

**Community Development Authority Public Housing Program  
Budget Comparison Report  
Period: January 2017 - December 2017**

	Public Housing														
	Central Operating Cost Center			AMP 200: East				AMP 300: West				AMP 400: Triangle			
	2016 Actuals	2017 YTD	2017 Budget	Total ACC Units: 166		Occupancy: 78.31%		Total ACC Units: 298		Occupancy: 94.28%		Total ACC Units: 224		Occupancy: 97.77%	
			2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	2017 Budget	PUPY	
<b>Revenues</b>															
Operating Subsidy	-	-	-	339,009.97	350,038.00	339,958	2,109	421,281.33	394,143.00	464,138	1,323	348,736.59	254,076.00	296,867	1,134
ROSS Grant Revenue				-	23,614.19	18,022	142	-	40,299.29	36,044	135	-	-	-	-
Capital Fund Operating	-	-	-	69,223.23	100,082.66	88,451	603	112,108.80	183,327.70	162,069	615	56,054.40	137,959.32	121,964	616
Capital Fund Security Waiver				-	44,638.62	-	269	-	54,517.66	-	183	-	40,979.72	-	183
Capital Fund Bricks & Mortar	-	-	-	575,313.44	184,505.66	224,112		159,868.09	110,178.80	297,535		100,443.09	161,858.75	296,225	
Tenant Rent	-	-	-	494,972.14	510,572.26	455,000	3,076	997,397.50	982,576.06	971,000	3,297	710,035.94	727,628.03	703,000	3,248
Non-Dwelling Rent	-	-	-	1,440.00	1,440.00	1,440	9	-	-	-	-	38,071.62	39,536.88	35,300	177
Coin Laundry	-	-	-	5,305.25	11,556.74	7,000	70	20,999.50	19,045.30	20,000	64	16,960.25	16,113.25	16,200	72
City Subsidy	-	-	-	126,000.00	70,605.00	-	425	48,218.00	105,907.00	-	355	-	-	-	-
Interest	5,558.65	5,914.67	5,000	1,658.88	2,874.55	2,300	17	1,958.85	2,255.22	1,800	8	1,197.35	3,160.37	721	14
Other Revenue	5,941.89	3,022.86	-	51,126.88	69,848.22	55,000	421	50,134.00	35,340.26	37,000	119	32,737.68	40,731.79	39,803	182
<b>Total Revenue</b>	<b>11,500.54</b>	<b>8,937.53</b>	<b>5,000</b>	<b>1,664,049.79</b>	<b>1,369,775.90</b>	<b>1,191,283</b>	<b>7,140</b>	<b>1,811,966.07</b>	<b>1,927,590.29</b>	<b>1,989,586</b>	<b>6,099</b>	<b>1,304,236.92</b>	<b>1,422,044.11</b>	<b>1,510,080</b>	<b>5,626</b>
<b>Expenses</b>															
Salaries	189,478.84	213,073.74	206,625	262,594.17	257,091.82	270,446	1,549	474,519.65	492,321.69	574,998	1,652	225,691.27	256,199.73	239,027	1,144
Benefits	177,064.63	69,577.32	110,411	105,078.41	95,812.84	74,708	577	189,713.49	209,316.27	179,643	702	133,425.14	80,853.34	63,477	361
Supplies	10,691.97	8,608.53	9,650	73,001.71	98,405.21	68,001	593	119,081.34	140,427.42	125,406	471	63,927.54	74,911.14	72,295	334
Capital Fund Bricks & Mortar	-	-	-	581,770.17	195,867.96	224,112		175,723.16	187,611.29	297,535		75,466.86	219,629.88	296,225	
Purchased Services	48,470.58	20,932.81	55,398	199,049.85	207,028.90	235,908	1,247	363,841.08	247,935.65	470,538	832	224,102.29	164,490.04	215,794	734
Utilities	-	-	50	207,210.39	196,027.07	223,000	1,181	256,316.59	255,609.39	246,300	858	215,189.57	216,482.06	231,800	966
Insurance	361.00	340.00	600	22,239.00	22,554.00	22,240	136	34,517.00	34,659.00	32,256	116	26,413.00	27,022.00	13,000	121
Rent Write Off's	-	-	-	7,500.61	5,875.14	-	35	14,207.38	13,944.20	-	47	9,132.60	23,542.01	22,893	105
Taxes/PILOT	-	-	-	28,941.00	30,000.00	33,000		74,366.00	54,000.00	75,383		53,305.00	39,999.96	53,291	
Asset Management Fee	-	-	-	-	-	-		-	-	-		-	-	-	
Principal	-	-	35,776	-	-	-		-	-	-		-	-	-	
Interest	2,365.86	2,250.48	14,370	2,756.99	2,608.87	2,700		3,956.12	4,076.52	4,775		1,630.43	1,606.13	2,200	
Inter-Departmental Charges	143,941.54	190,114.73	199,321	15,363.66	7,946.68	33,933	48	16,094.13	18,479.13	11,473	62	10,274.09	4,217.84	12,012	19
CDA Management Fee	(447,020.36)	(447,115.94)	(439,313)	100,638.72	100,638.72	77,000	606	175,518.72	175,518.72	175,600	589	132,387.84	132,387.84	133,000	591
CDA Bookkeeping Fee	(71,730.00)	(71,730.00)	(68,300)	15,120.00	15,120.00	11,550	91	26,370.00	26,370.00	26,400	88	19,890.00	19,890.00	20,000	89
<b>Total Expenses</b>	<b>53,624.06</b>	<b>(13,948.33)</b>	<b>124,588</b>	<b>1,621,264.68</b>	<b>1,234,977.21</b>	<b>1,276,598</b>	<b>6,063</b>	<b>1,924,224.66</b>	<b>1,860,269.28</b>	<b>2,220,307</b>	<b>5,418</b>	<b>1,190,835.63</b>	<b>1,261,231.97</b>	<b>1,375,014</b>	<b>4,464</b>
<b>Net Operating Profit (Loss)</b>	<b>(42,123.52)</b>	<b>22,885.86</b>	<b>(119,588)</b>	<b>42,785.11</b>	<b>134,798.69</b>	<b>(85,315)</b>	<b>1,077</b>	<b>(112,258.59)</b>	<b>67,321.01</b>	<b>(230,721)</b>	<b>681</b>	<b>113,401.29</b>	<b>160,812.14</b>	<b>135,066</b>	<b>1,162</b>
Depreciation	12,826.74	12,826.80		221,744.22	221,744.28			311,644.98	311,645.04			172,502.00	172,502.04		
Net Operating - Depreciation	(54,950.26)	10,059.06		(178,959.11)	(86,945.59)			(423,903.57)	(244,324.03)			(59,100.71)	(11,689.90)		

**Community Development Authority Public Housing Program  
Budget Comparison Report  
Period: January 2017 - December 2017**

	Public Housing LLC's								TOTALS				
	AMP 500: Truax Phase 1				AMP 600: Truax Phase 2								
	Total Units: 71		Occupancy: 97.87%		Total ACC Units: 40		Occupancy: 100.00%		Total Units: 775		Occupancy: 92.39%		
	2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	PUPY	2017 Budget	Variance
<b>Revenues</b>													
Operating Subsidy	164,990.00	124,742.00	147,000	2,654	141,171.00	108,053.00	79,350	2,701	1,415,188.89	1,231,052.00	1,588	1,327,313	7%
ROSS Grant Revenue	-	17,002.30	18,022	362	-	-	-	-	-	80,915.78	104	72,088	-12%
Capital Fund Operating	21,685.15	29,223.82	25,821	622	-	24,722.40	21,975	618	259,071.58	475,315.90	613	420,280	-13%
Capital Fund Security Waiver	-	-	-	-	-	-	-	-	-	140,136.00	181	-	-
Capital Fund Bricks & Mortar	9,396.42	3,141.50	10,827		-	-	9,364		845,021.04	459,684.71		838,063	45%
Tenant Rent	393,998.01	383,927.69	370,000	8,169	135,887.50	142,878.69	136,000	3,572	2,732,291.09	2,747,582.73	3,545	2,635,000	-4%
Non-Dwelling Rent	-	-	-	-	-	-	-	-	39,511.62	40,976.88	53	36,740	-12%
Coin Laundry	2,262.00	-	-	-	-	-	-	-	45,527.00	46,715.29	60	43,200	-8%
City Subsidy	-	-	-	-	-	-	-	-	174,218.00	176,512.00	228	-	-
Interest	1,294.37	1,825.31	-	39	9.30	247.78	-	6	11,677.40	16,277.90	21	9,821	-66%
Other Revenue	36,406.38	7,810.00	7,000	166	15,189.96	10,658.45	8,931	266	191,536.79	167,411.58	216	147,734	-13%
<b>Total Revenue</b>	<b>630,032.33</b>	<b>567,672.62</b>	<b>578,670</b>	<b>12,011</b>	<b>292,257.76</b>	<b>286,560.32</b>	<b>255,620</b>	<b>7,164</b>	<b>5,714,043.41</b>	<b>5,582,580.77</b>	<b>6,610</b>	<b>5,530,239</b>	<b>-1%</b>
<b>Expenses</b>													
Salaries	136,117.52	146,978.59	167,226	3,127	31,685.92	65,357.32	101,766	1,634	1,320,087.37	1,431,022.89	1,846	1,560,088	8%
Benefits	42,574.05	53,694.53	48,288	1,142	8,441.24	21,733.48	29,954	543	656,296.96	530,987.78	685	506,481	-5%
Supplies	35,884.71	41,873.71	45,850	891	18,159.79	22,142.34	15,554	554	320,747.06	386,368.35	499	336,756	-15%
Capital Fund Bricks & Mortar	6,400.53	18,656.87	10,827		-	888.47	9,364		839,360.72	622,654.47		838,063	26%
Purchased Services	145,946.16	108,799.84	116,846	2,315	102,341.76	79,793.43	72,848	1,995	1,083,751.72	828,980.67	1,070	1,167,332	29%
Utilities	71,835.43	76,288.07	72,800	1,623	40,571.27	45,995.03	47,000	1,150	791,123.25	790,401.62	1,020	820,950	4%
Insurance	20,420.00	20,885.00	18,280	444	18,814.83	22,010.50	15,160	550	122,764.83	127,470.50	164	101,536	-26%
Rent Write Offs	2,336.62	967.55	-	21	-	-	-	-	33,177.21	44,328.90	57	22,893	-94%
Taxes/PILOT	33,376.86	34,696.25	33,000		32,958.20	25,904.46	17,500		222,947.06	184,600.67		212,174	13%
Asset Management Fee	8,230.84	8,477.77	8,000		4,800.00	4,800.00	-		13,030.84	13,277.77		8,000	-66%
Principal	-	-	-	-	-	-	-	-	-	-		35,776	100%
Interest	25,046.54	24,011.45	32,000		44,430.00	1,164.00	32,000		80,185.94	35,717.45		88,045	59%
Inter-Departmental Charges	12,169.21	6,468.10	7,217	138	-	1,542.17	-	39	197,842.63	228,768.65	295	263,956	13%
CDA Management Fee	19,699.90	19,375.41	18,733	412	6,794.38	7,214.45	23,000	180	(11,980.80)	(11,980.80)	(15)	(11,980)	0%
CDA Bookkeeping Fee	-	-	-	-	-	-	-	-	(10,350.00)	(10,350.00)	(13)	(10,350)	0%
<b>Total Expenses</b>	<b>560,038.37</b>	<b>561,173.14</b>	<b>579,067</b>	<b>10,113</b>	<b>308,997.39</b>	<b>298,545.65</b>	<b>364,146</b>	<b>6,645</b>	<b>5,658,984.79</b>	<b>5,202,248.92</b>	<b>5,608</b>	<b>5,939,720</b>	<b>12%</b>
<b>Net Operating Profit (Loss)</b>	<b>69,993.96</b>	<b>6,499.48</b>	<b>(397)</b>	<b>1,898</b>	<b>(16,739.63)</b>	<b>(11,985.33)</b>	<b>(108,526)</b>	<b>519</b>	<b>55,058.62</b>	<b>380,331.85</b>	<b>1,002</b>	<b>(409,481)</b>	
Depreciation	466,521.09	452,066.57			231,747.75	231,961.44			1,416,986.78	1,402,746.17		-	
Net Operating - Depreciation	(396,527.13)	(445,567.09)			(248,487.38)	(243,946.77)			(1,361,928.16)	(1,022,414.32)		(409,481)	

**Community Development Authority Multifamily Housing Program**  
**Budget Comparison Report**  
**Period: January 2017 - December 2017**

	Multi-Family Housing													
	Parkside				Karabis				TOTALS					
	Total Units: 95		Occupancy: 97.89%		Total Units: 20		Occupancy: 95.00%		Total Units: 115		Occupancy: 97.39%			
	2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	2017 Budget	PUPY	2016 Actuals	2017 YTD	PUPY	2017 Budget	Variance	
<b>Revenues</b>														
Federal Revenues	416,126.00	419,122.00	439,000	4,459	159,429.00	164,697.00	140,000	8,235	575,555.00	583,819.00	5,121	579,000	-1%	
Multifamily Service Coordinator Grant	92,440.14	132,756.71	154,560	1,412	-	-	-	-	92,440.14	132,756.71	1,165	154,560	14%	
Tenant Rent	298,881.00	292,727.25	305,385	3,114	63,648.00	63,096.87	63,900	3,155	362,529.00	355,824.12	3,121	369,285	4%	
Non-Dwelling Rent	73,910.34	76,129.74	72,820	810	-	-	-	-	73,910.34	76,129.74	668	72,820	-5%	
Coin Laundry	6,537.75	5,779.85	6,000	61	3,479.75	3,393.50	3,500	170	10,017.50	9,173.35	80	9,500	3%	
Interest	5,071.28	7,401.82	3,400	79	9,474.00	8,201.09	-	410	14,545.28	15,602.91	137	3,400	-359%	
Other Revenue	16,558.93	20,772.29	13,000	221	4,086.23	2,226.75	2,994	111	20,645.16	22,999.04	202	15,994	-44%	
<b>Total Revenue</b>	<b>909,525.44</b>	<b>954,689.66</b>	<b>994,165</b>	<b>10,156</b>	<b>240,116.98</b>	<b>241,615.21</b>	<b>210,394</b>	<b>12,081</b>	<b>1,149,642.42</b>	<b>1,196,304.87</b>	<b>10,494</b>	<b>1,204,559</b>	<b>1%</b>	
<b>Expenses</b>														
Salaries	273,722.17	279,424.56	337,752	2,973	66,537.85	72,000.40	121,973	3,600	340,260.02	351,424.96	3,083	459,725	24%	
Benefits	49,453.10	99,433.56	103,777	1,058	8,066.41	25,643.38	36,159	1,282	57,519.51	125,076.94	1,097	139,936	11%	
Supplies	47,062.15	60,383.20	35,506	642	17,130.01	27,587.41	12,904	1,379	64,192.16	87,970.61	772	48,410	-82%	
Purchased Services	161,385.53	118,466.54	219,516	1,260	81,337.10	133,993.75	84,955	6,700	242,722.63	252,460.29	2,215	304,471	17%	
Utilities	86,943.41	89,492.08	93,900	952	30,560.68	33,212.95	33,600	1,661	117,504.09	122,705.03	1,076	127,500	4%	
Insurance	12,920.00	13,054.00	8,300	139	2,650.00	2,679.00	4,500	134	15,570.00	15,733.00	138	12,800	-23%	
Taxes/PILOT	28,585.00	19,500.00	28,708		3,309.00	4,299.96	7,000		31,894.00	23,799.96		35,708	33%	
Asset Management Fee	15,426.24	15,426.24	15,426		-	-	-		15,426.24	15,426.24		15,426	0%	
Interest	36,341.29	21,723.19	20,000		253.45	139.08	500		36,594.74	21,862.27		20,500	-7%	
Inter-Departmental Charges	1,275.41	1,987.22	1,491	21	259.80	1,739.71	304	87	1,535.21	3,726.93	33	1,795	-108%	
CDA Management Fee	-	-	-	-	11,980.80	11,980.80	11,980	599	11,980.80	11,980.80	105	11,980	0%	
CDA Bookkeeping Fee	8,550.00	8,550.00	8,550	91	1,800.00	1,800.00	1,800	90	10,350.00	10,350.00	91	10,350	0%	
<b>Total Expenses</b>	<b>721,664.30</b>	<b>727,440.59</b>	<b>872,926</b>	<b>7,136</b>	<b>223,885.10</b>	<b>315,076.44</b>	<b>315,675</b>	<b>15,532</b>	<b>945,549.40</b>	<b>1,042,517.03</b>	<b>8,609</b>	<b>1,188,601</b>	<b>12%</b>	
<b>Net Operating Profit (Loss)</b>	<b>187,861.14</b>	<b>227,249.07</b>	<b>121,239</b>	<b>3,020</b>	<b>16,231.88</b>	<b>(73,461.23)</b>	<b>(105,281)</b>	<b>(3,451)</b>	<b>204,093.02</b>	<b>153,787.84</b>	<b>1,885</b>	<b>15,958</b>		
Depreciation	125,092.41	125,092.44			27,884.16	27,884.16			152,976.57	152,976.60		-		
Net Operating - Depreciation	62,768.73	102,156.63			(11,652.28)	(101,345.39)			51,116.45	811.24		15,958		

**Community Development Authority Section 8 Program  
Budget Comparison Report  
Period: January 2017 - December 2017**

Section 8 Administration				
Admin				
	2016 Actuals	2017 YTD	2017 Budget	Variance
<b>Revenues</b>				
Admin Fee	1,173,902.00	1,059,865.00	1,100,445	4%
Incoming Port Admin Fees	27,570.74	59,345.02	36,000	-65%
Fraud Recovery	2,808.07	2,829.50	6,000	53%
Interest	7,188.23	7,112.12	3,000	-137%
Other Revenues	675.00	539.00	-	
<b>Total Revenue</b>	<b>1,212,144.04</b>	<b>1,129,690.64</b>	<b>1,145,445</b>	<b>1%</b>
<b>Expenses</b>				
Salaries	604,186.44	628,513.73	778,357	19%
Benefits	224,651.57	198,902.40	194,361	-2%
Supplies	25,082.66	22,615.65	26,725	15%
Purchased Services	34,756.59	36,631.92	53,089	31%
Interest	3,865.34	3,676.82	4,689	22%
Inter-Departmental Charges	91,766.83	100,241.86	102,079	2%
Outgoing Port Admin Fees	29,264.37	48,241.00	30,400	-59%
<b>Total Expenses</b>	<b>1,013,573.80</b>	<b>1,038,823.38</b>	<b>1,189,700</b>	<b>13%</b>
<b>Net Operating Profit (Loss)</b>	<b>198,570.24</b>	<b>90,867.26</b>	<b>(44,255)</b>	

Section 8 Housing Assistance Payments							
2016			2017				
	Actual Leased Units	Per Unit HAP	Actual HAP	Actual Leased Units	Per Unit HAP	Actual HAP	
January	1,682	626	1,052,877	January	1,680	620	1,041,422
February	1,733	643	1,113,979	February	1,705	607	1,035,137
March	1,710	622	1,063,078	March	1,699	616	1,047,093
April	1,731	630	1,091,250	April	1,704	611	1,041,001
May	1,723	621	1,070,810	May	1,655	605	1,001,283
June	1,710	622	1,063,635	June	1,653	603	996,819
July	1,713	619	1,060,856	July	1,637	609	996,835
August	1,744	618	1,079,311	August	1,640	611	1,002,226
September	1,693	623	1,055,213	September	1,614	600	969,034
October	1,697	612	1,039,306	October	1,679	601	1,009,915
November	1,703	623	1,060,613	November	1,638	595	974,038
December	1,673	624	1,044,042	December	1,594	596	949,976
<b>Average</b>	<b>1,709</b>	<b>624</b>	<b>1,066,248</b>	<b>Average</b>	<b>1,658</b>	<b>606</b>	<b>1,005,398</b>
<b>Total</b>	<b>20,512</b>		<b>12,794,970</b>	<b>Total</b>	<b>19,898</b>		<b>12,064,779</b>

Year End HAP Expense	12,794,970
Total HAP Funding Available	<u>12,212,009</u>
<b>Difference (Total HAP Reserves)</b>	<b>(582,961)</b>

Admin Reserves (UNP) Balance 604,185

Year End HAP Expense	12,064,779
Total HAP Funding Available	<u>12,832,579</u>
<b>Difference (Total HAP Reserves)</b>	<b>767,800</b>

Admin Reserves (UNP) Balance 717,777

**Community Development Authority Capital Fund Program**  
**Budget Comparison Report**  
**Period: January 2017 - December 2017**

**2017 Active Capital Fund Grants**

	2013 Cap Fund			2014 Cap Fund			2015 Cap Fund		
	End date	9/8/2017		End date	4/15/2018		End date	4/12/2019	
	Award	852,681		Award	913,769		Award	934,240	
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	170,536.20	170,536.20	-	182,753.80	182,753.80	-	329,484.00	329,484.00	-
1408 Management Improvements	120,000.00	120,000.00	-	8,793.38	1,827.50	6,965.88	20,000.00	-	20,000.00
1410 Administration	85,268.10	85,268.10	-	91,376.90	91,376.90	-	93,424.00	93,424.00	-
1411 Audit	-	-	-	4,500.00	4,500.00	-	-	-	-
1430 Fees & Costs	44,500.00	22,475.49	22,024.51	40,000.00	40,000.00	-	38,500.00	9,034.19	29,465.81
1460 Dwelling Structures	337,376.70	359,401.21	(22,024.51)	586,344.92	586,344.92	-	437,832.00	418,320.50	19,511.50
1475 Non-Dwelling Equipment	95,000.00	95,000.00	-	-	-	-	15,000.00	1,809.62	13,190.38
<b>Total</b>	<b>852,681.00</b>	<b>852,681.00</b>	<b>-</b>	<b>913,769.00</b>	<b>906,803.12</b>	<b>6,965.88</b>	<b>934,240.00</b>	<b>852,072.31</b>	<b>82,167.69</b>

	2016 Cap Fund			2017 Cap Fund			Total Cap Fund		
	End date	4/12/2020		End date	8/15/2021				
	Award	1,050,702		Award	1,116,675				
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	367,745.40	367,745.40	-	223,335.00	-	223,335.00	1,273,854.40	1,050,519.40	223,335.00
1408 Management Improvements	10,000.00	-	10,000.00	20,000.00	-	20,000.00	178,793.38	121,827.50	56,965.88
1410 Administration	105,070.20	105,070.20	-	111,667.50	-	111,667.50	486,806.70	375,139.20	111,667.50
1411 Audit	-	-	-	-	-	-	4,500.00	4,500.00	-
1430 Fees & Costs	20,000.00	1,238.67	18,761.33	33,500.25	-	33,500.25	176,500.25	72,748.35	103,751.90
1460 Dwelling Structures	547,886.40	273,537.97	274,348.43	703,172.25	-	703,172.25	2,612,612.27	1,637,604.60	975,007.67
1475 Non-Dwelling Equipment	-	-	-	25,000.00	-	25,000.00	135,000.00	96,809.62	38,190.38
	<b>1,050,702.00</b>	<b>747,592.24</b>	<b>303,109.76</b>	<b>1,116,675.00</b>	<b>-</b>	<b>1,116,675.00</b>	<b>4,868,067.00</b>	<b>3,359,148.67</b>	<b>1,508,918.33</b>