

	ANN ARBOR HOUSING COMMISSION COST CENTERS					AFFILIATED ENTITIES									
<i>FY19 with Swift Lane Converted</i>	Central Office	Voucher Programs	Garden	Contium of Care	AAHC TOTAL	AAHDC	Broadway	Oakwood & WW	Colonial Oaks	Swift Lane	Maple Tower	River Run	West Arbor	BUSINESS TOTAL	GRAND TOTAL
<b>INCOME</b>															
Tenant Rent	0	0	8,764	0	8,764	0	73,736	33,662	79,602	268,589	289,660	315,205	131,645	1,192,098	1,200,862
HUD Grants & Admin Fees	138,000	1,231,146	0	60,817	1,429,963	0	0	0	0	0	0	0	0	0	1,429,963
Rent Subsidies (HAP)	0	12,281,355	0	2,397,178	14,678,533	0	128,600	50,256	121,484	402,883	760,235	536,145	455,189	2,454,792	17,133,325
Other Grants	12,000	0	0	0	12,000	0	0	0	0	0	0	0	0	0	12,000
City General Fund	76,508	238,492	0	0	315,000	0	0	0	0	0	0	0	0	0	315,000
Other Revenue	647,114	9,947	133	0	657,194	90,029	0	0	486	0	65	0	103	90,682	747,876
<b>TOTAL INCOME</b>	<b>873,622</b>	<b>13,760,939</b>	<b>8,897</b>	<b>2,457,995</b>	<b>17,101,454</b>	<b>90,029</b>	<b>202,336</b>	<b>83,918</b>	<b>201,572</b>	<b>671,472</b>	<b>1,049,960</b>	<b>851,350</b>	<b>586,937</b>	<b>3,737,573</b>	<b>20,839,027</b>
<b>OPERATING EXPENSES</b>															
Admin Salaries/Benefits	692,542	931,539	1,483	60,996	1,686,561	0	29,590	7,927	38,629	90,732	202,254	194,358	64,958	628,450	2,315,011
Other Admin	107,764	535,904	1,010	359	645,036	8,892	34,194	11,971	29,577	60,188	118,764	88,612	60,775	412,973	1,058,009
Tenant Services	70,463	0	0	870,674	941,137	79,450	0	0	625	1,600	3,375	2,900	775	88,725	1,029,862
Utilities	1,351	0	816	0	2,167	0	18,881	4,768	21,803	118,932	138,355	100,290	113,174	516,204	518,371
Maintenance Salaries/Benefits	0	0	1,196	0	1,196	0	24,563	7,018	31,830	79,070	171,180	147,888	56,259	517,807	519,003
Maintenance Buildings	821	2,962	910	451	5,144	0	32,305	9,575	32,161	59,400	173,306	165,376	35,882	508,005	513,149
Insurance/Other	475	9,179	412	0	10,066	0	9,600	4,200	8,963	24,500	47,439	51,609	17,046	163,357	173,423
Rental Assistance	0	12,281,355	0	1,529,121	13,810,476	0	0	0	0	0	0	0	0	0	13,810,476
<b>TOTAL OPERATING EXPENSES</b>	<b>873,415</b>	<b>13,760,939</b>	<b>5,826</b>	<b>2,461,601</b>	<b>17,101,782</b>	<b>88,343</b>	<b>149,133</b>	<b>45,459</b>	<b>163,588</b>	<b>434,423</b>	<b>854,674</b>	<b>751,034</b>	<b>348,869</b>	<b>2,835,522</b>	<b>19,937,303</b>
Debt & Replace Reserves	0	0	0	0	0	0	0	0	(12,500)	(198,668)	(161,860)	(78,525)	(185,173)	(636,726)	(636,726)
<b>NET INCOME</b>	<b>207</b>	<b>(0)</b>	<b>3,071</b>	<b>(3,606)</b>	<b>(328)</b>	<b>1,686</b>	<b>53,203</b>	<b>38,459</b>	<b>25,484</b>	<b>38,381</b>	<b>33,426</b>	<b>21,791</b>	<b>52,895</b>	<b>265,325</b>	<b>264,997</b>
Fund Balance June 30, 2018	248,757	0	198,228	16,219	463,204	1,610,128	67,168	0	50,571	0	196,364	164,285	76,324	2,164,840	2,628,044
Est Fund Balance as of June 30, 2019	248,964	(0)	201,299	12,613	462,876	1,611,814	120,372	38,459	76,054	38,381	229,790	186,076	129,218	2,430,165	2,893,041
<b>RESTRICTED fund balance</b>	<b>0</b>	<b>(0)</b>	<b>201,299</b>	<b>12,613</b>	<b>213,912</b>	<b>1,379,500</b>	<b>0</b>	<b>0</b>	<b>76,054</b>	<b>38,381</b>	<b>229,790</b>	<b>186,076</b>	<b>129,218</b>	<b>2,039,020</b>	<b>2,252,932</b>

NOTES: Broadway may need to be sold if infeasible to renovate or demo and new construction, which means no fund balance and staffing costs have to be allocated to other properties

This scenario assumes that all public housing properties have been converted under the RAD program

This scenario assumes that HUD funding remains level for administrative fee reimbursement in the voucher program. Any additional cuts in the voucher program will result in a need for additional financial support