

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEARS ENDED JUNE 30, 2023 AND 2022



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**THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
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YEARS ENDED JUNE 30, 2023 AND 2022**

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INDEPENDENT AUDITORS' REPORT

Partners
The Metropolitan of Bethesda Limited Partnership
Bethesda, Maryland

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of The Metropolitan of Bethesda Limited Partnership (the Partnership), which comprise the balance sheets as of June 30, 2023 and 2022, and the related statements of operations, partners' deficit, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Metropolitan of Bethesda Limited Partnership as of June 30, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Metropolitan of Bethesda Limited Partnership and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Metropolitan of Bethesda Limited Partnership's ability to continue as a going concern for one year after the date the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

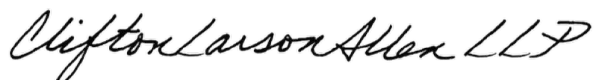
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Metropolitan of Bethesda Limited Partnership's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Metropolitan of Bethesda Limited Partnership's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Partners
The Metropolitan of Bethesda Limited Partnership

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The distribution of net cash flows and selected line item detail 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.



CliftonLarsonAllen LLP

Baltimore, Maryland
February 22, 2024

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
BALANCE SHEETS
JUNE 30, 2023 AND 2022

	2023	2022
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 102,509	\$ 9,596
Accounts Receivable and Other Assets	20,451	26,406
Total Current Assets	122,960	36,002
RESTRICTED CASH AND CASH EQUIVALENTS		
Customer Deposits - Funded Security Deposits	43,651	46,183
Replacement Reserve	48,226	32,155
Mortgage Escrow	19,335	18,640
Total Restricted Cash and Cash Equivalents	111,212	96,978
FIXED ASSETS		
Property and Equipment, Net of Accumulated Depreciation	5,232,773	4,854,440
Total Assets	\$ 5,466,945	\$ 4,987,420
LIABILITIES AND PARTNERS' DEFICIT		
CURRENT LIABILITIES		
Accounts Payable and Accrued Liabilities	\$ 26,349	\$ 59,771
Accrued Interest Payable	24,980	26,112
Mortgage Payable, Current	224,092	213,103
Prepaid Rent	8,206	2,987
Total Current Liabilities	283,627	301,973
RESTRICTED CURRENT LIABILITIES		
Customer Deposits Payable	42,634	44,933
NONCURRENT LIABILITIES		
Mortgage Payable, Long Term	4,478,059	4,702,151
Interfunds - Metropolitan Development Corporation	14,036,587	13,511,592
Interfunds - HOCCMC	2,437,542	1,746,216
Accrued Asset Management Fee	60,471	60,471
Total Noncurrent Liabilities	21,012,659	20,020,430
Total Liabilities	21,338,920	20,367,336
PARTNERS' DEFICIT		
	(15,871,975)	(15,379,916)
Total Liabilities and Partner's Deficit	\$ 5,466,945	\$ 4,987,420

See accompanying Notes to Financial Statements.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
STATEMENTS OF OPERATIONS
YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
REVENUE		
Dwelling Rental Revenue	\$ 838,879	\$ 849,057
Investment Income	2,825	34
Other Income	56,505	30,756
Total Revenue	898,209	879,847
 EXPENSES		
Administrative	231,624	224,668
Utilities	142,861	155,505
Maintenance	233,742	234,539
Other Expenses	105,886	91,291
Fringe Benefits	51,207	56,110
Depreciation	318,888	318,861
Interest Expense	306,060	319,258
Total Expenses	1,390,268	1,400,232
 NET LOSS	 \$ (492,059)	 \$ (520,385)

See accompanying Notes to Financial Statements.

**THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
STATEMENTS OF PARTNERS' DEFICIT
YEARS ENDED JUNE 30, 2023 AND 2022**

	General Partner	Limited Partner	Total
BALANCE - JULY 1, 2021	<u>\$ (12,842,288)</u>	<u>\$ (2,017,243)</u>	<u>\$ (14,859,531)</u>
Change in Net Deficit	<u>(520,385)</u>	<u>-</u>	<u>(520,385)</u>
BALANCE - JUNE 30, 2022	(13,362,673)	(2,017,243)	(15,379,916)
Change in Net Deficit	<u>(492,059)</u>	<u>-</u>	<u>(492,059)</u>
BALANCE - JUNE 30, 2023	<u><u>\$ (13,854,732)</u></u>	<u><u>\$ (2,017,243)</u></u>	<u><u>\$ (15,871,975)</u></u>

See accompanying Notes to Financial Statements.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Net Loss	\$ (492,059)	\$ (520,385)
Adjustments to Reconcile Net Loss to Net Cash Used by Operating Activities:		
Depreciation	318,888	318,861
Changes in Operating Assets and Liabilities:		
Accounts Receivable and Other Assets	5,955	(1,682)
Customer Deposits	(2,299)	(1,027)
Accounts Payable and Accrued Liabilities	(33,422)	32,525
Accrued Interest Payable	(1,132)	(1,063)
Prepaid Rent	5,219	(8,808)
Net Cash Used by Operating Activities	(198,850)	(181,579)
 CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	(697,221)	(131,273)
 CASH FLOWS FROM FINANCING ACTIVITIES		
Payment on Long-Term Debt	(213,103)	(199,976)
Interfund Payable - Operating Loan Deficit	1,216,321	264,132
Net Cash Provided by Financing Activities	1,003,218	64,156
 NET CHANGE IN CASH AND CASH EQUIVALENTS	107,147	(248,696)
 Cash and Cash Equivalents - Beginning of Year	106,574	355,270
 CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 213,721	\$ 106,574
 RECONCILIATION OF CASH AND RESTRICTED DEPOSITS - END OF YEAR PER THE CASH FLOW STATEMENT TO CASH AND RESTRICTED DEPOSITS PER THE BALANCE SHEET		
Cash	\$ 102,509	\$ 9,596
Restricted Deposits	111,212	96,978
Total	\$ 213,721	\$ 106,574
 SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid	\$ 307,192	\$ 320,321

See accompanying Notes to Financial Statements.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 1 ORGANIZATION

The Metropolitan of Bethesda Limited Partnership (the Partnership) was formed on October 5, 1995 as a limited partnership in order to carry out its purpose to develop, construct, own, manage and maintain a 92 unit low and moderately priced housing property for families located in Bethesda, Montgomery County, Maryland (the Project).

Each low-income unit has qualified for and been allocated low-income housing credits pursuant to Internal Revenue Code Section 42 which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The Project met the provisions of these regulations for 15 consecutive years (the compliance period) and remained qualified to receive the credits. The compliance period ended in 2012. In addition, the Partnership has executed an Extended Low-Income Housing Covenant for Low-Income Housing Tax Credits, which requires the utilization of the Project pursuant to Section 42 for a minimum of 15 years after the close of the compliance period. The Extended Low-Income Housing Covenant is recorded among the Land Records of Montgomery County, Maryland. The disposition of the Project by the Partnership does not remove these low-income requirements. The Partnership's permanent financing is under HUD's Shared Risk Program.

On November 15, 2019, Manufacturers and Traders Trust Company assigned their 99.00% limited partnership interest effective November 1, 2019 to HOC YR 15 LLC. The Housing Opportunities Commission of Montgomery County (the Commission) now controls 100% of the interest in the Partnership, and it is considered a blended component unit of the Commission.

Leases

Revenue from lease payments is recognized under the accrual method. Lease payments include subsidy payments and are included in income as rents become due. Lease payments received in advance are deferred until earned. At the commencement of an operating lease, no revenue is recognized; subsequently, lease payments received by the Partnerships are recognized as income on the straight-line basis.

Rental leasing operations consist of operating leases of residential real estate expiring in various months in 2023 in which the Partnerships is the lessor. Lease contracts do not include variable lease payments.

Adoption of New Accounting Standards

In February 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update 2016-02, *Leases (ASC 842)*. The new standard increases transparency and comparability among organizations by requiring the recognition of right-of-use (ROU) assets and lease liabilities on the balance sheet. Most prominent of the changes in the standard is the recognition of ROU assets and lease liabilities by lessees for those leases classified as operating leases. Under the standard disclosures are required to meet the objective of enabling users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from leases.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 1 ORGANIZATION (CONTINUED)

The Partnerships has elected to apply the practical expedient, which does not require contracts to be separated between lease and nonlease components.

The Partnerships adopted the requirement of the guidance effective April 1, 2022, and has elected to apply the provisions of this standard to the beginning of the earliest comparative period presented with certain practical expedients available.

Practical Expedient Elected at Initial Adoption

The Corporation has elected to adopt the package of practical expedients available in year of adoption. The Company has elected to adopt the available practical expedient to use hindsight in determining the lease term.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation and Use of Estimates

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), which 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 reported amounts of revenue and expense during the reporting period. Accordingly, actual results could differ from those estimates. Some of the more significant estimates required to be made by management include allowance for doubtful accounts and depreciation expense.

Cash and Cash Equivalents

The Partnership considers all highly liquid debt instruments with a maturity of three months or less at time of purchase to be cash equivalents. At times cash deposits may exceed the federally insured limits of the financial institution and expose the Partnership to credit risk but they will be collateralized. The Partnership believes it is not exposed to any significant risk of loss on these funds.

Allowance for Doubtful Accounts

All tenant receivables that are 90 or more days past due are charged to this account. As of June 30, 2023 and 2022 there was an allowance of \$-0- and \$145, respectively.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capitalization and Depreciation

Fixed assets are recorded at cost. Depreciation is provided in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives, using the straight-line method. Costs incurred in relation to development of the Project for interest, property taxes and insurance are capitalized only during periods in which activities necessary to prepare the property for its intended use are in progress. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred.

The estimated service life of the assets for depreciation purposes is as follows:

Buildings and Improvements	15 to 40 Years
Fixed Buildings Equipment	5 to 15 Years
Furniture and Equipment	5 Years

Investment in Real Estate

The Partnership reviews its investment in real estate for impairment annually and whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. For assets held and used, if management's estimate of the aggregate future cash flows to be generated by the rental property, undiscounted and without interest charges, are less than their carrying amounts, an impairment loss has occurred. The amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. The determination of undiscounted cash flows requires significant estimates by management. Subsequent changes in estimated undiscounted cash flows could impact the determination of whether impairment exists. There was no impairment loss recognized during the years ended June 30, 2023 and 2022.

Rental Income and Prepaid Rent

Rental income is recognized as it becomes due. Advance receipts of rental income are deferred and classified as liabilities until earned. All leases between the Partnership and the tenants of the property are operating leases and are no longer than one year.

Income Taxes

No provision or benefit for income taxes have been included in these financial statements since taxable income or loss passes through to, and is reportable by, the partners individually.

The Partnership recognizes the effect of tax positions only when they are more likely than not to be sustained. Management has determined that the Partnership had no uncertain tax positions that would require financial statement recognition or disclosure. The Partnership is no longer subject to U.S. federal, state, or local income tax examinations for periods prior to June 30, 2019.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Evaluation of Subsequent Events by Management

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, January 17, 2024

NOTE 3 RESERVES AND ESCROWS

Reserve for Replacements

In accordance with the deed of trust, the Partnership is required to maintain a reserve for replacement account. The required monthly deposit into this account is \$3,450. All withdrawals from the reserve for replacements require approval from the Housing Opportunities Commission of Montgomery County, Maryland (HOC).

Mortgage Escrow

The Partnership is required to make monthly deposits with the mortgagee for payment of the mortgage insurance premium so that a sufficient amount is on deposit when actual payment of such expenses is due.

The activity in the reserve for replacement and mortgage escrow funds for the years ended June 30 is as follows:

	2023		
	Reserve for Replacement	Mortgage Escrow	Total
Beginning Balance	\$ 32,155	\$ 18,640	\$ 50,795
Interest Earned	2,238	-	2,238
Withdrawals	(27,567)	(23,282)	(50,849)
Deposits	41,400	23,977	65,377
Ending Balance	\$ 48,226	\$ 19,335	\$ 67,561
	2022		
	Reserve for Replacement	Mortgage Escrow	Total
Beginning Balance	\$ 10,365	\$ 17,934	\$ 28,299
Interest Earned	18	-	18
Withdrawals	(19,628)	(24,362)	(43,990)
Deposits	41,400	25,068	66,468
Ending Balance	\$ 32,155	\$ 18,640	\$ 50,795

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 4 FIXED ASSETS

Fixed assets consist of the following at June 30:

	<u>2023</u>	<u>2022</u>
Buildings and Improvements	\$ 12,256,722	\$ 12,256,722
Fixed Building Equipment	198,407	179,971
Furniture and Equipment	65,132	61,145
Construction in Progress	934,402	259,604
Accumulated Depreciation	(8,221,890)	(7,903,002)
Total	<u>\$ 5,232,773</u>	<u>\$ 4,854,440</u>

NOTE 5 MORTGAGE PAYABLE

The Partnership holds a mortgage note of \$7,470,518 which bears interest at 6.375% per annum and is secured by a Leasehold Deed of Trust, Security Agreement and Assignment of Rents. There is a single regulatory agreement covering both the Partnership and Metropolitan Development Corporation (within the same complex), which provides that a default on either note is a default on both notes. Principal and interest are payable in monthly installments of \$43,358 until December 2036. The liability of the Partnership under the mortgage note is limited to the underlying value of the real estate collateral, which includes assignment of rents and leases.

Principal payments over the next five years as of June 30, 2023 and thereafter are payable as follows:

<u>Year Ending June 30,</u>	<u>Amount</u>
2024	\$ 224,092
2025	242,000
2026	257,887
2027	274,816
2028	292,856
2029-2033	1,779,171
2034-2038	1,631,329
Total	<u>\$ 4,702,151</u>

NOTE 6 MANAGEMENT FEES

The Project is managed by Bozzuto Management pursuant to a management agreement which provides for a management fee of a flat rate per unit month of \$60 for fiscal year 2019. An amendment to the management agreement effective December 1, 2019 changed the calculation of the management fee. As of December 1, 2019, the management fee equals 3% of adjusted gross receipts. Management fees charged to operations for the years ended June 30, 2023 and 2022 were \$26,654 and \$26,170, respectively.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 7 RELATED PARTY TRANSACTIONS

Interfund Payable – Metropolitan Development Corporation (Operating Loan Deficit)

During the compliance period, the general partner was required to fund operating deficits, as defined in the partnership agreement, through noninterest-bearing operating deficit loans. Through Metropolitan Development Corporation, which is owned by HOC, the general partner has continued to fund operating deficits. The balances at June 30, 2023 and 2022 were \$14,036,587 and \$13,511,592, respectively.

Interfund Payable - HOCMC

The Partnership holds a note payable to HOC in the initial amount of \$977,000. The note is a deferred development fee, and payments of interest and principal have been deferred by HOC. Additionally, the Metropolitan holds a loan for \$198,775 payable to HOC for predevelopment costs and renovation of the property. The full note is shown as noncurrent on the balance sheet as payments are not expected within the next 12 months. Lastly, the Project owes HOC for operations of \$1,261,767. The balance was \$2,437,542 and \$1,746,216 at June 30, 2023 and 2022, respectively.

Asset Management Fee

During the compliance period, the Partnership was charged an asset management fee by HOC. The accrued fee at both June 30, 2023 and 2022 was \$60,471.

NOTE 8 REAL ESTATE TAXES

The Partnership has entered into a Payment in Lieu of Taxes (PILOT) agreement for the 92 units whereby a portion of Montgomery County real estate tax and special area taxes are abated.

NOTE 9 COMMITMENTS AND CONTINGENCIES

The regulatory agreement requires that 62 units be held available for tenants whose family income is 50% or less for family size of the median income for the Washington Metropolitan Statistical Area as determined by the Department of Housing and Urban Development (HUD). The rents on these units cannot exceed 30% of the tenant's maximum income.

The Extended Low-Income Housing Covenant user agreement requires that 100% of the residential units in the Project shall be both rent restricted and occupied by individuals whose income is 50% or less than the median income for the Washington Metropolitan Statistical Area as determined by HUD. Gross rent shall not exceed 30% of household income.

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023 AND 2022

NOTE 10 CONCENTRATION OF CREDIT RISK

The Partnership maintains its cash balances in several accounts in various high credit qualified financial institutions. The cash balances are insured by the Federal Deposit Insurance Corporation up to \$250,000 at each financial institution. At times, these balances may exceed the federal insurance limits; however, amounts held in trust accounts and other demand accounts are fully collateralized by either U.S. Treasuries or other government guaranteed securities. The collateral is held by the institution's agent in HOC's name.

NOTE 11 OPERATING RISK

The Partnership's sole asset is 92 units of residential housing. The Partnership's operations are concentrated in the multifamily real estate market. In addition, it operates in a heavily regulated environment subject to administrative directives, rules and regulations of federal, state and local regulatory 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 additional administrative burden, to comply with a change.

NOTE 12 PARTNERS' DEFICIT

The Partnership's continued net losses and partner's deficit has raised substantial doubt about the Partnership's ability to continue as a going concern for a reasonable period of time. The Commission has pledged to continue to fund operating deficits of the Partnership. Managements plans has alleviated the substantial doubt of the Partnership's ability to continue as a going concern for a reasonable period of time.

**THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
DISTRIBUTION OF NET CASH FLOWS
YEAR ENDED JUNE 30, 2023**

Net Loss		\$ (492,059)
Add: Noncash and Partnership Expense		
Depreciation	\$ 318,888	
Disbursement from Replacement Reserve	<u>(27,567)</u>	<u>291,321</u>
Less: Debt and Reserve Payments and Requirements		
Mortgage Principal Payments	213,103	
Replacement Reserve Deposits	<u>41,400</u>	<u>254,503</u>
Net Cash Flow		<u>(455,241)</u>
Order of Distribution		
Operating Deficit Loans		-
Balance of Distribution		<u>-</u>
99% to Limited Partner		-
1% to General Partner		<u>-</u>
Total Distributable Net Cash Flow		<u><u>\$ -</u></u>

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
SELECTED LINE ITEM DETAIL
YEARS ENDED JUNE 30, 2023 AND 2022

	<u>2023</u>	<u>2022</u>
Accounts Receivable and Other Assets:		
Prepaid Mortgage Insurance	\$ 15,521	\$ 16,577
Other Receivables	<u>4,930</u>	<u>9,829</u>
Total Accounts Receivable and Other Assets	<u>\$ 20,451</u>	<u>\$ 26,406</u>
Accounts Payable and Accrued Liabilities:		
Accounts Payable	\$ 2,742	\$ 356
Accrued Salaries	3,741	16,302
Accrued Expenses	<u>19,866</u>	<u>43,113</u>
Total Accounts Payable and Accrued Liabilities	<u>\$ 26,349</u>	<u>\$ 59,771</u>
Customer Deposits Payable:		
Customer Deposits	\$ 33,950	\$ 36,351
Accrued Interest on Customer Deposits	<u>8,684</u>	<u>8,582</u>
Total Customer Deposits Payable	<u>\$ 42,634</u>	<u>\$ 44,933</u>
Dwelling Rental Revenue:		
Gross Potential Tenant Rent	\$ 895,991	\$ 863,676
Vacancy	(56,446)	(10,526)
Concessions	<u>(666)</u>	<u>(4,093)</u>
Total Dwelling Rental Revenue	<u>\$ 838,879</u>	<u>\$ 849,057</u>
Other Income:		
Tenant Charges	\$ 11,948	\$ 5,931
Parking Income	31,585	23,350
Miscellaneous Income	<u>12,972</u>	<u>1,475</u>
Total Other Income	<u>\$ 56,505</u>	<u>\$ 30,756</u>

THE METROPOLITAN OF BETHESDA LIMITED PARTNERSHIP
SELECTED LINE ITEM DETAIL (CONTINUED)
YEARS ENDED JUNE 30, 2023 AND 2022

	2023	2022
Administrative Expenses:		
Salaries	\$ 147,388	\$ 156,138
Office Supplies and Expenses	3,603	4,017
Professional Fees	4,731	7,818
Accounting and Auditing Fees	7,230	7,240
Property Management Fees	26,654	26,170
Licenses and Fees	13,088	162
Computer Software	11,920	11,661
Resident Gifts	6,874	4,882
Program Supplies	5,782	5,428
Miscellaneous Administrative Expenses	4,354	1,152
	\$ 231,624	\$ 224,668
Utilities:		
Water	\$ 53,315	\$ 54,581
Electricity	58,565	71,226
Gas	15,065	17,329
Trash Removal	15,916	12,369
	\$ 142,861	\$ 155,505
Maintenance:		
Salaries and Related Expenses	\$ 55,114	\$ 63,117
Repair and Grounds Contracts	140,337	135,040
Miscellaneous Equipment - Capital	1,011	-
Swimming Pool Contracts - Capital	9,084	-
Appliances	2,836	7,902
Repairs Materials and Supplies	25,360	28,480
	\$ 233,742	\$ 234,539
Other Expenses:		
Security	\$ 15,468	\$ 15,726
Insurance - Property	19,940	10,430
Loan Management Fees	19,127	19,912
Mortgage Insurance	24,030	25,009
Liability Insurance	12,042	9,953
Real Estate Tax	1,640	1,591
Other Expenses	9,685	9,545
Other Taxes and Fees	2,799	300
Bad Debts - Tenants	1,155	(1,175)
	\$ 105,886	\$ 91,291