

2016 Community Development Authority Financial Report

Revised 03/01/2017

Section 8 Administration			
	Admin		
	2015 Actuals	2016 YTD	2016 Budget
<b>Revenues</b>			
Admin Fee	996,650.00	1,133,760.00	741,700
Incoming Port Admin Fees	25,636.32	24,491.59	27,600
Fraud Recovery	6,288.51	2,808.07	32,400
Interest	3,063.63	6,931.33	3,000
Other Revenues	1,318.50	675.00	-
<b>Total Revenue</b>	<b>1,032,956.96</b>	<b>1,168,665.99</b>	<b>804,700</b>
<b>Expenses</b>			
Salaries	707,536.99	604,186.44	718,064
Benefits	221,926.30	183,734.73	212,419
Supplies	24,235.84	25,082.66	22,800
Purchased Services	41,010.36	34,756.59	46,307
Interest	3,998.94	3,865.34	4,689
Inter-Departmental Charges	42,781.63	91,766.83	95,259
Outgoing Port Admin Fees	30,385.38	29,264.37	20,200
<b>Total Expenses</b>	<b>1,071,875.44</b>	<b>972,656.96</b>	<b>1,119,738</b>
<b>Net Operating Profit (Loss)</b>	<b>(38,918.48)</b>	<b>196,009.03</b>	<b>(315,038)</b>
Depreciation	1,655.80	-	
Net Operating - Depreciation	(40,574.28)	196,009.03	

Section 8 Housing Assistance Payments							
	2015			2016			
	Actual Leased Units	Per Unit HAP	Actual HAP	Actual Leased Units	Per Unit HAP	Actual HAP	
<b>Average</b>	<b>1,592</b>	<b>588</b>	<b>936,553</b>	<b>Average</b>	<b>1,711</b>	<b>622</b>	<b>1,065,257</b>
<b>Total</b>	<b>19,103</b>		<b>11,238,641</b>	<b>Total</b>	<b>20,535</b>		<b>12,783,079</b>
Year End HAP Expense			11,238,641	Year End HAP Expense			12,783,079
Total HAP Funding Available			12,028,635	Total HAP Funding Available			12,179,736
<b>Difference (Projected Total HAP Reserves)</b>			<b>789,994</b>	<b>Difference (Projected Total HAP Reserves)</b>			<b>(603,343)</b>
Admin Reserves (UNP) Balance			910,692	Admin Reserves (UNP) Balance			1,151,156

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<b>Public Housing &amp; LLC Totals</b>				
	<b>Total Managed Units: 771</b>		<b>Occupancy: 97.57%</b>	
	<b>2015 Actuals</b>	<b>2016 YTD</b>	<b>PUPY</b>	<b>2016 Budget</b>
<b>Revenues</b>				
Federal Revenues	1,360,762.22	1,328,979.89	1,724	1,204,600
Capital Fund Operating	274,131.24	259,071.58	336	243,374
Capital Fund Bricks & Mortar	522,410.61	845,021.04		734,014
Tenant Rent	2,535,419.85	2,732,291.09	3,544	2,548,060
Non-Dwelling Rent	38,102.71	39,511.62	51	35,300
Coin Laundry	42,361.40	45,527.00	59	77,260
City Subsidy	196,244.00	174,218.00	226	248,218
Interest	8,962.63	10,746.19	14	5,000
Other Revenue	157,815.98	227,473.79	295	1,840
<b>Total Revenue</b>	<b>5,136,210.64</b>	<b>5,662,840.20</b>	<b>6,249</b>	<b>5,097,666</b>
<b>Expenses</b>				
Salaries	1,344,379.12	1,320,087.37	1,712	1,397,107
Benefits	449,083.13	484,406.63	628	488,501
Supplies	304,865.03	320,208.06	415	340,566
Capital Fund Bricks & Mortar	507,927.68	839,360.72		651,333
Purchased Services	915,829.25	1,079,631.14	1,400	822,278
Utilites	704,406.94	791,123.25	1,026	844,410
Insurance	85,870.67	122,764.83	159	96,100
Rent Write Off's	55,068.69	33,177.21		-
Taxes/PILOT	186,311.95	222,947.06	289	199,600
Asset Management Fee	7,991.11	13,030.84	17	-
Principal	-	-		79,747
Interest	83,135.73	79,021.94		47,408
Inter-Departmental Charges	271,114.69	197,842.63	257	250,724
CDA Management Fee	(11,980.80)	(11,980.80)		-
CDA Bookkeeping Fee	(10,350.00)	(10,350.00)		-
<b>Total Expenses</b>	<b>4,893,653.19</b>	<b>5,481,270.88</b>	<b>5,904</b>	<b>5,217,774</b>
<b>Net Operating Profit (Loss)</b>	<b>242,557.45</b>	<b>181,569.32</b>	<b>345</b>	<b>(120,108)</b>
Depreciation	1,798,071.01	701,429.84		-
Net Operating - Deprecciation	(1,555,513.56)	(519,860.52)		(120,108)

<b>Multi-Family Housing Totals</b>				
	<b>Total Managed Units: 115</b>		<b>Occupancy: 96.45%</b>	
	<b>2015 Actuals</b>	<b>2016 YTD</b>	<b>PUPY</b>	<b>2016 Budget</b>
<b>Revenues</b>				
Federal Revenues	560,874.00	667,995.14	5,809	710,393
Capital Fund Operating				
Capital Fund Bricks & Mortar				
Tenant Rent	368,043.71	362,529.00	3,152	359,500
Non-Dwelling Rent	71,760.50	73,910.34	643	72,820
Coin Laundry	8,822.75	10,017.50	87	23,500
City Subsidy				
Interest	14,685.57	13,801.91	120	13,500
Other Revenue	15,819.96	20,645.16	180	-
<b>Total Revenue</b>	<b>1,040,006.49</b>	<b>1,148,899.05</b>	<b>9,990</b>	<b>1,179,713</b>
<b>Expenses</b>				
Salaries	247,763.66	340,260.02	2,959	261,831
Benefits	70,977.33	103,505.52	900	75,908
Supplies	52,575.42	64,192.16	558	44,650
Capital Fund Bricks & Mortar				
Purchased Services	155,536.08	286,472.63	2,491	350,765
Utilites	112,994.75	117,504.09	1,022	154,179
Insurance	10,485.00	15,570.00	135	9,800
Rent Write Off's	655.23	-		-
Taxes/PILOT	28,708.00	31,894.00	277	31,000
Asset Management Fee	15,426.24	15,426.24	134	-
Principal	3,973.00	-		177,023
Interest	51,821.31	36,594.74		51,778
Inter-Departmental Charges	2,097.73	1,535.21	13	5,629
CDA Management Fee	11,980.80	11,980.80		-
CDA Bookkeeping Fee	10,350.00	10,350.00		-
<b>Total Expenses</b>	<b>775,344.55</b>	<b>1,035,285.41</b>	<b>8,490</b>	<b>1,162,563</b>
<b>Net Operating Profit (Loss)</b>	<b>264,661.94</b>	<b>113,613.64</b>	<b>1,500</b>	<b>17,150</b>
Depreciation	-	-		-
Net Operating - Deprecciation	264,661.94	113,613.64		17,150.00