

AAHC - Business Activities

**Financial Statement Highlights
For the Period Ending April 30, 2026**

Below is a summary of the financial activity for AAHC's Business Affiliates for the ten months of the 2026 fiscal year ending April 30, 2026.

AAHDC	YTD Actual	YTD Budget	YTD Variance
Total Revenue	8,087,069	10,630,450	(2,543,381)
Total Expenses	7,304,752	10,718,973	3,414,221
Total Net Income	782,317	(88,523)	870,840
Total NOI	485,704		

AAHDC - Total Cash & Investments: \$ 13,708,282
 AAHDC - Unrestricted Cash: \$ 658,357

Revenue:

- Revenue is lower than budgeted due to timing differences for several revenue line items, including millage revenues. These variances are largely mirrored by lower-than budgeted expenses because the budgeted revenue is expense-based. We expect these variances to "catch up" within the next couple of months.

Expenses:

- Total **Administrative Expenses** are higher than budgeted. This is mainly due to unbudgeted expenses related to the production of the documentary film "The Road Home".
- Tenant Services Expenses** are right on budget.
- Utility Expenses** are lower than budgeted mainly because the budget included the assumption that the S. Industrial office would relocate to 1510 E. Stadium, which is no longer the case (see maintenance expense variance explanation below).
- Maintenance Expenses** are below budget - mainly due to the budget assuming increased expenses related to the Stadium property which we anticipated for Admin, Development and Accounting staff to occupy. It has since been determined that the costs for the Stadium property renovation are too high because the required upgrades would be much more extensive than originally anticipated, so staff continues to work at the S. Industrial location for now.
- General Expenses** are lower than budget. These expenses largely represent development-related expenses that are covered by millage funds. As mentioned in the revenue section above, we expect these variances to come in line with budget by fiscal year end. In addition, some of the development expenses were capitalized.
- Net Income** is higher than budget mainly due to millage revenue recognized for capital expenses that are reflected on the balance sheet (rather as an expense on the P&L) for solar panels at West Arbor

COLONIAL OAKS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	734,548	696,730	37,818
Total Expenses	629,415	646,003	16,587
Total Net Income	105,133	50,727	54,405
Total NOI	87,223		

Operating Cash Balance: \$96,326
 Replacement Reserve Balance: \$49,258
 Operating Reserve Balance: \$31,839
 Insurance Renewal Amt CY2026: \$38,214 paid in January 2026

Revenue:

- The revenue for the property is in line with budget. The renovations at 1504 and 1506 Broadway have been completed and are back "on line" as of November 2025. The occupancy for this development is stable.

Expenses:

- Total **Administrative Expenses** are in line with budget.
- Utility Expenses** are below budget in part due to the 1504 & 1506 Broadway buildings being off-line and unoccupied for renovation until October/November 2025.
- Maintenance Expenses** are in line with budget.
- General Expenses** represent insurance expenses which are slightly higher than originally budgeted.

LURIE TERRACE	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,273,038	1,956,366	(683,328)
Total Expenses	1,370,894	1,985,430	614,536
Total Net Income	(97,857)	(29,064)	(68,793)
Total NOI	170,217		

YTD Debt Service Coverage Ratio (>1.15): 1.11
 Operating Cash Balance: \$44,808 Op Cash net of deferred revenue
 Replacement Reserve Balance: \$493,450
 Insurance Escrow Balance: \$42,676
 Lument MIP Reserve: \$15,046
 Residual Receipts Reserve: \$52,512

Revenue:

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- The Revenue for the property is below budget due to the budget including grant revenue related to an FHLB grant that has been awarded for the property for which funding has not been earned yet, so no associated expenses have been incurred to date either. Occupancy for the property is stable.

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are below budget due to timing differences.
- **Utility Expenses** overall are right on budget.
- **Maintenance Expenses** overall are below budget due to the FHLB grant related expenses not having been incurred as mentioned in the revenue section above. There are some budget overages within the maintenance contract costs in the Floor Covering and Unit Turn Contract costs line items that are largely related to flooring expenses to replace the common area flooring on the 4th floor as well as higher unit turns than expected/budgeted.
- **General Expenses** are slightly over budget due to higher than budgeted insurance costs.
- **Financing Expenses** are below budget due to the FY25 mortgage interest accrual.
- **Non Operating Expenses** represent depreciation and are in line with budget.

SILLER TERRACE	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	261,471	257,270	4,201
Total Expenses	252,682	244,196	(8,486)
Total Net Income	8,789	13,074	(4,285)
Total NOI	55,690		

YTD Debt Service Coverage Ratio (>1.15): **1.27**
 Operating Cash Balance: **\$7,321**
 Replacement Reserve Balance: **\$85,277**
 Operating Reserve Balance: **\$9,981**

Revenue:

- The Revenue for the property is right on budget and occupancy for the property is stable.

Expenses:

- Total **Administrative Expenses** are slightly higher than budget due to property management salary allocations.
- **Tenant Services Expenses** are below budget due to timing differences.
- **Utility Expenses** are in line with budget.
- **Maintenance Expenses** are higher than budget due to a fence installation at 1484 Liberty, general tree and bush trimming costs that exceeded budget, as well as unbudgeted environmental remediation expenses related to soil at the site.
- **General Expenses** are on budget.
- **Financing Expenses** are in line with budget.