

Community Development Authority Public Housing Program
Budget Comparison Report
Period: January 2018 - March 2018

	Public Housing														
	Central Operating Cost Center			AMP 200: East				AMP 300: West				AMP 400: Triangle			
	2017 Actuals	2018 YTD	2018 Budget	Total ACC Units: 166		Occupancy: 94.58%		Total ACC Units: 298		Occupancy: 96.97%		Total ACC Units: 224		Occupancy: 98.21%	
			2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	
Revenues															
Operating Subsidy	-	-	-	350,038	80,021	292,517	1,928	394,143	89,163	462,290	1,197	254,076	56,179	308,825	1,003
ROSS Grant Revenue	-	-	-	30,996	3,017	21,799	73	62,312	5,912	43,600	79	-	-	-	-
Capital Fund Operating	-	-	105,070	144,721	-	88,451	-	237,845	-	162,069	-	178,939	-	121,963	-
Capital Fund Improvements	-	-	-	191,343	2,015	140,840		199,648	2,989	283,621		238,034	22,570	213,437	
Tenant Rent	-	-	-	510,572	133,652	495,000	3,221	982,576	255,859	990,000	3,434	727,628	187,320	716,000	3,345
Non-Dwelling Rent	-	-	-	1,440	360	1,440	9	-	-	-	-	39,537	360	35,300	6
Coin Laundry	-	-	-	11,557	2,235	6,000	54	19,045	4,450	19,700	60	16,113	4,133	18,000	74
Charges for Service	-	-	-	70,605	20,232	55,000	488	42,595	7,389	37,000	99	40,732	3,634	39,107	65
City of Madison General Fund	-	-	-	69,848	-	175,000	-	105,907	-	-	-	-	-	-	-
Interest	7,535	-	5,000	3,859	-	2,300	-	2,999	-	1,800	-	4,303	-	1,197	-
Other Revenue	3,023	83	2,000	119,913	-	6,083	-	(7,255)	-	12,166	-	1,342	1,226	-	22
Total Revenue	10,557	83	112,070	1,504,893	241,532	1,284,430	5,772	2,039,816	365,763	2,012,246	4,869	1,500,704	275,422	1,453,829	4,515
Expenses															
Salaries	214,130	50,825	227,382	248,697	55,353	258,268	1,334	462,907	85,149	539,950	1,143	242,437	46,403	190,555	829
Benefits	81,933	17,896	94,266	122,600	26,125	89,917	630	242,333	46,981	175,214	631	105,961	21,034	51,346	376
Supplies	8,577	2,431	54,078	10,031	32,714	83,921	788	140,427	20,508	130,377	275	74,911	21,757	64,900	389
Capital Fund Improvements	-	-	-	191,343	34,420	140,840		199,648	3,223	283,621		238,034	22,760	213,437	
Purchased Services	20,944	16,915	54,227	214,273	70,590	277,985	1,701	249,891	51,596	374,732	693	199,810	36,558	264,761	653
Utilities	-	-	170	196,027	53,399	217,000	1,287	257,864	58,213	248,010	781	216,482	58,928	231,100	1,052
Insurance	340	169	150	22,554	21,269	22,240	513	34,659	32,953	32,256	442	27,022	25,158	28,000	449
Rent Write Off's	-	-	-	5,875	3,300	-	80	13,944	2,537	-	34	23,542	1,467	10,000	26
Taxes/PILOT	-	-	-	31,599	7,900	28,941		72,471	18,118	74,366		55,068	13,767	53,305	
Asset Management Fee	-	-	-	-	-	-		-	-	-		-	-	-	
Reserves & Transfers	-	-	47,834	-	-	-		-	-	-		-	-	-	
Interest	2,250	-	3,000	2,609	1	2,700		4,077	-	4,275		1,606	-	2,100	
Inter-Departmental Charges	190,115	25,754	169,969	13,588	1,136	33,842	27	19,045	2,881	26,257	39	4,277	1,080	16,762	19
CDA Management Fee	(450,046)	(105,421)	(441,042)	100,639	19,361	96,668	467	175,519	43,104	174,359	579	132,388	33,270	131,659	594
CDA Bookkeeping Fee	(71,550)	(16,590)	(69,316)	14,940	2,850	14,230	69	26,370	6,345	25,666	85	19,890	4,898	19,381	87
Total Expenses	(3,307)	(8,021)	140,718	1,174,774	328,417	1,266,552	6,894	1,899,155	371,606	2,089,083	4,702	1,341,429	287,081	1,277,306	4,474
Net Operating Profit (Loss)	13,865	8,104	(28,648)	330,119	(86,885)	17,878	(1,122)	140,662	(5,843)	(76,837)	168	159,275	(11,659)	176,523	41
Depreciation	12,827	3,207		224,952	56,238			297,898	74,475			126,218	31,554		
Net Operating - Depreciation	1,038	4,897		105,167	(143,123)			(157,236)	(80,318)			33,057	(43,213)		

**Community Development Authority Public Housing Program
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Period: January 2018 - March 2018**

	Public Housing LLC's							
	AMP 500: Truax Phase 1				AMP 600: Truax Phase 2			
	Total Units: 71		Occupancy: 100.00%		Total ACC Units: 40		Occupancy: 100.00%	
	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY
Revenues								
Operating Subsidy	124,742	29,674	151,002	1,672	108,053	26,089	155,173	2,609
ROSS Grant Revenue	19,243	2,956	21,800	167	-	-	-	-
Capital Fund Operating	29,224	-	43,807	-	24,722	-	22,043	-
Capital Fund Improvements	3,142	700	59,137	-	-	-	38,458	-
Tenant Rent	383,928	97,521	390,000	5,494	142,879	37,105	139,000	3,711
Non-Dwelling Rent	-	-	-	-	-	-	-	-
Coin Laundry	-	-	-	-	-	-	-	-
Charges for Service	7,810	675	11,000	38	2,661	237	4,000	24
City of Madison General Fund	-	-	-	-	-	-	-	-
Interest	2,238	14	1,200	1	312	-	-	-
Other Revenue	65,475	-	8,583	-	58,064	-	17,000	-
Total Revenue	635,801	131,540	686,529	7,371	336,691	63,431	375,674	6,343
Expenses								
Salaries	149,074	25,126	167,337	1,416	79,318	9,180	75,804	918
Benefits	53,695	11,744	55,236	662	21,733	3,692	25,094	369
Supplies	41,874	12,760	39,500	719	22,142	6,661	19,874	666
Capital Fund Improvements	17,092	700	59,137	-	-	-	38,458	-
Purchased Services	113,822	47,794	141,950	2,693	80,682	13,318	93,760	1,332
Utilities	76,288	20,246	78,500	1,141	45,995	14,576	39,870	1,458
Insurance	20,885	4,784	22,000	270	22,011	9,756	18,825	976
Rent Write Offs	968	1,915	-	108	-	-	-	-
Taxes/PILOT	34,696	-	33,000	-	20,791	-	25,000	-
Asset Management Fee	8,478	-	8,000	-	4,800	-	-	-
Reserves & Transfers	-	-	-	-	-	-	-	-
Interest	24,011	0	25,000	-	1,164	-	-	-
Inter-Departmental Charges	6,630	994	20,007	56	1,658	710	-	71
CDA Management Fee	19,196	4,876	19,700	275	10,324	1,855	6,795	186
CDA Bookkeeping Fee	-	-	-	-	-	-	-	-
Total Expenses	566,707	130,938	669,367	7,337	310,618	59,747	343,480	5,975
Net Operating Profit (Loss)	69,094	602	17,162	34	26,074	3,683	32,194	368
Depreciation	452,764	113,017			231,961	57,888		
Net Operating - Depreciation	(383,670)	(112,414)			(205,888)	(54,205)		

	TOTALS					
	Total Units: 775			Occupancy: 97.16%		
	2017 Actuals	2018 YTD	2018 Year End		2018 Budget	Variance
Projection			PUPY			
Revenues						
Operating Subsidy	1,231,052	281,126	1,369,807	1,451	1,369,807	0%
ROSS Grant Revenue	112,552	11,886	47,543	61	87,199	45%
Capital Fund Operating	615,452	-	543,403	-	543,403	0%
Capital Fund Improvements	632,166	28,274	113,095	-	735,493	85%
Tenant Rent	2,747,583	711,457	2,845,828	3,672	2,730,000	-4%
Non-Dwelling Rent	40,977	720	36,740	4	36,740	0%
Coin Laundry	46,715	10,819	43,275	56	43,700	1%
Charges for Service	164,403	32,166	128,665	166	146,107	12%
City of Madison General Fund	175,755	-	175,000	-	175,000	0%
Interest	21,246	14	11,497	0	11,497	0%
Other Revenue	240,563	1,310	5,239	7	45,832	89%
Total Revenue	6,028,463	1,077,772	5,320,092	5,417	5,924,778	10%
Expenses						
Salaries	1,396,562	272,036	1,088,144	1,404	1,459,296	25%
Benefits	628,255	127,472	509,887	658	491,073	-4%
Supplies	297,962	96,830	387,320	500	392,650	1%
Capital Fund Improvements	646,116	61,103	244,413	-	735,493	67%
Purchased Services	879,422	236,771	947,083	1,222	1,207,415	22%
Utilities	792,657	205,362	821,447	1,060	814,650	-1%
Insurance	127,471	94,090	123,471	486	123,471	0%
Rent Write Offs	44,329	9,218	36,873	48	10,000	-269%
Taxes/PILOT	214,625	39,785	214,612	-	214,612	0%
Asset Management Fee	13,278	-	8,000	-	8,000	0%
Reserves & Transfers	-	-	-	-	47,834	100%
Interest	35,717	1	37,075	-	37,075	0%
Inter-Departmental Charges	235,312	32,554	266,837	168	266,837	0%
CDA Management Fee	(11,981)	(2,955)	(11,820)	(15)	(11,861)	0%
CDA Bookkeeping Fee	(10,350)	(2,498)	(9,990)	(13)	(10,039)	0%
Total Expenses	5,289,376	1,169,768	4,663,352	5,517	5,786,506	19%
Net Operating Profit (Loss)	739,087	(91,997)	656,740	(100)	138,272	
Depreciation	1,346,620	336,379	1,345,515		-	
Net Operating - Depreciation	(607,532)	(428,375)	(688,774)		138,272	

Community Development Authority Multifamily Housing Program
Budget Comparison Report
Period: January 2018 - March 2018

	Multi-Family Housing													
	Parkside				Karabis				TOTALS					
	Total Units: 95		Occupancy: 95.79%		Total Units: 20		Occupancy: 95.00%		Total Units: 115		Occupancy: 95.65%			
	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Year End Projection	PUPY	2018 Budget	Variance
Revenues														
Federal Revenues	419,122	75,936	439,000	3,231	164,697	38,599	160,000	7,720	583,819	114,535	458,140	4,019	599,000	24%
Multifamily Service Coordinator Grant	143,445	12,630	76,020	537	-	3,047	79,088	609	143,445	15,677	62,708	550	155,108	60%
Tenant Rent	292,727	75,048	305,385	3,194	63,097	17,647	63,900	3,529	355,824	92,695	370,779	3,252	369,285	0%
Commercial Rent	76,130	19,314	78,414	822	-	-	-	-	76,130	19,314	77,255	678	78,414	1%
Coin Laundry	5,780	1,371	6,600	58	3,394	910	3,500	182	9,173	2,281	9,123	80	10,100	10%
Charges for Service	20,772	2,751	48,500	117	2,227	730	3,500	146	22,999	3,481	13,924	122	52,000	73%
Interest	7,402	1,754	5,071	75	10,473	-	9,474	-	17,875	1,754	7,014	62	14,545	52%
Other Revenue	-	981	-	42	-	245	-	49	-	1,226	4,906	43	-	
Total Revenue	965,377	189,784	958,990	8,076	243,887	61,178	319,462	12,236	1,209,264	250,962	1,003,849	8,806	1,278,452	21%
Expenses														
Salaries	285,433	53,362	313,073	2,271	85,936	30,324	209,778	6,065	371,369	83,686	334,745	2,936	522,851	36%
Benefits	117,606	26,637	93,982	1,133	30,350	11,272	55,939	2,254	147,957	37,909	151,635	1,330	149,921	-1%
Supplies	60,383	16,675	33,903	710	27,587	9,679	23,493	1,936	87,971	26,354	105,416	925	57,396	-84%
Purchased Services	120,795	20,975	104,836	893	34,494	9,557	72,482	1,911	155,289	30,532	122,128	1,071	177,318	31%
Utilities	89,492	23,368	97,835	994	33,213	8,953	35,312	1,791	122,705	32,321	129,284	1,134	133,147	3%
Insurance	13,054	12,034	14,000	512	2,679	2,472	4,500	494	15,733	14,506	18,500	509	18,500	0%
Taxes/PILOT	27,937	6,984	28,585		2,988	747	3,309		30,925	7,731	30,924		31,894	3%
Asset Management Fee	15,426	2,571	15,426		-	-	-		15,426	2,571	10,284		15,426	33%
Reserves & Transfers	-	-	80,477		-	-	-		-	-	-		80,477	100%
Interest	21,723	2,206	37,000		139	-	200		21,862	2,206	8,826		37,200	76%
Inter-Departmental Charges	2,045	4,344	28,914	185	1,797	1,049	424	210	3,842	5,393	21,572	189	29,338	26%
CDA Management Fee	-	-	-	-	11,981	2,955	11,861	591	11,981	2,955	11,820	104	11,861	0%
CDA Bookkeeping Fee	8,550	2,063	8,294	88	1,800	435	1,746	87	10,350	2,498	9,990	88	10,040	0%
Total Expenses	762,444	171,219	856,325	6,785	232,965	77,443	419,044	15,339	995,409	248,662	955,125	8,286	1,275,369	25%
Net Operating Profit (Loss)	202,933	18,565	102,665	1,290	10,922	(16,265)	(99,582)	(3,104)	213,855	2,300	48,724	520	3,083	
Depreciation	125,092	31,273			23,372	5,014			148,464	36,287	145,148		-	
Net Operating - Depreciation	77,841	(12,708)			(12,450)	(21,279)			65,391	(33,987)	(96,424)		3,083	

**Community Development Authority Section 8 Program
Budget Comparison Report
Period: January 2018 - December 2018**

Section 8 Administration					
Admin					
	2018 Year End				
	2017 Actuals	2018 YTD	Projection	2018 Budget	Variance
Revenues					
Admin Fee	1,059,865	261,782	1,047,128	1,119,105	6%
Incoming Port Admin Fees	63,571	4,254	17,016	59,450	71%
Fraud Recovery	2,830	225	900	5,000	82%
Interest	8,966	-	-	13,284	100%
Other Revenues	539	350	1,400	-	
Total Revenue	1,135,770	266,611	1,066,444	1,196,839	11%
Expenses					
Salaries	639,376	133,798	535,192	750,534	29%
Benefits	249,738	55,024	220,097	211,151	-4%
Supplies	22,616	6,458	25,832	38,400	33%
Purchased Services	36,632	24,699	98,796	50,175	-97%
Interest	3,677	-	-	4,689	100%
Inter-Departmental Charges	100,338	11,807	47,227	96,677	51%
Outgoing Port Admin Fees	48,241	7,075	28,300	30,400	7%
Total Expenses	1,100,617	238,861	955,443	1,182,026	19%
Net Operating Profit (Loss)	35,153	27,750	111,001	14,813	

Section 8 Housing Assistance Payments						
2017				2018		
	Actual Leased	Per Unit		Actual Leased	Per Unit	
	Units	HAP	Actual HAP	Units	HAP	Actual HAP
January	1,680	620	1,041,422	January	1,628	988,708
February	1,705	607	1,035,137	February	1,699	1,038,421
March	1,699	616	1,047,093	March	1,726	1,047,539
April	1,704	611	1,041,001	April		
May	1,655	605	1,001,283	May		
June	1,653	603	996,819	June		
July	1,637	609	996,835	July		
August	1,640	611	1,002,226	August		
September	1,614	600	969,034	September		
October	1,679	601	1,009,915	October		
November	1,638	595	974,038	November		
December	1,594	596	949,976	December		
Average	1,658	606	1,005,398	Average	1,684	608
Total	19,898		12,064,779	Total	5,053	3,074,668

Year End HAP Expense	12,064,779
Total HAP Funding Available	<u>12,833,770</u>
Difference (Total HAP Reserves)	768,991

Admin Reserves (UNP) Balance 690,848

Projected Year End HAP Expense	12,640,516
Total HAP Funding Available	<u>14,076,152</u>
Difference (Total HAP Reserves)	1,435,636

Admin Reserves (UNP) Balance 1,021,255

**Community Development Authority Capital Fund Program
Budget Comparison Report
Period: January 2018 - March 2018**

2018 Active Capital Fund Grants

	2014 Cap Fund			2015 Cap Fund			2016 Cap Fund		
	End date	4/15/2018	End date	4/12/2019	End date	4/12/2020			
	Award	913,769	Award	934,240	Award	1,050,702			
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	182,753.80	182,753.80	-	329,484.00	329,484.00	-	367,745.40	367,745.40	-
1408 Management Improvements	8,793.38	8,793.38	-	20,000.00	-	20,000.00	10,000.00	-	10,000.00
1410 Administration	91,376.90	91,376.90	-	93,424.00	93,424.00	-	105,070.20	105,070.20	-
1411 Audit	4,500.00	4,500.00	-	-	-	-	-	-	-
1430 Fees & Costs	40,000.00	40,000.00	-	38,500.00	9,034.19	29,465.81	20,000.00	1,429.14	18,570.86
1460 Dwelling Structures	586,344.92	586,344.92	-	437,832.00	418,475.50	19,356.50	547,886.40	367,450.25	180,436.15
1475 Non-Dwelling Equipment	-	-	-	15,000.00	2,094.62	12,905.38	-	-	-
Total	913,769.00	913,769.00	-	934,240.00	852,512.31	81,727.69	1,050,702.00	841,694.99	209,007.01

	2017 Cap Fund			2018 Cap Fund			Total Cap Fund		
	End date	8/15/2021	End date	TBD					
	Award	1,116,675	Award	TBD	Budget	Expended	Balance	Budget	Expended
1406 Operations	223,335.00	-	223,335.00	-	-	-	1,103,318.20	879,983.20	223,335.00
1408 Management Improvements	20,000.00	-	20,000.00	-	-	-	58,793.38	8,793.38	50,000.00
1410 Administration	111,667.50	-	111,667.50	-	-	-	401,538.60	289,871.10	111,667.50
1411 Audit	-	-	-	-	-	-	4,500.00	4,500.00	-
1430 Fees & Costs	33,500.25	-	33,500.25	-	-	-	132,000.25	50,463.33	81,536.92
1460 Dwelling Structures	703,172.25	60,389.05	642,783.20	-	-	-	2,275,235.57	1,432,659.72	842,575.85
1475 Non-Dwelling Equipment	25,000.00	-	25,000.00	-	-	-	40,000.00	2,094.62	37,905.38
	1,116,675.00	60,389.05	1,056,285.95	-	-	-	4,015,386.00	2,668,365.35	1,347,020.65