People Incorporated Housing Group, Inc. and Subsidiaries

Consolidated Financial Statements and Supplementary Information

Year Ended June 30, 2024

People inc.
Building Futures, Realizing Dreams™

WIPFLI

People Incorporated Housing Group, Inc. and Subsidiaries

Year Ended June 30, 2024

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People Incorporated Housing Group
2023-2024

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Independent Auditor's Report

Board of Directors
People Incorporated Housing Group, Inc. and Subsidiaries
Abingdon, Virginia

Opinion

We have audited the accompanying consolidated financial statements of People Incorporated Housing Group, Inc. (a nonprofit organization) and Subsidiaries, which comprise the consolidated statement of financial position as of June 30, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of People Incorporated Housing Group, Inc. and Subsidiaries as of June 30, 2024, and the changes in their net assets and their 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of People Incorporated Housing Group, Inc. and Subsidiaries 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.

Adjustments to Prior Period Consolidated Financial Statements

As discussed in Note 12 to the consolidated financial statements, People Incorporated Housing Group, Inc. and Subsidiaries has adjusted their 2023 consolidated financial statements to correct prior year reporting errors. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about People Incorporated Housing Group, Inc. and Subsidiaries' ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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

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

In performing an audit in accordance with Generally Accepted Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of People Incorporated Housing Group, Inc. and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about People Incorporated Housing Group, Inc. and Subsidiaries' 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 consolidated financial statements as a whole. The consolidating statement of financial position and consolidating statement of activities are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Wipfli LLP

Wipfli LLP

Madison, Wisconsin
March 28, 2025

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidated Statement of Financial Position

As of June 30, 2024	
ASSETS	
Current assets:	
Cash and cash equivalents	$ 3,349,125
Accounts receivable, net of allowance for credit losses of $133,246	91,075
Prepaid expenses and other assets	284,261
Total current assets	3,724,461
Other assets: Restricted cash	9,625,018
Property and equipment, net	94,154,566
TOTAL ASSETS	$ 107,504,045
Current liabilities:	
Mortgages payable, current	$ 838,360
Accounts payable	6,801,715
Accrued payroll and related expenses	81,055
Security deposits and tenant payable	581,174
Accrued interest	276,769
Total current liabilities	8,579,073
Long-term liabilities:	
Mortgages payable, net of current	47,873,933
Due to funding source	3,309,509
Total long-term liabilities	51,183,442
Total liabilities	59,762,515
Net assets:	
Without donor restrictions:	
Undesignated	16,494,140
Noncontrolling interest	31,247,390
Total net assets without donor restrictions	47,741,530
Total net assets	47,741,530
TOTAL LIABILITIES AND NET ASSETS	$ 107,504,045

See accompanying notes to consolidated financial statements.

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidated Statement of Activities

Year Ended June 30, 2024	Without Donor Restrictions	With Donor Restrictions	Total
Support and revenue:			
Grant income	$ 51,500	$ -	$ 51,500
Interest income	11,900	-	11,900
Rental income	7,938,351	-	7,938,351
Interest subsidy	570,751	-	570,751
Other income	99,733	-	99,733
Total support and revenue	8,672,235	-	8,672,235
Expenses:			
Housing	10,722,000	-	10,722,000
Management and general	15,000	-	15,000
Total expenses	10,737,000	-	10,737,000
Changes in net assets	(2,064,765)	-	(2,064,765)
Capital contributions	2,856,898	-	2,856,898
Net assets, beginning of year, as previously stated	49,089,745	841,572	49,931,317
Prior period adjustments	(2,140,348)	(841,572)	(2,981,920)
Net assets, beginning of year, as restated	46,949,397	-	46,949,397
Net assets, end of year	$ 47,741,530	$ -	$ 47,741,530

See accompanying notes to consolidated financial statements.

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidated Statement of Functional Expenses

Year Ended June 30, 2024	Program Services	Management and General	Total
Salaries and wages	$ 1,037,590	$ -	$ 1,037,590
Fringe benefits	394,256	-	394,256
Travel	45,002	-	45,002
Material and supplies	489,419	-	489,419
Contractual	606,443	15,000	621,443
Maintenance	73,878	-	73,878
Occupancy	1,588,145	-	1,588,145
Insurance	597,088	-	597,088
Interest	1,822,589	-	1,822,589
Bad debts	117,335	-	117,335
Dues and licenses	78,565	-	78,565
Other	190,487	-	190,487
Depreciation	3,681,203	-	3,681,203
Totals	$ 10,722,000	$ 15,000	$ 10,737,000

See accompanying notes to consolidated financial statements.

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidated Statement of Cash Flows

Year Ended June 30, 2024	
Change in cash, cash equivalents and restricted cash:	
Cash flows from operating activities:	
Change in net assets	$ (2,064,765)
Adjustments to reconcile change in net assets to cash flows from operating activities:	
Depreciation	3,681,203
Amortization of debt issuance costs	94,906
Changes in operating assets and liabilities:	
Accounts receivable, net	196,726
Prepaid expenses and other assets	317,791
Accounts payable	(3,574,424)
Accrued payroll and related expenses	11,755
Security deposits and related expenses	(1,068,625)
Accrued interest	(133,195)
Due to funding source	3,150,000
Total adjustments	2,676,137
Net cash flows from operating activities	611,372
Cash flows from investing activities:	
Purchases of property and equipment	(542,918)
Capital contributions	2,856,898
Net cash flows from investing activities	2,313,980
Cash flows from financing activities:	
Principal payments on mortgages payable	(5,309,482)
Proceeds from issuance of mortgages payable	3,075,195
Net cash flows from financing activities	(2,234,287)
Net changes in cash and cash equivalents and restricted cash	691,065
Cash, cash equivalents and restricted cash, beginning of year	12,283,078
Cash, cash equivalents and restricted cash, end of year	$ 12,974,143
Reconciliation of cash, cash equivalents, and restricted cash:	
Cash and cash equivalents	$ 3,349,125
Restricted cash	9,625,018
Total cash, cash equivalents, and restricted cash	$ 12,974,143
Supplemental schedule of noncash investing activities:	
Purchases of property and equipment included in accounts payable at year-end	$ 1,006,900
Supplemental schedule of other cash and non-cash activities:	
Interest paid	$ 1,727,683

See accompanying notes to consolidated financial statements.

Note 1: Summary of Significant Accounting Policies

Nature of Activities

People Incorporated Housing Group, Inc. and Subsidiaries (PIHG), is a Virginia not-for-profit organization. Its purpose is to utilize public monies awarded for the good of the community through its programs.

PIHG is the general partner for and holds a .009% ownership interest in the following entities:

Abingdon Green, LLC	Abingdon Terrace Apartments, LLC
Abingdon Village Apartments, LLC	Clinch View Manor Apartments, LLC
Jonesville Manor, LLC	Norton Green, LLC
Pulaski Village, LLC	Spruce Hill Apartments, LLC
Tom's Brook Apartments, LLC	West Lance Apartments, LLC

The following entities are wholly owned subsidiaries of PIHG, where the entities are the general partner for and hold a .009% ownership interest in the follow Low-Income Housing Tax Credit (LIHTC):

Wholly Owned Subsidiary	LIHTC Entity
Brunswick Management, LLC	Brunswick Manor Apartments, LLC
Culpeper Crossing Management, LLC	Culpeper Crossing, LLC
Dante Crossings Apartments Management, LLC	Dante Crossings, LLC
Deskins Apartments, LLC	Buchanan County Housing LP
Essex Manor Management, LLC	Essex Manor Apartments, LLC
Luray Meadows Management, LLC	Luray Meadows, LLC
Mill Point Apartments, Inc	White's Mill Point, LP
Millview Management, LLC	Millview Apartments, LLC
Pennington Gap Management, LLC	Pennington Gap Apartments, LLC
Rock School Management, Inc	Riverside Place Apartments, LLC
Sweetbriar Apartments Management, Inc	Sweetbriar, LP
Sweetbriar II Apartments Management, LLC	Sweetbriar II Apartments, LLC
Vista Apartments Management, Inc	Valley Vista Apartments, LLC

PIHG holds a 100% ownership interest in TNRD MM, LLC; TNRD MM, LLC holds a .009% ownership interest in TNRD Portfolio, LLC as a general partner. TNRD Portfolio, LLC owns 100% of the following LIHTC properties located in Tennessee:

Baileyton Terrace Owner, LLC	Greeneville Owner, LLC
Jamestown Village Owner, LLC	Mountain City Manor, LLC
Newport Village Owner, LLC	Tazewell Village Owner, LLC

Note 1: Summary of Significant Accounting Policies (Continued)

Nature of Activities (Continued)

Lightfoot Apartments, LLC (Lightfoot) and White's Mill Point II, LLC (WMPII) are wholly owned subsidiaries of PIHG. The purpose of these subsidiaries is to invest in low-income housing tax credit projects to assist low- to moderate-income families and seniors with affordable housing. Lightfoot and WMPII are the general partners in the Lightfoot Apartments, LP and White's Mill Point II, LP partnerships, respectively, where unrelated partners hold the limited partner interest and have substantive participating rights in the partnerships during the construction phase, resulting in these limited partnerships not being consolidated during the year ended June 30, 2024. These limited partnerships will be consolidated when construction is completed and People Incorporated Housing Group has the option of first refusal to acquire the LIHTC and has determined that it appears to be prudent and feasible that they will exercise that option at the end of the compliance period.

During the year ended June 30, 2024, and effective as of December 31, 2023, People Incorporated of Virginia, Inc. (PINC), the parent organization of PIHG, acquired the limited partnership interest of the following LIHTC entities:

Abingdon Green, LLC	Norton Green, LLC
Pulaski Village, LLC	Sweetbriar, LP

After these acquisitions, PIHG was the .009% general member/partner and PINC was the 99.991% limited member/partner. These entities were previously consolidated with PIHG; therefore, these were not treated as acquisitions during the year ended June 30, 2024. PINC's equity interest is presented as noncontrolling interest in this PIHG report since PINC is the controlling organization of PIHG, and not a subsidiary of PIHG.

No consideration was exchanged as part of the acquisition of limited partnership interests during the year ended June 30, 2024.

The investments in the underlying LIHTC's have been consolidated in accordance with the consolidation guidance contained in Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) No. 2017-02, *Not-for-Profit Entities - Consolidation (Subtopic 958-810): Clarifying When a Not-for-Profit Entity That Is a General Partner or Limited Partner Should Consolidate a For-Profit Limited Partnership or Similar Entity.*

Basis of Presentation

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

Note 1: Summary of Significant Accounting Policies (Continued)

Basis of Consolidation

The consolidated financial statements include People Incorporated Housing Group and all of its wholly owned subsidiaries listed above. The partnership for which the wholly owned subsidiary has a general partner interest and management has determined that it is prudent and feasible to exercise the option to acquire the partnership when the investor exits has also been consolidated in accordance with the consolidation guidance in ASU 2017-02. All material inter-entity transactions and accounts are eliminated in consolidation. Collectively, the entities are referred to as "PIHG."

Classification of Net Assets

Net assets of the organization are reported based on the existence of donor or grantor imposed restrictions. The following classifications are used to report the net assets of PIHG.

Net assets without donor restrictions: Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net assets without donor restrictions – non-controlling interest: Net assets attributable to noncontrolling interest represent the equity interest of outside owners in the consolidated Low Income Housing Tax Credit Partnerships. These interests are reported as separate components of PIHG's net assets.

Net assets with donor restrictions: Net assets subject to donor or certain grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both. There are no net assets with donor restrictions at June 30, 2024.

Use of Estimates

The preparation of the accompanying consolidated financial statements in accordance with GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates.

Cash and Cash Equivalents

For purposes of reporting cash flows, PIHG considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

Note 1: Summary of Significant Accounting Policies (Continued)

Change in Accounting Standard - CECL

Accounting Standards Update (ASU) No. 2016-13, *Measurement of Credit Losses on Financial Instruments*, requires PIHG to present financial assets measured at amortized cost (including accounts receivables) at the net amount expected to be collected over their remaining contractual lives. Estimated credit losses are based on relevant information about historical experience, current conditions, and reasonable and supportable forecasts that affect the collectibility of the reported amounts.

PIHG adopted ASU No. 2016-13 on July 1, 2023. The net impact to beginning net assets would have been immaterial, thus no adjustment was made to net assets. Results for the year ended June 30, 2024, are presented under Accounting Standards Codification (ASC) 326 while prior period amounts continue to be reported in accordance with previously applicable accounting standards generally accepted in the United States (US GAAP). See Accounts Receivable for changes to accounting policy.

Accounts Receivable

Beginning July 1, 2023, the carrying amount of accounts receivable is reduced by an allowance that reflects management's best estimate of the current expected credit losses. The estimate of the allowance for credit losses is based on an analysis of historical loss experience, current receivables aging, and management's assessment of current conditions and expected changes during a reasonable and supportable forecast period. PIHG uses an aging method to estimate allowances for credit losses. Management assesses collectibility by pooling receivables with similar risk characteristics and evaluates receivables individually when specific customer balances no longer share those risk characteristics. The allowance for credit losses was $133,246 as of June 30, 2024. Subsequent recoveries, if any, are reported as charge off recovery income on the consolidated statement of activities.

Property and Equipment

Property and equipment are capitalized at cost or, if donated, at fair value on the date of donation. Depreciation is computed using the straight-line method over the estimated useful life of the asset as noted below:

Buildings and building improvements	20 - 40 years
Equipment, vehicles, furniture and appliances	5 - 20 years

PIHG capitalizes property and equipment with a value greater than or equal to $5,000 and a useful life of greater than one year.

Construction in progress is not depreciated until the project is completed and the related assets have been placed in service. The balance consists of buildings and building improvements in process at the end of the year.

Note 1: Summary of Significant Accounting Policies (Continued)

Revenue Recognition

Contributions, including promises to give, are considered conditional or unconditional, depending on the nature and existence of any donor or grantor conditions. A contribution or promise to give contains a donor or grantor condition when both of the following are present:

- An explicit identification of a barrier, that is more than trivial, that must be overcome before the revenue can be earned and recognized
- An implicit right of return of assets transferred or a right of release of a donor or grantor's obligation to transfer assets promised, if the condition is not met

Conditional contributions are recognized when the barrier(s) to entitlement are overcome. Unconditional contributions are recognized as revenue when received.

Unconditional contributions or conditional contributions in which the conditions have been substantially met or explicitly waived by the donor are recorded as support with or without donor restrictions, depending on the existence and nature of any donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Contributed property and equipment are recorded at fair value at the date of donation. Contributions with donor-imposed stipulations regarding how long the contributed assets must be used are recorded as net assets with donor restrictions; otherwise, the contributions are recorded as net assets without donor restrictions.

Rental income is from leases for use of affordable housing property that are operating leases. Rental income is recorded when due, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly.

Interest subsidy is earned based on agreements between PIHG and Rural Housing Services, which reduces the interest rate over the term of the loan. The interest subsidy is treated as income and interest expense.

Other income includes fees for late payments, cleaning, damages, storage, parking, laundry facilities, and other charges and is recorded when earned.

Income Taxes

PIHG is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. It is also exempt from Virginia franchise or income tax. The wholly owned LLCs previously listed are single member LLCs and, therefore, treated as disregarded entities for tax purposes. The wholly owned corporations are taxable as corporations and file returns for federal and state income tax purposes.

Note 1: Summary of Significant Accounting Policies (Continued)

Income Taxes (Continued)

PIHG is required to assess whether it is more likely than not that a tax position will be sustained upon examination on the technical merits of the position assuming the taxing authority has full knowledge of all information. If the tax position does not meet the more likely than not recognition threshold, the benefit of that position is not recognized in the financial statements. PIHG has determined there are no amounts to record as assets or liabilities related to uncertain tax positions.

The low-income housing tax credit projects are treated as partnerships for income tax reporting. In accordance with the generally accepted method of presenting partnership financial statements, the financial statements of the consolidated underlying affordable housing projects previously discussed do not include the assets and liabilities of the partners, including their rights to the refunds on their share of the net loss of the partnership, nor any provision for income tax refunds.

Tenant Security Deposits

PIHG collects security deposits from each tenant to provide for costs incurred or unpaid rent when a tenant vacates the apartment. The cash collected is kept separate from operating funds and interest is paid on the security deposits in accordance with the lease agreement. Tenant security deposits of $529,070 at June 30, 2024 are included in security deposits and tenant payable on the consolidated statement of financial position.

Impairment of Long-Lived Assets

PIHG reviews long-lived assets, including property and equipment and intangible assets, for impairment whenever events or changes in business circumstances indicate that the carrying amount of an asset may not be fully recoverable. An impairment loss would be recognized when the estimated future cash flows from the use of the asset and its fair value are less than the carrying amount of that asset. PIHG has not recognized any impairment of long lived assets during 2024.

Deferred Financing Costs

Permanent loan costs related to issuance of long-term debt is amortized over the life of the related debt using the straight-line method, which approximates the effective interest method. Net deferred financing costs as of June 30, 2024, was $1,148,347, with accumulated amortization of $486,290. Amortization expense was $94,906 during 2024.

Functional Allocation of Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of activities and the statement of functional expenses. Directly identifiable expenses are charged to programs and supporting services. Accordingly, certain costs have been allocated among the program services and supporting activities benefited. Certain contractual costs such as audit fees and other professional fees are allocated to management and general.

Note 1: Summary of Significant Accounting Policies (Continued)

Subsequent Events

PIHG has evaluated events and transactions for potential recognition or disclosure in the consolidated financial statements through March 28, 2025, which is the date the consolidated financial statements were available to be issued.

Note 2: Concentration of Credit Risk

PIHG maintains cash balances at financial institutions where the accounts are insured by the Federal Deposit Insurance Corporation (FDIC) for up to $250,000. A portion of the cash for PIHG is maintained in a consolidated bank account with People Incorporated of Virginia. PIHG maintains other bank accounts based on funder requirements. At certain times during the year, cash balances may be in excess of FDIC coverage. PIHG has not experienced any losses in such accounts, and believes it is not exposed to any significant credit risk on cash.

Note 3: Liquidity and Availability of Financial Resources

Financial assets available for general expenditure, that is, without donor or other restrictions or designations limiting their use, within twelve months of the statement of financial position date, comprise the following as of June 30, 2024:

Cash and cash equivalents	$ 3,349,125
Accounts receivable, net	91,075
Subtotal financial assets	3,440,200
Less: Due to funding source included in financial assets	(3,150,000)
Total	$ 290,200

PIHG does not have a formal liquidity policy but generally maintains financial assets in liquid form such as cash and cash equivalents.

Note 4: Restricted Cash

PIHG owns properties that are financed with loans and other funding from the Department of Housing and Community Development and U.S. Department of Agriculture. The loans and other funding require that cash balances be maintained that are restricted for specific purposes as noted below. PIHG maintains balances related to security deposits on rental properties. The restricted cash balances at June 30, 2024 are as follows:

Replacement reserve	$ 2,594,602
Operating reserves	2,860,735
Security deposits	600,985
Other reserves	2,354,344
Escrow reserves	1,214,352
Total	$ 9,625,018

Note 5: Property and Equipment

A summary of property and equipment is as follows as of June 30, 2024:

Land	$ 6,347,798
Land improvements	4,323,385
Buildings	92,338,848
Building improvements	17,972,620
Furniture and appliances	2,437,152
Construction in progress	2,278,946
Subtotal	125,698,749
Less: Accumulated depreciation	(31,544,183)
Property and equipment, net	$ 94,154,566

There were no construction commitments as of June 30, 2024.

Note 6: Lessor Activity

People Incorporated Housing Group owns housing projects that are a mix of low- to moderate-income housing facilities. Leases are all for one year or less. A summary of the acquisition costs and accumulated depreciation on the above properties is as follows as of June 30, 2024:

Land	$ 6,347,798
Land improvements	4,323,385
Buildings	92,338,848
Building improvements	17,972,620
Furniture and appliances	2,437,152
Subtotal	123,419,803
Less: Accumulated depreciation	(31,544,183)
Investment in property and equipment, net	$ 91,875,620

Rental income on the housing projects for the year ended June 30, 2024, was $7,938,351, which consists of $4,824,272 of direct rental income and $3,114,079 of rental assistance.

Note 7: Mortgages Payable

Mortgages payable, all of which are secured by property or real estate owned by PIHG, are as follows at June 30, 2024:

The following naming conventions are used in the below table:

- Community Development Fund (CDF)
- Virginia Housing Development Authority (VHDA)
- Department of Housing and Community Development (DHCD)
- Rural Housing Service (RHS)

	Interest Rate	Term/Due Date	Monthly Payments	Current	Long-Term	Total
Abingdon Green						
VHDA Note Payable	4.05 %	06/01/2045	$ 312	$ 1,632	$ 51,269	$ 52,901
DHCD Note Payable	- %	05/28/2025	-	170,545	-	170,545
RHS Note Payable	9.50 %	05/31/2039	2,167	24,940	756,357	781,297
Abingdon Terrace						
DHCD Note Payable	- %	07/01/2030	-	-	374,000	374,000
RHS Note Payable	4.00 %	02/17/2044	1,742	7,974	747,809	755,783
Abingdon Village						
DHCD Note Payable	- %	07/01/2030	-	-	425,000	425,000
RHS Note Payable	3.13 %	12/31/2050	2,254	8,130	601,001	609,131
Baileyton Terrace						
Churchill Mortgage Investment, LLC	4.40 %	12/01/2059	8,907	21,087	1,940,258	1,961,345
RHS Note Payable	3.00 %	12/31/2049	-	-	1,163,294	1,163,294
Brunswick Manor						
VHDA Note Payable	- %	11/02/2033	-	-	700,000	700,000
RHS Note Payable	2.88 %	11/30/2046	4,003	14,431	1,161,981	1,176,412
Clinch View Manor						
DHCD Note Payable	- %	10/27/2029	-	-	358,980	358,980
RHS Note Payable	3.13 %	06/26/2041	4,472	16,359	1,182,957	1,199,316
Culpeper Crossing						
VHDA Note Payable	0.18 %	09/01/2051	10,256	80,939	2,177,261	2,258,200
Dante Crossing						
VHDA Note Payable	2.75 %	07/01/2045	1,013	6,898	186,845	193,743
DHCD Note Payable	- %	05/06/2030	-	-	304,000	304,000

Note 7: Mortgages Payable (Continued)

	Interest Rate	Term/Due Date	Monthly Payments	Current	Long-Term	Total
Essex Manor Apartment						
VHDA Note Payable	2.95 %	07/01/2050	$ 1,114	$ 6,301	$ 236,792	$ 243,093
DHCD Note Payable	- %	06/08/2050	-	-	700,000	700,000
RHS Note Payable	3.75 %	12/17/2048	4,893	11,325	1,257,758	1,269,083
Greeneville Landing						
Churchill Mortgage Investment, LLC	4.40 %	12/01/2059	7,356	17,352	1,602,466	1,619,818
RHS Note Payable	3.00 %	12/01/2059	-	-	1,041,303	1,041,303
Jamestown Village						
Churchill Mortgage Investment, LLC	4.40 %	12/31/2041	5,650	13,328	1,230,810	1,244,138
RHS Note Payable	3.00 %	12/01/2059	-	-	1,031,312	1,031,312
Jonesville Manor						
VHDA Note Payable	5.95 %	07/31/2041	1,079	4,853	133,861	138,714
RHS Note Payable	8.75 %	02/05/2030	2,912	29,311	1,041,663	1,070,974
Luray Meadows						
VHDA Note Payable	1.25 %	02/01/2058	10,932	52,095	2,114,650	2,166,745
Millview Apartment						
VHDA Note Payable	1.25 %	09/01/2051	8,331	71,536	2,236,285	2,307,821
DHCD Note Payable	1.00 %	09/01/2051	-	-	700,000	700,000
Mountain City Manor						
Churchill Mortgage Investment, LLC	4.40 %	12/01/2059	9,749	22,996	2,123,749	2,146,745
RHS Note Payable	3.00 %	12/31/2070	-	-	1,120,466	1,120,466
Newport Village						
Churchill Mortgage Investment, LLC	4.40 %	01/01/2052	5,074	11,969	1,105,315	1,117,284
RHS Note Payable	3.00 %	12/01/2059	-	-	1,103,216	1,103,216
Norton Green						
VHDA Note Payable	4.55 %	04/01/2045	1,481	7,024	231,999	239,023
VHDA Note Payable	3.00 %	04/01/2030	-	-	170,000	170,000
RHS Note Payable	8.75 %	07/01/2041	2,892	28,786	1,035,964	1,064,750
Pennington Gap Apartment						
DHCD Note Payable	1.00 %	11/13/2048	-	-	700,000	700,000
RHS Note Payable	3.50 %	11/12/2048	4,632	11,961	1,238,913	1,250,874
Note Payable - Virginia Housing Trust Fund	1.00 %	03/27/2050	-	-	340,000	340,000
Pulaski Village						
VHDA Note Payable	4.55 %	04/01/2045	3,382	16,327	529,354	545,681
VHDA Note Payable	3.00 %	06/01/2030	-	-	107,000	107,000
RHS Note Payable	9.25 %	05/31/2040	26,171	31,665	1,064,485	1,096,150

Note 7: Mortgages Payable (Continued)

	Interest Rate	Term/Due Date	Monthly Payments	Current	Long-Term	Total
Riverside (Rock School Apartments)						
VHDA Note Payable	2.50 %	03/01/2045	$ 632	$ 4,829	$ 107,446	$ 112,275
DHCD Note Payable	1.00 %	11/16/2032	-	-	500,000	500,000
VHDA Note Payable	- %	12/31/2041	-	-	413,521	413,521
Spruce Hill Apartments						
DHCD Note Payable	- %	10/27/2029	-	-	218,917	218,917
RHS Note Payable	3.13 %	04/20/2044	4,065	14,872	1,075,307	1,090,179
Sweetbriar						
VHDA Note Payable	4.00 %	03/01/2045	2,289	12,177	374,731	386,908
DHCD Note Payable	1.00 %	06/03/2028	-	-	404,955	404,955
Sweetbriar II						
DHCD Note Payable	1.00 %	05/01/2058	-	-	800,000	800,000
DHCD Note Payable	- %	05/01/2058	-	-	517,000	517,000
VHDA Note Payable	1.00 %	05/01/2058	-	-	600,000	600,000
Tazewell Village						
Churchill Mortgage Investment, LLC	4.40 %	12/01/2059	7,578	17,875	1,650,732	1,668,607
RHS Note Payable	3.00	12/31/2070	-	-	1,181,040	1,181,040
Toms Brook School						
VHDA Note Payable	2.50 %	06/01/2044	1,245	9,187	225,692	234,879
DHCD Note Payable	1.00 %	07/01/2029	-	-	483,167	483,167
Valley Vista						
VHDA Note Payable	5.30 %	06/01/2041	11,828	58,708	1,529,026	1,587,734
DHCD Note Payable	2.00 %	06/01/2031	-	-	500,000	500,000
West Lance Apartments						
DHCD Note Payable	- %	10/01/2029	-	-	219,557	219,557
RHS Note Payable	3.13 %	03/17/2043	3,687	13,488	974,754	988,242
Whites Mill Point						
VHDA Note Payable	3.91 %	04/01/2037	2,360	17,460	268,062	285,522
DHCD Note Payable	2.00 %	04/01/2027	-	-	650,000	650,000
Subtotal mortgages payable				$ 838,360	$49,022,280	$49,860,640
Less: Permanent loan costs, net of amortization of $486,290				-	(1,148,347)	(1,148,347)
Mortgages payable, net				$ 838,360	$47,873,933	$48,712,293

Note 7: Mortgages Payable (Continued)

Approximate future annual minimum principal payments as of June 30, 2024 are as follows:

2025	$	838,360
2026		694,868
2027		1,373,619
2028		1,159,116
2029		1,584,096
Thereafter		44,210,581
Total	$	49,860,640

Note 8: Due to Funding Source

PIHG received funding from the following sources for funding involved with LIHTC partnerships. The funds loaned or to be loaned to LIHTC partnerships are shown as follows as of June 30, 2024:

The Virginia Community Development Fund, Inc	$	159,509
Capital Magnet Fund		3,150,000
Total	$	3,309,509

Note 9: Related Parties

In the ordinary course of business, PINC provides operational support for activities related to PIHG. PINC often covers the costs related to predevelopment and operational activities of the subsidiaries of PIHG, which is included in accounts payable on the consolidated statement of financial position. The amount due to PINC as of June 30, 2024 was $6,801,715.

Note 10: Noncontrolling Interest

The consolidated statement of financial position presents the noncontrolling interest in the LIHTC partnerships and represents the interest in the partnerships from the limited partners. The following is a summary of the change in net assets without donor restrictions attributable to the controlling, held by PIHG, and noncontrolling interests of the LIHTC partnerships at June 30, 2024:

	Controlling Interest	Noncontrolling Interest	Total
Balance at July 1, 2023	$ 2,840	$ 31,555,289	$ 31,558,129
Prior period adjustment	(16)	(183,180)	(183,196)
Balance at July 1, 2023, as restated	2,824	31,372,109	31,374,933
Capital contributions	50,000	2,806,898	2,856,898
Changes in net assets without donor restrictions	(8)	(2,931,617)	(2,931,625)
Balance at June 30, 2024	$ 52,816	$ 31,247,390	$ 31,300,206

Note 11: Commitments

PIHG's low-income housing credits are contingent on its ability to maintain compliance with applicable sections of Internal Revenue Code (IRC) Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the Investor Members.

Note 12: Prior Period Adjustments

Prior Period Adjustment - Reclassifications of Net Assets

PIHG determined that its net assets with donor restrictions balance was not properly reported in the prior year due to the determination that the restrictions related to a grant previously classified as restricted were fully met in a prior year. To correct this error, the beginning net assets with donor restrictions was decreased by $841,572 and net assets without donor restrictions was increased by the same. There was no effect on the total net assets or change in net assets as a result of the correction.

Prior Period Adjustments - Net Assets Without Donor Restrictions

PIHG determined it had not properly recorded intercompany transactions with PINC and prior period adjustments were necessary to correct capital expenditures that were not properly capitalized in the prior year. In addition, there were adjustments related to the following subsidiaries for proper recording of developer fees payable and other corrections were made to beginning balances, as indicated below:

People Incorporated Housing Group	$ (2,856,032)
Capitalization of property and equipment	351,075
Culpeper Crossing, LLC	(90,437)
Buchanan County Housing, LP	(297,989)
Luray Meadows, LLC	42,149
Millview Apartments, LLC	(130,686)
Total	$ (2,981,920)

Supplementary Information

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Financial Position

June 30, 2024

Assets

	People Incorporated Housing Group, Inc.	Abingdon Green, LLC	Abingdon Terrace Apartments, LLC	Abingdon Village Apartments, LLC	Baileyton Terrace Owner, LLC	Brunswick Manor Apartments, LLC	Clinch View Manor Apartments LLC	Culpeper Crossing, LLC
Current assets:								
Cash and cash equivalents	$ 0	$ 128,859	$ 87,856	$ 2,386	$ 57,131	$ 213,445	$ 85,373	$ 187,308
Accounts receivable, net	5,796,639	849	69	(1,383)	3,343	5,325	4,925	19,020
Prepaid expenses and other assets	784	8,130	6,548	19,994	9,050	8,466	9,749	7,060
Total current assets	5,797,423	137,838	94,473	20,997	69,524	227,236	100,047	213,388
Other assets:								
Restricted cash	0	323,952	538,933	328,515	425,541	444,133	641,926	184,205
Loans receivable - Long-term, net	16,615,630	0	0	0	0	0	0	0
Developer fee receivable	4,164,954	0	0	0	0	0	0	0
Total other assets	20,780,584	323,952	538,933	328,515	425,541	444,133	641,926	184,205
Property and equipment, net	2,278,946	1,261,774	1,908,533	3,196,369	3,194,288	3,110,058	2,505,171	4,001,893
TOTAL ASSETS	$ 28,856,953	$ 1,723,564	$ 2,541,939	$ 3,545,881	$ 3,689,353	$ 3,781,427	$ 3,247,144	$ 4,399,486
Liabilities and Net Assets								
Current liabilities:								
Mortgages payable, current	$ 0	$ 197,117	$ 7,974	$ 8,130	$ 21,087	$ 14,431	$ 16,359	$ 80,939
Accounts payable	6,797,664	0	0	3,869	0	0	0	0
Accrued payroll and related expenses	0	39	199	507	2,823	4,155	8,893	3,575
Security deposits and tenant payable	0	11,396	14,622	27,668	18,122	14,786	19,445	29,319
Accrued interest	0	1,209	1,177	3,927	37,895	2,150	1,608	923
Due to affiliate	0	6,433	5,852	915,658	6,107	8,068	5,402	7,648
Accrued developer fee	0	14,248	259,592	336,000	167,598	176,311	0	170,163
Total current liabilities	6,797,664	230,442	289,416	1,295,759	253,632	219,901	51,707	292,567
Long-term liabilities:								
Mortgages payable, net of current	0	799,999	1,118,641	1,021,236	2,985,571	1,855,912	1,476,081	2,847,973
Due to funding source	5,409,509	0	0	0	0	0	0	0
Housing loans payable	0	180,000	279,638	396,000	0	366,590	427,000	392,814
Total long-term liabilities	5,409,509	979,999	1,398,279	1,417,236	2,985,571	2,222,502	1,903,081	3,240,787
Total liabilities	12,207,173	1,210,441	1,687,695	2,712,995	3,239,203	2,442,403	1,954,788	3,533,354
Net assets without donor restrictions:								
Undesignated	16,649,780	46	77	75	41	121	116	78
Noncontrolling interest	0	513,077	854,167	832,811	450,109	1,338,903	1,292,240	866,054
Total net assets	16,649,780	513,123	854,244	832,886	450,150	1,339,024	1,292,356	866,132
TOTAL LIABILITIES AND NET ASSETS	$ 28,856,953	$ 1,723,564	$ 2,541,939	$ 3,545,881	$ 3,689,353	$ 3,781,427	$ 3,247,144	$ 4,399,486

See Independent Auditor's Report

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Financial Position

June 30, 2024

Assets

	Dante Crossings, LLC	Buchanan County Housing, LP	Essex Manor Apartments, LLC	Greenville Owner, LLC	Jamestown Village Owner, LLC	Jonesville Manor, LLC	Lightfoot Apartments, LLC	Luray Meadows, LLC	Millview Apartments, LLC
Current assets:									
Cash and cash equivalents	$ 12,271	$ 107,076	$ 113,351	$ 167,934	$ 122,758	$ 124,776	$ 114,388	$ 40,164	$ 260,671
Accounts receivable, net	(1,673)	2,747	1,004	(1,246)	(236)	1,702	0	805	(2,397)
Prepaid expenses and other assets	6,423	6,781	8,174	8,264	8,705	7,888	0	21,105	6,305
Total current assets	17,021	116,604	122,529	174,952	131,227	134,366	114,388	62,074	264,579
Other assets:									
Restricted cash	113,689	5,040	405,012	261,054	337,695	606,743	0	132,587	186,759
Loans receivable - Long-term, net	0	0	0	0	0	0	0	0	0
Developer fee receivable	0	0	0	0	0	0	0	0	0
Total other assets	113,689	5,040	405,012	261,054	337,695	606,743	0	132,587	186,759
Property and equipment, net	1,506,592	961,040	3,950,598	3,282,467	3,074,770	1,804,525	0	12,500,511	4,734,215
TOTAL ASSETS	$ 1,637,302	$ 1,082,684	$ 4,478,139	$ 3,718,473	$ 3,543,692	$ 2,545,634	$ 114,388	$ 12,695,172	$ 5,185,553
Liabilities and Net Assets									
Current liabilities:									
Mortgages payable, current	$ 6,898	$ 0	$ 17,626	$ 17,352	$ 13,328	$ 34,164	$ 0	$ 52,095	$ 71,536
Accounts payable	440	(45)	0	0	0	0	0	179	(25)
Accrued payroll and related expenses	0	8,171	736	5,932	5,301	5,798	0	(7,973)	(1,570)
Security deposits and tenant payable	8,637	5,874	17,924	20,045	23,954	20,436	0	36,323	30,282
Accrued interest	699	463,327	3,162	30,376	33,596	1,339	0	2,828	3,025
Due to affiliate	364,431	695,909	9,436	5,928	7,829	6,950	114,388	31,250	7,783
Accrued developer fee	0	0	218,425	130,491	90,012	0	0	1,000,000	301,188
Total current liabilities	381,105	1,173,236	267,309	210,124	174,020	68,687	114,388	1,114,702	412,219
Long-term liabilities:									
Mortgages payable, net of current	488,821	0	2,183,943	2,528,525	2,159,525	1,143,661	0	2,040,947	2,904,569
Due to funding source	0	0	0	0	0	0	0	0	0
Housing loans payable	520,976	716,664	376,336	0	0	173,106	0	3,684,400	1,065,000
Total long-term liabilities	1,009,797	716,664	2,560,279	2,528,525	2,159,525	1,316,767	0	5,725,347	3,969,569
Total liabilities	1,390,902	1,889,900	2,827,588	2,738,649	2,333,545	1,385,454	114,388	6,840,049	4,381,788
Net assets without donor restrictions:									
Undesignated	22	(807,216)	149	88	109	104	0	527	72
Noncontrolling interest	246,378	0	1,650,402	979,736	1,210,038	1,160,076	0	5,854,596	803,693
Total net assets	246,400	(807,216)	1,650,551	979,824	1,210,147	1,160,180	0	5,855,123	803,765
TOTAL LIABILITIES AND NET ASSETS	$ 1,637,302	$ 1,082,684	$ 4,478,139	$ 3,718,473	$ 3,543,692	$ 2,545,634	$ 114,388	$ 12,695,172	$ 5,185,553

See Independent Auditor's Report

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Financial Position

June 30, 2024

	Mountain City Manor, LLC	Newport Village Owner, LLC	Norton Green, LLC	Pennington Gap Apartments, LLC	Pulaski Village LLC	Riverside Place Apartments, LLC	Spruce Hill Apartments, LLC	Sweetbriar, LP
Assets								
Current assets:								
Cash and cash equivalents	$ 64,912	$ 106,880	$ 127,246	$ 304,678	$ 144,789	$ 19,396	$ 91,729	$ 9,949
Accounts receivable, net	(320)	1,533	23,470	1,654	(3,407)	(3,193)	16	(2,754)
Prepaid expenses and other assets	9,100	8,036	8,992	9,535	9,992	12,493	7,687	7,456
Total current assets	73,692	116,449	159,708	315,867	151,374	28,696	99,432	14,651
Other assets:								
Restricted cash	332,896	296,245	520,622	404,897	546,630	160,650	502,909	137,398
Loans receivable - Long-term, net	0	0	0	0	0	0	0	0
Developer fee receivable	0	0	0	0	0	0	0	0
Total other assets	332,896	296,245	520,622	404,897	546,630	160,650	502,909	137,398
Property and equipment, net	3,208,753	2,913,025	1,630,435	3,561,328	1,720,676	1,458,425	2,016,376	2,352,557
TOTAL ASSETS	$ 3,615,341	$ 3,325,719	$ 2,310,765	$ 4,282,092	$ 2,418,680	$ 1,647,771	$ 2,618,717	$ 2,504,606
Liabilities and Net Assets								
Current liabilities:								
Mortgages payable, current	$ 22,996	$ 11,969	$ 35,810	$ 11,961	$ 47,992	$ 4,829	$ 14,872	$ 12,177
Accounts payable	0	(45)	(87)	0	(18)	(102)	624	0
Accrued payroll and related expenses	4,728	15,168	(1,021)	8,555	1,629	2,129	4,120	2,500
Security deposits and tenant payable	23,951	19,926	23,927	21,493	22,257	9,387	19,279	11,089
Accrued interest	47,207	35,938	1,538	2,670	3,245	411	1,575	1,629
Due to affiliate	6,837	8,850	13,889	8,513	8,156	326,203	6,973	184,989
Accrued developer fee	224,357	75,713	0	327,546	145,533	248,000	8,433	313,757
Total current liabilities	330,076	167,519	74,056	380,738	228,794	590,857	55,876	526,141
Long-term liabilities:								
Mortgages payable, net of current	3,147,804	2,090,821	1,422,547	2,266,005	1,679,207	1,018,786	1,221,389	776,082
Due to funding source	0	0	0	0	0	0	0	0
Housing loans payable	0	0	200,000	0	220,000	168,881	198,000	0
Total long-term liabilities	3,147,804	2,090,821	1,622,547	2,266,005	1,899,207	1,187,667	1,419,389	776,082
Total liabilities	3,477,880	2,258,340	1,696,603	2,646,743	2,128,001	1,778,524	1,475,265	1,302,223
Net assets without donor restrictions:								
Undesignated	12	96	55	147	26	(12)	103	108
Noncontrolling interest	137,449	1,067,283	614,107	1,635,202	290,653	(130,741)	1,143,349	1,202,275
Total net assets	137,461	1,067,379	614,162	1,635,349	290,679	(130,753)	1,143,452	1,202,383
TOTAL LIABILITIES AND NET ASSETS	$ 3,615,341	$ 3,325,719	$ 2,310,765	$ 4,282,092	$ 2,418,680	$ 1,647,771	$ 2,618,717	$ 2,504,606

See Independent Auditor's Report

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Financial Position

June 30, 2024

Assets

	Sweetbriar II, LP	Tazewell Village Owner, LLC	Tom's Brook School Apartments, LLC	Valley Vista Apartments, LLC	West Lance Apartments, LLC	White's Mill Point, LP	White's Mill Point II, LLC	Eliminations	Consolidated
Current assets:									
Cash and cash equivalents	$ 56,034	$ 133,753	$ 24,880	$ 171,437	$ 223,983	$ 32,613	$ 11,099	$ 0	$ 3,349,125
Accounts receivable, net	1,434	2,786	3,427	19,939	2,347	2,010	0	(5,787,360)	91,075
Prepaid expenses and other assets	8,782	9,269	5,953	27,221	7,101	9,218	0	0	284,261
Total current assets	66,250	145,808	34,260	218,597	233,431	43,841	11,099	(5,787,360)	3,724,461
Other assets:									
Restricted cash	32,271	307,090	117,843	559,123	496,006	274,654	0	0	9,625,018
Loans receivable - Long-term, net	0	0	0	0	0	0	0	(16,615,630)	0
Developer fee receivable	0	0	0	0	0	0	0	(4,164,954)	0
Total other assets	32,271	307,090	117,843	559,123	496,006	274,654	0	(20,780,584)	9,625,018
Property and equipment, net	7,187,658	2,949,472	2,942,894	4,734,970	1,942,133	2,264,114	0	0	94,154,566
TOTAL ASSETS	$ 7,286,179	$ 3,402,370	$ 3,094,997	$ 5,512,690	$ 2,671,570	$ 2,582,609	$ 11,099	($ 26,567,944)	$ 107,504,045

Liabilities and Net Assets

	Sweetbriar II, LP	Tazewell Village Owner, LLC	Tom's Brook School Apartments, LLC	Valley Vista Apartments, LLC	West Lance Apartments, LLC	White's Mill Point, LP	White's Mill Point II, LLC	Eliminations	Consolidated
Current liabilities:									
Mortgages payable, current	$ 0	$ 17,875	$ 9,187	$ 58,708	$ 13,488	$ 17,460	$ 0	$ 0	$ 838,360
Accounts payable	0	(523)	0	0	(43)	(173)	0	0	6,801,715
Accrued payroll and related expenses	(2,810)	6,800	429	1,980	262	0	0	0	81,055
Security deposits and tenant payable	13,347	20,487	8,877	55,983	19,645	12,693	0	0	581,174
Accrued interest	0	47,570	889	7,879	2,591	2,013	0	(465,627)	276,769
Due to affiliate	283,252	7,420	473,564	1,167,606	7,914	300,417	11,099	(5,014,754)	0
Accrued developer fee	463,000	112,290	350,000	475,228	0	0	0	(5,607,885)	0
Total current liabilities	756,789	211,919	842,946	1,767,384	43,857	332,410	11,099	(11,088,266)	8,579,073
Long-term liabilities:									
Mortgages payable, net of current	1,879,991	2,724,116	706,009	2,024,137	1,147,783	913,852	0	(700,000)	47,873,933
Due to funding source	0	0	0	0	0	0	0	(2,100,000)	3,309,509
Housing loans payable	821,225	0	889,323	627,138	239,000	0	0	(11,942,091)	0
Total long-term liabilities	2,701,216	2,724,116	1,595,332	2,651,275	1,386,783	913,852	0	(14,742,091)	51,183,442
Total liabilities	3,458,005	2,936,035	2,438,278	4,418,659	1,430,640	1,246,262	11,099	(25,830,357)	59,762,515
Net assets without donor restrictions:									
Undesignated	50,345	42	59	98	112	1,336,347	0	(737,587)	16,494,140
Noncontrolling interest	3,777,829	466,293	656,660	1,093,933	1,240,818	0	0	0	31,247,390
Total net assets	3,828,174	466,335	656,719	1,094,031	1,240,930	1,336,347	0	(737,587)	47,741,530
TOTAL LIABILITIES AND NET ASSETS	$ 7,286,179	$ 3,402,370	$ 3,094,997	$ 5,512,690	$ 2,671,570	$ 2,582,609	$ 11,099	($ 26,567,944)	$ 107,504,045

See Independent Auditor's Report

People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Activities

Year Ended June 30, 2024

	People Incorporated Housing Group, Inc.	Abingdon Green, LLC	Abingdon Terrace Apartments, LLC	Abingdon Village Apartments, LLC	Baileyton Terrace Owner, LLC	Brunswick Manor Apartments, LLC	Clinch View Manor Apartments LLC	Culpeper Crossing, LLC
Support and revenue:								
Grant revenue	51,500	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Interest income	94,373	242	8	30	65	(60)	58	1,236
Developer fee	477,870	0	0	0	0	0	0	0
Rental income	0	237,257	229,038	316,470	325,885	267,493	270,071	283,481
Fee for service	1,590,319	0	0	0	0	0	0	0
Interest subsidy	0	71,921	17,127	9,353	15,369	15,646	19,141	0
Other income	0	1,746	859	5,883	2,437	1,131	1,163	10,210
Total support and revenue	2,214,062	311,166	247,032	331,736	343,756	284,210	290,433	294,927
Expenses:								
Program activities								
Housing	667,505	389,919	291,737	524,519	426,783	376,680	395,739	357,364
Management and general	15,000	0	0	0	0	0	0	0
Total expenses	682,505	389,919	291,737	524,519	426,783	376,680	395,739	357,364
Changes in net assets	1,531,557	(78,753)	(44,705)	(192,783)	(83,027)	(92,470)	(105,306)	(62,437)
Capital contributions	0	0	0	0	0	0	0	0
Net assets - Beginning of year, as previously stated	18,000,662	591,876	898,949	1,025,669	533,177	1,431,494	1,397,662	1,019,006
Prior period adjustments	(2,882,439)	0	0	0	0	0	0	(90,437)
Net assets - Beginning of year, as restated	15,118,223	591,876	898,949	1,025,669	533,177	1,431,494	1,397,662	928,569
Net assets - End of year	$ 16,649,780	$ 513,123	$ 854,244	$ 832,886	$ 450,150	$ 1,339,024	$ 1,292,356	$ 866,132

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People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Activities
Year Ended June 30, 2024

	Dante Crossings, LLC	Buchanan County Housing, LP	Essex Manor Apartments, LLC	Greenville Owner, LLC	Jamestown Village Owner, LLC	Jonesville Manor LLC	Lightfoot Apartments, LLC	Luray Meadows, LLC	Millview Apartments, LLC
Support and revenue:									
Grant revenue	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Interest income	2,960	0	126	(4)	34	493	0	634	1,262
Developer fee	0	0	0	0	0	0	0	0	0
Rental income	75,742	82,644	298,115	311,150	331,734	282,217	0	394,358	331,925
Fee for service	0	0	0	0	0	0	0	0	0
Interest subsidy	0	0	25,010	13,823	13,720	86,738	0	0	0
Other income	1,484	942	433	3,553	4,635	2,444	0	6,112	29,296
Total support and revenue	80,186	83,586	323,684	328,522	350,123	371,892	0	401,104	362,483
Expenses:									
Program activities									
Housing	181,765	226,145	398,778	415,522	407,617	414,369	0	734,586	541,616
Management and general	0	0	0	0	0	0	0	0	0
Total expenses	181,765	226,145	398,778	415,522	407,617	414,369	0	734,586	541,616
Changes in net assets	(101,579)	(142,559)	(75,094)	(87,000)	(57,494)	(42,477)	0	(333,482)	(179,133)
Capital contributions	0	0	0	0	0	0	0	0	0
Net assets - Beginning of year, as previously stated	347,979	(366,668)	1,725,645	1,066,824	1,267,641	1,202,657	0	6,146,456	1,113,584
Prior period adjustments	0	(297,989)	0	0	0	0	0	42,149	(130,686)
Net assets - Beginning of year, as restated	347,979	(664,657)	1,725,645	1,066,824	1,267,641	1,202,657	0	6,188,605	982,898
Net assets - End of year	$ 246,400	($ 807,216)	$ 1,650,551	$ 979,824	$ 1,210,147	$ 1,160,180	$ 0	$ 5,855,123	$ 803,765

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People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Activities

Year Ended June 30, 2024

	Mountain City Manor, LLC	Newport Village Owner, LLC	Norton Green, LLC	Pennington Gap Apartments, LLC	Pulaski Village LLC	Riverside Place Apartments, LLC	Spruce Hill Apartments, LLC	Sweetbriar, LP
Support and revenue:								
Grant revenue	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Interest income	(8)	40	380	23	400	4,113	47	3,390
Developer fee	0	0	0	0	0	0	0	0
Rental income	375,468	300,969	333,944	277,579	341,414	114,703	280,928	143,897
Fee for service	0	0	0	0	0	0	0	0
Interest subsidy	15,058	14,736	86,135	22,221	95,698	0	17,401	0
Other income	4,011	1,214	252	2,969	215	(256)	802	(1,928)
Total support and revenue	394,529	316,959	420,711	302,792	437,727	118,560	299,178	145,359
Expenses:								
Program activities								
Housing	454,148	413,255	474,793	433,686	487,134	192,569	352,117	252,644
Management and general	0	0	0	0	0	0	0	0
Total expenses	454,148	413,255	474,793	433,686	487,134	192,569	352,117	252,644
Changes in net assets	(59,619)	(96,296)	(54,082)	(130,894)	(49,407)	(74,009)	(52,939)	(107,285)
Capital contributions	0	0	0	0	0	0	0	0
Net assets - Beginning of year, as previously stated	197,080	1,163,675	668,244	1,766,243	340,086	(56,744)	1,196,391	1,309,668
Prior period adjustments	0	0	0	0	0	0	0	0
Net assets - Beginning of year, as restated	197,080	1,163,675	668,244	1,766,243	340,086	(56,744)	1,196,391	1,309,668
Net assets - End of year	$ 137,461	$ 1,067,379	$ 614,162	$ 1,635,349	$ 290,679	($ 130,753)	$ 1,143,452	$ 1,202,383

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People Incorporated Housing Group, Inc. and Subsidiaries

Consolidating Statement of Activities
Year Ended June 30, 2024

	Sweetbriar II, LP	Tazewell Village Owner, LLC	Tom's Brook School Apartments, LLC	Valley Vista Apartments, LLC	West Lance Apartments, LLC	White's Mill Point, LP	White's Mill Point II, LP	Eliminations	Consolidated
Support and revenue:									
Grant revenue	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 51,500
Interest income	0	2	2,396	8,698	47	(14,712)	0	(94,373)	11,900
Developer fee	0	0	0	0	0	0	0	(477,870)	0
Rental income	154,597	342,565	102,489	746,055	236,582	149,581	0	0	7,938,351
Fee for service	0	0	0	0	0	0	0	(1,590,319)	0
Interest subsidy	0	15,872	0	0	15,782	0	0	0	570,751
Other income	289	1,372	1,059	13,744	3,119	543	0	0	99,733
Total support and revenue	154,886	359,811	105,944	768,497	255,530	135,412	0	(2,162,562)	8,672,235
Expenses:									
Program activities									
Housing	597,084	447,086	241,653	823,993	310,428	(110,668)	0	(1,398,566)	10,722,000
Management and general	0	0	0	0	0	0	0	0	15,000
Total expenses	597,084	447,086	241,653	823,993	310,428	(110,668)	0	(1,398,566)	10,737,000
Changes in net assets	(442,198)	(87,275)	(135,709)	(55,496)	(54,898)	246,080	0	(763,996)	(2,064,765)
Capital contributions	2,856,898	0	0	0	0	0	0	0	2,856,898
Net assets - Beginning of year, as previously stated	1,413,474	553,610	792,428	1,149,527	1,295,828	1,090,267	0	(351,073)	49,931,317
Prior period adjustments	0	0	0	0	0	0	0	377,482	(2,981,920)
Net assets - Beginning of year, as restated	1,413,474	553,610	792,428	1,149,527	1,295,828	1,090,267	0	26,409	46,949,397
Net assets - End of year	$ 3,828,174	$ 466,335	$ 656,719	$ 1,094,031	$ 1,240,930	$ 1,336,347	$ 0	($ 737,587)	$ 47,741,530

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