

AAHC - Business Activities

Financial Statement Highlights For the Period Ending October 31, 2025

Below is a summary of the financial activity for AAHC's Business Affiliates for the first four months of the 2026 fiscal year ending October 31, 2025.

AAHDC	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	2,071,351	4,252,180	(2,180,829)
Total Expenses	2,074,556	4,450,467	2,375,911
Total Net Income	(3,205)	(198,287)	195,082
Total NOI	(3,205)		

AAHDC - Total Cash & Investments: \$ 12,741,092

AAHDC - Unrestricted Cash: \$ 950,533

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 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 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	276,022	278,908	(2,886)
Total Expenses	218,627	263,185	44,557
Total Net Income	57,395	15,723	41,672
Total NOI	50,231		

Operating Cash Balance: \$106,405

Replacement Reserve Balance: \$38,365

Operating Reserve Balance: \$31,733

Insurance Renewal Amt CY2025: \$28,643 Paid in January 2025

Revenue:

- The revenue for the property is in line with budget. The renovations at 1504 and 1506 Broadway have been completed. All but one unit at 1506 Broadway are occupied at the end of October. Occupancy for this development's other property locations is stable.

Expenses:

- Total **Administrative Expenses** are largely on budget.
- Utility Expenses** are below budget.
- Maintenance Expenses** are lower than budgeted 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 mainly insurance expenses which are right on budget.

LURIE TERRACE	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	515,297	515,628	(331)
Total Expenses	519,184	531,187	12,003
Total Net Income	(3,887)	(15,559)	11,672
Total NOI	90,372		

YTD Debt Service Coverage Ratio (>1.15):

1.47

Operating Cash Balance: \$7,103 Op Cash net of deferred revenue

Replacement Reserve Balance: \$468,280

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Insurance Escrow Balance:	\$78,683
Lument MIP Reserve:	\$7,921
Residual Receipts Reserve:	\$52,361

Revenue:

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

Expenses:

- Total **Administrative Expenses** are essentially in line with budget.
- **Tenant Services Expenses** are below budget due to timing differences.
- **Utility Expenses** are below budget due to timing.
- **Maintenance Expenses** are in line with budget.
- **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	YTD Actual	YTD Budget	YTD Variance
Total Revenue	109,286	103,298	5,988
Total Expenses	90,061	93,270	3,209
Total Net Income	19,225	10,028	9,197
Total NOI	30,702		

YTD Debt Service Coverage Ratio (>1.15):	1.75
Operating Cash Balance:	\$16,128
Replacement Reserve Balance:	\$94,377
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 slightly higher than budget due to property management salary allocations.
- **Tenant Services Expenses** are below budget due to timing differences.
- **Utility Expenses** are below budget due to timing differences as well as the seasonality of these expenses.
- **Maintenance Expenses** overall are right on budget.
- **General Expenses** are on budget.
- **Financing Expenses** are in line with budget.