partners of the master planned communities as loans or grants with restrictions, for the purpose of funding acquisition and predevelopment expenses associated with the West Los Angeles VA Medical Center campus (see Note 19). As of December 31, 2024 and 2023, the outstanding notes receivable from TSA, CORE, and US VETS were \$4,951,583, \$2,000,000, \$7,779,456, respectively.

CENTURY HOUSING CORPORATION AND AFFILIATES
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17. Commitments and contingencies

Guaranty of tax credits

In connection with the following partnerships, Century and its affiliates have provided certain guarantees to the tax credit investors guarantying the completion and construction of the apartment complexes, operating deficits of the partnerships, and the annual allocation of tax credits to the investor.

<u>Partnership</u>	<u>Investor Limited Partner</u>	<u>Guaranty Balance</u>	<u>Affordable Housing Location</u>
Anchor Place, L.P.	WFAH	9,628,378	Long Beach, CA
Plaza de Cabrillo, L.P.	WFAH	6,426,879	Long Beach, CA
The Cove, L.P.	WFAH	3,595,039	Los Angeles, CA
Beacon Place, L.P.	WFAH	5,179,011	Long Beach, CA
Beacon Pointe, L.P.	Wells Fargo Community Investment Holdings, LLC	17,611,318	Long Beach, CA
Century Beachwood Apartments 2, L.P.	WFAH	2,038,766	Long Beach, CA
Florence Morehouse, L.P.	WFAH	3,704,782	Los Angeles, CA
Casa Rita, L.P.	WFAH	2,890,808	Huntington Park, CA
Woodbridge Apartments, L.P.	WFAH	4,151,902	Long Beach, CA
The Banning, L.P.	WFAH	1,737,380	Los Angeles, CA
Century WLAVA 1, L.P.	WFAH	1,142,764	Los Angeles, CA
Villa Vanowen, L.P.	Bank of America, N.A.	1,819,753	Los Angeles, CA
Century WLAVA 2, L.P.	Wells Fargo Community Investment Holdings, LLC	1,907,889	Los Angeles, CA
Century WLAVA 3, L.P.	CREA West LA VA Building 158, LP	1,993,407	Los Angeles, CA

Legal proceedings

Century is involved in various legal proceedings associated with its normal operations. While the ultimate disposition of each proceeding is not determinable, management believes that such proceedings will not have a materially adverse effect on its financial condition or results of operations.

CENTURY HOUSING CORPORATION AND AFFILIATES
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18. Deferred income

Deferred development fee (“DDF”) income

Deferred development fee income was \$3,804,433 and \$2,972,445, net of accumulated amortization of \$277,971 and \$217,959, respectively, related to the 10% profit portion of development fees as of December 31, 2024 and 2023, respectively. During the years ended December 31, 2024 and 2023, amortization of development fees capitalized as real property totaled \$60,012 and \$53,950, respectively. The deferred income is amortized using the straight-line method over the estimated useful life of the underlying asset.

	DDF Income 12/31/23	Developer fee income	Eliminated against salaries expense	Amortization of DDF income	DDF Income 12/31/24
Cabrillo Gateway	\$ 39,375	\$ -	\$ -	\$ (1,250)	\$ 38,125
Anchor Place	168,750	-	-	(5,000)	163,750
Century Beachwood 2	186,677	-	-	(5,334)	181,343
Florence Morehouse	270,679	-	-	(7,519)	263,160
Beacon Pointe	176,916	-	-	(4,914)	172,002
Beacon Place	177,500	-	-	(5,000)	172,500
Casa Rita	274,171	-	-	(7,833)	266,338
Woodbridge	244,888	-	-	(6,545)	238,343
Plaza de Cabrillo	401,084	-	-	(10,555)	390,529
Cove	140,000	600,000	(540,000)	(2,394)	197,606
Banning	175,000	750,000	(675,000)	(3,126)	246,874
B404	354,145	2,400,000	(2,160,000)	-	594,145
Villa Vanowen	105,000	-	-	-	105,000
B156 + 157	100,000	1,050,000	(945,000)	-	205,000
B158	141,505	2,478,000	(2,230,200)	-	389,305
Steamline	16,755	140,892	(126,803)	-	30,844
WLAVA Infrastructure	-	816,109	(734,498)	-	81,611
One San Pedro	-	165,000	(148,500)	-	16,500
Moonstone	-	520,000	(468,000)	(542)	51,458
Total	\$ 2,972,445	\$ 8,920,001	\$ (8,028,001)	\$ (60,012)	\$ 3,804,433

CENTURY HOUSING CORPORATION AND AFFILIATES
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18. Deferred income (continued)

Deferred development fee (“DDF”) income (continued)

	DDF Income 12/31/22	Developer fee income	Eliminated against salaries expense	Amortization of DDF income	DDF Income 12/31/23
Cabrillo Gateway	\$ 40,625	\$ -	\$ -	\$ (1,250)	\$ 39,375
Anchor Place	173,750	-	-	(5,000)	168,750
Century Beachwood 2	192,011	-	-	(5,334)	186,677
Florence Morehouse	278,198	-	-	(7,519)	270,679
Beacon Pointe	181,830	-	-	(4,914)	176,916
Beacon Place	182,500	-	-	(5,000)	177,500
Casa Rita	282,004	-	-	(7,833)	274,171
Woodbridge	251,433	-	-	(6,545)	244,888
Plaza de Cabrillo	411,639	-	-	(10,555)	401,084
Cove	98,000	420,000	(378,000)	-	140,000
Banning	121,000	540,000	(486,000)	-	175,000
B404	144,145	2,100,000	(1,890,000)	-	354,145
Villa Vanowen	-	1,050,000	(945,000)	-	105,000
B156 + 157	-	1,000,000	(900,000)	-	100,000
B158	-	1,415,046	(1,273,541)	-	141,505
Steamline	-	167,547	(150,792)	-	16,755
Total	<u>\$ 2,357,135</u>	<u>\$ 6,692,593</u>	<u>\$ (6,023,333)</u>	<u>\$ (53,950)</u>	<u>\$ 2,972,445</u>

19. Net assets with donor restriction

Net assets with donor restriction at December 31, 2024 and 2023 consisted of the following:

	<u>2024</u>	<u>2023</u>
CDFI Funds	\$ 6,092,678	\$ 8,475,943
Capital Magnet Funds	21,893,872	28,393,872
West Los Angeles Veterans Collective	8,317,148	10,570,853
CA Innovation & Investment Program	200,000	-
Total	<u>\$ 36,503,698</u>	<u>\$ 47,440,668</u>

During 2023, Century Housing was awarded \$4,957,678 of CDFI Funds – Equitable Recovery Program and \$610,000 of CDFI Funds - Financial Assistance Grants (collectively, “CDFI grants”) that must be committed for use in a manner prescribed in the grant agreement. The CDFI grants must be used to finance loans, equity investments, and similar financing activities, including the purchase of loans and the provision of loan guarantees, which service low-income families. Century Housing loans these funds on a short-term basis generally for periods not to exceed 12 months. During 2024 and 2023, Century Housing disbursed \$610,000 and \$4,957,678, respectively, of the CDFI grants to eligible recipients.

CENTURY HOUSING CORPORATION AND AFFILIATES
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DECEMBER 31, 2024 AND 2023

19. Net assets with donor restriction (continued)

As of December 31, 2024, Century Housing was awarded \$12,290,122 of Capital Magnet Funds from the U.S. Treasury Community Development Financial Institutions Fund. Capital Magnet Funds must be used to finance affordable housing projects for low-income, very-low income, and extremely-low income families, or located in High Housing Need areas. The funds must be used as revolving loans and be committed for use by 2 years after Effective Date, as defined in the grant agreements, and the projects receiving the funds must be placed in service by the Completion Date, as defined in the grant agreements. Century Housing loans these funds on a short-term basis generally for periods not to exceed 12 months. As of December 31, 2024 and 2023, Century Housing disbursed Capital Magnet funds of \$12,290,122 to eligible recipients. As of December 31, 2024 and 2023, total funds committed to date were \$44,403,244 and \$43,924,232, respectively. The entire award will remain as net assets with donor restriction until after the Completion Date, after which the funds will become net assets without donor restriction to Century. If Century Housing meets certain benchmarks as described in the agreement prior to the Completion Date, the funds will become net assets without donor restriction to Century.

CADI was awarded Capital Magnet Funds in the amount of \$7,803,750 and \$1,800,000 during 2023 and 2021, respectively, that must be used as affordable housing fund to finance for very-low income, and extremely-low income families. The federal grants were received to finance affordable rental housing projects. The funds must be committed by the 2nd anniversary of grant receipt and the rental affordable housing projects receiving the funds must be placed in service by the 5th anniversary of grant receipt date. As of December 31, 2024 and 2023, CADI committed and disbursed Capital Magnet funds of \$2,604,000 and \$1,800,000, respectively, to eligible rental affordable housing projects.

During 2021, CADI was awarded \$20,000,000 of Veteran Services Grant Support appropriated for use for the West Los Angeles Veterans Collective to build affordable housing units and related infrastructure as part of the permanent supportive housing community on the West Los Angeles VA Medical Center campus.

During 2022, West LA was awarded \$3,000,000 from US VETS for the construction of permanent supportive housing for veterans at Building 402, West Los Angeles VA Medical Center campus.

During 2023, West LA was awarded \$8,290,000 from US VETS for the construction of permanent supportive housing for veterans at Buildings 156, 157, 158 and 207, West Los Angeles VA Medical Center campus.

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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20. Reconciliation of net assets without donor restriction

Following is a reconciliation of the beginning and ending balances of net assets without donor restriction attributable to Century and to the non-controlling interest:

	<u>Total</u>	<u>Controlling Interest</u>	<u>Non-controlling Interest</u>
Net assets without donor restriction, January 1, 2023	\$ 411,924,557	296,689,030	115,235,527
Contributions	6,669,657	-	6,669,657
Allowance adjustment from consolidation of Budlong and Parkside	9,332,902	9,332,902	-
Change in net assets from continuing operations	<u>41,967,008</u>	<u>50,972,772</u>	<u>(9,005,764)</u>
Net assets without donor restriction, December 31, 2023	\$ 469,894,124	\$ 356,994,704	\$ 112,899,420
Contributions	1,220,478	-	1,220,478
Syndication costs	(196,300)	-	(196,300)
Transfer of interest due to buyout	-	(487,624)	487,624
Change in net assets from continuing operations	<u>29,335,851</u>	<u>42,611,249</u>	<u>(13,275,398)</u>
Net assets without donor restriction, December 31, 2024	<u>\$ 500,254,153</u>	<u>\$ 399,118,329</u>	<u>\$ 101,135,824</u>

21. Liquidity and availability of financial assets

As of December 31, 2024 and 2023, Century has \$253,703,933 and \$292,178,787, respectively, of financial assets available for general expenditure within one year of the statement of financial position date. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. In addition to operating Century in a manner to ensure compliance with the approved budget, Century has various other sources of liquidity.

SUPPLEMENTARY INFORMATION

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
CONSOLIDATING STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024

	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
ASSETS								
Cash and cash equivalents	\$ 3,457,810	\$ 794,699	\$ 8,190,605	\$ 16,655,347	\$ 3,506,589	\$ 468,134	\$ -	\$ 33,073,184
Cash equivalents (restricted)	3,230,267	-	-	188,871	28,072,000	5,722,592	-	37,213,730
Accounts receivable, net	54,554	-	-	114,806	7,393,548	523,448	(6,669,429)	1,416,927
Investments	150,071,729	-	-	27,606,554	-	-	(55,617,814)	122,060,469
Interest receivable	9,306,402	24,090	-	-	-	-	(6,729,669)	2,600,823
Prepaid expenses and other assets	31,367	-	-	8,286	1,580,974	724,458	(1,135,323)	1,209,762
Notes receivable, net	475,626,439	323,518	-	-	-	-	(44,821,580)	431,128,377
Other notes receivable	-	-	-	-	14,731,039	-	-	14,731,039
Real estate held for investment, net	6,667,328	-	-	16,320,373	462,426,840	146,818,023	(1,820,517)	630,412,047
Furniture, fixtures and equipment, net	89,739	-	-	32,547	3,451,977	1,906,418	(123,093)	5,357,588
Deferred charges, net	-	-	-	-	300,130	371,781	-	671,911
Fair value of derivative financial instrument	-	-	-	-	464,877	-	-	464,877
Total assets	<u>\$ 648,535,635</u>	<u>\$ 1,142,307</u>	<u>\$ 8,190,605</u>	<u>\$ 60,926,784</u>	<u>\$ 521,927,974</u>	<u>\$ 156,534,854</u>	<u>\$ (116,917,425)</u>	<u>\$ 1,280,340,734</u>
LIABILITIES AND NET ASSETS								
Accounts payable and accrued liabilities	\$ 1,658,133	\$ -	\$ -	\$ 72,445	\$ 2,484,195	\$ 3,728,665	\$ (3,029,584)	\$ 4,913,854
Accounts payable - construction	-	-	-	-	29,139,762	3,589,801	-	32,729,563
Accrued interest	1,231,427	-	-	-	17,771,528	7,379,685	(11,101,111)	15,281,529
Tenant security deposits	9,000	-	-	98,032	959,273	749,602	-	1,815,907
Deferred income	1,329,923	-	-	-	-	-	-	1,329,923
Deferred development fee income	-	-	-	-	3,602,558	201,875	-	3,804,433
Bonds payable, net	153,323,815	-	-	-	-	-	-	153,323,815
Notes payable, net	113,151,725	-	-	37,279,607	312,375,675	86,482,998	(75,673,162)	473,616,843
Commercial paper	50,000,000	-	-	-	-	-	-	50,000,000
Other liabilities	5,683,059	-	-	9,071	942,759	5,066,266	(4,934,139)	6,767,016
Total liabilities	<u>326,387,082</u>	<u>-</u>	<u>-</u>	<u>37,459,155</u>	<u>367,275,750</u>	<u>107,198,892</u>	<u>(94,737,996)</u>	<u>743,582,883</u>
Net assets:								
Without donor restriction								
Controlling interest	303,565,753	1,142,307	8,190,605	23,467,629	67,105,954	2,746,949	(7,100,868)	399,118,329
Non-controlling interest	-	-	-	-	69,625,372	46,589,013	(15,078,561)	101,135,824
With donor restriction - controlling interest	18,582,800	-	-	-	17,920,898	-	-	36,503,698
Total net assets	<u>322,148,553</u>	<u>1,142,307</u>	<u>8,190,605</u>	<u>23,467,629</u>	<u>154,652,224</u>	<u>49,335,962</u>	<u>(22,179,429)</u>	<u>536,757,851</u>
Total liabilities and net assets	<u>\$ 648,535,635</u>	<u>\$ 1,142,307</u>	<u>\$ 8,190,605</u>	<u>\$ 60,926,784</u>	<u>\$ 521,927,974</u>	<u>\$ 156,534,854</u>	<u>\$ (116,917,425)</u>	<u>\$ 1,280,340,734</u>

⁽¹⁾ Includes Century Housing Corporation, Century Metropolitan Fund, LLC, and Inglewood Home Assist Fund.

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CENTURY HOUSING CORPORATION AND AFFILIATES
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	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
ASSETS								
Cash and cash equivalents	\$ 4,285,527	\$ 327,393	\$ 7,826,739	\$ 15,330,651	\$ 3,956,356	\$ 225,264	\$ -	\$ 31,951,930
Cash equivalents (restricted)	5,887,239	-	-	180,798	28,401,897	4,704,423	-	39,174,357
Accounts receivable, net	188,346	601,268	-	412,342	5,685,501	639,550	(6,030,836)	1,496,171
Contributions receivable	-	-	-	-	2,600,750	-	-	2,600,750
Investments	173,584,664	-	-	26,574,617	-	-	(54,590,777)	145,568,504
Interest receivable	8,544,230	22,481	-	-	-	-	(5,816,453)	2,750,258
Prepaid expenses and other assets	26,069	-	-	22,011	1,143,882	469,493	-	1,661,455
Notes receivable, net	413,177,937	323,518	-	-	-	-	(44,821,580)	368,679,875
Other notes receivable	-	-	-	-	14,731,039	-	-	14,731,039
Real estate held for investment, net	6,236,907	-	-	16,397,258	361,579,375	145,936,757	(1,820,517)	528,329,780
Furniture, fixtures and equipment, net	171,220	-	-	32,547	2,034,151	1,919,845	(123,093)	4,034,670
Deferred charges, net	-	-	-	-	283,647	266,598	-	550,245
Fair value of derivative financial instrument	-	-	-	-	268,722	-	-	268,722
Total assets	<u>\$ 612,102,139</u>	<u>\$ 1,274,660</u>	<u>\$ 7,826,739</u>	<u>\$ 58,950,224</u>	<u>\$ 420,685,320</u>	<u>\$ 154,161,930</u>	<u>\$ (113,203,256)</u>	<u>\$ 1,141,797,756</u>
LIABILITIES AND NET ASSETS								
Accounts payable and accrued liabilities	\$ 1,950,438	\$ 20,000	\$ -	\$ 204,568	\$ 2,053,198	\$ 2,008,583	\$ (2,149,758)	\$ 4,087,029
Accounts payable - construction	-	-	-	-	16,510,252	8,526,261	-	25,036,513
Accrued interest	1,985,919	-	-	-	16,001,908	6,159,265	(10,159,456)	13,987,636
Tenant security deposits	9,000	-	-	101,600	764,355	740,646	-	1,615,601
Deferred income	972,739	-	-	-	-	-	-	972,739
Deferred development fee income	-	-	-	-	2,764,320	208,125	-	2,972,445
Bonds payable, net	245,225,979	-	-	-	-	-	-	245,225,979
Notes payable, net	51,200,000	-	-	37,535,969	232,444,087	75,439,526	(74,940,180)	321,679,402
Other liabilities	8,476,000	-	-	45,706	254,580	4,443,473	(4,334,139)	8,885,620
Total liabilities	<u>309,820,075</u>	<u>20,000</u>	<u>-</u>	<u>37,887,843</u>	<u>270,792,700</u>	<u>97,525,879</u>	<u>(91,583,533)</u>	<u>624,462,964</u>
Net assets:								
Without donor restriction								
Controlling interest	275,015,999	1,254,660	7,826,739	21,062,381	53,935,276	(949,418)	(1,150,933)	356,994,704
Non-controlling interest	-	-	-	-	75,782,741	57,585,469	(20,468,790)	112,899,420
With donor restriction - controlling interest	27,266,065	-	-	-	20,174,603	-	-	47,440,668
Total net assets	<u>302,282,064</u>	<u>1,254,660</u>	<u>7,826,739</u>	<u>21,062,381</u>	<u>149,892,620</u>	<u>56,636,051</u>	<u>(21,619,723)</u>	<u>517,334,792</u>
Total liabilities and net assets	<u>\$ 612,102,139</u>	<u>\$ 1,274,660</u>	<u>\$ 7,826,739</u>	<u>\$ 58,950,224</u>	<u>\$ 420,685,320</u>	<u>\$ 154,161,930</u>	<u>\$ (113,203,256)</u>	<u>\$ 1,141,797,756</u>

⁽¹⁾ Includes Century Housing Corporation, Century Metropolitan Fund, LLC, and Inglewood Home Assist Fund.

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CENTURY HOUSING CORPORATION AND AFFILIATES
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	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Lending revenue								
Income on notes receivable	\$ 38,189,963	\$ 6,481	\$ -	\$ -	\$ -	\$ -	\$ (1,688,951)	\$ 36,507,493
Net assets released from restrictions	8,883,265	-	-	-	-	-	-	8,883,265
Other income	341,999	50,940	-	-	-	-	(340,940)	51,999
Total lending revenue	47,415,227	57,421	-	-	-	-	(2,029,891)	45,442,757
Housing revenue and support								
CVC, CADI and other real estate operations								
Rental property income	-	-	-	1,218,420	19,153,716	10,950,586	(300,267)	31,022,455
Other real estate income	-	-	-	-	88,022	-	-	88,022
Gain from sale of fixed assets	-	-	-	-	1,653,069	-	-	1,653,069
Grant income	-	-	-	-	-	632,097	-	632,097
Income from certificated state credits	-	-	-	-	-	98,943	-	98,943
Contributions and fundraising income	-	-	-	-	5,608,188	2,024,163	-	7,632,351
Net assets released from restrictions	-	-	-	-	2,253,705	-	-	2,253,705
Total housing revenue and support	-	-	-	1,218,420	28,756,700	13,705,789	(300,267)	43,380,642
Corporate revenue								
Residual receipts and contingent asset income	775,584	-	-	900,000	-	-	-	1,675,584
Corporate office building rental income	171,241	-	-	-	-	-	-	171,241
Total corporate revenue	946,825	-	-	900,000	-	-	-	1,846,825
Total revenue	48,362,052	57,421	-	2,118,420	28,756,700	13,705,789	(2,330,158)	90,670,224
Lending expenses								
Allocation for loan losses	3,031,147	-	-	-	-	-	-	3,031,147
Borrowing fees	152,845	-	-	-	-	-	-	152,845
Bond fees	738,503	-	-	-	-	-	(290,000)	448,503
Interest expense	12,248,038	-	-	-	-	-	-	12,248,038
Salaries and employee benefits	2,565,560	-	-	-	-	-	-	2,565,560
Direct lending expenses	351,300	-	-	-	-	-	-	351,300
Total lending expenses	19,087,393	-	-	-	-	-	(290,000)	18,797,393
Housing expenses								
CVC, CADI and other real estate operations								
Rental property expenses	-	-	-	1,023,434	9,216,048	7,526,776	(300,267)	17,465,991
Other real estate expenses	-	-	-	-	200,788	101,221	-	302,009
Property depreciation and amortization	-	-	-	184,212	7,859,506	5,556,542	-	13,600,260
Interest expense	-	-	-	352,062	6,333,375	2,043,375	(1,609,941)	7,118,871
Housing salaries and employee benefits	-	-	-	147,287	5,812,173	6,344,472	-	12,303,932
Development fee salary offset	-	-	-	-	(8,028,001)	-	-	(8,028,001)
Other program support	-	-	-	3,850	93,969	127,899	(90,430)	135,288
Total housing expenses	-	-	-	1,710,845	21,487,858	21,700,285	(2,000,638)	42,898,350

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CENTURY HOUSING CORPORATION AND AFFILIATES
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CONSOLIDATING STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2024

	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Corporate expenses								
Salaries and employee benefits	5,459,388	-	-	-	-	-	-	5,459,388
Professional fees	453,921	-	-	-	-	-	-	453,921
Business development expenses	232,232	-	-	-	-	-	-	232,232
General and administrative expenses	1,049,292	614	24	1,307	-	-	-	1,051,237
Depreciation expense	181,895	-	-	-	-	-	-	181,895
Total corporate expenses	7,376,728	614	24	1,307	-	-	-	7,378,673
Total expenses	26,464,121	614	24	1,712,152	21,487,858	21,700,285	(2,290,638)	69,074,416
Other income and (expenses)								
Investment interest and dividends	5,143,627	34,232	376,480	691,834	28,438	-	(28,438)	6,246,173
Reorganizaion expense	(1,377,922)	-	-	-	-	-	-	(1,377,922)
Other program support	(108,840)	(199,750)	-	-	-	-	50,940	(257,650)
Income tax expense for LLCs	(2,208)	(3,642)	(12,590)	(12,590)	(23,149)	(9,700)	-	(63,879)
Total other income and (expenses)	3,654,657	(169,160)	363,890	679,244	5,289	(9,700)	22,502	4,546,722
Increase (decrease) in net assets without donor restriction before realized and unrealized gains (losses) on investments	25,552,588	(112,353)	363,866	1,085,512	7,274,131	(8,004,196)	(17,018)	26,142,530
Realized and unrealized gains (losses) on investments								
Realized and unrealized loss on investments	2,997,166	-	-	777,048	-	-	(777,048)	2,997,166
Realized and unrealized gains on interest rate swaps	-	-	-	-	196,155	-	-	196,155
Total realized and unrealized gains (losses) on investments	2,997,166	-	-	777,048	196,155	-	(777,048)	3,193,321
Increase (decrease) in net assets without donor restriction from operations	28,549,754	(112,353)	363,866	1,862,560	7,470,286	(8,004,196)	(794,066)	29,335,851
Contributions from non-controlling interest	-	-	-	287,000	406,321	814,157	(287,000)	1,220,478
Contributions from controlling interest	-	-	-	255,688	-	-	(255,688)	-
Distributions to non-controlling interest	-	-	-	-	(777,048)	-	777,048	-
Syndication costs paid by non-controlling interest	-	-	-	-	(86,250)	(110,050)	-	(196,300)
Change in net assets without donor restriction	28,549,754	(112,353)	363,866	2,405,248	7,013,309	(7,300,089)	(559,706)	30,360,029
Net assets with donor restriction								
Contributions	200,000	-	-	-	-	-	-	200,000
Net assets released from restrictions	(8,883,265)	-	-	-	(2,253,705)	-	-	(11,136,970)
Change in net assets with donor restriction	(8,683,265)	-	-	-	(2,253,705)	-	-	(10,936,970)
Total change in net assets	19,866,489	(112,353)	363,866	2,405,248	4,759,604	(7,300,089)	(559,706)	19,423,059
Net assets at beginning of year	302,282,064	1,254,660	7,826,739	21,062,381	149,892,620	56,636,051	(21,619,723)	517,334,792
Net assets at end of year	<u>\$ 322,148,553</u>	<u>\$ 1,142,307</u>	<u>\$ 8,190,605</u>	<u>\$ 23,467,629</u>	<u>\$ 154,652,224</u>	<u>\$ 49,335,962</u>	<u>\$ (22,179,429)</u>	<u>\$ 536,757,851</u>

⁽¹⁾ Includes Century Housing Corporation, Century Metropolitan Fund, LLC, and Inglewood Home Assist Fund.

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	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Lending revenue								
Income on notes receivable	\$ 37,870,485	\$ 348,194	\$ -	\$ -	\$ -	\$ -	\$ (2,056,824)	\$ 36,161,855
Other income	611,520	234,915	7,800,000	15,000,000	-	-	(23,336,211)	310,224
Total lending revenue	38,482,005	583,109	7,800,000	15,000,000	-	-	(25,393,035)	36,472,079
Housing revenue and support								
CVC, CADI and other real estate operations								
Rental property income	-	-	-	1,119,121	15,702,868	10,879,047	(235,170)	27,465,866
Other real estate income	-	-	-	-	54,603	-	-	54,603
Grant income	-	-	-	-	-	562,600	-	562,600
Income from certificated state credits	-	-	-	-	-	89,995	-	89,995
Contributions and fundraising income	-	-	-	-	1,757,658	500,573	(50,000)	2,208,231
Net assets released from restrictions	-	-	-	-	6,938,352	-	-	6,938,352
Total housing revenue and support	-	-	-	1,119,121	24,453,481	12,032,215	(285,170)	37,319,647
Corporate revenue								
Residual receipts and contingent asset income	431,252	-	-	300,000	-	-	-	731,252
Corporate office building rental income	169,120	-	-	-	-	-	-	169,120
Other income	15,000,000	-	-	-	-	-	-	15,000,000
Total corporate revenue	15,600,372	-	-	300,000	-	-	-	15,900,372
Total revenue	54,082,377	583,109	7,800,000	16,419,121	24,453,481	12,032,215	(25,678,205)	89,692,098
Lending expenses								
Allocation for loan losses	46,601	-	-	-	-	-	-	46,601
Borrowing fees	276,668	-	-	-	-	-	-	276,668
Bond fees	648,482	-	-	-	-	-	-	648,482
Interest expense	10,895,696	-	-	-	-	-	-	10,895,696
Salaries and employee benefits	2,322,381	-	-	-	-	-	-	2,322,381
Direct lending expenses	242,114	-	-	-	-	-	-	242,114
Total lending expenses	14,431,942	-	-	-	-	-	-	14,431,942
Housing expenses								
CVC, CADI and other real estate operations								
Rental property expenses	-	-	-	751,813	7,020,889	6,105,650	(235,170)	13,643,182
Other real estate expenses	-	-	-	-	204,786	226,124	-	430,910
Property depreciation and amortization	-	-	-	184,212	6,829,348	5,078,283	-	12,091,843
Interest expense	-	-	-	355,112	5,561,235	1,114,102	(1,906,002)	5,124,447
Housing salaries and employee benefits	-	-	-	120,623	5,337,244	5,783,050	-	11,240,917
Development fee salary offset	-	-	-	-	(6,023,333)	-	-	(6,023,333)
Other program support	-	-	-	200	69,801	153,816	(59,062)	164,755
Total housing expenses	-	-	-	1,411,960	18,999,970	18,461,025	(2,200,234)	36,672,721

see report of independent auditors

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
CONSOLIDATING STATEMENTS OF ACTIVITIES - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2023

	Century and lending entities ⁽¹⁾	Century Community Fund	Century Guaranty Fund	CLTVF and affiliates	CADI and affiliates	CVC and affiliates	Eliminations	Consolidated Total
Corporate expenses								
Salaries and employee benefits	5,632,586	-	-	-	-	-	-	5,632,586
Professional fees	499,874	-	-	-	-	-	-	499,874
Business development expenses	180,543	6,500	-	-	-	-	-	187,043
General and administrative expenses	1,098,026	669	-	383	-	-	-	1,099,078
Depreciation expense	185,529	-	-	-	-	-	-	185,529
Total corporate expenses	7,596,558	7,169	-	383	-	-	-	7,604,110
Total expenses	22,028,500	7,169	-	1,412,343	18,999,970	18,461,025	(2,200,234)	58,708,773
Other income and (expenses)								
Investment interest and dividends	3,933,126	-	26,739	2,623	316,631	-	-	4,279,119
Other program support	(15,556,886)	(8,063,481)	-	-	-	-	23,386,211	(234,156)
Income tax expense for LLCs	(1,618)	(1,700)	-	(10,300)	(51,200)	(9,700)	-	(74,518)
Total other income and (expenses)	(11,625,378)	(8,065,181)	26,739	(7,677)	265,431	(9,700)	23,386,211	3,970,445
Increase (decrease) in net assets without donor restriction before realized and unrealized gains (losses) on investments	20,428,499	(7,489,241)	7,826,739	14,999,101	5,718,942	(6,438,510)	(91,760)	34,953,770
Realized and unrealized gains (losses) on investments								
Realized and unrealized gains on investments	6,450,382	-	-	675,000	-	-	(675,000)	6,450,382
Realized and unrealized gains (losses) on interest rate swaps	-	-	-	-	562,856	-	-	562,856
Total realized and unrealized gains (losses) on investments	6,450,382	-	-	675,000	562,856	-	(675,000)	7,013,238
Increase (decrease) in net assets without donor restriction from operations	26,878,881	(7,489,241)	7,826,739	15,674,101	6,281,798	(6,438,510)	(766,760)	41,967,008
Contributions from non-controlling interest	-	-	-	-	6,058,931	610,726	-	6,669,657
Contributions from controlling interest	332,671	-	-	525,312	-	-	(857,983)	-
Distributions to non-controlling interest	-	-	-	-	(675,000)	-	675,000	-
Change in net assets without donor restriction	27,211,552	(7,489,241)	7,826,739	16,199,413	11,665,729	(5,827,784)	(949,743)	48,636,665
Net assets with donor restriction								
Contributions	5,567,678	-	-	-	16,093,750	-	-	21,661,428
Net assets released from restrictions	-	-	-	-	(6,938,352)	-	-	(6,938,352)
Change in net assets with donor restriction	5,567,678	-	-	-	9,155,398	-	-	14,723,076
Total change in net assets	32,779,230	(7,489,241)	7,826,739	16,199,413	20,821,127	(5,827,784)	(949,743)	63,359,741
Net assets at beginning of year	269,502,834	8,743,901	-	4,862,968	129,071,493	62,463,835	(30,002,882)	444,642,149
Allowance adjustment from consolidation of Budlong and Parkside	-	-	-	-	-	-	9,332,902	9,332,902
Net assets at end of year	\$ 302,282,064	\$ 1,254,660	\$ 7,826,739	\$ 21,062,381	\$ 149,892,620	\$ 56,636,051	\$ (21,619,723)	\$ 517,334,792

⁽¹⁾ Includes Century Housing Corporation, Century Metropolitan Fund, LLC, and Inglewood Home Assist Fund.

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF FINANCIAL POSITION - CENTURY HOUSING CORPORATION
DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Cash and cash equivalents	\$ 3,228,416	\$ 3,955,202
Cash equivalents (restricted)	3,230,267	5,887,239
Accounts receivable, net	54,554	188,346
Investments	122,060,469	145,568,504
Investments in affiliates	28,011,260	28,016,160
Interest receivable	9,278,277	8,544,230
Notes receivable, net	419,751,734	368,356,357
Notes receivable from affiliates	44,821,580	44,821,580
Prepaid expenses and other assets	31,367	26,069
Furniture, fixtures and equipment, net	89,739	171,220
Real estate held for investment, net	<u>6,667,328</u>	<u>6,236,907</u>
Total assets	<u>\$ 637,224,991</u>	<u>\$ 611,771,814</u>
LIABILITIES AND NET ASSETS		
Accounts payable and accrued liabilities	\$ 1,657,883	\$ 1,947,020
Accrued interest	1,198,302	1,985,919
Deferred income	1,329,923	972,739
Bonds payable, net	153,323,815	245,225,979
Notes payable	101,901,725	51,200,000
Commercial paper	50,000,000	-
Other liabilities	<u>5,692,059</u>	<u>8,485,000</u>
Total liabilities	315,103,707	309,816,657
Net assets:		
Net assets without donor restriction	303,538,484	274,689,092
Net assets with donor restriction	<u>18,582,800</u>	<u>27,266,065</u>
Total net assets	<u>322,121,284</u>	<u>301,955,157</u>
Total liabilities and net assets	<u>\$ 637,224,991</u>	<u>\$ 611,771,814</u>

see report of independent auditors

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF ACTIVITIES - CENTURY HOUSING CORPORATION
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Lending revenue		
Income on notes receivable	\$ 37,964,963	\$ 37,870,485
Net assets released from restrictions	8,883,265	-
Other income	341,999	311,520
Total lending revenue	<u>47,190,227</u>	<u>38,182,005</u>
Corporate revenue		
Residual receipts and contingent asset income	775,584	431,252
Corporate office building rental income	171,241	169,120
Contribution income	-	15,000,000
Total corporate revenue	<u>946,825</u>	<u>15,600,372</u>
Total revenue	<u>48,137,052</u>	<u>53,782,377</u>
Lending expenses		
Allocation for loan losses	2,834,272	46,601
Borrowing fees	154,095	276,668
Bond fees	448,503	648,482
Interest expense	12,214,913	10,895,696
Salaries and employee benefits	2,565,560	2,322,381
Direct lending expenses	351,300	242,114
Total lending expenses	<u>18,568,643</u>	<u>14,431,942</u>
Corporate expenses		
Corporate office building rental expenses	38,506	38,710
Corporate office building depreciation	90,062	90,063
Total corporate expenses	<u>128,568</u>	<u>128,773</u>
Management and general expenses		
Salaries and employee benefits	5,459,388	5,632,586
Professional fees	453,921	499,874
Business development expenses	229,580	180,543
General and administrative expenses	1,009,758	1,058,566
Depreciation	91,833	95,466
Total management and general expenses	<u>7,244,480</u>	<u>7,467,035</u>
Total expenses	<u>25,941,691</u>	<u>22,027,750</u>

see report of independent auditors

CENTURY HOUSING CORPORATION AND AFFILIATES
SUPPLEMENTARY INFORMATION
STATEMENTS OF ACTIVITIES - CENTURY HOUSING CORPORATION - CONTINUED
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Other income and (expenses)		
Investment interest and dividends	5,143,627	3,933,126
Reorganization expense	(1,377,922)	-
Other program support	(108,840)	(15,255,590)
Total other income and (expenses)	<u>3,656,865</u>	<u>(11,322,464)</u>
 Increase in net assets without donor restriction before realized and unrealized gains (losses) on investments	 25,852,226	 20,432,163
 Realized and unrealized gains (losses) on investments		
Realized and unrealized gains on investments	<u>2,997,166</u>	<u>6,450,382</u>
Total realized and unrealized gains (losses) on investments	<u>2,997,166</u>	<u>6,450,382</u>
 Increase in net assets without donor restriction	 28,849,392	 26,882,545
 Change in net assets with donor restriction		
Contributions	200,000	5,567,678
Net assets released from restrictions	(8,883,265)	-
Change in net assets with donor restriction	<u>(8,683,265)</u>	<u>5,567,678</u>
 Increase in net assets	 20,166,127	 32,450,223
 Net assets at beginning of year	 <u>301,955,157</u>	 <u>269,504,934</u>
 Net assets at end of year	 <u>\$ 322,121,284</u>	 <u>\$ 301,955,157</u>

see report of independent auditors

CENTURY HOUSING CORPORATION AND AFFILIATES
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

Federal Grantor/Pass-through Agent/ Program Title	Assistance Listing Number	Agreement Number	Federal Expenditures
<u>Department of the Treasury:</u>			
Community Development Financial Institutions – Financial Assistance Grant	21.020		\$ 610,000
Community Development Financial Institutions – Capital Magnet Fund	21.011		<u>12,290,122</u>
Total Expenditures of Federal Awards			<u>\$ 12,900,122</u>

See report of independent auditors and accompanying notes to
Schedule of Expenditures of Federal Awards

CENTURY HOUSING CORPORATION AND AFFILIATES
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

1. Basis of presentation

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the expenditures of Century Housing Corporation (a California non-profit public benefit corporation) and affiliates under programs of the federal government for the year ended December 31, 2024. The information in the Schedule is presented in accordance with the requirements of *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in the preparation of the basic consolidated financial statements.

For purposes of the Schedule, federal awards include all sub awards to the organization by nonfederal organizations pursuant to federal grants, contracts and similar agreements.

2. Summary of significant accounting policies

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowed. Assistance Listing numbers (“AL No.”) are provided when available.

The organization elected not to use the 10% de minimis indirect cost rate.



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

To the Board of Directors of
Century Housing Corporation and Affiliates

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 consolidated financial statements of Century Housing Corporation, a California nonprofit public benefit corporation, and Affiliates, which comprise the consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated April 30, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Century 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 Century Housing Corporation and Affiliates' internal control. Accordingly, we do not express an opinion on the effectiveness of Century 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 the Century Housing Corporation and Affiliates' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Novogradac & Company LLP

Plantation, Florida

April 30, 2025



REPORT OF INDEPENDENT AUDITORS ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors of
Century Housing Corporation and Affiliates

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the compliance of Century Housing Corporation, a California nonprofit public benefit corporation, and Affiliates (the "Century"), with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Century's major federal programs for the year ended December 31, 2024. Century's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, Century 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 ("GAAS"); 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 Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Century 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 Century 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 Century Housing Corporation and Affiliates' federal programs.

Auditors' 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 Century 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 Century Housing Corporation and Affiliates' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *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 Century 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 Century 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 Century 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 Auditors' 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.

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.

Novogradac & Company LLP

Plantation, Florida
April 30, 2025

CENTURY HOUSING CORPORATION AND AFFILIATES
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified		
Internal control over financial reporting:			
Material weakness(es) identified?	_____ Yes	_____ x	No
Significant deficiency(ies) identified not considered to be material weaknesses?	_____ Yes	_____ x	None reported
Noncompliance material to financial statements noted?	_____ Yes	_____ x	No

Federal Awards

Internal Control over major programs:			
Material weakness(es) identified?	_____ Yes	_____ x	No
Significant deficiency(ies) identified not considered to be material weaknesses?	_____ Yes	_____ x	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified		
Audit findings required to be reported in accordance with 2 CFR section 200.516(a)?	_____ Yes	_____ x	No

Identification of major programs:

<u>AL Number(s)</u>	<u>Name of Federal Program or Cluster</u>
21.011	Community Development Financial Institutions – Capital Magnet Fund

Dollar threshold used to distinguish between Type A and Type B programs:	_____ \$750,000
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Auditee qualified as low-risk auditee?	_____ Yes	_____ X	No
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Section II - Financial Statement Findings

There were no findings noted.

Section III - Federal Award Findings and Questioned Costs

There were no findings noted.