Ann Arbor Housing Commission

Financial Statement Highlights
For the Period Ending June 30, 2026

***** PRELIMINARY & UNAUDITED *****

Below is a summary of the **preliminary & unaudited** financial activity for AAHC for the 2026 fiscal year ending June 30, 2026. At this time, not all activity for the fiscal year has been captured, and we expect the financial results to change once finalized.

CONSOLIDATED RESULTS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	33,103,662	31,110,154	1,993,508
Total Expenses	33,536,750	31,220,833	(2,315,917)
Total Net Income	(433,087)	(110,679)	(322,408)

Notable Variances:

- Combined **revenue** overall is in line with budget.
- Total **Administrative Expenses** are overall in line with budget.
- **Tenant Services Expenses** are below budget. This variance is attributable to the Section 8 programs.
- **Utility and Maintenance Expenses** are higher than budget due costs in the Garden project not having been budgeted as we expected for the property to be transferred out of public housing to Colonial Oaks, which has been approved by HUD but the process has not been completed as of yet.
- **General Expenses** are higher than budget due to incurring unbudgeted port-in HAP expenses as a result of HUD no longer allowing us to absorb port-in vouchers as well as unbudgeted bad debt expenses related to uncollectible landlord overpayments.
- **Housing Assistance Payments** are higher than budget for **Section 8** mainly due to higher lease-up in specialty voucher programs as well as increasing unit rents in the community which are driving the amounts of subsidies paid to landlords up.

Net Operating Income

* The **net operating loss** is due to **Section 8 programs** (specifically for the MTW and HCV programs) for which HAP revenues received from HUD have been below HAP expense levels for this fiscal year despite an additional disbursement for HAP revenue in December.