

Ann Arbor Housing Commission

Financial Statement Highlights
For the Period Ending October 31, 2025

Below is a summary of the financial activity for AAHC for the forth month of the 2026 fiscal year ending October 31, 2025.

CONSOLIDATED RESULTS	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	10,616,448	10,370,380	246,068
Total Expenses	10,846,519	10,384,825	(461,694)
Total Net Income	<u>(230,071)</u>	<u>(14,445)</u>	<u>(215,626)</u>

Notable Variances:

- **Revenue** overall is in line with budget.
- Total **Administrative Expenses** are lower than budget which is largely due to only one payroll being included in July expenses due to FY25 year-end accruals. Other variances in this expense category are related to timing differences which are expected to come in line over the next few months.
- **Tenant Services Expenses** are below budget as a result of timing differences.
- **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 in line with budget.
- **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.