

Community Development Authority
2019 Operating Budget

	Public Housing								Public Housing LLC's				Total	
	Central Operating Cost Center		AMP 200: East		AMP 300: West		AMP 400: Triangle		AMP 500: Truax Phase 1		AMP 600: Truax Phase 2		2018	2019
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019		
Revenues														
Operating Subsidy	-		338,723	338,723	381,247	462,290	245,797	308,825	133,840	151,020	122,979	155,173	1,222,586	1,416,031
ROSS Grant Revenue	-		21,799	25,937	43,600	34,534	-	-	21,800	12,930	-	3,875	87,199	77,276
Capital Fund Operating	105,070	158,394	88,451	116,673	162,069	213,780	121,963	160,878	25,821	34,060	21,975	28,987	525,350	712,772
Capital Fund Improvements	-		140,840	183,343	303,620	335,939	223,437	252,809	59,137	53,523	38,457	45,551	765,491	871,165
Tenant Rent	-		495,000	623,100	990,000	1,008,900	716,000	720,576	390,000	390,000	139,000	141,361	2,730,000	2,883,937
Non-Dwelling Rent	-		1,440	1,440	-	-	35,300	39,537	-	-	-	-	36,740	40,977
Coin Laundry	-		6,000	8,500	19,700	23,200	18,000	20,547	-	-	-	-	43,700	52,247
Charges for Service	-		55,000	60,000	37,000	23,000	39,107	39,107	11,000	9,000	4,000	4,000	146,107	135,107
City of Madison General Fund	-		175,000	175,000	-	-	-	-	-	-	-	-	175,000	175,000
Interest	5,000	7,000	2,300	2,000	1,800	3,000	1,197	3,105	1,200	2,300	-	350	11,497	17,755
Other Revenue	2,000	1,000	6,083	-	12,166	-	-	-	26,569	11,280	17,068	8,000	63,886	20,280
Total Revenue	112,070	166,394	1,330,636	1,534,716	1,951,202	2,104,643	1,400,801	1,545,384	669,367	664,112	343,480	387,297	5,807,555	6,402,546
Expenses														
Salaries	227,382	288,220	258,268	287,831	539,950	615,895	190,555	204,321	167,337	190,335	75,804	102,782	1,459,296	1,689,384
Benefits	94,266	107,243	89,917	91,939	175,214	180,979	51,346	55,267	55,236	55,153	25,094	28,787	491,073	519,368
Supplies	54,078	71,190	83,921	115,057	165,393	101,107	64,900	61,336	39,500	50,950	19,874	23,879	427,666	423,519
Capital Fund Improvements	-	-	148,714	183,343	322,541	335,939	233,092	252,809	59,137	53,523	38,457	45,551	801,941	871,165
Purchased Services	54,227	90,549	277,985	365,585	387,457	496,299	320,310	293,114	141,950	107,312	93,760	73,459	1,275,689	1,426,318
Utilites	170	190	217,000	209,645	248,010	272,279	231,100	236,521	78,500	86,177	39,870	52,715	814,650	857,527
Insurance	150	360	22,240	24,345	32,256	37,234	28,000	28,502	22,000	22,963	18,825	23,414	123,471	136,818
Taxes/PILOT	-	-	28,941	31,599	74,366	72,471	53,305	55,068	33,000	42,300	25,000	24,200	214,612	225,638
Asset Management Fee	-	-	-	-	-	-	-	-	8,000	8,500	-	4,800	8,000	13,300
Reserves & Transfers	47,834	47,064	-	-	-	-	-	-	-	-	-	-	47,834	47,064
Interest	3,000	3,000	2,700	16,936	4,275	10,746	2,100	4,500	25,000	24,000	-	-	37,075	59,182
Inter-Departmental Charges	169,969	120,910	33,842	10,938	26,257	23,192	16,762	16,762	20,007	3,400	-	1,575	266,837	176,777
CDA Management Fee	(441,042)	(503,722)	96,668	99,510	174,359	176,241	131,659	133,080	19,700	19,500	6,795	6,135	(11,861)	(69,256)
CDA Bookkeeping Fee	(69,316)	(69,491)	14,230	14,492	25,666	25,666	19,381	19,381	-	-	-	-	(10,039)	(9,952)
Total Expenses	140,718	155,513	1,274,426	1,451,220	2,175,744	2,348,048	1,342,510	1,360,661	669,367	664,113	343,479	387,297	5,946,244	6,366,852
Net Operating Profit (Loss)	(28,648)	10,881	56,210	83,496	(224,542)	(243,404)	58,291	184,723	(0)	(0)	0	(0)	(138,689)	35,695

**Community Development Authority
2019 Operating Budget**

	Multifamily Housing					
	Karabis		Parkside		Total	
	2018	2019	2018	2019	2018	2019
Revenues						
Federal Revenues	160,000	164,700	439,000	428,454	599,000	593,154
Multifamily Service Coordinator Grant	79,088	79,108	76,020	75,472	155,108	154,580
Tenant Rent	63,900	64,800	305,385	293,363	369,285	358,163
Commercial Rent	-	-	78,414	81,960	78,414	81,960
Coin Laundry	3,500	4,300	6,600	7,293	10,100	11,593
Charges for Service	3,500	4,600	-	-	3,500	4,600
Interest	9,474	6,000	5,071	7,078	14,545	13,078
Other Revenue	-	-	48,500	9,125	48,500	9,125
Total Revenue	319,462	323,508	958,990	902,745	1,278,452	1,226,253
Expenses						
Salaries	209,778	261,677	313,073	342,890	522,851	604,567
Benefits	55,939	67,924	93,982	99,821	149,921	167,745
Supplies	23,493	35,515	33,903	60,900	57,396	96,415
Purchased Services	75,887	31,821	108,291	87,996	184,178	119,817
Utilites	35,312	38,189	97,835	105,143	133,147	143,332
Insurance	4,500	2,808	14,000	13,665	18,500	16,473
Taxes/PILOT	3,309	2,988	28,585	27,937	31,894	30,925
Asset Management Fee	-	-	15,426	-	15,426	-
Reserves & Transfers	-	(109,012)	80,477	105,614	80,477	(3,398)
Interest	200	968	37,000	2,300	37,200	3,268
Inter-Departmental Charges	424	2,613	28,914	2,700	29,338	5,313
CDA Management Fee	11,861	11,989	-	56,349	11,861	68,338
CDA Bookkeeping Fee	1,746	1,746	8,294	8,206	10,040	9,952
Total Expenses	422,449	349,226	859,780	913,521	1,282,229	1,262,747
Net Operating Profit (Loss)	(102,987)	(25,718)	99,210	(10,776)	(3,777)	(36,494)

Section 8		
	2018	2019
Revenues		
Admin Fee	1,119,105	1,247,166
Incoming Port Admin Fees	59,450	-
Fraud Recovery	5,000	3,000
Interest	13,284	13,284
Other Revenue	-	1,650
Total Revenue	1,196,839	1,265,100
Expenses		
Salaries	750,534	868,329
Benefits	211,151	225,427
Supplies	38,400	32,300
Purchased Services	59,125	50,436
Interest	4,689	4,689
Inter-Departmental Charges	96,677	59,100
Outgoing Port Admin Fees	30,400	24,000
Total Expenses	1,190,976	1,264,281
Net Operating Profit (Loss)	5,863	819
	2018	2019
Housing Assistance Payments	12,700,000	14,016,698