

**Community Development Authority Public Housing Program
Budget Comparison Report
Period: January 2018 - June 2018**

	Public Housing														
	Central Operating Cost Center			AMP 200: East				AMP 300: West				AMP 400: Triangle			
	2017 Actuals	2018 YTD	2018 Budget	Total ACC Units: 166		Occupancy: 83%		Total ACC Units: 297		Occupancy: 97%		Total ACC Units: 224		Occupancy: 99%	
			2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	
Revenues															
Operating Subsidy	-	-	-	350,038	136,416	292,517	1,644	394,143	215,589	462,290	1,452	254,076	144,021	308,825	1,286
ROSS Grant Revenue	-	-	-	30,996	9,033	21,799	109	62,312	17,061	43,600	115	-	-	-	-
Capital Fund Operating	-	111,668	105,070	144,721	54,245	88,451	654	237,845	89,011	162,069	599	178,939	59,524	121,963	531
Capital Fund Improvements	-	-	-	191,343	219,517	140,840		199,648	20,431	283,621		238,034	25,802	213,437	
Tenant Rent	-	-	-	510,572	268,435	495,000	3,234	982,576	521,553	990,000	3,512	727,628	373,109	716,000	3,331
Non-Dwelling Rent	-	-	-	1,440	720	1,440	9	-	-	-	-	39,537	720	35,300	6
Coin Laundry	-	-	-	11,557	4,628	6,000	56	19,045	9,335	19,700	63	16,113	8,561	18,000	76
Charges for Service	-	-	-	70,605	23,039	55,000	278	42,595	21,207	37,000	143	40,732	11,988	39,107	107
City of Madison General Fund	-	-	-	69,848	-	175,000	-	105,907	-	-	-	-	-	-	-
Interest	7,535	2,445	5,000	3,859	2,115	2,300	25	2,999	1,562	1,800	11	4,303	2,049	1,197	18
Other Revenue	3,023	138	2,000	119,913	-	6,083	-	(7,255)	-	12,166	-	1,342	1,226	-	11
Total Revenue	10,557	114,251	112,070	1,504,893	718,148	1,284,430	6,008	2,039,816	895,748	2,012,246	5,894	1,500,704	627,001	1,453,829	5,368
Expenses															
Salaries	214,130	127,211	227,382	248,697	136,034	258,268	1,639	462,907	201,686	539,950	1,358	242,437	108,761	190,555	971
Benefits	81,933	36,391	94,266	122,600	48,131	89,917	580	242,333	87,559	175,214	590	105,961	39,435	51,346	352
Supplies	8,577	4,709	54,078	10,031	61,547	83,921	742	140,427	57,461	130,377	387	74,911	31,670	64,900	283
Capital Fund Improvements	-	-	-	191,343	241,382	140,840		199,648	23,063	283,621		238,034	25,802	213,437	
Purchased Services	20,944	20,211	54,227	214,273	126,874	277,985	1,529	249,891	111,660	374,732	752	199,810	64,273	264,761	574
Utilities	-	-	170	196,027	95,068	217,000	1,145	257,864	122,468	248,010	825	216,482	114,779	231,100	1,025
Insurance	340	169	150	22,554	23,186	22,240	279	34,659	35,461	32,256	239	27,022	27,145	28,000	242
Rent Write Off's	-	-	-	5,875	3,300	-	40	13,944	2,869	-	19	23,542	1,817	10,000	16
Taxes/PILOT	-	-	-	31,599	15,800	28,941		72,471	36,236	74,366		55,068	27,534	53,305	
Asset Management Fee	-	-	-	-	-	-		-	-	-		-	-	-	
Reserves & Transfers	-	-	47,834	-	-	-		-	-	-		-	-	-	
Interest	2,250	6,526	3,000	2,609	7,057	2,700		4,077	10,824	4,275		1,606	4,261	2,100	
Inter-Departmental Charges	190,115	51,610	169,969	13,588	3,496	33,842	42	19,045	15,881	26,257	107	4,277	1,652	16,762	15
CDA Management Fee	(450,046)	(211,272)	(441,042)	100,639	39,282	96,668	473	175,519	86,004	174,359	579	132,388	66,694	131,659	595
CDA Bookkeeping Fee	(71,550)	(33,195)	(69,316)	14,940	5,783	14,230	70	26,370	12,660	25,666	85	19,890	9,818	19,381	88
Total Expenses	(3,307)	2,360	140,718	1,174,774	806,940	1,266,552	6,539	1,899,155	803,832	2,089,083	4,941	1,341,429	523,639	1,277,306	4,161
Net Operating Profit (Loss)	13,865	111,891	(28,648)	330,119	(88,792)	17,878	(531)	140,662	91,916	(76,837)	954	159,275	103,362	176,523	1,207
Depreciation	12,827	6,413		224,952	112,476			297,898	148,949			126,218	63,109		
Net Operating - Depreciation	1,038	105,478		105,167	(201,268)			(157,236)	(57,033)			33,057	40,253		

**Community Development Authority Public Housing Program
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Period: January 2018 - June 2018**

	Public Housing LLC's							
	AMP 500: Truax Phase 1 (includes S8 PBV's)				AMP 600: Truax Phase 2			
	Total Units: 71		Occupancy: 97%		Total ACC Units: 40		Occupancy: 100.00%	
	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY
Revenues								
Operating Subsidy	124,742	70,420	151,002	1,984	108,053	72,365	155,173	3,618
ROSS Grant Revenue	19,243	8,509	21,800	240	-	-	-	-
Capital Fund Operating	29,224	14,414	43,807	406	24,722	6,141	22,043	307
Capital Fund Improvements	3,142	14,650	59,137		-	-	38,458	
Tenant Rent	383,928	208,482	390,000	5,873	142,879	75,304	139,000	3,765
Non-Dwelling Rent	-	-	-	-	-	-	-	-
Coin Laundry	-	-	-	-	-	3,283	-	164
Charges for Service	7,810	2,003	11,000	56	2,661	905	4,000	45
City of Madison General Fund	-	-	-	-	-	-	-	-
Interest	2,238	674	1,200	19	312	92	-	5
Other Revenue	65,475	-	8,583	-	58,064	-	17,000	-
Total Revenue	635,801	319,152	686,529	8,578	336,691	158,090	375,674	7,904
Expenses								
Salaries	149,074	58,373	167,337	1,644	79,318	21,032	75,804	1,052
Benefits	53,695	22,594	55,236	636	21,733	7,125	25,094	356
Supplies	41,874	23,790	39,500	670	22,142	11,056	19,874	553
Capital Fund Improvements	17,092	700	59,137		-	-	38,458	
Purchased Services	113,822	76,753	141,950	2,162	80,682	26,098	93,760	1,305
Utilities	76,288	41,682	78,500	1,174	45,995	27,861	39,870	1,393
Insurance	20,885	9,568	22,000	270	22,011	9,756	18,825	488
Rent Write Offs	968	1,935	-	55	-	-	-	-
Taxes/PILOT	34,696	-	33,000		20,791	-	25,000	
Asset Management Fee	8,478	-	8,000		4,800	-	-	
Reserves & Transfers	-	-	-		-	-	-	
Interest	24,011	1	25,000		1,164	-	-	
Inter-Departmental Charges	6,630	3,018	20,007	85	1,658	2,156	-	108
CDA Management Fee	19,196	9,770	19,700	275	10,324	3,765	6,795	188
CDA Bookkeeping Fee	-	-	-	-	-	-	-	-
Total Expenses	566,707	248,182	669,367	6,971	310,618	108,848	343,480	5,442
Net Operating Profit (Loss)	69,094	70,969	17,162	1,606	26,074	49,242	32,194	2,462
Depreciation	452,764	226,033			231,961	115,777		
Net Operating - Depreciation	(383,670)	(155,064)			(205,888)	(66,535)		

	TOTALS					
	Total Units: 798			Occupancy: 94%		
	2017 Actuals	2018 YTD	2018 Year End Projection	PUPY	2018 Budget	Variance
Revenues						
Operating Subsidy	1,231,052	638,811	1,369,807	1,651	1,369,807	0%
ROSS Grant Revenue	112,552	34,603	69,206	89	87,199	21%
Capital Fund Operating	615,452	335,003	543,403	866	543,403	0%
Capital Fund Improvements	632,166	280,400	560,800		735,493	24%
Tenant Rent	2,747,583	1,446,883	2,893,766	3,739	2,730,000	-6%
Non-Dwelling Rent	40,977	1,440	36,740	4	36,740	0%
Coin Laundry	46,715	25,807	51,614	67	43,700	-18%
Charges for Service	164,403	59,141	118,282	153	146,107	19%
City of Madison General Fund	175,755	-	175,000	-	175,000	0%
Interest	21,246	8,937	17,874	23	11,497	-55%
Other Revenue	240,563	1,364	2,729	4	45,832	94%
Total Revenue	6,028,463	2,832,390	5,839,221	6,594	5,924,778	1%
Expenses						
Salaries	1,396,562	653,096	1,306,192	1,688	1,459,296	10%
Benefits	628,255	241,234	482,468	623	491,073	2%
Supplies	297,962	190,233	380,467	492	392,650	3%
Capital Fund Improvements	646,116	290,947	581,894		735,493	21%
Purchased Services	879,422	425,868	851,737	1,100	1,207,415	29%
Utilities	792,657	401,858	803,716	1,038	814,650	1%
Insurance	127,471	105,286	123,471	272	123,471	0%
Rent Write Offs	44,329	9,921	19,842	26	10,000	-98%
Taxes/PILOT	214,625	79,569	214,612		214,612	0%
Asset Management Fee	13,278	-	8,000		8,000	0%
Reserves & Transfers	-	-	-		47,834	100%
Interest	35,717	28,669	37,075		37,075	0%
Inter-Departmental Charges	235,312	77,812	266,837	201	266,837	0%
CDA Management Fee	(11,981)	(5,757)	(11,515)	(15)	(11,861)	3%
CDA Bookkeeping Fee	(10,350)	(4,935)	(9,870)	(13)	(10,039)	2%
Total Expenses	5,289,376	2,493,801	5,054,926	5,412	5,786,506	13%
Net Operating Profit (Loss)	739,087	338,589	784,295	1,182	138,272	
Depreciation	1,346,620	672,757	1,345,514		-	
Net Operating - Depreciation	(607,532)	(334,168)	(561,219)		138,272	

Community Development Authority Multifamily Housing Program
Budget Comparison Report
Period: January 2018 - June 2018

	Multi-Family Housing													
	Parkside				Karabis				TOTALS					
	Total Units: 96		Occupancy: 98%		Total Units: 20		Occupancy: 90%		Total Units: 116		2018 Year End		Occupancy: 96%	
	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	2018 Budget	PUPY	2017 Actuals	2018 YTD	Projection	PUPY	2018 Budget	Variance
Revenues														
Multifamily Housing Assistance Payments	419,122	218,971	439,000	4,562	164,697	63,791	160,000	6,379	583,819	282,762	565,524	4,875	599,000	6%
Multifamily Service Coordinator Grant	143,445	12,630	76,020	263	-	3,047	79,088	305	143,445	15,677	31,354	270	155,108	80%
Tenant Rent	292,727	154,623	305,385	3,221	63,097	36,848	63,900	3,685	355,824	191,471	382,941	3,301	369,285	-4%
Commercial Rent	76,130	38,627	78,414	805	-	-	-	-	76,130	38,627	77,255	666	78,414	1%
Coin Laundry	5,780	3,039	6,600	63	3,394	1,783	3,500	178	9,173	4,822	9,644	83	10,100	5%
Charges for Service	20,772	6,970	48,500	145	2,227	2,252	3,500	225	22,999	9,221	18,443	159	52,000	65%
Interest	7,402	3,275	5,071	68	10,473	3,752	9,474	375	17,875	7,026	14,053	121	14,545	3%
Other Revenue	-	981	-	20	-	245	-	25	-	1,226	2,453	21	-	
Total Revenue	965,377	439,115	958,990	9,148	243,887	111,718	319,462	11,172	1,209,264	550,833	1,101,666	9,497	1,278,452	14%
Expenses														
Salaries	285,433	128,733	313,073	2,682	85,936	75,494	209,778	7,549	371,369	204,227	408,453	3,521	522,851	22%
Benefits	117,606	49,701	93,982	1,035	30,350	23,672	55,939	2,367	147,957	73,373	146,747	1,265	149,921	2%
Supplies	60,383	25,206	33,903	525	27,587	16,660	23,493	1,666	87,971	41,866	83,732	722	57,396	-46%
Purchased Services	120,795	42,357	104,836	882	34,494	16,538	72,482	1,654	155,289	58,895	117,790	1,015	177,318	34%
Utilities	89,492	46,272	97,835	964	33,213	16,989	35,312	1,699	122,705	63,261	126,522	1,091	133,147	5%
Insurance	13,054	13,014	14,000	271	2,679	2,674	4,500	267	15,733	15,688	18,500	270	18,500	0%
Taxes/PILOT	27,937	13,968	28,585		2,988	1,494	3,309		30,925	15,462	30,924		31,894	3%
Asset Management Fee	15,426	4,007	15,426		-	-	-		15,426	4,007	8,013		15,426	48%
Reserves & Transfers	-	-	80,477		-	-	-		-	-	-		80,477	100%
Interest	21,723	5,346	37,000		139	421	200		21,862	5,767	11,534		37,200	69%
Inter-Departmental Charges	2,045	8,195	28,914	171	1,797	1,603	424	160	3,842	9,798	19,595	169	29,338	33%
CDA Management Fee	-	-	-	-	11,981	5,757	11,861	576	11,981	5,757	11,515	99	11,861	3%
CDA Bookkeeping Fee	8,550	4,088	8,294	85	1,800	848	1,746	85	10,350	4,935	9,870	85	10,040	2%
Total Expenses	762,444	340,886	856,325	6,616	232,965	162,150	419,044	16,024	995,409	503,036	993,195	8,238	1,275,369	22%
Net Operating Profit (Loss)	202,933	98,229	102,665	2,532	10,922	(50,432)	(99,582)	(4,852)	213,855	47,797	108,470	1,259	3,083	
Depreciation	125,092	62,546			23,372	10,028			148,464	72,574	145,148		-	
Net Operating - Depreciation	77,841	35,683			(12,450)	(60,460)			65,391	(24,777)	(36,677)		3,083	

**Community Development Authority Section 8 Program
Budget Comparison Report
Period: January 2018 - June 2018**

Section 8 Administration					
Admin					
	2018 Year End				
	2017 Actuals	2018 YTD	Projection	2018 Budget	Variance
Revenues					
Admin Fee	1,059,865	525,253	1,050,506	1,119,105	6%
Incoming Port Admin Fees	63,571	5,522	11,044	59,450	81%
Fraud Recovery	2,830	377	754	5,000	85%
Interest	8,966	3,177	6,353	13,284	52%
Other Revenues	539	688	1,375	-	
Total Revenue	1,135,770	535,016	1,070,032	1,196,839	11%
Expenses					
Salaries	639,376	312,453	624,905	750,534	17%
Benefits	249,738	103,386	206,772	211,151	2%
Supplies	22,616	12,169	24,337	38,400	37%
Purchased Services	36,632	28,435	56,871	50,175	-13%
Interest	3,677	10,662	21,324	4,689	-355%
Inter-Departmental Charges	100,338	23,227	96,677	96,677	0%
Outgoing Port Admin Fees	48,241	16,572	33,145	30,400	-9%
Total Expenses	1,100,617	506,903	1,064,030	1,182,026	10%
Net Operating Profit (Loss)	35,153	28,113	6,002	14,813	

Section 8 Housing Assistance Payments							
2017			2018				
	Actual Leased Units	Per Unit HAP	Actual HAP	Actual Leased Units	Per Unit HAP	Actual HAP	
January	1,680	620	1,041,422	January	1,628	607	988,708
February	1,705	607	1,035,137	February	1,699	611	1,038,421
March	1,699	616	1,047,093	March	1,726	607	1,047,539
April	1,704	611	1,041,001	April	1,699	615	1,045,528
May	1,655	605	1,001,283	May	1,732	606	1,050,107
June	1,653	603	996,819	June	1,684	619	1,042,264
July	1,637	609	996,835	July			
August	1,640	611	1,002,226	August			
September	1,614	600	969,034	September			
October	1,679	601	1,009,915	October			
November	1,638	595	974,038	November			
December	1,594	596	949,976	December			
Average	1,658	606	1,005,398	Average	1,695	611	1,035,428
Total	19,898		12,064,779	Total	10,168		6,212,567

Year End HAP Expense	12,064,779
Total HAP Funding Available	<u>12,833,770</u>
Difference (Total HAP Reserves)	768,991

Admin Reserves (UNP) Balance 690,848

Projected Year End HAP Expense	12,615,299
Total HAP Funding Available	<u>14,006,704</u>
Difference (Total HAP Reserves)	1,391,405

Admin Reserves (UNP) Balance 1,012,395

**Community Development Authority Capital Fund Grant
Budget Comparison Report
Period: January 2018 - June 2018**

2018 Active Capital Fund Grants

	2014 Cap Fund			2015 Cap Fund			2016 Cap Fund		
	End date	4/15/2018	End date	4/12/2019	End date	4/12/2020			
	Award	913,769	Award	934,240	Award	1,050,702			
	Budget	Expended	Balance	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	182,753.80	182,753.80	-	329,484.00	329,484.00	-	367,745.40	367,745.40	-
1408 Management Improvements	8,793.38	8,793.38	-	20,000.00	-	20,000.00	10,000.00	-	10,000.00
1410 Administration	91,376.90	91,376.90	-	93,424.00	93,424.00	-	105,070.20	105,070.20	-
1411 Audit	4,500.00	4,500.00	-	-	-	-	-	-	-
1430 Fees & Costs	40,000.00	40,000.00	-	38,500.00	18,034.19	20,465.81	20,000.00	1,252.57	18,747.43
1460 Dwelling Structures	586,344.92	586,344.92	-	437,832.00	422,606.05	15,225.95	547,886.40	381,739.65	166,146.75
1475 Non-Dwelling Equipment	-	-	-	15,000.00	2,094.62	12,905.38	-	-	-
Total	913,769.00	913,769.00	-	934,240.00	865,642.86	68,597.14	1,050,702.00	855,807.82	194,894.18

	2017 Cap Fund			2018 Cap Fund			Total Cap Fund			
	End date	8/15/2021	End date	TBD	Budget	Expended	Balance	Budget	Expended	Balance
	Award	1,116,675	Award	TBD	Budget	Expended	Balance	Budget	Expended	Balance
1406 Operations	223,335.00	223,335.00	-	-	-	-	1,103,318.20	1,103,318.20	-	
1408 Management Improvements	20,000.00	-	20,000.00	-	-	-	58,793.38	8,793.38	50,000.00	
1410 Administration	111,667.50	111,667.50	-	-	-	-	401,538.60	401,538.60	-	
1411 Audit	-	-	-	-	-	-	4,500.00	4,500.00	-	
1430 Fees & Costs	33,500.25	-	33,500.25	-	-	-	132,000.25	59,286.76	72,713.49	
1460 Dwelling Structures	703,172.25	244,140.03	459,032.22	-	-	-	2,275,235.57	1,634,830.65	640,404.92	
1475 Non-Dwelling Equipment	25,000.00	-	25,000.00	-	-	-	40,000.00	2,094.62	37,905.38	
	1,116,675.00	579,142.53	537,532.47	-	-	-	4,015,386.00	3,214,362.21	801,023.79	