

Ann Arbor Housing Commission

Financial Statement Highlights For the Period Ending March 31, 2020

Below is a summary of the financial activity for AAHC for the three quarters of FY20 ending March 31, 2020.

CONSOLIDATED RESULTS	YTD Actual	YTD Budget	YTD Variance
Total Revenue	14,791,978	11,919,744	2,872,234
Total Expenses	14,475,131	11,918,433	(2,556,698)
Total Net Income	316,847	1,311	315,536

Notable Variances:

- Revenue overall is higher than budgeted in several areas:
 - **Central Office** - due to additional City support for mental health and non-profit support services, capital grant funding that is being passed through to River Run and Maple Tower for much needed building improvements at Baker Commons and Miller Manor as well as unbudgeted revenue related to a City-owned property affordable housing study/analysis.
 - **Section 8 Voucher Program** - due to higher HAP and Admin Fee funding from HUD as a result of special vouchers awarded late last year/early this year and additional shortfall funding received.
- Total **Administrative Expenses** are higher than budgeted. This is mainly due to consultant expenses in Central Office which are related to the City-owned property affordable housing study which are off-set by the additional unbudgeted revenue mentioned above.
- **Tenant Services Expenses** are below budget which is due to timing differences between receiving revenue from the City and getting billed for services by nonprofits
- Total **Housing Assistance Payments** are higher than budgeted for **Section 8**. As indicated in the revenue section, for the **Section 8** program, the higher HAP expenses are in part due to the additional new FUP and NED vouchers that were recently awarded, but also because of increased subsidy levels as a result of higher rents in the community.
- Total **Non-Operating Items** include transfers to the Swift Lane project as well as transfers to the River Run and Maple Tower properties for the funding of their major building improvements mentioned above.

Net Operating Income

- * The **net gain overall** is higher than budgeted and is partly from **Section 8** which reflects a gain that is due to additional HAP and Admin Fee funding received as well as from **COCC** where the gain is mainly attributable to timing differences between revenue and tenant services expenses which is expected to come in line with budget by fiscal year-end.