

**AAHC - Tax Credit Properties**

**Financial Statement Highlights  
For the Period Ending November 30, 2017**

<b>MAPLE TOWER LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	990,556	953,337	37,219
<b>Total Expenses</b>	1,464,316	741,454	(722,862)
<b>Total Net Income</b>	(473,760)	211,883	(685,643)
<b>NOI less non-operating</b>	163,424	211,883	(48,459)

YTD Debt Service Coverage Ratio (>1.15) = 1.50

Revenue:

- The Revenue for the property is higher than budgeted and occupancy is stable.

Expenses:

- Total **Administrative Expenses** are lower than budgeted overall with individual expense line items (i.e. audit fees) are higher than budget, others such as office and telecommunications expenses are lower than budgeted resulting in only a slight overall variance.
- **Tenant Services** expenses are right on budget.
- **Utilities** are lower than budgeted. The expenses for Gas & Electric includes estimates for November.
- **Maintenance Expenses** are over budget mainly due to higher maintenance supply costs, unit turn expenses, HVAC and asbestos abatement costs and expenses related to sewer backups.
- **General Expenses** are over budget due to unbudgeted financing/tax credit fees which are being amortized as part of the initial project development.
- **Financing Expenses** and **Non-Operating Items** were not budgeted. The expenses represent the mortgage interest of the permanent financing as well as the depreciation expense.

<b>RIVER RUN LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	788,690	744,348	44,342
<b>Total Expenses</b>	1,134,569	646,024	(488,545)
<b>Total Net Income</b>	(345,879)	98,324	(444,203)
<b>NOI less non-operating</b>	83,726	98,324	(14,598)

YTD Debt Service Coverage Ratio (>1.15) = 2.46

Revenue:

- The Revenue for the property is higher than budgeted and occupancy is stable.

Expenses:

- Total **Administrative Expenses** are slightly below budget overall. Individual negative variances from budget (i.e. audit expenses) are made up by several positive variances such as office expenses and administrative salaries.
- **Tenant Services** expense are below budget. Resident Council activity is sporadic for River Run.
- **Utility Expenses** are slightly higher than budget. They include estimates for gas and electric expenses for November.
- **Maintenance Expenses** are over budget mainly as a result of higher than budgeted HVAC, unit turn, sewer backup as well as asbestos abatement expenses.
- **General Expenses** are over budget due to unbudgeted financing/tax credit fees which are being amortized as part of the initial project development.
- **Financing Expenses** and **Non-Operating Items** were not budgeted. The monthly expenses represent the mortgage interest of the permanent financing as well as the depreciation expense.

<b>WEST ARBOR LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	468,019	513,535	(45,516)
<b>Total Expenses</b>	317,836	301,315	(16,521)
<b>Total Net Income</b>	150,183	212,220	(62,037)

MTD Debt Service Coverage Ratio (>1.15) = 1.71

Revenue:

- The Revenue for the property is lower than budgeted due to budget being adopted for full-lease-up, but property still under construction Jan - April. Property was at full occupancy as of the end of April 2017.

Expenses:

- Total **Administrative Expenses** are higher than budgeted mainly due to unbudgeted bank fees and miscellaneous Other Administrative Expenses.
- **Tenant Services** expenses are right on budget.
- **Utilities** are significantly below budget due to project development timing.
- Total **Maintenance Expenses** slightly higher than budgeted.
- **General Expenses** are over budget due to unbudgeted security/law enforcement expenses. Security monitoring services at the property were discontinued in July as security camera installation was complete.