

**AGENDA**  
**ANN ARBOR AFFORDABLEHOUSING CORPORATION**  
**REGULAR MEETING**  
**February 22, 2023**

Meeting Time and Location: **7:30 pm**  
Miller Manor and Zoom

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES
  - A. Regular Board Meeting Minutes of April 20, 2022
- III. NEW BUSINESS
  - A. Resolution 23-1 to approve FY22 990
  - B. Resolution 23-2 to approve the FY22 Audit
  - C. Review January 2023 financial statements
- IV. ADJOURNMENT

**MINUTES**  
**ANN ARBOR HOUSING DEVELOPMENT CORPORATION**  
**INITIAL BOARD MEETING**  
**June 15, 2022**

Meeting Time and Location: **7:00 p.m.**  
Zoom Meeting On-Line

President Meadows convened the meeting at 6:30 p.m.

**Board Members present:** Thierry Batalonga, Lee Meadows, Patricia Jenkins, Jennifer Hall, Steven Daniels, Deanna Boer

**Board Members absent:** none

**I. Approval of Agenda**

*Batalonga* moved and *Boer* seconded.

Motion approved 4 - 0 (Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

**II. Approval of Minutes April 20, 2022**

*Batalonga* moved and *Boer* seconded.

Motion approved 6 - 0 (Batalonga, Jenkins, Meadows, Hall, Boer, Daniels - yes, 0 – no)

**III. NEW Business**

**A. Resolution 22-3 Election of Board**

*Daniels* moved and *Boer* seconded to elect Meadows as President, Jenkins as Vice President and Hall as Secretary/Treasurer.

Motion approved 6 - 0 (Batalonga, Jenkins, Meadows, Hall, Boer, Daniels - yes, 0 – no)

**B. Resolution 22-4 to Approve the FY23 Budget**

*Batalonga* moved *Daniels* and seconded.

Motion approved 6 - 0 (Batalonga, Jenkins, Meadows, Hall, Boer, Daniels - yes, 0 – no)

**C. Resolution 22-5 to Approve a Donation Policy**

*Meadows* moved and *Boer* seconded.

Motion approved 6 - 0 (Batalonga, Jenkins, Meadows, Hall, Boer, Daniels - yes, 0 – no)

## **D. Review of May 2022 Financial Statements**

### **IV. Adjournment**

*Daniels* moved and *Meadows* seconded.

Motion approved 6 - 0 (Batalonga, Jenkins, Meadows, Hall, Boer, Daniels - yes, 0 – no)

Meeting adjourned 7:27 PM

## **RESOLUTION FY23-1 AAAHC**

### ***Resolution to Approve the FY22 990 Tax Return for July 1, 2021 to June 30, 2022***

WHEREAS, The Ann Arbor Affordable Housing Corporation (AAAHC) is a 501c3 non-profit organization which must file a form 990 tax return if its revenue is greater than \$25,000 annually;

WHEREAS, Boge, Wybenga & Bradley, P.C., conducted the attached annual 990 audit; and

NOW THEREFORE BE IT RESOLVED THAT, the Ann Arbor Affordable Housing Corporation Board approves submission of the 990 to the IRS for the fiscal year of July 1, 2021 to June 30, 2022.

**Return of Organization Exempt From Income Tax**  
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

OMB No. 1545-0047

**2021**  
Open to Public Inspection

Do not enter social security numbers on this form as it may be made public.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**A For the 2021 calendar year, or tax year beginning 07/01/21, and ending 06/30/22**

<b>B</b> Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<b>C</b> Name of organization <p style="text-align: center;"><b>ANN ARBOR AFFORDABLE HOUSING CORP</b></p> Doing business as <b>LURIE TERRACE</b> Number and street (or P.O. box if mail is not delivered to street address) <b>2000 S INDUSTRIAL HWY</b> Room/suite City or town, state or province, country, and ZIP or foreign postal code <p style="text-align: center;"><b>ANN ARBOR MI 48104</b></p>	<b>D</b> Employer identification number <p style="text-align: center;"><b>85-0626336</b></p> <b>E</b> Telephone number <p style="text-align: center;"><b>734-794-6720</b></p> <b>G</b> Gross receipts\$ <b>1,277,787</b>
<b>F</b> Name and address of principal officer: <p style="text-align: center;"><b>JENNIFER HALL</b>  <b>2000 S INDUSTRIAL HWY</b>  <b>ANN ARBOR MI 48104</b></p>		<b>H(a)</b> Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>H(b)</b> Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions
<b>I</b> Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		<b>H(c)</b> Group exemption number ▶
<b>J</b> Website: ▶ <b>WWW.A2GOV.ORG</b>		<b>L</b> Year of formation: <b>2020</b>
<b>K</b> Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		<b>M</b> State of legal domicile: <b>MI</b>

**Part I Summary**

<b>Activities &amp; Governance</b>	<b>1</b> Briefly describe the organization's mission or most significant activities: <p style="text-align: center;"><b>See Schedule O</b></p>																			
	<b>2</b> Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.																			
	<b>3</b> Number of voting members of the governing body (Part VI, line 1a)	<b>7</b>																		
	<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)	<b>7</b>																		
	<b>5</b> Total number of individuals employed in calendar year 2021 (Part V, line 2a)	<b>0</b>																		
	<b>6</b> Total number of volunteers (estimate if necessary)	<b>0</b>																		
	<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12	<b>0</b>																		
	<b>b</b> Net unrelated business taxable income from Form 990-T, Part I, line 11	<b>0</b>																		
<b>Revenue</b>		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Prior Year</th> <th style="text-align: center;">Current Year</th> </tr> </thead> <tbody> <tr> <td><b>8</b> Contributions and grants (Part VIII, line 1h)</td> <td style="text-align: right;">1,136,745</td> <td style="text-align: right;">227,367</td> </tr> <tr> <td><b>9</b> Program service revenue (Part VIII, line 2g)</td> <td style="text-align: right;">359,604</td> <td style="text-align: right;">1,049,462</td> </tr> <tr> <td><b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)</td> <td style="text-align: right;">159</td> <td style="text-align: right;">958</td> </tr> <tr> <td><b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> <tr> <td><b>12</b> Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)</td> <td style="text-align: right;">1,496,508</td> <td style="text-align: right;">1,277,787</td> </tr> </tbody> </table>		Prior Year	Current Year	<b>8</b> Contributions and grants (Part VIII, line 1h)	1,136,745	227,367	<b>9</b> Program service revenue (Part VIII, line 2g)	359,604	1,049,462	<b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)	159	958	<b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0	<b>12</b> Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,496,508	1,277,787
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**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

<b>Sign Here</b>	Signature of officer <p style="text-align: center;"><b>JENNIFER HALL</b></p> Type or print name and title	Date <p style="text-align: center;"><b>EXECUTIVE DIRECTOR</b></p>
<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>STEVEN G BRADLEY, CPA</b>	Preparer's signature <b>STEVEN G BRADLEY, CPA</b>
	Date <b>02/21/23</b>	Check <input type="checkbox"/> if self-employed PTIN <b>P00128873</b>
	Firm's name ▶ <b>Boge, Wybenga &amp; Bradley, P.C.</b>	Firm's EIN ▶ <b>38-2608510</b>
	Firm's address ▶ <b>215 North Main Street</b> <b>Mt. Pleasant, MI 48858</b>	Phone no. <b>989-772-1730</b>

May the IRS discuss this return with the preparer shown above? See instructions  Yes  No

**Part III Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III

**1** Briefly describe the organization's mission:

**See Schedule O**

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?  Yes  No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services?  Yes  No

If "Yes," describe these changes on Schedule O.

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

**4a** (Code: ) (Expenses \$ **1,091,893** including grants of\$ ) (Revenue \$ **1,049,462** )

**TO PROVIDE LOW INCOME HOUSING TO THE CITIZENS OF ANN ARBOR.**

**4b** (Code: ) (Expenses \$ including grants of\$ ) (Revenue \$ )

**N/A**

**4c** (Code: ) (Expenses \$ including grants of\$ ) (Revenue \$ )

**N/A**

**4d** Other program services (Describe on Schedule O.)

(Expenses \$ **169,912** including grants of\$ ) (Revenue \$ )

**4e** Total program service expenses **1,261,805**

**Part IV Checklist of Required Schedules**

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4	<b>Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

**Part IV Checklist of Required Schedules (continued)**

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a	<b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
b	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
36	<b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? <b>Note:</b> All Form 990 filers are required to complete Schedule O.		X

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		X



<b>Part V Statements Regarding Other IRS Filings and Tax Compliance</b> <i>(continued)</i>		Yes	No		
<b>2a</b>	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	<b>2a</b>	0		
<b>b</b>	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <b>Note:</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. See instructions.	<b>2b</b>			
<b>3a</b>	Did the organization have unrelated business gross income of \$1,000 or more during the year?	<b>3a</b>			X
<b>b</b>	If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation on Schedule O</i>	<b>3b</b>			
<b>4a</b>	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	<b>4a</b>			X
<b>b</b>	If "Yes," enter the name of the foreign country ▶ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
<b>5a</b>	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	<b>5a</b>			X
<b>b</b>	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	<b>5b</b>			X
<b>c</b>	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	<b>5c</b>			
<b>6a</b>	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	<b>6a</b>			X
<b>b</b>	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	<b>6b</b>			
<b>7</b>	<b>Organizations that may receive deductible contributions under section 170(c).</b>				
<b>a</b>	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	<b>7a</b>			
<b>b</b>	If "Yes," did the organization notify the donor of the value of the goods or services provided?	<b>7b</b>			
<b>c</b>	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	<b>7c</b>			
<b>d</b>	If "Yes," indicate the number of Forms 8282 filed during the year	<b>7d</b>			
<b>e</b>	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	<b>7e</b>			
<b>f</b>	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	<b>7f</b>			
<b>g</b>	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	<b>7g</b>			
<b>h</b>	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	<b>7h</b>			
<b>8</b>	<b>Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	<b>8</b>			
<b>9</b>	<b>Sponsoring organizations maintaining donor advised funds.</b>				
<b>a</b>	Did the sponsoring organization make any taxable distributions under section 4966?	<b>9a</b>			
<b>b</b>	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	<b>9b</b>			
<b>10</b>	<b>Section 501(c)(7) organizations.</b> Enter:				
<b>a</b>	Initiation fees and capital contributions included on Part VIII, line 12	<b>10a</b>			
<b>b</b>	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	<b>10b</b>			
<b>11</b>	<b>Section 501(c)(12) organizations.</b> Enter:				
<b>a</b>	Gross income from members or shareholders	<b>11a</b>			
<b>b</b>	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	<b>11b</b>			
<b>12a</b>	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?	<b>12a</b>			
<b>b</b>	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	<b>12b</b>			
<b>13</b>	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>				
<b>a</b>	Is the organization licensed to issue qualified health plans in more than one state? <b>Note:</b> See the instructions for additional information the organization must report on Schedule O.	<b>13a</b>			
<b>b</b>	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	<b>13b</b>			
<b>c</b>	Enter the amount of reserves on hand	<b>13c</b>			
<b>14a</b>	Did the organization receive any payments for indoor tanning services during the tax year?	<b>14a</b>			X
<b>b</b>	If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation on Schedule O</i>	<b>14b</b>			
<b>15</b>	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	<b>15</b>			X
<b>16</b>	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	<b>16</b>			X
<b>17</b>	<b>Section 501(c)(21) organizations.</b> Did the trust, any disqualified person, or mine operator engage in activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	<b>17</b>			

**Part VI Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI

**Section A. Governing Body and Management**

		Yes	No
<b>1a</b>	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
<b>1b</b>	Enter the number of voting members included on line 1a, above, who are independent		
<b>2</b>	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		<b>X</b>
<b>3</b>	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		<b>X</b>
<b>4</b>	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		<b>X</b>
<b>5</b>	Did the organization become aware during the year of a significant diversion of the organization's assets?		<b>X</b>
<b>6</b>	Did the organization have members or stockholders?		<b>X</b>
<b>7a</b>	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		<b>X</b>
<b>7b</b>	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		<b>X</b>
<b>8</b>	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
<b>8a</b>	The governing body?	<b>X</b>	
<b>8b</b>	Each committee with authority to act on behalf of the governing body?	<b>X</b>	
<b>9</b>	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O.		<b>X</b>

**Section B. Policies** (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
<b>10a</b>	Did the organization have local chapters, branches, or affiliates?		<b>X</b>
<b>10b</b>	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
<b>11a</b>	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	<b>X</b>	
<b>11b</b>	Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
<b>12a</b>	Did the organization have a written conflict of interest policy? If "No," go to line 13		<b>X</b>
<b>12b</b>	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?		
<b>12c</b>	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done		
<b>13</b>	Did the organization have a written whistleblower policy?	<b>X</b>	
<b>14</b>	Did the organization have a written document retention and destruction policy?		<b>X</b>
<b>15</b>	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
<b>15a</b>	The organization's CEO, Executive Director, or top management official		<b>X</b>
<b>15b</b>	Other officers or key employees of the organization		<b>X</b>
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.		
<b>16a</b>	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		<b>X</b>
<b>16b</b>	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

**Section C. Disclosure**

- 17** List the states with which a copy of this Form 990 is required to be filed **None**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
 Own website  Another's website  Upon request  Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **▶**

**ULLI RAAK**  
**ANN ARBOR**

**2000 S INDUSTRIAL HWY**

**MI 48104**

**734-794-6720**

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

**1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) <b>THIERRY BATALONGA</b> ..... <b>BOARD MEMBER</b>	0.00 0.00	X						0	0	0
(2) <b>DEANNA BOER</b> ..... <b>BOARD MEMBER</b>	0.00 0.00	X						0	0	0
(3) <b>DR. STEVEN DANIELS</b> ..... <b>BOARD MEMBER</b>	0.00 0.00	X						0	0	0
(4) <b>JENNIFER HALL</b> ..... <b>EXECUTIVE DIRECTOR</b>	0.00 0.00	X		X				0	0	0
(5) <b>PATRICIA JENKINS</b> ..... <b>BOARD MEMBER</b>	0.00 0.00	X						0	0	0
(6) <b>DR. LEE MEADOWS</b> ..... <b>BOARD CHAIR</b>	0.00 0.00	X						0	0	0
(7) <b>ULLI RAAK</b> ..... <b>FINANCE DIRECTOR</b>	0.00 0.00	X		X				0	0	0
(8)										
(9)										
(10)										
(11)										

**Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			

<b>1b Subtotal</b> .....	▶			
<b>c Total from continuation sheets to Part VII, Section A</b> .....	▶			
<b>d Total (add lines 1b and 1c)</b> .....	▶			

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ▶ **0**

	Yes	No
<b>3</b> Did the organization list any <b>former</b> officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i> .....		<b>X</b>
<b>4</b> For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i> .....		<b>X</b>
<b>5</b> Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i> .....		<b>X</b>

**Section B. Independent Contractors**

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

**2** Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ▶ **0**

**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1a</b> Federated campaigns	<b>1a</b>				
	<b>b</b> Membership dues	<b>1b</b>				
	<b>c</b> Fundraising events	<b>1c</b>				
	<b>d</b> Related organizations	<b>1d</b>				
	<b>e</b> Government grants (contributions)	<b>1e</b>	220,735			
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above	<b>1f</b>	6,632			
	<b>g</b> Noncash contributions included in lines 1a-1f	<b>1g</b>	\$			
	<b>h Total.</b> Add lines 1a-1f		227,367			
	<b>Program Service Revenue</b>	<b>2a</b> RENTAL INCOME	Business Code 531110	1,049,462		1,049,462
<b>b</b>						
<b>c</b>						
<b>d</b>						
<b>e</b>						
<b>f</b> All other program service revenue						
<b>g Total.</b> Add lines 2a-2f			1,049,462			
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts)		958	958		
	<b>4</b> Income from investment of tax-exempt bond proceeds					
	<b>5</b> Royalties					
	<b>6a</b> Gross rents	(i) Real				
		(ii) Personal				
		<b>6a</b>				
	<b>b</b> Less: rental expenses	<b>6b</b>				
	<b>c</b> Rental inc. or (loss)	<b>6c</b>				
	<b>d</b> Net rental income or (loss)					
	<b>7a</b> Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
		<b>7a</b>				
	<b>b</b> Less: cost or other basis and sales exps.	<b>7b</b>				
	<b>c</b> Gain or (loss)	<b>7c</b>				
	<b>d</b> Net gain or (loss)					
<b>8a</b> Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18	<b>8a</b>					
	<b>b</b> Less: direct expenses	<b>8b</b>				
	<b>c</b> Net income or (loss) from fundraising events					
<b>9a</b> Gross income from gaming activities. See Part IV, line 19	<b>9a</b>					
	<b>b</b> Less: direct expenses	<b>9b</b>				
	<b>c</b> Net income or (loss) from gaming activities					
<b>10a</b> Gross sales of inventory, less returns and allowances	<b>10a</b>					
	<b>b</b> Less: cost of goods sold	<b>10b</b>				
	<b>c</b> Net income or (loss) from sales of inventory					
<b>Miscellaneous Revenue</b>	<b>11a</b>	Business Code				
	<b>b</b>					
	<b>c</b>					
	<b>d</b> All other revenue					
	<b>e Total.</b> Add lines 11a-11d					
<b>12 Total revenue.</b> See instructions		1,277,787	958	0	1,049,462	

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

<b>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</b>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22				
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
<b>4</b> Benefits paid to or for members				
<b>5</b> Compensation of current officers, directors, trustees, and key employees				
<b>6</b> Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
<b>7</b> Other salaries and wages				
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
<b>9</b> Other employee benefits				
<b>10</b> Payroll taxes				
<b>11</b> Fees for services (nonemployees):				
<b>a</b> Management	61,068	61,068		
<b>b</b> Legal				
<b>c</b> Accounting	13,500	13,500		
<b>d</b> Lobbying				
<b>e</b> Professional fundraising services. See Part IV, line 7				
<b>f</b> Investment management fees				
<b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)	20	20		
<b>12</b> Advertising and promotion				
<b>13</b> Office expenses	35,965	35,965		
<b>14</b> Information technology				
<b>15</b> Royalties				
<b>16</b> Occupancy	145,583	145,583		
<b>17</b> Travel				
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials				
<b>19</b> Conferences, conventions, and meetings				
<b>20</b> Interest	99,292	99,292		
<b>21</b> Payments to affiliates				
<b>22</b> Depreciation, depletion, and amortization	169,912	169,912		
<b>23</b> Insurance	87,580	87,580		
<b>24</b> Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
<b>a</b> <b>CONTRACT LABOR</b>	313,647	313,647		
<b>b</b> <b>CONTRACTS</b>	244,745	244,745		
<b>c</b> <b>SUPPLIES</b>	67,488	67,488		
<b>d</b> <b>SNOW REMOVAL</b>	11,995	11,995		
<b>e</b> All other expenses	11,010	11,010		
<b>25</b> Total functional expenses. Add lines 1 through 24e	1,261,805	1,261,805	0	0
<b>26</b> Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing	<b>1,700,244</b>	<b>1</b>	<b>1,278,022</b>
	<b>2</b> Savings and temporary cash investments		<b>2</b>	
	<b>3</b> Pledges and grants receivable, net		<b>3</b>	
	<b>4</b> Accounts receivable, net	<b>15,177</b>	<b>4</b>	<b>13,461</b>
	<b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		<b>6</b>	
	<b>7</b> Notes and loans receivable, net		<b>7</b>	
	<b>8</b> Inventories for sale or use		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges	<b>10,714</b>	<b>9</b>	<b>43,160</b>
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	<b>10a</b> <b>4,468,900</b>		
	<b>b</b> Less: accumulated depreciation	<b>10b</b> <b>208,269</b>	<b>10c</b>	<b>4,260,631</b>
	<b>11</b> Investments—publicly traded securities		<b>11</b>	
	<b>12</b> Investments—other securities. See Part IV, line 11		<b>12</b>	
	<b>13</b> Investments—program-related. See Part IV, line 11		<b>13</b>	
	<b>14</b> Intangible assets	<b>290,383</b>	<b>14</b>	<b>282,006</b>
	<b>15</b> Other assets. See Part IV, line 11		<b>15</b>	<b>174,408</b>
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 33)	<b>6,019,784</b>	<b>16</b>	<b>6,051,688</b>	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses	<b>84,911</b>	<b>17</b>	<b>397,830</b>
	<b>18</b> Grants payable		<b>18</b>	
	<b>19</b> Deferred revenue	<b>7,585</b>	<b>19</b>	<b>18,306</b>
	<b>20</b> Tax-exempt bond liabilities		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties		<b>23</b>	
	<b>24</b> Unsecured notes and loans payable to unrelated third parties		<b>24</b>	
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	<b>4,756,649</b>	<b>25</b>	<b>4,448,931</b>
	<b>26 Total liabilities.</b> Add lines 17 through 25	<b>4,849,145</b>	<b>26</b>	<b>4,865,067</b>
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions	<b>1,170,639</b>	<b>27</b>	<b>1,186,621</b>
	<b>28</b> Net assets with donor restrictions		<b>28</b>	
	<b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building, or equipment fund		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds		<b>31</b>	
<b>32</b> Total net assets or fund balances	<b>1,170,639</b>	<b>32</b>	<b>1,186,621</b>	
<b>33</b> Total liabilities and net assets/fund balances	<b>6,019,784</b>	<b>33</b>	<b>6,051,688</b>	

**Part XI Reconciliation of Net Assets**

Check if Schedule O contains a response or note to any line in this Part XI

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	<b>1,277,787</b>
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	<b>1,261,805</b>
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	<b>15,982</b>
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	<b>4</b>	<b>1,170,639</b>
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain on Schedule O)	<b>9</b>	
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	<b>10</b>	<b>1,186,621</b>

**Part XII Financial Statements and Reporting**

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
<b>1</b> Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
<b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		<b>X</b>
<b>b</b> Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		<b>X</b>
<b>c</b> If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.		
<b>3a</b> As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		
<b>b</b> If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		



**SCHEDULE A  
(Form 990)**

**Public Charity Status and Public Support**

OMB No. 1545-0047

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

**2021**

Department of the Treasury  
Internal Revenue Service

▶ **Attach to Form 990 or Form 990-EZ.**

**Open to Public  
Inspection**

▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

Name of the organization

**ANN ARBOR AFFORDABLE HOUSING CORP**

Employer identification number

**85-0626336**

**Part I Reason for Public Charity Status.** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1  A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2  A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3  A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4  A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: .....
- 5  An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6  A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7  An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8  A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9  An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: .....
- 10  An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11  An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12  An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
  - a  **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
  - b  **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
  - c  **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
  - d  **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
  - e  Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
  - f Enter the number of supported organizations .....
  - g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A)						
(B)						
(C)						
(D)						
(E)						
<b>Total</b>						

**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**  
 (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
<b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>4 Total.</b> Add lines 1 through 3						
<b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
<b>6 Public support.</b> Subtract line 5 from line 4.						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>7</b> Amounts from line 4						
<b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
<b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on						
<b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
<b>11 Total support.</b> Add lines 7 through 10						

**12** Gross receipts from related activities, etc. (see instructions) 12

**13 First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ►

**Section C. Computation of Public Support Percentage**

<b>14</b> Public support percentage for 2021 (line 6, column (f) divided by line 11, column (f))	<b>14</b>	%
<b>15</b> Public support percentage from 2020 Schedule A, Part II, line 14	<b>15</b>	%

**16a 33 1/3% support test—2021.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

**b 33 1/3% support test—2020.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

**17a 10%-facts-and-circumstances test—2021.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here**. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ►

**b 10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here**. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ►

**18 Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ►

**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")				1,136,745	227,367	1,364,112
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose				159	958	1,117
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513				359,604	1,049,462	1,409,066
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6 Total.</b> Add lines 1 through 5				1,496,508	1,277,787	2,774,295
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
<b>c</b> Add lines 7a and 7b						
<b>8 Public support.</b> (Subtract line 7c from line 6.)						2,774,295

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
<b>9</b> Amounts from line 6				1,496,508	1,277,787	2,774,295
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
<b>c</b> Add lines 10a and 10b						
<b>11</b> Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)				1,496,508	1,277,787	2,774,295
<b>14 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> ▶ <input type="checkbox"/>						

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f))	<b>15</b>	100.00 %
<b>16</b> Public support percentage from 2020 Schedule A, Part III, line 15	<b>16</b>	100.00 %

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for <b>2021</b> (line 10c, column (f), divided by line 13, column (f))	<b>17</b>	%
<b>18</b> Investment income percentage from <b>2020</b> Schedule A, Part III, line 17	<b>18</b>	%

- 19a 33 1/3% support tests—2021.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶
- b 33 1/3% support tests—2020.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶

**Part IV Supporting Organizations**

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
3b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
3c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
4b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
4c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
5b	<b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
5c	<b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
9b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
9c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
10b	Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

**Part IV Supporting Organizations (continued)**

	Yes	No
<b>11</b> Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b> A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?		
<b>b</b> A family member of a person described on line 11a above?		
<b>c</b> A 35% controlled entity of a person described on line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		
<b>11a</b>		
<b>11b</b>		
<b>11c</b>		

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		
<b>1</b>		
<b>2</b>		

**Section C. Type II Supporting Organizations**

	Yes	No
<b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		
<b>1</b>		

**Section D. All Type III Supporting Organizations**

	Yes	No
<b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
<b>3</b> By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
<b>1</b>		
<b>2</b>		
<b>3</b>		

**Section E. Type III Functionally Integrated Supporting Organizations**

<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
<b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
<b>2</b> Activities Test. Answer lines 2a and 2b below.		
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
<b>b</b> Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
<b>3</b> Parent of Supported Organizations. Answer lines 3a and 3b below.		
<b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No," provide details in Part VI.</i>		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
<b>2a</b>		
<b>2b</b>		
<b>3a</b>		
<b>3b</b>		

**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

- 1  Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in **Part VI**). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

<b>Section A – Adjusted Net Income</b>		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	<b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)	8	
<b>Section B – Minimum Asset Amount</b>		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	<b>Discount</b> claimed for blockage or other factors (explain in detail in <b>Part VI</b> ):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	
<b>Section C – Distributable Amount</b>			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations** *(continued)*

Section D – Distributions	Current Year
<b>1</b> Amounts paid to supported organizations to accomplish exempt purposes	
<b>2</b> Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
<b>3</b> Administrative expenses paid to accomplish exempt purposes of supported organizations	
<b>4</b> Amounts paid to acquire exempt-use assets	
<b>5</b> Qualified set-aside amounts (prior IRS approval required— <i>provide details in Part VI</i> )	
<b>6</b> Other distributions ( <i>describe in Part VI</i> ). See instructions.	
<b>7 Total annual distributions.</b> Add lines 1 through 6.	
<b>8</b> Distributions to attentive supported organizations to which the organization is responsive ( <i>provide details in Part VI</i> ). See instructions.	
<b>9</b> Distributable amount for 2021 from Section C, line 6	
<b>10</b> Line 8 amount divided by line 9 amount	

Section E – Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2021	(iii) Distributable Amount for 2021
<b>1</b> Distributable amount for 2021 from Section C, line 6			
<b>2</b> Underdistributions, if any, for years prior to 2021 (reasonable cause required— <i>explain in Part VI</i> ). See instructions.			
<b>3</b> Excess distributions carryover, if any, to 2021			
<b>a</b> From 2016 .....			
<b>b</b> From 2017 .....			
<b>c</b> From 2018 .....			
<b>d</b> From 2019 .....			
<b>e</b> From 2020 .....			
<b>f Total</b> of lines 3a through 3e			
<b>g</b> Applied to underdistributions of prior years			
<b>h</b> Applied to 2021 distributable amount			
<b>i</b> Carryover from 2016 not applied (see instructions)			
<b>j</b> Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
<b>4</b> Distributions for 2021 from Section D, line 7: \$			
<b>a</b> Applied to underdistributions of prior years			
<b>b</b> Applied to 2021 distributable amount			
<b>c</b> Remainder. Subtract lines 4a and 4b from line 4.			
<b>5</b> Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>6</b> Remaining underdistributions for 2021 Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
<b>7 Excess distributions carryover to 2022.</b> Add lines 3j and 4c.			
<b>8</b> Breakdown of line 7:			
<b>a</b> Excess from 2017 .....			
<b>b</b> Excess from 2018 .....			
<b>c</b> Excess from 2019 .....			
<b>d</b> Excess from 2020 .....			
<b>e</b> Excess from 2021 .....			





SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization

ANN ARBOR AFFORDABLE HOUSING CORP

Employer identification number

85-0626336

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate values, and yes/no questions about donor advisement.

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include purpose of easements, total number of easements, and monitoring details.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include reporting requirements for art and historical treasures.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)**

**3** Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

- a**  Public exhibition
- b**  Scholarly research
- c**  Preservation for future generations
- d**  Loan or exchange program
- e**  Other .....

**4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

**5** During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

**Part IV Escrow and Custodial Arrangements.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

**1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No

**b** If "Yes," explain the arrangement in Part XIII and complete the following table:

- c** Beginning balance .....
- d** Additions during the year .....
- e** Distributions during the year .....
- f** Ending balance .....

	Amount
<b>1c</b>	
<b>1d</b>	
<b>1e</b>	
<b>1f</b>	

**2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No

**b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

**Part V Endowment Funds.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
<b>1a</b> Beginning of year balance .....					
<b>b</b> Contributions .....					
<b>c</b> Net investment earnings, gains, and losses .....					
<b>d</b> Grants or scholarships .....					
<b>e</b> Other expenditures for facilities and programs .....					
<b>f</b> Administrative expenses .....					
<b>g</b> End of year balance .....					

**2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a** Board designated or quasi-endowment ▶ ..... %
- b** Permanent endowment ▶ ..... %
- c** Term endowment ▶ ..... %

The percentages on lines 2a, 2b, and 2c should equal 100%.

**3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i)** Unrelated organizations .....
- (ii)** Related organizations .....

	Yes	No
<b>3a(i)</b>		
<b>3a(ii)</b>		
<b>3b</b>		

**b** If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? .....

**4** Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
<b>1a</b> Land .....		<b>434,000</b>		<b>434,000</b>
<b>b</b> Buildings .....				
<b>c</b> Leasehold improvements .....				
<b>d</b> Equipment .....				
<b>e</b> Other .....		<b>4,034,900</b>	<b>208,269</b>	<b>3,826,631</b>
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				<b>4,260,631</b>

**Part VII Investments – Other Securities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

**Part VIII Investments – Program Related.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 13.)		

**Part IX Other Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

**Part X Other Liabilities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) <b>MORTGAGE PAYABLE</b>	<b>4,373,741</b>
(3) <b>TENANTS DEPOSITS HELD</b>	<b>73,925</b>
(4) <b>LONG-TERM COMPENSATED ABSENCES</b>	<b>1,265</b>
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.)	<b>4,448,931</b>

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII





**SCHEDULE O  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2021**

**Open to Public  
Inspection**

Name of the organization

**ANN ARBOR AFFORDABLE HOUSING CORP**

Employer identification number

**85-0626336**

**Form 990 - Organization's Mission**

TO RELIEVE A SHORTAGE OF DECENT, SAFE AND SANITARY HOUSING FOR PERSONS OF  
LOW INCOME, INCLUDING FAMILIES AND ELDERLY, HANDICAPPED OR DISABLED  
PERSONS, IN THE CITY OF ANN ARBOR, MICHIGAN AND TO PROMOTE AND ADVANCE  
DECENT, SAFE AND SANITARY HOUSING FOR SAID PERSONS BY, AMONG OTHER THINGS,  
FINANCING HOUSING PROJECTS APPROVED BY THE MEMBER THAT ARE USABLE FOR  
PUBLIC HOUSING PURPOSES OR OTHER CHARITABLE PURPOSES NOT INCONSISTENT. ALSO  
TO ENGAGE IN OR ASSIST IN THE DEVELOPMENT, FINANCING OR OPERATION, AND  
CARRYING OUT OR ASSISTING IN CARRYING OUT SUCH LOW INCOME HOUSING PROJECTS,  
AND FUNCTION WITHIN THE MEANING OF SECTION 3(6) OF THE UNITED STATES  
HOUSING ACT OF 1937, AS AMENDED, AS AN INSTRUMENTALITY OF THE MEMBER.

**Form 990, Part III, Line 4d - All Other Accomplishments**

TO PROVIDE LOW INCOME HOUSING TO THE CITIZENS OF ANN ARBOR.

**Form 990, Part VI, Line 11b - Organization's Process to Review Form 990**

AFTER REVIEWED BY MANAGEMENT, THE RETURN IS PROVIDED TO THE BOARD OF  
DIRECTORS AND PRESENTED/REVIEWED AT THE BOARD OF DIRECTORS MEETING.

**Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation**

No documents available to the public

Form **4562**

Department of the Treasury  
Internal Revenue Service (99)

**Depreciation and Amortization**  
(Including Information on Listed Property)

▶ Attach to your tax return.

▶ Go to [www.irs.gov/Form4562](http://www.irs.gov/Form4562) for instructions and the latest information.

OMB No. 1545-0172

**2021**

Attachment Sequence No. **179**

Name(s) shown on return

**ANN ARBOR AFFORDABLE HOUSING CORP**

Identifying number

**85-0626336**

Business or activity to which this form relates

**Indirect Depreciation**

**Part I Election To Expense Certain Property Under Section 179**

**Note:** If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	<b>1,050,000</b>
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	<b>2,620,000</b>
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the <b>smaller</b> of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2020 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2022. Add lines 9 and 10, less line 12	▶ 13	

**Note:** Don't use Part II or Part III below for listed property. Instead, use Part V.

**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	<b>161,535</b>

**Part III MACRS Depreciation (Don't include listed property. See instructions.)**

**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2021	17	<b>0</b>
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here	▶ <input type="checkbox"/>	

**Section B—Assets Placed in Service During 2021 Tax Year Using the General Depreciation System**

	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a	3-year property						
b	5-year property						
c	7-year property						
d	10-year property						
e	15-year property						
f	20-year property						
g	25-year property			25 yrs.		S/L	
h	Residential rental property			27.5 yrs.	MM	S/L	
i	Nonresidential real property			39 yrs.	MM	S/L	

**Section C—Assets Placed in Service During 2021 Tax Year Using the Alternative Depreciation System**

20a	Class life					S/L	
b	12-year			12 yrs.		S/L	
c	30-year			30 yrs.	MM	S/L	
d	40-year			40 yrs.	MM	S/L	

**Part IV Summary (See instructions.)**

21	Listed property. Enter amount from line 28	21	
22	<b>Total.</b> Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	<b>161,535</b>
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

**For Paperwork Reduction Act Notice, see separate instructions.**

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No
(a) Type of property (list vehicles first) (b) Date placed in service (c) Business/investment use percentage (d) Cost or other basis (e) Basis for depreciation (business/investment use only) (f) Recovery period (g) Method/Convention (h) Depreciation deduction (i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions 25
26 Property used more than 50% in a qualified business use:
27 Property used 50% or less in a qualified business use:
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 28
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 29

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

30 Total business/investment miles driven during the year (don't include commuting miles)
31 Total commuting miles driven during the year
32 Total other personal (noncommuting) miles driven
33 Total miles driven during the year. Add lines 30 through 32
34 Was the vehicle available for personal use during off-duty hours?
35 Was the vehicle used primarily by a more than 5% owner or related person?
36 Is another vehicle available for personal use?
(a) Vehicle 1 (b) Vehicle 2 (c) Vehicle 3 (d) Vehicle 4 (e) Vehicle 5 (f) Vehicle 6

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions.

37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? Yes No
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners
39 Do you treat all use of vehicles by employees as personal use?
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions
Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs (b) Date amortization begins (c) Amortizable amount (d) Code section (e) Amortization period or percentage (f) Amortization for this year
42 Amortization of costs that begins during your 2021 tax year (see instructions):
43 Amortization of costs that began before your 2021 tax year 43 8,377
44 Total. Add amounts in column (f). See the instructions for where to report 44 8,377



85-0626336

## Federal Asset Report

FYE: 6/30/2022

## Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
<b>Other Depreciation:</b>									
1	LURIE TERRACE	3/12/21	434,000			434,000	0 -- Land	0	0
2	LURIE TERRACE	3/12/21	3,498,000			3,498,000	30 MO S/L	38,867	116,600
4	FURNITURE, FIXTURES AND EQUIPMI	3/12/21	118,000			118,000	5 MO S/L	7,867	23,600
5	HOLLOW METAL DOOR REPLACEMENT	1/01/22	9,141			9,141	10 MO S/L	0	457
6	HARMON GLASS DOOR	9/16/21	5,844			5,844	10 MO S/L	0	438
7	BATHROOM RENOVATIONS	6/29/22	5,900			5,900	10 MO S/L	0	0
8	UNIT UPDATES APTS 106.108.123.511.5	3/06/22	66,500			66,500	10 MO S/L	0	2,217
9	INTERIOR LIGHTING UPDATES	3/31/22	74,980			74,980	15 MO S/L	0	1,250
10	UNIT UPDATES APTS 612	6/29/22	5,400			5,400	10 MO S/L	0	0
11	TRASH COMPACTOR	7/27/21	18,775			18,775	5 MO S/L	0	3,442
12	HOT WATER BOILER	5/06/22	14,385			14,385	5 MO S/L	0	480
13	AC ROOF CONDENSER	2/10/22	15,597			15,597	5 MO S/L	0	1,300
14	EXTERIOR LIGHTING PROJECT	2/04/22	44,785			44,785	10 MO S/L	0	1,866
15	PARKING LOT SINKHOLE REPAIR	7/12/21	5,149			5,149	15 MO S/L	0	343
16	PARKING LOT PAVING	8/13/21	26,900			26,900	15 MO S/L	0	1,644
17	RETAINING WALL	8/24/21	14,900			14,900	15 MO S/L	0	828
18	MEDICAL ALERT CONSOLE	1/21/22	33,244			33,244	5 MO S/L	0	2,770
19	TUCKPOINTING PROJECT	9/15/21	77,400			77,400	15 MO S/L	0	4,300
	<b>Total Other Depreciation</b>		<u>4,468,900</u>			<u>4,468,900</u>		<u>46,734</u>	<u>161,535</u>
	<b>Total ACRS and Other Depreciation</b>		<u>4,468,900</u>			<u>4,468,900</u>		<u>46,734</u>	<u>161,535</u>
<b>Amortization:</b>									
3	DEBT ISSUANCE COSTS	3/12/21	293,175			293,175	35 MO Amort	2,792	8,377
			<u>293,175</u>			<u>293,175</u>		<u>2,792</u>	<u>8,377</u>
	<b>Grand Totals</b>		4,762,075			4,762,075		49,526	169,912
	<b>Less: Dispositions and Transfers</b>		0			0		0	0
	<b>Less: Start-up/Org Expense</b>		0			0		0	0
	<b>Net Grand Totals</b>		<u>4,762,075</u>			<u>4,762,075</u>		<u>49,526</u>	<u>169,912</u>

85-0626336

**AMT Asset Report**

FYE: 6/30/2022

**Form 990, Page 1**

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
<b>Other Depreciation:</b>									
1	LURIE TERRACE	3/12/21	0			0	0 HY	0	0
2	LURIE TERRACE	3/12/21	0			0	0 HY	0	0
4	FURNITURE, FIXTURES AND EQUIPMI	3/12/21	0			0	0 HY	0	0
5	HOLLOW METAL DOOR REPLACEMENT	1/01/22	0			0	0 HY	0	0
6	HARMON GLASS DOOR	9/16/21	0			0	0 HY	0	0
7	BATHROOM RENOVATIONS	6/29/22	0			0	0 HY	0	0
8	UNIT UPDATES APTS 106.108.123.511.5	3/06/22	0			0	0 HY	0	0
9	INTERIOR LIGHTING UPDATES	3/31/22	0			0	0 HY	0	0
10	UNIT UPDATES APTS 612	6/29/22	0			0	0 HY	0	0
11	TRASH COMPACTOR	7/27/21	0			0	0 HY	0	0
12	HOT WATER BOILER	5/06/22	0			0	0 HY	0	0
13	AC ROOF CONDENSER	2/10/22	0			0	0 HY	0	0
14	EXTERIOR LIGHTING PROJECT	2/04/22	0			0	0 HY	0	0
15	PARKING LOT SINKHOLE REPAIR	7/12/21	0			0	0 HY	0	0
16	PARKING LOT PAVING	8/13/21	0			0	0 HY	0	0
17	RETAINING WALL	8/24/21	0			0	0 HY	0	0
18	MEDICAL ALERT CONSOLE	1/21/22	0			0	0 HY	0	0
19	TUCKPOINTING PROJECT	9/15/21	0			0	0 HY	0	0
	<b>Total Other Depreciation</b>		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	<b>Total ACRS and Other Depreciation</b>		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	<b>Grand Totals</b>		0			0		0	0
	<b>Less: Dispositions and Transfers</b>		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>
	<b>Net Grand Totals</b>		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>

# Depreciation Adjustment Report

## All Business Activities

<u>Form</u>	<u>Unit</u>	<u>Asset</u>	<u>Description</u>	<u>Tax</u>	<u>AMT</u>	<u>AMT Adjustments/ Preferences</u>
There are no assets that meet the criteria of this report						

Asset	Description	Date In Service	Cost	Tax	AMT
<b>Other Depreciation:</b>					
1	LURIE TERRACE	3/12/21	434,000	0	0
2	LURIE TERRACE	3/12/21	3,498,000	116,600	0
4	FURNITURE, FIXTURES AND EQUIPMENT	3/12/21	118,000	23,600	0
5	HOLLOW METAL DOOR REPLACEMENT (F	1/01/22	9,141	914	0
6	HARMON GLASS DOOR	9/16/21	5,844	585	0
7	BATHROOM RENOVATIONS	6/29/22	5,900	590	0
8	UNIT UPDATES APTS 106.108.123.511.525.706.	7/06/22	66,500	6,650	0
9	INTERIOR LIGHTING UPDATES	3/31/22	74,980	4,998	0
10	UNIT UPDATES APTS 612	6/29/22	5,400	540	0
11	TRASH COMPACTOR	7/27/21	18,775	3,755	0
12	HOT WATER BOILER	5/06/22	14,385	2,877	0
13	AC ROOF CONDENSER	2/10/22	15,597	3,119	0
14	EXTERIOR LIGHTING PROJECT	2/04/22	44,785	4,479	0
15	PARKING LOT SINKHOLE REPAIR	7/12/21	5,149	344	0
16	PARKING LOT PAVING	8/13/21	26,900	1,793	0
17	RETAINING WALL	8/24/21	14,900	993	0
18	MEDICAL ALERT CONSOLE	1/21/22	33,244	6,649	0
19	TUCKPOINTING PROJECT	9/15/21	77,400	5,160	0
	<b>Total Other Depreciation</b>		<u>4,468,900</u>	<u>183,646</u>	<u>0</u>
	<b>Total ACRS and Other Depreciation</b>		<u>4,468,900</u>	<u>183,646</u>	<u>0</u>
<b>Amortization:</b>					
3	DEBT ISSUANCE COSTS	3/12/21	293,175	8,376	0
			<u>293,175</u>	<u>8,376</u>	<u>0</u>
	<b>Grand Totals</b>		<u>4,762,075</u>	<u>192,022</u>	<u>0</u>

Form <b>990</b>	<b>Two Year Comparison Report</b>	<b>2020 &amp; 2021</b>
For calendar year 2021, or tax year beginning <b>07/01/21</b> , ending <b>06/30/22</b>		

Name

Taxpayer Identification Number

**ANN ARBOR AFFORDABLE HOUSING CORP****85-0626336**

		2020	2021	Differences
<b>R e v e n u e</b>	1. Contributions, gifts, grants	330	6,632	6,302
	2. Membership dues and assessments			
	3. Government contributions and grants	1,130,460	220,735	-909,725
	4. Program service revenue	339,797	1,049,462	709,665
	5. Investment income	135	958	823
	6. Proceeds from tax exempt bonds			
	7. Net gain or (loss) from sale of assets other than inventory			
	8. Net income or (loss) from fundraising events			
	9. Net income or (loss) from gaming			
	10. Net gain or (loss) on sales of inventory			
	11. Other revenue			
	<b>12. Total revenue.</b> Add lines 1 through 11	<b>1,470,722</b>	<b>1,277,787</b>	<b>-192,935</b>
<b>E x p e n s e s</b>	13. Grants and similar amounts paid			
	14. Benefits paid to or for members			
	15. Compensation of officers, directors, trustees, etc.			
	16. Salaries, other compensation, and employee benefits			
	17. Professional fundraising fees			
	18. Other professional fees	16,261	74,588	58,327
	19. Occupancy, rent, utilities, and maintenance	41,672	145,583	103,911
	20. Depreciation and Depletion	49,526	169,912	120,386
	21. Other expenses	197,919	871,722	673,803
	<b>22. Total expenses.</b> Add lines 13 through 21	<b>305,378</b>	<b>1,261,805</b>	<b>956,427</b>
	<b>23. Excess or (Deficit).</b> Subtract line 22 from line 12	<b>1,165,344</b>	<b>15,982</b>	<b>-1,149,362</b>
<b>O t h e r I n f o r m a t i o n</b>	<b>24. Total exempt revenue</b>	<b>1,470,722</b>	<b>1,277,787</b>	<b>-192,935</b>
	25. Total unrelated revenue			
	26. Total excludable revenue	339,932	1,050,420	710,488
	27. Total assets	5,798,444	6,051,688	253,244
	28. Total liabilities	4,633,100	4,865,067	231,967
	29. Retained earnings	1,165,344	1,186,621	21,277
	30. Number of voting members of governing body	7	7	
31. Number of independent voting members of governing body	6	7		
32. Number of employees	0	0		
33. Number of volunteers				

**Form 990 Tax Return History 2021**

Name **ANN ARBOR AFFORDABLE HOUSING CORP** Employer Identification Number **85-0626336**

	2017	2018	2019	2020	2021	2022
Contributions, gifts, grants				1,130,790	227,367	
Membership dues						
Program service revenue				339,797	1,049,462	
Capital gain or loss						
Investment income				135	958	
Fundraising revenue (income/loss)						
Gaming revenue (income/loss)						
Other revenue						
<b>Total revenue</b>				<b>1,470,722</b>	<b>1,277,787</b>	
Grants and similar amounts paid						
Benefits paid to or for members						
Compensation of officers, etc.						
Other compensation						
Professional fees				16,261	74,588	
Occupancy costs				41,672	145,583	
Depreciation and depletion				49,526	169,912	
Other expenses				197,919	871,722	
<b>Total expenses</b>				<b>305,378</b>	<b>1,261,805</b>	
<b>Excess or (Deficit)</b>				<b>1,165,344</b>	<b>15,982</b>	
Total exempt revenue				1,470,722	1,277,787	
Total unrelated revenue						
Total excludable revenue				339,932	1,050,420	
Total Assets				5,798,444	6,051,688	
Total Liabilities				4,633,100	4,865,067	
Net Fund Balances				1,165,344	1,186,621	

**Federal Statements**

**Taxable Interest on Investments**

<u>Description</u>	<u>Amount</u>	<u>Unrelated Business</u>	<u>Exclusion Code</u>	<u>Postal Code</u>	<u>Acquired after 6/30/75</u>	<u>US Obs (\$ or %)</u>
ESCROW INTEREST INCOME	\$ 958					
Total	<u>\$ 958</u>					

**Federal Statements**

**Form 990, Part IX, Line 11g - Other Fees for Service (Non-employee)**

Description	Total Expenses	Program Service	Management & General	Fund Raising
MISC TAXES, LICENSES, AND INS	\$ 20	20	\$	\$
Total	\$ 20	20	\$ 0	\$ 0

**Form 990, Part IX, Line 24e - All Other Expenses**

Description	Total Expenses	Program Service	Management & General	Fund Raising
TRASH REMOVAL DELIVERY FEES	\$ 10,595 415	10,595 415	\$	\$
Total	\$ 11,010	11,010	\$ 0	\$ 0



# Federal Statements

ANNA6336 ANN ARBOR AFFORDABLE HOUSING CORP

85-0626336

FYE: 6/30/2022

## Schedule A, Part III, Line 1(e)

Description	Amount
CITY OF ANN ARBOR GRANT	\$ 20,735
GRANT REVENUE	200,000
PUBLIC DONATIONS	3,577
FIRE ESCROW DISTRIBUTION	3,055
Total	<u>\$ 227,367</u>

## Schedule A, Part III, Line 2(e)

Description	Amount
ESCROW INTEREST INCOME	\$ 958
Total	<u>\$ 958</u>

## Schedule A, Part III, Line 3(e)

Description	Amount
RENTAL INCOME	\$ 1,049,462
Total	<u>\$ 1,049,462</u>

## **RESOLUTION FY23-1 AAAHC**

### ***Resolution to Approve the FY22 990 Tax Return for July 1, 2021 to June 30, 2022***

WHEREAS, The Ann Arbor Affordable Housing Corporation (AAAHC) is a 501c3 non-profit organization which must file a form 990 tax return if its revenue is greater than \$25,000 annually;

WHEREAS, Boge, Wybenga & Bradley, P.C., conducted the attached annual 990 audit; and

NOW THEREFORE BE IT RESOLVED THAT, the Ann Arbor Affordable Housing Corporation Board approves submission of the 990 to the IRS for the fiscal year of July 1, 2021 to June 30, 2022.

January 24, 2023

To the Board of Directors  
Ann Arbor Affordable Housing Corporation  
Ann Arbor, MI

We have audited the financial statements of Ann Arbor Affordable Housing Corporation for the year ended June 30, 2022, and we will issue our report thereon dated January 24, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 11, 2022. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Matters

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Ann Arbor Affordable Housing Corporation are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2022. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the useful lives of capital assets is based on their experience with useful lives of similar assets. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

##### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

##### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated January 24, 2023.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Board of Directors and The Ann Arbor Housing Commission and, if appropriate, management of Ann Arbor Affordable Housing Corporation and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Boge, Wybenga & Bradley, PC  
Mt. Pleasant, MI

**Ann Arbor Affordable Housing Corporation  
HUD Project No. 044-11484  
Annual Financial Statements and Auditor's Report  
June 30, 2022**



**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
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**June 30, 2022**

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Daniel J. Boge, CPA  
Herbert L. Wybenga, Retired  
Steven G. Bradley, CPA  
Michael E. Zeien, CPA  
E. Lynn Pohl, Retired



Patrick W. Travis, EA  
Ryan B. Boge, CPA  
Walker T. VanHoose, CPA  
Adam J. House, CPA  
Ramie R. Harrison, CPA  
Nicole L. Wisney, CPA

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Ann Arbor Affordable Housing Corporation  
Ann Arbor, MI

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the accompanying financial statements of Ann Arbor Affordable Housing Corporation ("the Organization") (a nonprofit corporation), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Organization as of June 30, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis as required by the *Consolidated Audit Guide for Audits of HUD Programs* issued by the U.S. Department of Housing and Urban Development, Office Inspector General, and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated January 24, 2023, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.



Mt. Pleasant, MI  
January 24, 2023



**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Financial Position**  
**June 30, 2022**

**ASSETS**

Current assets	
Operating cash	\$ 207,360
Restricted cash - replacement reserve	735,933
Restricted cash - insurance escrow	55,936
Restricted cash - mortgage insurance premium escrow	3,232
Restricted cash - tenants' deposits held in trust	74,213
Restricted cash - other reserves	200,614
Restricted cash - residual receipts	734
Tenant accounts receivable	12,767
Other accounts receivable - Ann Arbor Housing Commission	694
Prepaid expenses	43,160
Construction in progress	<u>174,408</u>
Total current assets	1,509,051
Fixed assets	
Land	525,734
Buildings and improvements	3,743,165
Furniture, fixtures and equipment	200,001
Less: accumulated depreciation	<u>(208,268)</u>
Net fixed assets	<u>4,260,632</u>
Total assets	<u>\$ 5,769,683</u>

See Independent Auditor's Report and Notes to the Financial Statements

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Financial Position**  
**June 30, 2022**

**LIABILITIES AND NET ASSETS**

Current liabilities	
Accounts payable	\$ 51,831
Accrued utilities	19,257
Accrued payroll	106,871
Accrued mortgage interest	8,201
Accrued management fees	3,637
Unearned rental income	18,306
Other accounts payable - Ann Arbor Housing Commission	200,000
Other accrued payables	1,188
Compensated absences	6,846
Current portion of mortgage payable	<u>87,264</u>
Total current liabilities	503,401
Long-term liabilities	
Mortgage payable	4,373,741
Less: debt issuance costs (net)	(282,007)
Less: current portion of mortgage payable	<u>(87,264)</u>
Net long-term liabilities	4,004,470
Other liabilities	
Tenants' deposits held in trust	73,925
Long-term compensated absences	<u>1,265</u>
Total other liabilities	<u>75,190</u>
Total liabilities	4,583,061
Net assets without donor restrictions	<u>1,186,622</u>
Total liabilities and net assets	<u>\$ 5,769,683</u>

See Independent Auditor's Report and Notes to the Financial Statements

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Activities**  
**For the Year Ended June 30, 2022**

Rent revenue	
Net rental revenue	\$ 1,005,861
Revenue from contracts with customers	
Tenant charges	43,601
Other revenue	
Grant income	220,735
Revenue from investments - reserve for replacements	958
Gifts	3,577
Other revenue	<u>3,055</u>
Total other revenue	<u>228,325</u>
Total revenue	1,277,787
Expenses	
Program expenses	
Utilities	145,583
Operating and maintenance	647,729
Taxes and insurance	83,082
Financial	112,187
Depreciation	<u>161,535</u>
Total program expenses	1,150,116
Management and general	
Management fees	61,068
Other office expenses	<u>50,621</u>
Total management and general	111,689
Total expenses	<u>1,261,805</u>
Change in net assets without donor restrictions	<u>\$ 15,982</u>

See Independent Auditor's Report and Notes to the Financial Statements

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Changes in Net Assets**  
**For the Year Ended June 30, 2022**

	Without Donor Restrictions
Net assets at beginning of year	\$ 1,170,640
Change in net assets	<u>15,982</u>
Net assets at end of year	<u>\$ 1,186,622</u>

See Independent Auditor's Report and Notes to the Financial Statements

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Cash Flows**  
**For the Year Ended June 30, 2022**

Cash flows from operating activities	
Rental receipts	\$ 1,018,298
Interest receipts	958
Other operating receipts	<u>470,968</u>
Total receipts	1,490,224
Administrative expenses	(49,880)
Management fee	(62,386)
Utilities	(144,898)
Salaries and wages	(236,640)
Operating and maintenance expenses	(298,117)
Property insurance	(109,397)
Miscellaneous taxes and insurance	(6,131)
Interest on mortgage payable	<u>(103,971)</u>
Total disbursements	<u>(1,011,420)</u>
Net cash from operating activities	478,804
Cash flows from investing activities	
Purchase of fixed assets	(593,308)
Net deposits to residual receipts	<u>(734)</u>
Net cash from investing activities	(594,042)
Cash flows from financing activities	
Payment of fire escrow funds to seller	(216,045)
Principal payments on mortgage payable	(85,324)
Net increase (decrease) in security deposit liability	(7,614)
Net change in long-term compensated absences	<u>1,265</u>
Net cash from financing activities	<u>(307,718)</u>
Net change in cash, cash equivalents and restricted cash	(422,956)
Cash, cash equivalents and restricted cash at beginning of year	<u>1,700,244</u>
Cash, cash equivalents and restricted cash at end of year	<u><u>\$ 1,277,288</u></u>

See Independent Auditor's Report and Notes to the Financial Statements

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Statement of Cash Flows**  
**For the Year Ended June 30, 2022**

Reconciliation of change in net assets without donor restrictions to net cash from operating activities

Change in net assets without donor restrictions	\$ 15,982
Depreciation	161,535
Amortization of debt issuance costs reported as interest expense	8,376
Increase (decrease) in cash due to:	
Tenant accounts receivable	(12,346)
Accounts receivable - HUD	46
Other accounts receivable	14,016
Prepaid expenses	(32,446)
Accounts payable	36,203
Other accrued liabilities	70,843
Accrued mortgage interest	(160)
Unearned rental income	10,721
Other accounts payable - Ann Arbor Housing Commission	<u>206,034</u>
 Net cash from operating activities	 <u>\$ 478,804</u>

## **Notes to the Financial Statements**

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of Ann Arbor Affordable Housing Corporation (“the Organization”) is presented to assist in understanding the Organization's financial statements. The financial statements and notes are representations of the Organization's management, which is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

**Basis of Accounting**

The accompanying financial statements have been prepared on the accrual basis of accounting. Accordingly, revenues are recognized when earned rather than received, and expenses are recognized when incurred rather than paid.

**Nature of Business**

The Organization is organized as a non-profit organization under Section 501(c)(3) of the Internal Revenue Code. The Organization was formed on March 1, 2021 for the purpose of operating certain buildings and improvements located in Ann Arbor, Michigan. The property was financed in part with a mortgage insured under section 223(f) of the National Housing Act. The property consists of 136 units and operates as Lurie Terrace. The Organization's recorded Declaration of Restrictive Covenant (“the Declaration”) requires it to provide affordable housing for seniors aged 62 and older, specifically allocating 40% of its units to tenants with household incomes at or below 60% of Area Median Income (“AMI”) and 60% of its units to tenants with household incomes at or below 80% of AMI. The current tenants of Lurie Terrace at the time of the Organization's purchase were grandfathered in by the Declaration and are permitted to continue residing at the property.

**Cash, Cash Equivalents and Restricted Cash**

For purposes of the statement of cash flows, the Organization considers cash in operating bank accounts, cash on hand, replacement reserves, escrows and tenant deposits held in trust as cash, cash equivalents and restricted cash.

Amounts included in restricted cash represent those required to be set aside by a contractual agreement with the US Department of Housing and Urban Development (“HUD”) and by the State of Michigan for the holding of tenant security deposits.

The following table provides a reconciliation of cash, cash equivalents and restricted cash reported within the balance sheet that sum to the total of the same such amounts shown in the statement of cash flows:

Operating cash	\$ 207,360
Restricted cash - replacement reserve	735,933
Restricted cash - insurance escrow	55,936
Restricted cash - mortgage insurance premium escrow	3,232
Restricted cash - tenants' deposits held in trust	74,213
Restricted cash - other reserves	<u>200,614</u>
Total cash, cash equivalents and restricted cash	<u>\$ 1,277,288</u>

See Independent Auditor's Report



**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Advertising Costs

The Organization expenses advertising costs as they are incurred. There was no advertising expense for the year ended June 30, 2022.

Fixed Assets

Property and equipment are stated at cost and are depreciated over their estimated useful lives of 5 to 40 years using the straight-line method. Major renewals and betterments are capitalized while maintenance, repairs and minor renewals are expensed when incurred. Fixed assets are defined by the Organization as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Accounts Receivable

The Organization charges bad debts to operations as accounts are determined to be uncollectible. No allowance for doubtful accounts has been recorded as it is management's opinion that all receivables will be collected. There was no bad debt expense for the year ended June 30, 2022.

Impairment of Long-Lived Assets

In accordance with FASB ASC 360-10, the Organization reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recovered. If the fair value is less than the carrying amount of an asset, an impairment loss is recognized for the difference. No impairment loss has been recognized for the year ended June 30, 2022.

Real Estate Taxes

The Organization is exempt from paying property taxes as determined by the City of Ann Arbor.

Recognition of Revenue

The Organization derives its revenue from short-term rental housing contracts with private customers. Due to the nature of the Organization's services related to leasing contracts (various tenant charges), the Organization typically accounts for its non-leasing components as a single performance obligation.

The Organization has elected to use the right to invoice practical expedient outlined by FASB ASC 606-10-55-18, under which the Organization recognizes revenue in the amount that it has the right to consideration from a customer that corresponds directly with the value of the Organization's performance completed to date. The Organization feels the services rendered at a point in time best exhibits the satisfaction of the Organization's performance obligations. Under the right to invoice expedient, the Organization recognizes revenue in the amount equal to the consideration it has a right to upon completion of its services. The Organization's contracts do not typically include variable considerations. See Note G for more information regarding revenue.

Costs of Obtaining Contracts with Customers

The Organization has elected to recognize incremental costs of obtaining contracts with customers as an expense when incurred as outlined by FASB ASC 340-40-25-4.

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**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Income Taxes

The Organization is exempt from taxes under Section 501(c)(3) of the Internal Revenue Code.

**NOTE B – RESTRICTED CASH**

Replacement Reserve

The Organization is required to maintain a replacement reserve account to cover future replacement of assets and repairs. The replacement reserve is funded by monthly deposits in an amount determined by the regulatory agreement with HUD.

Required replacement reserve funding for the next five years is as follows:

June 30,	
2023	\$ 47,600
2024	\$ 47,600
2025	\$ 47,600
2026	\$ 47,600
2027	\$ 47,600

Security Deposits

Security deposits are deposited in a savings account. The balances of the account and the corresponding liability at June 30, 2022 were \$74,213 and \$73,925, respectively. The security deposit account was adequately funded at June 30, 2022.

Funded Escrow Deposits

In accordance with the terms of the mortgage note, monthly deposits are made to the mortgagor to maintain escrow accounts for the payments of mortgage insurance and property insurance.

Other Reserves

In accordance with the terms of the escrow agreement for deferred repairs and debt service, money was withheld from the proceeds of the loan to fund a deferred repairs escrow and a debt service escrow. The deferred repairs escrow may only be used for repair work listed in the agreement. The Organization used all funds held in this escrow for repair work during the year ended June 30, 2022. The debt service escrow may only be used for debt service shortfalls or cash deficits. The debt service escrow balance at June 30, 2022 was \$200,614.

In accordance with the terms of the escrow agreement for fire damage repairs, funding was provided at closing by the seller in the name of the Organization. The seller agreed to repair three units of Lurie Terrace that were damaged due to a fire prior to the sale of the property. Per the agreement, the seller is to use its funds to complete the repairs. At such time, the seller's contribution to the fire damage repairs escrow will be refunded to the seller less the amount of lost revenue for the time the three units were not able to be occupied. The seller completed all work and the Organization paid all funds held in this escrow to the seller less lost revenue during the year ended June 30, 2022.

**Ann Arbor Affordable Housing Corporation**  
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**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE C – LONG-TERM LIABILITIES**

Mortgage Payable

The Organization obtained a mortgage on March 1, 2021, which is insured by HUD and is payable to Orix Real Estate Capital in monthly installments of \$15,398, including interest at a rate of 2.25% per annum. The mortgage note matures April 1, 2056 and is secured by land, the building and improvements, furniture and fixtures, site improvements and the escrow accounts of the Organization.

The balance of the mortgage payable at June 30, 2022 was \$4,373,741.

The maturity for the mortgage payable for the next five years and thereafter in the aggregate is as follows:

June 30,		
2023	\$	87,264
2024		89,247
2025		91,276
2026		93,351
2027		95,474
Thereafter		<u>3,917,129</u>
		<u>\$ 4,373,741</u>

Carrying values of the assets, net of accumulated depreciation, securing the mortgage payable at June 30, 2022 were as follows:

Restricted cash - replacement reserve	\$ 735,933
Restricted cash - insurance escrow	55,936
Restricted cash - mortgage insurance premium escrow	3,232
Restricted cash - tenants' deposits held in trust	74,213
Restricted cash - other reserves	200,614
Restricted cash - residual receipts	734
Land	525,734
Buildings and improvements	3,743,165
Furniture, fixtures and equipment	<u>168,534</u>
Total	<u>\$ 5,508,095</u>

Debt Issuance Costs

Debt issuance costs are amortized over the life of the mortgage using the straight-line method. The mortgage payable is shown net of unamortized debt issuance costs. The net debt issuance costs at June 30, 2022 were \$282,007. Amortization of debt issuance costs is reported in the statement of activities as interest expense.

Accrued Compensated Absences

The Organization accrues compensated absences based on the vacation days balance, hourly rate and percentage of time that each Ann Arbor Housing Commission employee works for the Organization. Short-term compensated absences are any vacation hours accrued up to 120 hours and long-term compensated absences are any vacation hours accrued over 120 hours. Ann Arbor Housing Commission employees are limited to using 120 hours per year. The short-term and long-term compensated absences at June 30, 2022 were \$6,846 and \$1,265, respectively.

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE D – RELATED PARTY TRANSACTIONS**

Management Agreement

For the year ended June 30, 2022, the Organization maintained a management agreement with the Ann Arbor Housing Commission. The Organization's accrued management fees at June 30, 2022 were \$3,637. Payments to the Ann Arbor Housing Commission for management services for the year ended June 30, 2022 were \$57,431. Occasionally, the management agent charges some expenses not covered by the management fee to the Organization in accordance with the management agreement.

Employee Agreement

The Ann Arbor Housing Commission prescribes the number, qualifications and duties of the personnel to be employed at Lurie Terrace. The employees involved in the daily operations of the development are employees of the City of Ann Arbor and not of the Organization. The Organization's accrued payroll at June 30, 2022 and payments to the City of Ann Arbor for payroll services for the year ended June 30, 2022, were \$106,871 and \$206,776, respectively.

Other Transactions

Other accounts receivable from the Ann Arbor Housing Commission at June 30, 2022 consisted of \$694 owed to the Organization. The Organization owed \$201,188 to the Ann Arbor Housing Commission at June 30, 2022 for an operating advance loaned to the Organization. The advance is payable back to the Ann Arbor Housing Commission in the year ended June 30, 2023 and is not accruing interest. The Ann Arbor Housing Commission also contributed \$20,435 of grant proceeds to the Organization in the year ended June 30, 2022.

**NOTE E – CONCENTRATION OF CREDIT RISK**

The Organization maintains cash balances at institutions with FDIC insurance coverage limits of \$250,000. The Organization's uninsured cash balance at June 30, 2022 was \$777,509.

**NOTE F – LITIGATION**

The Organization is involved in various lawsuits during the normal course of business, in which most cases are landlord/tenant actions. The Organization, acting as plaintiff, seeks to recover possession of the premises and/or rental monies owed. Management believes that the outcome of these matters will be successful in nearly all cases.

**NOTE G – REVENUE**

Leasing Revenue

The Organization's leasing arrangements consist of short-term operating leases in the low-income housing and market based housing industries. The entirety of the Organization's fixed assets are utilized in the Organization's rental housing activities. This revenue is specifically excluded from FASB ASC 606.

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE G – REVENUE (CONTINUED)**

Revenue from Contracts with Customers

The following table disaggregates contract revenue by service, which the Organization believes best depicts how the nature, amount, timing and uncertainty of its revenue and cash flows are affected by economic factors for the year ended June 30, 2022:

Contract revenue by service	
Parking fees	\$ 31,806
Laundry and vending	7,977
Other tenant charges	<u>3,818</u>
Total	<u>\$ 43,601</u>

Remaining performance obligations represent the transaction price of services yet to be rendered. Under the right to invoice practical expedient, the Organization need not disclose quantitative information regarding remaining performance obligations, as revenue is recognized in an amount directly corresponding with performance completed to date.

**NOTE H – RISK VULNERABILITY**

The Organization is exposed to various risks of loss related to theft of, damage to, and destruction of assets; errors and omissions; injuries to contracted employees and tenants; liabilities; and natural disasters. These risks are covered by insurance purchased from independent third parties. Settled claims for these risks have not exceeded insurance coverage in the past two years.

The Organization's sole asset is Lurie Terrace apartments. The Organization's operations are concentrated in the multifamily real estate market. In addition, the Organization operates in a heavily-regulated environment. The operations of the Organization are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice causing additional administrative burden to comply with the changes.

**NOTE I – LIQUIDITY AND AVAILABILITY**

The Organization's primary source of revenue is rental revenue without donor restrictions. The remainder of revenue consists of miscellaneous income without donor restrictions. The Organization considers all revenue earned to be available to meet cash needs for general expenditures. General expenditures include mortgage and interest payments, reserve and escrow contribution requirements as well as all expenses necessary to facilitate the Organization's operations.

**Ann Arbor Affordable Housing Corporation**  
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**Notes to the Financial Statements**  
**June 30, 2022**

**NOTE I – LIQUIDITY AND AVAILABILITY (CONTINUED)**

The financial assets available for general expenditures within one year are as follows:

Operating cash	\$ 207,360
Tenant accounts receivable	12,767
Other accounts receivable - Ann Arbor Housing Commission	<u>694</u>
Total	<u>\$ 220,821</u>

**NOTE J – SUBSEQUENT EVENTS**

The Organization has evaluated significant events and transactions that occurred through January 24, 2023, which is the date the financial statements were available to be issued, for potential recognition or disclosure in these financial statements. No such significant events or transactions were identified by management of the Organization.

## **Supplementary Information**

**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Supplementary Information**  
**Financial Data Template Reports**  
**Balance Sheet**  
**June 30, 2022**

**ASSETS**

	Current assets	
1120	Cash - operations	\$ 207,360
1130	Tenant accounts receivable	<u>12,767</u>
1130N	Net tenant accounts receivable	12,767
1140	Accounts and notes receivable - operations	
1140 - 005	Other accounts receivable	
	Item description: other accounts receivable - Ann Arbor Housing	
1140 - 010	Commission	
1140 - 020	Amount	694
1200	Prepaid expenses	<u>43,160</u>
1100T	Total current assets	263,981
1191	Restricted cash - tenants' deposits held in trust	74,213
1310	Restricted cash - escrow deposits	59,168
1320	Restricted cash - replacement reserve	735,933
1330	Restricted cash - other reserves	
1330 - 005	Item description: debt service	
1330 - 010	Amount	200,614
1340	Residual receipts reserve	<u>734</u>
1300T	Total deposits	996,449
	Investment in rental properties	
1410	Land and improvements	525,734
1420	Buildings and improvements	3,743,165
1460	Furniture, fixtures and equipment	200,001
1490	Miscellaneous fixed assets	<u>174,408</u>
1400T	Total fixed assets	4,643,308
1495	Less: accumulated depreciation	<u>(208,268)</u>
1400N	Net investment in rental properties	<u>4,435,040</u>
1000T	Total assets	<u>\$ 5,769,683</u>

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**Ann Arbor Affordable Housing Corporation**  
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**Balance Sheet**  
**June 30, 2022**

**LIABILITIES AND NET ASSETS**

	Current liabilities	
2110	Accounts payable	\$ 71,088
2120	Accrued payroll	106,871
2123	Accrued management fees	3,637
2131	Accrued mortgage interest	8,201
2170	Current portion of long-term liabilities	87,264
2210	Prepaid revenue	18,306
2190	Miscellaneous current liabilities	
2190 - 010	Item description: other accounts payable - Ann Arbor Housing Commission, short-term compensated absences and other accrued payables	
2190 - 020	Amount	<u>208,034</u>
2122T	Total current liabilities	503,401
2191	Tenants' deposits held in trust	73,925
	Long-term liabilities	
2320	Mortgage payable (net)	4,286,477
2340	Debt issuance costs	(282,007)
2390	Miscellaneous long-term liabilities	
2390-010	Item description: long-term compensated absences	
2390 - 020	Amount	<u>1,265</u>
2300T	Total long-term liabilities	<u>4,005,735</u>
2000T	Total liabilities	4,583,061
	Net assets	
3131	Net assets without donor restrictions	<u>1,186,622</u>
3130	Total net assets	<u>1,186,622</u>
2033T	Total liabilities and net assets	<u>\$ 5,769,683</u>

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**Ann Arbor Affordable Housing Corporation  
 HUD Project No. 044-11484  
 Supplementary Information  
 Financial Data Template Reports  
 Statement of Activities  
 For the Year Ended June 30, 2022**

	Revenue	
5120	Rent revenue - gross potential	\$ 976,707
5121	Tenant assistance payments	<u>137,340</u>
5100T	Total rent revenue	1,114,047
5220	Vacancies - apartments	(108,185)
5250	Vacancies - rental concessions	<u>(1)</u>
5200T	Total vacancies	<u>(108,186)</u>
5152N	Net rental revenue	1,005,861
5440	Revenue from investments - reserve for replacements	<u>958</u>
5400T	Total financial revenue	958
	Other revenue	
5920	Tenant charges	43,601
5970	Gifts	3,577
5990	Miscellaneous revenue	
5990 - 010	Item description: grant income, lost rent paid by seller	
5990 - 020	Amount	<u>223,790</u>
5900T	Total other revenue	<u>270,968</u>
5000T	Total revenue	1,277,787
	Expenses	
	Administrative	
6310	Office salaries	741
6311	Office expenses	35,965
6320	Management fee	61,068
6350	Audit fee	13,500
6390	Other administrative expenses	
6390 - 010	Item description: delivery fees, food service fees	
6390 - 020	Amount	<u>415</u>
6263T	Total administrative	111,689

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**Ann Arbor Affordable Housing Corporation**  
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**Statement of Activities**  
**For the Year Ended June 30, 2022**

	Utilities	
6450	Electricity	\$ 107,713
6451	Water	35,064
6452	Gas	<u>2,806</u>
6400T	Total utilities	145,583
	Operating and maintenance	
6510	Payroll	312,906
6515	Supplies	67,488
6520	Contracts	244,745
6525	Garbage and trash removal	10,595
6548	Snow removal	<u>11,995</u>
6500T	Total operating and maintenance	647,729
	Taxes and insurance	
6720	Property and liability insurance	76,951
6723	Employee insurance	6,111
6790	Other taxes and insurance	
6790 - 010	Item description: miscellaneous taxes, licenses and insurance	
6790 - 020	Amount	<u>20</u>
6700T	Total taxes and insurance	83,082
	Financial	
6820	Interest	107,669
6850	Mortgage insurance premium	<u>4,518</u>
6800T	Total financial	<u>112,187</u>
6000T	Total cost of operations before depreciation and amortization	<u>1,100,270</u>
5060T	Profit (loss) before depreciation and amortization	177,517
6600	Depreciation	<u>161,535</u>
5060N	Operating income (loss)	<u>15,982</u>
3250	Change in total net assets from operations	<u>\$ 15,982</u>

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**Ann Arbor Affordable Housing Corporation**  
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**Statement of Activities Data**  
**For the Year Ended June 30, 2022**

S1000 - 010	Total mortgage principal payments required during the year.	<u>\$ 85,324</u>
S1000 - 020	Total monthly deposits during the year into the replacement reserve account, as required by the regulatory agreement.	<u>\$ 47,600</u>
S1000 - 030	Replacement reserve releases which are included as expense items on this statement of income.	<u>\$ 175,400</u>

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**Ann Arbor Affordable Housing Corporation  
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 Financial Data Template Reports  
 Statement of Changes in Net Assets  
 For the Year Ended June 30, 2022**

S1100 - 060	Net assets without donor restrictions at beginning of year	\$ 1,170,640
3247	Change in unrestricted net assets from operations	<u>15,982</u>
3131	Net assets without donor restrictions at end of year	<u>\$ 1,186,622</u>
S1100 - 080	Net assets with donor restrictions at beginning of year	\$ -
3249	Change in net assets with donor restrictions from operations	<u>-</u>
3133	Net assets with donor restrictions at end of year	<u>\$ -</u>
S1100 - 050	Total net assets at beginning of year	\$ 1,170,640
3250	Change in total net assets from operations	<u>15,982</u>
3130	Total net assets at end of year	<u>\$ 1,186,622</u>

**Ann Arbor Affordable Housing Corporation  
 HUD Project No. 044-11484  
 Supplementary Information  
 Financial Data Template Reports  
 Statement of Cash Flows  
 For the Year Ended June 30, 2022**

	Cash flows from operating activities	
S1200 - 010	Rental receipts	\$ 1,018,298
S1200 - 020	Interest receipts	958
S1200 - 030	Other operating receipts	<u>470,968</u>
S1200 - 040	Total receipts	1,490,224
S1200 - 050	Administrative expenses	(49,880)
S1200 - 070	Management fee	(62,386)
S1200 - 090	Utilities	(144,898)
S1200 - 100	Salaries and wages	(236,640)
S1200 - 110	Operating and maintenance expenses	(298,117)
S1200 - 140	Property insurance	(109,397)
S1200 - 150	Miscellaneous taxes and insurance	(6,131)
S1200 - 160	Tenant security deposits	(288)
S1200 - 180	Interest on mortgage	<u>(103,971)</u>
S1200 - 230	Total disbursements	(1,011,708)
S1200 - 240	Net cash from operating activities	478,516
	Cash flows from investing activities	
S1200 - 245	Net mortgage escrow deposits	(27,580)
S1200 - 250	Net replacement reserve	127,093
S1200 - 255	Net deposits to other reserves	
S1200 - 256	Item description: fire damage repairs, debt service, deferred repairs	
S1200 - 257	Amount	195,231
S1200-260	Net deposits to residual receipts	(734)
S1200 - 330	Purchase of fixed assets	<u>(593,308)</u>
S1200 - 350	Net cash from investing activities	(299,298)
	Cash flows from financing activities	
S1200 - 360	Principal payments on mortgage	(85,324)
S1200-450	Other financing activities	
S1200-451	Item description: long-term compensated absences accrued	
S1200-452	Amount	<u>1,265</u>
S1200-460	Net cash from financing activities	<u>(84,059)</u>
S1200 - 470	Net change in cash and cash equivalents	95,159
S1200 - 480	Cash and cash equivalents at beginning of year	<u>112,201</u>
S1200T	Cash and cash equivalents at end of year	<u>\$ 207,360</u>

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**Ann Arbor Affordable Housing Corporation**  
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**Financial Data Template Reports**  
**Statement of Cash Flows**  
**For the Year Ended June 30, 2022**

	Reconciliation of change in net assets to net cash from operating activities	
3250	Net income (loss)	\$ 15,982
6600	Depreciation	161,535
6610	Amortization of debt issuance costs reported as interest expense	8,376
S1200 - 490	(Increase) decrease in tenant accounts receivable	(12,346)
S1200 - 500	(Increase) decrease in accounts receivable - HUD	46
S1200 - 500	(Increase) decrease in other accounts receivable	14,016
S1200 - 520	(Increase) decrease in prepaid expenses	(32,446)
S1200 - 530	(Increase) decrease in cash restricted for tenant security deposits	7,326
S1200 - 540	Increase (decrease) in accounts payable	36,203
S1200 - 560	Increase (decrease) in accrued liabilities	70,843
S1200 - 570	Increase (decrease) in accrued mortgage interest payable	(160)
S1200 - 580	Increase (decrease) in security deposits payable	(7,614)
S1200 - 590	Increase (decrease) in prepaid revenue	10,721
S1200 - 600	Increase (decrease) in miscellaneous current liabilities	
S1200 - 601	Item description: other accounts payable - Ann Arbor Housing Commission and compensated absences	
S1200 - 602	Amount	<u>206,034</u>
S1200 - 610	Net cash used by operating activities	<u>\$ 478,516</u>

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**Ann Arbor Affordable Housing Corporation  
 HUD Project No. 044-11484  
 Supplementary Information  
 Financial Data Template Reports  
 Computation of Surplus Cash, Distributions and Residual Receipts  
 For the Year Ended June 30, 2022**

S1300 - 010	Cash	<u>\$ 281,573</u>
S1300-040	Total cash	281,573
	Current obligations:	
S1300 - 050	Accrued mortgage interest payable	8,201
S1300 - 075	Accounts payable due within 30 days	71,088
S1300 - 100	Accrued expenses	110,508
S1300 - 110	Other current obligations	
S1300 - 120	Item description: mortgage principal payment, reserve for replacement deposit and escrow deposits due in the following month, short-term payable to the Ann Arbor Housing Commission	
S1300 - 130	Amount	227,211
2210	Prepaid revenue	18,306
2191	Tenant security deposits payable	<u>73,925</u>
S1300 - 140	Total current obligations	<u>509,239</u>
S1300 - 150	Surplus cash (deficiency)	<u>(227,666)</u>
S1300 - 210	Deposit due residual receipts	<u>\$ (227,666)</u>

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**Ann Arbor Affordable Housing Corporation  
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 Supplementary Information  
 Financial Data Template Reports  
 Schedule of Reserve for Replacements  
 For the Year Ended June 30, 2022**

1320 P	Balance at beginning of year	\$ 863,026
1320 DT	Total monthly deposits	47,600
1320 INT	Interest earned	707
1320 WT	Total withdrawals	<u>(175,400)</u>
1320	Balance at end of year	<u>\$ 735,933</u>

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**Ann Arbor Affordable Housing Corporation  
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Schedule of Residual Receipts  
For the Year Ended June 30, 2022**

1340P	Balance at beginning of year	\$ -
1340DT	Total deposits	<u>734</u>
1340	Balance at end of year	<u><u>\$ 734</u></u>

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**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Supplementary Information**  
**Financial Data Template Reports**  
**Schedule of Changes in Fixed Assets Accounts**  
**For the Year Ended June 30, 2022**

1410P	Land and improvements - beginning balance	\$ 434,000
1410AT	Additions	
1410A - 010	Item description: retaining wall, parking lots and lighting projects	
1410A - 030	Amount	<u>91,734</u>
1410	Land and improvements - ending balance	<u>\$ 525,734</u>
1420P	Buildings and improvements - beginning balance	\$ 3,498,000
1420AT	Additions	
1420A - 010	Item description: apartment updates and door replacements	
1420A - 030	Amount	<u>245,165</u>
1420	Buildings and improvements - ending balance	<u>\$ 3,743,165</u>
1460P	Furniture, fixtures and equipment - beginning balance	\$ 118,000
1460AT	Additions	
1460A - 010	Item description: hot water boiler, medical alert console, trash compactor and AC unit	
1460A - 030	Amount	<u>82,001</u>
1460	Furniture, fixtures and equipment - ending balance	<u>\$ 200,001</u>
1490P	Construction in progress - beginning balance	\$ -
1490AT	Additions	
1490A - 010	Item description: internet WIFI project	
1490A - 030	Amount	<u>174,408</u>
1490	Construction in progress - ending balance	<u>\$ 174,408</u>
1400PT	Total beginning balance for fixed assets	\$ 4,050,000
1400AT	Total asset additions	<u>593,308</u>
1400T	Total fixed assets	<u>\$ 4,643,308</u>
1495P	Accumulated depreciation - beginning balance	\$ (46,733)
6600	Total provisions	<u>(161,535)</u>
1495	Accumulated depreciation - ending balance	<u>\$ (208,268)</u>
1400N	Total net book value	<u>\$ 4,435,040</u>

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**Ann Arbor Affordable Housing Corporation**  
**HUD Project No. 044-11484**  
**Schedule of Expenditures of Federal Awards**  
**For the Year Ended June 30, 2022**

Federal Agency/Cluster/Program Title	Assistance Listing	Federal Expenditures
<b>U.S. Department of Housing and Urban Development</b>		
Direct Program		
Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects	14.155	\$ 4,459,065
Passed through the Ann Arbor Housing Commission		
Section 8 Project-Based Vouchers Cluster		
Section 8 Housing Assistance Payments Program	14.195	<u>137,340</u>
Total federal awards expended		<u>\$ 4,596,405</u>
<b>Reconciliation to the financial statements</b>		
Mortgage payable balance end of the current year		\$ 4,373,741
Current year principal payments		<u>85,324</u>
Mortgage payable balance beginning of current year		4,459,065
Net rental revenue		1,005,861
Less: nonfederal net rental revenue		<u>(868,521)</u>
Section 8 housing assistance payments		<u>137,340</u>
Total federal awards expended		<u>\$ 4,596,405</u>

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of Ann Arbor Affordable Housing Corporation under programs of the federal government for the year ended June 30, 2022. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Ann Arbor Affordable Housing Corporation, it is not intended to and does not present the financial position, changes in net position or cash flows of Ann Arbor Affordable Housing Corporation.

Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Organization did not elect to use the 10% de minimis indirect cost rate.

Subrecipients

None of the federal expenditures presented in the Schedule were provided to subrecipients.

Balance of Loan Outstanding

Ann Arbor Affordable Housing Corporation's total federally-insured loans outstanding at June 30, 2022 were \$4,373,741.

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E. Lynn Pohl, Retired



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON  
AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors  
Ann Arbor Affordable Housing Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Ann Arbor Affordable Housing Corporation ("the Organization") (a nonprofit organization), which comprise the statement of financial position as of June 30, 2022, and the related statements of activities, changes in net assets and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 24, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Organization's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*. The Organization is required to deposit surplus cash into its residual receipts reserve account within 60 days after year-end. The Organization deposited the required \$734 during the current year, but after the 60-day deadline.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Roger Wybenga & Bradley PC*

Mt. Pleasant, MI  
January 24, 2023

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors  
Ann Arbor Affordable Housing Corporation

**Report on Compliance for the Major Federal Program**

***Opinion on the Major Federal Program***

We have audited Ann Arbor Affordable Housing Corporation's ("the Organization") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Organization's major federal program for the year ended June 30, 2022. The Organization's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended June 30, 2022.

***Basis for Opinion on the Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.

**Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Organization's federal programs.

**Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

### **Report on Internal Control over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Mt. Pleasant, MI  
January 24, 2023



**Ann Arbor Affordable Housing Corporation  
 HUD Project No. 044-11484  
 Schedule of Findings and Questioned Costs  
 For the Year Ended June 30, 2022**

**Section I - Summary of Auditor's Results**

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting

- Material weakness(es) identified? \_\_\_\_\_ Yes       X       No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? \_\_\_\_\_ Yes       X       No

Noncompliance material to financial statements noted? \_\_\_\_\_ Yes       X       No

**Federal Awards**

Type of auditors' report issued on compliance for the major program: Unmodified

Internal control over the major program

- Material weakness(es) identified? \_\_\_\_\_ Yes       X       No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? \_\_\_\_\_ Yes       X       No

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133? \_\_\_\_\_ Yes       X       No

**Identification of the major program:**

CFDA Number	Name of Federal Program(s) or Cluster(s)
14.155	Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects

Dollar threshold used to distinguish between type A and type B programs: \$ 750,000

Auditee qualify as a low-risk auditee? \_\_\_\_\_ Yes       X       No

**Ann Arbor Affordable Housing Corporation  
HUD Project No. 044-11484  
Schedule of Findings and Questioned Costs  
For the Year Ended June 30, 2022**

**Section II - Financial Statement Audit Findings**

None

**Section III - Federal Program Audit Findings and Questioned Costs**

None

**Section IV - Prior Year Findings**

2021 – 01                      Significant Deficiency – Audit Adjustments

The Organization's financial statements required material audit adjustments in order to comply with US GAAP. This matter has been resolved in the current year.

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## INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

To the Board of Directors  
Ann Arbor Affordable Housing Corporation

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Ann Arbor Affordable Housing Corporation ("the Organization") is responsible for the accuracy and completeness of the electronic submission.

The Organization has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by the Organization to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by the Organization as of and for the year ended June 30, 2022, and have issued our reports thereon dated January 24, 2023. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated January 24, 2023, was expressed in relation to the basic financial statements of the Organization taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditor's reports, is available in its entirety from the Organization. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

*Roger Wybenga & Bradley PC*

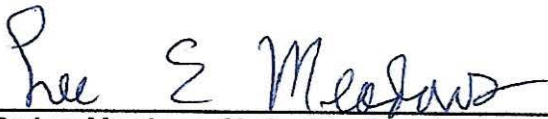
Mt. Pleasant, MI  
January 24, 2023

ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON  
APPLYING AGREED-UPON PROCEDURES

UFRS Rule Information	Hard Copy Documents	Findings
Balance Sheet, Revenue and Expense and Cash Flow Data (account numbers 1120 to 7100T and the S1200 series)	Financial Data Templates (i.e., Supplemental Schedules)	Agrees
Surplus Cash (S1300 series of accounts) Note: Cooperatives are exempt	Financial Data Templates (i.e., Computation of Surplus Cash, Distributions and Residual Receipts (Annual))	Agrees
Footnotes (S3100 series of accounts)	Footnotes to Audited Basic Financial Statements	Agrees
Type of Opinion on the Financial Statements and Auditor Reports (S3400, S3500, and S3600 series of accounts)	Auditor's Reports on the Financial Statements, Compliance, and Internal Control	Agrees
Type of Opinion on Financial Data Templates (i.e., Supplemental Data) (account S3400-100)	Auditor's Supplemental Report on Financial Data Templates	Agrees
Audit Findings Narrative (S3800 series of accounts)	Schedule of Findings and Questioned Costs	Agrees

**Ann Arbor Affordable Housing Corporation  
HUD Project No. 044-11484  
Corporate Officers' Certification  
For the Year Ended June 30, 2022**

We hereby certify that we have examined the accompanying financial statements and supplemental data of Ann Arbor Affordable Housing Corporation, HUD Project No. 044-11484 and, to the best of our knowledge and belief, they represent a true statement of the data set forth therein for the year ended June 30, 2022.



\_\_\_\_\_  
Dr. Lee Meadows, Chair of the Board



\_\_\_\_\_  
Jennifer Hall, Board Member

January 24, 2023

\_\_\_\_\_  
Date

**Ann Arbor Affordable Housing Corporation  
HUD Project No. 044-11484  
Management's Certification  
For the Year Ended June 30, 2022**

I hereby certify that we have examined the accompanying financial statements and supplemental data of Ann Arbor Affordable Housing Corporation, HUD Project No. 044-11484 and, to the best of my knowledge and belief, they represent a true statement of the data set forth therein for the year ended June 30, 2022.



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Jennifer Hall, Executive Director

January 24, 2023

---

Date

Lurie Terrace/AAAHC (lurie)

## Balance Sheet

Period = Jan 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance
<b>1000-00-000</b>	<b>ASSETS</b>	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-55-000	Gen Operating Account - AAAHC - Lurie Terrace	341,253
1111-99-000	Total Unrestricted Cash	<u>341,253</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	75,521
1112-07-000	Cash-Restricted-Repl Reserve	764,492
1112-08-000	Cash-Restricted-Insurance Escrow	64,968
1112-15-000	Cash Restricted-Regions - MIP Reserve	11,396
1112-17-000	Cash Restricted-Residual Receipts Reserve	735
1112-99-000	Total Restricted Cash	<u>917,111</u>
1119-00-000	TOTAL CASH	1,258,364
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	4,113
1129-00-000	A/R-Other	(54)
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>4,059</u>
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	(1,616)
1211-02-000	Prepaid Other	14,838
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>13,223</u>
1300-00-000	TOTAL CURRENT ASSETS	1,275,646
1400-01-000	FIXED ASSETS	
1400-05-000	Land	434,000
1400-05-501	Land Improvements-Cost	91,734
1400-06-000	Buildings	3,590,385
1400-07-000	Dwelling Equipment & Furniture	118,000
1400-08-000	Furniture and Equipment-Admin.	82,001
1400-10-500	Building Improvements	403,126
1400-11-000	Construction In Progress	198,015
1405-01-000	Accum Depreciation-Buildings	(230,617)
1405-01-500	Accum Depreciation-Buildings	(38,866)
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	(7,867)
1405-90-000	TOTAL FIXED ASSETS	<u>4,639,910</u>
1499-00-000	TOTAL NONCURRENT ASSETS	4,639,910
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCE:	<u>5,915,555</u>
2111-00-000	A/P Vendors and Contractors	138,816
2114-00-000	Tenant Security Deposits	73,899
2114-01-000	Security Deposit-Pet	1,350
2119-91-000	Accrued Payable	(267)



2130-00-000	Current Portion of LT Debt	87,264
2135-00-000	Accrued Payroll & Payroll Taxes	(0)
2135-10-000	Accrued Compensated Absences-ST	6,846
2200-00-000	Deferred Revenue	10,000
2240-00-000	Tenant Prepaid Rents	18,049
2299-00-000	TOTAL CURRENT LIABILITIES	<u>335,957</u>
2305-00-000	Accrued Compensated Absences-LT	1,265
2310-10-503	Mortgage Payable - Perm Debt	4,235,812
2310-10-505	Debt Issuance Costs	(293,175)
2310-10-506	Debt Issuance Costs - Acc Amortization	16,054
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>3,959,956</u>
2499-00-000	TOTAL LIABILITIES	<u>4,295,913</u>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	449,002
2809-04-000	Unrestricted Net Assets	1,170,640
2809-99-000	TOTAL RETAINED EARNINGS:	<u>1,619,642</u>
2899-00-000	TOTAL EQUITY	<u>1,619,642</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>5,915,555</u>
9999-99-000	TOTAL OF ALL	-

Lurie Terrace/AAAHC (Lurie)

## Budget Comparison

Period = Jan 2023

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
<b>3100-00-000</b>	<b>TENANT INCOME</b>									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	102,601	89,450	13,151	15	546,520	626,150	(79,630)	(13)	1,073,397
3112-02-000	RAD PBV Housing Assistance Payment	28,657	17,000	11,657	69	183,431	119,000	64,431	54	204,000
3113-00-000	Less: Unpaid Vacancies	(4,781)	(5,322)	541	10	(30,227)	(37,254)	7,027	19	(63,870)
3119-00-000	Total Rental Income	126,477	101,128	25,349	25	699,724	707,896	(8,172)	(1)	1,213,527
<b>3120-00-000</b>	<b>Other Tenant Income</b>									
3120-01-000	Laundry and Vending	765	700	65	9	5,636	4,900	736	15	8,400
3120-03-000	Damages	-	-	-	N/A	30	-	30	N/A	-
3120-04-000	Late Charges	-	-	-	N/A	560	-	560	N/A	-
3120-05-000	Legal Fees - Tenant	-	-	-	N/A	282	500	(218)	(44)	500
3120-06-000	NSF Charges	20	-	20	N/A	60	100	(40)	(40)	100
3120-10-000	Tenant Parking Fees	2,725	2,685	40	1	18,997	18,795	202	1	32,220
3120-12-000	Tenant Medical Alert Charges	493	-	493	N/A	3,634	-	3,634	N/A	-
3129-00-000	Total Other Tenant Income	4,003	3,385	618	18	29,199	24,295	4,904	20	41,220
3199-00-000	NET TENANT INCOME	130,480	104,513	25,967	25	728,923	732,191	(3,268)	(0)	1,254,747
<b>3400-00-000</b>	<b>GRANT INCOME</b>									
3406-00-000	PBV Vacancy Payments	(23,255)	1,343	(24,598)	(1,832)	7,911	9,401	(1,490)	(16)	16,114
3418-00-000	Grant Revenue	120,324	3,333	116,991	3,510	350,324	23,331	326,993	1,402	40,000
<b>3499-00-000</b>	<b>TOTAL GRANT INCOME</b>	<b>97,069</b>	<b>4,676</b>	<b>92,393</b>	<b>1,976</b>	<b>358,235</b>	<b>32,732</b>	<b>325,503</b>	<b>994</b>	<b>56,114</b>
3610-00-000	Investment Income - Unrestricted	212	-	212	N/A	819	140	679	485	140
3670-01-000	Donations	190	300	(110)	(37)	1,944	2,100	(156)	(7)	3,600
<b>3699-00-000</b>	<b>TOTAL OTHER INCOME</b>	<b>190</b>	<b>300</b>	<b>(110)</b>	<b>(37)</b>	<b>1,944</b>	<b>2,100</b>	<b>(156)</b>	<b>(7)</b>	<b>3,600</b>
<b>3999-00-000</b>	<b>TOTAL INCOME</b>	<b>227,951</b>	<b>109,489</b>	<b>118,462</b>	<b>108</b>	<b>####</b>	<b>767,163</b>	<b>322,757</b>	<b>42</b>	<b>####</b>
<b>4000-00-000</b>	<b>EXPENSES</b>									

4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-03-000	Compensated Absences	-	167	167	100	-	1,169	1,169	100	2,000
4110-60-000	Contract-Property Management	19,098	21,914	2,816	13	120,600	153,398	32,798	21	262,965
4110-61-000	Contract Property Management-OT	-	-	-	N/A	(283)	1,000	1,283	128	1,000
4110-99-000	Total Administrative Salaries	19,098	22,081	2,983	14	120,317	155,567	35,250	23	265,965
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	-	-	-	N/A	-	600	600	100	600
4130-04-000	General Legal Expense	-	292	292	100	-	2,044	2,044	100	3,500
4131-00-000	Total Legal Expense	-	292	292	100	-	2,644	2,644	100	4,100
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	-	208	208	100	1,124	1,456	332	23	2,500
4150-00-000	Travel	16	-	(16)	N/A	114	100	(14)	(14)	100
4171-00-000	Auditing Fees	7,654	-	(7,654)	N/A	14,654	13,500	(1,154)	(9)	13,500
4173-00-000	Management Fee	6,264	6,573	309	5	44,156	46,011	1,855	4	78,876
4176-00-000	IT Charges and Support	2,928	-	(2,928)	N/A	11,712	-	(11,712)	N/A	-
4182-00-000	Consultants	270	100	(170)	(170)	1,260	700	(560)	(80)	1,200
4183-00-000	Inspections	40	-	(40)	N/A	1,935	800	(1,135)	(142)	800
4189-00-000	Total Other Admin Expenses	17,171	6,881	(10,290)	(150)	74,955	62,567	(12,388)	(20)	96,976
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	145	500	355	71	1,097	3,500	2,403	69	6,000
4190-07-000	Telephone	1,266	550	(716)	(130)	4,418	3,850	(568)	(15)	6,600
4190-08-000	Postage	-	-	-	N/A	60	100	40	40	100
4190-09-000	Software License Fees	-	133	133	100	-	931	931	100	1,600
4190-12-000	Software	14	-	(14)	N/A	101	600	499	83	600
4190-13-000	Printing Expenses	-	133	133	100	507	931	424	46	1,600
4190-20-000	Bank Fees	(268)	220	488	222	(1,054)	1,540	2,594	168	2,640
4190-22-000	Other Misc Admin Expenses	-	-	-	N/A	239	500	261	52	500
4191-00-000	Total Miscellaneous Admin Expenses	1,158	1,536	378	25	5,367	11,952	6,585	55	19,640
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,427	30,790	(6,637)	(22)	200,639	232,730	32,091	14	386,681
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	-	283	283	100	3,400	1,981	(1,419)	(72)	3,400
4220-01-000	Other Tenant Svcs.	-	1,200	1,200	100	4,549	8,400	3,851	46	14,400
4230-00-000	Tenant Services Contract Costs	-	3,542	3,542	100	1,427	24,794	23,367	94	42,500

4230-15-000	Sr Nutrition Program Expenses	-	-	-	N/A	22	-	(22)	N/A	-
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	5,025	5,025	100	9,397	35,175	25,778	73	60,300
4310-00-000	Water	8,097	3,333	(4,764)	(143)	19,637	23,331	3,694	16	40,000
4320-00-000	Electricity	12,457	7,242	(5,215)	(72)	60,994	50,694	(10,300)	(20)	86,898
4330-00-000	Gas	373	200	(173)	(86)	1,169	1,400	231	17	2,400
4350-00-000	Comcast Internet	511	-	(511)	N/A	1,849	-	(1,849)	N/A	-
4399-00-000	TOTAL UTILITY EXPENSES	21,438	10,775	(10,663)	(99)	83,649	75,425	(8,224)	(11)	129,298
4410-50-000	Contract Employees Maintenance	11,832	10,552	(1,280)	(12)	64,321	73,864	9,543	13	126,629
4410-51-000	Contract Employees-Maint-OT	1,216	333	(883)	(265)	5,516	2,331	(3,185)	(137)	4,000
4411-00-000	Maintenance Uniforms	-	-	-	N/A	-	50	50	100	50
4419-00-000	Total General Maint Expense	13,048	10,885	(2,163)	(20)	69,837	76,245	6,408	8	130,679
4420-00-000	Materials									
4420-01-000	Grounds Supplies	205	133	(72)	(54)	247	931	684	73	1,600
4420-02-000	Appliance Parts Supplies	-	-	-	N/A	273	500	227	45	500
4420-03-000	Window Treatment Supplies	-	292	292	100	759	2,044	1,285	63	3,500
4420-04-000	Electrical Supplies	90	500	410	82	1,674	3,500	1,826	52	6,000
4420-06-000	Janitorial/Cleaning Supplies	334	142	(192)	(135)	1,657	994	(663)	(67)	1,700
4420-07-000	Maint/Repairs/Supplies	8	108	100	93	314	756	442	58	1,300
4420-08-000	Plumbing Supplies	2,180	417	(1,763)	(423)	4,084	2,919	(1,165)	(40)	5,000
4420-09-000	Tools and Equipment	-	83	83	100	-	581	581	100	1,000
4420-11-000	Paint Supplies	290	92	(198)	(216)	290	644	354	55	1,100
4420-13-000	HVAC Supplies	-	833	833	100	690	5,831	5,141	88	10,000
4420-15-000	Locks & Keys	-	-	-	N/A	1,460	400	(1,060)	(265)	400
4420-21-000	Fire/Life/Safety Expenses & Supplies	5,382	542	(4,840)	(893)	11,541	3,794	(7,747)	(204)	6,500
4420-22-000	Fleet Expenses	386	100	(286)	(286)	3,028	700	(2,328)	(333)	1,200
4420-23-000	Appliances	-	250	250	100	699	1,750	1,051	60	3,000
4429-00-000	Total Materials	8,876	3,492	(5,384)	(154)	26,716	25,344	(1,372)	(5)	42,800
4430-00-000	Contract Costs									
4430-01-000	Fire Extinguisher Contract Costs	-	-	-	N/A	1,486	400	(1,086)	(271)	400
4430-03-000	Building Repairs Contract Costs	139	833	694	83	6,856	5,831	(1,025)	(18)	10,000
4430-04-000	Carpet Cleaning Contract Costs	2,224	333	(1,891)	(568)	4,973	2,331	(2,642)	(113)	4,000
4430-05-000	Decorating/Painting Contract Costs	-	167	167	100	-	1,169	1,169	100	2,000
4430-06-000	Electrical Contract Costs	1,450	500	(950)	(190)	3,840	3,500	(340)	(10)	6,000
4430-07-000	Pest Control Contract Costs	-	125	125	100	-	875	875	100	1,500
4430-07-900	Pest Control-budgeted	500	1,300	800	62	4,283	9,100	4,818	53	15,600



5100-01-000	Depreciation -Buildings	20,319	13,333	(6,986)	(52)	90,417	93,331	2,914	3	160,000
5999-00-000	TOTAL NON-OPERATING ITEMS	20,319	13,333	(6,986)	(52)	90,417	93,331	2,914	3	160,000
8000-00-000	TOTAL EXPENSES	129,779	107,145	(22,634)	(21)	675,880	770,885	95,005	12	1,306,619
9000-00-000	NET INCOME	98,172	2,344	95,828	4,088	414,040	(3,722)	417,762	11,224	7,982