

## Ann Arbor Housing Commission

### Financial Statement Highlights For the Period Ending January 31, 2023

Below is a summary of the financial activity for AAHC for the seven months of FY23 ending January 31, 2023.

<b>CONSOLIDATED RESULTS</b>	<b><u>YTD Actual</u></b>	<b><u>YTD Budget</u></b>	<b><u>YTD Variance</u></b>
<b>Total Revenue</b>	14,453,508	13,149,900	1,303,608
<b>Total Expenses</b>	14,297,709	13,183,277	(1,114,432)
<b>Total Net Income</b>	<u>155,799</u>	<u>(33,377)</u>	<u>189,176</u>

#### Notable Variances:

- **Revenue** overall is higher than budgeted which is mainly the result of higher lease-up in the voucher program, which increases both the HAP and Admin Fee revenue in the **Section 8** programs.
- Total **Administrative Expenses** are below budget as a result of lower-than-budgeted admin salaries due to partial salaries covered by grants and millages overall as well as timing differences for several expense line items.
- **Tenant Services Expenses** are in line with budget.
- **Maintenance Expenses** are over budget due to unbudgeted expenses related to lawn care as well as the purchase of AED units.
- **General Expenses** represent insurance costs which are over budget due to a significant premium increase for 2022.
- **Housing Assistance Payments** are higher than budget for **Section 8** due to increased lease-up.

#### Net Operating Income

- \* The **net operating gain** is due to the receipt of higher-than-budgeted HAP and Admin fee revenues than related expenses in the **Section 8 programs** for which timing is a significant factor, and we expect this to come in line within the next few months. We did not go into shortfall for 2022.