2017 Community Development Authority Financial Report

Revised 8/1/2017

2nd Quarter: 01/01/2017 - 06/30/2017

Public Housing & LLC Totals

	Total Managed Units: 771				**Occupancy: 97.39%**	
	2016 Actuals	**2017 YTD**	**2017 Year End Projection**	**PUPY**	**2017 Budget**	**Variance**
Revenues						
Federal Revenues	1,415,188.89	616,535.00	1,233,070	1,599	1,281,318	4%
Capital Fund Operating	259,071.58	2,500.00	422,780	6	420,280	-1%
Capital Fund Security Waiver	-	140,136.00	140,136	364	140,136	0%
Capital Fund Bricks & Mortar	845,021.04	147,948.99	295,898		838,063	65%
Tenant Rent	2,732,291.09	1,378,687.73	2,757,375	3,576	2,635,000	-5%
Non-Dwelling Rent	39,511.62	1,440.00	39,880	4	36,740	-9%
Coin Laundry	45,527.00	22,849.55	45,699	59	43,200	-6%
City General Fund	174,218.00	-	174,219	-	174,219	0%
Interest	11,677.40	2,018.77	4,038	5	9,821	59%
Other Revenue	191,536.79	72,549.02	145,098	188	147,734	2%
Total Revenue	5,714,043.41	2,384,665.06	5,258,193	5,802	5,726,511	8%
Expenses						
Salaries	1,320,087.37	640,218.38	1,280,437	1,661	1,560,088	18%
Benefits	656,296.96	296,637.39	593,275	769	506,481	-17%
Supplies	320,747.06	171,400.66	342,801	445	336,756	-2%
Capital Fund Bricks & Mortar	839,360.72	194,320.57	388,641		838,063	54%
Purchased Services	1,083,751.72	363,200.92	726,402	942	1,167,332	38%
Utilites	791,123.25	393,043.03	786,086	1,020	820,950	4%
Insurance	122,764.83	103,177.50	115,638	268	101,536	-14%
Rent Write Off's	33,177.21	18,164.89	36,330	47	22,893	-59%
Taxes/PILOT	222,947.06	61,999.98	124,000	161	212,174	42%
Asset Management Fee	13,030.84	-	-	-	8,000	100%
Principal	-	-	-		35,776	100%
Interest	80,185.94	5,748.85	11,498		88,045	87%
Inter-Departmental Charges	197,842.63	137,824.97	275,650	358	263,956	-4%
CDA Management Fee	(11,980.80)	(5,990.40)	(11,981)		(11,980)	0%
CDA Bookkeeping Fee	(10,350.00)	(5,175.00)	(10,350)		(10,350)	0%
Total Expenses	5,658,984.79	2,374,571.74	4,658,426	5,670	5,939,720	22%
2016 NAA Standard Subsidized Properties (master meter owner paid for primary utility):				**7,114**		
2016 NAA Standard Subsidized Properties (individual metered utility):				**5,835**		
Net Operating Profit (Loss)	**55,058.62**	**10,093.32**	**599,767**		**(213,209)**	
Depreciation	1,416,986.78	708,493.50			-	
Net Operating - Depreciation	(1,361,928.16)	(698,400.18)			(213,209)	

Multi-Family Housing Totals

	Total Managed Units: 115				**Occupancy: 98.26%**	
	2016 Actuals	**2017 YTD**	**2017 Year End Projection**	**PUPY**	**2017 Budget**	**Variance**
Revenues						
Federal Revenues	667,995.14	421,058.94	842,118	7,323	815,079	-3%
Capital Fund Operating						
Capital Fund Security Waiver						
Capital Fund Bricks & Mortar						
Tenant Rent	362,529.00	185,704.00	371,408	3,230	369,285	-1%
Non-Dwelling Rent	73,910.34	37,502.34	75,005	652	72,820	-3%
Coin Laundry	10,017.50	4,606.50	9,213	80	9,500	3%
City Subsidy						
Interest	14,545.28	4,293.92	8,588	75	3,400	-153%
Other Revenue	20,645.16	21,978.53	43,957	382	15,994	-175%
Total Revenue	1,149,642.42	675,144.23	1,350,288	11,742	1,286,078	-5%
Expenses						
Salaries	340,260.02	155,873.75	311,748	2,711	459,725	32%
Benefits	57,519.51	70,176.34	140,353	1,220	139,936	0%
Supplies	64,192.16	37,202.86	74,406	647	48,410	-54%
Capital Fund Bricks & Mortar						
Purchased Services	242,722.63	72,500.03	145,000	1,261	304,471	52%
Utilites	117,504.09	60,785.16	121,570	1,057	127,500	5%
Insurance	15,570.00	15,733.00	14,548	274	12,800	-14%
Rent Write Off's	-	-	-	-	-	
Taxes/PILOT	31,894.00	11,899.98	23,800	207	35,708	33%
Asset Management Fee	15,426.24	7,713.12	15,426	134	15,426	0%
Principal	-	-	-		-	
Interest	36,594.74	12,618.37	25,237		20,500	-23%
Inter-Departmental Charges	1,535.21	338.01	676	6	1,795	62%
CDA Management Fee	11,980.80	5,990.40	11,981		11,980	0%
CDA Bookkeeping Fee	10,350.00	5,175.00	10,350		10,350	0%
Total Expenses	945,549.40	456,006.02	895,094	7,517	1,188,601	25%
2016 NAA Standard Subsidized Properties (master meter owner paid for primary utility):				**7,114**		
2016 NAA Standard Subsidized Properties (individual metered utility):				**5,835**		
Net Operating Profit (Loss)	**204,093.02**	**219,138.21**	**455,194**		**97,477**	
Depreciation	-	76,488.30				
Net Operating - Depreciation	204,093.02	142,649.91	455,194		97,477	

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Section 8 Administration

	Admin				
	2016 Actuals	2017 YTD	2017 Year End Projection	2017 Budget	Variance
Revenues					
Admin Fee	1,173,902.00	540,437.00	1,080,874	1,100,445	2%
Incoming Port Admin Fees	27,570.74	31,151.50	62,303	36,000	-73%
Fraud Recovery	2,808.07	2,557.00	5,114	6,000	15%
Interest	7,188.23	727.76	1,456	3,000	51%
Other Revenues	675.00	-	-	-	
Total Revenue	1,212,144.04	574,873.26	1,149,747	1,145,445	0%
Expenses					
Salaries	604,186.44	277,466.67	554,933	778,357	29%
Benefits	224,651.57	109,230.53	218,461	194,361	-12%
Supplies	25,082.66	8,077.41	16,155	26,725	40%
Purchased Services	34,756.59	21,755.71	43,511	53,089	18%
Interest	3,865.34	1,838.41	3,677	4,689	22%
Inter-Departmental Charges	91,766.83	36,563.23	73,126	102,079	28%
Outgoing Port Admin Fees	29,264.37	22,404.64	44,809	30,400	-47%
Total Expenses	1,013,573.80	477,336.60	954,673	1,189,700	20%
Net Operating Profit (Loss)	**198,570.24**	**97,536.66**	**195,073**	**(44,255)**	
Depreciation	-	-	-		
Net Operating - Deprectiation	198,570.24	97,536.66	195,073		

Section 8 Housing Assistance Payments

2016

	Actual Leased Units	Per Unit HAP	Actual HAP
Average	**1,709**	**624**	**1,066,248**
Total	**20,512**		**12,794,970**

Year End HAP Expense	12,794,970
Total HAP Funding Available	12,212,009
Difference (Projected Total HAP Reserves)	**(582,961)**
Admin Reserves (UNP) Balance	604,185

2017

	Actual Leased Units	Per Unit HAP	Actual HAP
Average	**1,695**	**614**	**1,041,217**
Total	**10,096**		**6,162,755**

Projected Year End HAP Expense	12,074,920
Total HAP Funding Available	12,832,579
Difference (Projected Total HAP Reserves)	**757,659**
Admin Reserves (UNP) Balance	715,609