

AAHC - Business Activities

Financial Statement Highlights For the Period Ending August 31, 2025

Below is a summary of the financial activity for AAHC's Business Affiliates for the second month of the 2026 fiscal year ending August 31, 2025.

AAHDC	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	1,015,527	2,126,090	(1,110,563)
Total Expenses	1,062,155	2,225,909	1,163,754
Total Net Income	(46,628)	(99,819)	53,190
Total NOI	(46,628)		

AAHDC - Total Cash & Investments: \$ 15,052,146
AAHDC - Unrestricted Cash: \$ 873,258

Revenue:

- Revenue is lower than budgeted due to timing differences for several revenue line items, including MEDC and millage revenues. We expect those variances to "catch up" within the next couple of months.

Expenses:

- Total **Administrative Expenses** are over budget due to consultant expenses related to unbudgeted production expenses for "The Road Home" documentary.
- Tenant Services Expenses** are below budget due to timing differences which we expect to be coming into line with budget over the next few months.
- Utility Expenses** are lower than budgeted.
- 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 MEDC as well as affordable housing millage funds. As mentioned above, we expect these variances to come in line with budget as we get further into the new fiscal year.

COLONIAL OAKS	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	137,757	139,634	(1,877)
Total Expenses	106,969	133,143	26,174
Total Net Income	30,788	6,491	24,298
Total NOI	27,206		

Operating Cash Balance: \$96,106
Replacement Reserve Balance: \$34,740
Operating Reserve Balance: \$31,696
Insurance Renewal Amt CY2025: \$28,643 Paid in January 2025

Revenue:

- The revenue for the property is in line with budget. Although the units at 1504 & 1506 Broadway are being renovated, we are able to collect vacancy payments during construction. As of this month, we had four move-ins for the newly renovated units. Occupancy for the property is otherwise stable.

Expenses:

- Total **Administrative Expenses** are below budget mainly due to timing differences between actual and budget.
- Utility Expenses** are below budget.
- Maintenance Expenses** are lower than budgeted but are expected to come in line over the next few months.
- General Expenses** represent mainly insurance expenses which are right on budget.

LURIE TERRACE	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	257,396	257,604	(208)
Total Expenses	235,800	261,284	25,484
Total Net Income	21,596	(3,680)	25,276
Total NOI	64,905		

YTD Debt Service Coverage Ratio (>1.15): 2.11
Operating Cash Balance: \$80,724 Op Cash net of deferred revenue
Replacement Reserve Balance: \$459,892
Insurance Escrow Balance: \$59,424

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Lument MIP Reserve: \$5,546
Residual Receipts Reserve: \$52,310

Revenue:

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

Expenses:

- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are below budget.
- **Utility Expenses** are below budget due to timing.
- **Maintenance Expenses** are slightly below budget in the general maintenance and maintenance supply categories. This is mainly due to timing.
- **General Expenses** are slightly higher than budget due to higher insurance expenses than budgeted.
- **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	52,874	51,974	900
Total Expenses	39,451	41,521	2,070
Total Net Income	13,423	10,453	2,970
Total NOI	12,599		

YTD Debt Service Coverage Ratio (>1.15): 1.44
Operating Cash Balance: \$24,767
Replacement Reserve Balance: \$93,528
Operating Reserve Balance: \$25,000

Revenue:

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

Expenses:

- Total **Administrative Expenses** are right on budget.
- **Utility Expenses** are below budget due to timing differences as well as the seasonality of these expenses.
- **Maintenance Expenses** are higher than budgeted due to some significant Grounds work, power washing as well as plumbing contract expenses that included the replacement of a water heater.
- **General Expenses** are on budget.