

Ann Arbor Housing Commission

Financial Statement Highlights
For the Period Ending April 30, 2026

Below is a summary of the financial activity for AAHC for the ten months of the 2026 fiscal year ending April 30, 2026.

CONSOLIDATED RESULTS	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	27,500,481	25,925,200	1,575,281
Total Expenses	27,810,714	25,976,527	(1,834,187)
Total Net Income	<u>(310,233)</u>	<u>(51,327)</u>	<u>(258,906)</u>

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 as a result of timing differences.
- **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.
- **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. The loss is somewhat mitigated by a gain in the **Central Office Cost Center** which is the result of slightly higher revenues combined with lower than budgeted expenses, specifically in administrative salaries as mentioned above.