

AAHC - Tax Credit Properties

**Financial Statement Highlights
For the Period Ending March 31, 2023**

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the first quarter of FY23 ending March 31, 2023.

MAPLE TOWER LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	364,623	350,015	14,608
Total Expenses	266,259	474,117	207,858
Total Net Income	98,364	(124,102)	222,466
NOI less non-operating	56,760		

YTD Debt Service Coverage Ratio (>1.15): **1.91**
 Replacement Reserve Balance: **\$263,697**
 Operating Reserve Balance: **\$208,009**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are below budget mainly due to a reimbursement of consultant expenses related to the structural evaluation of Miller Manor. These expenses were originally incurred in the prior fiscal year by the property but are now being covered by City funding through AAHDC. The refund created the significant positive variance to budget.
- Tenant Services Expenses** are lower than budget due to timing.
- Utility Expenses** overall are below budget which is primarily due to the seasonality of these expenses.
- Maintenance Expenses** overall are below budget mainly related to significantly lower Unit Turn expenses than budgeted.
- 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	314,657	309,069	5,588
Total Expenses	350,204	377,532	27,328
Total Net Income	(35,547)	(68,463)	32,916
NOI less non-operating	46,557		

YTD Debt Service Coverage Ratio (>1.15): **5.01**
 Replacement Reserve Balance: **\$136,010**
 Operating Reserve Balance: **\$217,718**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Utility Expenses** are below budget which is mainly due to the seasonality of these expenses.
- Maintenance Expenses** overall are only slightly over budget.
- 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	200,228	195,090	5,138
Total Expenses	277,740	271,718	(6,022)
Total Net Income	(77,512)	(76,628)	(884)
NOI less non-operating	48,788		

YTD Debt Service Coverage Ratio (>1.15): **1.21**
 Replacement Reserve Balance: **\$121,166**
 Operating Reserve Balance: **\$213,091**

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 over budget due to seasonality of the nature of the expenses as well as timing differences.
- Maintenance Expenses** are over budget mainly because of higher Unit Turn expenses and Plumbing Contract expenses than budgeted. The Plumbing Contract expenses were related to the flushing of all tankless water heaters at the property.
- 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	230,180	221,603	8,577
Total Expenses	399,114	399,454	340
Total Net Income	(168,934)	(177,851)	8,917
NOI less non-operating	58,518		

YTD Debt Service Coverage Ratio (>1.15): **1.32**
 Replacement Reserve Balance - Cinnaire: **\$32,641**
 Replacement Reserve Balance - Internal: **\$46,569**
 Operating Reserve Balance: **\$324,155**
 Social Services Reserve Balance: **\$179,985**

Revenue:

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

Expenses:

- Total **Administrative Expenses** is over budget due to higher-than-budgeted Auditing Fees. However, this variance is due to timing differences between actual and budget.
- Tenant Services Expenses** are on budget.
- Utility Expenses** overall are slightly lower than budget.
- 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 State Street property units. In addition, Plumbing Contract costs are also over budget due to the maintenance on and flushing of all of the properties' tankless water heaters.
- General Expenses** are lower than budget due to timing differences.
- Financing Expenses** are below budget related to FY22 year-end accruals related to mortgage interest as well as timing differences.
- Non-Operating Items** represent the depreciation expenses which are higher than budget.