

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT

ALEXANDER HOUSE DEVELOPMENT CORPORATION
(A MARYLAND CORPORATION)

JUNE 30, 2023 AND 2022

Alexander House Development Corporation
(A Maryland Corporation)

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Alexander House Development Corporation,
Housing Opportunities Commission of Montgomery County

We have audited the accompanying financial statements of Alexander House Development Corporation, which comprise the statements of financial position as of June 30, 2023 and 2022, and the related statements of activities, changes in net position and statements of cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Alexander House Development Corporation, as of June 30, 2023 and 2022, and the changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.



Other Matters – Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 23 – 24 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was

derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

MK Group CPAs & Consultants LLC

MK Group CPAs & Consultants LLC
Certified Public Accountants
Oakbrook, Illinois

December 13, 2023

Alexander House Development Corporation
(A Maryland Corporation)

STATEMENT OF FINANCIAL POSITION

June 30, 2023 and 2022

	2023	2022
<u>CURRENT ASSETS</u>		
Unrestricted:		
Cash and cash equivalents	\$ 248,259	\$ 197,386
Accounts receivable and other assets, net	538,500	429,575
Prepaid expense	8,103	7,825
Total Unrestricted current assets	794,862	634,786
Restricted Assets:		
Restricted cash and cash equivalents	1,404,414	1,324,524
Restricted for tenant security deposits	55,104	53,594
Total Restricted assets	1,459,518	1,378,118
Total Current Assets	2,254,380	2,012,904
<u>NONCURRENT ASSETS</u>		
Capital Assets, net of depreciation	24,514,691	25,678,580
Interest receivable	4,310,922	3,494,124
Seller note receivable	14,218,641	14,218,641
Deferred interest expense, net	2,294,967	2,357,984
Total Noncurrent Assets	45,339,221	45,749,329
Total assets	\$ 47,593,601	\$ 47,762,233

See notes to financial statements

Alexander House Development Corporation
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STATEMENT OF FINANCIAL POSITION - CONTINUED

June 30, 2023 and 2022

	2023	2022
<u>CURRENT LIABILITIES</u>		
Current Unrestricted Liabilities:		
Accounts payable and accrued liabilities	\$ 823,156	\$ 479,110
Accrued interest	141,262	143,176
Accounts payable - related parties	1,954,341	1,356,459
Mortgage payable - current	691,472	668,140
Total Current unrestricted liabilities	3,610,231	2,646,885
Current Liabilities payable from Restricted Assets:		
Tenant security deposits	53,019	48,873
Total current liabilities payable from restricted assets	53,019	48,873
Total current liabilities	3,663,250	2,695,758
<u>NONCURRENT LIABILITIES</u>		
Mortgage payable	48,621,421	49,312,894
Less: Debt issuance cost	(42,683)	(43,861)
Total noncurrent liabilities	48,578,738	49,269,033
Total liabilities	52,241,988	51,964,791
Net Investment in capital assets:		
Restricted net position	1,406,499	1,329,245
Unrestricted net position	18,743,316	18,770,652
Total net position	(4,648,387)	(4,202,558)
Total liabilities and total net position	\$ 47,593,601	\$ 47,762,233

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

STATEMENT OF ACTIVITIES

Years ended June 30, 2023 and 2022

	2023	2022
Operating Revenue		
Dwelling rental	\$ 3,598,984	\$ 3,599,580
Management fees and other income	19,468	21,772
Total operating revenues	3,618,452	3,621,352
Operating expenses		
Administrative	361,109	329,866
Maintenance	614,414	450,936
Utilities	253,247	243,504
Fringe benefits	38,642	51,774
Other	475,299	497,113
Bad debt expense	216,779	103,348
Total operating expenses	1,959,490	1,676,541
Operating income before financial income & expenses and depreciation	1,658,962	1,944,811
Financial income (expenses)		
Interest income	829,030	782,182
Interest expense	(1,706,915)	(1,729,525)
Income before depreciation	781,077	997,468
Depreciation	(1,226,906)	(1,275,191)
Change in net assets	\$ (445,829)	\$ (277,723)

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

STATEMENT OF CHANGES IN NET POSITION

Years ended June 30, 2023 and 2022

	<u>Contributed Capital</u>	<u>Retained earnings (deficit)</u>	<u>Total</u>
Balance July 01, 2021	\$ 834,077	\$ (4,758,912)	\$ (3,924,835)
Net Income	<u>-</u>	<u>(277,723)</u>	<u>(277,723)</u>
Balance June 30, 2022	834,077	(5,036,635)	(4,202,558)
Net Income	<u>-</u>	<u>(445,829)</u>	<u>(445,829)</u>
Balance June 30, 2023	<u>\$ 834,077</u>	<u>\$ (5,482,464)</u>	<u>\$ (4,648,387)</u>

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

STATEMENT OF CASH FLOWS

Years ended June 30, 2023 and 2022

	2023	2022
Cash flows from operating activities		
Changes in net position	\$ (445,829)	\$ (277,723)
Adjustments to reconcile changes in net position to net cash provided by operating activities		
Depreciation	1,163,889	1,223,821
Amortization of debt issuance cost	1,178	1,178
Deferred interest expense	63,017	51,370
Changes in asset and liability accounts		
(Increase) decrease in assets and increase (decrease) in liabilities		
Accounts receivable and other assets	(108,925)	(149,809)
Prepaid expense	(278)	(5,908)
Accrued interest receivable	(816,798)	(266,448)
Customer deposit, net	4,146	5,974
Accounts payable and accrued expense	344,046	267,537
Accrued interest payable	(1,914)	(1,849)
Accounts payable - related parties	597,882	307,380
Net cash provided by operating activities	800,414	1,155,523
Cash flows from financing activities		
Principal payment on mortgage	(668,141)	(645,593)
Other financing activities (include detail)		
Deferred interest expense paid	-	(515,551)
Net cash used in financing activities	(668,141)	(1,161,144)
Net increase (decrease) in cash, cash equivalents and restricted cash	132,273	(5,621)
Cash, cash equivalents, and restricted cash at beginning of year	1,575,504	1,581,125
Cash, cash equivalents, and restricted cash at end of year	\$ 1,707,777	\$ 1,575,504
 <u>Supplemental disclosure of cash flow information:</u>		
Cash paid for interest, net of amount capitalized	\$ 1,707,651	\$ 1,730,196

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 1 - ORGANIZATION AND NATURE OF OPERATIONS

Alexander House Development Corporation (the Corporation) was formed on November 6, 1996 as a non-stock corporation under the laws of the State of Maryland for the purpose of acquiring a 311-unit apartment complex to provide rental housing for the elderly and disabled, some of which are low and moderate-income families. The Corporation began operations in January 1997. The contributed capital to establish the Corporation was all paid in by the Housing Opportunities Commission of Montgomery County, Maryland (HOC).

On January 31, 2017, the Corporation sold 122 units to Alexander Housing Limited Partnership for \$27,757,128. The Corporation's dwelling units are located in Montgomery County, Maryland which constitutes a concentration of credit risk. The Corporation's collateral for rents receivable is one month's rent held as a security deposit.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Corporation prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

Capital Assets

Land, buildings and building renovations, equipment and furniture and fixtures will be recorded at cost. Improvements are to be capitalized, while expenditures for maintenance and repairs will be expensed. Upon disposal of depreciable property, the appropriate property accounts are to be reduced by the related costs and accumulated depreciation.

The assets are depreciated over their estimated service lives. The estimated service lives of the assets for depreciation purposes may be different than their actual economic useful lives.

	<u>Estimated life</u>	<u>Method</u>
Buildings	40 years	Straight-line
Building renovations	10 years	Straight-line
Equipment	10 years	Straight-line
Furniture & fixtures	5 years	Straight-line

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Accounts Receivable and Bad Debts

Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change.

Financing Receivables and Allowance for credit losses:

Financing receivables that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are reported at the principal balance outstanding, net of an allowance for credit losses, if any. Interest is accrued on the unpaid principal balance and recorded as interest income.

The allowance for credit losses is a valuation allowance for probable incurred credit losses. Credit losses are charged against the allowance when management believes the collectability of a financing receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. Management estimates allowance required using experience, nature and volume of the financing receivable, information about specific borrower situations, estimated collateral values, economic conditions, and other factors.

Revenue Recognition

The Project's primary revenue stream is rent charges for residential units under leases with durations of one year or less. The Project records revenue for such leases at gross potential rent subject to restrictions imposed by the Montgomery County Government. The rental value of vacancies and other concessions are stated separately to present net rental income on accrual basis. Tenant subsidy revenue represents rent received from the tenants possessing Housing Choice Vouchers.

Subsidy income is considered part of the lease and is not considered a contribution under ASC 958. This standard indicates that government payments to specifically identified participants are to be considered exchange transactions and potentially subject to ASC 606. The Project believes that such both rental and subsidy income streams are exempted from compliance with ASC 606 due to their inclusion under current and future lease standards. Revenue streams subject to ASC 606 include: tenant reimbursement of consumption-based costs paid by the Project on behalf of the tenant, such as utilities and other monthly fees.

Additional revenue includes laundry, vending, pet and parking fees as well as damages. Such fees are ancillary to the lease process and are recognized as revenue at the point in time such fees are incurred. Rental income is recognized as income as it is earned. Rental payment received in advance are deferred until earned.

All leases between the Corporation and the tenants of the property are operating leases.

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Deferred Costs and Amortization

In accordance with ASC-835 "*Interest*", issued by the Financial Accounting Standards Board (FASB), the deferred costs are recorded as a reduction of the related debt balance and the amortization of these costs are included in interest expense.

Advertising

Advertising costs are charged to operations when incurred.

Income Taxes

The Corporation excludes its income from income taxes in accordance with the Internal Revenue Code Section 115. Therefore, no income tax provision has been recorded.

The preparation of financial statements in conformity with the accounting principles generally accepted in the United States of America requires the Corporation to report information regarding its exposure to various tax positions taken by the Corporation. Management has determined whether any tax positions have met the recognition threshold and has measured the Corporation's exposure to those tax positions. Management believes that the Corporation has addressed all relevant tax positions and there are no unrecorded tax liabilities.

Federal and state tax authorities have the right to examine and audit the previous three years of tax returns filed. Any interest and penalties assessed to the Company are recorded as expenses of the Company. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Off-balance sheet risk

The Corporation extends unsecured credit to its tenants for its rental units. Accordingly, the risk exists that the ability to collect amounts due from tenants could be affected if tenants become insolvent.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Impairment of Long-Lived Assets

The Corporation reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. If the fair value is less than the carrying amount of the asset, an impairment loss is recognized for the difference. No impairment loss has been recognized during the years ended June 30, 2023 and 2022.

Cash, Cash Equivalents and Restricted Cash

Short-term liquid investments (including securities purchased under agreements to resell) with original maturities of less than three months are considered to be cash equivalents. Cash, tenant security deposits and restricted cash are presented as a sum and reported as cash and cash equivalents on the Balance Sheet.

Reclassifications

Several reclassifications have been made to the prior year financial statement to conform to the current year presentation. These reclassifications do not result in material changes to the prior year financial statement.

NOTE 3 – POOLED INVESTMENTS

The Corporation has replacement reserve cash in a pooled fund with other properties that are controlled by HOC and are deposited with the Montgomery County Government. HOC monitors the funds in this pooled account on a regular basis and maintains records and support with regard to funds belonging to each property. HOC has records and support to identify the funds belonging to each property at any given point of time. HOC ensures that the pooled funds are not used to fund operations of the non-performing properties.

NOTE 4 – CONCENTRATION OF CREDIT RISK

The Corporation maintains its operating cash and cash reserve balances in several accounts in one bank. The operating cash and cash reserve balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At times, these balances may exceed the federal insurance limits; however, the Corporation has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these operating cash and cash reserve balances for the year ended June 30, 2023 and 2022. Cash deposits in excess of the FDIC limit of \$250,000 are collateralized with securities held by the pledging financial institution's trust department or agent.

NOTE 5 – TENANT SECURITY DEPOSIT

The Maryland Real Property Code requires that security deposits from residential tenants be segregated from general funds of the Corporation. Accordingly, the Corporation holds all security deposit funds from residential tenants in a separate, interest-bearing account.

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 6 – CAPITAL ASSETS

As of June 30, 2023 and 2022, capital assets consisted of the following:

	<u>2023</u>	<u>2022</u>
Land	991,336	991,336
Buildings and building renovations	37,633,727	37,633,727
Miscellaneous capital assets	<u>2,187,116</u>	<u>2,187,116</u>
Subtotal	40,812,179	40,812,179
Less: Accumulated depreciation	<u>(16,297,488)</u>	<u>(15,133,599)</u>
Total	<u>\$ 24,514,691</u>	<u>\$ 25,678,580</u>

NOTE 7 - RESTRICTED DEPOSITS AND FUNDED RESERVES

According to the Deed of Trust, Loan and other Regulatory Agreements, the Corporation is required to maintain certain escrow deposits and restricted reserves.

Replacement Reserve

The Corporation is required to maintain a separate account entitled Reserve Fund for Replacements with the Housing Opportunities Commission (HOC) by depositing to such Reserve fund \$5,337.50 per month commencing on November 01, 2019 and shall thereafter increase annually by 3%. During the years 2023 and 2022, the reserve was required to fund monthly deposits of \$5,832.43 and \$5,662.55, respectively, and annual deposits of \$69,309 and \$67,291, respectively. Such account shall at all times be under the sole control and direction of HOC. Disbursements from such fund may be made only after receiving the written direction or consent of HOC. During the years 2023 and 2022, withdrawals of \$-0- and \$15,816, respectively were made.

Renovation Escrow

The Corporation is required to maintain a Renovation Escrow Fund under the terms of the note agreement entered into as part of the sale and renovation of the property. During the years 2023 and 2022, no deposits to this escrow were made. As of both June 30, 2023 and 2022, the balance of the renovation escrow is \$219,871.

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 7 - RESTRICTED DEPOSITS AND FUNDED RESERVES – CONTINUED

US Bank – Mortgage Escrow and Replacement Reserve - Restricted Account Mortgage Escrow

The Corporation is required to fund an escrow account in connection with the mortgage to pay for mortgage insurance. The Corporation has mortgage insurance escrow cash in a pooled fund with Alexander Housing Limited Partnership that is controlled by HOC and deposited with the US Bank.

During the years 2023 and 2022, this escrow was funded in the amount of \$0. During the years ended 2023 and 2022, interest in the amount of \$10,581 and \$158, respectively, were earned.

The following schedule shows the activity in such accounts during the years ended June 30, 2023 and 2022:

	Balance July 1, 2022	Additions and Interest	Withdrawals and Transfers	Balance June 30, 2023
Replacement reserve	\$ 691,133	\$ 69,309	\$ -	\$ 760,442
Renovation Escrow	\$ 219,871	\$ -	\$ -	\$ 219,871
Mortgage Escrow	\$ 413,520	\$ 10,581	\$ -	\$ 424,101
	Balance July 1, 2021	Additions and Interest	Withdrawals and Transfers	Balance June 30, 2022
Replacement reserve	\$ 639,658	\$ 67,291	\$ 15,816	\$ 691,133
Renovation Escrow	\$ 219,871	\$ -	\$ -	\$ 219,871
Mortgage Escrow	\$ 413,362	\$ 158	\$ -	\$ 413,520

See notes to financial statements

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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 8 – NOTES RECEIVABLE

Seller Note Receivable

On January 31, 2017, the Corporation entered into a Purchase Money Loan Promissory Note (the “Note”) with Alexander House Apartments LP, a related party (the “Borrower”), in the amount of \$14,218,641. Under the terms of the agreement, the note bore interest of 5.5% per annum compounded annually and matures forty-two years from commencement of amortization, which is expected to be December 31, 2059. Payments of principal and interest are to be made from available cash flow as defined in the partnership agreement of Alexander House Apartments LP. As per the terms of the Note, the Borrower may prepay this note in whole or in part at any time or from time to time without penalty or premium. On September 11, 2019, the Corporation amended the terms of the Note by adjusting the interest rate from 5.5% to 4.45% which was to be effective January 1, 2019.

Management believes that the collectability of the note is reasonably certain having regard to the projections of net cash flows, economic turnaround and financial stability of the Borrower and the possible sale of the Project at its fair value. The management believes there does not arise the need for an allowance of credit losses for the said Note. As of June 30, 2023 and 2022, the principal balance of the Note was \$14,218,641 and accrued interest receivable thereon was in the amount of \$4,310,922 and 3,494,124, respectively, and is included in Interest Receivable.

NOTE 9 - MORTGAGE LOANS PAYABLE

Deed of Trust Note

The Corporation entered into a Deed of Trust Note with HOC (the “Beneficiary”) in the original amount of \$51,604,559 and bears interest at the rate of 3.4375% per annum. Interest only at the interest rate on the principal outstanding for the period beginning on the date of disbursement and ending on and including the last day of the month in which such disbursement is made shall be prepaid upon delivery of this Note. Thereafter an interest only payment at the Interest Rate shall be payable on November 01, 2019. Thereafter, consecutive monthly installments of principal and interest in the amount of \$197,982 commencing on November 01, 2019 and will continue through October 01, 2059. Any remaining principal and interest shall be due and payable on October 01, 2059 or any earlier date on which the unpaid principal balance of this Note becomes due and payable, by acceleration or otherwise.

The note is secured by deed of trust, assignment of leases and rents, security agreement and fixture filing agreement. Except as expressly provided in the Note, the Corporation shall be prohibited prepayment of the note for the first ten years of the note.

On September 23, 2019, the Corporation entered into a Deed of trust, assignment of leases and rents, security agreement and fixture filing with Lawyers Title Realty Services Inc (the “Trustee”) for the benefit of Housing Opportunities Commission of Montgomery County (the “Beneficiary”). The loan is financed from funds provided from the sale of the beneficial ownership of the Loan to the Federal Financing Bank (“FFB”) pursuant to a Purchase and Sale Agreement between the Beneficiary and FFB.

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 9 - MORTGAGE LOANS PAYABLE - CONTINUED

During the years ended June 30, 2023 and 2022, interest incurred on this note was in the amount of \$1,705,737 and \$1,728,347, respectively. During the years ended June 30, 2023 and 2022, interest paid on this note was in the amount of \$1,707,651 and \$1,730,196, respectively. As of June 30, 2023 and 2022, the accrued interest on the note was in the amount of \$141,262 and \$143,176, respectively. As of June 30, 2023 and 2022, the principal balance outstanding on the note was in the amount of \$49,312,893 and \$49,981,034, respectively.

Mortgage payable as of June 30, 2023 and 2022, consists of the following:

	2023	2022
Principal balance	\$ 49,312,893	\$ 49,981,034
Less unamortized financing costs	(42,683)	(43,861)
Mortgage payable, net of unamortized financing costs	\$ 49,270,210	\$ 49,937,173

Debt issuance costs are being amortized to interest expenses over the term of the loan. Unamortized financing fees as of June 30, 2023 and 2022, were \$42,683 and \$43,861, respectively. Amortization expenses for debt issuance cost for both years ended June 30, 2023 and 2022, was \$1,178.

Aggregate annual maturities of long-term debt for each of the five ensuing years ending through June 30, 2028, and thereafter are as follows:

HOC Funding	Amount
2024	\$ 691,472
2025	715,620
2026	740,611
2027	766,475
2028	793,242
Thereafter	45,605,473
Total	\$ 49,312,893
Less: Current portion	691,472
Noncurrent portion	\$ 48,621,421

NOTE 10 – DEFERRED CHARGES

The Corporation borrowed \$51,604,559 from HOC. The loan is evidenced by a Deed of Trust Note with HOC. The loan was provided by HOC (the “Beneficiary”) from the funds received by HOC from the sale of the beneficial ownership of the loan to the Federal Financing Bank (“FFB”) pursuant to the Purchase and Sale Agreement between the Beneficiary and FFB. HOC entered into an interest rate Hedge Agreement with

See notes to financial statements

Alexander House Development Corporation
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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 10 – DEFERRED CHARGES = CONTINUED

Royal Bank of Canada. In the best economic interests, in 2019 HOC terminated the Hedge Agreement with Royal Bank of Canada. The cost of termination of this Hedge Agreement as it relates to the Corporation's debt was paid by the Corporation in the amounts of \$1,963,337 and \$515,551 on February 6, 2020 and May 5, 2022, respectively.

These amounts have been capitalized as deferred interest expense and are being amortized over the remaining life of the loan, as described below:

	2023	2022
Deferred interest expense	2,478,888	2,478,888
Less: Accumulated amortization deferred interest expense	(183,921)	(120,904)
Deferred interest expense, net	2,294,967	2,357,984

The following is the deferred interest expense amortization schedule for the next 5 years:

Year	Amortization
2024	\$ 62,801
2025	62,801
2026	62,801
2027	62,801
2028	62,801
Thereafter	1,980,962
Total	\$ 2,294,967

NOTE 11 – PROPERTY MANAGEMENT FEES

Effective July 01, 2019, the Corporation entered into an agreement for property management services with Edgewood Management Corporation. According to the property management agreement, the property manager shall be entitled to a property management fee of \$43 per month per unit occupied by the Corporation. In addition to the management fee, HOC reserves the right to pay the property manager an annual fee based on target occupancy levels and rent actually received. During the years ended June 30, 2023 and 2022, the Corporation incurred property management fees in the amount of \$85,976 and \$85,003, respectively. During the years ended June 30, 2023 and 2022, property management fees paid was in the amount of \$84,431 and \$85,258, respectively. As of June 30, 2023 and 2022, property management fees accrued was in the amount of \$8,859 and \$7,314, respectively, and is included in Accounts Payable.

See notes to financial statements

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NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 12 - RELATED PARTY TRANSACTIONS

Reimbursements

HOC provides support and performs back office operations on behalf of the Corporation and is subsequently reimbursed by the Corporation. During the years ended June 30, 2023 and 2022, HOC provided \$429,089 and \$51,601, respectively, as support for back office operations to the Corporation. During the years ended June 30, 2023 and 2022, the Corporation repaid \$8,601 and \$15,190, respectively, to HOC.

As of June 30, 2023 and 2022, the Corporation owes HOC in the amount of \$1,132,303 and \$711,815, respectively, and is included in Accounts Payable – Related Parties.

In prior years, HOC provided \$178,138 as funds to the Corporation for construction cost which will be subsequently reimbursed by the Corporation. During June 30, 2023 and 2022, no payments were made. As of June 30, 2023 and 2022, \$178,138 was payable and is included in Accounts Payable – Related Parties.

Asset Management Fees

According to the Asset Management Agreement, HOC is entitled to an asset management fees payable from cash flows as defined in the agreement. During the year ended June 30, 2023 and 2022, asset management fees incurred were in the amount of \$252,300 and \$195,800, respectively. During the years ended June 30, 2023 and 2022, asset management fees paid was in the amount of \$-0- and \$-0-, respectively. As of June 30, 2023 and 2022, asset management fees outstanding were \$643,900 and \$391,600, respectively, and is included in Accounts Payable – Related Parties.

NOTE 13 – CAPITAL CONTRIBUTION

The Corporation was formed as a non-stock corporation under the laws of the State of Maryland. The contributed capital to establish the Corporation was all paid in by the Housing Opportunities Commission of Montgomery County, Maryland (HOC). As of June 30, 2023 and 2022, HOC has contributed capital of \$834,077 to the Corporation. During the years ended June 30, 2023 and 2022, the Corporation made no distributions to HOC.

NOTE 14 - RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS

ASU No. 2016-03: "Interest - Imputation of Interest: Simplifying the Presentation of Debt Issuance Costs" (ASU 2016-03)

In April 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-03, "Interest - Imputation of Interest: Simplifying the Presentation of Debt Issuance Costs" (ASU 2016-03), which resulted in the reclassification of debt issuance costs from "Other Assets" to inclusion as a reduction of the reportable "Long-Term Debt" balance on the balance sheets. The Corporation has elected to adopt ASU 2016-03 with full retrospective application as required by the guidance. This standard did not have any material impact on the balance sheets and had no impact on the cash flows provided by or used in operations for any period presented.

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 14 - RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS - CONTINUED

ASU No. 2016-18 : “Statement of Cash Flows (Topic 230): Restricted Cash a consensus of the FASB Emerging Issues Task Force” (ASU 2016-18).

In November 2016, the Financial Accounting Standard Board (FASB) issued Accounting Standard Update (ASU) No. 2016-18 “Statement of Cash Flows (Topic 230): Restricted Cash a consensus of the FASB Emerging Issues Task Force” (ASU 2016-18), which resulted in the presentation of cash and cash equivalent shall be reported as sum of the total amount of cash, cash equivalents and amounts generally described as restricted cash or restricted cash equivalent. at the end of the corresponding period shown in the statement of cash flows. The Corporation has elected to adopt ASU 2016-18 with full retrospective application as required by the guidance. This standard has resulted in presenting cash and cash equivalent on the face of the balance sheet, equal sum of all cash, cash equivalent, restricted cash and restricted cash equivalents. Furthermore, the standard updates the presentation of Statement of Cash flows, which results in showing Net Increase or Decrease in cash, cash equivalent, and restricted cash, and Cash, cash equivalents, and restricted cash at the beginning of year and Cash, cash equivalents, and restricted cash at the end of year.

As of June 30, 2023 and 2022, the amounts summed in cash and cash equivalents are as follows:

	<u>2023</u>	<u>2022</u>
Cash	\$ 248,259	\$ 197,386
Replacement reserve (Note 7)	760,442	691,133
Renovation escrow (Note 7)	219,871	219,871
Mortgage escrow fund (Note 7)	424,101	413,520
Tenant security deposit (Note 5)	55,104	53,594
	<u>\$ 1,707,777</u>	<u>\$ 1,575,504</u>

ASU No. 2014-09 : “Revenue from contracts with customers” (ASC 606)

In May 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2014-09 “Revenue from contract with customers” (ASC 606) and all related amendments. ASC 606 supersedes most existing revenue recognition guidance. ASC 606 provides a principles-based framework for recognizing revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration the entity expects in exchange for the goods or services provided. It also requires enhanced disclosures to enable users of financial statements to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers. This ASU is effective for fiscal years beginning December 15, 2019. The Corporation has elected to adopt ASC 606 and all related amendments using the modified retrospective transition method.

See notes to financial statements

Alexander House Development Corporation
(A Maryland Corporation)

NOTES TO FINANCIAL STATEMENTS

June 30, 2023 and 2022

NOTE 15 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Corporation's sole asset is a 189-unit apartment project. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules and regulations of federal agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

NOTE 16 – REAL ESTATE TAXES

HOC negotiated with the State of Maryland an exemption from real estate taxes for the Corporation. Therefore, no provision for real estate taxes has been made.

NOTE 17 - SUBSEQUENT EVENTS

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Corporation through December 13, 2023 (the date the financial statements were issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTARY INFORMATION

Alexander House Development Corporation
(A Maryland Corporation)

DETAILED STATEMENT OF ACTIVITIES

Years ended June 30, 2023 and 2022

	2023	2022
DWELLING RENTAL INCOME		
Rent: Current Residents	\$ 3,881,325	\$ 4,040,667
Rent: Subsidies	351,781	81,265
Concessions	(172,715)	(275,737)
Vacancy Loss	(578,100)	(357,096)
Parking Income	101,662	84,622
Other Rent Fees	12,537	25,290
Late Fees/NSF	2,494	569
Total Dwelling rental income	3,598,984	3,599,580
MANAGEMENT FEES & OTHER INCOME		
Expense Recovery Charge	1,398	-
Transfer btw funds	9,469	2,980
Transfer btw funds - rental license	8,601	17,202
Miscellaneous income	-	1,590
Total management fees and other income	19,468	21,772
Total operating revenues	3,618,452	3,621,352
ADMINISTRATIVE EXPENSES		
Advertising & Marketing	33,950	22,942
Contract Management Fee	85,976	85,003
Licenses and Fees	8,601	8,603
Miscellaneous	2,651	2,051
Office Supplies and Expenses	43,376	42,123
Professional Fees	21,365	18,669
Salaries	153,148	140,433
Security deposit interest expense	1,370	843
Telephone	5,502	9,179
Rent	5,028	20
Other Licenses, Fees and Permits	142	-
Total Administrative expenses	361,109	329,866
MAINTENANCE EXPENSES		
Contracts	128,312	141,952
Exterminating Contracts	26,076	5,958
Ground Maintenance	3,998	6,009
HVAC Repairs & Maintenance	18,095	14,504
Janitorial	133,939	102,160
Salaries	129,254	135,450
Supplies and Repairs	174,740	44,903
Total Maintenance expenses	\$ 614,414	\$ 450,936

Alexander House Development Corporation
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DETAILED STATEMENT OF ACTIVITIES

Years ended June 30, 2023 and 2022

	2023	2022
UTILITIES		
Water bill	\$ 93,389	\$ 94,855
Electric bill	100,034	99,070
Natural gas	24,824	29,528
Trash collection	22,891	18,268
Trash collection - bulk	12,109	1,783
Total utilities expense	253,247	243,504
FRINGE BENEFITS		
Contract managed benefits	38,424	51,477
Contract other training	218	297
Total fringe benefits	38,642	51,774
OTHER EXPENSES		
Security contracts	143,215	128,000
Liability insurance	23,954	24,872
Fire & hazard insurance	45,466	26,427
Solid waste tax	3,812	11,802
Asset management fee expense	252,300	195,800
Real Estate Tax	-	(1,590)
Insurance reserve	5,270	5,370
Mortgage Insurance	-	105,150
Environmental insurance	1,282	1,282
Total other expenses	475,299	497,113
INTEREST EXPENSE		
Interest expense	1,705,737	1,728,347
Amortization on deferred costs	1,178	1,178
Total interest expense	1,706,915	1,729,525
DEPRECIATION EXPENSE		
Depreciation expense	1,163,889	1,223,821
Amortization deferred interest expense	63,017	51,370
Total depreciation expense	\$ 1,226,906	\$ 1,275,191