

**Community Development Authority  
2023 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		2022	2023
	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
<b>Revenues</b>														
Operating Subsidy	-	-	432,109	380,256	582,764	543,306	401,845	280,000	161,687	142,285	93,502	143,880	1,671,907	1,489,728
ROSS Grant Revenue	-	-	5,782	26,224	10,368	41,795	-	-	10,400	7,376	1,196	6,556	27,746	81,951
Capital Fund Operating Support	191,387	191,387	168,026	168,026	184,227	125,535	107,176	107,200	34,450	34,450	19,139	19,139	704,405	645,737
Capital Fund Improvements	-	-	361,720	361,720	637,317	637,317	482,294	482,294	155,023	155,023	86,124	86,124	1,722,478	1,722,478
Tenant Rent	-	-	668,960	800,150	1,099,932	1,099,933	764,724	786,744	642,368	709,716	175,581	174,048	3,351,565	3,570,591
Non-Dwelling Rent	-	-	1,440	1,440	-	-	45,622	46,000	-	-	-	-	47,062	47,440
Coin Laundry	-	-	5,772	-	9,913	-	10,250	11,000	-	-	-	-	25,935	11,000
Charges for Service	-	-	16,000	6,000	40,068	40,000	19,000	-	5,366	3,600	2,700	3,470	83,134	53,070
City of Madison General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	4,979	-	2,500	-	5,500	-	9,000	-	335	-	500	-	22,814
Reserve Income	189,514	280,137	-	42,247	-	313,332	-	519,935	-	(120,338)	-	7,746	189,514	1,043,059
Other Revenue	90	1,066	4,034	7,000	6,738	18,000	15,601	-	-	35,394	58,309	-	84,772	61,460
<b>Total Revenue</b>	<b>380,991</b>	<b>477,569</b>	<b>1,663,843</b>	<b>1,795,563</b>	<b>2,571,327</b>	<b>2,824,718</b>	<b>1,846,512</b>	<b>2,242,173</b>	<b>1,009,294</b>	<b>967,841</b>	<b>436,551</b>	<b>441,463</b>	<b>7,908,518</b>	<b>8,749,328</b>
<b>Expenses</b>														
Salaries	466,815	515,297	377,498	411,302	687,007	765,668	432,742	395,246	169,311	175,570	90,928	97,360	2,224,301	2,360,442
Benefits	90,451	96,034	135,154	153,378	193,803	259,300	133,275	152,728	59,394	62,259	31,984	34,433	644,061	758,132
Supplies	46,727	36,527	122,918	130,210	116,867	122,699	120,481	141,918	43,842	56,025	32,150	30,763	482,985	518,142
Capital Fund Improvements	-	-	361,720	281,338	637,317	488,291	482,294	375,118	155,023	120,573	86,124	66,985	1,722,478	1,332,305
Purchased Services	33,750	63,403	221,959	486,904	291,715	335,355	144,146	497,933	122,464	146,315	90,695	81,317	904,729	1,611,227
Utilities	-	-	224,880	-	296,825	318,685	268,142	276,093	67,734	87,499	64,200	57,815	921,781	740,092
Insurance	-	-	33,780	-	47,096	50,535	37,183	39,897	25,691	29,545	28,750	30,849	172,500	150,826
Taxes/PILOT	-	-	47,655	45,000	79,000	79,000	59,180	58,000	-	-	-	-	185,835	182,000
Asset Management Fee	-	-	-	-	-	-	-	-	9,300	9,600	4,800	4,800	14,100	14,400
Reserves & Transfers	245,209	341,420	-	119,745	-	141,626	-	107,176	157,552	35,486	-	-	402,761	745,453
Interest	2,110	477	1,500	-	3,800	-	1,200	-	160,000	162,000	1,350	-	169,960	162,477
Inter-Departmental Charges	121,262	128,627	15,833	28,098	20,748	33,568	3,465	5,848	7,608	13,019	5,435	9,300	174,351	218,460
CDA Management Fee	(555,101)	(636,655)	106,636	125,300	174,019	205,991	145,234	172,988	31,375	35,500	135	8,702	(97,702)	(88,174)
CDA Bookkeeping Fee	(70,232)	(67,561)	14,310	14,288	23,130	24,000	19,170	19,229	-	34,450	-	19,139	(13,622)	43,545
<b>Total Expenses</b>	<b>380,991</b>	<b>477,569</b>	<b>1,663,843</b>	<b>1,795,563</b>	<b>2,571,327</b>	<b>2,824,718</b>	<b>1,846,512</b>	<b>2,242,173</b>	<b>1,009,294</b>	<b>967,841</b>	<b>436,551</b>	<b>441,463</b>	<b>7,908,518</b>	<b>8,749,327</b>
<b>Net Operating Profit (Loss)</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>

**Community Development Authority  
2023 Operating Budget**

	Multifamily Housing					
	Karabis		Parkside		Total	
	2022	2023	2022	2023	2022	2023
<b>Revenues</b>						
Federal Revenues	177,408	184,555	428,000	406,322	605,408	590,877
Multifamily Service Coordinator Grant	85,372	90,409	81,446	86,252	166,818	176,661
Tenant Rent	88,180	86,400	322,106	320,160	410,286	406,560
Commercial Rent	-	-	93,734	102,916	93,734	102,916
Coin Laundry	3,000	4,887	3,049	2,900	6,049	7,787
Charges for Service	1,500	1,100	10,000	5,000	11,500	6,100
Interest	-	8,717	-	4,000	-	12,717
Other Revenue	53,278	72,568		35,547	53,278	108,115
<b>Total Revenue</b>	<b>408,738</b>	<b>448,636</b>	<b>938,335</b>	<b>963,097</b>	<b>1,347,073</b>	<b>1,411,733</b>
<b>Expenses</b>						
Salaries	177,106	194,306	324,552	356,034	501,658	550,340
Benefits	58,201	67,596	97,984	108,593	156,185	176,189
Supplies	21,650	26,206	64,467	82,058	86,117	108,264
Purchased Services	80,051	79,144	128,824	143,293	208,875	222,437
Utilities	46,370	49,609	126,578	135,600	172,948	185,209
Insurance	3,230	3,466	17,575	18,858	20,805	22,324
Taxes/PILOT	5,137	5,400	31,303	32,000	36,440	37,400
Asset Management Fee					-	-
Reserves & Transfers	-		84,106	-	84,106	-
Interest	160	-	1,648	-	1,808	-
Inter-Departmental Charges	3,363	5,676	3,363	5,676	6,726	11,352
CDA Management Fee	11,760	15,469	49,745	72,705	61,505	88,174
CDA Bookkeeping Fee	1,710	1,764	8,190	8,280	9,900	10,044
<b>Total Expenses</b>	<b>408,738</b>	<b>448,636</b>	<b>938,335</b>	<b>963,097</b>	<b>1,347,073</b>	<b>1,411,733</b>
<b>Net Operating Profit (Loss)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>0</b>

	Section 8	
	2022	2023
<b>Revenues</b>		
Admin Fee	1,294,886	1,385,000
Incoming Port Admin Fees	30,000	45,000
Fraud Recovery	1,000	3,000
Interest	-	4,000
Other Revenue	199,360	191,795
<b>Total Revenue</b>	<b>1,525,246</b>	<b>1,628,795</b>
<b>Expenses</b>		
Salaries	970,665	1,021,012
Benefits	312,968	370,441
Supplies	70,100	72,392
Purchased Services	106,180	96,992
Interest	3,000	-
Inter-Departmental Charges	62,333	67,958
Outgoing Port Admin Fees		
<b>Total Expenses</b>	<b>1,525,246</b>	<b>1,628,795</b>
<b>Net Operating Profit (Loss)</b>	<b>-</b>	<b>(0)</b>
	<b>2022</b>	<b>2023</b>
Housing Assistance Payments	19,460,191	18,125,500

**Community Development Authority  
2023 Operating Budget**

Redevelopment General Fund		
	2022	2023
<b>Revenues</b>		
Tax Credit Asset Management Fees	32,400	68,321
Tax Credit Waterfall Income	-	-
Insurance & PILOT Reimbursement	77,000	77,000
Interest Income	73,566	69,760
State Street Pop Up Shops	35,000	36,600
Sale of Assets (Mosaic Ridge)	2,100,000	100,000
Gain (Loss) on Sale of Assets	(1,450,000)	(100,000)
TID Pass-Thru Funds	-	-
Reserve Usage	31,590	-
Owner Transfers	156,000	216,000
MRCDC Management Fees	144,000	115,200
<b>Total Revenue</b>	<b>1,199,556</b>	<b>582,881</b>
<b>Expenses</b>		
Salaries	281,755	311,415
Salary Savings	(112,565)	-
Benefits	64,586	68,028
Supplies	1,500	1,300
Purchased Services	82,155	72,855
Interest	65,919	33,458
Paying Agent Services (Revenue Bonds)	1,500	1,500
Transfer out to General Fund (PILOT Payments)	75,000	62,000
Transfer out to CDA (Sale of Teresa Terrace)	-	29,004
Village on Park Debt Payment	771,550	-
<b>Total Expenses</b>	<b>1,231,400</b>	<b>579,560</b>
<b>Net Operating Profit (Loss)</b>	<b>(31,844)</b>	<b>3,321</b>