

AAHC - Business Activities

**Financial Statement Highlights  
For the Period Ending February 28, 2023**

Below is a summary of the financial activity for AAHC's Business Affiliates for the first eight month of FY23 ending February 28, 2023.

AAHDC	YTD Actual	YTD Budget	YTD Variance
Total Revenue	3,871,111	6,261,608	(2,390,497)
Total Expenses	3,587,449	6,306,694	2,719,245
Total Net Income	283,662	(45,086)	328,748

AAHDC - Total Cash & Investments: \$ 2,279,728  
 AAHDC - Unrestricted Cash: \$ 769,639 \$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 AAHDC is under budget. This is mainly the due to lower-than-budgeted pre-development expenses which are off-set by the associated lower revenue to date. As development related contracts are executed and work is underway the expenses will increase and the associated revenue to pay those expenses will increase

Expenses:

- Total **Administrative Expenses** are over budget. This is mainly due to pre-development expenses (reflected in Temporary Help, Consultant expense as well as Operating Transfers Out) all of which were budgeted to a different line item called Affiliated Entities Support in the General Expense section expense line item, which is significantly below budget (as mentioned in the revenue section above).
- Tenant Services Expenses** are higher than budget mainly due to timing differences between actual and budget. Our nonprofit providers invoice after services are rendered.
- General Expenses** are significantly below budget as explained above.

Net income for AAHDC is significantly higher than budgeted mainly due to timing differences of the mental health millage funding and associated service pro for which there are timing differences. We anticipate this to come more into line by year-end.

COLONIAL OAKS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	446,229	440,188	6,041
Total Expenses	416,503	416,873	370
Total Net Income	29,726	23,315	6,411

Operating Cash Balance: \$41,722  
 Replacement Reserve Balance: \$56,949  
 Operating Reserve Balance: \$31,116

Revenue:

- The revenue for the property is slightly over budget. Occupancy for the property is stable.

Expenses:

- Total **Administrative Expenses** overall are right on budget.
- Utility Expenses** overall are in line with budget.
- Maintenance Expenses** overall are in line with budget.
- General Expenses** are in line with budget.

LURIE TERRACE	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,197,127	876,652	320,475
Total Expenses	783,969	878,030	94,061
Total Net Income	413,158	(1,378)	414,536
Total NOI	202,773		

YTD Debt Service Coverage Ratio (>1.15): 1.65  
 Replacement Reserve Balance: \$768,724  
 Insurance Escrow Balance: \$4,540  
 Regions MIP Reserve: \$12,662  
 Residual Receipts Reserve: \$735

Revenue:

- The Revenue for the property is significantly over budget. This is mainly due to unbudgeted grant revenue for the replacement of all of the property's water heaters and LED lighting replacements which were reimbursed by DTE funding. The water heaters were capitalized and will be depreciated over time. The occupancy for the property is stable.

Expenses:

- Administrative Expenses** are below budget mainly due to lower than budgeted administrative salaries.
- Tenant Services Expenses** are lower than budget as due to the support service provider PACE expenses being paid by AAHDC along with the associated grant revenue.
- Utility Expenses** are higher than budget mainly due to the seasonal nature of these expenses.
- Maintenance Expenses** are below budget mainly as a result of lower contract costs to date than budgeted. We anticipate some of these variances to come in line with budget by year-end.
- General Expenses** are largely in line with budget.
- Financing Expenses** represents the mortgage interest which is lower than budget due to timing differences.
- Non Operating Expenses** represents depreciation which is line with budget.