

Ann Arbor Housing Commission

Financial Statement Highlights
For the Period Ending April 30, 2024

Below is a summary of the financial activity for AAHC for the ten months of FY24 ending April 30, 2024.

CONSOLIDATED RESULTS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	23,932,422	19,371,320	4,561,102
Total Expenses	23,530,301	19,367,560	(4,162,741)
Total Net Income	402,121	3,760	398,361

Notable Variances:

- **Revenue** overall is higher than budgeted which is mainly the result of higher lease-up in the voucher program, than anticipated in the budget, which increases both the HAP and Admin Fee revenue in the **Section 8** programs. Timing differences between budget and actual are also a contributing factor.
- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are related to the Section 8 programs. They are below budget mainly due to the start up of the new MTW landlord incentives, which are expected to increase as more landlords learn about the incentives.
- **Maintenance Expenses** are higher than budget due to unbudgeted improvement expenses for the Garden property.
- **General Expenses** represent mainly insurance costs which are higher than budget.
- **Housing Assistance Payments** are higher than budget for **Section 8** due to increased lease-up.

Net Operating Income

- * The **net operating gain** is mainly due to higher-than-budgeted HAP and Admin funding by HUD than related expenses in the **Section 8 programs** for which timing is a significant factor. We expect this to come back into line in future months. In addition, higher management and bookkeeping fees as well as miscellaneous income combined with lower-than-budgeted Salary Expenses in the **Central Office Cost Center** that is being charged to the affordable housing millage have contributed to the overall operating gain as well.