



Community Development Authority Redevelopment Portfolio

Burr Oaks Senior Apartments



Property Information:

Developed in 2011
 Owned by Burr Oaks Senior Housing, LLC (99.99% Wells Fargo, 0.01% CDA)
 50 units with income and rent restrictions (Tax Credit, Section 8, and HOME)
 Initial 15-Year Tax Credit Compliance Period ends 2027
 Property Management: Horizon Management Services
 Regulated by: LLC Operating agreement, Investor, WHEDA, City of Madison
 Audited by: SVA

Financial Highlights:

- Operating Account cash balance \$111,579
- Restricted use cash balances adequately funded per Operating Agreement requirements:
 - Operating Reserve: \$259,018
 - Replacement Reserve: \$226,093
- Occupancy rate: 98%
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - Utilities are projected to end the year 16% unfavorable to the budget due to an overage in Water & Sewer
- Asset Management Goals: Increase resident activities and connections to social services

Monona Shores Apartments



Property Information:

Redeveloped in 1999
 Owned by the CDA
 104 units with income and rent restrictions
 3 units provide Rapid Rehousing through the Road Home of Dane County
 Tax Credit extended use period to 2029
 Property Management: Founders 3 Real Estate Services
 Regulated by: Land Use Restriction Agreement, WHEDA, and Johnson Bank
 Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$21,070
- Replacement Reserves: \$174,172
- Occupancy rate: 96%
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - Vacancy Loss – Monona Shores experienced a high turnover this year
 - Maintenance & Repairs – The higher turnover lead to higher than usual unit rehabs, cabinets & HVAC units
- Asset Management Goals: Continue to address major capital needs

Revival Ridge Apartments



Property Information:

Developed in 2009
Owned by Allied Drive Redevelopment, LLC (99.99% National Equity Fund, 0.01% CDA)
49 units with income and rent restrictions (Tax Credit and Section 8)
Initial 15-Year Tax Credit Compliance Period ends 2024
Property Management: Lutheran Social Services
Regulated by: LLC Operating Agreement, Investor, WHEDA, Johnson Bank
Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$9,722
- Restricted use cash balances adequately funded per Operating Agreement requirements:
 - Operating Reserve \$337,493
 - Replacement Reserve \$45,418
- Occupancy rate: 92%
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - Vacancy Loss – Revival Ridge is experiencing high turnover this year due to tenants becoming over income or changes in family composition
 - Administration is projected to end the year 32% unfavorable to the budget due to legal fees and writing off of bad debt
 - Maintenance is projected to end the year 10% unfavorable to the budget due higher than expected turnover rate
- Asset Management Goals: Improve Occupancy, prepare for year 15 end of compliance period at the end of 2024, address major capital improvements

Reservoir Apartments (CDA 95-1)



Property Information:

Built in 1987 and acquired by the CDA in 1995
Owned wholly by the CDA
28 units with income and rent restrictions (WHEDA affordable limits)
1 commercial space zoned for non-profit use
Property Management: Founders3 Real Estate Services
Regulated by: WHEDA Loan and Regulatory Agreement
Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$132,779
- Occupancy rate: 93%
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - Vacancy Loss – Reservoir experienced a higher than usual turnover in 2023 which has impacted Q1 2024
- Asset Management Goals: Convert commercial space into two (2) affordable residential apartment units; explore energy grants/loans for replacing cedar siding, doors, and windows; modernize units as they become vacant; and improve rental rates

Village on Park

Program Description:

Purchased by the CDA in 2004. Roughly 159,000 gross square foot commercial center on South Park Street

- Substantially rehabilitated using general obligation borrowing from the City of Madison
- The north building has been demolished as the 1st Phase of the north site redevelopment
- Property management services provided by Founders 3

Financial Highlights:

- Operating Account cash balance: \$1,553,216
- Occupancy rate: 83%
- Delinquent Rent: \$43,436.35 - \$38,475.99 received in July – delinquency occurs due to tenant billing practices
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - Maintenance due to increased costs caused by higher than usual vacant space
- Asset Management Goals: Continue redevelopment of the north side of property. Maintain high occupancy.

Redevelopment General Fund

Program Description:

The CDA General Fund provides financial structure for CDA redevelopment activities with 5 support functions:

- 1) General administrative activity
- 2) Revenue bond repayments
- 3) Maintenance of undeveloped real estate
- 4) Limited-duration redevelopment activities
- 5) Limited Liability Corporation (Section 42 Tax Credit) activities

Financial Highlights:

- Operating Account cash balance: \$1,548,640
- \$112,941 Deferred Development fee to be paid in July from the Truax Phase 2 Development
- Reserve Usage in reference to the debt service reimbursement provided by Village on Park & expenses incurred as part of the Triangle B1 development which will be reimbursable at the formation of the LLC
- Budget Projection requires \$800,000 of reserve usage to fund the Triangle B1 predevelopment costs
- Projected Year End Unfavorable Budget Variances 5% or greater:
 - N/A

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2024 - June 2024

CDA Redevelopment Residential Properties												
Burr Oaks Senior Housing LLC							Monona Shores Apartments					
Total Units: 50							Occupancy: 98%					
Total Units: 104							Occupancy: 96%					
	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	PUPY	Projected Variance	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	PUPY	Projected Variance
Revenues												
Rental Revenue - Residential	497,205	278,802	557,604	576,960	11,152	-3%	1,352,890	696,681	1,393,362	1,414,787	13,398	-2%
Rental Revenue - Commercial	-	-	-	-	-	0%	-	-	-	-	-	0%
Vacancy Loss	(24,741)	(8,874)	(17,748)	(23,075)	(355)	-23%	(54,822)	(40,762)	(81,524)	(35,148)	(784)	132%
Concessions & Credits	-	-	-	-	-	0%	-	-	-	-	-	0%
Interest	8,159	4,663	9,326	-	187	0%	2,823	1,720	3,440	-	33	0%
Other Revenue	10,414	4,086	8,172	(336)	163	0%	13,384	6,595	13,190	960	127	0%
Total Revenue	491,037	278,677	557,354	553,549	11,147	1%	1,314,275	664,234	1,328,468	1,380,599	12,774	-4%
Expenses												
Administration	113,683	63,230	117,570	114,901	2,529	2%	194,350	100,913	201,826	212,069	1,941	-5%
Utilities	48,158	27,430	54,860	47,223	1,097	16%	106,638	49,631	99,262	108,184	954	-8%
Maintenance	128,941	67,390	127,806	132,437	2,696	-3%	514,664	252,729	505,458	460,070	4,860	10%
Taxes/PILOT	74,552	36,223	69,120	69,120	-	0%	40,000	20,000	40,000	40,000	-	0%
Property Insurance	23,650	12,656	25,312	25,944	506	-2%	23,133	11,250	22,496	22,496	216	0%
Asset Management Fee	-	-	10,695	10,695	-	0%	18,416	9,668	14,448	14,448	186	0%
Other Expenses	-	-	-	-	-	0%	-	-	-	-	-	0%
Total Expenses	388,984	206,929	405,363	400,320	6,828	1%	897,201	444,191	883,490	857,267	8,158	3%
NET OPERATING INCOME (NOI)	102,053	71,748	151,991	153,229			417,074	220,043	444,978	523,332		
Adjustments to NOI												
Capital Expenditures	-	-	-	-	-		240,307	120,125	133,000	133,000		
Depreciation	171,650	85,532	171,251	171,251			450,682	233,511	432,000	432,000		
Mortgage Note Interest	59,604	29,193	59,544	59,544			55,807	23,257	66,000	66,000		
Other Financial Activity	-	-	-	-	-		-	-	-	-		
Total Adjustments to NOI	231,254	114,725	230,795	230,795			746,796	376,893	631,000	631,000		
NOI AFTER FINANCIAL ADJUSTMENTS	(129,201)	(42,977)	(78,804)	(77,566)			(329,722)	(156,850)	(186,022)	(107,668)		
CASH BALANCES												
Operating Cash	123,906	111,579					220,191	21,070				
Restricted Operating Reserves	256,368	259,018					-	-				
Restricted Replacement Reserves	214,220	226,093					185,061	174,172				
Other Restricted Reserves	-	-					-	-				

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2024 - June 2024

CDA Redevelopment Residential Properties												
Revival Ridge Apartments							Reservoir Apartments (CDA 95-1)					
Total Units: 50			Occupancy: 92%				Total Units: 29			Occupancy: 93%		
	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	PUPY	Projected Variance	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	PUPY	Projected Variance
Revenues												
Rental Revenue - Residential	683,292	358,593	717,186	775,923	14,344	-8%	332,182	177,294	354,587	330,512	11,820	7%
Rental Revenue - Commercial	-	-	-	-	-	0%	-	-	-	-	-	0%
Vacancy Loss	(42,498)	(45,967)	(91,934)	(38,796)	(1,839)	137%	(17,190)	(9,000)	(18,000)	(8,208)	(600)	119%
Concessions & Credits	(10,427)	(3,949)	(7,898)	(11,000)	(158)	-28%	-	-	-	-	-	0%
Interest	1,096	2,747	5,494	4,500	110	0%	35	17	34	-	1	0%
Other Revenue	5,422	2,545	5,090	11,200	102	-55%	5,445	2,303	4,606	4,600	154	0%
Total Revenue	636,885	313,969	627,938	741,827	12,559	-15%	320,472	170,614	341,227	326,904	11,374	4%
Expenses												
Administration	181,469	87,828	136,656	103,579	3,513	32%	49,780	29,611	52,405	52,405	1,974	0%
Utilities	54,803	29,046	58,092	62,846	1,162	-8%	24,877	13,020	26,040	26,640	868	-2%
Maintenance	184,751	156,172	312,344	284,274	6,247	10%	97,155	44,649	89,298	135,080	2,977	-34%
Taxes/PILOT	71,953	39,060	77,795	77,795	-	0%	10,000	5,000	10,000	10,000	333	0%
Property Insurance	14,993	2,818	12,488	12,488	113	0%	6,717	3,306	6,612	6,615	220	0%
Asset Management Fee	-	18,627	46,555	46,555	-	0%	-	-	-	-	-	0%
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenses	507,969	333,551	643,930	587,537	11,035	10%	188,529	95,586	184,355	230,740	6,372	-20%
NET OPERATING INCOME (NOI)	128,916	(19,582)	(15,992)	154,290			131,943	75,028	156,872	96,164		
Adjustments to NOI												
Capital Expenditures	-	-	-	-	-	-	98,882	24,494	-	104,600	-	-
Depreciation	358,980	165,284	321,719	321,719	-	-	53,901	30,022	60,044	54,000	-	-
Mortgage Note Interest	97,481	46,675	92,727	92,727	-	-	-	-	-	-	-	-
Other Financial Activity	29,371	19,319	38,638	38,637	-	-	-	-	-	6,000	-	-
Total Adjustments to NOI	485,832	231,278	453,084	453,083	-	-	152,783	54,516	60,044	164,600	-	-
NOI AFTER FINANCIAL ADJUSTMENTS	(356,916)	(250,860)	(469,076)	(298,793)			(20,840)	20,512	96,828	(68,436)		
CASH BALANCES												
Operating Cash	44,499	9,722	-	-	-	-	94,351	132,779	-	-	-	-
Restricted Operating Reserves	334,980	337,493	-	-	-	-	-	-	-	-	-	-
Restricted Replacement Reserves	70,743	45,418	-	-	-	-	-	-	-	-	-	-
Other Reserves	7,050	46,094	-	-	-	-	-	-	-	-	-	-

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2024 - June 2024

TOTALS						
Total Units: 231			Occupancy:		99%	
	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	PUPY	Projected Variance
Revenues						
Rental Revenue - Residential	2,865,569	1,511,370	3,022,739	3,098,182	13,085	2%
Rental Revenue - Commercial	-	-	-	-	-	0%
Vacancy Loss	(139,251)	(104,603)	(209,206)	(105,227)	(906)	-99%
Concessions & Credits	(10,427)	(3,949)	(7,898)	(11,000)	(34)	28%
Interest	12,113	9,147	18,294	4,500	79	-307%
Other Revenue	34,665	15,529	31,058	16,424	134	-89%
Total Revenue	2,762,669	1,427,494	2,854,987	3,002,879	12,359	52%
Expenses						
Administration	539,282	281,582	563,164	482,954	2,438	-17%
Utilities	234,476	119,127	238,254	244,893	1,031	3%
Maintenance	925,511	520,940	1,041,880	1,011,861	4,510	-3%
Taxes/PILOT	196,505	100,283	196,915	196,915	868	0%
Property Insurance	68,493	30,030	67,543	67,543	260	0%
Asset Management Fee	18,416	28,295	56,590	71,698	245	21%
Other Expenses	-	-	-	-	-	-
Total Expenses	1,982,683	1,080,257	2,164,346	2,075,864	8,240	48%
NET OPERATING INCOME (NOI)	779,986	347,237	690,641	927,015		
Adjustments to NOI						
Capital Expenditures	339,189	144,619	289,238	237,600		
Depreciation	1,035,213	514,349	978,970	978,970		
Mortgage Note Interest	212,892	99,125	218,271	218,271		
Other Financial Activity	29,371	19,319	38,638	44,637		
Total Adjustments to NOI	1,616,665	777,412	1,525,117	1,479,478		
NOI AFTER FINANCIAL ADJUSTMENTS	(836,679)	(430,175)	(834,476)	(552,463)		

Community Development Authority Redevelopment Commercial Properties
Budget Comparison Report
Period: January 2024 - June 2024

CDA Redevelopment Commercial Properties						
Village on Park						
Total Units: 26			Occupancy: 83%			
	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	Average Price Per Property	Projected Variance
Revenues						
Rental Revenue - Commercial	1,767,370	818,097	1,650,821	1,650,821	31,465	0%
Vacancy Loss	-	-	-	-	-	0%
Concessions & Credits	-	-	-	-	-	0%
Interest	1,602	688	1,440	1,440	26	0%
Other Revenue	789	631	1,262	-	24	0%
Total Revenue	1,769,761	819,416	1,653,523	1,652,261	31,515	0%
Expenses						
Administration	93,270	51,265	102,530	85,562	1,972	20%
Utilities	60,199	35,817	71,634	69,316	1,378	3%
Maintenance	411,396	242,872	485,744	436,067	9,341	11%
Taxes/PILOT	70,000	(70,000)	70,000	70,000	(2,692)	0%
Property Insurance	30,396	32,357	32,357	33,545	1,245	-4%
Other Expenses	-	-	-	-	-	0%
Total Expenses	665,261	292,311	762,265	694,490	11,244	10%
NET OPERATING INCOME (NOI)	1,104,500	527,105	891,258	957,771	20,273	-7%
Adjustments to NOI						
Interest Expense	89,985	40,654	81,308	92,877	1,564	-12%
Mortgage Principle	-	-	507,483	507,483	-	0%
Advertising & Marketing	2,084	1,089	1,089	2,369	42	-54%
Space Planning	-	-	-	4,000	-	-100%
Legal Fees	-	-	-	1,600	-	-100%
Lease Commissions	-	7,607	15,214	118,995	293	-87%
Tenant Improvements	2,350	12,705	25,410	109,200	489	-77%
Other Professional Fees	-	-	-	3,000	-	-100%
Capital Expenditures	40,691	600	1,200	120,910	23	-99%
Asset Management Fee	-	-	10,000	10,000	-	0%
Reserve Fund Contribution	1,200	-	-	1,200	-	-100%
Future Development (North Site Redevelopment)	843,689	3,068,814	16,060,353	16,060,353	118,031	0%
TID Reimbursement	(736,055)	(3,010,256)	(16,060,353)	(16,060,353)	(115,779)	0%
COVID-19 Expenses	-	-	-	-	-	0%
Depreciation	-	-	-	-	-	0%
Owner Transfers	75,000	120,000	120,000	84,000	4,615	43%
Total Adjustments to NOI	318,944	241,213	761,704	1,055,634	9,278	-28%
NOI AFTER FINANCIAL ADJUSTMENTS	785,556	285,892	129,554	(97,863)	10,995	
CASH BALANCES						
Operating Cash	1,131,607	1,553,216				

Community Development Authority Redevelopment General Fund
 Budget Comparison Report
 Period: January 2024 - June 2024

Redevelopment General Fund					
	2023 Actuals	2024 YTD	2024 Projection	2024 Budget	Projected Variance
Revenues					
Tax Credit Asset Management Fees & Owner Transfers	196,985	228,000	276,403	276,403	0%
Tax Credit Deferred Development Fee & Waterfall Payment	10,082	3,840	112,941	-	0%
Insurance & PILOT Reimbursement	-	-	260,000	260,000	0%
Interest Income	144,829	65,176	130,352	70,000	86%
Gain (Loss) on Sale of Assets (Mosaic Ridge)	(460,510)	-	-	-	0%
Reserve Usage	-	-	1,188,085	1,575,831	0%
Total Revenue	(108,614)	297,016	1,992,781	2,241,470	-11%
Expenses					
Salaries	203,007	114,407	228,814	387,813	-41%
Benefits	76,215	40,546	81,092	97,903	-17%
Supplies	-	-	-	1,500	-100%
Purchased Services	16,605	154,054	826,695	826,695	0%
Audit	13,500	12,740	12,740	14,420	-12%
Property Insurance (Reimbursed by the Properties)	(4,326)	3,975	60,000	68,000	-12%
Interest	55,943	35,479	70,958	132,157	-46%
Paying Agent Services (Revenue Bonds)	-	-	-	500	-100%
SBITA Amortization	1,912	-	-	-	-
Transfer out to General Fund (PILOT Payments)	-	-	200,000	200,000	0%
Village on Park Debt Payment	-	-	512,482	512,482	0%
Total Expenses	362,856	361,201	1,992,781	2,241,470	-11%
Net Operating Profit (Loss)	(471,470)	(64,185)	-	-	-
CASH BALANCES					
Operating Cash	1,481,445	1,548,640	-	-	-