

AAHC - Tax Credit Properties

Financial Statement Highlights
For the Period Ending December 31, 2022
 *** PRELIMINARY & UNAUDITED ***

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for FY22 ending December 31, 2022. Please note that the financial results are preliminary and unaudited at this point and there may still be changes.

MAPLE TOWER LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,411,431	1,324,450	86,981
Total Expenses	1,805,450	1,918,973	113,523
Total Net Income	(394,019)	(594,523)	200,504
NOI less non-operating	154,271		

YTD Debt Service Coverage Ratio (>1.15): **1.30**
 Replacement Reserve Balance: **\$249,329**
 Operating Reserve Balance: **\$277,406**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Tenant Services Expenses** are slightly lower than budget.
- Utility Expenses** overall are in line with budget.
- Maintenance Expenses** overall are in line with budget.
- General Expenses** are significantly over budget due to the package insurance renewal premiums having increased significantly for 2022 due to the fire at Miller and national disasters in 2021
- Non-Operating Items** represent the depreciation expense which are in line with budget.

RIVER RUN LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,238,222	1,163,060	75,162
Total Expenses	1,556,247	1,631,907	75,660
Total Net Income	(318,025)	(468,847)	150,822
NOI less non-operating	43,890		

YTD Debt Service Coverage Ratio (>1.15): **1.18**
 Replacement Reserve Balance: **\$122,783**
 Operating Reserve Balance: **\$217,018**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are higher than budget. This is mainly due to variances in Admin salaries as well as unbudgeted consultant expenses to assess the property condition at the Hikone and Green Baxter locations.
- Utility Expenses** are online with budget.
- Maintenance Expenses** are over budget due to higher-than-budgeted total Materials costs that include the purchase of AED units for the properties as well as unbudgeted replacement of water heaters, electric door openers as well as grounds cleanup.
- General Expenses** are over budget due to the premium increase for the package insurance.
- Non-Operating Items** represent the depreciation expense which is inline with the original budgeted.

WEST ARBOR LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	767,588	730,970	36,618
Total Expenses	1,050,062	1,168,673	118,611
Total Net Income	(282,474)	(437,703)	155,229
NOI less non-operating	233,725		

YTD Debt Service Coverage Ratio (>1.15): **1.44**
 Replacement Reserve Balance: **\$116,168**
 Operating Reserve Balance: **\$212,517**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Utility Expenses** overall are inline with budget
- Maintenance Expenses** are below budget overall. This is in part due to lower-than-budgeted maintenance salaries. While total material costs came in higher than budget the overage there is made up by lower than budgeted contract costs.
- General Expenses** are over budget due to the premium increase for the package insurance.
- Non-Operating Items** represent the depreciation expenses which are in line with budget.

SWIFT LANE LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	867,627	827,326	40,301
Total Expenses	1,522,589	1,326,953	(195,636)
Total Net Income	(654,962)	(499,627)	(155,335)
NOI less non-operating	225,039		

YTD Debt Service Coverage Ratio (>1.15): **1.27**
 Replacement Reserve Balance - Cinnaire: **\$27,663**
 Replacement Reserve Balance - Internal: **\$46,470**
 Operating Reserve Balance: **\$323,517**
 Social Services Reserve Balance: **\$194,985**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Total **Tenant Services Expenses** overall are over budget due to the "catch-up" funding of the required Social Services reserve deposits.
- Utility Expenses** overall are higher than budget for all utilities
- Maintenance Expenses** are higher than budget mainly due to higher total Material costs as well as Unit Turn expenses.
- General Expenses** are over budget due to the premium increase for the package insurance.
- Non-Operating Items** represent the depreciation expenses which are higher than budget.