

CDA Redevelopment Authority 2021 Audit Report



Burr Oaks Senior Apartments

2417 Cypress Way

50 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: Property remained stable in 2021

Statement of Cash Flows: cash flow which triggered payment to the investor

Findings: None



Monona Shore Apartments

2 Waunona Woods Court

104 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: Operating & maintenance costs increased \$135,280 due to a substantial flood, numerous HVAC system replacements/repairs, increased contract costs, and utilities

Statement of Cash Flows: Cash flow was reduced in 2021 as was planned for in the budgeting process due to needed property improvements

Findings: None



The Reservoir (CDA 95-1)

Dayton and Blount Streets, and 601 S. Baldwin

30 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: Slight increase in net position due to stabilized 2021 property expenses

Statement of Cash Flows: Cash flow was reduced in 2021 as was planned in the budgeting process due to needed property improvements

Findings: None



Revival Ridge Apartments

2313 Allied Drive

49 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: Property remained very stable with a slight increase in rental revenue as the property economically recovered from 2020

Statement of Cash Flows: Cash flow was reduced in 2021 due to increased interest payments

Findings: None



Truax Park Redevelopment, Phase 1 LLC

3538 Straubel Street

71 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: \$86,600 increase in rental revenue due to bringing the PBV units into the compliance with the Section 8 2021 Payment Standards

Statement of Cash Flows: Cash flow was increased in response to the changes in the PBV Payment Standard

Findings: Property insurance was not recorded appropriately in 2020 creating an immaterial misstatement which continued into 2021 due to the length of the policy. The issue was corrected as is evident by the 2021-2022 policy recording not resulting in an additional misstatement.



Truax Park Redevelopment, Phase 2 LLC

3538 Straubel Street

48 Units with income and rent restrictions

Balance Sheet: Slight reduction in assets due to increased depreciation

Statement of Operations: \$25,561 increased Operating subsidies

Statement of Cash Flows: Slight decrease in accounts receivable as the property economically recovered from 2020

Findings: N/A



Village on Park

2300 South Park Street

1 Commercial Structure with 32 Commercial Units

Balance Sheet: Reduction of assets due to redevelopment activities on the north end of the site

Statement of Operations: Rental income increased as vacancy decreased, reduction in overall net position due to north site redevelopment

Statement of Cash Flows: Cash flow increased as income and operational costs remained stable

Findings: An immaterial misstatement to reconcile straight-line basis commercial leases was disclosed, as per conversation with SVA in 2021 this is considered a normal commercial finding and will continue the length of the leases mentioned