2814 LLLP

Financial Statements and Supplementary Information
with Report of Independent Auditors
December 31, 2024 and 2023

2814 LLLP

TABLE OF CONTENTS
December 31, 2024 and 2023

Report of Independent Auditors

To the Partners of
2814 LLLP:

Opinion

We have audited the accompanying financial statements of 2814 LLLP, which comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of operations, changes in partners' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 2814 LLLP as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 2814 LLLP and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about 2814 LLLP's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 2814 LLLP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about 2814 LLLP'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 audits.

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedules of Expenses is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedules of Cash Available for Distribution (Unaudited), which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audits of the financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Novogradac & Company LLP

San Francisco, California
March 10, 2025

2814 LLLP
BALANCE SHEETS
December 31, 2024 and 2023

	2024	2023
ASSETS		
Cash and cash equivalents	$ 70,288	$ 129,915
Restricted cash	229,750	204,188
Accounts receivable, net	-	4,858
Prepaid expenses	786	786
Rental property, net	14,614,355	15,087,489
Deferred charges, net	98,631	107,597
Total assets	$ 15,013,810	$ 15,534,833
LIABILITIES AND PARTNERS' EQUITY		
Liabilities:		
Accounts payable	$ 5,239	$ 5,817
Security deposits payable	49,693	48,720
Prepaid rent	1,249	-
Due to affiliate	13,549	71,084
Developer fee payable	224,912	224,912
Accrued interest	245,118	197,616
Asset management fee payable	5,465	10,455
GP asset management fee payable	62,754	46,364
Long-term debt, net	3,363,008	3,380,379
Total liabilities	3,970,987	3,985,347
Partners' equity	11,042,823	11,549,486
Total liabilities and partners' equity	$ 15,013,810	$ 15,534,833

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

2814 LLLP

STATEMENTS OF OPERATIONS

For the years ended December 31, 2024 and 2023

	2024	2023
REVENUE		
Rental revenue	$ 569,913	$ 554,806
Other revenue	30,276	33,076
Total revenue	600,189	587,882
OPERATING EXPENSES		
General and administrative	174,471	166,019
Utilities	97,373	94,682
Repairs and maintenance	176,613	93,674
Insurance	56,743	51,973
Total operating expenses	505,200	406,348
Net operating income excluding depreciation and amortization	94,989	181,534
OTHER INCOME AND (EXPENSES)		
Interest income	5,893	3,395
Interest expense	(103,590)	(105,072)
Depreciation	(473,134)	(473,134)
Amortization	(8,966)	(8,966)
Asset management fee	(5,465)	(5,305)
GP asset management fee	(16,390)	(15,914)
Net other income and (expenses)	(601,652)	(604,996)
NET LOSS	$ (506,663)	$ (423,462)

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

2814 LLLP

STATEMENTS OF CHANGES IN PARTNERS' EQUITY

For the years ended December 31, 2024 and 2023

	General Partner	Limited Partner	Total Partners' Equity
Balance, January 1, 2023	$ (113)	$ 11,973,061	$ 11,972,948
Net loss	(42)	(423,420)	(423,462)
Balance, December 31, 2023	$ (155)	$ 11,549,641	$ 11,549,486
Net loss	(51)	(506,612)	(506,663)
Balance, December 31, 2024	$ (206)	$ 11,043,029	$ 11,042,823

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

2814 LLLP

STATEMENTS OF CASH FLOWS

For the years ended December 31, 2024 and 2023

		2024		2023
CASH FLOWS FROM OPERATING ACTIVITIES				
Net loss	$	(506,663)	$	(423,462)
Adjustments to reconcile net loss to net cash (used in) provided by operating activities:				
Amortization of debt issuance costs		3,289		3,289
Depreciation		473,134		473,134
Amortization		8,966		8,966
Changes in assets and liabilities				
Accounts receivable, net		4,858		1,617
Prepaid expenses		-		-
Accounts payable		(578)		(1,570)
Security deposits payable		973		1,819
Prepaid rent		1,249		-
Due to affiliate		(57,535)		(92,798)
Accrued interest		47,502		48,321
Asset management fee payable		(4,990)		5,305
GP asset management fee payable		16,390		15,914
Net cash (used in) provided by operating activities		(13,405)		40,535
CASH FLOWS FROM FINANCING ACTIVITIES				
Payment of long-term debt		(20,660)		(19,997)
Net cash used in financing activities		(20,660)		(19,997)
NET CHANGE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH		(34,065)		20,538
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH AT BEGINNING OF THE YEAR		334,103		313,565
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH AT END OF THE YEAR	$	300,038	$	334,103
Cash and cash equivalents	$	70,288	$	129,915
Restricted cash		229,750		204,188
Total cash, cash equivalents and restricted cash	$	300,038	$	334,103
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION				
Cash paid for interest	$	52,799	$	53,462

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

1. General

2814 LLLP (the "Partnership") is a Colorado limited liability limited partnership formed on May 1, 2019, for the purposes of acquiring, financing, owning, constructing, rehabilitating, maintaining, improving, operating, leasing and, if appropriate or desirable, selling or otherwise disposing of the apartment complex in a manner consistent with the requirements of Code Section 42. The apartment complex is a 60-unit, multifamily rental housing development in Grand Junction, Colorado, for low to moderate-income residents. Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 13, 2020 (the "Partnership Agreement"), the Partnership shall continue in full force and effect until December 31, 2085. The Partnership may be dissolved prior to such date if certain events occur, which are outlined in the Partnership Agreement.

The Project has qualified and been allocated low-income housing tax credits pursuant to the Internal Revenue Code Section 42, which regulates the use of the complex as to occupant eligibility and unit gross rent, among other requirements. The Project must meet the provisions of these regulations during each of 15 consecutive years in order to continue to qualify to receive the tax credits. Failure to comply with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of the previously taken low-income housing tax credits plus interest. Such potential noncompliance may require an adjustment to the contributed capital by the limited partners. All units within this Project are subject to the rent restrictions and qualified tenant restrictions as required by the Low Income Housing Tax Credit Program.

Pursuant to the Partnership Agreement, income or loss of the Partnership is allocated 99.99% to Wells Fargo Affordable Housing Community Development Corporation (the "Limited Partner") and 0.01% to The Grand Junction Housing Authority (the "General Partner"). The Partnership is generating low-income housing tax credits, which will be allocated in the same manner.

The Limited Partner is required to provide capital contributions to the Partnership totaling $13,092,381, subject to adjustments based on the amount of low-income housing tax credits allocated to the Project in addition to other occurrences as more fully explained in the Partnership Agreement. As of December 31, 2024 and 2023, the Limited Partner has provided cumulative contributions of $13,147,469.

2. Summary of significant accounting policies and nature of operations

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

Cash and cash equivalents
Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition.

Restricted cash is not considered cash and cash equivalents, and includes cash held with financial institutions for refunds of tenant security deposits, funding of operating deficits, and repairs or improvements to the buildings which extend their useful lives.

Concentration of credit risk
The Partnership places its temporary cash investments with high credit quality financial institutions. At times, the account balances may exceed the institution's federally insured limits. The Partnership has not experienced any losses in such accounts.

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

Accounts receivable

Accounts receivable is stated at the amount management expects to collect from outstanding balances. Management closely monitors outstanding balances and provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that remain outstanding after management has used reasonable collection efforts are generally written off through a charge to the valuation allowance and a credit to trade accounts receivable. As of December 31, 2024 and 2023, the balance of the allowance for doubtful accounts was $0.

Capitalization and depreciation

Land, buildings, land improvements, and equipment and furnishings are recorded at cost. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using the straight-line method. Improvements are capitalized and expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gain or loss is reflected in the statements of operations. The estimated useful lives are as follows:

	Years
Building and improvements	40
Land improvements	20
Equipment and furnishings	10

Impairment of long-lived assets

The Partnership 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. There were no impairment losses recognized for the year ended December 31, 2024 and 2023.

Income taxes

Income taxes on Partnership income are levied on the partners at the partner level. Accordingly, all profits and losses of the Partnership are recognized by each partner on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the Partnership to report information regarding its exposure to various tax positions taken by the Partnership. The Partnership has determined whether any tax positions have met the recognition threshold and has measured the Partnership's exposure to those tax positions. Management believes that the Partnership 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 the Partnership are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Deferred charges

The Partnership is amortizing tax credit fees on the straight-line basis over the related tax credit compliance period of 15 years.

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

Revenue recognition for tenant leases and tenant charges
The Partnership is the lessor of the Project and accounts for tenant leases as operating leases. The Partnership 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 tenant 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 includes fees for late payments, cleaning, damages, laundry facilities and other tenant charges and is recorded when earned. Advance receipts of revenue are deferred and classified as liabilities until earned.

Advertising
Advertising costs are expensed as incurred.

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.

Economic concentrations
The Partnership operates one property in Grand Junction, Colorado. Future operations could be affected by changes in the economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Subsequent events
Subsequent events have been evaluated through March 10, 2025, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

3. Restricted cash

Restricted cash comprised of the following as of December 31:

	2024	2023
Tenants' security deposits	$ 49,601	$ 48,718
Operating reserve	122,919	117,384
Replacement reserve	57,230	38,086
Total restricted cash	$ 229,750	$ 204,188

4. Rental property, net

The Partnership's rental property, net consisted of the following as of December 31:

	2024	2023
Land	$ 580,000	$ 580,000
Land improvements	1,538,417	1,538,417
Building and improvements	13,796,645	13,796,645
Equipment and furnishings	512,974	512,974
Total rental property	16,428,036	16,428,036
Less: accumulated depreciation	(1,813,681)	(1,340,547)
Rental property, net	$ 14,614,355	$ 15,087,489

5. Deferred charges, net

The Partnership's deferred charges, net consisted of the following as of December 31:

	2024	2023
Tax credit fees	$ 134,495	$ 134,495
Less: accumulated amortization	(35,864)	(26,898)
Deferred charges, net	$ 98,631	$ 107,597

6. Long-term debt, net

Note payable – Bank of Colorado
On March 13, 2020, the Partnership entered into a construction loan with the Bank of Colorado ("BOC") in the initial amount of $11,145,000. The loan bears interest at a rate equal to 3.25% per annum and is secured by the Project. Interest only payments are due monthly through maturity on March 13, 2022, at which time all outstanding principal and accrued interest shall be due and payable. On January 19, 2022, the loan was partially repaid and the terms of the loan agreement were modified. Pursuant to the Change in Terms Agreement with the Bank of Colorado dated January 19, 2022, the remaining unpaid $675,000 principal balance of the construction loan was converted to a permanent loan and the maturity date was extended to January 19, 2052. Through February 18, 2039, the interest rate will be 4.75% per annum, and monthly payments of principal and interest of $3,331.49 are due monthly. Beginning February 19, 2039, the interest rate will be the Federal Home Loan Bank of Topeka 5 Year Advance Rate plus a margin of 2.75% per annum, and monthly payments of principal and interest will decrease to $3,266.57. Any remaining outstanding principal and interest will be due upon maturity. A prepayment penalty will be required to the extent a prepayment is made any time prior to January 13, 2039.

As of December 31, 2024 and 2023, the principal balance outstanding was $655,873 and $663,967, respectively, and accrued interest was $24,446. For the years ended December 31, 2024 and 2023, interest of $31,883 and $33,896, respectively, was incurred.

CHFA loan
On January 19, 2022, the Partnership entered into a loan with Colorado Housing and Finance Authority ("CHFA") in the principal amount of $725,000. The loan is secured by a deed of trust on the Project. Monthly payments of principal and interest of $2,790 are due monthly beginning March 1, 2022. The loan bears interest at 3.0% per annum and matures on February 1, 2039.

For the years ended December 31, 2024 and 2023, interest of $20,916 and $21,286, respectively.

CHFA loan, net consists of the following as of December 31:

	2024	2023
Principal balance	$ 690,349	$ 702,915
Less: unamortized debt issuance costs	(46,324)	(49,613)
CHFA loan, net	$ 644,025	$ 653,302

Debt issuance costs on the above loan are being amortized over the life of the loan. For the years ended December 31, 2024 and 2023, the effective interest rate was 3.47%. For the years ended December 31, 2024 and 2023, amortization expense for debt issuance costs was $3,289.

6. Long-term debt, net (continued)

Grand Junction Housing Authority – Sponsor Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $423,163. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. The amount of the loan drawn and outstanding as of December 31, 2024 and 2023, was $423,163. Outstanding interest as of December 31, 2024 and 2023 was $40,665 and $31,882, respectively. For the years ended December 31, 2024 and 2023, interest of $8,783 and $8,616, respectively, was expensed.

Grand Junction Housing Authority – City Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $105,000. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. Pursuant to the Note and Deed of Trust Modification Agreements dated January 19, 2022, the principal was decreased to $77,450. The amount of the loan drawn and outstanding as of December 31, 2024 and 2023, was $77,450. Outstanding interest as of December 31, 2024 and 2023 was $8,464 and $6,837, respectively. For the years ended December 31, 2024 and 2023, interest of $1,627 and $1,596, respectively, was expensed.

Grand Junction Housing Authority – CDOH Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $900,000. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. The amount of the loan drawn and outstanding as of December 31, 2024 and 2023 was $900,000. Outstanding interest as of December 31, 2024 and 2023 was $83,458 and $64,836, respectively. For the years ended December 31, 2024 and 2023, interest of $18,622 and $18,269, respectively, was expensed.

Grand Junction Housing Authority – GAP Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $12,184. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. Pursuant to the Note and Deed of Trust Modification Agreements dated January 19, 2022, the principal was increased to $182,526. The amount of the loan drawn and outstanding as of December 31, 2024 and 2023 was $62,497. Outstanding interest as of December 31, 2024 and 2023 was $4,141 and $2,879, respectively. For the years ended December 31, 2024 and 2023, interest of $1,262 and $1,238, respectively, was expensed.

Grand Junction Housing Authority – Land Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $580,000 for the purchase of the land from GJHA. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. Outstanding principal as of December 31, 2024 and 2023 was $580,000. Outstanding interest as of December 31, 2024 and 2023 was $55,736 and $43,699, respectively. For the years ended December 31, 2024 and 2023, interest of $12,037 and $11,809, respectively, was expensed.

6. Long-term debt, net (continued)

Grand Junction Housing Authority – CDBG Loan
On March 13, 2020, the Partnership entered into a loan with GJHA in the initial amount of $20,000. The loan bears interest at a rate equal to 1.93% and is secured by the Project. No payments are due until maturity on March 13, 2050, at which time all outstanding principal and accrued interest shall be due and payable. The amount of the loan drawn and outstanding as of December 31, 2024 and 2023, was $20,000. Outstanding interest as of December 31, 2024 and 2023 was $1,922 and $1,507, respectively. For the years ended December 31, 2024 and 2023, interest of $415 and $407, respectively, was expensed.

Future minimum principal payment requirements over the next five years and thereafter are as follows:

Year ending December 31,	
2025	$ 21,704
2026	22,529
2027	23,388
2028	24,195
2029	25,205
Thereafter	3,292,311
Total	$ 3,409,332

7. Related party transactions

Developer fee
The Partnership entered into a development agreement with Grand Junction Housing Authority for a developer fee in the amount of $1,400,000. The developer fee is payable from available cash flow and is required to be paid in entirety on or before April 1, 2036. The payable shall bear interest at the long-term Applicable Federal Rate compounded annually, as defined in the agreement, and is secured by the Project. As of December 31, 2024 and 2023, developer fee payable was $224,912. As of December 31, 2024 and 2023, the interest rate was 1.62%. Outstanding interest as of December 31, 2024 and 2023 was $26,286 and $21,530, respectively. For the years ended December 31, 2024 and 2023, interest of $4,756 and $4,666, respectively, was expensed.

Property management fee
The Partnership entered into a management agreement with the General Partner under which the Partnership is obligated to pay a management fee equal to 6.5 percent of gross rental receipts of the Project. Management fees incurred and paid under this agreement totaled $39,012 and $38,212, respectively, for the years ended December 31, 2024 and 2023, which is included in general and administrative on the accompanying statements of operations.

Asset management fee
Commencing on January 1, 2021, the Partnership is required to pay the Investor Limited Partner a cumulative annual Asset Management Fee in the amount of $5,000. The fee is payable out of cash flow, as defined in the Partnership Agreement, and must be paid before payments are made to the General Partner. The fee increases each year by an inflation factor of three percent (3%). For the years ended December 31, 2024 and 2023, $5,465 and $5,305, respectively, was incurred, and as of December 31, 2024 and 2023, $5,465 and $10,455, respectively, remains payable.

7. Related party transactions (continued)

GP asset management fee
Commencing on January 1, 2021, the Partnership is required to pay the General Partner a cumulative annual GP asset management fee in the amount of $15,000. The fee is payable out of cash flow, as defined in the Partnership Agreement. The fee increases each year by an inflation factor of three percent (3%). For the years ended December 31, 2024 and 2023, $16,390 and $15,914, respectively was incurred, and as of December 31, 2024 and 2023, $62,754 and $46,364, respectively, remains payable.

Due to affiliate
The General Partner is periodically reimbursed for various construction costs, office expenses, caretaker payroll and benefits, and other maintenance costs incidental to the construction and operations of the Project. As of December 31, 2024 and 2023, the Partnership owed the General Partner $13,549 and $71,084, respectively.

Notes payable – related party
The Partnership financed the Project, in part, with six 1.93% notes payable from the General Partner (see Note 6).

8. Low-income housing tax credit

The Partnership expects to generate an aggregate of $13,498,650 of federal low-income housing tax credits ("Tax Credits"). Generally, such credits become available for use by its partners pro-rata over a ten-year period, which began in 2021. The year in which the credit period begins is determined on a building-by-building basis within the Partnership. In order to qualify for these credits, the Project must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Project as low-income housing for an additional 25 years beyond the initial 15 year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Investor Partner under the terms of the Partnership Agreement.

SUPPLEMENTARY INFORMATION

2814 LLLP
SCHEDULES OF EXPENSES
For the years ended December 31, 2024 and 2023

	2024	2023
General and administrative		
Advertising	$ 15	$ -
Management fee	39,012	38,212
Accounting fees - internal	34,399	32,741
Professional fees	13,420	10,014
Office salaries	59,862	57,022
Rent	560	733
Bad debt expense	8,248	11,061
Other administrative	18,955	16,236
Total general and administrative	$ 174,471	$ 166,019
Utilities		
Electricity	$ 45,440	$ 46,494
Water and sewer	35,667	31,666
Trash removal	4,113	3,539
Gas	12,153	12,983
Total utilities	$ 97,373	$ 94,682
Repairs and maintenance		
Contracted services	$ 105,273	82,810
Supplies	8,581	8,380
Grounds maintenance	3,084	2,484
Other maintenance and operating	643	-
Remediation expense (insurance proceeds)	59,032	-
Total repairs and maintenance	$ 176,613	$ 93,674
Interest expense		
Bank of Colorado loan	$ 31,883	$ 33,896
CHFA loan	20,916	21,286
Amortization of debt issuance costs	3,289	3,289
Grand Junction Housing Authority - Sponsor Loan	8,783	8,616
Grand Junction Housing Authority - City Loan	1,627	1,596
Grand Junction Housing Authority - CDOH Loan	18,622	18,269
Grand Junction Housing Authority - GAP Loan	1,262	1,238
Grand Junction Housing Authority - Land Loan	12,037	11,809
Grand Junction Housing Authority - CDBG Loan	415	407
Developer fee payable	4,756	4,666
Total interest	$ 103,590	$ 105,072

2814 LLLP
SCHEDULES OF CASH AVAILABLE FOR DISTRIBUTION (UNAUDITED)
December 31, 2024 and 2023

Distribution of Cash Flow

Pursuant to the Partnership Agreement, cash flow of the Partnership shall be distributed in the following order of priority:

1 To the Investor Limited Partner, an amount equal to the unpaid credit adjuster payments
2 To the Investor Limited Partner, to repay any loans made to the Partnership
3 To the Investor Limited Partner, to pay the asset management fee
4 To fund the operating reserve until the balance is $105,000
5 To repay any amounts owed with respect to the developer fee payable
6 To the General Partner to pay the GP asset management fee
7 To the General Partner to repay any unpaid portion of any operating deficit loans and any deferred management fees
To pay interest and principal until paid full for the following loans in order:
8 Fourth Mortgage GAP Loan
9 Fifth Mortgage Sponsor Loan
10 Sixth Mortgage CDOH HOME Funds Loan
11 Seventh Mortgage City Support Loan
12 Eighth Mortgage CDBG Loan
13 Ninth Mortgage Land Loan
14 If Partnership obtains the Tenth Mortgage, the Tenth Mortgage Loan
15 Any balance, 99.99% shall be distributed to the Investor Limited Partner and 0.01% to the General Partner

	2024	2023
Net rental income	$ 569,913	$ 554,806
Other income	30,276	33,076
Interest income (excluding partnership reserves)	359	14
Change in accounts receivable, net	4,858	1,617
Change in prepaid rent	(1,249)	-
Total Operating Revenue	604,157	589,513
Operating expenses	505,200	406,348
Change in accounts payable	578	1,570
Net deposits to replacement reserve	19,144	18,540
Required debt service (Bank of Colorado)	39,978	39,978
Required debt service (CHFA)	33,482	33,482
Total Expenses	598,382	499,918
Net Cash Flow	$ 5,775	$ 89,595
Available cash	$ 5,775	$ 89,595
Less: Payment of construction costs paid by General Partner	-	(57,688)
Less: Amount available for Investor Limited Partner for asset management fee	(5,465)	(10,455)
Less: Payments on developer fee payable and interest	(310)	(21,452)
Remaining cash	$ -	$ -