



Executive Summary

Q2-2022 Financial Report

Community Development Authority - Housing Authority

U.S. Department of Housing and Urban Development (HUD) Subsidized Low-Income Housing Programs:

Public Housing

Program Information:

- 766 units of subsidized housing owned by the CDA
- Property is held by HUD through a Declaration of Trust
- Property is operated by CDA through a HUD Annual Contributions Contract (ACC)
- Low-income restrictions at 80% of AMI
- Property Management Offices: East, West, and Triangle
- Central Office Cost Center (COCC): Administration
- Asset Management Projects (AMPS): East, West, Triangle, Truax Phase 1, and Truax Phase 2
- AMP Revenue Source: HUD Operating Subsidy, Tenant Rent, Capital Funds
- COCC Revenue Source: Management and bookkeeping fees charged to AMPS
- Performance Measured: Annual HUD Public Housing Assessment System (PHAS) score
- Regulated by: HUD, City of Madison
- Audited by: Baker Tilly under the City Single Audit

Financial Highlights:

- Total Revenue is projecting to end the year \$563,393 unfavorable to the budget assuming no reserve usage due to lower than expected rent collection
- Total Expenses are projecting to end the year \$675,218 favorable to the budget, primary savings achieved in the Salaries - expected to level in Q3 as CDA is now fully staffed
- Occupancy rate: 98%
- Current projections show the program ending the year with a \$111,825 surplus
- Completed Capital Projects: Rough Unit Turns, Water Heaters, and Furnaces

Multifamily Housing (Section 8 New Construction)

Program Information:

- 115 units of subsidized housing owned by the CDA
- 1 commercial space (7,135 sq ft)
- 2 Developments: Parkside and Karabis
- Low-income restrictions at 80% of AMI
- Property is operated by CDA through a HUD Section 8 Housing Assistance Payment (HAP) contract, administered by the Wisconsin Housing and Economic Development Authority (WHEDA)
- Property Management Office: Triangle
- Central Office Cost Center (COCC): Provides administration
- Revenue Source: HUD Section 8 HAP, Tenant Rent, Multifamily Housing Service Coordinator Grant
- COCC Revenue Source: Direct overhead expenses charged to property
- Performance Measured: WHEDA Review
- Regulated by: HUD, WHEDA City of Madison
- Audited by: Baker Tilly under the City Single Audit

Financial Highlights:

- Total Revenue is projecting to end the year \$218,857 unfavorable budget deficit, without reserve usage due to lower than expected rent collection
- Total Expenses are projecting to end the year \$220,151 favorable to the budget, primary savings achieved in Salaries & Purchased Services
- Occupancy rate: 96%
- Current projections show the program ending the year with a \$1,294 surplus

Section 8 Housing Choice Voucher

Program Information:

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| <ul style="list-style-type: none">➤ Rental assistance administered by the CDA through HUD Annual Contributions Contract➤ Very-low Income restrictions at 50% of AMI➤ Housing Assistance Payment Contract (HAP) between CDA and private landlord with rent paid on behalf of tenant➤ Central Office Cost Center (COCC): Administration➤ Revenue Source: HUD Section 8 HAP and Administrative funds➤ Renewal funding based on number and cost of authorized vouchers in use, adjusted for inflation | <ul style="list-style-type: none">➤ HUD Authorized Voucher baseline: 2,073➤ Project-Based Voucher Contracts: 202 vouchers➤ Special Programs: Veterans, Family Unification, Moving Up, Mainstream, Emergency Housing➤ Performance Measured: CDA self-certifies under the Section Eight Management Assessment Program (SEMAP)➤ Regulated by: HUD, City of Madison |
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Financial Highlights:

- Housing Assistance Payments (HAP) update unavailable due to manager being on vacation
- Current projections show the administrative program ending the year with a \$25,259 budget deficit. Primary Driver being Benefit expense due to staff retirements

Community Development Authority Public Housing Program
Budget Comparison Report
Period: January 2022 - June 2022

	Public Housing														
	Central Operating Cost Center			AMP 200: East				AMP 300: West				AMP 400: Triangle			
				Total ACC Units: 162		Occupancy: 98%		Total ACC Units: 266		Occupancy: 97%		Total ACC Units: 224		Occupancy: 96%	
	2021 Actuals	2022 YTD	2022 Budget	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY
Revenues															
Operating Subsidy	-	-	-	418,353	193,931	432,109	2,394	564,318	305,608	582,764	2,298	389,111	165,690	401,845	1,479
ROSS Grant Revenue	-	-	-	22,633	-	5,782	-	46,577	-	10,368	-	-	-	-	-
Capital Fund Operating	179,454	-	191,387	75,370	-	168,026	-	132,796	-	184,227	-	100,494	-	107,176	-
Tenant Rent	-	-	-	670,803	298,955	668,960	3,691	1,089,439	508,003	1,099,932	3,820	768,010	388,085	764,724	3,465
Non-Dwelling Rent	-	-	-	1,440	720	1,440	9	-	-	-	-	46,008	720	45,622	6
Coin Laundry	-	-	-	6,412	2,875	5,772	35	20,373	8,009	9,913	60	2,725	4,361	10,250	39
Charges for Service	-	-	-	23,037	9,085	16,000	112	63,655	11,785	40,068	89	10,362	3,779	19,000	34
City of Madison General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	3,687	808	-	917	151	-	2	1,531	275	-	2	3,413	767	-	7
Fund Balance Applied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	2,945	-	189,604	-	-	4,034	-	2,500	-	6,738	-	9,528	-	15,601	-
Total Revenue	186,086	808	380,991	1,218,965	505,717	1,302,123	6,243	1,921,189	833,680	1,934,010	6,268	1,329,650	563,402	1,364,218	5,030
Expenses															
Salaries	352,650	147,964	466,815	389,655	176,473	377,498	2,179	613,660	274,453	687,007	2,064	323,700	140,539	432,742	1,255
Benefits	59,057	44,634	90,451	113,282	81,944	135,154	1,012	146,836	111,851	193,803	841	86,418	66,202	133,275	591
Supplies	18,914	1,855	46,727	70,707	47,555	122,918	587	180,127	73,904	116,867	556	81,282	39,278	120,481	351
Purchased Services	42,712	26,872	33,750	245,995	102,485	221,959	1,265	323,009	114,599	291,715	862	168,896	141,131	144,146	1,260
Utilities	-	-	-	236,738	115,863	224,880	1,430	323,361	152,392	296,825	1,146	246,282	140,319	268,142	1,253
Insurance	(578)	-	-	28,744	27,388	33,780	338	43,844	38,764	47,096	291	32,975	31,361	37,183	280
Taxes/PILOT	-	-	-	43,551	21,776	47,655		76,607	38,304	79,000		56,774	28,387	59,180	
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves & Transfers	64,444	-	245,209	(64,444)	-	-		-	-	-		-	-	-	
Interest	51	48	2,110	171	186	1,500		193	99	3,800		81	117	1,200	
Inter-Departmental Charges	114,904	54,134	121,262	29,525	3,662	15,833		32,441	8,390	20,748		7,612	283	3,465	
CDA Management Fee	(414,879)	(257,354)	(555,101)	81,983	52,682	106,636	650	107,173	86,282	174,019	649	124,700	70,706	145,234	631
CDA Bookkeeping Fee	(67,598)	(33,150)	(70,232)	14,468	7,103	14,310	88	24,870	11,633	23,130	87	18,698	9,533	19,170	85
Total Expenses	169,677	(14,997)	380,991	1,190,376	637,117	1,302,123	7,549	1,872,122	910,671	1,934,010	6,495	1,147,418	667,856	1,364,218	5,706
NET OPERATING INCOME (NOI)	16,409	15,805	-	28,589	(131,400)	-		49,067	(76,991)	-		182,232	(104,454)	-	
Adjustments to NOI															
Capital Fund Grant Revenues	(179,454)	-	(191,387)	(51,782)		(408,454)		(414,797)	(31,297)	(570,645)		(18,764)	(10,874)	(278,262)	
Capital Fund Improvements	-	-	-	51,782		361,720		121,945	49,507	637,317		18,764	11,874	183,528	
Depreciation	-	-	-	230,126	115,063	-		322,323	161,161			99,986	49,993		
Other Financial Activity	179,454	-	191,387	-	-	-		-	-	-		-	-		
Total Adjustments to NOI	-	-	-	230,126	115,063	46,734		29,471	179,371	66,672		99,986	50,993	(94,734)	
NOI After Financial Adjustments	16,409	15,805	-	(201,537)	(246,463)	46,734		19,596	(256,362)	(66,672)		82,246	(155,447)	94,734	
RESERVES															
Cash Balance	1,492,001	1,473,985		291,667	282,531			540,173	612,840			1,555,074	1,612,064		
Reserve Months	27	27		3	3			3	4			16	15		
Reserves Deposit (Used)	-	-	-	-	-	-		-	-	-		-	-	-	
Reserve Minimum (4 Months Expenses)		217,385			396,792				624,041				382,473		
Difference (Cash Reserves - Min)		1,256,600			(114,261)				(11,201)				1,229,591		

Community Development Authority Public Housing Program
Budget Comparison Report
Period: January 2022 - June 2022

Public Housing LLC's								
AMP 500: Truax Phase 1 (includes S8 PBV's)					AMP 600: Truax Phase 2			
Total Units: 71		Occupancy: 99%			Total ACC Units: 40		Occupancy: 100%	
	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY
Revenues								
Operating Subsidy	156,564	78,344	161,687	2,207	90,545	41,367	93,502	2,068
ROSS Grant Revenue	11,544	-	10,400	-	6,171	-	1,196	-
Capital Fund Operating	32,302	-	34,450	-	17,945	-	19,139	-
Tenant Rent	444,485	232,429	642,368	6,547	187,300	86,949	175,581	4,347
Non-Dwelling Rent	-	-	-	-	-	-	-	-
Coin Laundry	-	-	-	-	-	-	-	-
Charges for Service	2,509	167	5,366	5	2,533	(344)	2,700	(17)
City of Madison General Fund	-	-	-	-	-	-	-	-
Interest	138	18	-	1	126	17	-	1
Fund Balance Applied	-	-	-	-	-	-	-	-
Other Revenue	57,335	-	-	-	49,643	-	58,309	-
Total Revenue	704,877	310,958	854,271	8,759	354,263	127,989	350,427	6,399
Expenses								
Salaries	151,789	58,809	169,311	1,657	73,913	33,189	90,928	1,659
Benefits	54,260	26,631	59,394	750	26,686	14,473	31,984	724
Supplies	42,961	12,470	43,842	351	22,579	9,515	32,150	476
Purchased Services	111,130	55,000	122,464	1,549	76,213	31,516	90,695	1,576
Utilities	86,580	48,729	67,734	1,373	61,089	26,321	64,200	1,316
Insurance	11,940	15,835	25,691	446	25,299	-	28,750	-
Taxes/PILOT	40,718	-	-	-	29,335	-	-	-
Asset Management Fee	9,542	-	9,300	-	5,280	-	4,800	-
Reserves & Transfers	-	-	157,552	-	-	-	-	-
Interest	160,833	1	160,000	-	1,379	-	1,350	-
Inter-Departmental Charges	13,453	2,615	7,608	-	9,609	1,868	5,435	-
CDA Management Fee	22,224	11,438	31,375	322	13,774	4,347	135	217
CDA Bookkeeping Fee	-	-	-	-	-	-	-	-
Total Expenses	705,430	231,528	854,271	6,448	345,156	121,230	350,427	5,968
NET OPERATING INCOME (NOI)	(551)	79,430	-	-	9,108	6,759	-	-
Adjustments to NOI								
Capital Fund Grant Revenues	(1,318)	-	(4,900)	-	-	-	(61,357)	-
Capital Fund Improvements	1,318	-	155,023	-	-	6,750	86,124	-
Depreciation	452,764	226,382	-	-	232,034	115,813	-	-
Other Financial Activity	-	-	81,506	-	-	-	15,840	-
Total Adjustments to NOI	452,764	226,382	231,629	-	232,034	122,563	40,607	-
NOI After Financial Adjustments	(453,315)	(146,952)	(231,629)	-	(222,928)	(115,804)	(40,607)	-
RESERVES								
Cash Balance	(25,399)	62,483	-	-	7,646	70	-	-
Replacement Reserve Balance	177,222	204,258	-	-	80,100	88,001	-	-

TOTALS						
Total Units: 766		Occupancy: 98%				
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	Projected Variance
Revenues						
Operating Subsidy	1,618,891	784,940	1,671,907	1,671,907	2,049	0%
ROSS Grant Revenue	86,925	-	86,925	27,746	-	-213%
Capital Fund Operating	538,361	-	704,405	704,405	-	0%
Tenant Rent	3,160,037	1,514,421	3,028,842	3,351,565	3,954	10%
Non-Dwelling Rent	47,448	1,440	47,062	47,062	4	0%
Coin Laundry	29,510	15,245	30,490	25,935	40	-18%
Charges for Service	102,096	24,472	48,944	83,134	64	41%
City of Madison General Fund	-	-	-	-	-	0%
Interest	9,812	2,036	4,072	-	5	-
Fund Balance Applied	-	-	-	-	-	0%
Other Revenue	121,951	-	-	274,286	-	100%
Total Revenue	5,715,031	2,342,554	5,622,647	6,186,040	6,116	9%
Expenses						
Salaries	1,905,367	831,427	1,662,855	2,224,301	2,171	25%
Benefits	486,539	345,735	691,470	644,061	903	-7%
Supplies	416,571	184,577	369,154	482,985	482	24%
Purchased Services	967,955	471,603	943,205	904,729	1,231	-4%
Utilities	954,050	483,624	967,249	921,781	1,263	-5%
Insurance	142,224	113,348	172,500	172,500	296	0%
Taxes/PILOT	246,985	88,467	185,835	185,835	-	-
Asset Management Fee	14,822	-	14,100	14,100	-	0%
Reserves & Transfers	-	-	402,761	402,761	-	0%
Interest	162,708	451	902	169,960	-	-
Inter-Departmental Charges	207,544	70,952	174,351	174,351	-	0%
CDA Management Fee	(65,025)	(31,899)	(63,798)	(97,702)	(83)	35%
CDA Bookkeeping Fee	(9,562)	(4,881)	(9,762)	(13,622)	(13)	28%
Total Expenses	5,430,177	2,553,405	5,510,822	6,186,040	6,249	11%
NET OPERATING INCOME (NOI)	284,854	(210,851)	111,825	-	-	-
Adjustments to NOI						
Capital Fund Grant Revenues	(666,115)	(42,171)	-	(1,323,618)	-	-
Capital Fund Improvements	193,809	68,131	-	1,423,712	-	-
Depreciation	1,337,233	556,758	-	-	-	-
Other Financial Activity	179,454	-	-	97,346	-	-
Total Adjustments to NOI	1,044,381	582,718	-	197,440	-	-
NOI After Financial Adjustments	(759,527)	(793,569)	-	(197,440)	-	-
RESERVES						
Unrestricted Operating Cash	3,861,163	4,043,973	-	-	-	-
EXPENSE PUPY BENCHMARK	5,643*	-	-	-	-	-
*Benchmark based on the 2019 National Apartment Association's Annual Survey						

Community Development Authority Multifamily Housing Program
Budget Comparison Report
Period: January 2022 - June 2022

	Multi-Family Housing														
	Parkside				Karabis Apartments				TOTALS						
	Total Units: 96		Occupancy: 96%		Total Units: 20		Occupancy: 95%		Total Units: 116			Occupancy: 96%			
	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Budget	PUPY	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	PUPY	Projected Variance	
Revenues															
Housing Assistance Payments	350,497	167,384	428,000	3,487	156,837	69,699	177,408	6,970	507,333	237,083	474,166	605,408	4,088	22%	
Multifamily Service Coordinator Grant	81,600		81,446	-	77,938	-	85,372	-	159,538	-	166,818	166,818	-	0%	
Tenant Rent	310,416	144,660	322,106	3,014	92,771	46,027	88,180		403,187	190,687	381,374	410,286	3,288	7%	
Commercial Rent	93,348	47,812	93,734	996	-	-	-	-	93,348	47,812	93,734	93,734	824	0%	
Coin Laundry	3,032	1,486	3,049	31	1,188	2,036	3,000	204	4,220	3,522	7,044	6,049	61	-16%	
Charges for Service	4,676	1,189	10,000	25	2,711	512	1,500	51	7,387	1,701	3,402	11,500	29	70%	
Interest	1,081	250	-	5	2,588	589	-	59	3,669	839	1,678	-	14		
Other Revenue (Reserves)	-	-		-	-	-	53,278	-	-	-	-	53,278	-		
Total Revenue	844,650	362,781	938,335	7,558	334,033	118,863	408,738	7,284	1,178,682	481,644	1,128,216	1,347,073	8,304	16%	
Expenses															
Salaries	276,564	132,289	324,552	2,756	139,284	62,700	177,106	6,270	415,848	194,988	389,976	501,658	3,362	22%	
Benefits	62,753	56,136	97,984	1,170	45,595	28,665	58,201	2,867	108,349	84,801	169,603	156,185	1,462	-9%	
Supplies	35,036	19,677	64,467	410	11,347	5,190	21,650	519	46,383	24,867	49,734	86,117	429	42%	
Purchased Services	129,717	61,007	128,824	1,271	32,567	9,717	80,051	972	162,284	70,724	141,449	208,875	1,219	32%	
Utilites	103,521	58,785	126,578	1,225	39,691	21,823	46,370	2,182	143,212	80,608	161,215	172,948	1,390	7%	
Insurance	15,459	16,058	17,575	335	2,747	2,668	3,230	267	18,206	18,726	20,805	20,805	323	0%	
Taxes/PILOT	30,024	15,012	31,303	313	5,308	2,654	5,137	265	35,332	17,666	35,332	36,440	305	3%	
Asset Management Fee	-	-			-	-			-	-	-	-			
Reserves & Transfers	-	-	84,106	-	-	-	-	-	-	-	84,106	84,106	-	0%	
Interest	77	16	1,648		7	3	160		84	19	38	1,808		98%	
Inter-Departmental Charges	7,388	275	3,363		7,388	275	3,363		14,776	550	1,100	6,726			
CDA Management Fee	52,938	26,362	49,745	549	12,087	5,537	11,760	554	65,025	31,899	63,798	61,505	550	-4%	
CDA Bookkeeping Fee	7,785	4,036	8,190	84	1,778	848	1,710	85	9,563	4,884	9,767	9,900	84	1%	
Total Expenses	721,260	389,652	938,335	8,112	297,799	140,079	408,738	13,980	1,019,061	529,732	1,126,922	1,347,073	9,133	16%	
NET OPERATING INCOME (NOI)	123,390	(26,871)	-		36,233	(21,216)	-		159,621	(48,088)	1,294	-			
Adjustments to NOI															
Capital Improvement Expenditures	-	-	-		-	-	-		-	-		-			
Depreciation	87,146	43,573	-		16,697	8,349	-		103,843	51,922		-			
Other Financial Activity	-	-	-		-	-	-		-	-		-			
Total Adjustments to NOI	87,146	43,573	-		16,697	8,349	-		103,843	51,922		-			
NOI After Financial Adjustments	36,244	(70,444)	-		19,536	(29,565)	-		55,778	(100,010)		-			
RESERVES															
Cash Balance	453,901	523,340			1,176,683	1,192,410			1,630,584	1,715,750					
Reserve Months	8	8			47	51									
EXPENSE PUPY BENCHMARK	\$5,643 - Benchmark based on the 2019 National Apartment Association's Annual Survey														

Community Development Authority Section 8 Program
Budget Comparison Report
Period: January 2022 - June 2022

Section 8 Administration					
Admin					
	2021 Actuals	2022 YTD	2022 Projection	2022 Budget	Projected Variance
Revenues					
Admin Fee	1,217,012	782,188	1,564,376	1,294,886	21%
Incoming Port Admin Fees	42,693	23,729	23,729	30,000	-21%
Fraud Recovery	200	1,050	1,050	1,000	5%
Interest	4,069	901	901	-	0%
Other Revenue	72,144	-	-	199,360	-100%
Total Revenue	1,336,118	807,868	1,590,056	1,525,246	4%
Expenses					
Salaries	850,606	425,948	851,896	970,665	-12%
Benefits	156,830	262,912	525,825	312,968	68%
Supplies	31,989	37,599	75,198	70,100	7%
Purchased Services	66,753	65,700	96,975	106,180	-9%
Interest	175	78	156	3,000	-95%
Inter-Departmental Charges	60,517	32,632	65,264	62,333	5%
Outgoing Port Admin Fees	43,800	-	-		
Total Expenses	1,210,670	824,870	1,615,315	1,525,246	6%
Net Operating Profit (Loss)	125,448	(17,002)	(25,259)	-	

Section 8 Housing Assistance Payments							
2021			2022				
	Actual Leased Units	Per Unit HAP	Actual HAP		Actual Leased Units	Per Unit HAP	Actual HAP
January	1,755	744	1,305,964	January	1,765	775	1,368,645
February	1,705	740	1,261,238	February	1,760	778	1,370,000
March	1,727	743	1,282,702	March	1,774	772	1,369,314
April	1,696	744	1,261,177	April			
May	1,714	744	1,275,673	May			
June	1,624	752	1,221,009	June			
July	1,665	750	1,248,596	July			
August	1,669	758	1,264,608	August			
September	1,657	758	1,256,510	September			
October	1,738	764	1,327,343	October			
November	1,685	754	1,270,217	November			
December	1,715	756	1,296,318	December			
Average	1,696	751	1,272,613	Average	1,766	775	1,369,320
Total	20,350		15,271,355	Total	5,299		4,107,959

Year End HAP Expense	15,271,355	Projected Year End HAP Expense	15,344,115
Total HAP Funding Available	16,776,996	Total HAP Funding Available	16,776,996
Difference (Total HAP Reserves)	1,505,641	Difference (Total Projected HAP Reserves)	1,432,881
Admin Reserves (UNP) Balance	555,928	Projected Admin Reserves (UNP) Balance	1,432,881

Community Development Authority Capital Fund Grant
Budget Comparison Report
Period: January 2022 - June 2022

2022 Active Capital Fund Grants

2017 Capital Fund Grant				2018 Capital Fund Grant				2019 Capital Fund Grant			
End date			8/15/2022	End date			5/28/2023	End date			4/15/2024
Award			1,116,675	Award			1,598,267	Award			1,676,350
	Budget	Expended	Balance		Budget	Expended	Balance		Budget	Expended	Balance
1406 Operations	223,335	223,335	-		316,786	316,786	-		335,270	335,270	-
1408 Management Improvements	19,999	17,061	2,938		10,000	8,196	1,804		10,000	3,931	6,069
1410 Administration	111,668	111,668	-		158,394	158,394	-		167,635	167,635	-
1430 Fees & Costs	33,500	31,222	2,278		-	-	-		-	-	-
1460 Dwelling Structures	703,173	703,173	0		-	-	-		-	-	-
1475 Non-Dwelling Equipment	25,000	3,366	21,634		-	-	-		-	-	-
1480 General Capital Activity	-	-	-		1,113,087	664,658	448,429		1,171,849	-	1,171,849
Total	1,116,675	1,089,825	26,850		1,598,267	1,148,034	450,233		1,684,754	506,836	1,177,918

2020 Capital Fund Grant				2021 Capital Fund Grant				Total Capital Fund Grant			
End date			3/25/2025	End date			3/25/2026				
Award			1,804,532	Award			1,913,865				
	Budget	Expended	Balance		Budget	Expended	Balance		Budget	Expended	Balance
1406 Operations	358,907	358,907	-		382,773	-	382,773		1,617,071	1,234,298	382,773
1408 Management Improvements	20,000	-	20,000		20,000	-	20,000		79,999	29,188	50,811
1410 Administration	179,454	179,454	-		191,386	-	191,386		808,537	617,151	191,386
1430 Fees & Costs	-	-	-		-	-	-		33,500	31,222	2,278
1460 Dwelling Structures	-	-	-		-	-	-		703,173	703,173	0
1475 Non-Dwelling Equipment	-	-	-		-	-	-		25,000	3,366	21,634
1480 General Capital Activity	1,246,171	-	1,246,171		1,319,706	2,237	1,317,469		4,850,813	666,895	4,183,918
	1,804,532	538,361	1,266,171		1,913,865	2,237	1,911,628		8,118,093	3,285,293	4,832,800