

**AAHC - Business Activities**

**Financial Statement Highlights  
For the Period Ending April 30, 2024**

Below is a summary of the financial activity for AAHC's Business Affiliates for the ten months of FY24 ending April 30, 2024.

AAHDC	YTD Actual	YTD Budget	YTD Variance
<b>Total Revenue</b>	13,109,452	16,450,838	(3,341,386)
<b>Total Expenses</b>	7,214,847	17,267,777	10,052,930
<b>Total Net Income</b>	5,894,605	(816,938)	6,711,544
<b>Total NOI</b>	(305,395)		

**AAHDC - Total Cash & Investments:** \$ **7,782,350**  
**AAHDC - Unrestricted Cash:** \$ **910,420** \$100,000 of which has been committed for the park purchase and development on Dexter (next to the West Arbor development).

Revenue:

- The revenue for the entity is lower than budget mainly due to timing differences. The revenue includes Federal ARPA revenue as well as Affordable Housing Millage revenue for the acquisition of the 350 S. Fifth Ave property which was purchased in September 2023 in the amount of \$6.2 Million. The property purchase itself is a capital expense and is recognized as such on the balance sheet.

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are lower than budget which is mainly due to timing differences.
- **Maintenance Expenses** are higher than budgeted which is the result of maintenance expenses related to the newly acquired 350 S. Fifth & 404 N. Ashley properties.
- **General Expenses** are lower than budget. This is mainly because the expense of acquiring 350 S. Fifth Ave was capitalized and is, therefore, recorded on the balance sheet.

COLONIAL OAKS	YTD Actual	YTD Budget	YTD Variance
<b>Total Revenue</b>	589,177	604,840	(15,663)
<b>Total Expenses</b>	539,476	555,125	15,649
<b>Total Net Income</b>	49,702	49,715	(13)

**Operating Cash Balance:** \$10,033  
**Replacement Reserve Balance:** \$56,013  
**Operating Reserve Balance:** \$31,388  
**Insurance Renewal Amt CY2024:** \$33,133 paid in January 2024

Revenue:

- The revenue for the property is in line with budget. Occupancy for the property is stable.

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Utility Expenses** are below budget due to the seasonality of these expenses as well as the vendor switch to Constellation for gas which has been significantly lower cost than DTE to date.
- **Maintenance Expenses** are in line with budget.
- **General Expenses** are in line with budget.

LURIE TERRACE	YTD Actual	YTD Budget	YTD Variance
<b>Total Revenue</b>	1,381,813	1,532,350	(150,537)
<b>Total Expenses</b>	1,282,879	1,424,890	142,011
<b>Total Net Income</b>	98,934	107,460	(8,526)
<b>Total NOI</b>	135,024		

**YTD Debt Service Coverage Ratio (>1.15):** 0.87  
**Operating Cash Balance:** \$34,935 Op Cash net of deferred revenue  
**Replacement Reserve Balance:** \$460,769  
**Insurance Escrow Balance:** \$32,285  
**Regions MIP Reserve:** \$14,886  
**Residual Receipts Reserve:** \$51,838

Revenue:

- The Revenue for the property is below budget. There was a delay in implementing the annual rent increases for the 30 project-based vouchers at the property. The project-based voucher rents were increased effective February 2024 which is expected to bring the revenue more in line with budget. Occupancy for the property is stable.

Expenses:

- Total **Administrative Expenses** are higher than budget which is primarily related to timing differences as well as higher office supplies related to a workstation set-up and Consultant expenses which are largely related to diversity and inclusion education which are off-set by donation revenue.
- **Tenant Services Expenses** are over budget due to unbudgeted support service provider expenses provided by Huron Valley PACE which are off-set in the revenue section in the Grant Revenue line item.
- **Utility Expenses** are right on budget.
- **Maintenance Expenses** are below budget mainly due to expenses that were budgeted for improvements covered by the MEDC grant that have been capitalized and are reflected on the balance sheet.
- **General Expenses** are below budget as a result of an insurance reimbursement as well as a positive budget variance for security-related expenses that have not been incurred so far.
- **Financing Expenses** are below budget due to the FY23 mortgage interest accrual.
- **Non Operating Expenses** represent depreciation and are higher than budget.