

AAHC - Tax Credit Properties

Financial Statement Highlights For the Period Ending March 31, 2025

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the first quarter of FY25 ending March 31, 2025.

MAPLE TOWER LDHA	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	417,543	409,325	8,218
Total Expenses	427,527	534,130	106,603
Total Net Income	(9,984)	(124,805)	114,821
NOI less non-operating	123,268		

YTD Debt Service Coverage Ratio (>1.15):	4.15
Operating Cash Balance:	\$121,339
Replacement Reserve Balance:	\$393,195
Operating Reserve Balance:	\$213,759

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 below budget due to timing differences between actual and budget.
- **Utility Expenses** are below budget due to timing differences as well as the seasonality of utility expenses.
- **Maintenance Expenses** are below budget mainly due to general timing differences.
- **General Expenses** are below budget due to the annual insurance renewal for the Miller Manor property insurance being significantly below budgeted levels. The prior years' insurance expenses were high due to a significant fire-related claim at Miller Manor from 2021 that excluded that location from the regular property insurance policy and forced us to place insurance elsewhere at a much higher premium with a different carrier for several years. In the 2025 insurance renewal, the Miller Manor location is once again included on the regular property insurance policy.
- **Financing Expenses** are below budget related to FY24 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expense and are on budget.

RIVER RUN LDHA	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	338,561	342,956	(4,395)
Total Expenses	373,007	428,983	55,976
Total Net Income	(34,445)	(86,027)	51,582
NOI less non-operating	48,189		

YTD Debt Service Coverage Ratio (>1.15):	5.19
Operating Cash Balance:	\$18,368
Replacement Reserve Balance:	\$185,019
Operating Reserve Balance:	\$165,962

Revenue:

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

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Utility Expenses** are below budget due to timing differences as well as the seasonality of utility expenses.
- **Maintenance Expenses** are below budget mainly due to timing differences between actual and budget specifically in the materials and contracts categories. We expect these variances to come back in line by the end of the year.

- **General Expenses** are in line with budget.
- **Financing Expenses** are below budget related to FY24 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expense which is in line with budget.

WEST ARBOR LDHA	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	231,337	233,895	(2,558)
Total Expenses	289,289	301,170	11,881
Total Net Income	<u>(57,952)</u>	<u>(67,275)</u>	<u>9,323</u>
NOI less non-operating	<u>57,533</u>		

YTD Debt Service Coverage Ratio (>1.15):	1.42
Operating Cash Balance:	\$96,856
Replacement Reserve Balance:	\$167,127
Operating Reserve Balance:	\$218,599

Revenue:

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

Expenses:

- Total **Administrative Expenses** are over budget due to higher-than-budgeted property management salaries as well as a timing difference related to audit fees, which is expected to come back in line over the next few months.
- **Utility Expenses** are below budget due to timing differences as well as the seasonality of utility expenses.
- **Maintenance Expenses** are below budget mainly due to timing differences between actual and budget specifically in the contracts categories. We expect this variance to come back in line by the end of the year.
- **General Expenses** are in line with budget.
- **Financing Expenses** are below budget related to FY24 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expenses which are in line with budget.

SWIFT LANE LDHA	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	257,178	258,846	(1,668)
Total Expenses	392,103	438,669	46,566
Total Net Income	<u>(134,925)</u>	<u>(179,823)</u>	<u>44,898</u>
NOI less non-operating	<u>67,779</u>		

YTD Debt Service Coverage Ratio (>1.15):	1.53
Operating Cash Balance:	\$163,510
Replacement Reserve Balance - Cinnaire:	\$78,528
Replacement Reserve Balance - Internal:	\$47,631
Operating Reserve Balance:	\$331,596
Social Services Reserve Balance:	\$149,985

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 in line with budget.
- **Utility Expenses** are below budget due to timing differences between utility bills and use
- **Maintenance Expenses** are below budget mainly due to timing differences between actual and budget specifically in the contracts categories. We expect this variance to come back in line by the end of the year.
- **General Expenses** are in line with budget.
- **Financing Expenses** are below budget related to FY24 year-end accruals related to mortgage interest.
- **Non-Operating Items** represent the depreciation expenses which are in line with budget.