

AAHC - Tax Credit Properties

Financial Statement Highlights
For the Period Ending September 30, 2022

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the third quarter of FY22 ending September 30, 2022.

MAPLE TOWER LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,063,920	993,529	70,391
Total Expenses	1,340,991	1,296,395	(44,596)
Total Net Income	(277,071)	(302,866)	25,795
NOI less non-operating	138,248		

YTD Debt Service Coverage Ratio (>1.15):	1.55
Replacement Reserve Balance:	\$235,350
Operating Reserve Balance:	\$276,845

Revenue:

- The Revenue for the property is over budget mainly due to unbudgeted grant revenue. Occupancy is stable.

Expenses:

- Total **Administrative Expenses** overall are slightly over budget. This is mainly due to variances in Admin salaries as well as unbudgeted Consultant Expenses related to the assessment of the condition of the Miller Manor property.
- Tenant Services Expenses** are slightly lower than budget due to timing differences.
- Utility Expenses** overall are in line with budget.
- Maintenance Expenses** are below budget due to lower-than-budgeted Maintenance salaries (accrual reversal) as well as timing differences for various other expense line items in this category.
- General Expenses** are significantly over budget due to the package insurance renewal premiums having increased significantly for 2022.
- Financing Expenses** are lower than budget.
- Non-Operating Items** represent the depreciation expense which is lower than originally budgeted.

RIVER RUN LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	919,755	872,260	47,495
Total Expenses	1,125,944	1,102,519	(23,425)
Total Net Income	(206,189)	(230,259)	24,070
NOI less non-operating	43,491		

YTD Debt Service Coverage Ratio (>1.15):	1.56
Replacement Reserve Balance:	\$231,949
Operating Reserve Balance:	\$216,548

Revenue:

- The revenue for the property is higher than 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 lower than budget.
- Maintenance Expenses** are over budget due to higher-than-budgeted total Materials costs as well as timing difference for various other expense line items.
- General Expenses** are over budget due to the package insurance renewal premiums having increased significantly for 2022.
- Financing Expenses** are below budget.
- Non-Operating Items** represent the depreciation expense which is lower than originally budgeted.

WEST ARBOR LDHA	YTD Actual	YTD Budget	YTD Variance
Total Revenue	572,946	548,238	24,708
Total Expenses	763,493	776,830	13,337
Total Net Income	(190,547)	(228,592)	38,045
NOI less non-operating	189,213		

YTD Debt Service Coverage Ratio (>1.15):	1.56
Replacement Reserve Balance:	\$114,044
Operating Reserve Balance:	\$212,132

Revenue:

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

Expenses:

- Total **Administrative Expenses** overall are in line with budget.
- Utility Expenses** overall are over budget due to timing differences between actual and budget.
- Maintenance Expenses** are below budget due to lower-than-budgeted Maintenance salaries and total Contract costs.
- General Expenses** are over budget due to the premium increase for the package insurance.
- Financing 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	649,616	620,496	29,120
Total Expenses	1,133,759	952,677	(181,082)
Total Net Income	(484,143)	(332,181)	(151,962)
NOI less non-operating	179,037		

YTD Debt Service Coverage Ratio (>1.15):	1.35
Replacement Reserve Balance - Cinnair:	\$22,409
Replacement Reserve Balance - Internal:	\$46,413
Operating Reserve Balance:	\$323,111
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. This is due to timing differences between actual and budget.
- Maintenance Expenses** are higher than budget mainly due to higher total Material costs as well as Unit Turn expenses.
- General Expenses** overall are higher than budgeted due to the increase in the package insurance for 2022.
- Financing Expenses** are in line with budget.
- Non-Operating Items** represent the depreciation expenses which are higher than budget.