

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

(A Component Unit of the City of Madison, Wisconsin)  
Madison, Wisconsin

**FINANCIAL STATEMENTS**

Including Independent Auditors' Report

As of and for the Year Ended December 31, 2021

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**  
(A Component Unit of the City of Madison, Wisconsin)

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As of and for the Year Ended December 31, 2021

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## **Independent Auditors' Report**

To the Board of Directors of  
Community Development Authority of the City of Madison

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the Community Development Authority of the City of Madison (the CDA), a component unit of the City of Madison, Wisconsin as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the CDA's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the CDA as of December 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Monona Shores or Village on Park, major funds, or CDA 95-1, a non-major fund, which represent 47%, 41% and 12%, respectively, of the assets, net position and revenues of the business-type activities or the aggregate discretely presented component units. Those statements were audited by other auditors, whose reports have been furnished to us and our opinions, insofar as it relates to the amounts included for Monona Shores, Village on Park, CDA 95-1 and the aggregate discretely presented component units are based solely on the reports of the other auditors.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (GAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CDA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of Monona Shores, Village on Park, CDA 95-1 and the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standards*.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CDA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CDA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CDA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the CDA's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion, based on our audit, the procedures performed as described above and the report of the other auditors, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2022 on our consideration of the CDA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the CDA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CDA's internal control over financial reporting and compliance.



Madison, Wisconsin  
June 27, 2022

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

## MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) For Year Ended December 31, 2021

The Community Development Authority of the City of Madison's (the "CDA") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CDA's financial activity, (c) identify changes in the CDA's financial position (its ability to address the next and subsequent years' challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the CDA's financial statements.

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### OVERVIEW OF THE FINANCIAL STATEMENTS

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#### *CDA-WIDE FINANCIAL STATEMENTS*

The CDA-wide financial statements are designed to be corporate-like in that all business-type activities are consolidated into columns, which add to a total for the entire CDA.

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the CDA. The statement is presented in the format where assets and deferred outflows of resources, minus liabilities and deferred inflows of resources, equal "Net Position", formerly known as net assets, or equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire CDA. Net Position (formerly assets or equity) are reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets" or "Restricted".

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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## OVERVIEW OF THE FINANCIAL STATEMENTS (cont.)

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### *CDA-WIDE FINANCIAL STATEMENTS (cont.)*

The CDA-wide financial statements also include a Statement of Activities, which includes a functional breakdown of revenues and expenditures. The CDA's functions for this statement are Housing Projects and Community development.

### *FUND FINANCIAL STATEMENTS*

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The CDA consists exclusively of Proprietary Funds. Proprietary funds utilize the full accrual basis of accounting. The Proprietary method of accounting is similar to accounting utilized in private sector accounting.

Many of the funds maintained by the CDA are required by the U.S. Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Fund Financial Statements include a Statement of Net Position, which is similar to a Balance Sheet and reports all financial and capital resources by major fund.

Also included in the Fund Financial Statements is a Statement of Revenues, Expenses, and Changes in Net Position. This statement is similar to a Statement of Net Income or Loss.

The last statement included in the Fund Financial Statements is a Statement of Cash Flows that discloses net cash provided by or used for operating activities, non-capital related financing activities, capital and related financing activities, and investing activities.

### *THE CDA'S FUNDS*

General Operating Fund- This fund accounts for the operation of the CDA's programs and tools to promote neighborhood revitalization and economic development; to redevelop, rehabilitate, and construct housing properties; and to issue tax-exempt housing revenue and redevelopment bonds.

The tax-exempt revenue bonds are used to construct or rehabilitate buildings for rental housing. The tax-exempt bonds are issued through public offering or private placement. Twenty percent of the units are set-aside for lower income households. While the bonds are issued in the CDA's name, the bonds are limited obligations of the CDA, and, except to the extent payable from bond proceeds or from credit enhancements described, the bonds are payable solely from and secured by revenues derived from payments made under a project contract and mortgage note and related security documents delivered by each developer undertaking a project.

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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## OVERVIEW OF THE FINANCIAL STATEMENTS

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### *THE CDA'S FUNDS* (cont.)

The CDA issues lease revenue bonds in the context of TIF. The CDA owns the property that is then leased to the City, which the City then leases it to a private developer. The lease revenue bonds are limited obligations of the CDA secured by the City's lease payments. A \$3,000 application fee is charged and a one-half of one percent fee of the aggregate amount of the bond issue is collected at bond closing. If the applicant applies for redevelopment bonds, which require the creation of a redevelopment district to accommodate the bond issue, then the above described \$3,000 fee shall be \$5,000. These fees are deposited in the General Operating Fund and will be used, in part, to defray any expenses, including staff time, incurred by the CDA and the City in consideration and issuance of the bonds.

Housing Voucher Fund- This fund includes the Housing Choice Voucher Program. Under the Housing Choice Voucher Program, the CDA administers contracts with independent landlords that own the property. The CDA subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract with HUD. HUD provides Annual Contributions Funding to enable the CDA to structure a lease that sets the participants' rent at 30% of household income.

The Village on Park Fund- This fund accounts for the activities of The Village on Park, a retail and commercial center located on Madison's south side that was purchased by the CDA in 2004 and substantially rehabilitated in 2009-2012.

Monona Shores Fund- This fund accounts for the activities of Monona Shores apartments. This was a tax credit project that resided on the financial statements as a component unit until the end of 2015. The property was acquired by the CDA per the agreements from when the project was established in 1995.

Allied Drive Fund- This fund accounts for the activities in the neighborhood revitalization project in the Allied Drive area.

Other Non-Major Funds- In addition to the major funds above, the CDA also maintains the following non-major funds.

Karabis Fund: This fund accounts for activities related to a 20-unit housing development for disabled individuals ("Karabis"). This property is operated pursuant to the HUD Multifamily program. HUD subsidizes the rents through monthly housing assistance payments pursuant to a project-based Section 8 contract with The Wisconsin Housing and Economic Development Authority (WHEDA).

Parkside Fund: This fund accounts for activities related to a 95-unit housing development for elderly and disabled individuals ("Parkside"). This property is operated pursuant to the HUD Multifamily program. HUD subsidizes the rents through monthly housing assistance payments pursuant to a project-based Section 8 contract with WHEDA.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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**OVERVIEW OF THE FINANCIAL STATEMENTS**

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*THE CDA'S FUNDS* (cont.)

HUD Projects Fund-East: This fund is part of the Low Rent Public Housing Program and accounts for 166 housing units in multiple locations on the City's east side. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the CDA to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to CDA properties operated as Low Rent Public Housing pursuant to contracts with HUD.

HUD Projects Fund-West: This fund is part of the Low Rent Public Housing Program and accounts for the operation of 297 housing units in multiple locations on the City's west side. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements properties CDA properties operating as Low Rent Public Housing pursuant to contracts with HUD.

HUD Projects Fund-Triangle: This fund is part of the Low Rent Public Housing Program and accounts for the operation of 224 housing units in the City's central area. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the CDA to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to CDA properties operated as Low Rent Public Housing pursuant to contracts with HUD.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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**OVERVIEW OF THE FINANCIAL STATEMENTS**

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***THE CDA's FUNDS*** (cont.)

HUD Subsidy: This fund is used as a pass-thru fund to move HUD subsidy from the CDA to Truax Park Redevelopment Phase 1, LLC ("Truax Phase 1") and Truax Park Development Phase 2, LLC ("Truax Phase 2). Truax Phase 1 (71 units) and Truax Phase 2 (48 units) were formerly operated as Low Rent Public Housing before they were redeveloped pursuant to mixed finance transactions approved by HUD that utilizing a Section 42 Low Income Housing Tax Credit allocation to fund the redevelopment/replacement of Low Rent Public Housing units in the East Amp. The properties reside on the CDA's financial statements as component units.

CDA 95-1: The CDA is the owner of thirty (30) apartments and a small amount of office space (CDA 95-1). Twenty-eight (28) apartments and the commercial space are on East Dayton Street and two (2) apartments are in one building on North Blount Street. CDA 95-1 is also known as The Reservoir and is financed with two loans to the CDA from the Wisconsin Housing and Economic Development Authority and two loans to the CDA from the City of Madison. The property is managed by a third party management company. Prior to 2013, the operations of CDA 95-1 were carried in the CDA's General Fund. In 2013, the operations were separated and reported separately in the CDA 95-1 Fund.

Internal Service Fund-In addition to the major and non-major funds above, the CDA also maintains the following internal service fund.

Central Cost Center: This fund was created as part of the 2008 adaptation of HUD's asset management program. The Central Cost Center contains the costs and revenues associated with managing the Low Rent Public Housing Program, the Section 8 Voucher Program, Karabis, and Parkside.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

**FINANCIAL HIGHLIGHTS AND ANALYSIS**

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON'S NET POSITION**

	Business-type Activities 2021	Business-type Activities 2020
Current and Other Assets	\$ 20,381,495	\$ 18,645,696
Capital Assets	<u>25,574,152</u>	<u>30,164,694</u>
Total Assets	<u>45,955,647</u>	<u>48,810,390</u>
Deferred Outflows of Resources	<u>1,955,656</u>	<u>1,416,392</u>
Long-term Liabilities	10,126,648	10,096,516
Other Liabilities	<u>3,954,403</u>	<u>5,642,949</u>
Total Liabilities	<u>14,081,051</u>	<u>15,739,465</u>
Deferred Inflows of Resources	<u>2,479,930</u>	<u>1,716,334</u>
Net Position		
Net Investment in Capital Assets	17,193,549	20,871,728
Restricted	1,127,158	547,438
Unrestricted	<u>13,029,615</u>	<u>11,351,817</u>
Total Net Position	<u>\$ 31,350,322</u>	<u>\$ 32,770,983</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

**FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)**

**COMMUNITY DEVELOPMENT AUTHORITY OF THE  
CITY OF MADISON'S STATEMENT OF ACTIVITIES**

	<u>Business-type Activities 2021</u>	<u>Business-type Activities 2020</u>
Revenues		
Program Revenues		
Charges for services	\$ 6,620,591	\$ 6,372,604
Operating grants and contributions	20,558,065	20,104,004
General Revenues		
Investment income	71,625	187,913
Interest on capital leases	42,540	60,834
Miscellaneous	30,095	31,359
Total Revenues	<u>27,322,916</u>	<u>26,756,714</u>
Expenses		
Community Development	2,885,011	1,855,131
Housing projects	25,639,625	24,594,066
Total Expenses	<u>28,524,636</u>	<u>26,449,197</u>
Total Special Items	(218,941)	-
Increase/Decrease in Net Position	(1,420,661)	307,517
Beginning Net Position	<u>32,770,983</u>	<u>32,463,466</u>
Ending Net Position	<u>\$ 31,350,322</u>	<u>\$ 32,770,983</u>

The CDA's total Net Position decreased by \$1,420,661 during 2021. Since the CDA engages only in Business-type Activities, the decrease is all in the category of Business-type Net Position. Net Position was \$32.7 million and \$31.3 million for 2020 and 2021, respectively. The financial highlights of each project are discussed below:

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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## FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)

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**General Operating Fund-** There was a decrease in Net Position in the amount of \$217,642. There was limited operational activity in this fund in 2021 consisting of normal operations and debt payments. There was limited operational activity in this fund in 2020 consisting of normal operations and debt payments. Numerous initiatives were started in 2021 such as the CDA's partnership with EDD for the State Street Pop-up Shop Program, investment in MRCDC's start-up, and it is of note the Monona Shores cash sweep was not completed in 2021 as it was decided to use the excess funds to pursue various needed capital projects at the property. In 2022 the owner transfers have resumed as part of a strategic financial plan.

**Allied Drive Fund-** The CDA has developed a 49 unit apartment building on Allied Drive that is owned by Allied Drive Redevelopment, LLC ("Revival Ridge"). The CDA is the managing member of Allied Drive Redevelopment, LLC. As part of the development, the CDA made a loan in the amount of \$1.3 million to Allied Drive Redevelopment, LLC to fund construction. The loan is secured by a first mortgage on the property. The CDA borrowed \$1.3 million from a local bank and used the proceeds to fund its loan to Allied Drive Redevelopment, LLC. The principal and interest payments from Allied Drive Redevelopment, LLC are used to make the contractual payments on the loan from the local bank to the CDA. Allied Drive Redevelopment, LLC is reported as a component unit of the CDA; however, the debt from Allied Drive Redevelopment, LLC to the CDA is reported as an asset in the CDA's financial statements and the loan from the local bank is reported as a liability on the CDA financial statements.

The property continues to be well occupied and perform in accordance with expectations.

During 2021, the CDA continued to develop single-family homes at the south end of Allied Drive ("Mosaic Ridge"). There were originally 25 residential lots in the development, but two were combined resulting in 24 lots. Despite COVID-19, buyer inquiries and sales have far exceeded the historic rates prior to 2020. As of May 2022, 19 homes have been sold, and three lots are under contract for new turnkey homes to be built and sold by the CDA which are expected to be completed and closed by the end of June. Just two lots remain unsold, and CDA plans to sell or transfer these remaining properties to a nonprofit partner to develop homes for low to moderate-income households before the end of 2022.

**The Village on Park-** The Village on Park is a 125,000 square foot retail/commercial property in south Madison. It was purchased by the CDA in 2004 for \$9 million with the objective of providing stability and an opportunity for community and economic development. Three adjacent parcels were added to the property. The property was substantially renovated between 2009 and 2012. The renovations were funded through GO borrowing from the City, which is being repaid from property operations. Repayment of these funds continue to be a significant expense at the Village on Park. In 2021, the debt service payments are budgeted at \$761,791, which is 43 percent of anticipated property income. Annual debt service payments are expected to drop to \$600,000 in 2023 when one of the loans is retired.

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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## **FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)**

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Major tenants at the Village on Park ("VOP") during 2021 included Dane County Human Services, Madison Dane County Public Health, the University of Wisconsin, Reach Dane, Yue Wah Foods, and Lane's Bakery.

The majority of the vacancy at VOP was in the "North Building", which was occupied by Reach Dane—roughly 12,000 square feet of the 30,000 square foot North Building. Reach Dane left the VOP at the end of August 2021 to move to its new location in South Madison. The mechanical, electrical, and plumbing systems in the North Building are near the end of their useful lives, and they would require significant capital investments to keep the building open. Therefore, the CDA decided to separate the North Building from the adjacent building, and demolish it in 2022. The former North Building will be replaced with a surface parking lot as part of the first phase of the redevelopment of the VOP. In 2021, \$218,941 in expenses were incurred related to the disconnection of the North building.

As of December 31, 2021, management determined that the value of the North building is impaired due to its being disconnected from the rest of the building and the eventual demolition of it. The net book value of the building was reduced by \$676,382 to fair value using Level 2 inputs (quoted prices for similar assets in active markets). Management estimated the fair value of the property to be \$0 as the North building will be demolished in the near future.

The CDA also intends to construct a new multi-level parking structure on the south end of the site. This parking structure will serve the tenants, employees and visitors of the VOP, the South Madison Condo building, as well as the planned Urban League retail and office building (a/k/a the "Hub") at the corner of S. Park Street and Hughes Place beginning construction in spring 2022. The CDA will sell the development site to the Urban League for the Hub project.

Redevelopment capital projects at the Village on Park will be funded by \$11.2 million in City transfers from TID 42, including up to \$3 million in 2021 for pre-development activities. The balance will be allocated in 2022, primarily for construction of the structured parking.

**Monona Shores Apartments-** Monona Shores Apartments is a 104-unit apartment development on the City's south side. The CDA is the sole owner of the property and entered into a PILOT agreement with the City of Madison in 2015, under which the CDA agrees to make annual PILOT payment to the City in the approximate amount of \$40,000. The property was 99% occupied as of December 31, 2021 and reported a net operating income of \$20,472 and cash flow after debt service of \$661,283. See Monona Shores audited financial statements for more detailed financial information.

**Section 8 Program** – The net position of the Housing Choice Voucher program increased by \$21,753 to a total of \$1,496,387. Intergovernmental grants from the Department of Housing and Urban Development to support the program increased from \$16.9 million in 2020 to \$17.3 million in 2021. The Section 8 Voucher program supported an average of 1,696 Households per month at an average housing assistance payment of \$750 per unit in 2021. In 2020, the program supported an average of 1,698 housing units per month at an average housing assistance payment of \$718 per unit.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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**FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)**

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- HUD Projects East AMP- The net position of the East AMP Fund decreased by \$201,536. The total net position is \$1,245,716. There was approximately \$29,918 in Capital assets created through Capital grant funding. Average occupancy for the year was 98.64%.
- HUD Projects West AMP- The net position of the West AMP Fund decreased by \$247,778 to a total of \$2,298,481. There were approximately \$55,238 in capital assets created through Capital grant funding. Average occupancy for the year was 94.05%.
- HUD Projects Triangle AMP- The net position of the Triangle AMP Fund increased by \$82,247 to a total of \$2,251,782. There were approximately \$9,032 in capital assets created through Capital grant funding. Average occupancy for the year was 93.64%.
- HUD Projects Central Cost Center- The net position of the Central Cost Center Fund increased by \$16,407 to a total of \$1,331,506.
- HUD Projects Fund Capital Fund Grant Program- In 2021, \$759,430 was received under this grant program. These funds were used for public housing physical improvements and permitted operating expenses.
- HUD Projects Fund Service Coordinator Grants- \$246,462 was received in 2021 under this grant program. These programs provide service coordination services to CDA residents to help them improve their economic self-sufficiency and move out of Public Housing or help them age safely in place.
- Karabis- The net position of the Karabis Fund increased by \$19,535 in 2021. The net position in this fund is \$1,344,122.
- Parkside – The net position of the Parkside Fund increased by \$36,241 in 2021. This increased the total net position to \$1,201,564.
- **Reservoir (CDA 95-1)** – The Reservoir is comprised of 6 buildings containing 28 affordable housing units, 1 historic commercial spaced zoned for use by a non-profit agency, and 1 two-flat. The CDA is the sole owner of the property as of 1995 previously owned by the Madison Mutual Housing Association and Cooperative. The property is funded by a WHEDA loan, which contains clauses for affordability as well as compliance overview by WHEDA. The Reservoir maintained 100% occupancy of the residential units in 2021 whereas the commercial space remained vacant for all of 2021. The CDA is looking into converting the commercial space into 2 residential units due to lack of demand for the commercial space. The CDA is also listed for sale the two-flat in 2021 and closed on the sale in early 2022.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

**CAPITAL ASSETS AND LONG-TERM DEBT**

***CAPITAL ASSETS***

At the end of 2021, the CDA had \$25.5 million invested in a variety of capital assets as reflected in the following schedule. This represents a net decrease (additions, deductions and depreciation) of \$4,590,542 or 15.2% from the end of the previous year.

**CDA-WIDE  
CHANGE IN CAPITAL ASSETS**

	2021	2020
Beginning Balance	\$ 30,164,694	\$ 31,657,417
Additions	2,560,909	1,582,953
Deletions and Adjustments	(6,215,877)	(1,171,556)
Depreciation	(935,574)	(1,904,120)
Ending Balance	\$ 25,574,152	\$ 30,164,694

Additional information on the CDA's capital assets can be found in Note II.D. of this report.

***LONG-TERM DEBT***

During 2021, the CDA's long-term debt decreased by \$1.1 million due to principal payoffs on existing debt.

**CDA-WIDE  
CHANGE IN OUTSTANDING DEBT – 2021**

	Beginning Balance	Increases	Decreases	Ending Balance
Revenue bonds	\$ 1,620,000	\$ -	800,000	820,000
Mortgage notes	2,664,323	-	264,266	2,400,057
Other loans/notes	2,510,316	-	98,085	2,412,231
Total Long-Term Debt	\$ 6,794,639	\$ -	\$ 1,162,351	\$ 5,632,288

Additional information on the CDA's long-term debt can be found in Note II.F of this report.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
For Year Ended December 31, 2021

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**ECONOMIC FACTORS**

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Significant economic factors affecting the CDA are as follows:

- Federal funding from the Department of Housing and Urban Development for Conventional Public Housing operating subsidy, Capital Improvements, Section 8 Voucher administrative costs, and Section 8 Voucher Housing Assistance Payments greatly affects Housing operations and related capital assets is set by the Federal government on an annual basis. Cuts in these programs would have a significant impact on the CDA and the residents it serves. HUD funding for Low Rent Public Housing operating subsidy, Capital Improvements Funds, Section 8 Voucher Administration, and Section 8 Voucher Housing Assistance Payments was stable in 2021.
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**REQUESTS FOR INFORMATION**

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The financial report is designed to provide our citizens, customers, investors and creditors with general overview of the CDA's finances. If you have questions about this report or need any additional information, contact the CDA's Office, Attn: Executive Director, 215 Martin Luther King, Jr. Blvd., Ste. LL-312, Madison, Wisconsin, 53703.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

STATEMENT OF NET POSITION  
As of December 31, 2021

	Business-type Activities		Totals
	CDA	Component Units	
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and investments	\$ 8,894,103	\$ 364,174	\$ 9,258,277
Accounts receivable	229,767	424,528	654,295
Interest receivable	10,440	-	10,440
Current portion of leases receivable from primary government - City of Madison	820,000	-	820,000
Due from other governmental units	112,810	-	112,810
Prepaid items	1,392,796	425,633	1,818,429
<b>Restricted Assets</b>			
Cash and investments	-	2,010,204	2,010,204
Total Current Assets	<u>11,459,916</u>	<u>3,224,539</u>	<u>14,684,455</u>
<b>Noncurrent Assets</b>			
Assets held for sale	1,935,153	-	1,935,153
<b>Capital Assets</b>			
Land	7,788,008	862,243	8,650,251
Land improvements	1,479,557	741,023	2,220,580
Buildings and improvements	68,932,018	34,686,494	103,618,512
Machinery and equipment	2,110,233	1,307,895	3,418,128
Intangibles	43,937	-	43,937
Less: Accumulated depreciation/amortization	<u>(54,779,601)</u>	<u>(12,487,763)</u>	<u>(67,267,364)</u>
Net Capital Assets	<u>25,574,152</u>	<u>25,109,892</u>	<u>52,619,197</u>
<b>Other Assets</b>			
<b>Restricted Assets</b>			
Cash and investments	521,003	-	521,003
Net pension asset	1,127,158	-	1,127,158
Deposits	14,000	-	14,000
Long-term receivables	3,478,265	-	3,478,265
Note receivable	1,846,000	-	1,846,000
Financing costs, net	-	70,808	70,808
Tax credit fees, net	-	151,200	151,200
Total Other Assets	<u>6,986,426</u>	<u>222,008</u>	<u>7,208,434</u>
Total Noncurrent Assets	<u>34,495,731</u>	<u>25,331,900</u>	<u>59,827,631</u>
Total Assets	<u>45,955,647</u>	<u>28,556,439</u>	<u>74,512,086</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Other post-employment benefits related amounts	89,504	-	89,504
Pension related amounts	1,866,152	-	1,866,152
Total Deferred Outflows of Resources	<u>1,955,656</u>	<u>-</u>	<u>1,955,656</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 47,911,303</u>	<u>\$ 28,556,439</u>	<u>76,467,742</u>

See accompanying notes to financial statements.

	Business-type Activities		
	CDA	Component Units	Totals
<b>LIABILITIES</b>			
Current Liabilities			
Accounts payable	\$ 309,701	\$ 85,618	\$ 395,319
Accrued Liabilities	698,859	1,961,211	2,660,070
Unearned revenues	110,277	495,034	605,311
Current portion of long-term debt	1,614,527	135,189	1,749,716
Current portion of advances from primary government - City of Madison	713,859	-	713,859
Accrued compensated absences	117,632	-	117,632
Other liabilities	389,548	600,601	990,149
Development fee payable	-	171,676	171,676
Total Current Liabilities	<u>3,954,403</u>	<u>3,449,329</u>	<u>7,403,732</u>
<b>Long-Term Liabilities Net of Current Maturities</b>			
Mortgage notes	2,161,453	8,319,600	10,481,053
Other loans	1,856,308	-	1,856,308
Compensated absences	577,261	-	577,261
Other post-employment benefits	674,836	-	674,836
Advances from primary government - City of Madison	4,856,790	-	4,856,790
Total Long-Term Liabilities Net of Current Maturities	<u>10,126,648</u>	<u>8,319,600</u>	<u>18,446,248</u>
Total Liabilities	<u>14,081,051</u>	<u>11,768,929</u>	<u>25,849,980</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Other post-employment benefits related amounts	80,649	-	80,649
Pension related amounts	2,399,281	-	2,399,281
Total Deferred Inflows of Resources	<u>2,479,930</u>	<u>-</u>	<u>2,479,930</u>
<b>NET POSITION</b>			
Restricted for pension	17,193,549	16,655,103	33,848,652
Unrestricted	1,127,158	-	1,127,158
Total Net Position	<u>31,350,322</u>	<u>\$ 16,787,510</u>	<u>48,137,832</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</b>	<u>\$ 47,911,303</u>	<u>\$ 28,556,439</u>	<u>\$ 76,467,742</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2021

<u>Functions/Programs</u>	<u>Program Revenues</u>				<u>Primary Government</u>	<u>Component Units</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenues and Changes in Net Position</u>	
Primary Government						
Business-type activities						
Community development	\$ 2,885,011	\$ 1,777,706	\$ 76,076	\$ -	\$ (1,031,229)	\$ -
Housing projects	<u>25,639,625</u>	<u>4,842,885</u>	<u>20,481,989</u>	<u>-</u>	<u>(314,751)</u>	<u>-</u>
Total Business-type Activities	<u>\$ 28,524,636</u>	<u>\$ 6,620,591</u>	<u>\$ 20,558,065</u>	<u>\$ -</u>	<u>(1,345,980)</u>	<u>-</u>
Component Units -						
Housing Projects	<u>\$ 3,500,974</u>	<u>\$ 1,879,981</u>	<u>\$ 386,429</u>	<u>\$ -</u>	<u>-</u>	<u>(1,234,564)</u>
General Revenues						
Investment income					71,625	959
Interest on capital leases					42,540	-
Miscellaneous					<u>30,095</u>	<u>-</u>
Total General Revenues					<u>144,260</u>	<u>959</u>
Total Special Items					<u>(218,941)</u>	<u>-</u>
<b>Change in Net Position</b>					(1,420,661)	(1,233,605)
Net Position - Beginning of Year					<u>32,770,983</u>	<u>18,021,115</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ 31,350,322</u>	<u>\$ 16,787,510</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
As of December 31, 2021

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
<b>ASSETS</b>								
<b>Current Assets</b>								
Cash and investments	\$ 612,110	\$ 651,351	\$ 773,093	\$ 670,755	\$ 596,332	\$ 4,098,111	\$ 7,401,752	\$ 1,492,351
Accounts receivable	16,609	-	28,301	2,030	87,620	95,207	229,767	-
Interest receivable	8,193	-	-	2,247	-	-	10,440	-
Current portion of leases receivable from primary government - City of Madison	820,000	-	-	-	-	-	820,000	-
Due from other governmental units	26	9,653	-	-	-	103,131	112,810	-
Prepaid items	6,671	1,332,397	2,175	-	647	45,886	1,387,776	5,020
<b>Total Current Assets</b>	<b>1,463,609</b>	<b>1,993,401</b>	<b>803,569</b>	<b>675,032</b>	<b>684,599</b>	<b>4,342,335</b>	<b>9,962,545</b>	<b>1,497,371</b>
<b>Noncurrent Assets</b>								
Assets held for resale	-	-	-	1,935,153	-	-	1,935,153	-
<b>Property, Plant and Equipment</b>								
Land	576,512	-	4,580,151	-	173,501	2,457,844	7,788,008	-
Land improvements	-	-	-	-	653,976	825,581	1,479,557	-
Buildings and improvements	-	-	17,465,217	-	10,921,469	40,545,332	68,932,018	-
Machinery and equipment	-	53,624	-	-	624,257	1,432,352	2,110,233	-
Intangibles	-	-	-	-	-	43,937	43,937	-
Less: Accumulated depreciation	-	(40,931)	(7,067,164)	-	(8,851,110)	(38,820,396)	(54,779,601)	-
<b>Net Property, Plant and Equipment</b>	<b>576,512</b>	<b>12,693</b>	<b>14,978,204</b>	<b>-</b>	<b>3,522,093</b>	<b>6,484,650</b>	<b>25,574,152</b>	<b>-</b>
<b>Other Assets</b>								
<b>Restricted assets</b>								
Cash and investments	-	38,540	-	-	64,951	417,512	521,003	-
Net pension asset	34,307	343,550	-	-	-	654,126	1,031,983	95,175
Deposits	-	-	-	-	10,500	3,500	14,000	-
Long-term receivables	1,154,260	-	-	2,324,005	-	-	3,478,265	-
Note receivable	-	-	-	-	-	1,846,000	1,846,000	-
<b>Total Other Assets</b>	<b>1,188,567</b>	<b>382,090</b>	<b>-</b>	<b>2,324,005</b>	<b>75,451</b>	<b>2,921,138</b>	<b>6,891,251</b>	<b>95,175</b>
<b>Total Noncurrent Assets</b>	<b>1,765,079</b>	<b>394,783</b>	<b>14,978,204</b>	<b>4,259,158</b>	<b>3,597,544</b>	<b>9,405,788</b>	<b>34,400,556</b>	<b>95,175</b>
<b>Total Assets</b>	<b>3,228,688</b>	<b>2,388,184</b>	<b>15,781,773</b>	<b>4,934,190</b>	<b>4,282,143</b>	<b>13,748,123</b>	<b>44,363,101</b>	<b>1,592,546</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>								
Other post-employment benefits related amounts	-	35,485	-	-	-	48,536	84,021	5,483
Pension related amounts	123,812	520,974	-	-	-	1,065,439	1,710,225	155,927
<b>Total Deferred Outflows of Resources</b>	<b>123,812</b>	<b>556,459</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,113,975</b>	<b>1,794,246</b>	<b>161,410</b>

See accompanying notes to financial statements.

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
<b>LIABILITIES</b>								
<b>Current Liabilities</b>								
Accounts payable	\$ 48,761	\$ 7,246	\$ 16,432	\$ 604	\$ 41,780	\$ 187,671	\$ 302,494	\$ 7,207
Accrued liabilities	16,768	81,692	187,974	143	66,630	252,856	606,063	92,796
Unearned revenues	-	-	28,389	-	37,252	44,636	110,277	-
Current portion of mortgage notes	-	-	-	-	189,176	49,428	238,604	-
Current portion of revenue bonds	820,000	-	-	-	-	-	820,000	-
Current portion of other loans	68,333	-	-	31,161	-	456,429	555,923	-
Current portion of advances from primary government - City of Madison	20,006	14,618	636,722	-	-	33,566	704,912	8,947
Current maturities of compensated absences	4,476	49,464	-	-	-	54,695	108,635	8,997
Other liabilities	1,600	38,540	18,560	-	64,948	265,900	389,548	-
<b>Total Current Liabilities</b>	<b>979,944</b>	<b>191,560</b>	<b>888,077</b>	<b>31,908</b>	<b>399,786</b>	<b>1,345,181</b>	<b>3,836,456</b>	<b>117,947</b>
<b>Long-Term Debt Net of Current Maturities</b>								
Mortgage notes	-	-	-	-	2,161,453	-	2,161,453	-
Other loans	658,337	-	-	652,971	-	545,000	1,856,308	-
Accrued compensated absences	21,668	239,422	-	-	-	272,621	533,711	43,550
Other post-employment benefits	-	267,514	-	-	-	365,881	633,395	41,441
Advances from primary government - City of Madison	387,985	32,343	4,342,395	-	-	74,270	4,836,993	19,797
<b>Total Long-Term Debt</b>	<b>1,067,990</b>	<b>539,279</b>	<b>4,342,395</b>	<b>652,971</b>	<b>2,161,453</b>	<b>1,257,772</b>	<b>10,021,860</b>	<b>104,788</b>
<b>Total Liabilities</b>	<b>2,047,934</b>	<b>730,839</b>	<b>5,230,472</b>	<b>684,879</b>	<b>2,561,239</b>	<b>2,602,953</b>	<b>13,858,316</b>	<b>222,735</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Other post-employment benefits related amounts	-	31,974	-	-	-	43,739	75,713	4,936
Pension related amounts	86,019	685,443	-	-	-	1,433,040	2,204,502	194,779
<b>Total Deferred Inflows of Resources</b>	<b>86,019</b>	<b>717,417</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,476,779</b>	<b>2,280,215</b>	<b>199,715</b>
<b>NET POSITION</b>								
Net investment in capital assets	576,512	12,693	9,999,087	-	1,171,464	5,433,793	17,193,549	-
Restricted for pension	34,307	343,550	-	-	-	654,126	1,031,983	95,175
Unrestricted (deficit)	607,728	1,140,144	552,214	4,249,311	549,440	4,694,447	11,793,284	1,236,331
<b>Total Net Position</b>	<b>\$ 1,218,547</b>	<b>\$ 1,496,387</b>	<b>\$ 10,551,301</b>	<b>\$ 4,249,311</b>	<b>\$ 1,720,904</b>	<b>\$ 10,782,366</b>	<b>\$ 30,018,816</b>	<b>\$ 1,331,506</b>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
PROPRIETARY FUNDS  
For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds							Central Cost Center Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds	Totals	
<b>OPERATING REVENUES</b>								
Charges for services	\$ -	\$ -	\$ 1,616,807	\$ -	\$ 1,271,436	\$ 3,391,162	\$ 6,279,405	\$ 482,477
Other revenue	-	-	160,899	-	25,156	155,131	341,186	-
Total Operating Revenues	-	-	1,777,706	-	1,296,592	3,546,293	6,620,591	482,477
<b>OPERATING EXPENSES</b>								
Operation and maintenance	268,363	17,327,135	653,847	13,626	847,306	5,486,094	24,596,371	587,661
Depreciation	-	5,077	659,227	-	428,814	812,813	1,905,931	-
Taxes	-	-	-	-	-	212,264	212,264	-
Total Operating Expenses	268,363	17,332,212	1,313,074	13,626	1,276,120	6,511,171	26,714,566	587,661
 Operating Income (Loss)	 (268,363)	 (17,332,212)	 464,632	 (13,626)	 20,472	 (2,964,878)	 (20,093,975)	 (105,184)
<b>NONOPERATING REVENUES (EXPENSES)</b>								
Investment income	12,842	4,069	51	41,145	78	9,753	67,938	3,687
Interest on capital leases	(42,540)	-	-	-	-	-	(42,540)	-
Interest and amortization	(48,632)	(175)	(122,294)	(32,461)	(76,416)	(21,907)	(301,885)	(51)
Intergovernmental grants	76,076	17,349,871	-	-	-	2,952,664	20,378,611	179,454
Loss on sale of assets	-	-	-	(351,124)	-	-	(351,124)	-
Impairment loss on capital assets	-	-	(676,382)	-	-	-	(676,382)	-
Miscellaneous revenues	26,950	200	-	-	-	-	27,150	2,945
Miscellaneous expenses	(59,055)	-	-	-	-	(316,389)	(375,444)	-
Total Nonoperating Revenues (Expenses)	(34,359)	17,353,965	(798,625)	(342,440)	(76,338)	2,624,121	18,726,324	186,035
 Income (Loss) Before Transfers	 (302,722)	 21,753	 (333,993)	 (356,066)	 (55,866)	 (340,757)	 (1,367,651)	 80,851

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
PROPRIETARY FUNDS  
For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds						Totals	Central Cost Center Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		
<b>TRANSFERS IN</b>	-	-	-	-	-	64,444	64,444	-
<b>TRANSFERS OUT</b>	-	-	-	-	-	-	-	(64,444)
Net Income (Loss) Before Special Item	(302,722)	21,753	(333,993)	(356,066)	(55,866)	(276,313)	(1,303,207)	16,407
<b>SPECIAL ITEM</b>	-	-	(218,941)	-	-	-	(218,941)	-
<b>CHANGE IN NET POSITION</b>	(302,722)	21,753	(552,934)	(356,066)	(55,866)	(276,313)	(1,522,148)	16,407
NET POSITION - Beginning of Year	1,436,189	1,474,634	11,104,235	4,605,377	1,776,770	11,058,679	31,455,884	1,315,099
<b>NET POSITION - END OF YEAR</b>	<u>\$ 1,133,467</u>	<u>\$ 1,496,387</u>	<u>\$ 10,551,301</u>	<u>\$ 4,249,311</u>	<u>\$ 1,720,904</u>	<u>\$ 10,782,366</u>	<u>\$ 29,933,736</u>	<u>\$ 1,331,506</u>

See accompanying notes to financial statements.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds	Central Cost Center Fund	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>								
Received from customers	\$ (16,635)	\$ -	\$ 1,743,186	\$ (1,285)	\$ 1,236,965	\$ 3,542,184	\$ 6,504,415	\$ 482,477
Paid to suppliers for goods and services	(8,092)	(16,347,253)	(580,706)	(13,829)	(808,026)	(3,401,985)	(21,159,891)	(174,429)
Paid to employees for services	(217,231)	(1,135,127)	-	-	-	(2,382,019)	(3,734,377)	(415,995)
Paid to city for tax equivalent	-	-	-	-	-	(212,264)	(212,264)	-
Net Cash Flows From Operating Activities	<u>(241,958)</u>	<u>(17,482,380)</u>	<u>1,162,480</u>	<u>(15,114)</u>	<u>428,939</u>	<u>(2,454,084)</u>	<u>(18,602,117)</u>	<u>(107,947)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>								
Deposits (refunds)	-	2,532	-	-	-	(6,177)	(3,645)	-
Intergovernmental grants	76,076	17,373,541	-	-	-	2,954,496	20,404,113	179,454
Collection of long-term receivable	-	-	-	48,168	-	-	48,168	-
Debt repaid	(868,333)	-	-	-	-	-	(868,333)	-
Repayment of advance from primary government	(20,006)	(14,104)	-	-	-	(32,384)	(66,494)	(8,634)
Advance from primary government	150,000	-	-	-	-	-	150,000	-
Interest paid	(52,955)	(175)	-	-	-	(529)	(53,659)	(51)
Lease payment received	800,000	-	-	-	-	-	800,000	-
Interest on lease received	47,640	-	-	-	-	-	47,640	-
Transfers in (out)	-	-	-	-	-	64,444	64,444	(64,444)
Other nonoperating items	26,936	200	-	-	-	(316,790)	(289,654)	2,945
Net Cash Flows From Noncapital Financing Activities	<u>159,358</u>	<u>17,361,994</u>	<u>-</u>	<u>48,168</u>	<u>-</u>	<u>2,663,060</u>	<u>20,232,580</u>	<u>(109,270)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>								
Debt Retired	-	-	-	(29,752)	(165,611)	(98,655)	(294,018)	-
Interest Paid	-	-	(125,920)	(32,281)	(77,156)	(4,128)	(239,485)	-
Acquisition and construction of capital assets	-	-	-	-	(138,071)	(135,848)	(273,919)	-
North building disconnection costs paid	-	-	(218,941)	-	-	-	(218,941)	-
Repayment of advance from primary government	-	-	(648,297)	-	-	-	(648,297)	-
Net Cash Flows From Capital and Related Financing Activities	<u>-</u>	<u>-</u>	<u>(993,158)</u>	<u>(62,033)</u>	<u>(380,838)</u>	<u>(238,631)</u>	<u>(1,674,660)</u>	<u>-</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>								
Investment income	13,152	4,069	51	41,145	78	9,753	68,248	3,687
Acquisition and construction of assets held for resale	-	-	-	(2,047,665)	-	-	(2,047,665)	-
Sale of assets held for resale	-	-	-	2,043,534	-	-	2,043,534	-
Net Cash Flows From Investing Activities	<u>13,152</u>	<u>4,069</u>	<u>51</u>	<u>37,014</u>	<u>78</u>	<u>9,753</u>	<u>64,117</u>	<u>3,687</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(69,448)	(116,317)	169,373	8,035	48,179	(19,902)	19,920	5,010
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>681,558</u>	<u>806,208</u>	<u>603,720</u>	<u>662,720</u>	<u>613,104</u>	<u>4,535,525</u>	<u>12,438,360</u>	<u>1,487,341</u>
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 612,110</u>	<u>\$ 689,891</u>	<u>\$ 773,093</u>	<u>\$ 670,755</u>	<u>\$ 661,283</u>	<u>\$ 4,515,623</u>	<u>\$ 7,922,755</u>	<u>\$ 1,492,351</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Village on Park Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES</b>								
Operating income (loss)	\$ (268,363)	\$ (17,332,212)	\$ 464,632	\$ (13,626)	\$ 20,472	\$ (2,964,878)	\$ (20,093,975)	\$ (105,184)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities								
Depreciation	-	5,077	659,227	-	428,814	812,813	1,905,931	-
Change in assets, deferred outflows, liabilities and deferred inflows								
Receivables	(16,635)	-	(21,489)	(1,285)	(50,565)	(8,207)	(98,181)	-
Prepaid items and other assets	(1,946)	(32,476)	(360)	-	(647)	210	(35,219)	(897)
Accounts payable	38,190	4,923	11,250	(203)	36,538	(121,046)	(30,348)	2,421
Accrued liabilities	31,291	(32,788)	61,751	-	5,285	(4,639)	60,900	23,914
Other post-employment benefit	-	13,872	-	-	-	18,949	32,821	2,253
Pension related amounts	(24,495)	(108,776)	-	-	-	(191,661)	(324,932)	(30,454)
Unearned revenue	-	-	(12,531)	-	(10,958)	4,375	(19,114)	-
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	<u>\$ (241,958)</u>	<u>\$ (17,482,380)</u>	<u>\$ 1,162,480</u>	<u>\$ (15,114)</u>	<u>\$ 428,939</u>	<u>\$ (2,454,084)</u>	<u>\$ (18,602,117)</u>	<u>\$ (107,947)</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION</b>								
Cash and investments	612,110	651,351	773,093	670,755	596,332	4,098,111	7,401,752	1,492,351
Restricted cash and investments - current and noncurrent	-	38,540	-	-	64,951	417,512	521,003	-
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 612,110</u>	<u>\$ 689,891</u>	<u>\$ 773,093</u>	<u>\$ 670,755</u>	<u>\$ 661,283</u>	<u>\$ 4,515,623</u>	<u>\$ 7,922,755</u>	<u>\$ 1,492,351</u>
<b>NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>								
Impairment of capital assets	\$ -	\$ -	\$ 676,382	\$ -	\$ -	\$ -	\$ 676,382	\$ -

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION  
COMPONENT UNITS  
As of December 31, 2021

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase II, LLC	Totals
<b>ASSETS</b>					
Current Assets					
Cash and investments	\$ 93,333	\$ -	\$ 217,185	\$ 53,656	\$ 364,174
Accounts receivable	6,963	191,379	6,668	219,518	424,528
Prepaid items	353,552	22,249	12,688	37,144	425,633
Restricted Assets					
Cash and investments	411,030	816,876	505,693	276,605	2,010,204
Total Current Assets	<u>864,878</u>	<u>1,030,504</u>	<u>742,234</u>	<u>586,923</u>	<u>3,224,539</u>
Noncurrent Assets					
Property, Plant and Equipment					
Land	401,396	71,000	302,980	86,867	862,243
Land improvements	165,436	191,117	253,476	130,994	741,023
Buildings and improvements	8,187,651	13,100,047	5,667,905	7,730,891	34,686,494
Machinery and equipment	529,268	240,052	319,634	218,941	1,307,895
Less: Accumulated depreciation	<u>(4,266,726)</u>	<u>(4,878,723)</u>	<u>(1,963,934)</u>	<u>(1,378,380)</u>	<u>(12,487,763)</u>
Net Property, Plant and Equipment	<u>5,017,025</u>	<u>8,723,493</u>	<u>4,580,061</u>	<u>6,789,313</u>	<u>25,109,892</u>
Other Assets					
Financing costs, net	-	-	26,439	44,369	70,808
Tax credit fees, net	14,764	42,528	25,409	68,499	151,200
Total Other Assets	<u>14,764</u>	<u>42,528</u>	<u>51,848</u>	<u>112,868</u>	<u>222,008</u>
Total Noncurrent Assets	<u>5,031,789</u>	<u>8,766,021</u>	<u>4,631,909</u>	<u>6,902,181</u>	<u>25,331,900</u>
<b>TOTAL ASSETS</b>	<u>\$ 5,896,667</u>	<u>\$ 9,796,525</u>	<u>\$ 5,374,143</u>	<u>\$ 7,489,104</u>	<u>\$ 28,556,439</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION  
COMPONENT UNITS  
As of December 31, 2021

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase II, LLC	Totals
<b>LIABILITIES</b>					
Current Liabilities					
Accounts payable	\$ 2,838	\$ 55,038	\$ 300	\$ 27,442	\$ 85,618
Accrued liabilities	301,682	1,492,373	94,444	72,712	1,961,211
Unearned revenues	39,413	421,052	22,603	11,966	495,034
Current portion of mortgage notes	50,381	60,544	24,264	-	135,189
Other liabilities	392,759	137,701	21,982	48,159	600,601
Development fee payable	-	58,735	-	112,941	171,676
Total Current Liabilities	<u>787,073</u>	<u>2,225,443</u>	<u>163,593</u>	<u>273,220</u>	<u>3,449,329</u>
Long-Term Debt Net of Current Maturities					
Mortgage notes	<u>2,273,637</u>	<u>3,158,658</u>	<u>1,368,017</u>	<u>1,519,288</u>	<u>8,319,600</u>
Total Long-Term Debt Net of Current Maturities	<u>2,273,637</u>	<u>3,158,658</u>	<u>1,368,017</u>	<u>1,519,288</u>	<u>8,319,600</u>
Total Liabilities	<u>3,060,710</u>	<u>5,384,101</u>	<u>1,531,610</u>	<u>1,792,508</u>	<u>11,768,929</u>
<b>NET POSITION</b>					
Net investment in capital assets	2,693,007	5,504,291	3,187,780	5,270,025	16,655,103
Unrestricted (deficit)	142,950	(1,091,867)	654,753	426,571	132,407
Total Net Position	<u>2,835,957</u>	<u>4,412,424</u>	<u>3,842,533</u>	<u>5,696,596</u>	<u>16,787,510</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 5,896,667</u>	<u>\$ 9,796,525</u>	<u>\$ 5,374,143</u>	<u>\$ 7,489,104</u>	<u>\$ 28,556,439</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
COMPONENT UNITS

For the Year Ended December 31, 2021

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase II, LLC	Totals
<b>OPERATING REVENUES</b>					
Charges for services	\$ 651,396	\$ 444,485	\$ 453,678	\$ 274,284	\$ 1,823,843
Other revenue	515	39,447	13,628	2,548	56,138
Total Operating Revenues	<u>651,911</u>	<u>483,932</u>	<u>467,306</u>	<u>276,832</u>	<u>1,879,981</u>
<b>OPERATING EXPENSES</b>					
Operation and maintenance	555,788	545,910	438,930	406,493	1,947,121
Depreciation	355,214	442,132	173,056	221,716	1,192,118
Total Operating Expenses	<u>911,002</u>	<u>988,042</u>	<u>611,986</u>	<u>628,209</u>	<u>3,139,239</u>
Operating Income (Loss)	<u>(259,091)</u>	<u>(504,110)</u>	<u>(144,680)</u>	<u>(351,377)</u>	<u>(1,259,258)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>					
Investment income	160	132	550	117	959
Interest and amortization	(107,084)	(171,465)	(71,897)	(11,289)	(361,735)
Intergovernmental grants	-	222,125	-	164,304	386,429
Total Nonoperating Revenues (Expenses)	<u>(106,924)</u>	<u>50,792</u>	<u>(71,347)</u>	<u>153,132</u>	<u>25,653</u>
<b>CHANGE IN NET POSITION</b>	<u>(366,015)</u>	<u>(453,318)</u>	<u>(216,027)</u>	<u>(198,245)</u>	<u>(1,233,605)</u>
NET POSITION - Beginning of Year	<u>3,201,972</u>	<u>4,865,742</u>	<u>4,058,560</u>	<u>5,894,841</u>	<u>18,021,115</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 2,835,957</u>	<u>\$ 4,412,424</u>	<u>\$ 3,842,533</u>	<u>\$ 5,696,596</u>	<u>\$ 16,787,510</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

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As of and for the Year Ended December 31, 2021

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# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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## NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

---

### ***A. Reporting Entity***

The accounting policies of the Community Development Authority ("CDA") of the City of Madison, WI conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

This report includes all of the funds of the CDA.

The CDA is a component unit of the City of Madison, Wisconsin. The CDA is comprised of thirteen individual funds which provide community development and housing assistance services to properties within the City of Madison.

The reporting entity consists of the CDA and its component units. Component units are legally separate organizations for which the CDA is financially accountable or other organizations for which the nature and significance of their relationship with the CDA are such that their exclusion would cause the reporting entity's financial statements to be misleading. The CDA is financially accountable if: (1) it appoints a voting majority of the organization's governing body and it is able to impose its will on that organization, (2) it appoints a voting majority of the organization's governing body and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the CDA, (3) the organization is fiscally dependent on and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the CDA. Certain legally separate, tax exempt organizations should also be reported as a component unit if all of the following criteria are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the CDA, its component units, or its constituents; (2) the CDA or its component units, is entitled to, or has the ability to access, a majority of the economic resources received or held by the separate organization; and (3) the economic resources received or held by an individual organization that the CDA, or its component units, is entitled to, or has the ability to otherwise access, are significant to the CDA.

Component units are reported using one of two methods, discrete presentation or blending. Generally, component units should be discretely presented in a separate column in the financial statements. A component unit should be reported as part of the CDA using the blending method if it meets any one of the following criteria: (1) the CDA and the component unit have substantively the same governing body and a financial benefit or burden relationship exists, (2) the CDA and the component unit have substantively the same governing body and management of the CDA has operational responsibility for the component unit, (3) the component unit serves or benefits, exclusively or almost exclusively, the CDA rather than its citizens, or (4) the total debt of the component unit will be paid entirely or almost entirely from resources of the CDA.

### **Discretely Presented Component Units**

The CDA is the managing member in four real estate limited liability companies (LLC) as of December 31, 2021. The investor membership interests are held by third parties unrelated to the CDA. As the managing member, the CDA has certain rights and responsibilities which enable it to impose its will on the investor memberships. Additionally, the CDA is financially accountable for the investor memberships as the CDA is legally obligated to fund operating deficits in accordance with terms of the membership agreements. The investor memberships do not serve the CDA exclusively, or almost exclusively and, therefore, are shown as discretely presented component units.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

---

**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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**A. Reporting Entity (cont.)**

**Discretely Presented Component Units (cont.)**

*Allied Drive Redevelopment, LLC*

Allied Drive Redevelopment, LLC was organized on January 25, 2008, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to acquire, construct, and operate a 49-unit apartment complex located in Madison, Wisconsin, called Revival Ridge (the project). The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The buildings were placed in service from June 2009 through September 2009.

Allied Drive Redevelopment, LLC consists of one managing member, the CDA, and one investor member (NEF Assignment Corporation), each with rights, preferences and privileges as described in the amended and restated operating agreement (operating agreement). Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has .01% interest in Allied Drive Redevelopment, LLC.

Separately issued financial statements of Allied Drive Redevelopment, LLC may be obtained from Allied Drive Redevelopment, LLC's office.

*Truax Park Redevelopment, Phase I, LLC*

Truax Park Redevelopment, Phase I, LLC was organized on March 24, 2009, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to acquire, rehabilitate, and operate a six building, 71-unit apartment complex located in Madison, Wisconsin, called Truax Park Apartments (the project). The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The original property, including the buildings, common area and land, was acquired under a capital lease dated October 29, 2010. Truax Park Redevelopment, Phase I, LLC completed rehabilitation of the six buildings on various dates from March through December of 2011.

Truax Park Redevelopment, Phase I, LLC consists of one management member, the CDA and two investor members (NEF Assignment Corporation and MS Shared Investment Fund I, LLC), with rights, preferences and privileges as described in the operating statement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Truax Park Redevelopment, Phase I, LLC.

Separately issued financial statements of Truax Park Redevelopment, Phase I, LLC may be obtained from Truax Park Redevelopment, Phase I, LLC's office.

*Burr Oaks Senior Housing, LLC*

Burr Oaks Senior Housing, LLC, a limited liability company, was organized on August 9, 2010, under the Wisconsin Limited Liability Company Act (the Act). It has constructed and is operating a 50-unit project called Burr Oaks Senior Housing (the project) located in Madison, Wisconsin. The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The project was placed in service July 27, 2011.

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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## NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

---

### **A. Reporting Entity (cont.)**

#### **Discretely Presented Component Units (cont.)**

Burr Oaks Senior Housing, LLC consists of one managing member, the CDA, and one investor member, Wells Fargo Affordable Housing Community Development Corporation, and a to-be designated corporation as the special member, with rights, preferences and privileges as described in the operating agreement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Burr Oaks Senior Housing, LLC.

Separately issued financial statements of Burr Oaks Senior Housing, LLC may be obtained from Burr Oaks Senior Housing, LLC's office.

#### *Truax Park Development Phase 2, LLC*

Truax Park Development, Phase 2, LLC was organized on January 18, 2012, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to construct and operate a three building, 48-unit apartment complex for low-income families which includes approximately 1,500 square feet of office space. The office space is utilized by the CDA for which there is no lease agreement and no rent exchanged for the use of the space. The project, located in Madison, Wisconsin, is called Truax Park Development, Phase 2 and qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The buildings were placed in service from July 2015 through October 2015.

Truax Park Development, Phase 2, LLC consists of one managing member, the CDA, and one investor member, with rights, preferences and privileges as described in the operating agreement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Truax Park Development, Phase 2, LLC.

Separately issued financial statements of the Truax Park Development, Phase 2, LLC may be obtained from Truax Park Development, Phase 2, LLC's office.

### **B. Basic Financial Statements**

Financial statements of the reporting entity are organized into funds each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues, and expenses.

Major individual enterprise funds are reported as separate columns in the basic financial statements.

Funds are organized as major funds or nonmajor funds within the statements. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the CDA or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues, or expenses of that individual enterprise fund are at least 10% of the corresponding total for all funds of that category or type, an

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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## NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

---

### ***B. Basic Financial Statements (cont.)***

- b. In addition, any other enterprise fund that the CDA believes is particularly important to financial statement users may be reported as a major fund.

Enterprise funds may be used to report any activity for which a fee is charged to external users for goods or services, and must be used for activities which meet certain debt or cost recovery criteria.

The City reports the following major governmental funds:

#### *Major Enterprise Funds*

- General Operating Fund – used to account for and report the CDA’s primary operating activities.
- Housing Voucher Fund – used to account for and report the operations of the Housing Voucher program.
- Village on Park Fund – used to account for and report the operations of Village Mall project.
- Allied Drive Fund – used to account for and report the operations of the Allied Drive project.
- Monona Shores Fund - used to account for and report the operations of the New Monona Shores project.

The CDA reports the following nonmajor enterprise funds:

- Karabis Fund – used to account for and report the operations of the Karabis project.
- Parkside Project Fund – used to account for and report the operations of the Parkside project.
- East Housing Fund – used to account for and report the operations of HUD projects at East location.
- West Housing Fund – used to account for and report the operations of HUD projects at West location.
- Triangle Housing Fund – used to account for and report the operations of HUD projects at Triangle location.
- HUD Subsidy Fund – used to account for and report the HUD subsidy passed through to Truax Redevelopment, Phase I, LLC.
- CDA 95-1 – used to account for and report the operations of the reservoir and two Flats projects.:

Internal Service funds are used to account for and report the financing of goods or services provided by one department or agency to other departments or agencies of the CDA on a cost-reimbursement basis. The Central Cost Center fund is reported as an internal service fund and accounts for the central operations of HUD projects.

### ***C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation***

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Enterprise fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as previously described in this note.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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***C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (cont.)***

The enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the CDA are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity***

**1. Deposits and Investments**

For purposes of the statement of cash flows, the CDA considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of CDA funds is restricted by state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, CDA, drainage district, technical college district, village, town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The CDA follows the investment policy of the City of Madison. That policy contains the following guidelines for allowable investments: obligations of the U.S. Government; obligations of U.S. Government agencies; time deposits (defined as savings accounts or certificates of deposits); and repurchase agreements with a public depository, if the agreement is secured by bonds or securities issued or guaranteed as to principal and interest by the U.S. Government.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (cont.)***

**1. Deposits and Investments (cont.)**

***Custodial Credit Risk***

The City of Madison's investment policy states that funds in excess of insured or guaranteed limits be secured by some form of collateral. The fair market value of all collateral pledged will not be less than 110% of the amount of public funds to be secured at each institution.

***Credit Risk***

The City of Madison will minimize credit risk, which is the risk of loss due to the failure of the security issuer or backer by:

- > Limiting investments to the types of securities listed elsewhere in the Investment Policy.
- > Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City of Madison will do business in accordance with Section V of the Investment Policy.
- > Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

***Interest Rate Risk***

The City will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in merit interest rates by:

- > Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- > Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limiting the average maturity of the portfolio in accordance with the Investment Policy.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit.

See Note II.A. for further information.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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---

**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (cont.)***

**2. Receivables**

Accounts receivable have been shown net of an allowance for uncollectible accounts.

During the course of operations transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds." Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds."

**3. Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

**4. Restricted Assets**

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

**5. Capital Assets**

Capital assets are reported in the financial statements. Capital assets are defined by the CDA as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. All capital assets are valued at historical cost, or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation. The CDA has no infrastructure assets.

Additions to and replacements of capital assets are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. The cost of renewals and betterments relating to retirement units is added to capital assets. The cost of property replaced, retired or otherwise disposed of, is deducted from capital assets and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (cont.)***

**5. Capital Assets (cont.)**

Depreciation/amortization of all exhaustible capital assets is recorded as an allocated expense in the statement of revenues, expenses, and changes in net position, with accumulated depreciation/amortization reflected in the statement of net position. Depreciation/amortization is provided over the assets' estimated useful lives using the straight-line and declining-balance methods of depreciation/amortization. The range of estimated useful lives by type of asset is as follows:

	<u>Years</u>
Land Improvements	15
Buildings and Improvements	20 - 40
Machinery and Equipment	5 - 10
Intangibles	2 - 10

Rental property of Allied Drive Redevelopment, LLC, Truax Park Redevelopment, Phase I, LLC, Burr Oaks Senior Housing, LLC, and Truax Park Development, Phase 2, LLC is stated at cost. Depreciation of rental property is computed principally by the straight-line and declining balance methods based upon the following estimated useful lives of the assets:

	<u>Years</u>
Improvements	15 - 20
Buildings	27.5 - 98
Furnishings and Equipment	5 - 12

Maintenance and repairs of rental property is charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of rental property, the cost and accumulated depreciation are eliminated from the accounts, and any resulting gain or loss is included in operations.

**6. Property Held for Resale**

Property held for resale consists of land and improvements and is valued at lower of cost of acquisition, demolition and site improvements, or fair value less cost to sell.

**7. Other Assets**

Long-term receivables include funds advanced to the component unit LLC's, and notes receivable.

Financing fees are deferred and amortized on the straight-line method over the term of the debt issue.

Tax credit fees are deferred and amortized on the straight-line method over the life of the tax credit compliance period of 15 years.

**8. Deferred Outflows of Resources**

A deferred outflow of resources represents a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

---

**NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

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***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (cont.)***

**9. Compensated Absences**

City of Madison employees provide the necessary staffing to operate the CDA operations. These employees receive benefits according to the City of Madison's policies.

All vested vacation and sick leave pay is accrued when incurred.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2021 are determined on the basis of current salary rates, and include salary related payments.

**10. Unearned Revenue**

Funds received under the Tax Credit Exchange Program (TCEP) are amortized on the straight-line method over the estimated useful lives of the underlying assets acquired.

**11. Long-Term Obligations/Conduit Debt**

All long-term obligations are reported as liabilities in the financial statements. The long-term obligations consist primarily of notes and bonds payable, and accrued compensated absences.

Bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end for premiums/discounts is shown as an increase or decrease in the liability section of the statement of net position.

The CDA has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the CDA. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at December 31, 2021 is approximately \$35,552,042 made up of five series.

**12. Deferred Inflows of Resources**

A deferred inflow of resources represents an acquisition of net position fund balance that applies to a future period, and therefore will not be recognized as an inflow of resources (revenue) until that future time.

**13. Equity Classifications**

Equity is classified as net position and displayed in three components:

Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position – Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.



**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE I -SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)**

***D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (cont.)***

**13. Equity Classifications (cont.)**

Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the CDA’s policy to use restricted resources first, then unrestricted resources as they are needed.

**14. Pension**

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS’ fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**15. Other Post-employment Benefits Other Than Pensions (OPEB)**

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, the CDA OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

**NOTE II -DETAILED NOTES ON ALL FUNDS**

**A. DEPOSITS AND INVESTMENTS**

The CDA’s cash and investments at year-end were comprised of the following:

	Carrying Value	Statement Balance	Associated Risks
Deposits	<u>\$ 9,415,106</u>	<u>\$ 9,418,446</u>	Custodial credit
Total Cash and Investments	<u>\$ 9,415,106</u>	<u>\$ 9,418,446</u>	
Reconciliation to financial statements			
Per statement of net position			
Unrestricted cash and investments	\$ 8,894,103		
Restricted cash and investment - noncurrent	<u>521,003</u>		
Total Cash and Investments	<u>\$ 9,415,106</u>		

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**A. DEPOSITS AND INVESTMENTS (CONT.)**

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit amounts (interest-bearing and noninterest bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposits.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

**Custodial Credit Risk**

Deposits – Custodial credit risk is the risk that in the event of a financial institution failure, the CDA's deposits may not be returned to the CDA.

As of December 31, 2021, the CDA had \$937,816 uninsured and uncollateralized.

A portion of the CDA's deposits are invested in a cash and investments pool maintained by the City of Madison government. See the City of Madison's financial statements for further information.

**Component Units**

For financial reporting purposes, the component units consider all investments purchased with a maturity of three months or less to be cash equivalents, with the exception of cash not available to the partnerships due to restrictions placed on it. The cash balances for the component units as of December 31, 2021, are as follows:

*Allied Drive Redevelopment, LLC*

Cash and Investments	
Unrestricted	\$ 93,333
Restricted	
Tenants' security deposits	46,200
Replacement Reserve	27,493
Mortgage escrow deposits	7,728
Operating reserve	<u>329,609</u>
Total Cash and Investments	<u>\$ 504,363</u>

*Truax Park Redevelopment, Phase I, LLC*

Cash and Investments	
Restricted	
Operating and ACC Reserve	<u>\$ 816,876</u>
Total Cash and Investments	<u>\$ 816,876</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**A. DEPOSITS AND INVESTMENTS (CONT.)**

*Burr Oaks Senior Housing, LLC*

Cash and Investments	
Unrestricted	\$ 217,185
Restricted	
Tenants' security deposits	22,604
Real estate tax escrow	50,685
Insurance escrow	7,136
Operating reserve	250,154
Replacement reserve	<u>175,114</u>
Total Cash and Investments	<u>\$ 722,878</u>

*Truax Park Development, Phase 2, LLC*

Cash and Investments	
Unrestricted	\$ 53,656
Restricted	
Tenants' security deposits	6,000
Replacement reserve	80,102
Operating reserve	158,164
ACC reserve	<u>32,339</u>
Total Cash and Investments	<u>330,261</u>

Total Component Unit's Cash and Investments	<u>\$ 2,374,378</u>
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Reconciliation to Financial Statements	
Per Statement of Net Position	
Cash and investments	\$ 364,174
Restricted cash and investments	<u>2,010,204</u>
Total Cash and Investments	<u>\$ 2,374,378</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**B. RECEIVABLES**

**Accounts Receivable**

Revenues of the CDA are reported net of uncollectible amounts. Total uncollectible amounts related to revenues of the current period are not material.

At the end of the current fiscal year, unearned revenue in the proprietary funds were as follows:

	Unearned
Village on Park Fund	
Rent payments received not yet due	\$ 28,389
Monona Shores Fund	
Rent payments received not yet due	37,252
Nonmajor Enterprise Funds	
Rent payments received not yet due	44,636
Total Unearned Revenue	\$ 110,277

**Long-Term Receivables**

The long-term receivables consist of the following:

General Operating Fund	
Notes receivable - Truax Park Redevelopment, Phase I, LLC	\$ 506,260
Notes receivable - Burr Oaks, LLC	385,000
Notes receivable - Movin' Out Mortgage	200,000
Notes receivable	63,000
Total	\$ 1,154,260
Allied Drive Fund	
Notes receivable - Allied Drive Redevelopment, LLC	\$ 2,324,005
Nonmajor Funds	
Note receivable - HUD Subsidy Fund	\$ 1,846,000

The long-term receivables are not expected to be collected within the next year.

**C. RESTRICTED ASSETS**

**1. General Operating Fund**

**Net Pension Asset**

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits. The net pension asset is \$34,307.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**C. RESTRICTED ASSETS (CONT.)**

**2. Housing Voucher Fund**

At December 31, 2021, Housing voucher fund held tenant funds for self-sufficiency program as restricted cash in the amount of \$38,540. Restricted assets of \$343,550 have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

**3. Monona Shores Fund**

At December 31, 2021, Monona Shores held tenant security deposits as restricted cash in the amount of \$64,951.

**4. Nonmajor Funds**

At December 31, 2021, CDA 95-1 maintained the following restricted escrow deposit as required by the agreement with Wisconsin Housing and Economic Development Authority (WHEDA).

**Replacement Account**

The replacement account is an account held in trust by WHEDA. Disbursements from this account are restricted to replacement of the building's structural elements or mechanical equipment and may be made only upon approval of WHEDA. Monthly deposits were made into this account in 2021.

Following is a list of restricted assets for the nonmajor funds:

Cash and Investments	
Tenants' security deposits	\$ 242,742
Due From Other Governmental Units	
Replacement account	174,770
Net pension asset – nonmajor enterprise funds	654,126
Net pension asset – internal service fund	95,175
	<u>                    </u>
Total	<u>\$ 1,166,813</u>

**Component Units**

Following is a list of restricted assets at December 31, 2021:

Tenants' security deposits	\$ 74,804
Tax and insurance escrow	57,821
Operating and ACC reserve	1,587,142
Replacement reserve	282,709
Mortgage escrow deposits	7,728
	<u>                    </u>
Total Restricted Assets	<u>\$ 2,010,204</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**D. CAPITAL ASSETS**

**CDA**

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Deletions and Adjustments	Ending Balance
Capital assets not being depreciated/amortized				
Land	\$ 9,830,830	\$ 2,003,120	\$ (4,045,942)	\$ 7,788,008
Construction in progress	239,325	283,870	(523,195)	-
Total Capital Assets Not Being Depreciated/Amortized	<u>10,070,155</u>	<u>2,286,990</u>	<u>(4,569,137)</u>	<u>7,788,008</u>
Capital assets being depreciated				
Land improvements	1,405,710	73,847	-	1,479,557
Buildings and improvements	70,502,923	41,660	(1,612,565)	68,932,018
Machinery and equipment	1,985,998	158,412	(34,177)	2,110,233
Intangible assets	43,937	-	-	43,937
Total Capital Assets Being Depreciated	<u>73,938,568</u>	<u>273,919</u>	<u>(1,646,742)</u>	<u>72,565,745</u>
Less accumulated depreciation for				
Land improvements	(857,183)	(50,055)	-	(907,238)
Buildings and improvements	(51,118,965)	(1,789,748)	936,183	(51,972,530)
Machinery and equipment	(1,823,943)	(66,128)	34,175	(1,855,896)
Intangible assets	(43,937)	-	-	(43,937)
Total Accumulated Depreciation	<u>(53,844,028)</u>	<u>(1,905,931)</u>	<u>970,358</u>	<u>(54,779,601)</u>
Total Capital Assets Being Depreciated/Amortized	<u>20,094,540</u>	<u>(1,632,012)</u>	<u>(676,384)</u>	<u>17,786,144</u>
Total Capital Assets	<u>\$ 30,164,695</u>	<u>\$ 654,978</u>	<u>\$ (5,245,521)</u>	<u>\$ 25,574,152</u>

Depreciation expenses were charged to functions as follows:

**Proprietary Funds:**

Community development	\$ 659,227
Housing projects	1,246,704
Total	<u>\$ 1,905,931</u>

Enterprise Funds	<u>\$ 1,905,931</u>
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**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**D. CAPITAL ASSETS (CONT.)**

**Component Units**

*Allied Drive Redevelopment, LLC*

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 401,396	\$ -	\$ -	\$ 401,396
Construction in progress	11,231	-	(11,231)	-
Total Capital Assets Not Being Depreciated	<u>412,627</u>	<u>-</u>	<u>(11,231)</u>	<u>401,396</u>
Capital assets being depreciated				
Land improvements	165,436	-	-	165,436
Buildings	8,187,651	-	-	8,187,651
Furnishings and equipment	494,496	34,772	-	529,268
Total Capital Assets Being Depreciated	<u>8,847,583</u>	<u>34,772</u>	<u>-</u>	<u>8,882,355</u>
Less Accumulated depreciation	<u>(3,947,065)</u>	<u>(355,214)</u>	<u>35,553</u>	<u>(4,266,726)</u>
Total Capital Assets Being Depreciated	<u>4,900,518</u>	<u>(320,442)</u>	<u>35,553</u>	<u>4,615,629</u>
Total Capital Assets	<u>\$ 5,313,145</u>	<u>\$ (320,442)</u>	<u>\$ 24,322</u>	<u>\$ 5,017,025</u>

*Truax Park Redevelopment, Phase I, LLC*

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 71,000	\$ -	\$ -	\$ 71,000
Total Capital Assets Not Being Depreciated	<u>71,000</u>	<u>-</u>	<u>-</u>	<u>71,000</u>
Capital assets being depreciated				
Land improvements	191,117	-	-	191,117
Buildings and improvements	13,100,047	-	-	13,100,047
Furnishings and equipment	240,052	-	-	240,052
Total Capital Assets Being Depreciated	<u>13,531,216</u>	<u>-</u>	<u>-</u>	<u>13,531,216</u>
Less: Accumulated depreciation	<u>(4,436,591)</u>	<u>(442,132)</u>	<u>-</u>	<u>(4,878,723)</u>
Total Capital Assets Being Depreciated	<u>9,094,625</u>	<u>(442,132)</u>	<u>-</u>	<u>8,652,493</u>
Total Capital Assets	<u>\$ 9,165,625</u>	<u>\$ (442,132)</u>	<u>\$ -</u>	<u>\$ 8,723,493</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**D. CAPITAL ASSETS (CONT.)**

*Burr Oaks Senior Housing, LLC'*

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 302,980	\$ -	\$ -	\$ 302,980
Capital assets being depreciated				
Land improvements	253,476	-	-	253,476
Buildings and improvements	5,667,905	-	-	5,667,905
Furnishings and equipment	319,634	-	-	319,634
Total Capital Assets Being Depreciated	<u>6,241,015</u>	<u>-</u>	<u>-</u>	<u>6,241,015</u>
Less: Accumulated depreciation	<u>(1,790,878)</u>	<u>(173,056)</u>	<u>-</u>	<u>(1,963,934)</u>
Total Capital Assets Being Depreciated	<u>4,450,137</u>	<u>(173,056)</u>	<u>-</u>	<u>4,277,081</u>
Total Capital Assets	<u>\$ 4,753,117</u>	<u>\$ (173,056)</u>	<u>\$ -</u>	<u>\$ 4,580,061</u>

*Truax Park Development, Phase 2, LLC*

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 86,867	\$ -	\$ -	\$ 86,867
Capital assets being depreciated				
Land improvements	130,994	-	-	130,994
Buildings and improvements	7,730,891	-	-	7,730,891
Furnishings and equipment	218,941	-	-	218,941
Total Capital Assets Being Depreciated	<u>8,080,826</u>	<u>-</u>	<u>-</u>	<u>8,080,826</u>
Less: Accumulated depreciation	<u>(1,156,664)</u>	<u>(221,716)</u>	<u>-</u>	<u>(1,378,380)</u>
Total Capital Assets Being Depreciated	<u>6,924,162</u>	<u>(221,716)</u>	<u>-</u>	<u>6,702,446</u>
Total	<u>\$ 7,011,029</u>	<u>\$ (221,716)</u>	<u>\$ -</u>	<u>\$ 6,789,313</u>



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**E. INTERFUND TRANSFERS**

The following is a schedule of interfund transfers:

Fund Transferred To	Fund Transferred From	Amount	Purpose
East Housing Fund	Central Cost Center Fund	\$ 64,444	Cover future deficit
	Less: Fund eliminations	<u>(64,444)</u>	balances
Total Government-wide Statement of Activities		<u>\$ -</u>	

**F. LONG-TERM OBLIGATIONS**

Long-term obligations activity for the year ended December 31, 2021 was as follows:

**CDA**

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Bonds and Notes Payable:					
Revenue Bonds	\$ 1,620,000	\$ -	\$ 800,000	\$ 820,000	\$ 820,000
Mortgage notes - direct	2,664,323	-	264,266	2,400,057	238,604
Other loans/notes - direct	<u>2,510,316</u>	-	<u>98,085</u>	<u>2,412,231</u>	<u>555,923</u>
Sub-totals	<u>6,794,639</u>	<u>-</u>	<u>1,162,351</u>	<u>5,632,288</u>	<u>1,614,527</u>
Vested compensated absences	729,186	174,171	208,464	694,893	117,632
Advances from primary government - City of Madison	<u>6,144,074</u>	<u>150,000</u>	<u>723,425</u>	<u>5,570,649</u>	<u>713,859</u>
Total Long-Term Liabilities	<u>\$ 13,667,899</u>	<u>\$ 324,171</u>	<u>\$ 2,094,240</u>	<u>\$ 11,897,830</u>	<u>\$ 2,446,018</u>

In addition to the liabilities above, information on the net pension liability (asset) is provided in Note III.A and information on the total OPEB liability (asset) is provided in Note III.D.

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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

***F. LONG-TERM OBLIGATIONS (CONT.)***

***Revenue Debt***

Revenue bonds are payable only from revenues derived from the operation of the responsible fund and from lease payments received from the primary government (see Note II.G.).

The CDA has pledged future lease revenues to repay lease revenue bonds issued in 2018. Proceeds from the bonds provided financing for various projects of the City of Madison. The bonds are payable solely from lease revenues and are payable through 2022. Annual principal and interest payments on the remaining bond is expected to require 95% of net revenues. Total principal and interest remaining to be paid on the bond is \$842,140. Principal and interest excluding refunded portion paid for the current year and total revenues were \$842,540 and \$882,332, respectively.

Revenue debt payable at December 31, 2021 consists of the following:

	Date of Issue	Final Maturity	Interest Rates	Original Indebted- ness	Balance 12/31/21
<u>General Operating Fund</u>					
Lease revenue refunding bonds	2-26-18	10-1-22	2.00 - 2.75	\$ 3,960,000	\$ <u>820,000</u>
Total Revenue Debt					\$ <u><u>820,000</u></u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Revenue Debt</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 820,000	\$ 22,140

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NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Revenue Debt (cont.)**

**Mortgage Notes**

Mortgage notes are payable only from revenues derived from the operation of the responsible fund.

Mortgage notes at December 31, 2021, consists of the following:

	Date of Issue	Due Date	Interest Rates	Original Indebted- ness	Balance 12/31/21
<u>CDA 95-1 Fund</u>					
Housing Mortgage note	6-1-92	6-1-22	4.00%	\$ 2,283,492	<u>\$ 49,428</u>
<u>Monona Shores</u>					
Housing mortgage note	5-17-01	5-1-31	N/A	213,067	213,067
Housing mortgage note	8-26-16	9-1-26	3.25	3,000,000	<u>2,137,562</u>
Total Monona Shores					<u>2,350,629</u>
Total Mortgage Notes					<u>\$ 2,400,057</u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Mortgage Notes - Direct Borrowing</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 238,604	\$ 68,131
2023	211,041	61,304
2024	228,519	54,923
2025	235,432	48,010
2026	1,368,829	30,811
2027-2031	<u>117,632</u>	<u>-</u>
Totals	<u>\$ 2,400,057</u>	<u>\$ 263,179</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Other Loans/Notes**

The following loans and notes are payable to the City of Madison related to the Madison Mutual Housing Association ("MMHA") property acquired by the CDA in 1996, to the City of Madison related to the Romnes apartments, to the City of Madison related to Truax Park redevelopment and to the City of Madison related to the Burr Oaks Apartments.

Other loans/notes payable at December 31, 2021 consists of the following:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/21
<u>General Operating Fund</u>					
CDBG Home loan <sub>(1)</sub>	12/14/10	N/A	N/A	\$ 385,000	\$ 385,000
Affordable Housing trust loan <sub>(1)</sub>	10/29/10	12/15/26	Variable*	1,025,000	<u>341,670</u>
Total General Operating Fund					<u>726,670</u>
<u>Allied Drive Fund</u>					
Promissory note <sub>(3)</sub>	12/30/11	5/1/37	4.0%	1,255,000	<u>684,132</u>
<u>Parkside Project Fund</u>					
Promissory note <sub>(2)</sub>	8/28/18	N/A	N/A	400,000	<u>400,000</u>
<u>West Housing Fund</u>					
Promissory note <sub>(2)</sub>	10/20/97	N/A	N/A	60,000	<u>60,000</u>
<u>CDA 95-1</u>					
Section 17 loans	Various	N/A	N/A	103,000	85,000
UDAG loan	6/5/87	6/22	5.0%	345,000	345,000
WHEDA WRAP note	Unknown	6/22	N/A	Unknown	<u>111,429</u>
Total CDA 95-1					<u>541,429</u>
Total Other Loans/Notes					<u><u>\$ 2,412,231</u></u>

\* Interest is based on the rates of the City of Madison's investment portfolio yield plus 25 basis points, as calculated using the average yield for the previous 12 months.

(1) – Contains clauses that in the event of default, entire balance shall become immediately due and payable and a delinquency charge equal to 12% per annum on unpaid balance will be applicable.

(2) – Contains clauses that in the event of default, a delinquency charge equal to 12% per annum on unpaid balance will be applicable.

(3) – Contains clauses that in the event of default, interest rate shall be increased by adding 5% point margin and borrower shall be charged 5% of the unpaid portion.

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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Other Loans/Notes (cont.)**

Debt service requirements to maturity are as follows:

<u>Years</u>	Other Loans/Notes - Direct Borrowing	
	Principal	Interest
2022	\$ 555,923	\$ 31,053
2023	100,968	29,578
2024	102,432	28,115
2025	104,127	26,420
2026	105,826	24,726
2027-2031	215,727	95,342
2032-2036	271,862	39,207
2037	25,366	297
Totals	\$ 1,482,231	\$ 274,738

**Advances from Primary Government – City of Madison**

The City of Madison is advancing funds to the CDA for various purposes. No repayment schedule has been established for outstanding advances in the amount of \$421,541. A repayment schedule for the advances to the Village on Park Fund in the original amount of \$8,650,000, \$1,350,000 and \$750,000, and for advances to the General Operating Fund in the original amount of \$50,000 and \$150,000 have been established.

<u>Years</u>	Principal	Interest
2022	\$ 656,728	\$ 114,823
2023	527,489	97,283
2024	527,487	84,912
2025	527,487	72,544
2026	527,486	60,325
2027-2031	2,382,431	138,523
Totals	\$ 5,149,108	\$ 568,410

**Other Debt Information**

Estimated payments of the compensated absences liability, are not included in the debt service repayment schedules. The compensated absences liability, attributable to the business-type activities will be liquidated by the respective funds where the liabilities are recorded. The WHEDA WRAP note, the City of Madison loans related to MMHA property and the promissory notes are also not included in the debt service repayment schedules. These debts are subject to various redemption provisions

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Component Units**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Allied Drive Redevelopment, LLC Mortgage notes	\$ 2,372,186	\$ -	\$ 48,168	\$ 2,324,018	\$ 50,381
Truax Park Redevelopment, Phase I, LLC Mortgage notes	3,278,243	-	59,041	3,219,202	60,544
Burr Oaks Senior Housing, LLC Mortgage notes	1,415,102	-	22,821	1,392,281	24,264
Truax Park Development, Phase 2, LLC Mortgage notes	<u>1,519,288</u>	<u>-</u>	<u>-</u>	<u>1,519,288</u>	<u>-</u>
Total	<u>\$ 8,584,819</u>	<u>\$ -</u>	<u>\$ 130,030</u>	<u>\$ 8,454,789</u>	<u>\$ 135,189</u>

*Allied Drive Redevelopment, LLC*

Mortgage notes payable consist of the following:

CDA; original amount of \$1,255,091; recourse until the three-year anniversary of the expiration of the compliance period; monthly payments of \$6,359, including interest at 4.50%; due January 1, 2042, or any earlier date on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignment of rents and security agreement; accrued interest was \$2,247 as of December 31, 2021; interest expense totaled \$27,964 for the year ended December 31, 2021. \$ 599,154

CDA; original amount of \$760,006; recourse until the three-year anniversary of the expiration of the compliance period; monthly simple interest-only payments at 3.00%; balloon payment of principal and unpaid interest due 30 years from the date of the project reaches established occupancy, or any earlier date on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignments of rents and security agreement; interest expense totaled \$11,760 for the year ended December 31, 2021. 392,000

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Component Units (cont.)**

CDA; original amount of \$1,705,426; recourse until the three-year anniversary of the expiration of the compliance period; monthly interest payments at 4.50% to the extent that there is excess cash flow available; monthly principal and interest payments commence on the date the project reaches stabilized occupancy to the extent that there is excess cash flow available; due 30 years from the date the project reaches stabilized occupancy, or any earlier on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignment of rents and security agreement; accrued interest was \$299,435 as of December 31, 2021; interest expense totaled \$59,978 for the year ended December 31, 2021.

	<u>1,332,864</u>
Totals	<u>\$ 2,324,018</u>

*Truax Park Redevelopment, Phase I, LLC*

Mortgage notes payable consist of the following:

CDA; nonrecourse mortgage note payable under a capital lease with the CDA; due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$1,015,723 as of December 31, 2021; interest expense totaled \$110,067 for the period ended December 31, 2021.	\$ 1,846,000
CDA; nonrecourse mortgage payable; due in annual installments of \$76,000 through October 29, 2025, with a balloon payment of all outstanding principal and accrued interest due on October 28, 2026, together with interest at 3.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest totaled \$1,539 as of December 31, 2021; interest expense totaled \$16,089.	506,260
CDA; nonrecourse mortgage note payable in the amount of \$400,000; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$169,949 as of December 31, 2021; interest expense was \$16,000.	400,000
CDA; nonrecourse mortgage note payable in the amount of \$466,942; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$166,542 as of December 31, 2021; interest expense was \$18,677.	<u>466,942</u>
Totals	<u>\$ 3,219,202</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Component Units (cont.)**

*Burr Oaks Senior Housing, LLC*

Mortgage notes payable consist of the following:

Impact C.I.L., LLC (Impact); permanent mortgage note payable; original loan amount of \$1,170,000; monthly payments of \$7,128, including interest at 6.15% per annum; due December 1, 2028; nonrecourse; subject to a prepayment premium; collateralized by a mortgage, security agreement and fixture financing statement on the rental property, including the assignment of rents and leases.	\$ 1,007,281
CDA; HOME loan; in an amount not to exceed \$385,000; subordinated second mortgage note payable; noninterest bearing loan; due the earliest of December 31, 2040 or the sale, transfer, or discontinuance of the permitted use of the property; nonrecourse; collateralized by a mortgage on the rental property, including the assignment of rents thereon.	<u>385,000</u>
Totals	<u><u>\$ 1,392,281</u></u>

*Truax Park Development, Phase 2, LLC*

Mortgage notes payable consist of the following:

CDA; nonrecourse, noninterest bearing mortgage note payable in the amount of \$911,288 due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal due in one installment on December 3, 2054; collateralized by a mortgage on the project's rental property.	\$ 911,288
CDA (AHP loan); nonrecourse, noninterest bearing mortgage note payable in the amount of \$288,000; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal due in one installment on December 3, 2054; collateralized by a mortgage on the project's rental property.	288,000
City of Madison (HOME loan), an affiliate of the managing member; nonrecourse, noninterest bearing mortgage note payable in the amount not to exceed \$280,000; due November 21, 2054; collateralized by a mortgage on the project's rental property.	280,000
CDA; nonrecourse mortgage note payable under a land lease; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on December 3, 2054, together with interest at 2.91%, compounded annually; collateralized by a mortgage on the project's rental property; accrued interest was \$8,770 as of December 31, 2021; interest expense totaled \$1,379 for the period ended December 31, 2021.	<u>40,000</u>
	<u><u>\$ 1,519,288</u></u>



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NOTES TO FINANCIAL STATEMENTS  
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**NOTE II -DETAILED NOTES ON ALL FUNDS (CONT.)**

**F. LONG-TERM OBLIGATIONS (CONT.)**

**Component Units (cont.)**

Debt service principal requirements to maturity are as follows:

<u>Years</u>	
2022	\$ 135,189
2023	140,879
2024	146,830
2025	153,053
2026	344,119
Thereafter	<u>7,534,719</u>
Totals	<u>\$ 8,454,789</u>

**G. LEASE DISCLOSURES**

**General Operating Fund**

The CDA is leasing a parking structure to the City of Madison. The annual lease payments to be received are equal to the CDA's annual debt service payments on the Taxable Redevelopment Lease Revenue Bonds, Series 2018A.

The CDA does not have any other material capital or operating leases at December 31, 2021.

The annual lease payments by the City of Madison to the CDA on the leases are as follows:

	<u>2018 Issue</u>	
	<u>Principal</u>	<u>Interest</u>
2022	<u>\$ 820,000</u>	<u>\$ 22,140</u>
Totals	<u>\$ 820,000</u>	<u>\$ 22,140</u>

**H. NET POSITION**

Net position reported on the government-wide statement of net position at December 31, 2021 includes the following:

**Business-Type Activities**

Net investment in capital assets	
Land	\$ 7,788,008
Other capital assets, net of accumulated depreciation	17,786,144
Less: Capital related long-term debt outstanding	<u>(8,380,603)</u>
Total	<u>\$ 17,193,549</u>

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
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## NOTE III - OTHER INFORMATION

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### **A. EMPLOYEES' RETIREMENT SYSTEM**

**Plan description.** The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1200 hours a year and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report, which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

**Vesting.** For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

**Benefits provided.** Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

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**NOTE III - OTHER INFORMATION (CONT.)**

**A. EMPLOYEES' RETIREMENT SYSTEM (CONT.)**

**Post-retirement adjustments.** The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment		Variable Fund Adjustment	
2011	(1.2)	%	11.0	%
2012	(7.0)		(7.0)	
2013	(9.6)		9.0	
2014	4.7		25.0	
2015	2.9		2.0	
2016	0.5		(5.0)	
2017	2.0		4.0	
2018	2.4		17.0	
2019	0.0		(10.0)	
2020	1.7		21.0	

**Contributions.** Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees and Executives and Elected Officials. Starting January 1, 2016, the Executives and Elected Officials category merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$211,327 in contributions from the CDA.

Contribution rates for the plan year reported as of December 31, 2021 are:

Employee Category	Employee		Employer	
General (Executives & Elected Officials)	6.75	%	6.75	%
Protective with Social Security	6.75	%	11.65	%
Protective without Social Security	6.75	%	16.25	%

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NOTES TO FINANCIAL STATEMENTS  
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**NOTE III - OTHER INFORMATION (CONT.)**

**A. EMPLOYEES' RETIREMENT SYSTEM (CONT.)**

***Pension Liability (Asset), Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At December 31, 2021, the CDA reported a asset of \$1,127,158, for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The CDA's proportion of the net pension asset was based on its share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the CDA's proportion was 0.018054348%, which was an increase of 0.000255314% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the CDA recognized pension expense of \$(165,878).

At December 31, 2021, the CDA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,599,905	\$ 359,857
Changes in assumptions	33,530	-
Net differences between projected and actual earnings on pension plan investments	-	2,036,278
Changes in proportion and differences between employer contributions and proportionate share of contributions	4,965	3,146
Employer contributions subsequent to the measurement date	227,752	-
Totals	\$ 1,866,152	\$ 2,399,281

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NOTES TO FINANCIAL STATEMENTS  
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**NOTE III - OTHER INFORMATION (CONT.)**

**A. EMPLOYEES' RETIREMENT SYSTEM (CONT.)**

\$227,752 reported as deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (net)
2022	\$ (196,529)
2023	(53,005)
2024	(359,399)
2025	(151,949)

**Actuarial assumptions.** The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability (Asset):	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation:	3%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-retirement Adjustments*:	1.9%

\* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE III - OTHER INFORMATION (CONT.)**

**A. EMPLOYEES' RETIREMENT SYSTEM (CONT.)**

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

**Long-term expected return on plan assets.** The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

	Asset Allocation %		Long-Term Expected Nominal Rate of Return %		Long-Term Expected Real Rate of Return %	
<u>Core Fund Asset Class</u>						
Global Equities	51.0	%	7.2	%	4.7	%
Fixed Income	25.0		3.2		0.8	
Inflation Sensitive Assets	16.0		2.0		(0.4)	
Real Estate	8.0		5.6		3.1	
Private Equity/Debt	11.0		10.2		7.6	
Multi-Asset	4.0		5.8		3.3	
Total Core Fund	115.0		6.6		4.1	
<u>Variable Fund Asset Class</u>						
U.S. Equities	70.0		6.6		4.1	
International Equities	30.0		7.4		4.9	
Total Variable Fund	100.0		7.1		4.6	

New England Pension Consultants Long-Term US CPI (Inflation) Forecast: 2.40%

Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE III - OTHER INFORMATION (CONT.)**

**A. EMPLOYEES' RETIREMENT SYSTEM (CONT.)**

**Single discount rate.** A single discount rate of 7.00% was used to measure the total pension liability for the current and prior year. This single discount rate was based on the expected rate of return on pension plan investments of 7.00 percent and a municipal bond rate of 2.00 percent. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using optionadjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension asset.

**Sensitivity of the CDA's proportionate share of the net pension liability (asset) to changes in the discount rate.** The following presents the CDA's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the CDA's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease to Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Discount Rate (8.00%)
CDA's proportionate share of the net pension (asset) liability	\$ 1,072,898	\$ (1,127,158)	\$ (2,743,083)

**Pension plan fiduciary net position.** Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reportsand-statements>.

At December 31, 2021, the CDA reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

**B. RISK MANAGEMENT**

The CDA participates in the same risk pools as the City of Madison. Information related specifically to the CDA is unavailable. See the risk management note in the City of Madison's financial statements for further details.

# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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## NOTE III - OTHER INFORMATION (CONT.)

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### **C. COMMITMENTS AND CONTINGENCIES**

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments are recorded in the proprietary funds as expenses when the related liabilities are incurred. There were no significant claims or judgments at year end.

The CDA has entered into a Regulatory Agreement with the Wisconsin Housing and Economic Development Authority (WHEDA) for the Parkside Project Fund. The Regulatory Agreement contains, among other things, restrictions on the conveyance, transfer or encumbrance of any of the project property, assumption of additional indebtedness and assignment of rights to manage or receive the rents and profits of the property.

The CDA was assigned and has assumed a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits for Monona Shores. Under this agreement, the fund must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. The CDA is obligated to certify tenant eligibility.

The CDA provides housing for the Parkside Project Fund pursuant to Section 8 of the United States Housing Act of 1974. Rentals are subsidized by the federal government through a housing assistance payments contract between WHEDA and the CDA. The contract, which renews every September 1, provides for maximum annual assistance payments of \$350,497. Total assistance payments received from WHEDA were \$321,010 during 2021.

The CDA was assigned and has assumed a regulatory agreement with WHEDA for the CDA95-1 fund, which places occupancy restrictions on rents charged and the minimum set aside of units which shall be occupied by individuals or families whose income meets the requirements as described in the regulatory agreement. The agreement expires when the WHEDA and WHEDA WRAP loans are paid in full.

The CDA has entered into a payment in lieu of taxes (PILOT) agreement with the City of Madison (the City) under which the CDA agrees to make annual PILOT payments to the City in the amount of \$10,000 beginning in 2019 and ending with 2029. The PILOT agreement shall terminate on the day before the respective January 1st of the year during which the City determines that CDA 95-1 no longer qualifies for property tax exemption or termination of ownership of CDA 95-1 by the CDA. PILOT expense totaled \$10,000 for the year ended December 31, 2021.

The CDA has entered into a PILOT Agreement with the City of Madison, Wisconsin (the City), under which the CDA agrees to make annual PILOT payments to the City in the amount of \$40,000 beginning in 2015 and ending with 2025. The PILOT Agreement shall terminate on the day before the respective January 1st of the year during which the City determines that Monona Shores no longer qualifies for property tax exemption or termination of ownership of Monona Shores by the CDA. PILOT expense totaled \$40,000 for the year ended December 31, 2021.

The CDA has a PILOT arrangement with the City of Madison, Wisconsin (the City), under which the CDA agrees to make annual PILOT payments to the City in the amount of \$70,000. The PILOT arrangement shall terminate on the day before the respective January 1st of the year during which the City determines that Village on Park no longer qualifies for property tax exemption or termination of ownership of Village on Park by the CDA. PILOT expense totaled \$70,000 for the year ended December 31, 2021.



# COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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## NOTE III - OTHER INFORMATION (CONT.)

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### **C. COMMITMENTS AND CONTINGENCIES (CONT.)**

The CDA has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

#### **Component Units**

##### *Allied Drive Redevelopment Authority, LLC*

Allied Drive Redevelopment Authority, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Allied Drive Redevelopment Authority, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Allied Drive Redevelopment Authority, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Allied Drive Redevelopment, LLC is obligated to certify tenant eligibility.

Allied Drive Redevelopment Authority, LLC has entered into a management agreement with Social Services of Wisconsin & Upper Michigan, Inc. Under the agreement, Allied Drive Redevelopment, LLC is obligated to pay a management fee of 6% of gross rental income. The term of the agreement is from July 1, 2020 to June 30, 2023. Management fees incurred totaled \$38,940 for the year ended December 31, 2021.

##### *Truax Park Redevelopment, Phase I, LLC*

Truax Park Redevelopment, Phase I, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Truax Park Redevelopment, Phase I, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Truax Park Redevelopment, Phase I, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Truax Park Redevelopment, Phase I, LLC is obligated to certify tenant eligibility.

Truax Park Redevelopment, Phase I, LLC has entered into a Tax Credit Exchange Program (TCEP) Subaward Agreement (Subaward Agreement) with WHEDA. Under the Subaward Agreement, Truax Park Redevelopment, Phase I, LLC received grant funds totaling \$698,333 pursuant to Section 1602 of the American Recovery and Reinvestment Act of 2009. If Truax Park Redevelopment, Phase I, LLC fails to continuously comply with the guidelines of the Subaward Agreement, it may be required to refund up to the full amount of the grant funds received and reimburse WHEDA for the costs and fees incurred in connection with the recapture event. As a condition to making the Subaward Agreement, WHEDA required the owner to enter into a corporate guarantee. The Subaward Agreement terminates at the expiration of the low-income housing tax credit compliance period.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***C. COMMITMENTS AND CONTINGENCIES (CONT.)***

Truax Park Redevelopment, Phase I, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the CDA. The CDA has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation in HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside on a long-term basis 24 certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the applicable fair market rents (FMR). The agreement may be terminated upon at least 30 days notice if it is determined that the contract units were not meeting HUD requirements. The length of the initial term of the contract is 15 years.

*Burr Oaks Senior Housing, LLC*

Burr Oaks Senior Housing, LLC entered into a property management agreement with a third party. A management fee in the amount of 8% of the effective gross income (rental and other incidental income received on a cash basis) is payable on a monthly basis. A portion of the monthly management fee equal to 2% of effective gross income shall be deferred without interest and payable only out of available cash flow as defined in the operating agreement. The deferred management fee shall not exceed an annual amount of \$7,500. Management fees incurred under this agreement totaled \$35,244 for the period ended December 31, 2021. Of this amount, \$7,500 has been deferred as of December 31, 2021.

Burr Oaks Senior Housing, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Burr Oaks Senior Housing, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Burr Oaks Senior Housing, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Burr Oaks Senior Housing, LLC is obligated to certify tenant eligibility.

The managing member received \$385,000 from the City of Madison through the HOME program. This amount was subsequently loaned to Burr Oaks Senior Housing, LLC by the managing member. Burr Oaks Senior Housing, LLC is subject to a HOME loan agreement and LURA which specifies that there shall be 11 HOME-assisted units in the project. Occupancy of these units is restricted to tenants whose income does not exceed a certain percentage of the published County Median Income (CMI), adjusted for family size. Certain rent limits also apply to these units. The agreement is in force until 20 years after the date of project completion.

Burr Oaks Senior Housing, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the managing member. The managing member has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation of HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the CDA's payment standards.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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**C. COMMITMENTS AND CONTINGENCIES (CONT.)**

*Truax Park Development, Phase 2, LLC*

Truax Park Development, Phase 2, LLC anticipates entering into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Truax Park Development, Phase 2, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Truax Park Development, Phase 2, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Truax Park Development, Phase 2, LLC is obligated to certify tenant eligibility.

In connection with the mortgage note payable to the City of Madison, Truax Park Development, Phase 2, LLC is subject to a HOME loan development agreement and LURA which specifies that there shall be eight (8) HOME-assisted units in the project. Occupancy of these units is restricted to tenants whose income does not exceed a certain percentage of the published County Median Income (CMI) for Dane County, Wisconsin, adjusted for family size. Certain rent limits also apply to these units. The HOME loan development agreement and LURA are in force until 20 years after the date of project completion.

In connection with the AHP loan with the CDA, Truax Park Development, Phase 2, LLC is subject to an AHP Retention/Recapture Agreement that requires the project to maintain certain affordability requirements for 48 units for a period of 15 years. Certain rent limits also apply to these units. Of these 48 units, 29 are restricted to tenants whose annual income is equal to or less than 50% of area median income and remaining 19 units are restricted to tenants whose annual income is equal to or less than 60% of area median income.

Truax Park Development, Phase 2, LLC and the CDA entered into a sub-management agreement with Porchlight, Inc. Pursuant to the terms of the property management agreement between the company and the CDA, the CDA delegated certain management responsibilities with respect to the 8 units in a separate building to Porchlight, Inc. Truax Park Development, Phase 2, LLC is obligated to pay a monthly fee equal to the lesser of \$500 or the net cash flow received from the operation of the project. The agreement shall be in effect from October 1, 2015 until the 15th anniversary of the last day of the month in which first occupancy of the project shall occur. After the initial term and each successive renewal term, the agreement shall be deemed renewed automatically for a one-year period. Sub-management fees incurred totaled \$6,000 for the period ended December 31, 2021.

Truax Park Development, Phase 2, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the CDA. The CDA has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation in HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside on a long-term basis 8 certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays no more than 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the applicable fair market rents (FMR). The agreement may be terminated upon at least 30 days' notice if it is determined that the contract units were not meeting HUD requirements. The length of the initial term of the contract is 15 years.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***D. OTHER POST-EMPLOYMENT BENEFITS (OPEB)***

***General Information About the OPEB Plan***

***Plan description.*** The City sponsors a single-employer defined benefit healthcare plan, (the Retiree Health Plan). The Plan provides healthcare coverage to eligible retired City employees and their spouses, which covers both active and retired members. The Plan is affiliated with the Wisconsin Public Employer's Group Health Insurance – Dane County service area plan, a purchasing plan administered by the State of Wisconsin. Benefit provisions are established through collective bargaining agreements. The Retiree Health Plan does not issue a publicly available financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

***Benefits provided.*** Contribution requirements are established through collective bargaining agreements and may be amended only through negotiations between the City and the union. The Plan provides eligible retirees with the opportunity to stay on the City's health insurance plan. Eligible retirees and spouses contribute the full amount of the premiums after age 55, except for teamsters who contribute the difference between the rate paid by the City and current year rate.

***Employees covered by benefit terms.*** At December 31, 2021, the following employees were covered by the benefit terms:

***CDA Information***

Plan members	51
Inactive plan members or beneficiaries currently receiving benefit payments	10
	<u>61</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE III - OTHER INFORMATION (CONT.)**

***D. OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONT.)***

***Total OPEB Liability***

The CDA's total OPEB liability of \$674,836 was measured as of December 31, 2021, and was determined by an actuarial valuation as of that date.

***Actuarial assumptions and other inputs.*** The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%	
Salary increases	3.00%	
Healthcare cost trend rates	7.50	Initially reduced by decrements to an ultimate of 4.5% after 8 years
Retirees' share of benefit-related costs	100%	
Discount Rate	2.25	

The discount rate was based on the yield for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from SOA RPH-2020 Total Dataset Mortality Table fully generational using Scale MP-2020.

Other assumptions are based on a City-determined analysis of past trends and future expectations.

***Changes in the Total OPEB Liability***

	<u>Total OPEB Liability</u>
Balances at January 1, 2021	\$ 639,761
Changes for the year:	
Service cost	51,490
Interest	14,746
Changes of benefit terms	-
Changes in assumptions	10,032
Differences between expected and actual experience	(15,347)
Benefit payments	<u>(25,846)</u>
Net changes	<u>35,075</u>
Balances at December 31, 2021	<u>\$ 674,836</u>

Changes of assumptions and other inputs reflect a change in the discount rate from 2.12 percent in 2020 to 2.25 percent in 2021.

**COMMUNITY DEVELOPMENT AUTHORITY  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE III - OTHER INFORMATION (CONT.)**

***D. OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONT.)***

***Changes in the Total OPEB Liability (cont.)***

***Sensitivity of the total OPEB liability to changes in the discount rate.*** The following presents the total OPEB liability of the CDA, as well as what the CDA's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25%) or 1-percentage-point higher (3.25%) than the current discount rate:

	1% Decrease (1.25%)	Discount Rate (2.25%)	1% Increase (3.25%)
CDA's Total OPEB liability	\$ 732,348	\$ 674,836	\$ 622,900

***Sensitivity of the CDA's net OPEB liability to changes in the healthcare cost trend rates.*** The following presents the total OPEB liability of the CDA, as well as what the CDA's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (8% decreasing to 7%) or 1-percentage-point higher (8% increasing to 9%) than the current healthcare cost trend rates:

	1% Decrease (7.5% Decreasing to 6.5%)	Healthcare Cost Trend Rates	1% Increase (7.5% Increasing to 8.5%)
CDA Total OPEB liability	\$ 602,988	\$ 674,836	\$ 760,955

***OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources  
Related to OPEB***

***CDA Information***

For the year ended December 31, 2021, the CDA recognized OPEB expense of \$66,372. At December 31, 2021, the CDA reported deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ -	\$ 69,041
Changes of assumptions	89,504	11,608
Total	\$ 89,504	\$ 80,649

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

**NOTE III - OTHER INFORMATION (CONT.)**

***D. OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONT.)***

***OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources  
Related to OPEB (cont.)***

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expenses as follows:

Fiscal Year Ended December 31:	Deferred Inflows
2022	\$ 136
2023	136
2024	136
2025	136
2026	6,644
Thereafter	1,667

***E. RELATED PARTIES***

The administration and operation of the CDA is performed by employees of the City of Madison. The CDA pays the City of Madison for these services, as well as other allocated costs.

Rental payments received during 2021 from Public Health – Madison and Dane County, a related party, were \$398,330.

***Component Units***

*Allied Drive Redevelopment, LLC*

**Ground Lease**

Allied Drive Redevelopment, LLC entered into a ground lease with the managing member which required a one-time rental fee of \$392,000. The term of the lease began on December 4, 2008, and ends on December 3, 2106, unless terminated earlier in accordance with the ground lease agreement. The prepaid ground lease was \$339,667 as of December 31, 2021. The ground lease expense totaled \$4,000 for the year ended December 31, 2021.

**Managing Member Management Fee**

The operating agreement provides for Allied Drive Redevelopment, LLC to pay a cumulative annual managing member management fee to the managing member in the initial amount of \$20,000, increasing annually by 3%. The fee is payable out of cash flow as defined in the operating agreement. Accrued managing member management fees included in accrued expenses were \$312,362 as of December 31, 2021. Managing member management fees expensed totaled \$28,516 for the year ended December 31, 2021.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***E. RELATED PARTIES (CONT.)***

***Component Units (cont.)***

**Asset Management Fee**

The operating agreement provides for Allied Drive Redevelopment, LLC to pay a cumulative annual asset management fee to an affiliate of the investor member in the initial amount of \$4,800 increasing annually by 3%. The fee is payable out of cash flow as defined in the operating agreement. Accrued asset management fees included in accrued expenses were \$13,488 as of December 31, 2021. Asset management fees expenses totaled \$6,844 for the year ended December 31, 2021.

*Truax Park Redevelopment, Phase I, LLC*

**Accounts Receivable**

Included in accounts receivable are amounts due from the CDA for reimbursable expenses related to the service coordinator totaling \$2,660 as of December 31, 2021.

**Accounts Payable**

Included in accounts payable are amounts due to the City of Madison, an affiliate of the managing member, for project funds paid by the City of Madison on behalf of the project totaling \$25,710 as of December 31, 2021.

**Regulatory and Operating (R&O) Agreement**

Truax Park Redevelopment, Phase I, LLC has entered into an R&O Agreement with the CDA. Provisions of the agreement require Truax Park Redevelopment, Phase I, LLC to maintain 47 units as public housing units. With regard to the public housing units, the CDA is to pay operating subsidies to Truax Park Redevelopment, Phase I, LLC equal to project expenses less project income. The operating subsidy shall terminate no later than January 1, 2051. The agreement will expire upon the earliest to occur of the expiration of 40 years from the date of first occupancy or at the option of the project at the close of the first project year of which the CDA ceases to pay operating subsidies. Operating subsidies totaling \$222,125 were earned during the year ended December 31, 2021. Included in accounts receivable are related party operating subsidies receivable of \$185,192 as of December 31, 2021.

**Development Completion Guaranty**

Under terms of the operating agreement, the managing member is obligated to complete the required rehabilitation of the project. In the event Truax Park Redevelopment, Phase 1, LLC lacks sufficient funds from the member capital contributions and proceeds from the construction and permanent mortgages to pay for the rehabilitation costs, the managing member is obligated to provide such funds to the company in the form of an unsecured loan. Any loans under this agreement shall not bear interest and shall be payable in accordance with the operating agreement. The development completion guaranty loan was \$112,586 as of December 31, 2021.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***E. RELATED PARTIES (CONT.)***

***Component Units (cont.)***

**Development Fee**

Truax Park Redevelopment, Phase I, LLC has entered into a development agreement with the CDA. The agreement provides for the payment of a development fee of \$1,314,342, which has been capitalized into the cost of the buildings. The unpaid portion of the development fee is payable from future capital contributions and available cash flow as defined in the operating agreement. If not paid in full by the twelfth year of the compliance period, it shall be paid from the proceeds of an additional capital contribution from the managing member to Truax Park Redevelopment, Phase I, LLC in an amount equal to the unpaid portion of the development fees, as defined in the operating agreement. The development fee payable was \$58,735 as of December 31, 2021.

**Property Management Agreement**

Truax Park Redevelopment, Phase I, LLC has entered into a property management agreement with CDA under which Truax Park Redevelopment Phase I, LLC is obligated to pay a property management fee equal to 5% of gross residential rents on a monthly basis. The agreement is automatically renewed from year to year unless otherwise terminated. Property management fees totaled \$22,224 for the period ended December 31, 2021.

**Asset Management Fee**

Truax Park Redevelopment, Phase I, LLC is obligated to pay an affiliate of an investor member an annual asset management fee in the initial amount of \$7,100, increasing annually by 3%. The fee is payable only out of cash flow as defined in the operating agreement and shall be cumulative and accrued if not paid. Included in accrued expenses are accrued asset management fees of \$84,167 as of December 31, 2021. Asset management fees incurred totaled \$9,542 for the year ended December 31, 2019.

*Burr Oaks Senior Housing, LLC*

**Asset Management Fees**

Burr Oaks Senior Housing, LLC is obligated to pay an annual cumulative asset management fee in the initial amount of \$7,500 to the managing member. The annual fee is payable from cash flow as defined in the operating agreement. The fee shall increase by 3% per annum. Asset management fees incurred totaled \$9,787 for the year ended December 31, 2021. Accrued asset management fees included in other accrued expenses on the balance sheet were \$9,787 as of December 31, 2021.

**Purchase Option Agreement**

For one year after the close of the 15 year compliance period (right of first refusal period), Burr Oaks Senior Housing, LLC may not sell the property to any third party that has made a bona fide purchase offer, without first offering the managing member the right of first refusal to purchase the property. Burr Oaks Senior Housing, LLC shall offer the property to the managing member at a price equal to the greater of \$100 or the sum of Burr Oaks Senior Housing, LLC's outstanding debt plus an amount sufficient to enable Burr Oaks Senior Housing, LLC to make liquidation distributions pursuant to the operating agreement.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
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**NOTE III - OTHER INFORMATION (CONT.)**

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***E. RELATED PARTIES (CONT.)***

***Component Units (cont.)***

Burr Oaks Senior Housing, LLC has granted the managing member an option to purchase the investor member's membership interest in Burr Oaks Senior Housing, LLC for a 24 month period after the end of the right of first refusal period. The option price to purchase will be the balance of all unpaid amounts due to the investor member plus the greater of \$100, plus the amount of Burr Oaks Senior Housing, LLC's outstanding debt, plus an amount sufficient to make termination distributions pursuant to the operating agreement or the fair market value of the investor member's interest in Burr Oaks Senior Housing, LLC.

*Truax Park Development, Phase 2, LLC*

**Accounts Receivable**

Included in accounts receivable are amounts due from the City of Madison, an affiliate of the managing member, for project funds held by the City of Madison totaling \$7,637 as of the year ending December 31, 2021.

**Regulatory and Operating (R&O) Agreement**

Truax Park Development, Phase 2, LLC has entered into an R&O Agreement with the CDA. Provisions of the agreement require Truax Park Development, Phase 2, LLC to maintain 40 units as public housing units. With regard to the public housing units, the CDA is to pay operating subsidies to Truax Park Development, Phase 2, LLC equal to project expenses less income received from tenants residing in the public housing units. The agreement will expire 40 years from the date the project first became available for occupancy, with the potential to be extended for an additional 10 years. Operating subsidies totaling \$164,304 were earned during the year ended December 31, 2021. Included in accounts receivable are related party operating subsidies receivable of \$204,332 as of December 31, 2021.

**Development Completion Guaranty**

The operating agreement requires the managing member to fund operating deficits during the stabilization period, as defined in the operating agreement, in the form of interest-free development advances, repayable only from available cash flow as defined in the operating agreement. The development completion guaranty loan was \$26,552 as of December 31, 2021.

**Development Fee**

Truax Park Development, Phase 2, LLC has entered into a development agreement with the CDA. The agreement provides for the payment of a development fee of \$112,941, which has been capitalized into the cost of the buildings. The fee is payable from future capital contributions and available cash flow as defined in the operating agreement. The unpaid balance of the development fee is to be paid by the managing member on the thirteenth anniversary of the project's completion date. The payment by the managing member is to be treated as a development fee advance and shall be non-interest bearing and payable solely from cash flow, capital proceeds or upon dissolution of Truax Park Development, Phase 2, LLC. Development fee payable was \$112,941 as of December 31, 2021.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***E. RELATED PARTIES (CONT.)***

***Component Units (cont.)***

**Property Management Agreement**

Truax Park Development, Phase 2, LLC has entered into a property management agreement with CDA under which Truax Park Development, Phase 2, LLC is obligated to pay a property management fee equal to 5% of gross residential rents on a monthly basis. The agreement is automatically renewed from year to year unless otherwise terminated. Property management fee expense totaled \$13,774 during the period ended December 31, 2021.

**Asset Management Fee**

Truax Park Development, Phase 2, LLC is obligated to pay the investor member an annual asset management fee in the initial amount of \$4,800, increasing by 10% on each fifth anniversary (prorated fee of \$1,320 in the first year). The fee is payable only out of cash flow as defined in the operating agreement and shall be cumulative and accrued if not paid. Included in accrued expenses are accrued asset management fees of \$30,600 as of December 31, 2021. Asset management fees incurred totaled \$5,280 for the year ended December 31, 2021.

**Operating Deficit Guaranty**

Under the operating agreement, the managing member is required to fund operating deficits from and after stabilization period until the last to occur of: (1) the fifth anniversary of the end of the lease-up period of (2) the fifth anniversary of the end of the stabilization period. The expiration of the managing member's obligation to make operating deficit advances shall be extended by one year for each fiscal year during the period when the project's required expense coverage ratio is less than 105% and thereafter until such time the operating reserve equals or exceeds \$145,267. During this period, operating deficit advances funded by the managing member are to be treated as capital contributions and are limited to \$270,000. Any such advances shall be non-interest bearing and are only repayable from available cash flow as defined in the operating agreement. There were no operating deficit advances as of December 31, 2021.

**Sale Administration Fee**

In accordance with the operating agreement, the sale administration fee is to be payable to the managing member in lieu of a third-party broker fee for providing services related to arranging and executing a sale of the project to an unrelated third-party buyer. The fee amount would be an amount mutually agreed upon by the managing member and the investor member.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended December 31, 2021

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**NOTE III - OTHER INFORMATION (CONT.)**

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***F. EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT-PERIOD FINANCIAL STATEMENTS***

The Governmental Accounting Standards Board (GASB) has approved the following:

- > Statement No. 87, *Leases*
- > Statement No. 91, *Conduit Debt Obligations*
- > Statement No. 92, *Omnibus 2020*
- > Statement No. 93, *Replacement of Interbank Offered Rates*
- > Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- > Statement No. 96, *Subscription-Based Information Technology Arrangements*
- > Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

When they become effective, application of these standards may restate portions of these financial statements.

***G. SUBSEQUENT EVENTS'***

On January 13, 2022, one of the buildings owned by CDA 95-1 (601 S. Baldwin Street, which is the two-unit building) was sold to an unrelated party for \$345,000. Soon after this date, the UDAG mortgage note (see Note II) was paid off in full.

***H. SPECIAL ITEMS***

In August 2021, Reach Dane vacated the North Building, a 30,000 square foot building part the Village on Park property. Significant capital improvements would be required to keep the building open, and the CDA has decided to demolish the North Building and replace it with a surface parking lot. To prepare for the demolition, the Village on Park incurred \$218,941 in expenses related to disconnecting the North Building from the adjacent building.

***I. IMPAIRMENTS***

As of December 31, 2021, management determined that the value of the North building is impaired due to its being disconnected from the rest of the building and the eventual demolition of it. The net book value of the building was reduced by \$676,382 to fair value using Level 2 inputs (quoted prices for similar assets in active markets). Management estimated the fair value of the property to be \$0 as the North building will be demolished in the near future.

**REQUIRED SUPPLEMENTARY INFORMATION**

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) -  
WISCONSIN RETIREMENT SYSTEM  
For the Year Ended December 31, 2021

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/15	0.01596426%	\$ (392,124)	\$ 2,131,088	18.40%	102.74%
12/31/16	0.01613057%	262,120	2,237,306	11.72%	98.20%
12/31/17	0.01611899%	132,859	2,220,313	5.98%	99.12%
12/31/18	0.01621912%	(481,564)	2,271,038	21.20%	102.93%
12/31/19	0.01644257%	584,975	2,301,605	25.42%	96.45%
12/31/20	0.01697768%	(547,438)	2,560,588	21.38%	102.96%
12/31/21	0.01805435%	(1,127,158)	2,950,806	38.20%	105.26%

SCHEDULE OF EMPLOYER CONTRIBUTIONS - WISCONSIN RETIREMENT SYSTEM  
For the Year Ended December 31, 2021

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 157,204	\$ 157,204	\$ -	\$ 2,237,306	7.03%
12/31/16	157,746	157,746	-	2,220,313	7.10%
12/31/17	169,849	169,849	-	2,271,038	7.48%
12/31/18	173,813	173,813	-	2,301,605	7.55%
12/31/19	180,744	180,744	-	2,560,588	7.06%
12/31/20	211,327	211,327	-	2,950,806	7.16%
12/31/21	227,752	227,752	-	3,119,143	7.30%

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

SCHEDULE OF CHANGES IN EMPLOYER'S TOTAL OTHER POST-EMPLOYMENT BENEFITS  
LIABILITY AND RELATED RATIOS  
December 31, 2021

Total OPEB Liability	2021	2020	2019	2018
Service cost	\$ 51,490	\$ 38,057	\$ 33,038	\$ 40,885
Interest	14,746	18,859	24,250	22,021
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	(15,347)	(30,456)	(19,977)	(45,317)
Changes of assumptions	10,032	21,883	38,805	(11,735)
Benefit payments	(25,846)	(27,417)	(28,247)	(24,971)
<b>Net change in Total OPEB Liability</b>	<b>35,075</b>	<b>20,926</b>	<b>47,869</b>	<b>(19,117)</b>
<b>Total OPEB Liability - Beginning</b>	<b>639,761</b>	<b>618,835</b>	<b>570,966</b>	<b>590,083</b>
<b>Total OPEB Liability - Ending</b>	<b>674,836</b>	<b>639,761</b>	<b>618,835</b>	<b>570,966</b>
<b>Covered-employee payroll</b>	<b>\$ 3,119,143</b>	<b>\$ 2,950,806</b>	<b>\$ 2,489,055</b>	<b>\$ 2,750,141</b>
<b>Total OPEB Liability as a percentage of covered-employee payroll</b>	<b>21.64 %</b>	<b>21.68 %</b>	<b>24.86 %</b>	<b>20.76 %</b>

**Notes to Schedule:**

*Benefit changes.* There were no changes of benefit terms.

*Changes of assumptions:*

*Discount Rate* - The discount rate has been updated from 2.12% to 2.50% in the December 31, 2021 valuation.

*Health Care and Subsidy Trend Rates* - The health care and subsidy trend rates remain at an initial rate of 7.50% decreasing by .50% annually to an ultimate rate of 4.50% for the December 31, 2021 valuation.

**Valuation Date:**

December 31, 2021 with no adjustments to the December 31, 2021 measurement date. Liabilities as of January 1, 2021 are based on actuarial valuation date of January 1, 2019 projected to January 1, 2021 on a "no gain / no loss" basis.

Methods and assumptions used to determine total OPEB liability:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of salary
Amortization period	8 years
Asset valuation method	Not applicable
Inflation	2.5 percent
Healthcare cost trend rates	7.5 percent initial, decreasing 0.5 percent every year to an ultimate rate of 4.5 percent
Salary increases	3.0 percent average, including inflation
Investment rate of return	Not applicable
Retirement age	Based upon rates from the December 31, 2020 actuarial valuation for the Wisconsin Retirement System (WRS)
Mortality	Assumed life expectancies were based on SOA Pub-2010 General Headcount Weighted Mortality Table fully generational Scale MP-2020

No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

**Other Information:**

The CDA implemented GASB Statement No. 75 in 2018. Information prior to 2018 is not available.

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
For the Year Ended December 31, 2021

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***WISCONSIN RETIREMENT SYSTEM***

The amounts determined for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

The CDA is required to present the last ten fiscal years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

*Changes in benefit terms.* There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

*Changes in assumptions.* No significant change in assumptions were noted from the prior year.



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
As of December 31, 2021

	Karabis Fund	Parkside Project Fund	East Housing Fund
<b>ASSETS</b>			
Current Assets			
Cash and investments	\$ 1,176,683	\$ 453,901	\$ 291,667
Accounts receivable	3,225	10,893	26,918
Due from other governmental units	26,322	52,937	5,800
Prepaid items	2,143	11,186	6,081
Total Current Assets	<u>1,208,373</u>	<u>528,917</u>	<u>330,466</u>
Property, Plant and Equipment			
Land	22,698	200,271	310,162
Land improvements	162,843	230,433	396,810
Buildings and improvements	955,112	4,588,231	10,372,969
Machinery and equipment	17,484	112,944	439,751
Intangibles	-	19,683	8,084
Less: Accumulated depreciation/amortization	<u>(1,001,798)</u>	<u>(4,032,074)</u>	<u>(10,277,272)</u>
Net Property, Plant and Equipment	<u>156,339</u>	<u>1,119,488</u>	<u>1,250,504</u>
Other Assets			
Restricted cash and investments	5,939	21,797	54,301
Net pension asset	40,723	112,013	195,886
Deposits	-	-	-
Note receivable	-	-	-
Total Other Assets	<u>46,662</u>	<u>133,810</u>	<u>250,187</u>
Total Assets	<u>1,411,374</u>	<u>1,782,215</u>	<u>1,831,157</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Other post-employment benefits related amounts	617	94	19,612
Pension related amounts	<u>67,292</u>	<u>180,431</u>	<u>304,640</u>
Total Deferred Outflows of Resources	<u>67,909</u>	<u>180,525</u>	<u>324,252</u>

West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 540,923	\$ 1,555,074	\$ -	\$ 79,863	\$ 4,098,111
32,320	13,760	-	8,091	95,207
15,347	2,725	-	-	103,131
14,825	11,651	-	-	45,886
<u>603,415</u>	<u>1,583,210</u>	<u>-</u>	<u>87,954</u>	<u>4,342,335</u>
1,200,372	482,652	-	241,689	2,457,844
-	-	-	35,495	825,581
13,012,177	9,732,881	-	1,883,962	40,545,332
463,596	272,540	-	126,037	1,432,352
8,084	8,086	-	-	43,937
<u>(12,593,248)</u>	<u>(9,655,747)</u>	<u>-</u>	<u>(1,260,257)</u>	<u>(38,820,396)</u>
<u>2,090,981</u>	<u>840,412</u>	<u>-</u>	<u>1,026,926</u>	<u>6,484,650</u>
88,666	48,787	-	198,022	417,512
207,140	98,364	-	-	654,126
-	-	-	3,500	3,500
-	-	1,846,000	-	1,846,000
<u>295,806</u>	<u>147,151</u>	<u>1,846,000</u>	<u>201,522</u>	<u>2,921,138</u>
<u>2,990,202</u>	<u>2,570,773</u>	<u>1,846,000</u>	<u>1,316,402</u>	<u>13,748,123</u>
17,382	10,831	-	-	48,536
348,891	164,185	-	-	1,065,439
<u>366,273</u>	<u>175,016</u>	<u>-</u>	<u>-</u>	<u>1,113,975</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
As of December 31, 2021

	Karabis Fund	Parkside Project Fund	East Housing Fund
<b>LIABILITIES</b>			
Current Liabilities			
Accounts payable	\$ 6,103	\$ 25,246	\$ 47,288
Accrued liabilities	12,009	26,163	33,653
Unearned revenues	570	3,061	9,511
Current portion of mortgage notes	-	-	-
Current portion of other loans	-	-	-
Current portion of advances from primary government - City of Madison	553	3,024	9,603
Accrued compensated absences	2,798	6,139	15,986
Other liabilities	5,939	29,271	54,301
Total Current Liabilities	<u>27,972</u>	<u>92,904</u>	<u>170,342</u>
Long-Term Debt Net of Current Maturities			
Other loans	-	400,000	-
Accrued compensated absences	13,543	29,714	85,254
Other post-employment benefits	4,645	719	148,038
Advances from primary government - City of Madison	1,224	6,691	21,248
Total Long-Term Debt	<u>19,412</u>	<u>437,124</u>	<u>254,540</u>
Total Liabilities	<u>47,384</u>	<u>530,028</u>	<u>424,882</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Other post-employment benefits related amounts	553	84	17,677
Pension related amounts	87,224	231,064	467,134
Total Deferred Inflows of Resources	<u>87,777</u>	<u>231,148</u>	<u>484,811</u>
<b>NET POSITION</b>			
Net investment in capital assets	156,339	719,488	1,250,504
Restricted for pension	40,723	112,013	195,886
Unrestricted (deficit)	1,147,060	370,063	(200,674)
<b>TOTAL NET POSITION</b>	<u>\$ 1,344,122</u>	<u>\$ 1,201,564</u>	<u>\$ 1,245,716</u>

West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 56,175	\$ 47,457	\$ -	\$ 5,402	\$ 187,671
62,147	29,805	-	89,079	252,856
7,569	10,641	-	13,284	44,636
-	-	-	49,428	49,428
-	-	-	456,429	456,429
14,568	5,818	-	-	33,566
21,382	8,390	-	-	54,695
93,012	60,298	-	23,079	265,900
<u>254,853</u>	<u>162,409</u>	<u>-</u>	<u>636,701</u>	<u>1,345,181</u>
60,000	-	-	85,000	545,000
103,498	40,612	-	-	272,621
131,139	81,340	-	-	365,881
32,029	13,078	-	-	74,270
<u>326,666</u>	<u>135,030</u>	<u>-</u>	<u>85,000</u>	<u>1,257,772</u>
<u>581,519</u>	<u>297,439</u>	<u>-</u>	<u>721,701</u>	<u>2,602,953</u>
15,664	9,761	-	-	43,739
460,811	186,807	-	-	1,433,040
<u>476,475</u>	<u>196,568</u>	<u>-</u>	<u>-</u>	<u>1,476,779</u>
2,030,981	840,412	-	436,069	5,433,793
207,140	98,364	-	-	654,126
60,360	1,313,006	1,846,000	158,632	4,694,447
<u>\$ 2,298,481</u>	<u>\$ 2,251,782</u>	<u>\$ 1,846,000</u>	<u>\$ 594,701</u>	<u>\$ 10,782,366</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
For the Year Ended December 31, 2021

	<u>Karabis Fund</u>	<u>Parkside Project Fund</u>	<u>East Housing Fund</u>
<b>OPERATING REVENUES</b>			
Charges for services	\$ 92,771	\$ 403,763	\$ 672,243
Other revenue	3,899	7,708	29,449
Total Operating Revenues	<u>96,670</u>	<u>411,471</u>	<u>701,692</u>
<b>OPERATING EXPENSES</b>			
Operation and maintenance	292,486	691,161	1,262,879
Depreciation	16,697	87,146	230,126
Taxes	5,308	30,024	43,551
Total Operating Expenses	<u>314,491</u>	<u>808,331</u>	<u>1,536,556</u>
Operating Income (Loss)	<u>(217,821)</u>	<u>(396,860)</u>	<u>(834,864)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Investment income	2,588	1,081	917
Interest and amortization	(7)	(77)	(171)
Intergovernmental grants	234,775	432,097	568,138
Miscellaneous expenses	-	-	-
Total Nonoperating Revenues (Expenses)	<u>237,356</u>	<u>433,101</u>	<u>568,884</u>
Income (Loss) Before Transfers	<u>19,535</u>	<u>36,241</u>	<u>(265,980)</u>
Transfers in	-	-	64,444
Change in Net Position	19,535	36,241	(201,536)
NET POSITION - Beginning of Year	<u>1,324,587</u>	<u>1,165,323</u>	<u>1,447,252</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 1,344,122</u>	<u>\$ 1,201,564</u>	<u>\$ 1,245,716</u>

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West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 1,089,438	\$ 814,018	\$ -	\$ 318,929	\$ 3,391,162
86,528	22,615	-	4,932	155,131
<u>1,175,966</u>	<u>836,633</u>	<u>-</u>	<u>323,861</u>	<u>3,546,293</u>
1,919,048	1,109,327	-	211,193	5,486,094
322,323	99,986	-	56,535	812,813
76,607	56,774	-	-	212,264
<u>2,317,978</u>	<u>1,266,087</u>	<u>-</u>	<u>267,728</u>	<u>6,511,171</u>
<u>(1,142,012)</u>	<u>(429,454)</u>	<u>-</u>	<u>56,133</u>	<u>(2,964,878)</u>
1,531	3,413	-	223	9,753
(193)	(81)	-	(21,378)	(21,907)
892,896	508,369	316,389	-	2,952,664
-	-	(316,389)	-	(316,389)
<u>894,234</u>	<u>511,701</u>	<u>-</u>	<u>(21,155)</u>	<u>2,624,121</u>
<u>(247,778)</u>	<u>82,247</u>	<u>-</u>	<u>34,978</u>	<u>(340,757)</u>
-	-	-	-	64,444
<u>(247,778)</u>	<u>82,247</u>	<u>-</u>	<u>34,978</u>	<u>(276,313)</u>
<u>2,546,259</u>	<u>2,169,535</u>	<u>1,846,000</u>	<u>559,723</u>	<u>11,058,679</u>
<u>\$ 2,298,481</u>	<u>\$ 2,251,782</u>	<u>\$ 1,846,000</u>	<u>\$ 594,701</u>	<u>\$ 10,782,366</u>

**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS  
NONMAJOR ENTERPRISE FUNDS  
For the Year Ended December 31, 2021

	Karabis Fund	Parkside Project Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Received from customers	\$ 93,493	\$ 420,028
Paid to suppliers for goods and services	(162,515)	(342,956)
Paid to employees for services	(186,981)	(397,170)
Paid to city for tax equivalent	(5,308)	(30,024)
Net Cash Flows From Operating Activities	(261,311)	(350,122)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Deposits (refunds)	675	(2,461)
Intergovernmental grants	232,759	398,451
Repayment of advance to primary government	(533)	(2,916)
Interest on advance	(7)	(77)
Transfers in (out)	-	-
Other nonoperating items	1	(334)
Net Cash Flows From Noncapital Financing Activities	232,895	392,663
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Debt Retired	-	-
Interest Paid	-	-
Acquisition and construction of capital assets	-	-
Net Cash Flows From Capital and Related Financing Activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Investment income	2,588	1,081
Net Cash Flows From Investing Activities	2,588	1,081
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(25,828)	43,622
CASH AND CASH EQUIVALENTS - Beginning of Year	1,208,450	432,076
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<b>\$ 1,182,622</b>	<b>\$ 475,698</b>

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East Housing Fund	West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 688,002	\$ 1,161,981	\$ 844,961	- \$	333,719	\$ 3,542,184
(809,460)	(1,185,612)	(693,447)	-	(207,995)	(3,401,985)
(546,551)	(813,529)	(437,788)	-	-	(2,382,019)
(43,551)	(76,607)	(56,774)	-	-	(212,264)
(711,560)	(913,767)	(343,048)	-	125,724	(2,454,084)
(2,835)	712	(2,268)	-	-	(6,177)
571,112	922,327	513,458	316,389	-	2,954,496
(9,265)	(14,260)	(5,410)	-	-	(32,384)
(171)	(193)	(81)	-	-	(529)
64,444	-	-	-	-	64,444
(1)	1	(68)	(316,389)	-	(316,790)
623,284	908,587	505,631	-	-	2,663,060
-	-	-	-	(98,655)	(98,655)
-	-	-	-	(4,128)	(4,128)
(29,918)	(55,238)	(9,032)	-	(41,660)	(135,848)
(29,918)	(55,238)	(9,032)	-	(144,443)	(238,631)
917	1,531	3,413	-	223	9,753
917	1,531	3,413	-	223	9,753
(117,277)	(58,887)	156,964	-	(18,496)	(19,902)
463,245	688,476	1,446,897	-	296,381	4,535,525
\$ 345,968	\$ 629,589	\$ 1,603,861	- \$	277,885	\$ 4,515,623



**COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS  
NONMAJOR ENTERPRISE FUNDS  
For the Year Ended December 31, 2021

	Karabis Fund	Parkside Project Fund
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES</b>		
Operating income (loss)	\$ (217,821)	\$ (396,860)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities		
Depreciation	16,697	87,146
Change in assets, deferred outflows, liabilities and deferred inflows		
Accounts receivable	(3,221)	7,104
Prepaid items	1,405	(723)
Accounts payable	(56,314)	9,611
Accrued liabilities	3,557	(16,128)
Other post-employment benefits related amounts	240	37
Pension related amounts	(5,898)	(41,762)
Unearned revenue	44	1,453
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>\$ (261,311)</b>	<b>\$ (350,122)</b>
 <b>NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>		
None		

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<u>East Housing Fund</u>	<u>West Housing Fund</u>	<u>Triangle Housing Fund</u>	<u>HUD Subsidy Fund</u>	<u>CDA 95-1</u>	<u>Totals</u>
\$ (834,864)	\$1,142,012)	\$ (429,454)	\$ -	\$ 56,133	\$ (2,964,878)
230,126	322,323	99,986	-	56,535	812,813
(11,529)	(11,181)	7,090	-	3,530	(8,207)
(836)	359	5	-	-	210
(48,682)	(27,419)	5,757	-	(3,999)	(121,046)
(5,819)	1,239	5,592	-	6,920	(4,639)
7,857	6,887	3,928	-	-	18,949
(45,652)	(61,159)	(37,190)	-	-	(191,661)
<u>(2,161)</u>	<u>(2,804)</u>	<u>1,238</u>	<u>-</u>	<u>6,605</u>	<u>4,375</u>
<u>\$ (711,560)</u>	<u>\$ (913,767)</u>	<u>\$ (343,048)</u>	<u>\$ -</u>	<u>\$ 125,724</u>	<u>\$ (2,454,084)</u>