

January 19, 2017

To the Partners  
Maple Tower Ann Arbor Limited Dividend Housing  
Association Limited Partnership and  
River Run Ann Arbor Limited Dividend Housing  
Association Limited Partnership

Dear Partner:

We are in the process of planning for the audit of the financial statements of Maple Tower Ann Arbor Limited Dividend Housing Association Limited Partnership and River Run Ann Arbor Limited Dividend Housing Association Limited Partnership (the "Partnerships") for the year ended December 31, 2016. An important aspect of planning for the audit is communication with those who have responsibility for overseeing the strategic direction of the Partnerships and obligations related to the accountability of the Partnerships. At Maple Tower and River Run these responsibilities and obligations are held by the Partners, collectively and individually; therefore, it is important for us to communicate with each of you in your role as a member.

As part of this communication process, we have spoken at length with Jennifer Hall regarding our responsibilities under generally accepted auditing standards and the planned scope and timing of our audit. The purpose of this letter is to provide each of you with a summary of those discussions and to provide you with the opportunity to communicate with us on matters that may impact our audit.

### **Our Responsibility Under Generally Accepted Auditing Standards**

As stated in our engagement letter addressed to Jennifer Hall and dated January 12, 2017, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your

### **Overview of the Planned Scope and Timing of the Audit**

Our audit fieldwork will include three phases. The planning and preliminary information-gathering phase will occur during February; the risk assessment phase in February; and the rest of our audit procedures will be performed during February - April.

To plan an effective audit, we must identify significant risks of misstatement in the financial statements and design procedures to address those risks.

We identified the following significant risks of misstatement:

- Classification and capitalization of construction costs

In response to these identified significant risks, we will perform will perform a review of the classification of the construction costs and how they are capitalized as well as when the costs were incurred.

We will gain an understanding of accounting processes and key internal controls through a review of the accounting procedures questionnaires and control procedures questionnaires prepared by management. We will confirm through observation and inspection procedures that accounting procedures and controls included in the questionnaires have been implemented. We will not express an opinion on the effectiveness of internal control over financial reporting; however we will communicate to you significant deficiencies and material weaknesses identified in connection with our audit.

The concept of materiality is inherent in our work. We place greater emphasis on those items that have, on a relative basis, more importance to the financial statements and greater possibilities of material error than with those items of lesser importance or those in which the possibility of material error is remote.

### **Information from You Relevant to Our Audit**

An important aspect of this communication process is the opportunity for us to obtain from you information that is relevant to our audit. Your views about any of the following are relevant to our audit:

- The Partnerships' objectives and strategies, and the related business risks that may result in material misstatements
- Matters you consider warrant particular attention during the audit, and any areas where you want to request additional procedures be undertaken
- Concerns about the Partnerships' internal control and its importance to the Partnerships, including how the Partner oversees the effectiveness of internal control and the detection or possibility of fraud
- Significant communications with regulators
- The actions of the Partners in response to developments in accounting standards, regulations, laws, previous communications from us, and other related matters

If you have any information to communicate to us regarding the above or any other matters you believe are relevant to the audit, or if you would like to discuss the audit in more detail, please call me at (248) 375-7462 as soon as possible.

Partners  
Maple Tower Ann Arbor LDHA, LP  
River Run Ann Arbor LDHA, LP

3

January 19, 2017

Thank you for your time and consideration in this important aspect of the audit process. You can expect to hear from us again after the completion of our audit when we will report to you the significant findings from the audit.

Very truly yours,

**Plante & Moran, PLLC**

A handwritten signature in black ink that reads "Lisa Vargo". The signature is written in a cursive, flowing style.

Lisa Vargo, CPA  
Partner