

AAHC - Tax Credit Properties

Financial Statement Highlights  
For the Period Ending February 28, 2023

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the first two months of FY23 ending February 28, 2023.

MAPLE TOWER LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	243,738	233,410	10,328
Total Expenses	135,099	316,238	181,139
Total Net Income	108,639	(82,828)	191,467
NOI less non-operating	56,039		

YTD Debt Service Coverage Ratio (>1.15): 2.83  
 Replacement Reserve Balance: \$258,896  
 Operating Reserve Balance: \$207,783

Revenue:

- The Revenue for the property is on budget. Occupancy is stable.

Expenses:

- Total **Administrative Expenses** overall are below budget due to lower-than-budgeted Property Management salaries which is in part due to year end payroll accruals.
- Tenant Services Expenses** are lower than budget due to timing.
- Utility Expenses** overall are below budget which is due to the seasonality of these expenses.
- Maintenance Expenses** overall are below budget mainly related to the payroll accrual mentioned above as well as lower total material and contract expenses to date.
- General Expenses** overall are significantly lower than budget and reflect a negative expense total. This is attributable to the final insurance claim reimbursement we received for the Miller Manor generator replacement.
- Financing Expenses** are below budget related to FY22 year-end accruals related to mortgage interest.
- Non-Operating Items** represent the depreciation expense which are in line with budget.

RIVER RUN LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	210,692	206,046	4,646
Total Expenses	234,002	251,735	17,733
Total Net Income	(23,310)	(45,689)	22,379
NOI less non-operating	30,017		

YTD Debt Service Coverage Ratio (>1.15): 4.85  
 Replacement Reserve Balance: \$131,573  
 Operating Reserve Balance: \$217,453

Revenue:

- The revenue for the property are online with the budget and occupancy remains stable.

Expenses:

- Total **Administrative Expenses** overall are below budget which is mainly related to the FY year-end payroll accrual for the first payroll in January affecting Property Management expense.
- Utility Expenses** are over budget which is mainly due to the seasonality of these expenses.
- Maintenance Expenses** overall are below budget mainly related to the payroll accrual mentioned above as well as lower contract expenses that are due to timing differences.
- General Expenses** are in line with budget.
- Financing Expenses** are below budget related to FY22 year-end accruals related to mortgage interest.
- Non-Operating Items** represent the depreciation expense which is in line with budget.

WEST ARBOR LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	133,814	130,060	3,754
Total Expenses	166,072	181,369	15,297
Total Net Income	(32,258)	(51,309)	19,051
NOI less non-operating	51,857		

YTD Debt Service Coverage Ratio (>1.15): 1.92  
 Replacement Reserve Balance: \$119,478  
 Operating Reserve Balance: \$212,874

Revenue:

- The Revenue for the property is inline with budget and occupancy remains stable.

Expenses:

- Total **Administrative Expenses** overall are below budget which is mainly related to the FY year-end payroll accrual for the first payroll in January affecting Property Management expense.
- Utility Expenses** overall are slightly over budget.
- Maintenance Expenses** are over budget mainly because of higher unit turn expenses than budgeted.
- General Expenses** are in line with budget.
- Non-Operating Items** represent the depreciation expenses which are in line with budget.

SWIFT LANE LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	152,950	147,802	5,148
Total Expenses	266,378	271,599	5,221
Total Net Income	(113,428)	(123,797)	10,369
NOI less non-operating	46,081		

YTD Debt Service Coverage Ratio (>1.15): 1.56  
 Replacement Reserve Balance - Cinnaire: \$30,898  
 Replacement Reserve Balance - Internal: \$46,530  
 Operating Reserve Balance: \$323,918  
 Social Services Reserve Balance: \$179,985

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Tenant Services Expenses** are right on budget and include \$15,000 funded through the Social Services Reserve escrow account for support services at the properties.
- Utility Expenses** overall are lower than budget due to timing differences.
- Maintenance Expenses** are higher than budget mainly in the Electrical Contract cost line item which represents the replacement cost of faulty circuit breakers for the the State Street property units.
- General Expenses** are slightly lower than budget.
- Financing Expenses** are below budget related to FY22 year-end accruals related to mortgage interest.
- Non-Operating Items** represent the depreciation expenses which are higher than budget.