

Community Development Authority Redevelopment Portfolio

Burr Oaks Senior Apartments



Property Information:

Developed in 2011
 Owned by Burr Oaks Senior Housing, LLC (99.99% Wells Fargo, 0.01% CDA)
 50 units with income and rent restrictions (Tax Credit, Section 8, and HOME)
 Initial 15-Year Tax Credit Compliance Period ends 2027
 Property Management: Horizon Management Services
 Regulated by: LLC Operating agreement, Investor, WHEDA, City of Madison
 Audited by: SVA

Financial Highlights:

- Operating Account cash balance significantly decreased to \$94,670, due to a 2021 cash flow payment to tax credit investor
- Restricted use cash balances adequately funded per Operating Agreement requirements:
 - Operating Reserve: \$250,252
 - Replacement Reserve: \$180,042
- Occupancy rate: 100%
- Rent collection rate: 99%
- Current projections show the property ending the year with a \$12,311 budget surplus
- Asset Management Goals: Monitor PBV & Tax Credit Compliance

Monona Shores Apartments



Property Information:

Redeveloped in 1999
 Owned by the CDA
 104 units with income and rent restrictions
 3 units provide Rapid Rehousing through the Road Home of Dane County
 Tax Credit extended use period to 2029
 Property Management: Founders 3 Real Estate Services
 Regulated by: Land Use Restriction Agreement, WHEDA, and Johnson Bank
 Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$432,999
- Replacement Reserves: \$136,851
- Occupancy rate: 100%
- Rent collection rate: 75%
- Projected negative Net Income variance of \$76,435 due to projected increased maintenance expense as the maintenance staffing model was switched from a lower salary with rent credit model to a higher salary staff off-site model as well as several other important maintenance related projects such as updated aged HVAC systems have come forward
- Asset Management Goals: Improve rent collection through rental assistance funding, invest in major capital projects throughout 2022

Revival Ridge Apartments



Property Information:

Developed in 2009

Owned by Allied Drive Redevelopment, LLC (99.99% National Equity Fund, 0.01% CDA)

49 units with income and rent restrictions (Tax Credit and Section 8)

Initial 15-Year Tax Credit Compliance Period ends 2024

Property Management: Lutheran Social Services

Regulated by: LLC Operating Agreement, Investor, WHEDA, Johnson Bank

Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$52,068
- Restricted use cash balances adequately funded per Operating Agreement requirements:
 - Operating Reserve \$329,642
 - Replacement Reserve \$32,735
- Occupancy rate: 98%
- Rent collection rate: 93%
- Current projections show the property ending the year with a \$85,799 budget deficit due to higher than anticipated projected maintenance costs
- Asset Management Goals: Prepare for the end of the initial 15 year tax credit compliance period in 2024 and major needed capital improvements at that time

Reservoir Apartments (CDA 95-1)



Property Information:

Built in 1987 and acquired by the CDA in 1995

Owned wholly by the CDA

30 units with income and rent restrictions (WHEDA affordable limits)

1 commercial space zoned for non-profit use

Property Management: Founders3 Real Estate Services

Regulated by: WHEDA Loan and Regulatory Agreement

Audited by: SVA

Financial Highlights:

- Operating Account cash balance: \$32,578
 - Significant decrease from 2021 as interest on the WHEDA loan was paid
- Restricted use cash balances adequately funded per WHEDA Loan and Regulatory Agreement requirements:
 - Replacement Reserve \$176,528
- Occupancy rate: 96%
- Rent collection rate: 86%
- Current projections show the property ending the year with a \$16,495 budget deficit due to higher than expected vacancy
- Asset Management Goals: Two-flat was sold to a non-profit and credit from the sale was used to eliminate a \$371,000 City loan to the Redevelopment; WHEDA mortgage will be paid off on 6/01/2022; obtain zoning variance and rehab commercial space into two (2) affordable residential apartment units; explore energy grants/loans for replacing cedar siding, doors, and windows; modernize units as they become vacant; improve rent collection through rental assistance funding

Village on Park

Program Description:

Purchased by the CDA in 2004. Roughly 159,000 gross square foot commercial center on South Park Street

- Substantially rehabilitated using general obligation borrowing from the City
- The north building is currently being demolished
- Property management services provided by Founders 3

Financial Highlights:

- Current unrestricted cash balances:
 - Operating Account \$891,227
- Revenues as of 3.31.22 are \$10,097 favorable to the budget
- Expenses as of 3.31.22 are \$22,067 favorable to the budget
- Occupancy based off square footage is currently at 78% in comparison to 2021's 91%
 - This is due to the North Building's current vacancy which will remain throughout the redevelopment of the north side of the property
- At current the property has a \$45,360 cash flow
- North Building Demolition and site redevelopment expenses as YTD are \$101,247
 - The property is reimbursed for the approved redevelopment costs from the TID

Allied Fund

Program Description:

Allied Fund is comprised of the Mosaic Ridge Project

- Mosaic Ridge is an entrepreneurial endeavor to construct single family homes in the Allied Drive neighborhood
- Homes are sold with down payment assistance packages that vary based on income
- Homes are constructed by Bluestone Custom Housing

Financial Highlights:

- Revenues projected to end year at \$23,905 favorable to the budget, due primarily from decreased interest revenue
- Expenses projected to end year \$10,624 favorable to the budget

General Fund

Program Description:

The CDA General Fund provides financial structure for CDA redevelopment activities with 5 support functions:

- 1) General administrative activity
- 2) Revenue bond repayments
- 3) Maintenance of undeveloped real estate
- 4) Limited-duration redevelopment activities
- 5) Limited Liability Corporation (Section 42 Tax Credit) activities

Financial Highlights:

- General Revenues are currently projecting about \$155,195 unfavorable to the budget primarily due to:
 - Yet to be realized MRCDC management fees
- Expenses are projecting \$64,690 favorable to the budget primarily due to:
 - Savings in Salaries & Benefits
- Overall the General Fund is projecting to end the year \$90,505 favorable to the budget

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2022 - March 2022

CDA Redevelopment Residential Properties										
	Burr Oaks Senior Housing LLC					Monona Shores Apartments				
	Total Units: 50		Occupancy: 100%			Total Units: 104		Occupancy: 100%		
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY
Revenues										
Rental Revenue - Residential	455,048	117,700	470,800	468,110	9,416	1,296,421	323,784	1,295,136	1,313,739	12,453
Rental Revenue - Commercial	-	-	-	-	-	-	-	-	-	-
Vacancy Loss	(1,370)	(355)	(1,420)	(9,361)	(28)	(24,927)	(4,763)	(19,052)	(15,402)	(183)
Concessions & Credits	-	-	-	-	-	(58)	(484)	(1,936)	(1,800)	(19)
Interest	550	143	572	487	11	78	20	80		1
Other Revenue	13,628	1,721	6,884	7,800	138	25,155	2,344	9,376	23,040	90
Total Revenue	467,856	119,209	476,836	467,036	9,537	1,296,669	320,901	1,283,604	1,319,577	12,342
Expenses										
Administration	91,857	27,732	110,928	107,472	2,219	188,062	42,577	170,308	197,719	1,638
Utilities	39,227	13,363	53,452	39,169	1,069	90,243	25,701	102,804	81,460	989
Maintenance	82,100	27,050	108,200	129,703	2,164	342,111	90,329	361,316	314,787	3,474
Taxes/PILOT	56,514	14,584	58,336	55,764	-	-	50,000	40,000	40,000	-
Property Insurance	16,292	5,184	20,736	22,055	415	16,191	4,145	20,830	20,830	159
Asset Management Fee	-	-	-	-	-	16,704	-	14,448	14,448	-
Other Expenses	-	-	-	-	-	-	-	-	-	-
Total Expenses	285,990	87,913	351,652	354,163	5,866	653,311	212,752	709,706	669,244	6,260
NET OPERATING INCOME (NOI)	181,866	31,296	125,184	112,873		643,358	108,149	573,898	650,333	
Adjustments to NOI										
Capital Expenditures	-	-	-	-	-	272,065	43,145	78,900	78,900	-
Replacement Reserve Deposits	19,165	4,928	19,712	19,002	-	-	-	-	91,000	-
Replacement Reserve Withdrawals	-	-	-	-	-	-	-	-	-	-
Depreciation	182,356	42,897	-	-	-	412,276	102,902	446,014	446,014	-
Mortgage Note Principal	22,821	5,927	24,264	24,264	-	187,596.36	47,262	173,106	173,106	-
Mortgage Note Interest	62,598	15,426	61,147	61,147	-	70,434	17,246	84,924	84,924	-
Other Financial Activity	-	-	-	424	-	20,002	14,385	57,540	115,790	-
Total Adjustments to NOI	286,940	69,178	105,123	104,837	-	962,373	224,940	840,484	989,734	-
NOI AFTER FINANCIAL ADJUSTMENT:	(105,074)	(37,882)	20,061	8,036		(319,015)	(116,791)	(266,586)	(339,401)	
RESERVES										
Operating Cash	233,150	138,480	-	-	-	465,828	432,999	-	-	-
Restricted Operating Reserves	250,154	250,252	-	-	-	-	-	-	-	-
Restricted Replacement Reserves	175,114	180,042	-	-	-	130,338	136,851	-	-	-
Other Reserves	-	-	-	-	-	64,951	65,221	-	-	-

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2022 - March 2022

CDA Redevelopment Residential Properties										
	Revival Ridge Apartments					Reservoir Apartments (CDA 95-1)				
	Total Units: 49		Occupancy: 98%			Total Units: 31		Occupancy: 96%		
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	2021 Actuals	2022 YTD	2021 Projection	2022 Budget	PUPY
Revenues										
Rental Revenue - Residential	676,861	170,898	683,592	687,667	13,951	318,641	78,105	312,420	326,385	10,414
Rental Revenue - Commercial	-	-	-	-	-	-	-	-	-	-
Vacancy Loss	(25,968)	(3,352)	(13,408)	(20,630)	(274)	608	(828)	(3,312)	(3,628)	(110)
Concessions & Credits	(11,607)	(2,950)	(11,800)	(12,000)	(241)	-	-	-	-	-
Interest	160	-	-	-	-	-	-	-	-	-
Other Revenue	515	276	1,104	3,500	23	4,834	915	3,660	6,100	122
Total Revenue	639,961	164,872	659,488	658,537	13,459	324,083	78,192	312,768	328,857	10,426
Expenses										
Administration	125,195	30,902	123,606	123,141	2,523	44,831	13,752	55,008	49,841	1,834
Utilities	41,488	14,195	56,780	50,862	1,159	26,347	6,781	27,124	24,510	904
Maintenance	215,677	58,391	233,564	153,590	4,767	84,791	20,763	83,052	91,577	2,768
Taxes/PILOT	67,871	17,477	64,566	64,566	-	10,000	2,500	10,000	10,000	333
Property Insurance	15,147	4,007	16,028	14,435	327	4,544	1,899	7,596	5,551	253
Asset Management Fee	6,844	1,762	7,078	7,078	-	-	-	-	-	-
Other Expenses	-	-	-	1,200	-	-	-	-	895	-
Total Expenses	472,222	126,734	501,622	414,872	8,775	170,513	45,695	182,780	182,374	6,093
NET OPERATING INCOME (NOI)	167,739	38,138	157,866	243,665		153,570	32,497	129,988	146,483	
Adjustments to NOI										
Capital Expenditures	-	-	-	-	-	55,541	33,311	-	98,000	-
Replacement Reserve Deposits	-	5,085	20,340	20,340	-	-	5,250	21,000	7,000	-
Replacement Reserve Withdrawals	-	-	-	-	-	-	-	-	50,000	-
Depreciation	362,596	89,055	343,380	343,380	-	55,945	13,452	53,808	54,000	-
Mortgage Note Principal	29,752	7,762	31,048	684,392	-	98,655	25,285.87	101,143	87,312	-
Mortgage Note Interest	99,702	24,582	99,702	99,702	-	4,128	410	1,640	8,472	-
Other Financial Activity	71,456	16,129	64,516	73,392	-	26,392	(281,295)	(281,295)	800	-
Total Adjustments to NOI	563,506	142,613	558,986	1,221,206	-	240,661	(203,586)	(103,704)	305,583	-
NOI AFTER FINANCIAL ADJUSTMENTS	(395,767)	(104,475)	(401,120)	(977,541)		(87,092)	236,083	233,692	(159,100)	
RESERVES										
Operating Cash	93,332	52,068	-	-	-	79,721	32,578	-	-	-
Restricted Operating Reserves	329,609	329,642	-	-	-	-	-	-	-	-
Restricted Replacement Reserves	27,493	32,735	-	-	-	174,770	176,528	-	-	-
Other Reserves	53,928	73,363	-	-	-	2,352	23,253	-	-	-

Community Development Authority Redevelopment Residential Properties
Budget Comparison Report
Period: January 2022 - March 2022

	TOTALS					
	Total Units: 234			Occupancy:		99%
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	Projected Variance
Revenues						
Rental Revenue - Residential	2,746,971	690,487	2,761,948	2,795,901	11,854	1%
Rental Revenue - Commercial	-	-	-	-	-	#DIV/0!
Vacancy Loss	(51,657)	(9,298)	(37,192)	(49,021)	(160)	24%
Concessions & Credits	(11,665)	(3,434)	(13,736)	(13,800)	(59)	0%
Interest	788	163	652	487	3	-34%
Other Revenue	44,132	5,256	21,024	40,440	90	48%
Total Revenue	2,728,569	683,174	2,732,696	2,774,007	11,728	75%
Expenses						
Administration	449,946	114,963	459,850	478,173	1,974	4%
Utilities	197,305	60,040	240,160	196,001	1,031	-23%
Maintenance	724,679	196,533	786,132	689,657	3,374	-14%
Taxes/PILOT	134,385	84,561	170,330	170,330	1,452	0%
Property Insurance	52,174	15,235	60,940	62,871	262	3%
Asset Management Fee	23,548	1,762	7,048	21,526	30	67%
Other Expenses	-	-	-	2,095	-	
Total Expenses	1,582,037	473,094	1,724,460	1,620,653	6,640	71%
NET OPERATING INCOME (NOI)	1,146,532	210,080	1,008,236	1,153,354		82%
Adjustments to NOI						
Capital Expenditures	327,606	76,456	305,824	176,900		
Replacement Reserve Deposits	19,165	15,263	61,052	137,342		
Replacement Reserve Withdrawals	-	-	-	50,000		
Depreciation	1,013,173	248,306	843,394	843,394		
Mortgage Note Principal	321,931	86,236	969,074	969,074		
Mortgage Note Interest	236,862	57,664	254,245	254,245		
Other Financial Activity	117,850	(250,781)	(1,003,124)	190,406		
Total Adjustments to NOI	2,036,587	233,144	1,430,465	2,621,361		
CASH FLOW - OPERATIONS	(890,054)	(23,064)	(422,229)	(1,468,007)		
RESERVES						
Operating Cash	872,031	656,125				
Restricted Operating Reserves	579,763	579,894				
Restricted Replacement Reserves	507,715	526,156				
Other Reserves	121,231	161,837				