

AAHC - Tax Credit Properties

Financial Statement Highlights For the Period Ending August 31, 2025

Below is a summary of the financial activity for Maple Tower, River Run, West Arbor and Swift Lane LDHA for the eight months of 2025 ending August 31, 2025.

MAPLE TOWER LDHA	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	1,101,317	1,091,200	10,117
Total Expenses	1,159,712	1,393,015	233,303
Total Net Income	(58,394)	(301,815)	243,421
NOI less non-operating	304,127		

YTD Debt Service Coverage Ratio (>1.15): **3.84**
 Operating Cash Balance: **\$292,268**
 Replacement Reserve Balance: **\$421,268**
 Operating Reserve Balance: **\$214,764**

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 timing differences between actual and budget specifically in the total contract costs categories. We expect these variances to come in line with budget by the end of the year.
- **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	916,765	914,016	2,749
Total Expenses	1,040,179	1,112,378	72,199
Total Net Income	(123,413)	(198,362)	74,949
NOI less non-operating	96,789		

YTD Debt Service Coverage Ratio (>1.15): **3.91**
 Operating Cash Balance: **\$16,424**
 Replacement Reserve Balance: **\$209,708**
 Operating Reserve Balance: **\$166,818**

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 slightly below budget mainly due to timing differences between actual and budget specifically in the total contract costs as well as material categories. We expect these variances to come in line with budget 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	616,755	623,720	(6,965)
Total Expenses	805,315	800,947	(4,368)
Total Net Income	<u>(188,560)</u>	<u>(177,227)</u>	<u>(11,333)</u>
NOI less non-operating	<u>135,236</u>		

YTD Debt Service Coverage Ratio (>1.15):	1.25
Operating Cash Balance:	\$104,775
Replacement Reserve Balance:	\$177,025
Operating Reserve Balance:	\$219,562

Revenue:

- The Revenue for the property is in line with 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 over budget mainly due to higher-than-budgeted Building Repair Contract Costs which include unforeseen but necessary floor leveling for several units as well as adding insulation for sound dampening in the Community Center. In addition, Unit Turn Contract Costs are over budget due to necessary flooring replacements the costs of which are relatively significant - especially for large units.
- **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	688,624	689,856	(1,232)
Total Expenses	1,036,167	1,104,537	68,370
Total Net Income	<u>(347,543)</u>	<u>(414,681)</u>	<u>67,138</u>
NOI less non-operating	<u>188,669</u>		

YTD Debt Service Coverage Ratio (>1.15):	1.60
Operating Cash Balance:	\$218,021
Replacement Reserve Balance - Cinnaire:	\$88,647
Replacement Reserve Balance - Internal:	\$47,891
Operating Reserve Balance:	\$332,787
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 in line with budget.
- **Maintenance Expenses** are below budget mainly due to timing differences between actual and budget specifically in the contracts and materials categories. We expect this variance to come in line with budget 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.