

**Ann Arbor Housing Commission**

**Financial Statement Highlights**  
**For the Period Ending April 30, 2025**

Below is a summary of the financial activity for AAHC for the ten months of the 2025 fiscal year ending April 30, 2025.

| CONSOLIDATED RESULTS | YTD Actual | YTD Budget | YTD Variance |
|----------------------|------------|------------|--------------|
| Total Revenue        | 26,637,630 | 23,368,500 | 3,269,130    |
| Total Expenses       | 26,710,265 | 23,433,180 | (3,277,085)  |
| Total Net Income     | (72,634)   | (64,680)   | (7,954)      |

**Notable Variances:**

- **Revenue** overall is higher than budgeted which is mainly the result of higher than budgeted HAP and Admin funds received from HUD in the **Section 8** program. In addition, we received unbudgeted grant funding 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.
- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are in line with budget.
- **Maintenance Expenses** are higher than budgeted. This is mainly driven by the Garden cost center not having a budget for FY25 because we thought HUD would have approved the conversion of Garden to PBV by August 2024
- **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 higher than budget for **Section 8** mainly due to higher lease-up in specialty voucher programs.

**Net Operating Income**

- \* The **net operating loss** is due to **Section 8 programs** (specifically for the MTW and HCV programs). We received additional HAP funding related to the CY24 shortfall in April 2025 which has reduced the overall loss in the Section 8 programs from the prior month, but the HAP expenses have continued to exceed the revenue received from HUD, over which we have little control. We anticipate, as the HAP expense data is updated in VMS (HUD's HAP expense reporting system), HUD will increase the monthly funding accordingly.