



LAYTON BOULEVARD WEST NEIGHBORS, INC.

Doing Business as VIA CDC

**CONSOLIDATED FINANCIAL STATEMENTS
WITH CONSOLIDATING INFORMATION**

December 31, 2024 and 2023

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Layton Boulevard West Neighbors, Inc.
Milwaukee, Wisconsin

Opinion

We have audited the financial statements of Layton Boulevard West Neighbors, Inc., which comprise the consolidated statements of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Layton Boulevard West Neighbors, Inc. as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 Layton Boulevard West Neighbors, Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 Layton Boulevard West Neighbors, Inc.'s 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 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 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, 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 Layton Boulevard West Neighbors, Inc.'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 Layton Boulevard West Neighbors, Inc.'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.

Consolidating Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying consolidating schedules of financial position, activities, and cash flows 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 information is fairly stated in all material respects in relation to the financial statements as a whole.



Wegner CPAs, LLP
Waukesha, Wisconsin
June 5, 2025

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2024 and 2023

	2024	2023
ASSETS		
Cash	\$ 2,327,312	\$ 1,553,262
Certificates of deposit	570,636	547,650
Accounts receivable	13,813	10,657
Interest receivable	472,819	543,033
Unconditional promises to give	493,250	88,641
Grants receivable	98,126	76,246
Prepaid expenses	1,238	3,254
Building inventory	1,732,247	119,069
Notes receivable	1,107,725	1,107,725
Property and equipment, net	624,724	629,276
Investments in other entities	19,697	19,696
Total assets	\$ 7,461,587	\$ 4,698,509
LIABILITIES		
Accounts payable	\$ 185,046	\$ 107,330
Accrued expenses	236,462	271,853
Accrued payroll	67,388	47,541
Lines of credit	416,689	-
Notes payable	286,495	291,032
Developer fee payable	96,000	96,000
Other liabilities	4,975	5,475
Forgivable loans	815,725	815,725
Total liabilities	2,108,780	1,634,956
NET ASSETS		
Without donor restrictions	4,605,818	2,819,723
With donor restrictions	746,989	243,830
Total net assets	5,352,807	3,063,553
Total liabilities and net assets	\$ 7,461,587	\$ 4,698,509

See accompanying notes.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended December 31, 2024 and 2023

	2024	2023
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS		
REVENUES		
Contributions		
Grants	\$ 2,637,969	\$ 682,716
General contributions	326,226	266,754
Other revenues		
Rent	59,144	90,219
Sales of development properties	100,000	583,900
Fee income	77,645	74,729
Interest	76,483	60,543
Change in equity in earnings of other entities	17,168	26,047
Total revenues without donor restrictions	3,294,635	1,784,908
EXPENSES AND LOSSES		
Program services		
Community Building and Leadership Development	242,865	215,831
Housing Outreach	138,611	220,689
Economic Development	875,241	114,828
Affordable Developments Projects	662,042	1,532,166
Total program services	1,918,759	2,083,514
Supporting activities		
Management and general	326,097	309,853
Fundraising	68,467	72,449
Total expenses	2,313,323	2,465,816
Loss on sale of property and equipment	-	22,284
Total expenses and losses	2,313,323	2,488,100
NET ASSETS RELEASED FROM RESTRICTIONS		
Satisfaction of purpose restrictions and expiration of time restrictions	804,783	1,402,735
Change in net assets without donor restrictions	1,786,095	699,543
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS		
General contributions	1,307,942	741,431
Net assets released from restrictions	(804,783)	(1,402,735)
Change in net assets with donor restrictions	503,159	(661,304)
Change in net assets	2,289,254	38,239
Net assets at beginning of year	3,063,553	3,025,314
Net assets at end of year	\$ 5,352,807	\$ 3,063,553

See accompanying notes.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
Year Ended December 31, 2024

	Program Services				Supporting Activities		Total Expenses
	Community Building and Leadership Development	Housing Outreach	Economic Development	Affordable Developments Projects	Management and General	Fundraising	
Salaries and benefits	\$ 184,150	\$ 116,481	\$ 99,964	\$ 227,344	\$ 222,597	\$ 63,951	\$ 914,487
Meetings and travel	10,297	6,767	3,197	9,103	5,995	-	35,359
Rent, maintenance and utilities	1,700	1,700	1,700	26,362	3,468	1,700	36,630
Printing and postage	6,203	1,029	904	3,839	10,066	852	22,893
Telephone and internet	1,270	696	672	1,571	4,096	299	8,604
Professional fees	22,848	2,543	1,586	534	62,217	168	89,896
Interest	-	-	-	9,001	-	-	9,001
Marketing	4,400	300	399	670	1,496	-	7,265
Office expenses	5,420	2,324	2,172	3,509	9,534	760	23,719
Insurance	2,936	420	1,614	6,401	1,661	702	13,734
Bad debt expense	-	-	-	-	4,860	-	4,860
Depreciation	703	6,351	106	32,067	107	35	39,369
Redevelopment materials	2,938	-	-	13,506	-	-	16,444
Grants to others	-	-	762,927	-	-	-	762,927
Cost of development properties sold	-	-	-	305,226	-	-	305,226
Property taxes	-	-	-	12,504	-	-	12,504
Income taxes	-	-	-	10,405	-	-	10,405
Total expenses	\$ 242,865	\$ 138,611	\$ 875,241	\$ 662,042	\$ 326,097	\$ 68,467	\$ 2,313,323

See accompanying notes.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
Year Ended December 31, 2023

	Program Services				Supporting Activities		Total Expenses
	Community Building and Leadership Development	Housing Outreach	Economic Development	Affordable Developments Projects	Management and General	Fundraising	
Salaries and benefits	\$ 161,605	\$ 86,885	\$ 62,670	\$ 167,815	\$ 209,088	\$ 59,497	\$ 747,560
Meetings and travel	7,677	3,098	7,452	4,047	3,840	-	26,114
Rent, maintenance and utilities	4,040	3,927	3,927	27,666	3,915	3,571	47,046
Printing and postage	9,418	2,299	2,796	2,430	6,669	1,202	24,814
Telephone and internet	1,617	1,410	604	1,594	2,810	501	8,536
Professional fees	15,049	3,462	26,615	936	63,453	5,544	115,059
Interest	-	-	-	14,131	-	-	14,131
Marketing	1,191	1,226	420	-	1,265	-	4,102
Office expenses	4,846	1,733	2,086	2,073	15,724	1,052	27,514
Insurance	1,724	1,275	450	3,062	1,551	690	8,752
Bad debt expense	-	-	-	-	950	-	950
Depreciation	3,168	588	6,672	38,905	588	392	50,313
Redevelopment materials	1,770	114,786	1,136	-	-	-	117,692
Grants to others	3,726	-	-	249	-	-	3,975
Cost of development properties sold	-	-	-	1,254,726	-	-	1,254,726
Property taxes	-	-	-	14,532	-	-	14,532
Total expenses	\$ 215,831	\$ 220,689	\$ 114,828	\$ 1,532,166	\$ 309,853	\$ 72,449	\$ 2,465,816

See accompanying notes.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended December 31, 2024 and 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 2,289,254	\$ 38,239
Adjustments to reconcile change in net assets to net cash flows from operating activities		
Depreciation	39,369	50,313
Loss on sale of property and equipment	-	22,284
Change in equity in earnings of other entities	(17,168)	(26,047)
(Increase) decrease in assets		
Accounts receivable	(3,155)	13,178
Interest receivable	70,214	(15,719)
Unconditional promises to give	(404,609)	542,609
Grants receivable	(21,880)	31,448
Prepaid expenses	2,016	(2,638)
Building inventory	(1,613,178)	526,861
Developer fee receivable	-	11,412
Increase (decrease) in liabilities		
Accounts payable	77,716	(39,544)
Accrued expenses	(35,391)	7,260
Accrued payroll	19,847	2,326
Other liabilities	(500)	(2,025)
Net cash flows from operating activities	402,535	1,159,957
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of and interest retained in certificates of deposit	(22,986)	(547,650)
Purchases of property and equipment	(34,842)	(243,817)
Proceeds received from sale of property and equipment	-	149,991
Proceeds from distributions to member	17,194	26,073
Net cash flows from investing activities	(40,634)	(615,403)
CASH FLOWS FROM FINANCING ACTIVITIES		
Draws on lines of credit	416,689	111,643
Payments on lines of credit	-	(296,223)
Principal payments on notes payable	(4,539)	(9,491)
Net cash flows from financing activities	412,150	(194,071)
Change in cash	774,051	350,483
Cash at beginning of year	1,553,261	1,202,779
Cash at end of year	<u>\$ 2,327,312</u>	<u>\$ 1,553,262</u>
SUPPLEMENTAL DISCLOSURES		
Cash paid for interest	\$ 13,445	\$ 19,452
Noncash investing and financing transactions		
Note payable satisfied from sale of property and equipment	-	146,222

See accompanying notes.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

Layton Boulevard West Neighbors, Inc., doing business as VIA CDC, is a non-profit community development organization whose mission is to grow stronger and healthier communities and neighborhoods in Milwaukee, Wisconsin. The School Sisters of St. Francis of St. Joseph's Convent, Milwaukee, Wisconsin, Inc. (USP-SSSF) is the sole corporate member of VIA CDC.

3500 West National Avenue, LLC (3500) develops and improves the property at 3500 West National Avenue. Sustainable Development, LLC (SD) purchases vacant, blighted, and/or foreclosed properties; renovates them with high standards of quality, construction, and energy efficiencies; and sells them to eligible owner occupants. VIA CDC established Layton Boulevard West Neighbors SM, Inc. (LBWN SM) as a special member owning a 51% non-controlling interest in Silver City Townhomes MM, LLC. LBWN SM also owns a 0.005% interest in Silver City Townhomes, LLC. 3514 West National Avenue, LLC (3514) developed and improved the property at 3514 West National Avenue, and this property was sold in October 2023. LBWN RED, LLC (LBWN RED) purchases property for neighborhood revitalization in alignment with community benefit.

VIA CDC's revenues primarily consist of government grants, private donations, and sales of development properties. Its principal services are development of the neighborhood through renovations and sales of turnkey homes, encouraging economic growth through business services, and providing home improvement matching grants.

Principles of Consolidation

The financial statements include the accounts of VIA CDC and its wholly owned subsidiaries, 3500, SD, LBWN SM, 3514, and LBWN RED. All material intra-entity transactions have been eliminated.

Accounts Receivable

Accounts receivable includes delinquent rent payments due from tenants and amounts due to the organization for providing project consulting services. VIA CDC uses historical loss information based on the aging of accounts receivable as the basis to determine expected credit losses. Management believes the composition of accounts receivable is consistent with historical conditions and accounts receivable are expected to be settled within a relatively short time frame based on current conditions. As such, credit losses are expected to be insignificant.

Notes and Interest Receivable

Notes receivable are carried at unpaid principal balances and consist of amounts due from related-parties for housing projects. Interest receivable consists of interest earned on notes receivable based on a stated interest rate, compounding annually. Interest on notes receivable is not required to be paid until the related property is sold. Notes are placed on nonaccrual when management believes, after considering economic conditions, business conditions, and collection efforts, that the notes are impaired or collection of interest is doubtful. Due to the relationship between VIA CDC and the related parties, the housing projects' financial position, and other current conditions, credit losses are expected to be insignificant.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Promises to Give

Unconditional promises to give are recognized as revenues in the period received and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

Building Inventory

Building inventory is stated at the cost of acquiring and developing vacant, blighted, and/or foreclosed properties.

Property and Equipment

All acquisitions of property and equipment in excess of \$1,000 and all expenditures in excess of \$5,000 for enhancements that materially prolong the useful lives of buildings are capitalized. Property and equipment are carried at cost or, if donated, at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

Buildings and improvements	15-39 years
Furniture, fixtures, and equipment	3-10 years

Revenue Recognition

Revenues from sales of development properties are recognized when ownership transfers to the buyer. Sales are final and no further obligations are required. Developer fees associated with construction of low-income housing projects are recognized as revenues upon completion of the project. Other fees are recognized when the services are provided. Revenues for renting commercial and residential apartment space to tenants are based on fixed monthly rates determined in the lease agreements and recognized on a monthly basis.

Accounts receivable from contracts with customers are as follows:

	2024	2023
Beginning of year	\$ 10,657	\$ 24,451
End of year	13,813	10,657

Contributions

Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statement of activities as net assets released from restrictions.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Grants

VIA CDC receives grants from government agencies and others that are conditioned upon VIA CDC incurring qualifying expenses. Revenue from these grants is generally recognized on a reimbursement basis, that is, when qualifying expenses are incurred by VIA CDC, both a receivable from the grantor agency and revenue are recorded. Grants are also generally restricted by the grantor for a specified purpose. Grants whose conditions and restrictions are met in the same reporting period that the revenue is recognized are reported as increases in net assets without donor restrictions.

Grants are subject to financial and compliance reviews and audits by the grantors and other agencies pursuant to authority given by law or regulation. Such reviews and audits could result in claims against VIA CDC for disallowed costs or noncompliance with the provisions of contracts and grant agreements. In management's opinion, it is highly unlikely that an adverse material outcome will result from those reviews and audits.

Expense Allocation

The financial statements report certain categories of expenses that are attributable to more than one program service or supporting activity. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and benefits; rent, maintenance and utilities; printing and postage; telephone and internet; marketing; office expenses; and insurance, which are allocated on the basis of estimates of time and effort. The following program services and supporting activities are included in the accompanying financial statements:

Community Building and Leadership Development—This program cultivates grassroots community leaders and connects them to one another to sustain a strong, healthy neighborhood. VIA CDC fosters opportunities for neighbors as both decision-makers and active participants in neighborhood change and continuous improvement of the quality of life in the community.

Housing Outreach—This program builds on the strengths of neighborhood pride and the beautiful but aging historic housing stock in our neighborhoods. VIA CDC administers grants and connects people to other resources so that all can reach their housing goals, ranging from purchasing to repairing to renting to keeping a home. Healthy housing is vital for improving quality of life in any community.

Economic Development—This program works towards equity in economic development by ensuring that neighborhoods have access to quality businesses and that neighborhood entrepreneurs have access to the same opportunities and resources as entrepreneurs that are historically and systemically poised for business success. Planning, technical assistance and connections to facade grants or other resources all support the success of existing businesses and build the capacity of neighborhood entrepreneurs in growing or starting a business. Increasing economic vitality in the districts and building community wealth are essential in improving a community's quality of life.

Affordable Developments Projects—VIA CDC purchases and renovates commercial and residential properties to stabilize the neighborhood, create a catalytic impact, and spur additional investments. Vacant, blighted, and/or foreclosed properties are transformed into Turnkey homes for owner occupants and rent-to-own opportunities for families or businesses. Buildings that support people are essential to a good quality of life in any community.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Management and General—Includes accounting and production of financial reports, oversight of the annual budget, maintenance of personnel records, attending general board and committee meetings, and any other administrative and office services necessary for the efficient operation of VIA CDC and its subsidiaries.

Fundraising—Provides the structure necessary to encourage and secure financial support from individuals, foundations, corporations, and various government agencies.

Leases

VIA CDC does not recognize short-term leases in the consolidated statement of financial position. For these leases, VIA CDC recognizes the lease payments in the change in net assets on a straight-line basis over the lease term and variable lease payments in the period in which the obligation for those payments is incurred. VIA CDC also does not separate nonlease components from lease components for all classes of underlying assets and instead accounts for each separate lease component and the nonlease components associated with that lease component as a single lease component. If the rate implicit in the lease is not readily determinable, VIA CDC uses a risk-free rate as the discount rate for the lease for all classes of underlying assets.

Income Tax Status

VIA CDC is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to VIA CDC's tax-exempt purpose is subject to taxation as unrelated business income. In addition, VIA CDC qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2). 3500, 3514, SD, and LBWN RED are treated as disregarded entities for federal tax purposes and their operations are reported on VIA CDC's federal exempt organization return.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 revenues and expenses during the reporting period. Actual results could differ from those estimates.

Date of Management's Review

Management has evaluated subsequent events through June 5, 2025, the date which the financial statements were available to be issued.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 2—PROPERTY AND EQUIPMENT

Property and equipment consist of the following:

	2024	2023
Land	\$ 32,812	\$ 32,812
Buildings and improvements	886,066	856,054
Furniture, fixtures, and equipment	191,431	186,626
Total property and equipment	1,110,309	1,075,492
Less accumulated depreciation	485,585	446,216
Property and equipment, net	\$ 624,724	\$ 629,276

NOTE 3—NOTES PAYABLE

VIA CDC's obligation under notes payable consists of the following:

	2024	2023
Note payable to Forward Community Investments, Inc. requiring monthly installments of \$1,128, including principal and interest at a rate of 4.75% and a final balloon payment of unpaid principal and interest on August 15, 2025. This note is secured by property at 3500 W National Avenue.	\$ 186,495	\$ 191,032
Note payable to Milwaukee County. This note is non-interest bearing and is deferred until December 1, 2040. This note is secured by the Silver City Townhomes project.	100,000	100,000
	\$ 286,495	\$ 291,032

The future scheduled maturities of notes payable for the years ending December 31 are as follows:

2025	\$ 186,495
2026	-
2027	-
2028	-
2029	-
Thereafter	100,000
Total	\$ 286,495

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 4—LINES OF CREDIT

SD has a \$250,000 revolving line of credit, of which \$64,111 and \$250,000 was unused at December 31, 2024 and 2023, respectively. The credit line carries an interest rate of 6.75% and matures on March 19, 2027. The credit line is secured by the turnkey homes.

During the year ended December 31, 2024, SD obtained a \$600,000 revolving line of credit, of which \$369,200 was unused at December 31, 2024. The credit line carries an interest rate of 5% and matures on September 21, 2026. The credit line is secured by homes in the early childhood educators homeownership initiative.

VIA CDC has a \$100,000 revolving line of credit, which was unused at December 31, 2024 and 2023. The credit line carries an interest rate based on the Prime Rate as published in the Money Rates section of the Wall Street Journal, and will not be less than 3.5%, and is subject to the lender's discretion which is based in part by the principal balance. The credit line is secured by the business assets of VIA CDC.

NOTE 5—FORGIVABLE LOANS

VIA CDC entered into forgivable loan arrangements with the City of Milwaukee and LBWN Rent-to-Own Homes, LLC. Due to the terms of the development agreement of LBWN Rent-to-Own Homes, LLC, the City of Milwaukee made a zero-percent interest loan in the amount of \$657,650 to VIA CDC, and VIA CDC was then required to remit the funds and assign the loan to LBWN Rent-to-Own Homes, LLC. The loan is included in notes receivable with a corresponding amount included in forgivable loans at December 31, 2024 and 2023. The loan was made with funds from the City of Milwaukee's Neighborhood Stabilization Program and a portion of the loan will be forgiven if VIA CDC follows the terms of the loan agreement.

The City of Milwaukee also made a zero-percent interest loan to VIA CDC totaling \$158,075 to cover administrative costs in its LBWN Rent-to-Own Homes development. As of December 31, 2024 and 2023, draws on this loan totaled \$158,075. The loan was made under Title II, Section 216 and 217 of the National Affordable Housing Act of 1990, and 24 CFR Part 92 (the "HOME" program). The loan is payable upon the sale, transfer of title, material noncompliance with the terms of the HOME program, or the change in use of the property. If none of these conditions occur, the loan will be forgiven after fifteen years (on August 31, 2028).

NOTE 6—DEVELOPER FEE PAYABLE

VIA CDC has a developer fee payable due to Impact Seven, Inc. in the amount of \$96,000 at December 31, 2024 and 2023. In connection with the operating agreement for Rent-to-Own Homes MM, LLC, VIA CDC pays 50% of the principal and interest received from its \$192,000 note receivable from LBWN Rent-to-Own Homes, LLC to Impact Seven, Inc. The principal payment to Impact Seven, Inc. is contingent on receipt of funds from Rent-to-Own Homes, LLC. During the years ended December 31, 2024 and 2023, there were no payments made on the note receivable from Rent-to-Own Homes, LLC. The balance is expected to be paid in full by 2042.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 7—RENTAL PROPERTY LEASES

3500 and LBWN RED lease their commercial space to business tenants under short-term leases. The leases require monthly installments ranging from \$650 to \$2,500. 3500 and LBWN RED also lease residential units in the buildings under short-term leases. The leases require monthly installments ranging from \$425 to \$950 per unit.

NOTE 8—RETIREMENT PLAN

VIA CDC participates in a multi-employer defined contribution plan sponsored by USP-SSSF. After meeting certain requirements, employees may contribute an authorized percentage of their compensation to a Tax-Sheltered Annuity (TSA). VIA CDC matches the first 35% of employee contributions up to 5% of compensation. In addition, after meeting certain requirements, VIA CDC contributes 2% to 3% of compensation, on an annual basis, for eligible employees, regardless of participation in the TSA. Pension expense was \$20,614 and \$11,505 for the years ended December 31, 2024 and 2023, respectively.

NOTE 9—NET ASSETS

VIA CDC's board of directors has designated reserves to support VIA CDC's programs and operations for future real estate development opportunities in its turnkey developments and large-scale developments.

Board designated net assets are directed to the reserves based on a calculation of earned revenue in the year such revenue is earned. Real estate development earned revenue is calculated at 20%, with 10% designated to operational reserves and 10% designated to development reserves. In addition, developer fees of \$17,000 per house is subject to the ongoing reserves policy where 10% will go to operating reserves and 10% will go to development reserves

VIA CDC's board of directors has designated net assets without donor restrictions as follows:

	2024	2023
Turnkey developments	\$ 101,497	\$ 39,950
Large-scale developments	64,697	57,638
	\$ 166,194	\$ 97,588

Net assets with donor restrictions are restricted for the following purposes or periods:

	2024	2023
Subject to expenditure for specified purpose		
Economic development	\$ 10,540	\$ 23,776
Housing Rehab & Ownership	293,614	152,411
CB Community Projects	80,988	43,419
Subject to expenditure in future periods	361,847	24,224
	\$ 746,989	\$ 243,830

LAYTON BOULEVARD WEST NEIGHBORS, INC.
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NOTE 10—GUARANTIES

VIA CDC has provided guaranties in connection with the Silver City Townhomes Project. The project is owned by Silver City Townhomes, LLC, and VIA CDC has an indirect ownership interest in the project. The guaranties are included in an Agreement, dated April 29, 2010, and signed by VIA CDC and other third parties to Silver City Townhomes, LLC and National Equity Fund (NEF) Assignment Corporation. Each of the guaranties in the agreement expire at different times within the 18-year life of the project. The maximum potential future payments that VIA CDC could be required to make cannot be reasonably estimated due to the nature of the guaranties.

Examples of events that would require VIA CDC to provide cash payments pursuant to the guaranties include the owner’s failure to be in compliance with the regulatory rules of operating the Silver City Townhomes. Because of the fair value of Silver City Townhomes project asset collateral and the willingness of WHEDA to work with its LIHTC partners, significant losses are not anticipated. There is currently no recorded liability for potential losses under these guaranties, nor is there any liability for VIA CDC’s obligation to stand ready to fund such guaranties. Based on information gathered as part of its monitoring of risks, VIA CDC believes it will not be required to perform under any of these guaranties.

NOTE 11—CONCENTRATIONS

VIA CDC maintains cash balances at financial institutions located in Milwaukee, Wisconsin. Accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2024 and 2023, VIA CDC’s uninsured cash balances total \$1,853,660 and \$272,153, respectively.

NOTE 12—RELATED PARTY TRANSACTIONS

VIA CDC incurs operating expenses under an arrangement with USP-SSSF as follows:

	2024	2023
Phone charges and maintenance	\$ -	\$ 56
Rent	-	23,561
Employee benefits	13,327	11,198
Sponsorships	2,406	2,406
Insurance	9,553	6,355
	\$ 25,286	\$ 43,576

VIA CDC has an indirect ownership interest in Silver City Townhomes, LLC through LBWN SM. The company has one managing member, Silver City Townhomes MM, LLC, which has a 0.005% ownership interest, one special member, LBWN SM, which has a 0.005% ownership interest, and one investor member, State Farm®, via NEF Assignment Corporation, which has a 99.99% ownership interest.

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NOTE 12—RELATED PARTY TRANSACTIONS (continued)

VIA CDC has a note receivable from Silver City Townhomes, LLC for the development of the low-income housing project. The non-interest bearing note receivable has a balance of \$100,000 at December 31, 2024 and 2023. Principal payments equal to \$5,000 are due upon the sale of each apartment unit after the end of the 15-year low-income housing tax credit compliance period. The note matures December 1, 2040. This note is secured by the mortgage on the property.

VIA CDC has an indirect ownership interest in LBWN Rent-to-Own Homes, LLC. LBWN Rent-to-Own Homes, LLC is owned by LBWN Rent-to-Own Homes MM, LLC (0.01% managing member) and NEF Assignment Corporation (99.99% investor member). VIA CDC owns 50% of LBWN Rent-to-Own Homes MM, LLC.

VIA CDC entered into multiple agreements with LBWN Rent-to-Own Homes, LLC to purchase, renovate, and lease-to-own twenty-four foreclosed properties in the Milwaukee area. Three separate promissory notes were signed as follows:

- 1) 4.5% interest bearing note receivable with a balance of \$657,650 at December 31, 2024 and 2023. Interest accrues annually and will not be paid until the sale of the project property occurs and funds are disbursed to VIA CDC after a minimum of a 15-year low-income housing tax credit compliance period or when the note matures in 2042. 50% of the interest receivable from this note is considered payable to another entity and a corresponding liability has been set up for this.
- 2) 4.5% interest bearing note receivable with a balance of \$192,000 at December 31, 2024 and 2023. Interest accrues annually and will not be paid until the sale of the project property occurs and funds are disbursed to VIA CDC after a minimum of a 15-year low-income housing tax credit compliance period or when the note matures in 2042. 50% of the interest receivable from this note is considered payable to another entity and a corresponding liability has been set up for this.
- 3) 4.5% interest bearing note receivable with a balance of \$158,075 at December 31, 2024 and 2023. Interest accrues annually and will not be paid until the sale of the project property occurs and funds are disbursed to VIA CDC after a minimum of a 15-year low-income housing tax credit compliance period or when the note matures in 2042. 50% of the interest receivable from this note is considered payable to another entity and a corresponding liability has been set up for this.

At December 31, 2024 and 2023, notes receivable from LBWN Rent-to-Own Homes, LLC total \$1,007,725. Interest receivable at December 31, 2024 and 2023 was \$472,819 and \$543,033, respectively.

NOTE 13—CONDITIONAL GRANTS

VIA CDC has a grant that is conditioned upon VIA CDC incurring qualifying expenses or meeting specific program outcomes. At December 31, 2024, the conditional grant totals approximately \$500,000. This conditional grant will be recognized as revenue when the conditions are met in future years.

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Doing Business as VIA CDC
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 14—LIQUIDITY AND AVAILABILITY

VIA CDC strives to maintain liquid financial assets sufficient to cover 90 days of general expenditures. Financial assets in excess of daily cash requirements are invested in money market funds and other short-term investments. VIA CDC manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs, and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged.

In the event the need arises to utilize the board-designated reserves for liquidity purposes, the reserves could be drawn upon through a board resolution. VIA CDC and SD also have lines of credit available to draw upon for liquidity purposes as described in Note 4.

The following table reflects VIA CDC's financial assets as of the date of the consolidated statement of financial position, reduced by amounts that are not available to meet general expenditures within one year of the date of the consolidated statement of financial position because of contractual restrictions, donor restrictions, or internal designations.

	<u>2024</u>	<u>2023</u>
Financial assets at year-end		
Cash	\$ 2,327,312	\$ 1,553,262
Certificates of deposit	570,636	547,650
Accounts receivable	13,813	10,657
Interest receivable	472,819	543,033
Unconditional promises to give	493,250	88,641
Grants receivable	98,126	76,246
Notes receivable	<u>1,107,725</u>	<u>1,107,725</u>
Total financial assets at year-end	5,083,681	3,927,214
Less those unavailable for general expenditures within one year:		
Donor-restricted with time or purpose restrictions	(385,142)	(219,606)
Board designated for specific purposes	(166,194)	(97,588)
Amounts from notes receivable to be collected in more than one year	(1,107,725)	(1,107,725)
Interest from notes receivable to be collected in more than one year	<u>(472,819)</u>	<u>(543,033)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 2,951,801</u>	<u>\$ 1,959,262</u>

LAYTON BOULEVARD WEST NEIGHBORS, INC.
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NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 15—PAYCHECK PROTECTION PROGRAM LOANS

VIA CDC received loans totaling \$228,457 under the Paycheck Protection Program (PPP) established by the Coronavirus Aid, Relief, and Economic Security (CARES) Act and administered by the U.S. Small Business Administration (SBA). On April 23, 2021, the SBA preliminarily approved forgiveness of VIA CDC's first draw loan. On October 1, 2021, the SBA preliminarily approved forgiveness of VIA CDC's second draw loan. VIA CDC must retain PPP documentation in its files for six years after the date the loan is forgiven or repaid in full and permit authorized representatives of SBA to access such files upon request. SBA may review any loan at any time at its discretion. Therefore, SBA may review VIA CDC's good-faith certification concerning the necessity of its loan request, whether VIA CDC calculated the loan amount correctly, whether VIA CDC used loan proceeds for the allowable uses specified in the CARES Act, and whether VIA CDC was entitled to loan forgiveness in the amount claimed on its application. If SBA determines VIA CDC was ineligible for the loan or for forgiveness in whole or in part, SBA will seek repayment of the loan.

NOTE 16—SUBSEQUENT EVENTS

On January 27, 2025, the Office of Management and Budget (OMB) ordered a pause on the disbursement of federal grants, which took effect the next day. The extent to which the funding freeze impacts VIA CDC will depend on future developments, which are highly uncertain and cannot be predicted with any measure of certainty or probability. As a result, the entity is unable to estimate what impact, if any, the funding freeze has on the December 31, 2024, financial statements or future operations. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

On January 31, 2025, VIA CDC transferred \$200,000 to a newly established quasi-endowment fund held by the Greater Milwaukee Foundation.

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATING SCHEDULE OF FINANCIAL POSITION
December 31, 2024

	VIA	3500	SD	LBWN SM	3514	LBWN RED	Eliminations	Consolidated Totals
ASSETS								
Cash	\$ 881,179	\$ 26,250	\$ 1,026,836	\$ 54,150	\$ 210,642	\$ 128,255	\$ -	\$ 2,327,312
Certificates of deposit	570,636	-	-	-	-	-	-	570,636
Accounts receivable	390,333	3,011	-	-	-	79,728	(459,259)	13,813
Interest receivable	472,819	-	-	-	-	-	-	472,819
Unconditional promises to give	493,250	-	-	-	-	-	-	493,250
Grants receivable	98,126	-	94,200	-	-	-	(94,200)	98,126
Prepaid expenses	1,238	-	-	-	-	-	-	1,238
Building inventory	-	-	1,732,247	-	-	-	-	1,732,247
Notes receivable	1,137,725	-	-	-	-	-	(30,000)	1,107,725
Property and equipment, net	9,792	372,542	-	-	-	242,390	-	624,724
Investments in other entities	2,816,202	-	-	1,425	-	-	(2,797,930)	19,697
Total assets	\$ 6,871,300	\$ 401,803	\$ 2,853,283	\$ 55,575	\$ 210,642	\$ 450,373	\$ (3,381,389)	\$ 7,461,587
LIABILITIES								
Accounts payable	\$ 201,493	\$ 93,910	\$ 135,703	\$ 28,456	\$ -	\$ 199,184	\$ (473,700)	\$ 185,046
Accrued expenses	236,462	-	-	-	-	-	-	236,462
Accrued payroll	67,388	-	-	-	-	-	-	67,388
Lines of credit	-	-	496,448	-	-	-	(79,759)	416,689
Notes payable	100,000	216,495	-	-	-	-	(30,000)	286,495
Developer fee payable	96,000	-	-	-	-	-	-	96,000
Other liabilities	-	3,800	-	-	-	1,175	-	4,975
Forgivable loans	815,725	-	-	-	-	-	-	815,725
Total liabilities	1,517,068	314,205	632,151	28,456	-	200,359	(583,459)	2,108,780
NET ASSETS AND MEMBER'S EQUITY								
Net assets								
Without donor restrictions	4,607,243	-	-	-	-	-	(1,425)	4,605,818
With donor restrictions	746,989	-	-	-	-	-	-	746,989
Total net assets	5,354,232	-	-	-	-	-	(1,425)	5,352,807
Member's equity	-	87,598	2,221,132	27,119	210,642	250,014	(2,796,505)	-
Total net assets and member's equity	5,354,232	87,598	2,221,132	27,119	210,642	250,014	(2,797,930)	5,352,807
Total liabilities net assets and member's equity	\$ 6,871,300	\$ 401,803	\$ 2,853,283	\$ 55,575	\$ 210,642	\$ 450,373	\$ (3,381,389)	\$ 7,461,587

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATING SCHEDULE OF ACTIVITIES
Year Ended December 31, 2024

	VIA	3500	SD	LBWN SM	3514	LBWN RED	Eliminations	Consolidated Totals
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS								
REVENUES								
Contributions								
Grants	\$ 1,982,404	\$ -	\$ 1,939,732	\$ -	\$ -	\$ -	\$ (1,284,167)	\$ 2,637,969
General contributions	326,226	-	-	-	-	-	-	326,226
Other revenues								
Rent	-	43,844	-	-	-	25,500	(10,200)	59,144
Sales of development properties	-	-	100,000	-	-	-	-	100,000
Fee income	131,383	11,255	11,854	-	-	-	(76,847)	77,645
Interest	75,017	242	-	-	-	1,224	-	76,483
Change in equity in earnings of other entities	1,649,995	-	-	17,212	-	-	(1,650,039)	17,168
Total revenues without donor restrictions	4,165,025	55,341	2,051,586	17,212	-	26,724	(3,021,253)	3,294,635
EXPENSES								
Program services								
Community Building and Leadership Development	242,865	-	-	-	-	-	-	242,865
Housing Outreach	138,611	-	-	-	-	-	-	138,611
Economic Development	875,241	-	-	-	-	-	-	875,241
Affordable Developments Projects	1,543,673	75,286	382,073	11,485	-	20,739	(1,371,214)	662,042
Total program services	2,800,390	75,286	382,073	11,485	-	20,739	(1,371,214)	1,918,759
Supporting activities								
Management and general	314,838	6,688	941	726	1,000	1,904	-	326,097
Fundraising	68,467	-	-	-	-	-	-	68,467
Total expenses	3,183,695	81,974	383,014	12,211	1,000	22,643	(1,371,214)	2,313,323
NET ASSETS RELEASED FROM RESTRICTIONS								
Satisfaction of purpose restrictions and expiration of time restrictions	804,783	-	-	-	-	-	-	804,783
Change in net assets without donor restrictions and member's equity	1,786,113	(26,633)	1,668,572	5,001	(1,000)	4,081	(1,650,039)	1,786,095
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS								
General contributions	1,307,942	-	-	-	-	-	-	1,307,942
Net assets released from restrictions	(804,783)	-	-	-	-	-	-	(804,783)
Change in net assets with donor restrictions	503,159	-	-	-	-	-	-	503,159
Change in net assets and member's equity	2,289,272	(26,633)	1,668,572	5,001	(1,000)	4,081	(1,650,039)	2,289,254
Net assets and member's equity at beginning of year	3,064,960	114,231	552,560	22,118	211,642	245,933	(1,147,891)	3,063,553
Net assets and member's equity at end of year	\$ 5,354,232	\$ 87,598	\$ 2,221,132	\$ 27,119	\$ 210,642	\$ 250,014	\$ (2,797,930)	\$ 5,352,807

LAYTON BOULEVARD WEST NEIGHBORS, INC.
Doing Business as VIA CDC
CONSOLIDATING SCHEDULE OF CASH FLOWS
Year Ended December 31, 2024

	VIA	3500	SD	LBWN SM	3514	LBWN RED	Eliminations	Consolidated Totals
CASH FLOWS FROM OPERATING ACTIVITIES								
Change in net assets and member's equity	\$ 2,289,272	\$ (26,633)	\$ 1,668,572	\$ 5,001	\$ (1,000)	\$ 4,081	\$ (1,650,039)	\$ 2,289,254
Adjustments to reconcile change in net assets and member's equity to net cash flows from operating activities								
Depreciation	7,514	24,967	-	-	-	6,888	-	39,369
Change in equity in earnings of other entities	(1,649,995)	-	-	(17,212)	-	-	1,650,039	(17,168)
(Increase) decrease in assets								
Accounts receivable	121,809	6,831	3,051	-	-	31	(134,877)	(3,155)
Interest receivable	70,214	-	-	-	-	-	-	70,214
Unconditional promises to give	(404,609)	-	-	-	-	-	-	(404,609)
Grants receivable	(54,561)	-	51,845	-	-	1,636	(20,800)	(21,880)
Prepaid expenses	1,316	700	-	-	-	-	-	2,016
Building inventory	-	-	(1,613,178)	-	-	-	-	(1,613,178)
Developer fee receivable	-	-	-	-	-	-	-	-
Increase (decrease) in liabilities								
Accounts payable	70,067	2,220	(150,735)	75	(763)	1,175	155,677	77,716
Accrued expenses	(35,391)	-	-	-	-	-	-	(35,391)
Accrued payroll	19,847	-	-	-	-	-	-	19,847
Other liabilities	-	(500)	-	-	-	-	-	(500)
Net cash flows from operating activities	435,483	7,585	(40,445)	(12,136)	(1,763)	13,811	-	402,535
CASH FLOWS FROM INVESTING ACTIVITIES								
Purchases of and interest retained in certificates of deposit	(22,986)	-	-	-	-	-	-	(22,986)
Purchases of property and equipment	(3,389)	(8,600)	-	-	-	(22,853)	-	(34,842)
Proceeds from distributions to member	-	-	-	17,194	-	-	-	17,194
Net cash flows from investing activities	(26,375)	(8,600)	-	17,194	-	(22,853)	-	(40,634)
CASH FLOWS FROM FINANCING ACTIVITIES								
Draws on lines of credit	-	-	416,689	-	-	-	-	416,689
Principal payments on notes payable	-	(4,539)	-	-	-	-	-	(4,539)
Net cash flows from financing activities	-	(4,539)	416,689	-	-	-	-	412,150
Change in cash	409,108	(5,554)	376,244	5,058	(1,763)	(9,042)	-	774,051
Cash at beginning of year	472,071	31,804	650,592	49,092	212,405	137,297	-	1,553,261
Cash at end of year	\$ 881,179	\$ 26,250	\$ 1,026,836	\$ 54,150	\$ 210,642	\$ 128,255	\$ -	\$ 2,327,312
SUPPLEMENTAL DISCLOSURES								
Cash paid for interest	\$ -	\$ 9,001	\$ 4,444	\$ -	\$ -	\$ -	\$ -	\$ 13,445