Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Financial Statements
(With Supplementary Information)
and Independent Auditor's Report

June 30, 2025

CohnReznick

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Index

	Page
Mortgagor's Certification	2
Managing Agent's Certification	3
Independent Auditor's Report	4
Financial Statements	
Statement of Financial Position	7
Statement of Activities and Changes in Net Assets	9
Statement of Cash Flows	10
Notes to Financial Statements	11
Supplementary Information	
Statement of Financial Position Data	19
Statement of Activities Data	21
Statement of Changes in Net Assets (Deficit) Data	25
Statement of Cash Flows Data	26
Reserve for Replacements	28
Computation of Surplus Cash, Distributions and Residual Receipts	29
Changes in Fixed Asset Accounts	30
Detail of Accounts - Statement of Financial Position	31
Detail of Accounts - Statement of Activities	32
Other Information	33
Schedule of Expenditures of Federal Awards	34
Notes to Schedule of Expenditures of Federal Awards	35
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	36
Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance	38
Schedule of Findings and Questioned Costs	41

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

June 30, 2025

Mortgagor's Certification

I hereby certify that I have examined the accompanying financial statements and supplementary data of Brookdale Village Housing Corporation and, to the best of my knowledge and belief, the same are complete and accurate.

Officer

Matthew LoCurto Date
Chief Financial Officer

Telephone Number: (212) 273-5257

Property Address: 125 Beach 19th Street
Queens, NY 11691

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

June 30, 2025

Managing Agent's Certification

I hereby certify that I have examined the accompanying financial statements and supplementary data of Brookdale Village Housing Corporation and, to the best of my knowledge and belief, the same are complete and accurate.

Managing Agent

JASA Housing Management Services
for the Aged, Inc.

Donald Manning Date
Director of Housing

Taymar Both Elon
Property Manager

Managing Agent Taxpayer
Identification Number:
13-3078676

Independent Auditor's Report

To the Board of Trustees
Brookdale Village Housing Corporation

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Brookdale Village Housing Corporation, which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and changes in net assets and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Brookdale Village Housing Corporation as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Brookdale Village Housing Corporation and to meet our other ethical responsibilities, in accordance with the 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 audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 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 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 Brookdale Village Housing Corporation'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 Brookdale Village Housing Corporation's ability to continue as a going concern for a reasonable period of time.

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The HUD-required financial data templates, as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of expenditures of federal awards, as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the HUD-required financial data templates and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated January 16, 2026, on our consideration of Brookdale Village Housing Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of 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 Brookdale Village Housing Corporation's internal control over financial reporting and compliance.

CohnReznick LLP

New York, New York
January 16, 2026

Lead Auditor: Michael J. Bisson, CPA

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Statement of Financial Position
June 30, 2025

Assets

Current assets	
Cash - operations	$ 1,161,308
Cash - entity	18,962
Tenant accounts receivable	289,056
Accounts receivable - HUD	330,868
Prepaid expenses	30,154
Total current assets	1,830,348
Deposits held in trust - funded	
Tenant deposits	338,488
Restricted deposits and funded reserves	
Escrow deposits	739,309
Reserve for replacements	725,437
Other reserves	1,870,727
Total restricted deposits and funded reserves	3,335,473
Rental property	
Land	937,520
Buildings	34,907,677
Building equipment - portable	2,837,229
Furnishings	15,702
Office furniture and equipment	93,188
	38,791,316
Less accumulated depreciation	(29,995,023)
Total rental property	8,796,293
Other assets	
Miscellaneous other assets	15,359
Total other assets	15,359
Total assets	$ 14,315,961

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Statement of Financial Position
June 30, 2025

Liabilities and Net Assets

Current liabilities		
Accounts payable - operations	$	957,427
Accounts payable - construction/development		143,305
Accrued wages payable		52,584
Accrued payroll taxes payable		11,304
Accrued interest payable - first mortgage		28,811
Mortgage payable - first mortgage, current maturities		122,698
Total current liabilities		1,316,129
Deposits liability		
Tenant deposits held in trust (contra)		334,141
Long-term liabilities		
Mortgage payable - first mortgage, net of current maturities and unamortized debt issuance costs		5,516,434
Other mortgages payable		1,307,981
Accrued interest payable - other mortgages payable (long-term)		195,925
Total long-term liabilities		7,020,340
Total liabilities		8,670,610
Contingency		-
Net assets		
Net assets without donor restrictions		5,626,389
Net assets with donor restrictions		18,962
Total net assets		5,645,351
Total liabilities and net assets	$	14,315,961

See Notes to Financial Statements.

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Statement of Activities and Changes in Net Assets
Year Ended June 30, 2025

	Net assets without donor restrictions	Net assets with donor restrictions	Total
Revenue			
Rental	$ 6,167,227	$ -	$ 6,167,227
Vacancies	(191,876)	-	(191,876)
Net rental revenue	5,975,351	-	5,975,351
Nursing home/assisted living and other revenue	169,391	-	169,391
Financial	106,869	-	106,869
Other	286,557	-	286,557
Total revenue	6,538,168	-	6,538,168
Expenses			
Administrative	855,972	-	855,972
Utilities	1,430,565	-	1,430,565
Operating and maintenance	1,644,077	-	1,644,077
Taxes and insurance	1,711,506	-	1,711,506
Financial (including interest of $380,182)	426,528	-	426,528
Nursing home/assisted living and other elderly care	169,391	-	169,391
Total cost of operations before depreciation	6,238,039	-	6,238,039
Income (loss) before depreciation	300,129	-	300,129
Depreciation	839,886	-	839,886
Operating income (loss)	(539,757)	-	(539,757)
Mortgagor entity expenses	(402,000)	-	(402,000)
Change in net assets	(137,757)	-	(137,757)
Net assets, beginning	5,764,146	18,962	5,783,108
Net assets, end	$ 5,626,389	$ 18,962	$ 5,645,351

See Notes to Financial Statements.

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Statement of Cash Flows
Year Ended June 30, 2025

Cash flows from operating activities	
Rental receipts	$ 5,654,773
Interest receipts	106,869
Other operating receipts	455,948
Entity/construction receipts (include detail)	
Contribution revenue	402,000
Total receipts	6,619,590
Administrative expenses paid	(50,296)
Management fees paid	(407,496)
Utilities paid	(1,481,359)
Salaries and wages paid	(1,080,922)
Operating and maintenance paid	(702,463)
Property insurance paid	(936,145)
Miscellaneous taxes and insurance paid	(25,492)
Net tenant security deposits received (paid)	(15,523)
Other operating expenses paid	(770,526)
Interest paid on first mortgage	(367,844)
Mortgage insurance premium paid	(12,973)
Miscellaneous financial expenses paid	(15,388)
Total disbursements	(5,866,427)
Net cash provided by operating activities	753,163
Cash flows from investing activities	
Net withdrawals from mortgage escrows	238,550
Net withdrawals from reserve for replacements	168,152
Net withdrawals from other reserves	507,348
Net purchases of fixed assets	(1,458,060)
Net cash used in investing activities	(544,010)
Cash flows from financing activities	
Mortgage principal payments - first mortgage	(155,598)
Net cash used in financing activities	(155,598)
Net increase in cash and restricted cash	53,555
Cash and restricted cash, beginning	1,465,203
Cash and restricted cash, end	$ 1,518,758
Significant noncash investing and financing activities	
Increase in rental property included in accounts payable - construction/development	$ 26,623

See Notes to Financial Statements.

Note 1 - Organizations

Brookdale Village Housing Corporation (the "Corporation") was organized in 1972 as a nonstock, nonprofit corporation for the purpose of developing and operating housing and auxiliary facilities for aged persons of low-income. Such projects are regulated by the U.S. Department of Housing and Urban Development ("HUD") as to rent charges and operating methods. The project consists of 547 units located in Queens, Far Rockaway, New York and is currently operating under the name Brookdale Village Housing (the "Project"). The Corporation receives a significant portion of its revenue from government subsidy payments.

Cash distributions are limited by agreements between the Corporation and HUD to the extent of surplus cash as defined by HUD.

The Corporation is wholly controlled by the JASA Corporation, its sole member. JASA Corporation also wholly controls the Jewish Association Serving the Aging ("JASA"), JASA Housing Management Services for the Aged, Inc. ("JHM") and other housing companies, in its capacity as their sole member. The Corporation is related to JASA, JHM and the other housing companies by virtue of this control.

Note 2 - Summary of significant accounting policies

Basis of presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles in the United States of America ("GAAP").

The Corporation presents its financial statements in accordance with the accounting guidance for nonprofit entities. Under this guidance, the Corporation is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. Furthermore, information is required to segregate program service expenses from management and general expenses.

The Corporation conforms to accounting guidance on revenue recognition for nonprofit entities. Under this guidance, contributions received, if any, are recorded as support without or with donor restrictions depending on the existence and/or nature of any donor restrictions.

Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Accounts receivable and allowance for doubtful accounts

Tenant receivables are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change. As of June 30, 2025, the balance of the allowance for doubtful accounts was $0.

Rental property
Rental property is carried at cost. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated useful lives by use of the straight-line method. It is the Corporation's policy to capitalize items of $5,000 or greater and items purchased with replacement reserves that have a useful life that is greater than one year. Depreciation of rental property is computed primarily using the following useful lives:

Classification	Estimated useful lives
Building	40 years
Equipment	5 - 10 years
Furniture	10 years

Debt issuance costs
Debt issuance costs, net of accumulated amortization, are reported as a direct deduction from the face amount of the mortgage loan payable to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Impairment of long-lived assets
The Corporation reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss has been recognized during the year ended June 30, 2025.

Income taxes
The Corporation has applied for and received a determination letter from the Internal Revenue Service ("IRS") to be treated as a tax-exempt entity pursuant to Section 501(c)(3) of the Internal Revenue Code and did not have any unrelated business income for the year ended June 30, 2025. Due to its tax-exempt status, the Corporation is not subject to income taxes. The Corporation is required to file and does file tax returns with the IRS and other taxing authorities. Management has analyzed the tax positions taken by the Corporation and has concluded that, as of June 30, 2025, there are no uncertain tax positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements. Accordingly, these financial statements do not reflect a provision for income taxes and the Corporation has no other tax positions which must be considered for disclosure. Income tax returns filed by the Corporation are subject to examination by the IRS for a period of three years. While no income tax returns are currently being examined by the IRS, tax years since 2021 remain open.

Rental income
Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Corporation and the tenants of the property are operating leases.

Grant income
The Corporation was awarded a cost reimbursed grant from HUD (see Note 8). Revenue is recognized as costs are incurred.

Functional expenses

The costs of providing programs and other activities are summarized on a functional basis in Note 13. Accordingly, certain costs are allocated among program services and supporting services benefitted.

Note 3 - Liquidity and availability

The Corporation has $1,781,232 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditures consisting of cash of $1,161,308 and accounts receivable, net of allowances, of $619,924. Only amounts related to restricted deposits anticipated to be used more than one year after the statement of financial position date have been excluded from the above amounts.

As regulated by HUD, financial assets of the Corporation are intended to be sufficient to meet its general expenditures, liabilities and other obligations as they become due. Project operations are designed to break-even and not result in either surplus cash or a deficit in surplus cash.

Note 4 - Mortgage payable

First mortgage payable

On November 13, 2008, the Corporation executed a Building and Project Loan Agreement with New York State Housing Finance Agency ("NYSHFA"), in the principal amount of $13,590,000 (the "Project Loan"). The total principal of the original loan included $7,721,362 of funds set aside by the lender, which were used for the rehabilitation of the Project. The Project Loan requires monthly installments of principal and interest of $42,121 through maturity on July 1, 2045. The loan bears interest at a rate of 5.75% per annum. During the year ended June 30, 2025, interest incurred totaled $367,102, inclusive of $17,985 of amortization of debt issuance costs. As of June 30, 2025, the outstanding principal balance and accrued interest was $5,999,485 and $28,811, respectively. The Corporation is required by New York State Homes & Community Renewal ("NYSHCR") to make monthly deposits into a restricted cash account to provide for capital repairs, mortgage insurance, and service fees. The use of these funds requires approval of NYSHCR and NYSHFA.

Other mortgages

The Corporation obtained subordinate financing of $1,287,036 (the "Subordinate Loan") in 2008 from NYSHCR. The Subordinate Loan bears interest at a rate of 1% per annum. Interest from the inception of the Subordinate Loan through July 1, 2010 accrued and was combined with the principal, to be repaid at maturity on July 1, 2045. The principal balance, including accrued interest through July 1, 2010, was $1,307,981. Beginning August 1, 2010, accrued interest is payable from net income, as defined in the Subordinate Loan agreement. During the year ended June 30, 2025, interest incurred totaled $13,080. As of June 30, 2025, the outstanding principal balance and accrued interest was $1,307,981 and $195,925, respectively.

All of the mortgages are collateralized by the Corporation's land, buildings, furniture and equipment.

Debt issuance costs, net of accumulated amortization, totaled $360,353, as of June 30, 2025 and are related to mortgages. Debt issuance costs on the above note are being amortized using an imputed interest rate of 6.16%.

Aggregate annual maturities of the mortgages payable over each of the next five years and thereafter are as follows:

	Project loan	Subordinate loan	Total
June 30, 2026	$ 169,579	$ -	$ 169,579
2027	179,591	-	179,591
2028	190,194	-	190,194
2029	201,423	-	201,423
2030	213,315	-	213,315
Thereafter	5,045,383	1,307,981	6,353,364
Total balance due	$ 5,999,485	$ 1,307,981	7,307,466
		Current	(122,698)
		Unamortized debt issuance costs	(360,353)
		Net balance	$ 6,824,415

Note 5 - Restricted deposits and funded reserves

Escrow deposits

In accordance with the Project Loan agreement, the Corporation is required to make monthly deposits of $28,197 into an escrow account managed by the respective lender for mortgage insurance fees and water and sewer payments. Funds are released from the escrow deposit account pursuant to approval by NYSHCR. As of June 30, 2025, the balance in the escrow was $739,309.

Replacement reserve

In accordance with directives from NYSHCR, the Corporation is required to make monthly deposits of $13,760 into a replacement reserve escrow to fund replacement needs and painting and decorating expenses. Funds are released from the reserve account pursuant to approval by NYSHCR. As of June 30, 2025, the balance in the reserve was $725,437.

Other reserves

Project reserve fund

The Corporation is required to make monthly deposits of $11,660 into a reserve account managed by NYSHFA for contingency needs. Funds are released from the escrow deposit account pursuant to approval by NYSHCR. As of June 30, 2025, the balance in the escrow was $1,671,651.

Interest reduction payment reserve

The Corporation was required by NYSHCR to fund an IRP reserve through September 2021. The use of the funds is restricted by NYSHCR. As of June 30, 2025, the balance in the reserve was $199,076.

Note 6 - Related party transactions

JASA

The Corporation is a participant in a general insurance plan with JASA, which also includes health insurance and workers' compensation. Property and liability insurance expense for the year ended June 30, 2025 was $936,145. Workers' compensation and health insurance and other employee benefits for the year ended June 30, 2024 was $49,730. Insurance is allocated to the various properties based on the unit counts.

JASA pays the Corporation a license fee for the use of space for a community services facility located at the site. License fee revenue for the year ended June 30, 2025 was $60,071 and is included in miscellaneous revenue on the statement of activities and changes in net assets.

JASA is a participant in a multiemployer, defined benefit retirement plan sponsored by the UJA-Federation. The actuarial present value of the benefit obligation and fair value of plan assets are not available separately for each employer who participates in the plan. For the year ended June 30, 2025, the Corporation did not make any direct contributions into the plan on behalf of its employees; contributions to the plan were made by JASA. For the year ended June 30, 2025, the Corporation reimbursed JASA $55,537 for pension costs.

The Corporation pays JASA, through a HUD grant, for the Service Coordinator Program, which provides social services for the tenants. The program expenses for the year ended June 30, 2025 were $169,391.

As of June 30, 2025, $115,344 remains payable to JASA and is included in accounts payable - operations on the accompanying statement of financial position.

During the year ended June 30, 2024, JASA contributed $402,000 to the Corporation to fund capital improvements.

JHM

The property is managed by an affiliate of the Corporation, JHM, pursuant to a management agreement approved by HUD. The current management agreement provides for a fee of $33,896 per month. Management fees incurred during the year ended June 30, 2025 were $447,561, of which $0 remains payable as of June 30, 2025.

Note 7 - Statement of cash flows

The following table provides a reconciliation of cash and restricted cash reported within the statement of financial position that sum to the total of the same such amounts in the statement of cash flows:

Cash	$ 1,180,270
Tenant deposits	338,488
Total cash and restricted cash shown in the statement of cash flows	$ 1,518,758

The amount included in restricted cash consists of security deposits held in trust for the future benefit of tenants upon moving out of the property as required by regulatory authority.

Note 8 – Construction contract

The Corporation entered into a construction contract with Adler Windows, Inc., an unrelated general contractor, dated July 31, 2024, in the amount of $1,177,152, including change orders of $31,973. During the year then ended June 30, 2025, $903,662 was incurred and capitalized into rental property in the accompanying statement of financial position. As of June 30, 2025, only retainage of $117,715 remains payable.

Note 9 - Grant revenue

The Corporation was awarded a service coordinator grant from HUD to use toward payment of the service coordinator's salary, benefits, and other administrative costs. The Corporation reimburses JASA with the grant. The Corporation received and recognized grant revenue of $169,391 for the year ended June 30, 2025. Grant expense for the year ended June 30, 2025 was $169,391.

Note 10 - Real estate tax exemption

The Corporation has received a tax abatement under the New York state assisted private housing exemption. As such, no real estate tax was incurred for the year ended June 30, 2025. The exemption shall continue so long as the Project is operated as a nonprofit housing for the elderly.

Note 11 - Housing assistance payment contract agreements

HUD has contracted with the Corporation pursuant to Section 8 of the Housing Act of 1937 to make housing assistance payments to the Corporation on behalf of qualified tenants. The agreement expires June 1, 2036. For the year ended June 30, 2025, rental assistance payments of $2,522,842 were earned under the terms of the agreement and are included in tenant assistance payments on the statement of activities and changes in net assets.

New York City Housing Authority has contracted with the Corporation to make housing assistance payments to the Corporation on behalf of qualified tenants. The agreement expires April 1, 2032. For the year ended June 30, 2025, rental assistance payments of $769,277 were earned under the terms of the agreement and are included in tenant assistance payments on the statement of activities and changes in net assets.

The Corporation also participates in housing choice voucher programs, through which individual tenant vouchers are accepted. Total revenue earned from these vouchers during the year ended June 30, 2025 was $7,294.

Note 12 - Concentration of credit risk

The Corporation maintains its cash balances in several accounts in one bank. The cash balances are insured by the Federal Deposit Insurance Corporation up to $250,000. At times, these balances may exceed the federal insurance limits; however, the Corporation has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances at June 30, 2025.

Note 13 - Current vulnerability due to certain concentrations

The Corporation's principal asset is a 547-unit apartment facility. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules and regulations of federal agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Note 14 - Expenses by nature and function

The table below presents expenses by both their nature and function during the year ended June 30, 2025:

	Total program services expense	Total supporting services expense (management and general)	Total
Administrative expenses	$ 371,729	$ 484,243	$ 855,972
Utilities expense	1,430,565	-	1,430,565
Operating and maintenance expenses	1,644,077	-	1,644,077
Taxes and insurance	1,711,506	-	1,711,506
Financial expenses	426,528	-	426,528
Nursing home/assisted living/board and care/other elderly care expenses	169,391	-	169,391
Depreciation	839,886	-	839,886
Total	$ 6,593,682	$ 484,243	$ 7,077,925

All expenses are directly attributable to a specific function.

Note 15 - Hurricane Sandy

In 2013, the Corporation received a grant from the Fund for the City of New York in the amount of $35,000. The funds are grantor restricted for resiliency planning (equipping the Project to reduce the impact of future natural disasters). The remaining balance of the restricted funds as of June 30, 2025 was $18,962.

Note 16 - Subsequent events

Events that occur after the statement of financial position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of financial position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of financial position date require disclosure in the accompanying notes. Management evaluated the activity of the Corporation through January 16, 2026 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

Supplementary Information

Supporting Data Required by HUD

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Financial Position Data
June 30, 2025

Assets

Account No.			
Current assets			
1120	Cash - operations		$ 1,161,308
1125	Cash - entity		18,962
1130	Tenant accounts receivable		289,056
1135	Accounts receivable - HUD		330,868
1200	Prepaid expenses		30,154
1100T	Total current assets		1,830,348
Deposits held in trust - funded			
1191	Tenant deposits		338,488
Restricted deposits and funded reserves			
1310	Escrow deposits	$ 739,309	
1320	Reserve for replacements	725,437	
1330	Other reserves	1,870,727	
1300T	Total deposits		3,335,473
Rental property			
1410	Land	937,520	
1420	Buildings	34,907,677	
1440	Building equipment - portable	2,837,229	
1460	Furnishings	15,702	
1465	Office furniture and equipment	93,188	
1400T	Total fixed assets	38,791,316	
1495	Less accumulated depreciation	(29,995,023)	
1400N	Net fixed assets		8,796,293
Other assets			
1590	Miscellaneous other assets	15,359	
1500T	Total other assets		15,359
1000T	Total assets		$ 14,315,961

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Financial Position Data
June 30, 2025

Liabilities and Net Assets

Account No.			
Current liabilities			
2110	Accounts payable - operations		$ 957,427
2111	Accounts payable - construction/development		143,305
2120	Accrued wages payable		52,584
2121	Accrued payroll taxes payable		11,304
2131	Accrued interest payable - first mortgage		28,811
2170	Mortgage payable - first mortgage (short-term)		122,698
2122T	Total current liabilities		1,316,129
Deposits liability			
2191	Tenant deposits held in trust (contra)		334,141
Long-term liabilities			
2320	Mortgage payable - first mortgage	$ 5,516,434	
2322	Other mortgages payable (long-term)	1,307,981	
2331	Accrued interest payable - other mortgages payable (long-term)	195,925	
2300T	Total long-term liabilities		7,020,340
2000T	Total liabilities		8,670,610
3131	Net assets without donor restrictions	5,626,389	
3133	Net assets with donor restrictions	18,962	
3130	Total net assets		5,645,351
2033T	Total liabilities and net assets		$ 14,315,961

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Activities Data
Year Ended June 30, 2025

Account No.			
Rental revenue			
5120	Rent revenue - gross potential	$ 2,849,401	
5121	Tenant assistance payments	3,299,413	
5170	Garage and parking spaces	17,237	
5190	Miscellaneous rent revenue	1,176	
5100T	Total rental revenue		$ 6,167,227
Vacancies			
5220	Apartments	(191,876)	
5200T	Total vacancies		(191,876)
5152N	Net rental revenue		5,975,351
5300	Nursing home/Assisted living/Board and care/Other elderly care/Coop and other revenue		169,391
Financial revenue			
5440	Revenue from investments - replacement reserve	27,821	
5490	Revenue from investments - miscellaneous	79,048	
5400T	Total financial revenue		106,869
Other revenue			
5910	Laundry and vending	28,354	
5920	Tenant charges	53,645	
5990	Miscellaneous revenue	204,558	
5900T	Total other revenue		286,557
5000T	Total revenue		6,538,168

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Activities Data
Year Ended June 30, 2025

Account No.			
Administrative expenses			
6203	Conventions and meetings	1,888	
6204	Management consultants	8,900	
6250	Other renting expenses	500	
6310	Office salaries	71,722	
6311	Office expenses	67,447	
6320	Management fee	447,561	
6330	Manager or superintendent salaries	77,631	
6331	Administrative rent free unit	21,468	
6340	Legal expense - project	13,954	
6350	Auditing expense	12,350	
6351	Bookkeeping fees/accounting services	24,332	
6370	Bad debts	88,863	
6390	Miscellaneous administrative expenses	19,356	
6263T	Total administrative expenses		855,972
Utilities expense			
6450	Electricity	522,635	
6451	Water	211,995	
6452	Gas	358,863	
6453	Sewer	337,072	
6400T	Total utilities expense		1,430,565
Operating and maintenance expenses			
6510	Payroll	935,567	
6515	Supplies	88,837	
6520	Contracts	542,812	
6525	Garbage and trash removal	4,950	
6546	Heating/cooling repairs and maintenance	71,759	
6590	Miscellaneous operating and maintenance expenses	152	
6500T	Total operating and maintenance expenses		1,644,077

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Activities Data
Year Ended June 30, 2025

Account No.			
Taxes and insurance			
6711	Payroll taxes	82,822	
6720	Property and liability insurance	936,145	
6722	Workmen's compensation	20,265	
6723	Health insurance and other employee benefits	646,782	
6790	Miscellaneous taxes, licenses, permits and insurance	25,492	
6700T	Total taxes and insurance		1,711,506
Financial expenses			
6820	Interest on first mortgage payable	367,102	
6825	Interest on other mortgages	13,080	
6850	Mortgage insurance premium/service charge	30,958	
6890	Miscellaneous financial expenses	15,388	
6800T	Total financial expenses		426,528
6900	Nursing home/Assisted living/Board and care/Other elderly care expenses		169,391
6000T	Total cost of operations before depreciation		6,238,039
5060T	Income (loss) before depreciation		300,129
Depreciation			
6600	Depreciation expense	839,886	
	Total depreciation		839,886
5060N	Operating income (loss)		(539,757)
Corporate or mortgagor entity revenue and expenses			
7105	Entity revenue	(402,000)	
7100T	Net entity expenses		(402,000)
	Total expenses		6,675,925
3250	Change in net assets		$ (137,757)

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Activities Data
Year Ended June 30, 2025

Account No.		
S1000-010	Total first mortgage (or bond) principal payments required during the audit year (12 monthly payments). Applies to all direct loans and HUD-held and fully-insured first mortgages.	$ 155,598
S1000-020	Total of 12 monthly deposits in the audit year made to the replacement reserve account, as required by the regulatory agreement, even if payments may be temporarily suspended or reduced.	$ 165,120
S1000-030	Replacement reserve, or residual receipts and releases which are included as expense items on the statement of activities.	$ -
S1000-040	Project improvement reserve releases under the flexible subsidy program which are included as expense items on the statement of activities.	$ -

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Changes in Net Assets (Deficit) Data
Year Ended June 30, 2025

Account No.		Net assets without donor restrictions	Net assets with donor restrictions	Total
S1100-050	Net assets			
S1100-060/080	June 30, 2024	$ 5,764,146	$ 18,962	$ 5,783,108
3247/3249	Change in net assets	(137,757)	-	(137,757)
3130	Net assets			
3131/3133	June 30, 2025	$ 5,626,389	$ 18,962	$ 5,645,351
	Members' percentage of income (losses)	100.00%	0.00%	100.00%

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Cash Flows Data
Year Ended June 30, 2025

Account No.			
	Cash flows from operating activities		
S1200-010	Rental receipts		$ 5,654,773
S1200-020	Interest receipts		106,869
S1200-030	Other operating receipts		455,948
S1200-035	Entity/construction receipts (include detail)		
S1200-036	Contribution revenue	$ 402,000	
			402,000
S1200-040	Total receipts		6,619,590
S1200-050	Administrative expenses paid		(50,296)
S1200-070	Management fees paid		(407,496)
S1200-090	Utilities paid		(1,481,359)
S1200-100	Salaries and wages paid		(1,080,922)
S1200-110	Operating and maintenance paid		(702,463)
S1200-140	Property insurance paid		(936,145)
S1200-150	Miscellaneous taxes and insurance paid		(25,492)
S1200-160	Net tenant security deposits received (paid)		58,773
S1200-170	Other operating expenses paid		(770,526)
S1200-180	Interest paid on first mortgage		(367,844)
S1200-210	Mortgage insurance premium paid		(12,973)
S1200-220	Miscellaneous financial expenses paid		(15,388)
S1200-230	Total disbursements		(5,792,131)
S1200-240	Net cash provided by operating activities		827,459
	Cash flows from investing activities		
S1200-245	Net withdrawals from mortgage escrows		238,550
S1200-250	Net withdrawals from reserve for replacements		168,152
S1200-255	Net withdrawals from other reserves		
S1200-256	IRP Deposit and project reserve fund	507,348	
			507,348
S1200-330	Net purchases of fixed assets		(1,458,060)
S1200-350	Net cash used in investing activities		(544,010)
	Cash flows from financing activities		
S1200-360	Mortgage principal payments - first mortgage		(155,598)
S1200-460	Net cash used in financing activities		(155,598)
S1200-470	Net increase in cash		127,851
S1200-480	Cash, beginning		1,052,419
S1200T	Cash, end		$ 1,180,270

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information

Statement of Cash Flows Data
Year Ended June 30, 2025

Account No.		
S1200-620	Comments	
	Increase in rental property included in accounts payable - construction/development	$ 26,623

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Reserve for Replacements

Account No.			
1320P	Balance at June 30, 2024	$	893,589
1320DT	Total monthly deposits		165,120
1320INT	Interest income		27,821
1320OWT	Other withdrawals		
1320OW-010	Approved withdrawals		(361,093)
1320	Balance at June 30, 2025	$	725,437

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Computation of Surplus Cash, Distributions and Residual Receipts

Account No.	Part A - Compute Surplus Cash		
S1300-010	Cash (Accounts 1120, 1170 and 1191)	$	1,499,796
1135	Accounts receivable - HUD		330,868
S1300-040	Total cash		1,830,664
S1300-050	Accrued mortgage interest payable		28,811
S1300-060	Delinquent mortgage principal payments		-
S1300-070	Delinquent deposits to reserve for replacements		-
S1300-075	Accounts payable (due within 30 days)		957,427
S1300-080	Loans and notes payable (due within 30 days)		-
S1300-090	Deficient tax, insurance or MIP escrow deposits		-
S1300-100	Accrued expenses (not escrowed)		63,888
2210	Prepaid revenue (Account 2210)		-
2191	Tenant security deposits liability (Account 2191)		334,141
S1300-140	Less total current obligations		1,384,267
S1300-150	Surplus cash (deficiency)	$	446,397
S1300-210	Part B - Deposit Due Residual Receipts Reserve	$	446,397

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Changes in Fixed Asset Accounts

	Assets			
	Balance 6/30/24	Additions	Deductions	Balance 6/30/25
Land	$ 937,520	$ -	$ -	$ 937,520
Buildings	33,518,710	1,388,967	-	34,907,677
Building equipment - portable	2,741,513	95,716	-	2,837,229
Furnishings	15,702	-	-	15,702
Office furniture and equipment	93,188	-	-	93,188
	$ 37,306,633	$ 1,484,683	$ -	$ 38,791,316
Accumulated depreciation	$ 29,155,137	$ 839,886	$ -	$ 29,995,023
Total net book value				$ 8,796,293

Fixed Asset Detail

Additions to Buildings Account

Item and quantity	Amount
Unit renovations	$ 1,388,967

Additions to Building Equipment - Portable Account

Item and quantity	Amount
Kitchen appliances	$ 95,716

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Detail of Accounts - Statement of Financial Position

Other Reserves (Account No. 1330)

IRP Deposit	$	199,076
Project reserve fund		1,671,651
	$	1,870,727

Miscellaneous Other Assets (Account No. 1590)

Other		
Accounts receivable - other	$	1,137
Misc other assets - utility deposits		14,222
	$	15,359

Other Mortgages Payable (Long-Term) (Account No. 2322)

Second mortgage - Subordinate loan payable	$	1,307,981

Accrued Interest Payable - Other Mortgages Payable (Long-Term) (Account No. 2331)

Second mortgage - Subordinate loan	$	195,925

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Detail of Accounts - Statement of Activities

Revenue from Investments - Miscellaneous (Account No. 5490)

Interest from miscellaneous investments	$	79,048

Miscellaneous Other Revenue (Account No. 5990)

Retained excess income	$	144,487
Miscellaneous revenue - use of premises		60,071
	$	204,558

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Supplementary Information
Year Ended June 30, 2025

Other Information

Related party transactions detail:

Account No.	Entity name	Amount paid
S3100-210	JHM (management fee)	$ 407,496
S3100-210	JASA (service coordinator)	169,391
		$ 576,887

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Schedule of Expenditures of Federal Awards
Year Ended June 30, 2025

Federal Grantor/ (Pass-through Grantor)/ Program or Cluster Title	Federal Assistance Listing Number	Pass-through Entity Identifying Number	Total Federal Expenditures
U.S. Department of Housing and Urban Development			
Mortgage Insurance For the Purchase or Refinancing of Existing Multifamily Housing Projects: Sections 207/223(f)	14.155	N/A	$ 6,155,083
MultiFamily Housing Service Coordinators	14.191	N/A	169,391
Housing Voucher Cluster:			
Section 8 Housing Choice Vouchers	14.871	N/A	2,522,842
Total U.S. Department of Housing and Urban Development			8,847,316
Total expenditures of federal awards			$ 8,847,316

See Notes to Schedule of Expenditures of Federal Awards.

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Notes to Schedule of Expenditures of Federal Awards
June 30, 2025

Note 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards ("Schedule") includes the federal award activity of Brookdale Village Housing Corporation, HUD Project No. 012-119-NI, under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the 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"). Because the Schedule presents only a selected portion of the operations of Brookdale Village Housing Corporation, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Brookdale Village Housing Corporation. For the year ended June 30, 2025, no awards were passed through to subrecipients.

Note 2 - Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 - Indirect cost rate

Brookdale Village Housing Corporation has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 4 - U.S. Department of Housing and Urban Development loan program

Brookdale Village Housing Corporation has received a U.S. Department of Housing and Urban Development mortgage insurance loan under Section 223(f) of the National Housing Act. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. Brookdale Village Housing Corporation received no additional loans during the year. The balance of the loan outstanding at June 30, 2025 consists of:

Assistance Listing number	Program name	Outstanding balance at June 30, 2025
14.155	Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects: Sections 207/223(f)	$ 5,999,485

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Trustees
Brookdale Village Housing Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Brookdale Village Housing Corporation, which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and changes in net assets and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 16, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Brookdale Village Housing Corporation's internal control over financial reporting 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 Brookdale Village Housing Corporation's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Brookdale Village Housing Corporation's internal control over financial reporting.

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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting 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 Brookdale Village Housing Corporation's 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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

New York, New York
January 16, 2026

Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Trustees
Brookdale Village Housing Corporation

Report on Compliance for Each Major Federal Program

Opinion on Each Major HUD Program

We have audited Brookdale Village Housing Corporation's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Brookdale Village Housing Corporation's major federal program for the year ended June 30, 2025. Brookdale Village Housing Corporation's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Brookdale Village Housing Corporation complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on the 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 Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Brookdale Village Housing Corporation and to meet our other ethical responsibilities, in accordance with the 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 the major federal program. Our audit does not provide a legal determination of Brookdale Village Housing Corporation's 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 Brookdale Village Housing Corporation's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and to express an opinion on Brookdale Village Housing Corporation's 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 GAAS, *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 Brookdale Village Housing Corporation's 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 Brookdale Village Housing Corporation's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Brookdale Village Housing Corporation's 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 Brookdale Village Housing Corporation's 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 compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a 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 compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of the entity's 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.

CohnReznick LLP

New York, New York
January 16, 2026

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Schedule of Findings and Questioned Costs
June 30, 2025

A. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ____ Yes X No
- Significant deficiency(ies) identified? ____ Yes X None reported

Noncompliance material to financial statements noted? ____ Yes X No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ____ Yes X No
- Significant deficiency(ies) identified? ____ Yes X None reported

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

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? ____ Yes X No

Brookdale Village Housing Corporation
HUD Project No.: 012-119-NI

Schedule of Findings and Questioned Costs
June 30, 2025

Identification of major federal programs:

Assistance Listing Number(s)	Name of Federal Program or Cluster
14.155	Mortgage Insurance For the Purchase or Refinancing of Existing Multifamily Housing Program: Section 207/223(f)
14.871	Housing Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs: $ 750,000

Auditee qualified as low-risk auditee ____ Yes X No

B. Financial Statement Findings

None reported

C. Federal Award Findings and Questioned Costs

None reported

CohnReznick

Independent Member of Nexia

cohnreznick.com