

**AAHC - Tax Credit Properties**

**Financial Statement Highlights**

**For the Period Ending December 31, 2024**

**\*\*\* PRELIMINARY & UNAUDITED \*\*\***

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for FY2024 ending December 31, 2024.

<b>MAPLE TOWER LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	1,523,410	1,517,231	6,179
<b>Total Expenses</b>	2,003,350	2,155,623	152,273
<b>Total Net Income</b>	(479,939)	(638,392)	158,453
<b>NOI less non-operating</b>	109,416		

YTD Debt Service Coverage Ratio (>1.15): **0.92**  
 Operating Cash Balance: **\$83,669**  
 Replacement Reserve Balance: **\$375,309**  
 Operating Reserve Balance: **\$213,171**

Revenue:

- The Revenue for the property is in line with budget and occupancy remains stable.

Expenses:

- Total **Administrative Expenses** are right on budget.
- **Tenant Services Expenses** are lower than budget due to timing differences.
- **Utility Expenses** are below budget mainly due to timing differences but also because of the seasonal nature of these expenses.
- **Maintenance Expenses** are higher than budget due to higher than budgeted total material costs, as well as several maintenance contract costs including building repair, Grounds, Janitorial/Cleaning Contract, HVAC, Unit Turn and Asbestos Abatement Costs.
- **General Expenses** are on budget. However, the sharp increase in the insurance expense is a significant driver of the low debt service coverage ratio for this development.
- **Financing Expenses** are below budget related to FY23 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expense and are on budget.

<b>RIVER RUN LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	1,351,303	1,277,056	74,247
<b>Total Expenses</b>	1,568,487	1,774,078	205,591
<b>Total Net Income</b>	(217,184)	(497,022)	279,838
<b>NOI less non-operating</b>	120,310		

YTD Debt Service Coverage Ratio (>1.15): **3.24**  
 Operating Cash Balance: **\$34,714**  
 Replacement Reserve Balance: **\$169,829**  
 Operating Reserve Balance: **\$165,461**

Revenue:

- The revenue for the property is on budget and occupancy remains stable.

Expenses:

Please note: any expenses related to the Baker Commons fire incident on Jan 8, 2024, are currently reflected on the balance sheet and, therefore, do not have an effect on the operating statement. The claim is in the process of being closed out, and through December 2024 we have incurred \$370,657 in related expenses and \$236,991 in insurance payments. The remaining insurance payments to cover the claim are anticipated to be received in January 2025 including \$15,368 for loss of income while some of the units were off-line while they were being renovated.

- Total **Administrative Expenses** are in line with budget.
- **Utility Expenses** are slightly below budget.
- **Maintenance Expenses** are in line with budget.
- **General Expenses** are in line with budget.

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- **Financing Expenses** are below budget related to FY23 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expense which is in line with budget.

<b>WEST ARBOR LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	929,248	899,887	29,361
<b>Total Expenses</b>	1,211,686	1,285,613	73,927
<b>Total Net Income</b>	<u>(282,437)</u>	<u>(385,726)</u>	<u>103,289</u>
<b>NOI less non-operating</b>	<u>210,328</u>		

**YTD Debt Service Coverage Ratio (>1.15):** **1.30**

**Operating Cash Balance:** **\$105,267**

**Replacement Reserve Balance:** **\$160,725**

**Operating Reserve Balance:** **\$218,035**

Revenue:

- The Revenue for the property is in line with budget and occupancy remains stable.

Expenses:

- Total **Administrative Expenses** are higher than budget as a result of higher-than-budgeted property management payroll expenses related to allocations.
- **Utility Expenses** are in line with budget.
- **Maintenance Expenses** are on budget.
- **General Expenses** are over budget as a result of incurring the deductible expense for a property damage-related claim that was finalized in December 2024.
- **Financing Expenses** are below budget related to FY23 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expenses which are in line with budget.

<b>SWIFT LANE LDHA</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>
<b>Total Revenue</b>	988,497	949,843	38,654
<b>Total Expenses</b>	1,553,045	1,601,835	48,790
<b>Total Net Income</b>	<u>(564,548)</u>	<u>(651,992)</u>	<u>87,444</u>
<b>NOI less non-operating</b>	<u>259,261</u>		

**YTD Debt Service Coverage Ratio (>1.15):** **1.47**

**Operating Cash Balance:** **\$164,813**

**Replacement Reserve Balance - Cinnaire:** **\$72,292**

**Replacement Reserve Balance - Internal:** **\$47,499**

**Operating Reserve Balance:** **\$330,889**

**Social Services Reserve Balance:** **\$164,985**

Revenue:

- The Revenue for the property is in line with budget and occupancy remains stable.

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are on budget.
- **Utility Expenses** are below budget mainly due to timing differences.
- **Maintenance Expenses** are over budget mainly due to higher-than-budgeted Grounds and Janitorial Contract cost as well as Unit Turn expenses.
- **General Expenses** are in line with budget.
- **Financing Expenses** are below budget related to FY23 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expenses which are in line with budget.