

**AAHC - Tax Credit Properties**

**Financial Statement Highlights  
For the Period Ending October 31, 2017**

<b>MAPLE TOWER LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	899,129	866,670	32,459
<b>Total Expenses</b>	1,345,735	674,684	(671,051)
<b>Total Net Income</b>	(446,606)	191,986	(638,592)
<b>NOI less non-operating</b>	133,471	191,986	(58,515)

YTD Debt Service Coverage Ratio (>1.15) = 1.35

Revenue:

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

Expenses:

- Total **Administrative Expenses** are slightly 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 slightly below budget.
- **Utilities** are lower than budgeted. The expense for Gas includes estimates for September and October.
- **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>	716,181	676,680	39,501
<b>Total Expenses</b>	1,041,602	586,401	(455,201)
<b>Total Net Income</b>	(325,421)	90,279	(415,700)
<b>NOI less non-operating</b>	65,147	90,279	(25,132)

YTD Debt Service Coverage Ratio (>1.15) = 2.11

Revenue:

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

Expenses:

- Total **Administrative Expenses** are in line with the 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 expenses for September and October.
- **Maintenance Expenses** are over budget mainly as a result of higher than budgeted HVAC preventative, 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>	418,058	466,850	(48,792)
<b>Total Expenses</b>	281,168	274,099	(7,069)
<b>Total Net Income</b>	136,890	192,751	(55,861)

MTD Debt Service Coverage Ratio (>1.15) = 1.81

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 slightly over budget.
- **Utilities** are significantly below budget due to project development timing.
- Total **Maintenance Expenses** are largely in line with the budget.
- **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.