

## Ann Arbor Housing Commission

### Financial Statement Highlights For the Period Ending August 31, 2024

Below is a summary of the financial activity for AAHC for the second month of the 2025 fiscal year ending August 31, 2024.

CONSOLIDATED RESULTS	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Total Revenue	5,323,128	4,673,700	649,428
Total Expenses	4,993,344	4,686,636	(306,708)
Total Net Income	<u>329,783</u>	<u>(12,936)</u>	<u>342,719</u>

#### Notable Variances:

- **Revenue** overall is higher than budgeted which is mainly the result of higher HAP and Admin revenue in the **Section 8** voucher program based on the funding received from HUD. In addition, **Central Office** recorded higher management fee revenue than budgeted.
- Total **Administrative Expenses** are in line with budget.
- **Tenant Services Expenses** are related to the Section 8 programs and are higher than budgeted. This is mainly due to timing differences.
- **Maintenance Expenses** are higher than budgeted. This is mainly driven by the Garden cost center not having a budget for FY25.
- **General Expenses** represent mainly insurance costs and are on budget.
- **Housing Assistance Payments** are slightly higher than budget for **Section 8** due to increased lease-up.

#### Net Operating Income

- \* The **net operating gain** is mainly due to higher-than-budgeted HAP and Admin funding by HUD than related expenses in the **Section 8 programs** for which timing is a significant factor. In addition, lower salary expenses overall due to allocations to the affordable housing millage for the **Central Office Cost Center** as well as vacant positions in the **Section 8** programs are also contributing to the overall operating gain.

