Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

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

June 30, 2025

CohnReznick

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

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Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

June 30, 2025

Mortgagor's Certification

I hereby certify that I have examined the accompanying financial statements and supplementary data of Seagirt Senior Housing L.P. and, to the best of my knowledge and belief, the same are complete and accurate.

General Partner

Matthew LoCurto Date
Chief Financial Officer

Telephone Number: (212) 273-5257

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

June 30, 2025

Managing Agent's Certification

I hereby certify that I have examined the accompanying financial statements and supplementary data of Seagirt Senior Housing L.P. 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 General Partner
Seagirt Senior Housing L.P.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Seagirt Senior Housing L.P., which comprise the balance sheet as of June 30, 2025, and the related statements of operations, partners' equity (deficit), 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 Seagirt Senior Housing L.P. as of June 30, 2025, and the results of its operations 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 Seagirt Senior Housing L.P. 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 Seagirt Senior Housing L.P.'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 Seagirt Senior Housing L.P.'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 Seagirt Senior Housing L.P.'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 are presented for purposes of additional analysis and are 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 are fairly stated in all material respects in relation to the financial statements as a whole.

Other Matters

The Schedule of the Status of Prior Audit Findings, Questioned Costs and Recommendations has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated September 25, 2025, on our consideration of Seagirt Senior Housing L.P.'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 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 Seagirt Senior Housing L.P.'s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Seagirt Senior Housing L.P.'s internal control over financial reporting and compliance.

New York, New York
September 25, 2025

Lead Auditor: Michael J. Bisson, CPA

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Balance Sheet
June 30, 2025

Assets

Current assets		
Cash - operations	$	355,563
Cash - entity		268,788
Tenant accounts receivable		112,302
Allowance for doubtful accounts		(11,500)
Accounts receivable - HUD		45,693
Prepaid expenses		198,122
Total current assets		968,968
Deposits held in trust - funded		
Tenant deposits		40,851
Restricted deposits and funded reserves		
Escrow deposits		594,614
Reserve for replacements		2,382,725
Other reserves		1,297,826
Total restricted deposits and funded reserves		4,275,165
Rental property		
Land		65,012
Buildings		7,182,921
Building equipment - portable		158,728
Maintenance equipment		1,929
		7,408,590
Less accumulated depreciation		(1,335,749)
Total rental property		6,072,841
Total assets	$	11,357,825

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Balance Sheet
June 30, 2025

Liabilities and Partners' Equity (Deficit)

Current liabilities		
Accounts payable - operations	$	114,002
Accounts payable - construction/development		25,900
Accrued wages payable		118,753
Accrued payroll taxes payable		45,043
Accrued management fee payable		44,532
Accrued interest payable - first mortgage		45,530
Accrued property taxes payable		114,470
Mortgage payable - first mortgage, current maturities		472,875
Miscellaneous current liabilities		43,969
Total current liabilities		1,025,074
Deposits liability		
Tenant deposits held in trust (contra)		40,447
Long-term liabilities		
Mortgage payable - first mortgage, net of current portion and unamortized debt issuance costs		20,254,260
Total long-term liabilities		20,254,260
Total liabilities		21,319,781
Contingency		-
Partners' equity (deficit)		(9,961,956)
Total liabilities and partners' equity (deficit)	$	11,357,825

See Notes to Financial Statements.

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Statement of Operations
Year Ended June 30, 2025

Revenue	
Rental	$ 4,046,483
Vacancies	(108,010)
Net rental revenue	3,938,473
Financial	1,532
Other	96,314
Total revenue	4,036,319
Expenses	
Administrative	890,464
Utilities	230,746
Operating and maintenance	506,312
Taxes and insurance	1,091,493
Financial (including interest of $556,447)	611,440
Nursing home/assisted living/board and care/other elderly care expenses	198,198
Total cost of operations before depreciation	3,528,653
Income (loss) before depreciation	507,666
Depreciation	329,186
Net income (loss)	$ 178,480

See Notes to Financial Statements.

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Statement of Partners' Equity (Deficit)
Year Ended June 30, 2025

	General partner	Limited partner	Total
Partners' equity (deficit) June 30, 2024	$ (9,740,263)	$ 94	$ (9,740,169)
Distributions	(400,267)	-	(400,267)
Net income (loss)	178,462	18	178,480
Partners' equity (deficit) June 30, 2025	$ (9,962,068)	$ 112	$ (9,961,956)
Partners' percentage of income (losses)	99.99%	0.01%	100.00%

See Notes to Financial Statements.

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Statement of Cash Flows
Year Ended June 30, 2025

Cash flows from operating activities	
Rental receipts	$ 3,800,229
Interest receipts	1,532
Other operating receipts	96,314
Total receipts	3,898,075
Administrative expenses paid	(172,691)
Management fees paid	(137,308)
Utilities paid	(219,457)
Salaries and wages paid	(642,384)
Operating and maintenance paid	(371,550)
Real estate taxes paid	(369,177)
Property insurance paid	(260,905)
Net tenant security deposits received (paid)	5,259
Other operating expenses paid	(563,027)
Interest paid on first mortgage	(551,883)
Mortgage insurance premium paid	(48,191)
Miscellaneous financial expenses paid	(6,802)
Total disbursements	(3,338,116)
Net cash provided by operating activities	559,959
Cash flows from investing activities	
Net deposits to mortgage escrows	(8,785)
Net withdrawals from reserve for replacements	78,771
Net withdrawals from other reserves	58,483
Net purchases of fixed assets	(414,351)
Net cash used in investing activities	(285,882)
Cash flows from financing activities	
Mortgage principal payments - first mortgage	(460,707)
Distributions to partners	(400,267)
Net cash used in financing activities	(860,974)
Net decrease in cash and restricted cash	(586,897)
Cash and restricted cash, beginning	1,252,099
Cash and restricted cash, end	$ 665,202

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Statement of Cash Flows
Year Ended June 30, 2025

Reconciliation of net income (loss) to net cash provided by operating activities		
Net income (loss)	$	178,480
Adjustments to reconcile net income (loss) to net cash provided by operating activities		
Depreciation		329,186
Amortization of debt issuance costs		5,564
Bad debts		141,700
Changes in asset and liability accounts		
(Increase) decrease in assets		
Tenant accounts receivable		(94,088)
Accounts receivable - other		10,974
Prepaid expenses		(9,234)
Increase (decrease) in liabilities		
Accounts payable		(118,550)
Accrued liabilities		124,198
Accrued interest payable		(1,000)
Tenant security deposits held in trust		5,259
Prepaid revenue		(21,703)
Other adjustments (include detail)		
Due to JASA		9,173
Total adjustments		381,479
Net cash provided by operating activities	$	559,959
Significant noncash investing and financing activities		
Investment in rental property included in accounts payable - construction/development	$	25,900

See Notes to Financial Statements.

Note 1 - Organizations

Seagirt Senior Housing L.P. (the "Partnership") was formed as a limited partnership under the laws of the State of New York on August 8, 2019 for the purpose of acquiring, rehabilitating, developing, owning, maintaining, and operating a rental housing project under Section 223(f) of the National Housing Act as regulated by the U.S. Department of Housing and Urban Development ("HUD"). The Project consists of 152 units located in Queens, New York, and is currently operating under the name Evelyn and Louis Green Residence at Seagirt (the "Project"). On June 28, 2021 the Partnership acquired the Project from an affiliate. There was no significant activity prior to the acquisition of the Project.

The Partnership has entered into a regulatory agreement with HUD governing the operations of the Project.

The Partnership consists of two partners, Seagirt Senior Residence GP LLC, a New York limited liability company (the "General Partner"); and Seagirt Senior Residence LLC, a New York limited liability company (the "Limited Partner"), (collectively, the "Partners"). The General Partner and Limited Partner own 99.99% and 0.01%, respectively. Collectively, the Partners are wholly controlled by the JASA Corporation. JASA Corporation also wholly controls the Jewish Association Serving the Aging ("JASA"), and JASA Housing Management Services for the Aged, Inc. ("JHM").

The Partnership will continue to operate for an infinite time period, unless dissolved by law or in accordance with the provisions of the Amended and Restated Partnership Agreement.

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

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").

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the 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 $11,500.

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 service lives by use of the straight-line method for financial reporting purposes. For income tax purposes, accelerated lives and methods are used. Depreciation of rental property is computed primarily using the following useful lives:

Property classification	Estimated useful lives (years)
Acquired building and improvements	5 - 20 years
Building rehabilitation and improvements	20 - 40 years
Furniture, fixtures and equipment	1 - 10 years
Land improvements	20 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 Partnership 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 Partnership has elected to be treated as a pass-through entity for income tax purposes and, as such, is not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by its owners on their respective income tax returns. The Partnership's federal tax status as a pass-through entity is based on its legal status as a partnership. Accordingly, the Partnership is not required to take any tax positions in order to qualify as a pass-through entity. The Partnership is required to file and does file tax returns with the Internal Revenue Service (the "IRS") and other taxing authorities. Accordingly, these financial statements do not reflect a provision for income taxes and the Partnership has no other tax positions which must be considered for disclosure. Income tax returns filed by the Partnership 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 2022 (initial year) 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 Partnership and the tenants of the property are operating leases.

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

Note 3 - Restricted deposits and funded reserves

Mortgage escrows
The mortgage lender requires the Partnership to establish and maintain escrows for real estate taxes, property insurance and mortgage insurance premium. As of June 30, 2025, the balance of the real estate tax and insurance escrow was $594,614 and is included in escrow deposits.

Replacement reserve
The mortgage lender requires the Partnership to establish and maintain a replacement reserve fund. The Partnership is required to make monthly deposits in the of $3,167. During the year ended June 30, 2025, the Partnership made all required deposits. As of June 30, 2025 the balance of the replacement reserve was $2,382,725.

Operating deficit reserve
Pursuant to the loan agreement and agreements with HUD, the Partnership established an operating deficit reserve in the amount of $191,640. As of June 30, 2025 the balance of the operating deficit reserve was $191,640.

Social services reserve
Pursuant to the loan agreement and agreements with HUD, the Partnership established a social service reserve in the amount of $1,106,186. As of June 30, 2025 the balance of the social services reserve was $1,106,186.

Note 4 - Mortgage payable

First mortgage payable
On June 28, 2021, the Partnership executed a mortgage agreement with Berkadia Commercial Mortgage LLC. The mortgage, in the original amount of $22,632,200, is insured by HUD under section 207, pursuant to section 223(f) of the National Housing Act. The mortgage note is collateralized by a deed of trust on the rental property. The note bears interest at a rate of 2.61% per annum. During the year ended June 30, 2025, interest expense of $556,447, inclusive of $5,564 of amortization of debt issuance costs, was incurred and charged to operations. Principal and interest are payable by the Partnership in monthly installments of $84,382 through maturity on July 1, 2041. As of June 30, 2025, the outstanding principal balance and accrued interest were $20,894,380 and $45,530, respectively.

Debt issuance costs, net of accumulated amortization, totaled $167,245, as of June 30, 2025 and are related to mortgage. Debt issuance costs on the above note are being amortized using an imputed interest rate of 2.67%.

Future maturities at June 30, 2025 are as follows:

June 30, 2026	$	472,875
2027		485,220
2028		498,037
2029		511,193
2030		524,696
Thereafter		18,402,359
Total balance due		20,894,380
Unamortized debt issuance costs		(167,245)
Current balance due		(472,875)
Net balance	$	20,254,260

Note 5 - Related party transactions

JASA

The Partnership 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 $260,905. Workers' compensation and health insurance and other employee benefits for the year ended June 30, 2025 was $26,600. Insurance is allocated to the various properties based on the unit counts.

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 Partnership 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 Partnership reimbursed JASA $26,053 for pension costs.

The Partnership 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 $198,198.

As of June 30, 2025, $43,969 remains payable to JASA and is included in miscellaneous current liabilities on the accompanying balance sheet.

JHM

The property is managed by an affiliate of the Partnership, JHM, pursuant to a management agreement approved by HUD. The current management agreement provides for a fee of 4.21% of residential income collected monthly. Management fees incurred during the year ended June 30, 2025 were $163,745. As of June 30, 2025, $44,532 remains payable.

The property pays a HUD-approved monthly fee to JHM for accounting and bookkeeping services. Fees incurred for the year ended June 30, 2025 were $38,844 and is included in bookkeeping fees/accounting services on the statement of operations.

Note 6 - Statement of cash flows

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

Cash	$	624,351
Tenant deposits		40,851
Total cash and restricted cash shown in the statement of cash flows	$	665,202

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 7 - Real estate tax exemption

The property has been granted a partial exemption from real estate taxes under section 577 of the Private Housing Finance Law by resolution of the City Council of New York. The exemption shall continue for as long as the housing assistance payment contract remains in effect. Under the terms of the exemption, the property is subject to annual shelter rent payments, which are assessed based on a percentage of contract rents.

Note 8 - Grant revenue

The Partnership was awarded a service coordinator grant from HUD to use toward payment of the service coordinator's salary, benefits, and other administrative costs. The Partnership reimburses JASA with the grant. The Partnership received and recognized grant revenue of $85,363 for the year ended June 30, 2025. Grant expense for the year ended June 30, 2025 was $85,363.

Note 9 - Housing assistance payment contract agreements

HUD has contracted with the Partnership pursuant to Section 8 of the Housing Act of 1937 to make housing assistance payments to the Partnership on behalf of qualified tenants. The agreement expires June 30, 2041.

The Partnership also participates in housing choice voucher programs, through which individual tenant vouchers are accepted.

Total revenue earned from these programs and agreements during the year ended June 30, 2025 was $3,329,649.

Note 10 - Concentration of credit risk

The Partnership maintains its cash balances in several accounts in one bank. At times, these balances may exceed the federal insurance limits; however, the Partnership 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 balances as of June 30, 2025.

Note 11 - Current vulnerability due to certain concentrations

The Partnership's principal asset is a 152-unit apartment project. The Partnership's operations are concentrated in the multifamily real estate market. In addition, the Partnership operates in a heavily regulated environment. The operations of the Partnership 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 12 - Hurricane Sandy

In 2013, the former owner of the Project received a grant from the Fund for the City of New York in the amount of $50,000, the remaining balance of which was transferred to the Partnership upon acquisition in 2021. 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 $39,877 and is included in cash - entity on the accompanying balance sheet.

Note 13 - Contingency

Pursuant to the Partnership's contractual relationships with certain governmental funding sources, outside governmental agencies have the right to examine the books and records of the Partnership with regard to transactions relating to these contracts. The accompanying financial statements contain no provision for possible disallowances resulting from such reviews. Although such possible disallowances could be substantial, in the opinion of management, actual disallowances resulting from such reviews, if any, would be immaterial.

Note 14 - Subsequent events

Events that occur after the balance sheet 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 balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Partnership through September 25, 2025 (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

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Supplementary Information

Balance Sheet Data
June 30, 2025

Assets

Account No.			
Current assets			
1120	Cash - operations		$ 355,563
1125	Cash - entity		268,788
1130	Tenant accounts receivable	$ 112,302	
1131	Allowance for doubtful accounts	(11,500)	
1130N	Net tenants accounts receivable		100,802
1135	Accounts receivable - HUD		45,693
1200	Prepaid expenses		198,122
1100T	Total current assets		968,968
Deposits held in trust - funded			
1191	Tenant deposits		40,851
Restricted deposits and funded reserves			
1310	Escrow deposits	594,614	
1320	Reserve for replacements	2,382,725	
1330	Other reserves	1,297,826	
1300T	Total deposits		4,275,165
Rental property			
1410	Land	65,012	
1420	Buildings	7,182,921	
1440	Building equipment - portable	158,728	
1470	Maintenance equipment	1,929	
1400T	Total fixed assets	7,408,590	
1495	Less accumulated depreciation	(1,335,749)	
1400N	Net fixed assets		6,072,841
1000T	Total assets		$ 11,357,825

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Supplementary Information

Balance Sheet Data
June 30, 2025

Liabilities and Partners' Equity (Deficit)

Account No.			
Current liabilities			
2110	Accounts payable - operations		$ 114,002
2111	Accounts payable - construction/development		25,900
2120	Accrued wages payable		118,753
2121	Accrued payroll taxes payable		45,043
2123	Accrued management fee payable		44,532
2131	Accrued interest payable - first mortgage		45,530
2150	Accrued property taxes payable		114,470
2170	Mortgage payable - first mortgage (short-term)		472,875
2190	Miscellaneous current liabilities		43,969
2122T	Total current liabilities		1,025,074
Deposits liability			
2191	Tenant deposits held in trust (contra)		40,447
Long-term liabilities			
2320	Mortgage payable - first mortgage	$ 20,254,260	
2300T	Total long-term liabilities		20,254,260
2000T	Total liabilities		21,319,781
3130	Partners' equity (deficit)		(9,961,956)
2033T	Total liabilities and partners' equity (deficit)		$ 11,357,825

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Supplementary Information

Statement of Operations Data
Year Ended June 30, 2025

Account No.			
Rental revenue			
5120	Rent revenue - gross potential	$ 714,539	
5121	Tenant assistance payments	3,329,649	
5170	Garage and parking spaces	2,295	
5100T	Total rental revenue		$ 4,046,483
Vacancies			
5220	Apartments	(108,010)	
5200T	Total vacancies		(108,010)
5152N	Net rental revenue		3,938,473
Financial revenue			
5440	Revenue from investments - replacement reserve	1,532	
5400T	Total financial revenue		1,532
Other revenue			
5910	Laundry and vending	9,314	
5920	Tenant charges	1,637	
5990	Miscellaneous revenue	85,363	
5900T	Total other revenue		96,314
5000T	Total revenue		4,036,319

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Supplementary Information

Statement of Operations Data
Year Ended June 30, 2025

Account No.			
Administrative expenses			
6210	Advertising and marketing	319	
6310	Office salaries	314,239	
6311	Office expenses	21,256	
6320	Management fee	163,745	
6330	Manager or superintendent salaries	156,365	
6331	Administrative rent free unit	21,972	
6340	Legal expense - project	6,833	
6350	Auditing expense	12,350	
6351	Bookkeeping fees/accounting services	51,685	
6370	Bad debts	141,700	
6263T	Total administrative expenses		890,464
Utilities expense			
6450	Electricity	57,758	
6451	Water	40,035	
6452	Gas	69,310	
6453	Sewer	63,643	
6400T	Total utilities expense		230,746
Operating and maintenance expenses			
6510	Payroll	172,959	
6515	Supplies	52,745	
6520	Contracts	218,944	
6546	Heating/cooling repairs and maintenance	44,109	
6590	Miscellaneous operating and maintenance expenses	17,555	
6500T	Total operating and maintenance expenses		506,312

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Operations Data
Year Ended June 30, 2025

Account No.			
Taxes and insurance			
6710	Real estate taxes	464,627	
6711	Payroll taxes	59,332	
6720	Property and liability insurance	260,905	
6722	Workmen's compensation	9,361	
6723	Health insurance and other employee benefits	297,268	
6700T	Total taxes and insurance		1,091,493
Financial expenses			
6820	Interest on first mortgage payable	556,447	
6850	Mortgage insurance premium/service charge	48,191	
6890	Miscellaneous financial expenses	6,802	
6800T	Total financial expenses		611,440
6900	Nursing home/Assisted living/Board and care/Other elderly care expenses		198,198
6000T	Total cost of operations before depreciation		3,528,653
5060T	Income (loss) before depreciation		507,666
Depreciation			
6600	Depreciation expense	329,186	
	Total depreciation		329,186
5060N	Operating income (loss)		178,480
	Total expenses		3,857,839
3250	Net income (loss)		$ 178,480

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Operations 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.	$ 460,707
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.	$ 38,000
S1000-030	Replacement reserve, or residual receipts and releases which are included as expense items on the statement of operations.	$ -
S1000-040	Project improvement reserve releases under the flexible subsidy program which are included as expense items on the statement of operations.	$ -

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Partners' Equity (Deficit) Data
Year Ended June 30, 2025

Account No.		General partner	Limited partner	Total
S1100-010	Partners' equity (deficit) June 30, 2024	$ (9,740,263)	$ 94	$ (9,740,169)
S1200-420	Distributions	(400,267)	-	(400,267)
3250	Net income (loss)	178,462	18	178,480
3130	Partners' equity (deficit) June 30, 2025	$ (9,962,068)	$ 112	$ (9,961,956)
	Partners' percentage of income (losses)	99.99%	0.01%	100.00%

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Cash Flows Data
Year Ended June 30, 2025

Account No.			
	Cash flows from operating activities		
S1200-010	Rental receipts		$ 3,800,229
S1200-020	Interest receipts		1,532
S1200-030	Other operating receipts		96,314
S1200-040	Total receipts		3,898,075
S1200-050	Administrative expenses paid		(172,691)
S1200-070	Management fees paid		(137,308)
S1200-090	Utilities paid		(219,457)
S1200-100	Salaries and wages paid		(642,384)
S1200-110	Operating and maintenance paid		(371,550)
S1200-120	Real estate taxes paid		(369,177)
S1200-140	Property insurance paid		(260,905)
S1200-160	Net tenant security deposits received (paid)		4,894
S1200-170	Other operating expenses paid		(563,027)
S1200-180	Interest paid on first mortgage		(551,883)
S1200-210	Mortgage insurance premium paid		(48,191)
S1200-220	Miscellaneous financial expenses paid		(6,802)
S1200-230	Total disbursements		(3,338,481)
S1200-240	Net cash provided by operating activities		559,594
	Cash flows from investing activities		
S1200-245	Net deposits to mortgage escrows		(8,785)
S1200-250	Net withdrawals from reserve for replacements		78,771
S1200-255	Net withdrawals from other reserves		
S1200-256	Debt savings reserve	$ 58,483	
			58,483
S1200-330	Net purchases of fixed assets		(414,351)
S1200-350	Net cash used in investing activities		(285,882)

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Cash Flows Data
Year Ended June 30, 2025

Account No.		
	Cash flows from financing activities	
S1200-360	Mortgage principal payments - first mortgage	(460,707)
S1200-420	Distributions to partners	(400,267)
S1200-460	Net cash used in financing activities	(860,974)
S1200-470	Net decrease in cash	(587,262)
S1200-480	Cash, beginning	1,211,613
S1200T	Cash, end	$ 624,351

Seagirt Senior Housing L.P.
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Supplementary Information

Statement of Cash Flows Data
Year Ended June 30, 2025

Account No.			
	Reconciliation of net income (loss) to net cash provided by operating activities		
3250	Net income (loss)		$ 178,480
	Adjustments to reconcile net income (loss) to net cash provided by operating activities		
6600	Depreciation		329,186
S1200-486	Amortization of debt issuance costs		5,564
	Changes in asset and liability accounts		
	(Increase) decrease in assets		
S1200-490	Tenant accounts receivable		(94,088)
S1200-500	Accounts receivable - other		10,974
S1200-520	Prepaid expenses		(9,234)
S1200-530	Tenant security deposits funded		(365)
	Increase (decrease) in liabilities		
S1200-540	Accounts payable		(118,550)
S1200-560	Accrued liabilities		124,198
S1200-570	Accrued interest payable		(1,000)
S1200-580	Tenant security deposits held in trust		5,259
S1200-590	Prepaid revenue		(21,703)
S1200-600	Other adjustments (include detail)		
S1200-601	Bad debts	$ 141,700	
S1200-601	Due to JASA	9,173	
			150,873
	Total adjustments		381,114
S1200-610	Net cash provided by operating activities		$ 559,594
S1200-620	Comments		
	Investment in rental property included in accounts payable - construction/development		$ 25,900

Seagirt Senior Housing L.P.
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Supplementary Information
Year Ended June 30, 2025

Reserve for Replacements

Account No.		
1320P	Balance at June 30, 2024	$ 2,461,496
1320DT	Total monthly deposits	38,000
1320INT	Interest income	1,532
1320WT	Approved withdrawals	(118,303)
1320	Balance at June 30, 2025	$ 2,382,725

Seagirt Senior Housing L.P.
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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)			$ 396,414
1135	Accounts receivable - HUD			45,693
S1300-040	Total cash			442,107
S1300-050	Accrued mortgage interest payable			45,530
S1300-060	Delinquent mortgage principal payments			-
S1300-070	Delinquent deposits to reserve for replacements			-
S1300-075	Accounts payable (due within 30 days)			114,002
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)			344,071
2210	Prepaid revenue (Account 2210)			-
2191	Tenant security deposits liability (Account 2191)			40,447
S1300-110	Other current obligations (describe in detail)			
S1300-120	Mortgage principal	$ 38,937		
S1300-120	Replacement reserve deposit	3,167		
S1300-120	Tax and insurance escrow deposit	60,787		
S1300-120	MIP escrow deposit	4,839		
				107,730
S1300-140	Less total current obligations			651,780
S1300-150	Surplus cash (deficiency)			$ (209,673)
S1300-200	Amount available for distribution during next fiscal period			$ -

Seagirt Senior Housing L.P.
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Supplementary Information
Year Ended June 30, 2025

Changes in Fixed Asset Accounts

	Assets			
	Balance 6/30/24	Additions	Deductions	Balance 6/30/25
Land	$ 35,000	$ 30,012	$ -	$ 65,012
Buildings	6,070,851	1,142,082	30,012	7,182,921
Building equipment - portable	114,737	43,991	-	158,728
Maintenance equipment	-	1,929	-	1,929
Miscellaneous fixed assets	747,751	-	747,751	-
	$ 6,968,339	$ 1,218,014	$ 777,763	$ 7,408,590
Accumulated depreciation	$ 1,006,563	$ 329,186	$ -	$ 1,335,749
Total net book value				$ 6,072,841

Seagirt Senior Housing L.P.
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Supplementary Information
Year Ended June 30, 2025

Fixed Asset Detail

Additions to Land Account

Item and quantity	Amount
Reclassification of land improvements	$ 30,012

Additions to Buildings Account

Item and quantity	Amount
Unit renovations	$ 394,331
Construction in process (placed in service)	747,751
	$ 1,142,082

Deductions from Buildings Account

Item and quantity	Amount
Reclassification of land improvements	$ 30,012

Additions to Building Equipment - Portable Account

Item and quantity	Amount
Building equipment	$ 43,991

Additions to Maintenance Equipment Account

Item and quantity	Amount
Maintenance equipment	$ 1,929

Deductions from Miscellaneous Fixed Assets Account

Item and quantity	Amount
Construction in process (placed in service)	$ 747,751

Seagirt Senior Housing L.P.
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Supplementary Information
Year Ended June 30, 2025

Detail of Accounts - Balance Sheet

Other Reserves (Account No. 1330)

Operating deficit reserve	$	191,640
Debt savings reserve		1,106,186
	$	1,297,826

Miscellaneous Current Liabilities (Account No. 2190)

Due to JASA	$	43,969

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Supplementary Information
Year Ended June 30, 2025

Detail of Accounts - Statement of Operations

Miscellaneous Other Revenue (Account No. 5990)

HUD service coordinator revenue		$ 85,363

Nursing Home/Assisted Living/Board and Care/Other Elderly Care Expenses (Account No. 6900)

6990	Other service expenses	$ 198,198

Seagirt Senior Housing L.P.
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Supplementary Information
Year Ended June 30, 2025

Other Information

Related party transactions detail:

Account No.	Entity name	Amount paid
S3100-210	JHM - Management fees	$ 137,308
S3100-210	JHM - Bookkeeping fees	38,844
S3100-210	JASA - Service coordinator	198,198
		$ 374,350

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 General Partner
Seagirt Senior Housing L.P.

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Seagirt Senior Housing L.P., which comprise the balance sheet as of June 30, 2025, and the related statements of operations, partners' equity (deficit), and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated September 25, 2025.

Report on Internal Control over Financial Reporting

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

CohnReznick LLP

New York, New York
September 25, 2025

Independent Auditor's Report on Compliance for Each Major HUD Program and Report on Internal Control over Compliance Required by the *Consolidated Audit Guide for Audits of HUD Programs*

To the General Partner
Seagirt Senior Housing L.P.

Report on Compliance for Each Major HUD Program

Opinion on Each Major HUD Program

We have audited Seagirt Senior Housing L.P.'s compliance with the compliance requirements described in the *Consolidated Audit Guide for Audits of HUD Programs* (the "Guide") that could have a direct and material effect on each of Seagirt Senior Housing L.P.'s major U.S. Department of Housing and Urban Development ("HUD") programs for the year ended June 30, 2025. Seagirt Senior Housing L.P.'s major HUD programs and the related direct and material compliance requirements are as follows:

Name of Major HUD Program	Direct and Material Compliance Requirements
Section 8 Housing Assistance Payment Contract	Fair Housing and Nondiscrimination; Reserve for Replacements; Distributions to Owners; Equity Skimming; Cash Receipts; Cash Disbursements; Tenant Leasing and Eligibility; Extremely Low-Income Families; Security Deposits; Management Functions; Unauthorized Ownership Changes; Unauthorized Project Loans.
Section 223(f) Refinancing with Substantial Rehabilitation	Fair Housing and Nondiscrimination, Mortgage Loan Status, Reserve for Replacements, Distributions to Owners, Equity Skimming, Cash Receipts, Cash Disbursements, Tenant Application, Eligibility, and Recertification, Tenant Security Deposits, Management Functions, Unauthorized Changes of Ownership/Acquisition of Liabilities and Unauthorized Loans of Project Funds.

In our opinion, Seagirt Senior Housing L.P. 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 HUD programs for the year ended June 30, 2025.

Basis for Opinion on Each Major HUD 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 Guide. Our responsibilities under those standards and the Guide are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Seagirt Senior Housing L.P. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that our audit provides a reasonable basis for our opinion on compliance for each major HUD program. Our audit does not provide a legal determination of Seagirt Senior Housing L.P.'s compliance.

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, regulations, rules, and provisions of contracts or and grant agreements applicable to its HUD 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 Seagirt Senior Housing L.P.'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 Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that for 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 Seagirt Senior Housing L.P.'s compliance with the requirements of each major HUD program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Guide, 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 Seagirt Senior Housing L.P.'s compliance with the compliance requirements referred to above and performing such other procedures as we consider necessary in the circumstances.
- Obtain an understanding of Seagirt Senior Housing L.P.'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 Guide, but not for the purpose of expressing an opinion on the effectiveness of Seagirt Senior Housing L.P.'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 HUD 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 HUD 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 HUD 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 and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. 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 may exist that were not identified.

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

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

CohnReznick LLP

New York, New York
September 25, 2025

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Schedule of Findings, Questioned Costs and Recommendations
June 30, 2025

Our audit disclosed no findings that are required to be reported herein under the HUD Consolidated Audit Guide.

Seagirt Senior Housing L.P.
HUD Project No.: 012-11472

Schedule of Status of Prior Audit Findings,
Questioned Costs and Recommendations
June 30, 2025

1. Audit Report, dated September 26, 2024 for the year ended June 30, 2024, issued by CohnReznick LLP. There are no open findings from the prior audit report.

2. There were no reports issued by HUD OIG or other Federal agencies or contract administrators during the period covered by this audit.

3. There were no letters or reports issued by HUD management during the period covered by this audit.

CohnReznick

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