

2017 Community Development Authority Financial Report

Revised 05/04/2017

Public Housing & LLC Totals					
	Total Managed Units: 771		Occupancy: 98.70%		
	2016 Actuals	2017 YTD	2017 Year End		2017 Budget
			Projection	PUPY	
Revenues					
Federal Revenues	1,415,188.89	263,248.00	1,052,992	1,366	1,281,318
Capital Fund Operating	259,071.58	2,500.00	422,780	13	422,780
Capital Fund Security Waiver	-	140,136.00	140,136	727	140,136
Capital Fund Bricks & Mortar	845,021.04	-	-		838,063
Tenant Rent	2,732,291.09	683,276.16	2,733,105	3,545	2,635,000
Non-Dwelling Rent	39,511.62	720.00	2,880	4	36,740
Coin Laundry	45,527.00	11,197.00	44,788	58	43,200
City Subsidy	174,218.00	-	-	-	-
Interest	11,677.40	14.34	57	0	9,821
Other Revenue	191,536.79	26,092.93	104,372	135	147,734
Total Revenue	5,714,043.41	1,127,184.43	4,501,110	5,848	5,554,792
Expenses					
Salaries	1,320,087.37	265,144.17	1,060,577	1,376	1,560,088
Benefits	656,296.96	144,301.22	577,205	749	506,481
Supplies	320,747.06	93,569.54	374,278	485	336,142
Capital Fund Bricks & Mortar	839,360.72	157,280.40	629,122		838,063
Purchased Services	1,083,751.72	171,822.19	687,289	891	1,102,790
Utilities	791,123.25	177,472.66	709,891	921	820,950
Insurance	122,764.83	87,735.25	115,638	455	101,536
Rent Write Off's	33,177.21	9,851.81	39,407		22,893
Taxes/PILOT	222,947.06	30,999.99	124,000	161	212,174
Asset Management Fee	13,030.84	-	-	-	8,000
Principal	-	-	-		35,776
Interest	80,185.94	90.27	361		88,045
Inter-Departmental Charges	197,842.63	12,245.18	48,981	64	263,956
CDA Management Fee	(11,980.80)	(2,995.20)	(11,981)		(11,980)
CDA Bookkeeping Fee	(10,350.00)	(2,587.50)	(10,350)		(10,350)
Total Expenses	5,658,984.79	1,144,929.98	4,344,417	5,101	5,874,564
Net Operating Profit (Loss)	55,058.62	(17,745.55)	156,693	747	(319,772)
Depreciation	1,416,986.78	-	-		-
Net Operating - Depreciation	(1,361,928.16)	(17,745.55)			(319,772)

Multi-Family Housing Totals					
	Total Managed Units: 115		Occupancy: 98.95%		
	2016 Actuals	2017 YTD	2017 Year End		2017 Budget
			Projection	PUPY	
Revenues					
Federal Revenues	667,995.14	148,323.00	593,292	5,159	815,079
Capital Fund Operating					
Capital Fund Security Waiver					
Capital Fund Bricks & Mortar					
Tenant Rent	362,529.00	90,549.00	362,196	3,150	369,285
Non-Dwelling Rent	73,910.34	18,751.17	75,005	652	72,820
Coin Laundry	10,017.50	2,299.25	9,197	80	9,500
City Subsidy					
Interest	14,545.28	1,614.78	6,459	56	3,400
Other Revenue	20,645.16	17,128.88	68,516	596	15,994
Total Revenue	1,149,642.42	278,666.08	1,114,664	9,693	1,286,078
Expenses					
Salaries	340,260.02	67,887.38	271,550	2,361	459,725
Benefits	57,519.51	40,372.08	161,488	1,404	139,936
Supplies	64,192.16	18,307.93	73,232	637	48,410
Capital Fund Bricks & Mortar					
Purchased Services	242,722.63	36,180.36	144,721	1,258	304,471
Utilities	117,504.09	27,141.50	108,566	944	127,500
Insurance	15,570.00	14,548.00	14,548	506	12,800
Rent Write Off's	-	-	-		-
Taxes/PILOT	31,894.00	5,949.99	23,800	207	35,708
Asset Management Fee	15,426.24	3,856.56	15,426	134	15,426
Principal	-	-	-		-
Interest	36,594.74	6,523.47	26,094		20,500
Inter-Departmental Charges	1,535.21	71.88	288	3	1,795
CDA Management Fee	11,980.80	2,995.20	11,981		11,980
CDA Bookkeeping Fee	10,350.00	2,587.50	10,350		10,350
Total Expenses	945,549.40	226,421.85	862,043	7,454	1,188,601
Net Operating Profit (Loss)	204,093.02	52,244.23	252,621	2,238	97,477
Depreciation	-	-	-		-
Net Operating - Depreciation	204,093.02	52,244.23	252,621		97,477