

**Ann Arbor Housing Commission**

**Financial Statement Highlights**  
**For the Period Ending February 28, 2026**

Below is a summary of the financial activity for AAHC for the first eight months of the 2026 fiscal year ending February 28, 2026.

<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>	21,775,102	20,740,260	1,034,842
<b>Total Expenses</b>	22,037,369	20,787,293	(1,250,076)
<b>Total Net Income</b>	<u>(262,266)</u>	<u>(47,033)</u>	<u>(215,233)</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.
- **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 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.