

AAHC - Business Activities

**Financial Statement Highlights
For the Period Ending February 28, 2026**

Below is a summary of the financial activity for AAHC's Business Affiliates for the first eight months of the 2026 fiscal year ending February 28, 2026.

AAHDC	YTD Actual	YTD Budget	YTD Variance
Total Revenue	6,557,926	8,504,360	(1,946,434)
Total Expenses	6,339,073	8,574,916	2,235,843
Total Net Income	218,853	(70,556)	289,409
Total NOI	165,753		

AAHDC - Total Cash & Investments: \$ 15,239,135
AAHDC - Unrestricted Cash: \$ 952,498

Revenue:

- Revenue is lower than budgeted due to timing differences for several revenue line items, including millage revenues. These variances are 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 in line with budget.
- **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.

COLONIAL OAKS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	594,205	557,456	36,749
Total Expenses	482,628	519,231	36,604
Total Net Income	111,578	38,225	73,353
Total NOI	97,250		

Operating Cash Balance: \$110,641
Replacement Reserve Balance: \$45,627
Operating Reserve Balance: \$31,806
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 right on 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 slightly below budget mainly in the General Maintenance and Total Contract Costs expense categories. The main main variance is specifically in lower-than-budgeted Unit Turn Contract costs which is due to less tenant move-outs than budgeted.
- **General Expenses** represent insurance expenses which are slightly higher than originally budgeted.

LURIE TERRACE	YTD Actual	YTD Budget	YTD Variance
Total Revenue	1,017,528	1,365,008	(347,480)
Total Expenses	1,093,408	1,390,558	297,150
Total Net Income	(75,880)	(25,550)	(50,330)
Total NOI	138,132		

YTD Debt Service Coverage Ratio (>1.15): 1.12
Operating Cash Balance: \$42,332 Op Cash net of deferred revenue
Replacement Reserve Balance: \$485,076
Insurance Escrow Balance: \$27,608
Lument MIP Reserve: \$12,671
Residual Receipts Reserve: \$52,464

Revenue:

- 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

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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 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	YTD Actual	YTD Budget	YTD Variance
Total Revenue	209,718	205,946	3,772
Total Expenses	202,089	189,513	(12,576)
Total Net Income	7,629	16,433	(8,804)
Total NOI	42,229		

YTD Debt Service Coverage Ratio (>1.15): **1.21**
Operating Cash Balance: **\$17,143**
Replacement Reserve Balance: **\$84,428**
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.