

**Ann Arbor Housing Commission**

**Financial Statement Highlights**  
**For the Period Ending October 31, 2024**

Below is a summary of the financial activity for AAHC for the first four months of the 2025 fiscal year ending October 31, 2024.

<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>	10,891,775	9,347,400	1,544,375
<b>Total Expenses</b>	10,738,176	9,373,272	(1,364,904)
<b>Total Net Income</b>	<u>153,599</u>	<u>(25,872)</u>	<u>179,471</u>

**Notable Variances:**

- **Revenue** overall is higher than budgeted which is mainly the result of unbudgeted funding granted to AAHC and received in the **Central Office** cost center. This funding is related and was passed through to the new development at 121 Catherine. In addition, management fee revenue is higher than budgeted for **Central Office** and so are HAP and Admin funds received from HUD in the **Section 8** cost center.
- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are right on budget.
- **Maintenance Expenses** are higher than budgeted. This is mainly driven by the Garden cost center not having a budget for FY25.
- **General Expenses** significantly higher than budget which is the result of the pass-through funding related to the 121 Catherine development mentioned in the revenue section above.
- **Housing Assistance Payments** are slightly higher than budget for **Section 8** due to increased lease-up and increasing rents in the area.

**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** (specifically for the MS5 program) for which timing is the main factor. In addition, lower salary expenses overall due to allocations to the affordable housing millage for the **Central Office Cost Center** as well as vacant positions in the **Section 8** programs are also contributing to the overall operating gain.