

AAHC - Tax Credit Properties

**Financial Statement Highlights
For the Period Ending April 30, 2023**

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the first four months of FY23 ending April 30, 2023.

MAPLE TOWER LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	609,299	466,620	142,679
Total Expenses	433,676	636,996	203,320
Total Net Income	175,623	(170,376)	345,999
NOI less non-operating	56,760		

YTD Debt Service Coverage Ratio (>1.15): **1.27**
 Replacement Reserve Balance: **\$268,655**
 Operating Reserve Balance: **\$208,229**

Revenue:

- The Revenue for the property is over budget. This is mainly due to grant revenue from AAHDC through the Affordable Housing Millage for the easement to West Park at Miller Manor as well as the closeout of the Miller Manor generator replacement project. Occupancy for the property remains 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	418,278	412,092	6,186
Total Expenses	485,589	508,529	22,940
Total Net Income	(67,311)	(96,437)	29,126
NOI less non-operating	43,568		

YTD Debt Service Coverage Ratio (>1.15): **3.52**
 Replacement Reserve Balance: **\$140,535**
 Operating Reserve Balance: **\$217,975**

Revenue:

- The revenue for the property is in line 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 in line with 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	267,033	260,120	6,913
Total Expenses	373,410	371,067	(2,343)
Total Net Income	(106,377)	(110,947)	4,570
NOI less non-operating	62,084		

YTD Debt Service Coverage Ratio (>1.15): **1.15**
 Replacement Reserve Balance: **\$122,924**
 Operating Reserve Balance: **\$213,301**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Utility Expenses** overall are below 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, Snow Removal, overall Materials 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	305,863	295,404	10,459
Total Expenses	513,341	534,309	20,968
Total Net Income	(207,478)	(238,905)	31,427
NOI less non-operating	87,907		

YTD Debt Service Coverage Ratio (>1.15): **1.49**
 Replacement Reserve Balance - Cinnaire: **\$34,407**
 Replacement Reserve Balance - Internal: **\$46,608**
 Operating Reserve Balance: **\$324,399**
 Social Services Reserve Balance: **\$179,985**

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Tenant Services Expenses** are on budget.
- Utility Expenses** overall are 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.