



Community Development Authority - Housing Authority

U.S. Department of Housing and Urban Development (HUD) Subsidized Low-Income Housing Programs:

Public Housing

Program Information:

- 766 units of subsidized housing owned by the CDA
- Property is held by HUD through a Declaration of Trust
- Property is operated by CDA through a HUD Annual Contributions Contract (ACC)
- Low-income restrictions at 80% of AMI
- Property Management Offices: East, West, and Triangle
- Central Office Cost Center (COCC): Administration
- Asset Management Projects (AMPS): East, West, Triangle, Truax Phase 1, and Truax Phase 2

- AMP Revenue Source: HUD Operating Subsidy, Tenant Rent, Capital Funds
- COCC Revenue Source: Management and bookkeeping fees charged to AMPS
- Performance Measured: Annual HUD Public Housing Assessment System (PHAS) score
- Regulated by: HUD, City of Madison
- Audited by: Baker Tilly under the City Single Audit

Financial Highlights:

- Total Revenue is projecting to end the year 12% unfavorable to the budget with the 2022 budget assuming 15% of budgeted reserve usage, primary drivers of the deficit are Tenant Rent & Charges for Service
- Total Expenses are projecting to end the year 12% favorable to the budget, primary savings achieved in the Salaries
- Occupancy rate: 96%
- Current projections show the program ending the year on target with the 2022 budget due to expenditure savings offsetting reduced revenue
- Completed Capital Projects: Rough Unit Turns, Water Heaters, Romnes Driveway Replacement, and Furnaces

Multifamily Housing (Section 8 New Construction)

Program Information:

- 116 units of subsidized housing owned by the CDA
- 1 commercial space (7,135 sq ft)
- 2 Developments: Parkside and Karabis
- Low-income restrictions at 80% of AMI
- Property is operated by CDA through a HUD Section 8 Housing Assistance Payment (HAP) contract, administered by the Wisconsin Housing and Economic Development Authority (WHEDA)
- Property Management Office: Triangle

- Central Office Cost Center (COCC): Provides administration
- Revenue Source: HUD Section 8 HAP, Tenant Rent, Multifamily Housing Service Coordinator Grant
- COCC Revenue Source: Direct overhead expenses charged to property
- Performance Measured: WHEDA Review
- Regulated by: HUD, WHEDA City of Madison
- Audited by: Baker Tilly under the City Single Audit

Financial Highlights:

- Total Revenue is projecting to end the year 14% unfavorable to the budget, without reserve usage due to lower than expected rent collection & charges for services
- Total Expenses are projecting to end the year 14% favorable to the budget, primary savings achieved in Salaries & Purchased Services
- Occupancy rate: 94%
- Current projections show the program ending the year with a \$3,353 surplus

Section 8 Housing Choice Voucher

Program Information:

- Rental assistance administered by the CDA through HUD Annual Contributions Contract
- Very-low Income restrictions at 50% of AMI
- Housing Assistance Payment Contract (HAP) between CDA and private landlord with rent paid on behalf of tenant
- Central Office Cost Center (COCC): Administration
- Revenue Source: HUD Section 8 HAP and Administrative funds
- Renewal funding based on number and cost of authorized vouchers in use, adjusted for inflation
- HUD Authorized Voucher baseline: 2,073
- Project-Based Voucher Contracts: 202 vouchers
- Special Programs: Veterans, Family Unification, Moving Up, Mainstream, Emergency Housing
- Performance Measured: CDA self-certifies under the Section Eight Management Assessment Program (SEMAP)
- Regulated by: HUD, City of Madison

Financial Highlights:

- Average Number of vouchers 1,731
- Housing Assistance Payments (HAP): \$772
- Current projections show the administrative program ending the year \$30,372 favorable to the budget, without planned reserve usage
- Primary Driver being Purchased Services

Community Development Authority Public Housing Program
Budget Comparison Report
Period: June 2022 - September 2022

	Public Housing														
	Central Operating Cost Center			AMP 200: East				AMP 300: West				AMP 400: Triangle			
	2021 Actuals	2022 YTD	2022 Budget	Total ACC Units: 162	Occupancy: 99%			Total ACC Units: 266	Occupancy: 95%			Total ACC Units: 224	Occupancy: 96%		
Revenues	2021 Actuals	2022 YTD	2022 Budget	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY
Operating Subsidy	-	-	-	418,353	289,075	432,109	2,379	564,318	443,873	582,764	2,225	389,111	249,117	401,845	1,483
ROSS Grant Revenue	-	-	-	22,633	8,225	5,782	68	46,577	15,113	10,368	76	-	-	-	-
Capital Fund Operating	179,454	191,386	191,387	75,370	77,927	168,026	641	132,796	137,299	184,227	688	100,494	103,902	107,176	618
Tenant Rent	-	-	-	670,803	452,315	668,960	3,723	1,089,439	781,112	1,099,932	3,915	768,010	585,372	764,724	3,484
Bad Debt Expense	-	-	-	-	(4,911)	(7,000)	(40)	-	(16,354)	(12,350)	(82)	-	(860)	(10,000)	(5)
Non-Dwelling Rent	-	-	-	1,440	1,080	1,440	9	-	-	-	-	46,008	47,431	45,622	282
Coin Laundry	-	-	-	6,412	4,556	5,772	37	20,373	9,864	9,913	49	2,725	8,093	10,250	48
Charges for Service	-	-	-	23,037	12,567	16,000	103	63,655	20,273	40,068	102	10,362	6,635	19,000	39
City of Madison General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	3,687	8,894	-	917	1,289	-	11	1,531	3,210	-	16	3,413	8,157	-	49
Fund Balance Applied	-	-	196,764	-	-	-	-	-	-	-	-	-	-	725,601	-
Other Revenue	2,945	973	90	-	-	4,034	-	2,500	-	6,738	-	9,528	-	-	-
Total Revenue	186,086	201,253	388,241	1,218,965	842,123	1,295,123	6,931	1,921,189	1,394,390	1,921,660	6,989	1,329,650	1,007,847	2,064,218	5,999
Expenses															
Salaries	352,650	258,864	466,815	389,655	283,391	377,498	2,332	613,660	448,633	687,007	2,249	323,700	233,119	432,742	1,388
Benefits	59,057	71,264	90,451	113,282	121,303	135,154	998	146,836	166,410	193,803	834	86,418	98,319	133,275	585
Supplies	18,914	5,009	46,727	70,707	68,182	122,918	561	180,127	111,210	116,867	557	81,282	63,109	120,481	376
Purchased Services	42,712	39,959	39,750	245,995	165,275	221,959	1,360	323,009	196,108	291,715	983	168,896	338,121	857,098	2,013
Utilities	-	-	-	236,738	163,138	224,880	1,343	323,361	215,123	296,825	1,078	246,282	190,660	255,392	1,135
Insurance	(578)	54,367	36,000	28,744	52,388	33,780	431	43,844	38,764	47,096	194	32,975	56,361	37,183	335
Taxes/PILOT	-	-	-	43,551	32,663	47,655	-	76,607	57,455	79,000	-	56,774	42,581	59,180	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves & Transfers	64,444	-	245,209	(64,444)	-	-	-	-	-	-	-	-	-	-	-
Interest	51	48	2,110	171	186	1,500	-	193	99	3,800	-	81	123	1,200	-
Inter-Departmental Charges	114,904	44,720	85,262	29,525	5,492	15,833	-	32,441	13,855	20,748	-	7,612	577	3,465	-
CDA Management Fee	(414,879)	(386,524)	(555,101)	81,983	79,328	106,636	653	107,173	129,284	174,019	648	124,700	106,810	145,234	636
CDA Bookkeeping Fee	(67,598)	(49,860)	(70,232)	14,468	10,695	14,310	88	24,870	17,430	23,130	87	18,698	14,400	19,170	86
Total Expenses	169,677	37,847	386,991	1,190,376	982,041	1,302,123	7,767	1,872,122	1,394,371	1,934,010	6,631	1,147,418	1,144,180	2,064,420	6,553
NET OPERATING INCOME (NOI)	16,409	163,406	1,250	28,589	(139,918)	(7,000)		49,067	19	(12,350)		182,232	(136,333)	(202)	
Adjustments to NOI															
Capital Fund Grant Revenues	(179,454)	(191,387)	(191,387)	(51,782)	(110,701)	(408,454)	-	(414,797)	(132,788)	(570,645)	-	(18,764)	(23,637)	(278,262)	-
Capital Fund Improvements	-	-	-	51,782	140,930	361,720	-	121,945	140,009	637,317	-	18,764	11,874	183,528	-
Depreciation	-	-	-	230,126	172,595	-	-	322,323	241,742	-	-	99,986	74,990	-	-
Other Financial Activity	179,454	191,387	191,387	-	-	-	-	-	-	-	-	-	-	-	-
Total Adjustments to NOI	-	-	-	230,126	202,824	46,734		29,471	248,963	66,672		99,986	63,227	(94,734)	
NOI After Financial Adjustments	16,409	163,406	1,250	(201,537)	(342,742)	39,734		19,596	(248,944)	(79,022)		82,246	(199,560)	94,532	
Cash Balance															
Cash Balance	1,492,001	1,653,140	-	291,667	238,906	-	-	540,173	612,840	-	-	1,555,074	1,500,283	-	-
Reserve Months	27	30	-	3	2	-	-	3	4	-	-	16	15	-	-
Reserves Deposit (Used)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Minimum (4 Months Expenses)	217,385	-	-	396,792	-	-	-	624,041	-	-	-	382,473	-	-	-
Difference (Cash Reserves - Min)	1,435,755	-	-	(157,886)	-	-	-	(11,201)	-	-	-	1,117,810	-	-	-

Community Development Authority Public Housing Program
Budget Comparison Report
Period: June 2022 - September 2022

Public Housing LLC's								TOTALS									
AMP 500: Trux Phase 1 (includes S8 PBV's)				AMP 600: Trux Phase 2				Total Units: 766			Occupancy: 96%						
2021 Actuals		2022 YTD		2022 Budget		PUPY		2021 Actuals		2022 YTD		2022 Budget		PUPY		Projected Variance	
Revenues																	
Operating Subsidy	156,564	117,791	161,687	2,212	90,545	62,196	93,502	2,073	Operating Subsidy	1,618,891	1,162,052	1,671,907	1,671,907	2,023	0%		
ROSS Grant Revenue	11,544	3,723	10,400	70	6,171	2,031	1,196	68	ROSS Grant Revenue	86,925	29,092	38,789	27,746	51	40%		
Capital Fund Operating	32,302	33,397	34,450	627	17,945	18,554	19,139	618	Capital Fund Operating	538,361	562,465	704,405	704,405	979	0%		
Tenant Rent	444,485	335,726	642,368	6,305	187,300	132,952	175,581	4,432	Tenant Rent	3,160,037	2,287,477	3,049,969	3,351,565	3,982	-9%		
Bad Debt Expense		(69)		(1)					Non-Dwelling Rent	47,448	48,511	47,062	47,062	84	0%		
Non-Dwelling Rent		-		-					Coin Laundry	29,510	22,513	30,017	25,935	39	16%		
Coin Laundry		-		-					Charges for Service	102,096	42,584	56,779	83,134	74	-32%		
Charges for Service	2,509	3,172	5,366	60	2,533	(63)	2,700	(2)	City of Madison General Fund	-	-	-	-	-	0%		
City of Madison General Fund	-	-	-	-	-	-	-		Interest	9,812	21,987	29,316	-	38	0%		
Interest	138	391	-	7	126	46	-	2	Fund Balance Applied	-	-	140,000	922,365	-	-85%		
Fund Balance Applied	-	-	-	-	-	-	-		Other Revenue (Including Insurance Recoveries)	121,951	358,836	358,836	139,171	625	158%		
Other Revenue (Insurance Recoveries)	57,335	350,751	-	6,587	49,643	7,112	128,309	237	Total Revenue	5,715,031	4,535,517	6,127,081	6,973,290	7,895	-12%		
Total Revenue	704,877	844,882	854,271	15,866	354,263	222,828	420,427	7,428									
Expenses									Expenses								
Salaries	151,789	105,529	169,311	1,982	73,913	54,170	90,928	1,806	Salaries	1,905,367	1,383,706	1,844,941	2,224,301	2,409	-17%		
Benefits	54,260	44,265	59,394	831	26,686	21,852	31,984	728	Benefits	486,539	523,413	697,884	644,061	911	8%		
Supplies	42,961	37,437	43,842	703	22,579	15,064	32,150	502	Supplies	416,571	300,011	400,015	482,985	522	-17%		
Purchased Services	111,130	205,551	122,464	3,860	76,213	52,077	90,695	1,736	Purchased Services	967,955	997,091	1,329,455	1,623,681	1,736	-18%		
Utilities	86,580	68,086	67,734	1,279	61,089	37,958	64,200	1,265	Utilities	954,050	674,965	899,953	909,031	1,175	-1%		
Insurance	11,940	19,107	25,691	359	25,299	22,162	28,750	739	Insurance	142,224	243,149	208,500	208,500	423	0%		
Taxes/PILOT	40,718	-			29,335	-			Taxes/PILOT	246,985	132,699	185,835	185,835	-	0%		
Asset Management Fee	9,542	-	9,300	-	5,280	-	4,800	-	Asset Management Fee	14,822	-	14,100	14,100	-	0%		
Reserves & Transfers	-	-	157,552		-	-			Reserves & Transfers	-	-	402,761	402,761	-	0%		
Interest	160,833	2	160,000		1,379	-	1,350		Interest	162,708	458	611	169,960	-	-100%		
Inter-Departmental Charges	13,453	3,876	7,608		9,609	2,769	5,435		Inter-Departmental Charges	207,544	71,289	138,351	138,351	-	0%		
CDA Management Fee	22,224	16,532	31,375	310	13,774	6,648	135	222	CDA Management Fee	(65,025)	(47,922)	(71,883)	(97,702)	(83)	-26%		
CDA Bookkeeping Fee	-	-	-	-	-	-	-		CDA Bookkeeping Fee	(9,562)	(7,335)	(11,003)	(13,622)	(13)	-19%		
Total Expenses	705,430	500,385	854,271	9,324	345,156	212,700	350,427	6,998	Total Expenses	5,430,177	4,271,524	6,039,520	6,892,242	7,079	-12%		
NET OPERATING INCOME (NOI)	(551)	344,497	-		9,108	10,128	70,000		NET OPERATING INCOME (NOI)	284,854	263,993	87,561	81,048				
Adjustments to NOI									Adjustments to NOI								
Capital Fund Grant Revenues	(1,318)	(1,180)	(4,900)		-	(7,385)	(61,357)		Capital Fund Grant Revenues	(666,115)	(467,078)		(1,323,618)				
Capital Fund Improvements	1,318		155,023		-	6,750	86,124		Capital Fund Improvements	193,809	299,563		1,423,712				
Depreciation	452,764	339,573	-		232,034	173,720	-		Depreciation	1,337,233	900,887	-					
Other Financial Activity	-	-	81,506		-	-	15,840		Other Financial Activity	179,454	191,387		97,346				
Total Adjustments to NOI	452,764	338,393	231,629		232,034	173,085	40,607		Total Adjustments to NOI	1,044,381	924,759		197,440				
NOI After Financial Adjustments	(453,315)	6,104	(231,629)		(222,928)	(162,957)	29,393		NOI After Financial Adjustments	(759,527)	(660,766)		(116,392)				
Cash Balance									EXPENSE PUPY BENCHMARK	5,643*							
Cash Balance	(25,399)	351,050			7,646	4,361											
Replacement Reserve Balance	177,222	189,255			80,100	91,964											

*Benchmark based on the 2019 National Apartment Association's Annual Survey

Community Development Authority Multifamily Housing Program
Budget Comparison Report
Period: June 2022 - September 2022

Multi-Family Housing														
	Parkside				Karabis Apartments				TOTALS					
	Total Units: 96		Occupancy: 93%		Total Units: 20		Occupancy: 95%		Total Units: 116		Occupancy: 94%			
	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	Variance
Revenues														
Housing Assistance Payments	350,497	245,160	428,000	3,405	156,837	114,048	177,408	7,603	507,333	359,208	478,944	605,408	4,129	-21%
Multifamily Service Coordinator Grant	81,600	-	81,446	-	77,938	-	85,372	-	159,538	-	166,818	166,818	-	0%
Tenant Rent	310,416	227,378	322,106	3,158	92,771	66,066	88,180	-	403,187	293,444	391,259	410,286	3,373	-5%
Commercial Rent	93,348	64,546	93,734	896	-	-	-	-	93,348	64,546	93,734	93,734	742	0%
Bad Debt	-	(1,265)	-	(18)	-	-	-	-	-	(1,265)	-	(15)	-	0%
Coin Laundry	3,032	2,100	3,049	29	1,188	2,907	3,000	194	4,220	5,007	6,676	6,049	58	10%
Charges for Service	4,676	2,052	10,000	29	2,711	803	1,500	54	7,387	2,855	3,807	11,500	33	-67%
Interest	1,081	2,745	-	38	2,588	6,322	-	421	3,669	9,067	12,089	-	104	0%
Other Revenue (Reserves)	-	-	-	-	-	-	-	53,278	-	-	-	53,278	-	-100%
Total Revenue	844,650	542,716	938,335	7,538	334,033	190,146	408,738	8,272	1,178,682	732,862	1,153,327	1,347,073	8,424	-14%
Expenses														
Salaries	276,564	212,052	324,552	2,945	139,284	98,109	177,106	6,541	415,848	310,161	413,548	501,658	3,565	-18%
Benefits	62,753	81,102	97,984	1,126	45,595	42,212	58,201	2,814	108,349	123,314	164,419	156,185	1,417	5%
Supplies	35,036	32,379	64,467	450	11,347	10,151	21,650	677	46,383	42,530	56,707	86,117	489	-34%
Purchased Services	129,717	102,241	128,824	1,420	32,567	14,847	80,051	990	162,284	117,088	156,117	208,875	1,346	-25%
Utilities	103,521	81,535	126,578	1,132	39,691	29,136	46,370	1,942	143,212	110,671	147,561	172,948	1,272	-15%
Insurance	15,459	16,058	17,575	223	2,747	2,668	3,230	178	18,206	18,726	20,805	20,805	215	0%
Taxes/PILOT	30,024	22,518	31,303	313	5,308	3,981	5,137	265	35,332	26,499	36,440	36,440	305	0%
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves & Transfers	-	-	84,106	-	-	-	-	-	-	84,106	84,106	-	-	0%
Interest	77	16	1,648	-	7	3	160	-	84	19	1,808	1,808	-	0%
Inter-Departmental Charges	7,388	560	3,363	-	7,388	560	3,363	-	14,776	1,120	1,493	6,726	-	-78%
CDA Management Fee	52,938	39,592	49,745	550	12,087	8,330	11,760	555	65,025	47,922	63,896	61,505	551	4%
CDA Bookkeeping Fee	7,785	6,060	8,190	84	1,778	1,275	1,710	85	9,563	7,335	9,780	9,900	84	-1%
Total Expenses	721,260	594,113	938,335	8,244	297,799	211,272	408,738	14,047	1,019,061	805,385	1,156,680	1,347,073	9,257	-14%
NET OPERATING INCOME (NOI)	123,390	(51,397)	-	-	36,233	(21,126)	-	-	159,621	(72,523)	(3,353)	-	-	-
Adjustments to NOI														
Capital Improvement Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation	87,146	65,360	-	-	16,697	12,523	-	-	103,843	77,883	-	-	-	-
Other Financial Activity	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Adjustments to NOI	87,146	65,360	-	-	16,697	12,523	-	-	103,843	77,883	-	-	-	-
NOI After Financial Adjustments	36,244	(116,757)	-	-	19,536	(33,649)	-	-	55,778	(150,406)	-	-	-	-
Cash Balance														
Cash Balance	453,901	523,340	-	-	1,176,683	1,187,628	-	-	-	-	-	-	-	-
Reserve Months	8	8	-	-	47	51	-	-	-	-	-	-	-	-

EXPENSE PUPY BENCHMARK \$5,643 - Benchmark based on the 2019 National Apartment Association's Annual Survey

Community Development Authority Section 8 Program
Budget Comparison Report
Period: June 2022 - September 2022

Section 8 Administration					
Admin					
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	Projected Variance
Revenues					
Admin Fee	1,217,012	1,138,679	1,518,239	1,294,886	17%
Incoming Port Admin Fees	42,693	24,793	24,793	1,530,000	-98%
Fraud Recovery	200	-	-	1,000	-100%
Interest	4,069	10,992	10,992	-	0%
Other Revenue	72,144	2,250	3,000	199,360	-98%
Total Revenue	1,336,118	1,176,714	1,557,024	3,025,246	-49%
Expenses					
Salaries	850,606	689,039	918,718	970,665	-5%
Benefits	156,830	348,881	465,174	312,968	49%
Supplies	31,989	55,681	74,241	70,100	6%
Purchased Services	66,753	68,333	96,975	1,566,180	-94%
Interest	175	78	104	3,000	-97%
Inter-Departmental Charges	60,517	53,041	70,721	62,333	13%
Outgoing Port Admin Fees	43,800	26,542	26,542	40,000	-34%
Total Expenses	1,210,670	1,241,595	1,652,476	3,025,246	-45%
Net Operating Profit (Loss)	125,448	(64,881)	(95,453)	-	

Section 8 Housing Assistance Payments							
2021			2022				
	Actual Leased Units	Per Unit HAP		Actual Leased Units	Per Unit HAP		
January	1,755	744	1,305,964	January	1,765	774	1,366,567
February	1,705	740	1,261,238	February	1,779	773	1,374,957
March	1,727	743	1,282,702	March	1,711	791	1,353,481
April	1,696	744	1,261,177	April	1,774	772	1,369,022
May	1,714	744	1,275,673	May	1,691	776	1,312,169
June	1,624	752	1,221,009	June	1,713	773	1,324,254
July	1,665	750	1,248,596	July	1,659	763	1,265,370
August	1,669	758	1,264,608	August	1,744	765	1,334,068
September	1,657	758	1,256,510	September	1,741	765	1,331,563
October	1,738	764	1,327,343	October			
November	1,685	754	1,270,217	November			
December	1,715	756	1,296,318	December			
Average	1,696	751	1,272,613	Average	1,731	772	1,336,828
Total	20,350		15,271,355	Total	15,577		12,031,451
Year End HAP Expense			15,271,355	Projected Year End HAP Expense			16,013,780
Total HAP Funding Available			16,776,996	Total HAP Funding Available			17,416,749
Difference (Total HAP Reserves)			1,505,641	Difference (Total Projected HAP Reserves)			1,402,969
Admin Reserves (UNP) Balance			555,928	Projected Admin Reserves (UNP) Balance			1,402,969

Community Development Authority Capital Fund Grant
Budget Comparison Report
Period: June 2022 - September 2022

2022 Active Capital Fund Grants									
	2017 Capital Fund Grant			2018 Capital Fund Grant			2019 Capital Fund Grant		
	End date	8/15/2023		End date	5/28/2024		End date	4/15/2025	
	Award	1,116,675		Award	1,598,267		Award	1,676,350	
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	223,335	223,335	-	316,786	316,786	-	335,270	335,270	-
1408 Management Improvements	20,000	19,840	160	10,000	9,116	884	10,000	5,600	4,400
1410 Administration	111,668	111,668	-	158,394	158,394	-	167,635	167,635	-
1430 Fees & Costs	33,500	31,222	2,278	-	-	-	-	-	-
1460 Dwelling Structures	703,172	703,172	-	-	-	-	-	-	-
1475 Non-Dwelling Equipment	25,000	25,000	-	-	-	-	-	-	-
1480 General Capital Activity	-	-	-	1,113,087	854,079	259,008	1,171,849	-	1,171,849
Total	1,116,675	1,114,237	2,439	1,598,267	1,338,375	259,892	1,684,754	508,505	1,176,249
2020 Capital Fund Grant							2021 Capital Fund Grant		
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	358,907	358,907	-	371,079	371,079	-	460,182	-	460,182
1408 Management Improvements	20,000	-	20,000	20,265	-	20,265	20,588	-	20,588
1410 Administration	179,454	179,454	-	191,386	191,386	-	230,092	-	230,092
1430 Fees & Costs	-	-	-	-	-	-	-	-	-
1460 Dwelling Structures	-	-	-	-	-	-	-	-	-
1475 Non-Dwelling Equipment	-	-	-	-	-	-	-	-	-
1480 General Capital Activity	1,246,171	-	1,246,171	1,331,135	2,237	1,328,898	1,590,053	-	1,590,053
Total	1,804,532	538,361	1,266,171	1,913,865	564,702	1,349,163	2,300,915	-	2,300,915
Total Capital Fund Grant									
	Budget	Expended	Balance						
	1,605,377	1,605,377	-						
	80,265	34,556	45,709						
	808,537	808,537	-						
	33,500	31,222	2,278						
	703,172	703,172	0						
	25,000	25,000	-						
	4,862,242	856,316	4,005,926						
	8,118,093	4,064,180	4,053,914						