

AGENDA
ANN ARBOR AFFORDABLE HOUSING CORPORATION
REGULAR MEETING
April 20, 2022

Meeting Time and Location: **7:15 pm**
Zoom Meeting

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES May 17, 2021
 - A. November 17, 2021 Meeting Cancelled due to lack of quorum
- III. NEW BUSINESS
 - A. Resolution 22-1 to Approve FY22 Audit
 - B. Resolution 22-2 to Approve FY21 990
 - C. Financial Statements
- IV. ADJOURNMENT

RESOLUTION 22-2 AAAHC

Resolution to Approve the Ann Arbor Affordable Housing Corporation Audited Financial Statement for the Fiscal Year Ending June 30, 2021 (FY21)

The Ann Arbor Affordable Housing Corporation (AAAHC), is a 501c3 that was created to acquire Lurie Terrace as a single-asset entity. As a HUD-insured property, an Annual Financial Statement and Auditor's Report is required in addition to the Form 990 tax return. The primary source of revenue is rental income and the primary expenditure is property management and maintenance.

The property was acquired in March 2021 and therefore this is the first audited financial statement for the AAAHC and covers March – June 2021.

The auditors did find a significant deficiency related to the financial statements but no material weakness in internal controls. The Finance Director developed and submitted a corrective action plan to prevent a similar significant deficiency in the future. The deficiency was related to invoices posted to the incorrect period/fiscal year. The auditors did not identify any incidents of non-compliance related to Federal Awards.

WHEREAS, the Ann Arbor Affordable Housing Corporation contracted with Boge, Wybenga and Bradley, P.C. Certified Public Accounting firm ("outside auditor") to conduct the Ann Arbor Affordable Housing Corporation audited financial statement for year-end June 30, 2021 (FY21); and

RESOLVED, that the Ann Arbor Affordable Housing Corporation Board approves the audited financial statement for the year ending June 30, 2021 (FY21) attached hereto.

March 25, 2022

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, 2021, and we will issue our report thereon dated March 25, 2022. 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 July 21, 2021. 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 2021. 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 March 25, 2022.

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, P.C.
Mt. Pleasant, MI

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Annual Financial Statements and Auditor's Report
June 30, 2021



Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
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June 30, 2021

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



Patrick W. Travis
Ryan B. Boge, CPA
Walker T. VanHoose, CPA
Adam J. House, CPA

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of Ann Arbor Affordable Housing Corporation (a nonprofit corporation), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities and cash flows for the period March 1, 2021 to June 30, 2021, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Ann Arbor Affordable Housing Corporation as of June 30, 2021, and the changes in its net assets and its cash flows for the period March 1, 2021 to June 30, 2021, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

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 (CFR) 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 information 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 March 25, 2022, on our consideration of Ann Arbor Affordable Housing Corporation'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 Ann Arbor Affordable Housing Corporation'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 Ann Arbor Affordable Housing Corporation's internal control over financial reporting and compliance.

Roger Wybenga & Bradley PC

Mt. Pleasant, MI
March 25, 2022

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Statement of Financial Position
June 30, 2021

ASSETS

Current assets	
Operating cash	\$ 112,201
Restricted cash - replacement reserve	863,026
Restricted cash - insurance escrow	26,834
Restricted cash - mortgage insurance premium escrow	4,754
Restricted cash - tenants' deposits held in trust	81,539
Restricted cash - other reserves	611,890
Tenant accounts receivable	421
Accounts receivable - HUD	46
Other accounts receivable	14,710
Prepaid expenses	<u>10,714</u>
 Total current assets	 1,726,135
Fixed assets	
Land	434,000
Buildings and improvements	3,498,000
Furniture, fixtures and equipment	118,000
Less: accumulated depreciation	<u>(46,733)</u>
 Net fixed assets	 <u>4,003,267</u>
 Total assets	 <u>\$ 5,729,402</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, 2021

LIABILITIES AND NET ASSETS

Current liabilities	
Accounts payable	\$ 16,313
Accrued utilities	18,572
Accrued payroll	36,710
Accrued mortgage interest	8,361
Accrued management fees	4,955
Unearned rental income	7,585
Fire repairs payable	216,045
Current portion of mortgage payable	<u>85,324</u>
Total current liabilities	393,865
Long-term liabilities	
Mortgage payable	4,459,065
Less: debt issuance costs (net)	(290,383)
Less: current portion of mortgage payable	<u>(85,324)</u>
Net long-term liabilities	4,083,358
Other liabilities	
Tenants' deposits held in trust	<u>81,539</u>
Total liabilities	4,558,762
Net assets without donor restrictions	<u>1,170,640</u>
Total liabilities and net assets	<u>\$ 5,729,402</u>

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Statement of Activity
For the Period March 1, 2021 to June 30, 2021

Rent revenue	
Net rental revenue	\$ 299,374
Revenue from investments - reserve for replacements	159
Revenue from contracts with customers	
Tenant charges	40,423
Other revenue	
Grant income	1,130,790
Seller reimbursed lost revenue	<u>5,955</u>
Total other revenue	<u>1,136,745</u>
Total revenue	1,476,701
Expenses	
Program expenses	
Utilities	41,672
Operating and maintenance	111,685
Taxes and insurance	29,734
Financial	27,914
Depreciation	<u>46,733</u>
Total program expenses	257,738
Management and general	
Management fees	16,261
Other office expenses	<u>32,062</u>
Total management and general	48,323
Total expenses	<u>306,061</u>
Change in net assets without donor restrictions	<u>\$ 1,170,640</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 Period March 1, 2021 to June 30, 2021

	Without Donor Restrictions
Net assets at March 1, 2021	\$ -
Change in net assets	<u>1,170,640</u>
Net assets at June 30, 2021	<u>\$ 1,170,640</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 Period March 1, 2021 to June 30, 2021

Cash flows from operating activities	
Rental receipts	\$ 291,782
Interest receipts	159
Other operating receipts	<u>1,393,213</u>
Total receipts	1,685,154
Administrative expenses	(71)
Management fee	(11,306)
Utilities expense	(23,100)
Salaries and wages	(45,875)
Operating and maintenance expenses	(44,778)
Property insurance	(38,448)
Miscellaneous taxes and insurance	(2,000)
Interest on mortgage note	<u>(16,761)</u>
Total disbursements	<u>(182,339)</u>
Net cash from operating activities	1,502,815
Cash flows from investing activities	
Purchase of fixed assets	(4,050,000)
Cash flows from financing activities	
Principal payments on mortgage payable	(14,035)
Proceeds from mortgage payable	4,473,100
Debt issuance costs	(293,175)
Net increase (decrease) in security deposit liability	<u>81,539</u>
Net cash from financing activities	<u>4,247,429</u>
Net change in cash, cash equivalents and restricted cash	1,700,244
Cash, cash equivalents and restricted cash at beginning of period	<u>-</u>
Cash, cash equivalents and restricted cash at end of period	<u>\$ 1,700,244</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 Period March 1, 2021 to June 30, 2021

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

Change in net assets without donor restrictions	\$ 1,170,640
Depreciation	46,733
Amortization of debt issuance costs reported as interest expense	2,792
Increase (decrease) in cash due to:	
Tenant accounts receivable	(421)
Accounts receivable - HUD	(46)
Other accounts receivable	(14,710)
Prepaid expenses	(10,714)
Accounts payable	250,930
Accrued liabilities	41,665
Accrued interest payable	8,361
Unearned income	<u>7,585</u>
 Net cash from operating activities	 <u>\$ 1,502,815</u>

Notes to the Financial Statements

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of Ann Arbor Affordable Housing Organization (“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	\$ 112,201
Restricted cash - replacement reserve	863,026
Restricted cash - insurance escrow	26,834
Restricted cash - mortgage insurance premium escrow	4,754
Restricted cash - tenants' deposits held in trust	81,539
Restricted cash - other reserves	<u>611,890</u>
 Total cash, cash equivalents and restricted cash	 <u><u>\$ 1,700,244</u></u>

See Independent Auditor's Report

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

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 period March 1, 2021 to June 30, 2021.

Property and Equipment

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 period March 1, 2021 to June 30, 2021.

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 period March 1, 2021 to June 30, 2021.

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 H 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.

See Independent Auditor's Report

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

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.

Security Deposits

Security deposits are deposited in a savings account. The balances of the account and the corresponding liability at June 30, 2021 were \$81,539. The security deposit account was adequately funded at June 30, 2021.

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. In addition to funding from the proceeds of the loan, \$17,217 of funding was deposited by the Organization. The deferred repairs escrow balance at June 30, 2021 was \$189,412. The debt service escrow may only be used for debt service shortfalls or cash deficits. The debt service escrow balance at June 30, 2021 was \$200,454.

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. At June 30, 2021 the fire damage repairs escrow and fire repairs payable to the seller were \$222,024 and \$216,045, respectively. The lost revenue to be reimbursed by the seller for the period March 1, 2021 to June 30, 2021 was \$5,955.

NOTE C – OTHER ACCOUNTS RECEIVABLE

Other accounts receivable consisted of amounts owed to the Organization by the seller of Lurie Terrace for the reimbursement of operating expenses incurred prior to the Organization's purchase of Lurie Terrace. The balance at June 30, 2021 was \$14,710.

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

NOTE D – 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, 2021 was \$4,459,065.

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

June 30,		
2022	\$	85,324
2023		87,264
2024		89,247
2025		91,276
2026		93,351
Thereafter		<u>4,012,603</u>
		<u>\$ 4,459,065</u>

Carrying values of the assets, net of accumulated depreciation, securing the mortgage payable at June 30, 2021 were as follows:

Land	\$ 434,000
Buildings and improvements	3,459,134
Furniture, fixtures and equipment	110,133
Restricted cash - replacement reserve	863,026
Restricted cash - insurance escrow	26,834
Restricted cash - mortgage insurance premium escrow	4,754
Restricted cash - tenants' deposits held in trust	81,539
Restricted cash - other reserves	<u>389,866</u>
Total	<u>\$ 5,369,286</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, 2021 were \$290,383. Amortization of debt issuance costs is reported in the statement of activities as interest expense.

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

NOTE D – LONG-TERM LIABILITIES (CONTINUED)

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

June 30,		
2022	\$	47,600
2023	\$	47,600
2024	\$	47,600
2025	\$	47,600
2026	\$	47,600

NOTE E – RELATED PARTY TRANSACTIONS

Management Agreement

For the period March 1, 2021 to June 30, 2021, the Organization maintained a management agreement with the Ann Arbor Housing Commission. The Organization's accrued management fees at June 30, 2021 were \$4,955. Payments to the Ann Arbor Housing Commission for management services for the period March 1, 2021 to June 30, 2021 were \$11,306. 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, 2021 and payments to the City of Ann Arbor for payroll services for the period March 1, 2021 to June 30, 2021, were \$36,710 and \$16,706, respectively.

NOTE F – CONCENTRATION OF CREDIT RISK

The Organization maintains cash balances at institutions with Federal Deposit Insurance Organization insurance limits of \$250,000 for checking and saving accounts. The Organization's uninsured cash balance at June 30, 2021 was \$1,256,504.

NOTE G – 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.

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

NOTE H – 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.

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 period March 1, 2021 to June 30, 2021:

Contract revenue by service		
Meal charges	\$	29,353
Parking fees		9,833
Laundry and vending		<u>1,237</u>
Total	\$	<u>40,423</u>

Revenue from Contracts with Customers (continued)

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 I – 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.

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.

As a result of the spread of COVID-19 coronavirus, economic uncertainties and risks have arisen which may negatively impact net income. However, the financial impact and duration cannot be reasonably estimated at this time.

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Notes to the Financial Statements
June 30, 2021

NOTE J – 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 as well as all expenses necessary to facilitate the Organization's operations.

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

Operating cash	\$ 112,201
Tenant accounts receivable	421
Other accounts receivable	<u>14,710</u>
Total	<u>\$ 127,332</u>

NOTE K – SUBSEQUENT EVENTS

The Organization has evaluated significant events and transactions that occurred through March 25, 2022, 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, 2021**

ASSETS

	Current assets	
1120	Cash - operations	\$ 112,201
1130	Tenant accounts receivable	<u>421</u>
1130N	Net tenant accounts receivable	421
1135	Accounts receivable - HUD	46
1140	Accounts and notes receivable - operations	
1140 - 005	Other accounts receivable	
	Item description: reimbursement of expenses incurred by seller before	
1140 - 010	property sale	
1140 - 020	Amount	14,710
1200	Prepaid expenses	<u>10,714</u>
1100T	Total current assets	138,092
1191	Restricted cash - tenants' deposits held in trust	81,539
1310	Restricted cash - escrow deposits	31,588
1320	Restricted cash - replacement reserve	863,026
1330	Restricted cash - other reserves	
1330 - 005	Item description: fire damage repairs, debt service, deferred repairs	
1330 - 010	Amount	<u>611,890</u>
1300T	Total deposits	1,506,504
	Investment in rental properties	
1410	Land	434,000
1420	Buildings and improvements	3,498,000
1460	Furniture, fixtures and equipment	<u>118,000</u>
1400T	Total fixed assets	4,050,000
1495	Less: accumulated depreciation	<u>(46,733)</u>
1400N	Net investment in rental properties	<u>4,003,267</u>
1000T	Total assets	<u>\$ 5,729,402</u>

See Independent Auditor's Report

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Supplementary Information
Financial Data Template Reports
Balance Sheet
June 30, 2021

LIABILITIES AND NET ASSETS

	Current liabilities	
2110	Accounts payable	\$ 34,885
2120	Accrued payroll	36,710
2123	Accrued management fees	4,955
2131	Accrued mortgage interest	8,361
2170	Current portion of long-term liabilities	85,324
2190	Miscellaneous current liabilities	
2190 - 010	Item description: fire repairs payable	
2190 - 020	Amount	216,045
2210	Unearned income	<u>7,585</u>
2122T	Total current liabilities	393,865
2191	Tenants' deposits held in trust	81,539
	Long-term liabilities	
2320	Mortgage payable (net)	4,373,741
2340	Debt issuance costs	<u>(290,383)</u>
2300T	Total long-term liabilities	<u>4,083,358</u>
2000T	Total liabilities	4,558,762
	Net assets	
3131	Net assets without donor restrictions	<u>1,170,640</u>
3130	Total net assets	<u>1,170,640</u>
2033T	Total liabilities and net assets	<u>\$ 5,729,402</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Statement of Activities
 For the Period March 1, 2021 to June 30, 2021**

	Revenue	
5120	Rent revenue - gross potential	<u>\$ 319,181</u>
5100T	Total rent revenue	319,181
5220	Vacancies - apartments	<u>(19,807)</u>
5200T	Total vacancies	<u>(19,807)</u>
5152N	Net rental revenue	299,374
5440	Revenue from investments - reserve for replacements	<u>159</u>
5400T	Total financial revenue	159
	Other revenue	
5920	Tenant charges	40,423
5990	Miscellaneous revenue	
5990 - 010	Item description: grant income, donations	
5990 - 020	Amount	1,130,790
5990	Miscellaneous revenue	
5990 - 010	Item description: seller reimbursed lost revenue	
5990 - 020	Amount	<u>5,955</u>
5900T	Total other revenue	<u>1,177,168</u>
5000T	Total revenue	1,476,701
	Expenses	
	Administrative	
6311	Office expenses	31,991
6320	Management fee	16,261
6390	Other administrative expenses	
6390 - 010	Item description: delivery fees, food service fees	
6390 - 020	Amount	<u>71</u>
6263T	Total administrative	48,323
	Utilities	
6450	Electricity	28,995
6451	Water	11,943
6452	Gas	<u>734</u>
6400T	Total utilities	41,672

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Statement of Activities
 For the Period March 1, 2021 to June 30, 2021**

	Operating and maintenance	
6510	Payroll	\$ 50,594
6515	Supplies	12,297
6520	Contracts	45,419
6525	Trash removal	<u>3,375</u>
6500T	Total operating and maintenance	111,685
	Taxes and insurance	
6720	Property and liability insurance	27,734
6723	Employee insurance	<u>2,000</u>
6700T	Total taxes and insurance	29,734
	Financial	
6820	Interest	<u>27,914</u>
6800T	Total financial	<u>27,914</u>
6000T	Total cost of operations before depreciation and amortization	<u>259,328</u>
5060T	Profit (loss) before depreciation and amortization	1,217,373
6600	Depreciation	<u>46,733</u>
5060N	Operating income (loss)	<u>1,170,640</u>
3250	Change in total net assets from operations	<u>\$ 1,170,640</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Supplementary Information
Financial Data Template Reports
Statement of Activities Data
For the Period March 1, 2021 to June 30, 2021**

S1000 - 010	Total mortgage principal payments required during the year.	<u>\$ 14,035</u>
S1000 - 020	Total monthly deposits during the year into the replacement reserve account, as required by the regulatory agreement.	<u>\$ 7,933</u>
S1000 - 030	Replacement reserve releases which are included as expense items on this statement of income.	<u>\$ -</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Statement of Changes in Net Assets
 For the Period March 1, 2021 to June 30, 2021**

S1100 - 060	Net assets without donor restrictions at March 1, 2021	\$ -
3247	Change in unrestricted net assets from operations	<u>1,170,640</u>
3131	Net assets without donor restrictions at June 30, 2021	<u>\$ 1,170,640</u>
S1100 - 080	Net assets with donor restrictions at March 1, 2021	\$ -
3249	Change in net assets with donor restrictions from operations	<u>-</u>
3133	Net assets with donor restrictions at June 30, 2021	<u>\$ -</u>
S1100 - 050	Total net assets at March 1, 2021	\$ -
3250	Change in total net assets from operations	<u>1,170,640</u>
3130	Total net assets at June 30, 2021	<u>\$ 1,170,640</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Statement of Cash Flows
 For the Period March 1, 2021 to June 30, 2021**

	Cash flows from operating activities	
S1200 - 010	Rental receipts	\$ 291,782
S1200 - 020	Interest receipts	159
S1200 - 030	Other operating receipts	<u>1,393,213</u>
S1200 - 040	Total receipts	1,685,154
S1200 - 050	Administrative expenses	(71)
S1200 - 070	Management fee	(11,306)
S1200 - 090	Utilities expense	(23,100)
S1200 - 100	Salaries and wages	(45,875)
S1200 - 110	Operating and maintenance expenses	(44,778)
S1200 - 140	Property insurance	(38,448)
S1200 - 150	Miscellaneous taxes and insurance	(2,000)
S1200 - 180	Interest on mortgage note	<u>(16,761)</u>
S1200 - 230	Total disbursements	(182,339)
S1200 - 240	Net cash from operating activities	1,502,815
	Cash flows from investing activities	
S1200 - 245	Net mortgage escrow deposits	(31,588)
S1200 - 250	Net replacement reserve	(863,026)
S1200 - 255	Net deposits to other reserves	
S1200 - 256	Item description: fire damage repairs, debt service, deferred repairs	
S1200 - 257	Amount	(611,890)
S1200 - 330	Purchase of fixed assets	<u>(4,050,000)</u>
S1200 - 350	Net cash from investing activities	(5,556,504)
	Cash flows from financing activities	
S1200 - 360	Principal payments on mortgage payable	(14,035)
S1200 - 365	Net proceeds from mortgage payable after debt issuance costs	<u>4,179,925</u>
S1200 - 460	Net cash from financing activities	<u>4,165,890</u>
S1200 - 470	Net change in cash and cash equivalents	112,201
S1200 - 480	Cash and cash equivalents at beginning of period	<u>-</u>
S1200T	Cash and cash equivalents at end of period	<u>\$ 112,201</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Statement of Cash Flows
 For the Period March 1, 2021 to June 30, 2021**

	Reconciliation of change in net assets to net cash from operating activities	
3250	Net income (loss)	\$ 1,170,640
6600	Depreciation	46,733
S1200 - 486	Amortization of debt issuance costs reported as interest expense	2,792
S1200 - 490	(Increase) decrease in tenant accounts receivable	(421)
S1200 - 500	(Increase) decrease in accounts receivable - HUD	(46)
S1200 - 500	(Increase) decrease in other accounts receivable	(14,710)
S1200 - 520	(Increase) decrease in prepaid expenses	(10,714)
S1200 - 530	(Increase) decrease in cash restricted for tenant security deposits	(81,539)
S1200 - 540	Increase (decrease) in accounts payable	250,930
S1200 - 560	Increase (decrease) in accrued liabilities	41,665
S1200 - 570	Increase (decrease) in accrued interest payable	8,361
S1200 - 580	Increase (decrease) in security deposits payable	81,539
S1200 - 590	Increase (decrease) in unearned income	<u>7,585</u>
S1200 - 610	Net cash used by operating activities	<u>\$ 1,502,815</u>

See Independent Auditor's Report

**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 Period March 1, 2021 to June 30, 2021**

S1300 - 010	Cash	\$ 193,740
1135	Accounts receivable - HUD	<u>46</u>
S1300 - 040	Total Cash	193,786
	Current obligations:	
S1300 - 050	Accrued mortgage interest payable	8,361
S1300 - 075	Accounts payable due within 30 days	34,885
S1300 - 100	Accrued expenses	41,665
S1300 - 110	Other current obligations	
S1300 - 120	Item description: mortgage principal payment, reserve for replacement deposit and escrow deposits due in the following month	
S1300 - 130	Amount	19,017
2210	Unearned income	7,585
2191	Tenant security deposits payable	<u>81,539</u>
S1300 - 140	Total current obligations	<u>193,052</u>
S1300 - 150	Surplus cash (deficiency)	<u>734</u>
S1300 - 210	Deposit due residual receipts	<u>\$ 734</u>

See Independent Auditor's Report

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Supplementary Information
 Financial Data Template Reports
 Schedule of Reserve for Replacements
 For the Period March 1, 2021 to June 30, 2021**

1320 P	Balance, beginning of period	\$ -
1320 DT	Total monthly deposits	7,933
1320 ODT	Other Deposits	
1320 ODT-010	Item description: initial funding	
1320 ODT-020	Amount	855,000
1320 INT	Interest earned	<u>93</u>
1320	Balance, end of period	<u>\$ 863,026</u>

See Independent Auditor's Report

**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 Period March 1, 2021 to June 30, 2021**

1410P	Land - beginning balance	\$ -
1410AT	Additions	
1410A - 010	Item description: land acquired with purchase of Lurrie Terrace	
1410A - 030	Amount	<u>434,000</u>
1410	Land - ending balance	<u>\$ 434,000</u>
1420P	Buildings - beginning balance	\$ -
1420AT	Additions	
1420A - 010	Item description: building acquired with purchase of Lurrie Terrace	
1420A - 030	Amount	<u>3,498,000</u>
1420	Buildings - ending balance	<u>\$ 3,498,000</u>
1460P	Furniture, fixtures and equipment - beginning balance	\$ -
1460AT	Additions	
1460A - 010	Item description: furniture, fixtures and equipment acquired with purchase of Lurrie Terrace	
1460A - 030	Amount	<u>118,000</u>
1460	Furniture, fixtures and equipment - ending balance	<u>\$ 118,000</u>
1400PT	Total beginning balance for fixed assets	\$ -
1400AT	Total asset additions	<u>4,050,000</u>
1400T	Total fixed assets	<u>\$ 4,050,000</u>
1495P	Accumulated depreciation - beginning balance	\$ -
6600	Total provisions	<u>(46,733)</u>
1495	Accumulated depreciation - ending balance	<u>\$ (46,733)</u>
1400N	Total net book value	<u>\$ 4,003,267</u>

See Independent Auditor's Report

Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Schedule of Expenditures of Federal Awards
For the Period March 1, 2021 to June 30, 2021

<u>Federal Agency/Program Title</u>	<u>Federal CFDA Number</u>	<u>Amount Expended</u>
U.S. Department of Housing and Urban Development		
Direct Program		
Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects	14.155	\$ 4,473,100
Passed through the Ann Arbor Housing Commission		
Section 8 Project-Based Vouchers Cluster		
Section 8 Housing Assistance Payments Program	14.195	<u>46</u>
Total federal awards expended		<u>\$ 4,473,146</u>
Reconciliation to the financial statements		
Proceeds from mortgage payable		\$ 4,473,100
Net rental revenue		299,374
Less: nonfederal net rental revenue		<u>(299,328)</u>
Section 8 housing assistance payments		<u>46</u>
Total federal awards expended		<u>\$ 4,473,146</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 period March 1, 2021 to June 30, 2021. 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, 2021 were \$4,459,065.

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 (a nonprofit organization), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, change in net assets and cash flows for the period March 1, 2021 to June 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated March 25, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Ann Arbor Affordable Housing Corporation's internal control over financial reporting (internal control) as a basis for designing the 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 Ann Arbor Affordable Housing Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Ann Arbor Affordable Housing Corporation'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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2021-01 that we consider to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Ann Arbor Affordable Housing Corporation'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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Ann Arbor Affordable Housing Corporation's Response to Findings

Ann Arbor Affordable Housing Corporation's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. Ann Arbor Affordable Housing Corporation's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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
March 25, 2022

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

We have audited Ann Arbor Affordable Housing Corporation's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on Ann Arbor Affordable Housing Corporation's major federal program for the period March 1, 2021 to June 30, 2021. Ann Arbor Affordable Housing Corporation's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for Ann Arbor Affordable Housing Corporation's major federal programs based on our audit of the types of compliance requirements referred to above. 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). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Ann Arbor Affordable Housing Corporation's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of Ann Arbor Affordable Housing Corporation's compliance.

Opinion on the Major Federal Program

In our opinion, Ann Arbor Affordable Housing Corporation complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the major federal program for the period March 1, 2021 to June 30, 2021.

Report on Internal Control over Compliance

Management of Ann Arbor Affordable Housing Corporation is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Ann Arbor Affordable Housing Corporation's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Ann Arbor Affordable Housing Corporation's 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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.

Roger Wybenga & Bradley PC

Mt. Pleasant, MI
March 25, 2022

**Ann Arbor Affordable Housing Corporation
 HUD Project No. 044-11484
 Schedule of Findings and Questioned Costs
 For the Period March 1, 2021 to June 30, 2021**

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? X Yes _____ No

Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Type of auditors' report issued on compliance for major program(s): Unmodified

Internal control over major program(s)

- 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 Period March 1, 2021 to June 30, 2021**

Section II - Financial Statement Audit Findings

2021 – 01 Significant Deficiency – Audit Adjustments

Criteria: The Organization is responsible for maintaining its accounting records in accordance with accounting principles generally accepted in the United States of America (US GAAP).

Condition: As a result of our audit procedures, we noted misstatements in the Organization's financial statements that had to be corrected in order for the financial statements to be presented in accordance with US GAAP.

Cause: The Organization's closing procedures did not prevent or detect and correct misstatements that were in the financial statements.

Effect: The following items were initially misstated:
• Accrued utilities were understated by \$11,428.
• Accrued interest was understated by \$8,361.

Recommendation: We recommend that management implement additional controls to ensure that all required adjusting entries are made to its accounts to prevent misstatements. Management has approved the necessary adjustments and their effects are included in the Organization's financial statements.

View of Responsible Officials: Management will implement a process to review the accounts payable invoices subsequent to year-end.

Section III - Federal Program Audit Findings and Questioned Costs

None

Section IV - Prior Year Findings

None

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 is responsible for the accuracy and completeness of the electronic submission.

Ann Arbor Affordable Housing Corporation 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 Ann Arbor Affordable Housing Corporation 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 Ann Arbor Affordable Housing Corporation 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 Ann Arbor Affordable Housing Corporation as of June 30, 2021 and for the period March 1, 2021 to June 30, 2021, and have issued our reports thereon dated March 25, 2022. 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 March 25, 2022, was expressed in relation to the basic financial statements of Ann Arbor Affordable Housing Corporation 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 Ann Arbor Affordable Housing Corporation. 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
March 25, 2022

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)	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 Compliance (account numbers S2100-020, S2300-020)	Auditor's Reports on the Financial Statements and Compliance	Agrees
Type of Opinion on Financial Data Templates (i.e., Supplemental Data) (account number S2100-100)	Auditor's Supplemental Report on Financial Data Templates	Agrees
Audit Findings Narrative (S2700 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 Period March 1, 2021 to June 30, 2021**

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 period March 1, 2021 to June 30, 2021.



Dr. Lee Meadows, Chair of the Board



Jennifer Hall, Board Member

March 25, 2022

Date

**Ann Arbor Affordable Housing Corporation
HUD Project No. 044-11484
Management's Certification
For the Period March 1, 2021 to June 30, 2021**

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 period March 1, 2021 to June 30, 2021.



Jennifer Hall, Executive Director

March 25, 2022

Date



ANN ARBOR AFFORDABLE HOUSING CORPORATION

March 25, 2022

Ann Arbor Affordable Housing Corp (AAAHC) submits the following corrective action plan concerning finding 2021-01 on the schedule of findings and questioned costs:

2021-01 – Significant Deficiency – Audit Adjustments

Corrective Action:

- AAAHC will implement an improved process of the review of accounts payable invoices subsequent to year-end.
- For a period of time after each year-end, all accounts payable invoices in excess of \$5,000 will be reviewed along with the associated posting reports by the Financial Analyst and/or Finance Director to ensure accuracy of the posting dates. This additional control will prevent expenses from being recorded in the wrong period.
- This implementation of this review process will be effective immediately.

Sincerely,

Ulli Raak

Ulli Raak

Finance Director

RESOLUTION 22-2 AAAHC

Resolution to Approve the Ann Arbor Affordable Housing Corporation 990 Tax Return for the Fiscal Year Ending June 30, 2021 (FY21)

The Ann Arbor Affordable Housing Corporation (AAAHC), is a 501c3 that was created to acquire Lurie Terrace as a single-asset entity. As a non-profit organization, a form 990 tax return for non-profits exempt from income tax must be filed each year. The primary source of revenue is rental income and the primary expenditure is property management and maintenance.

The property was acquired in March 2021 and therefore this 990 is the first 990 for the AAAHC and covers March – June 2021.

WHEREAS, the Ann Arbor Affordable Housing Corporation contracted with Boge, Wybenga and Bradley, P.C. Certified Public Accounting firm (“outside auditor”) to conduct the Ann Arbor Affordable Housing Corporation form 990 tax return for year-end June 30, 2021 (FY21); and

RESOLVED, that the Ann Arbor Affordable Housing Corporation Board approves the form 990 tax return for the year ending June 30, 2021 (FY21) attached hereto.

Boge, Wybenga & Bradley, P.C.
215 North Main Street
Mt. Pleasant, MI 48858
989-772-1730

March 25, 2022

CONFIDENTIAL

ANN ARBOR AFFORDABLE HOUSING CORP
2000 S INDUSTRIAL HWY
ANN ARBOR, MI 48104

Dear :

We have prepared the following returns from information provided by you without verification or audit.

Return of Organization Exempt From Income Tax (Form 990)

We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached are instructions for signing and filing each return. Please follow those instructions carefully.

Enclosed is any material you furnished for use in preparing the returns. If the returns are examined, requests may be made for supporting documentation. Therefore, we recommend that you retain all pertinent records for at least seven years.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

STEVEN G BRADLEY, CPA
Boge, Wybenga & Bradley, P.C.

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

2020
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 for instructions and the latest information.

A For the 2020 calendar year, or tax year beginning 07/01/20, and ending 06/30/21

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input checked="" type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization <p style="text-align: center;">ANN ARBOR AFFORDABLE HOUSING CORP</p> Doing business as LURIE TERRACE Number and street (or P.O. box if mail is not delivered to street address) 2000 S INDUSTRIAL HWY Room/suite City or town, state or province, country, and ZIP or foreign postal code <p style="text-align: center;">ANN ARBOR MI 48104</p>	D Employer identification number <p style="text-align: center;">85-0626336</p> E Telephone number <p style="text-align: center;">734-794-6720</p> G Gross receipts\$ 1,496,508
F Name and address of principal officer: <p style="text-align: center;">JENNIFER HALL 2000 S INDUSTRIAL HWY ANN ARBOR MI 48104</p>		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions
I 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		H(c) Group exemption number ▶
J Website: ▶ WWW.A2GOV.ORG		L Year of formation: 2020
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		M State of legal domicile: MI

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <p style="text-align: center;">See Schedule O</p>		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	7
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	6
	5 Total number of individuals employed in calendar year 2020 (Part V, line 2a)	5	0
	6 Total number of volunteers (estimate if necessary)	6	0
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	1,136,745
	9 Program service revenue (Part VIII, line 2g)		359,604
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		159
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
	12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)		1,496,508
	Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)	
14 Benefits paid to or for members (Part IX, column (A), line 4)			0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)			0
16a Professional fundraising fees (Part IX, column (A), line 11e)			0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0			
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)			325,869
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)		325,869	
19 Revenue less expenses. Subtract line 18 from line 12		1,170,639	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21 Total liabilities (Part X, line 26)	0	6,019,784
	22 Net assets or fund balances. Subtract line 21 from line 20	0	4,849,145
		0	1,170,639

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.

Sign Here	Signature of officer:	Date: 3/25/2022
	Type or print name and title: JENNIFER HALL EXECUTIVE DIRECTOR	

Paid Preparer Use Only	Print/Type preparer's name: STEVEN G BRADLEY, CPA	Preparer's signature: STEVEN G BRADLEY, CPA	Date: 03/25/22	Check <input type="checkbox"/> if self-employed	PTIN: P00128873
	Firm's name ▶ Boge, Wybenga & Bradley, P.C.			Firm's EIN ▶ 38-2608510	
	Firm's address ▶ 215 North Main Street Mt. Pleasant, MI 48858			Phone no. 989-772-1730	

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 \$ **279,135** including grants of\$) (Revenue \$ **339,797**)

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 \$ **46,734** including grants of\$) (Revenue \$)

4e Total program service expenses **▶ 325,869**

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	Section 501(c)(3) organizations. 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 Revenue Procedure 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</i> See instructions		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	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. 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 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 lines 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	Section 501(c)(3) organizations. 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 in Schedule O for Part VI, lines 11b and 19? Note: 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 in 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

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No		
2a	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	2a	0		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)	2b			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a			X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b			
4a	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)?	4a			X
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).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a			X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b			X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c			
6a	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?	6a			X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b			
7	Organizations that may receive deductible contributions under section 170(c).				
a	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?	7a			
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b			
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c			
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e			
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f			
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g			
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h			
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8			
9	Sponsoring organizations maintaining donor advised funds.				
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a			
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b			
10	Section 501(c)(7) organizations. Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	Section 501(c)(12) organizations. Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	Section 501(c)(29) qualified nonprofit health insurance issuers.				
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a			
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	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a			X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b			
15	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.	15			X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16			X

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
1a	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.	7	
1b	Enter the number of voting members included on line 1a, above, who are independent	6	
2	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?	2	X
3	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?	3	X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5	X
6	Did the organization have members or stockholders?	6	X
7a	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?	7a	X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b	X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	8a	X
b	Each committee with authority to act on behalf of the governing body?	8b	X
9	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.	9	X

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

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a	X
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?	10b	
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	X
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	
13	Did the organization have a written whistleblower policy?	13	X
14	Did the organization have a written document retention and destruction policy?	14	X
15	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?		
a	The organization's CEO, Executive Director, or top management official	15a	X
b	Other officers or key employees of the organization If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).	15b	X
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	X
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?	16b	

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 and/or Box 7 of Form 1099-MISC) 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 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 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)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(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) THIERRY BATALONGA	0.00									
BOARD MEMBER	0.00	X					0	0	0	
(2) DEANNA BOER	0.00									
BOARD MEMBER	0.00	X					0	0	0	
(3) MARY JO CALLAN	0.00									
BOARD MEMBER	0.00	X					0	0	0	
(4) DR. STEVEN DANIELS	0.00									
BOARD MEMBER	0.00	X					0	0	0	
(5) JENNIFER HALL	5.00									
EXECUTIVE DIRECTOR	0.00	X		X			0	0	0	
(6) PATRICIA JENKINS	0.00									
BOARD MEMBER	0.00	X					0	0	0	
(7) DR. LEE MEADOWS	0.00									
BOARD CHAIR	0.00	X					0	0	0	
(8) ULLI RAAK	0.00									
FINANCE DIRECTOR	0.00	X		X			0	0	0	
(9)										
(10)										
(11)										

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

Table with 6 main columns: (A) Name and title, (B) Average hours per week, (C) Position (Individual trustee or director, Institutional trustee, Officer, Key employee, Highest compensated employee, Former), (D) Reportable compensation from the organization, (E) Reportable compensation from related organizations, (F) Estimated amount of other compensation.

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

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

Table with 3 columns: Question, Yes, No. Contains questions 3, 4, and 5 regarding compensation reporting.

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.

Table with 3 columns: (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	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e	1,130,460			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	6,285			
	g Noncash contributions included in lines 1a-1f	1g	\$			
	h Total. Add lines 1a-1f		1,136,745			
	Program Service Revenue	2a RENTAL INCOME	Business Code 531110	319,181		319,181
b TENANT CHARGES			40,423		40,423	
c						
d						
e						
f All other program service revenue						
g Total. Add lines 2a-2f			359,604			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		159	159		
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6a Gross rents	(i) Real				
		(ii) Personal				
		6a				
	b Less: rental expenses	6b				
	c Rental inc. or (loss)	6c				
	d Net rental income or (loss)					
	7a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
		7a				
	b Less: cost or other basis and sales exps.	7b				
	c Gain or (loss)	7c				
	d Net gain or (loss)					
8a Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18	8a					
	b Less: direct expenses	8b				
	c Net income or (loss) from fundraising events					
9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b				
	c Net income or (loss) from gaming activities					
10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b				
	c Net income or (loss) from sales of inventory					
Miscellaneous Revenue	11a	Business Code				
	b					
	c					
	d All other revenue					
	e Total. Add lines 11a-11d					
12 Total revenue. See instructions		1,496,508	159	0	359,604	

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management	16,261	16,261		
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 7				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses	32,062	32,062		
14 Information technology				
15 Royalties				
16 Occupancy	41,672	41,672		
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	25,122	25,122		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	49,526	49,526		
23 Insurance	29,734	29,734		
24 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.)				
a CONTRACT LABOR	50,594	50,594		
b CONTRACTS	45,419	45,419		
c VACANCIES	19,807	19,807		
d SUPPLIES	12,297	12,297		
e All other expenses	3,375	3,375		
25 Total functional expenses. Add lines 1 through 24e	325,869	325,869	0	0
26 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	
Assets	1 Cash—non-interest-bearing		1,700,244	
	2 Savings and temporary cash investments			
	3 Pledges and grants receivable, net			
	4 Accounts receivable, net		15,177	
	5 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			
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			
	7 Notes and loans receivable, net			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges		10,714	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 4,050,000		
	b Less: accumulated depreciation	10b 46,734	10c	4,003,266
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	290,383
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)		0 16	6,019,784	
Liabilities	17 Accounts payable and accrued expenses		84,911	
	18 Grants payable			
	19 Deferred revenue		7,585	
	20 Tax-exempt bond liabilities			
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 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		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 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		25	4,756,649
	26 Total liabilities. Add lines 17 through 25		0 26	4,849,145
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions		1,170,639	
	28 Net assets with donor restrictions			
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances		0 32	1,170,639
33 Total liabilities and net assets/fund balances		0 33	6,019,784	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,496,508
2	Total expenses (must equal Part IX, column (A), line 25)	2	325,869
3	Revenue less expenses. Subtract line 2 from line 1	3	1,170,639
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	1,170,639

Part XII Financial Statements and Reporting

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

		Yes	No
1	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 in Schedule O.		
2a	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		X
2b	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		X
2c	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.		
3a	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?		
3b	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 or 990-EZ)

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.

2020

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 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 or 990-EZ).)
- 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 in 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)						
Total						

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule A (Form 990 or 990-EZ) 2020

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) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 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)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. 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

14 Public support percentage for 2020 (line 6, column (f) divided by line 11, column (f))	14	%
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	%

16a 33 1/3% support test—2020. 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—2019. 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—2020. 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—2019. 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) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")					1,136,745	1,136,745
2 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	159
3 Gross receipts from activities that are not an unrelated trade or business under section 513					359,604	359,604
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5					1,496,508	1,496,508
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
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						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						1,496,508

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6					1,496,508	1,496,508
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)					1,496,508	1,496,508
14 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 ▶ <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	100.00 %
16 Public support percentage from 2019 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2019 Schedule A, Part III, line 17	18	%

- 19a 33 1/3% support tests—2020.** 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—2019.** 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 12a or 12b in Part I, answer (b) and (c) 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	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
5c	Substitutions only. 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 or 990-EZ).</i>		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</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 in 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 in 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
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		
11a			
b	A family member of a person described in line 11a above?		
11b			
c	A 35% controlled entity of a person described in line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		
11c			

Section B. Type I Supporting Organizations

		Yes	No
1	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>		
1			
2	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>		
2			

Section C. Type II Supporting Organizations

		Yes	No
1	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>		
1			

Section D. All Type III Supporting Organizations

		Yes	No
1	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?		
1			
2	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>		
2			
3	By reason of the relationship described in 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>		
3			

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2	Activities Test. Answer lines 2a and 2b below.		
a	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>		
2a			
b	Did the activities described in 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>		
2b			
3	Parent of Supported Organizations. Answer lines 3a and 3b below.		
a	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>		
3a			
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>		
3b			

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.

Section A – Adjusted Net Income		(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	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	
Section B – Minimum Asset Amount		(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	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
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	Minimum Asset Amount (add line 7 to line 6)	8	
Section C – Distributable Amount			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	Distributable Amount. 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
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required— <i>provide details in Part VI</i>)	
6 Other distributions (<i>describe in Part VI</i>). See instructions.	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	
9 Distributable amount for 2020 from Section C, line 6	
10 Line 8 amount divided by line 9 amount	

Section E – Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1 Distributable amount for 2020 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2020 (reasonable cause required— <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2020			
a From 2015			
b From 2016			
c From 2017			
d From 2018			
e From 2019			
f Total of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2020 distributable amount			
i Carryover from 2015 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2020 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2020 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2020 Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2021. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2016			
b Excess from 2017			
c Excess from 2018			
d Excess from 2019			
e Excess from 2020			

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

2020

Open to Public Inspection

Name of the organization

Employer identification number

ANN ARBOR AFFORDABLE HOUSING CORP

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 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors...?, 6 Did the organization inform all grantees...?

Part II Conservation Easements.

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

Table with 2 columns: Description, Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization, 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution..., 3 Number of conservation easements modified..., 4 Number of states where property subject to conservation easement is located..., 5 Does the organization have a written policy..., 6 Staff and volunteer hours..., 7 Amount of expenses..., 8 Does each conservation easement reported on line 2(d) above satisfy the requirements..., 9 In Part XIII, describe how the organization reports conservation easements...

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 2 columns: Description, Amount. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report..., 1b If the organization elected, as permitted under FASB ASC 958, to report..., 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain...

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
1c	
1d	
1e	
1f	

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
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g 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
3a(i)		
3a(ii)		
3b		

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
1a Land		434,000		434,000
b Buildings				
c Leasehold improvements				
d Equipment				
e Other		3,616,000	46,734	3,569,266
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				4,003,266

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)		
Total. (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)		
Total. (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)	
Total. (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) MORTGAGE PAYABLE	4,459,065
(3) ACCOUNTS PAYABLE - FIRE DAMAGE	216,045
(4) TENANTS DEPOSITS HELD	81,539
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	4,756,649

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 or 990-EZ)

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 990-EZ.

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

OMB No. 1545-0047

2020

**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

No review was or will be conducted.

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 for instructions and the latest information.

OMB No. 1545-0172

2020

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	1,040,000
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	2,590,000
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 smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2019 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 2021. 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	46,734

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 2020	17	0
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 2020 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 2020 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	Total. 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	46,734
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:											
		%					S/L-				
		%					S/L-				
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)	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
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?	Yes No		Yes No		Yes No		Yes No		Yes No		Yes No	
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

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 2020 tax year (see instructions):					
DEBT ISSUANCE COSTS	03/12/21	293,175	248	35.0	2,792
43 Amortization of costs that began before your 2020 tax year				43	
44 Total. Add amounts in column (f). See the instructions for where to report				44	2,792

Lurie Terrace/AAAHC (lurie)

Budget Comparison

Period = Mar 2022

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	71,089	86,185	(15,096)	(18)	654,628	775,665	(121,037)	(16)	1,034,220
3112-02-000	RAD PBV Housing Assistance Payment(HAP)	13,810	15,000	(1,190)	(8)	72,638	135,000	(62,362)	(46)	180,000
3113-00-000	Less: Unpaid Vacancies	(9,979)	(4,309)	(5,670)	(132)	(81,376)	(38,781)	(42,595)	(110)	(51,711)
3119-00-000	Total Rental Income	74,920	96,876	(21,956)	(23)	645,890	871,884	(225,994)	(26)	1,162,509
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	648	742	(94)	(13)	6,257	6,678	(421)	(6)	8,900
3120-03-000	Damages	-	167	(167)	(100)	2,000	1,503	497	33	2,000
3120-04-000	Late Charges	80	-	80	N/A	260	-	260	N/A	-
3120-05-000	Legal Fees - Tenant	-	-	-	N/A	184	-	184	N/A	-
3120-06-000	NSF Charges	20	-	20	N/A	60	-	60	N/A	-
3120-10-000	Tenant Parking Fees	2,589	2,685	(96)	(4)	23,776	24,165	(389)	(2)	32,220
3120-11-000	Tenant Meal Charges	-	-	-	N/A	(227)	-	(227)	N/A	-
3129-00-000	Total Other Tenant Income	3,337	3,594	(257)	(7)	32,310	32,346	(36)	(0)	43,120
3199-00-000	NET TENANT INCOME	78,257	100,470	(22,213)	(22)	678,200	904,230	(226,030)	(25)	1,205,629
3400-00-000	GRANT INCOME									
3406-00-000	PBV Vacancy Payments	11,004	-	11,004	N/A	82,401	-	82,401	N/A	-
3415-10-000	City of Ann Arbor Grant Revenue	-	-	-	N/A	20,735	-	20,735	N/A	-
3418-00-000	Grant Revenue	51,829	-	51,829	N/A	76,829	-	76,829	N/A	-
3499-00-000	TOTAL GRANT INCOME	62,833	-	62,833	N/A	179,964	-	179,964	N/A	-
3610-00-000	Investment Income - Unrestricted	722	-	722	N/A	722	-	722	N/A	-
3650-00-000	Miscellaneous Other Income	3,055	83	2,972	3,581	3,055	747	2,308	309	1,000
3670-01-000	Donations	374	-	374	N/A	2,614	-	2,614	N/A	-
3699-00-000	TOTAL OTHER INCOME	374	-	374	N/A	2,614	-	2,614	N/A	-

3999-00-000	TOTAL INCOME	145,240	100,553	44,687	44	864,554	904,977	(40,423)	(4)	1,206,629
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-03-000	Compensated Absences	-	417	417	100	-	3,753	3,753	100	5,000
4110-51-000	Contract Employees-Admin-OT	741	-	(741)	N/A	741	-	(741)	N/A	-
4110-60-000	Contract-Property Management	16,495	20,209	3,714	18	146,626	181,881	35,255	19	242,508
4110-61-000	Contract Property Management-OT	196	267	71	27	1,333	2,403	1,070	45	3,200
4110-99-000	Total Administrative Salaries	17,431	20,893	3,462	17	148,700	188,037	39,337	21	250,708
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	-	121	121	100	-	1,089	1,089	100	1,453
4130-04-000	General Legal Expense	-	500	500	100	1,732	4,500	2,768	62	6,000
4131-00-000	Total Legal Expense	-	621	621	100	1,732	5,589	3,857	69	7,453
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	-	-	-	N/A	1,201	600	(601)	(100)	600
4150-00-000	Travel	14	-	(14)	N/A	42	50	8	16	50
4171-00-000	Auditing Fees	2,000	-	(2,000)	N/A	13,500	4,000	(9,500)	(238)	4,000
4173-00-000	Management Fee	5,314	5,813	499	9	45,728	52,317	6,589	13	69,751
4182-00-000	Consultants	135	-	(135)	N/A	2,238	-	(2,238)	N/A	-
4183-00-000	Inspections	280	-	(280)	N/A	910	-	(910)	N/A	-
4189-00-000	Total Other Admin Expenses	7,743	5,813	(1,930)	(33)	63,620	56,967	(6,653)	(12)	74,401
4190-00-000	Miscellaneous Admin Expenses									
4190-04-000	Office Supplies	131	500	369	74	6,848	4,500	(2,348)	(52)	6,000
4190-07-000	Telephone	206	636	430	68	4,968	5,724	756	13	7,635
4190-12-000	Software	-	-	-	N/A	517	-	(517)	N/A	-
4190-13-000	Printing Expenses	-	-	-	N/A	121	-	(121)	N/A	-
4190-20-000	Bank Fees	225	180	(45)	(25)	2,107	1,620	(487)	(30)	2,160
4190-22-000	Other Misc Admin Expenses	-	417	417	100	309	3,753	3,444	92	5,000
4191-00-000	Total Miscellaneous Admin Expenses	562	1,733	1,171	68	14,870	15,597	727	5	20,795
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,736	29,060	3,324	11	228,921	266,190	37,269	14	353,357

4430-01-000	Fire Extinguisher Contract Costs	-	-	-	N/A	365	-	(365)	N/A	-
4430-03-000	Building Repairs Contract Costs	490	925	435	47	22,482	8,325	(14,157)	(170)	11,100
4430-04-000	Carpet Cleaning Contract Costs	-	-	-	N/A	2,921	-	(2,921)	N/A	-
4430-05-000	Decorating/Painting Contract Costs	-	-	-	N/A	977	-	(977)	N/A	-
4430-06-000	Electrical Contract Costs	-	479	479	100	12,200	4,311	(7,889)	(183)	5,750
4430-07-000	Pest Control Contract Costs	54	-	(54)	N/A	820	-	(820)	N/A	-
4430-07-900	Pest Control-budgeted	2,079	803	(1,276)	(159)	10,146	7,227	(2,919)	(40)	9,640
4430-08-000	Floor Covering Contract Costs	-	-	-	N/A	2,282	-	(2,282)	N/A	-
4430-09-000	Grounds Contract Costs	-	-	-	N/A	4,868	4,284	(584)	(14)	7,500
4430-10-000	Janitorial/Cleaning Contract Costs	-	-	-	N/A	700	-	(700)	N/A	-
4430-10-900	Janitorial-Monthly Contract	4,381	2,140	(2,241)	(105)	20,711	19,260	(1,451)	(8)	25,678
4430-11-000	Plumbing Contract Costs	-	500	500	100	4,384	4,500	116	3	6,000
4430-13-000	HVAC Contract Costs	-	-	-	N/A	1,793	500	(1,293)	(259)	500
4430-16-002	Fire Sprinkler Inspection Fees	-	-	-	N/A	750	-	(750)	N/A	-
4430-17-000	Elevator Contract Costs	279	2,017	1,738	86	17,270	18,153	883	5	24,203
4430-20-000	Trash Disposal Contract Costs	2,224	-	(2,224)	N/A	8,018	-	(8,018)	N/A	-
4430-24-000	Sewer Backups Emergency	-	-	-	N/A	541	-	(541)	N/A	-
4430-26-000	Vehicle Towing Contact Costs	-	-	-	N/A	181	-	(181)	N/A	-
4430-27-000	Unit Turn Contract Costs	7,300	1,812	(5,488)	(303)	45,630	16,308	(29,322)	(180)	21,750
4430-28-900	Lawn Care Contract-Budget for Mowing	-	-	-	N/A	6,540	4,572	(1,968)	(43)	8,000
4430-29-000	Snow Removal Contract	2,399	2,078	(321)	(15)	11,995	10,390	(1,605)	(15)	12,471
4430-31-000	Asbestos Abatement/Monitoring/Removal	688	-	(688)	N/A	3,338	-	(3,338)	N/A	-
4430-98-000	Tenant Stipends	500	-	(500)	N/A	2,980	-	(2,980)	N/A	-
4439-00-000	Total Contract Costs	20,393	10,754	(9,639)	(90)	181,893	97,830	(84,063)	(86)	132,592
4499-00-000	TOTAL MAINTENANCE EXPENSES	35,200	24,583	(10,617)	(43)	310,100	223,631	(86,469)	(39)	299,884
4500-00-000	GENERAL EXPENSES									
4510-00-000	Property Insurance	4,864	7,448	2,584	35	62,358	67,032	4,674	7	89,380
4510-40-000	Mortgage Insurance Premium	1,984	-	(1,984)	N/A	1,984	-	(1,984)	N/A	-
4510-90-000	Insurance Proceeds-Credit	9,010	-	(9,010)	N/A	-	-	-	N/A	-
4521-00-000	Misc. Taxes/Liscenses/Insurance	-	1,305	1,305	100	20	11,745	11,725	100	15,660
4521-00-500	Financing/Tax Credit Fees	-	-	-	N/A	1,038	-	(1,038)	N/A	-
4522-00-000	Debt Issuance Amortization	698	-	(698)	N/A	6,282	-	(6,282)	N/A	-

4580-00-000	Security Contracts	850	-	(850)	N/A	8,525	-	(8,525)	N/A	-
4599-00-000	TOTAL GENERAL EXPENSES	17,406	8,753	(8,653)	(99)	80,207	78,777	(1,430)	(2)	105,040
4800-00-000	FINANCING EXPENSE									
4855-00-000	Interest Expense-Mortgage Payable	8,254	8,167	(87)	(1)	66,409	73,503	7,094	10	98,000
4899-00-000	TOTAL FINANCING EXPENSES	8,254	8,167	(87)	(1)	66,409	73,503	7,094	10	98,000
5000-00-000	NON-OPERATING ITEMS									
5100-01-000	Depreciation -Buildings	11,683	-	(11,683)	N/A	105,151	-	(105,151)	N/A	156,367
5999-00-000	TOTAL NON-OPERATING ITEMS	11,683	-	(11,683)	N/A	105,151	-	(105,151)	N/A	156,367
8000-00-000	TOTAL EXPENSES	123,626	83,602	(40,024)	(48)	935,642	759,452	(176,190)	(23)	1,169,128
9000-00-000	NET INCOME	21,614	16,951	4,663	28	(71,087)	145,525	(216,612)	(149)	37,501