

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

(A Component Unit of the City of Madison, Wisconsin)
Madison, Wisconsin

FINANCIAL STATEMENTS

Including Independent Auditors' Report

As of and for the Year Ended December 31, 2018

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

(A Component Unit of the City of Madison, Wisconsin)

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
City of Madison CDA
Madison, Wisconsin

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Community Development Authority of the City of Madison, a component unit of the City of Madison, Wisconsin, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Community Development Authority of the City of Madison's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Monona Shores, a major fund, which represents 10 percent, 7 percent, and 5 percent respectively, of the assets, net position and revenues of the business-type or the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Monona Shores and the aggregate discretely presented component units, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Monona Shores and the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control over financial reporting relevant to the Community Development Authority of the City of Madison's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Community Development Authority of the City of Madison's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Community Development Authority of the City of Madison, Wisconsin, as of December 31, 2018 and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note I, the Community Development Authority of the City of Madison adopted the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, effective January 1, 2018. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Community Development Authority of the City of Madison's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2019 on our consideration of the Community Development Authority of the City of Madison's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Community Development Authority of the City of Madison's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Community Development Authority of the City of Madison's internal control over financial reporting and compliance.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
June 19, 2019

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) For Year Ended December 31, 2018

The Community Development Authority of the City of Madison's (the "CDA") Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CDA's financial activity, (c) identify changes in the CDA's financial position (its ability to address the next and subsequent years' challenges), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the CDA's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

CDA-WIDE FINANCIAL STATEMENTS

The CDA-wide financial statements are designed to be corporate-like in that all business-type activities are consolidated into columns, which add to a total for the entire CDA.

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the CDA. The statement is presented in the format where assets and deferred outflows of resources, minus liabilities and deferred inflows of resources, equal "Net Position", formerly known as net assets, or equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire CDA. Net Position (formerly assets or equity) are reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets" or "Restricted".

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

OVERVIEW OF THE FINANCIAL STATEMENTS (cont.)

CDA-WIDE FINANCIAL STATEMENTS (cont.)

The CDA-wide financial statements also include a Statement of Activities, which includes a functional breakdown of revenues and expenditures. The CDA's functions for this statement are Housing Projects and General Government (Planning and Community and Economic Development).

FUND FINANCIAL STATEMENTS

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The CDA consists exclusively of Proprietary Funds. Proprietary funds utilize the full accrual basis of accounting. The Proprietary method of accounting is similar to accounting utilized in private sector accounting.

Many of the funds maintained by the CDA are required by the U.S. Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Fund Financial Statements include a Statement of Net Position, which is similar to a Balance Sheet and reports all financial and capital resources by major fund.

Also included in the Fund Financial Statements is a Statement of Revenues, Expenses, and Changes in Net Position. This statement is similar to a Statement of Net Income or Loss.

The last statement included in the Fund Financial Statements is a Statement of Cash Flows that discloses net cash provided by or used for operating activities, non-capital related financing activities, capital and related financing activities, and investing activities.

THE CDA'S FUNDS

General Operating Fund- This fund accounts for the operation of the CDA's programs and tools to promote neighborhood revitalization and economic development; to redevelop, rehabilitate, and construct housing properties; and to issue tax-exempt housing revenue and redevelopment bonds.

The tax-exempt revenue bonds are used to construct or rehabilitate buildings for rental housing. The tax-exempt bonds are issued through public offering or private placement. Twenty percent of the units are set-aside for lower income households. While the bonds are issued in the CDA's name, the bonds are limited obligations of the CDA, and, except to the extent payable from bond proceeds or from credit enhancements described, the bonds are payable solely from and secured by revenues derived from payments made under a project contract and mortgage note and related security documents delivered by each developer undertaking a project.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2017

OVERVIEW OF THE FINANCIAL STATEMENTS

THE CDA'S FUNDS (cont.)

The CDA issues lease revenue bonds in the context of TIF. The CDA owns the property that is then leased to the City, which the City then leases it to a private developer. The lease revenue bonds are limited obligations of the CDA secured by the City's lease payments. A \$3,000 application fee is charged and a one-half of one percent fee of the aggregate amount of the bond issue is collected at bond closing. If the applicant applies for redevelopment bonds, which require the creation of a redevelopment district to accommodate the bond issue, then the above described \$3,000 fee shall be \$5,000. These fees are deposited in the General Operating Fund and will be used, in part, to defray any expenses, including staff time, incurred by the CDA and the City in consideration and issuance of the bonds.

Housing Voucher Fund- This fund includes the Housing Choice Voucher Program. Under the Housing Choice Voucher Program, the CDA administers contracts with independent landlords that own the property. The CDA subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract with HUD. HUD provides Annual Contributions Funding to enable the CDA to structure a lease that sets the participants' rent at 30% of household income.

The Villager Fund- This fund accounts for the activities of The Village on Park, a retail and commercial center located on Madison's south side that was purchased by the CDA in 2004 and substantially rehabilitated in 2009-2012.

Monona Shores Fund- This fund accounts for the activities of Monona Shores apartments. This was a tax credit project that resided on the financial statements as a component unit until the end of 2015. The property was acquired by the CDA per the agreements from when the project was established in 1995.

Allied Drive Fund- This fund accounts for the activities in the neighborhood revitalization project in the Allied Drive area.

Other Non-Major Funds- In addition to the major funds above, the CDA also maintains the following non-major funds.

Karabis Fund: This fund accounts for activities related to a 20-unit housing development for disabled individuals ("Karabis"). This property is operated pursuant to the HUD Multifamily program. HUD subsidizes the rents through monthly housing assistance payments pursuant to a project-based Section 8 contract with The Wisconsin Housing and Economic Development Authority (WHEDA).

Parkside Fund: This fund accounts for activities related to a 95-unit housing development for elderly and disabled individuals ("Parkside"). This property is operated pursuant to the HUD Multifamily program. HUD subsidizes the rents through monthly housing assistance payments pursuant to a project-based Section 8 contract with WHEDA.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

OVERVIEW OF THE FINANCIAL STATEMENTS

THE CDA'S FUNDS (cont.)

HUD Projects Fund-East: This fund is part of the Low Rent Public Housing Program and accounts for 166 housing units in multiple locations on the City's east side. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households.

The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the CDA to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to CDA properties operated as Low Rent Public Housing pursuant to contracts with HUD

HUD Projects Fund-West: This fund is part of the Low Rent Public Housing Program and accounts for the operation of 297 housing units in multiple locations on the City's west side. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements properties CDA properties operating as Low Rent Public Housing pursuant to contracts with HUD.

HUD Projects Fund-Triangle: This fund is part of the Low Rent Public Housing Program and accounts for the operation of 224 housing units in the City's central area. Under the Low Rent Public Housing Program, the CDA rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract with HUD, and HUD provides an Operating Subsidy to enable the CDA to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to CDA properties operated as Low Rent Public Housing pursuant to contracts with HUD.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

OVERVIEW OF THE FINANCIAL STATEMENTS

THE CDA'S FUNDS (cont.)

HUD Subsidy: This fund is used as a pass-thru fund to move HUD subsidy from the CDA to Truax Park Redevelopment Phase 1, LLC ("Truax Phase 1") and Truax Park Development Phase 2, LLC ("Truax Phase 2"). Truax Phase 1 (71 units) and Truax Phase 2 (48 units) were formerly operated as Low Rent Public Housing before they were redeveloped pursuant to mixed finance transactions approved by HUD that utilizing a Section 42 Low Income Housing Tax Credit allocation to fund the redevelopment/replacement of Low Rent Public Housing units in the East Amp. The properties reside on the CDA's financial statements as component units.

CDA 95-1: The CDA is the owner of thirty (30) apartments and a small amount of office space ("CDA 95-1"). Twenty-eight (28) apartments and the commercial space are on East Dayton Street and two (2) apartments are in one building on North Blount Street. CDA 95-1 is also known as The Reservoir and is financed with two loans to the CDA from the Wisconsin Housing and Economic Development Authority and two loans to the CDA from the City of Madison. The property is managed by a third party management company. Prior to 2013, the operations of CDA 95-1 were carried in the CDA's General Fund. In 2013, the operations were separated and reported separately in the CDA 95-1 Fund.

Internal Service Fund-In addition to the major and non-major funds above, the CDA also maintains the following internal service fund.

Central Cost Center: This fund was created as part of the 2008 adaptation of HUD's asset management program. The Central Cost Center contains the costs and revenues associated with managing the Low Rent Public Housing Program, the Section 8 Voucher Program, Karabis, and Parkside.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS AND ANALYSIS

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON'S NET POSITION**

	Business-type Activities 2018	Business-type Activities 2017
	<u> </u>	<u> </u>
Current and Other Assets	\$ 18,367,240	\$ 20,883,039
Capital Assets	<u>32,889,086</u>	<u>34,301,291</u>
Total Assets	<u>51,256,326</u>	<u>55,184,330</u>
Deferred Outflows of Resources	<u>892,616</u>	<u>1,051,130</u>
Long-term Liabilities	16,610,588	18,655,163
Other Liabilities	<u>3,804,008</u>	<u>5,054,774</u>
Total Liabilities	<u>20,414,596</u>	<u>23,709,937</u>
Deferred Inflows of Resources	<u>987,496</u>	<u>438,561</u>
Net Position		
Net Investment in Capital Assets	21,893,510	22,804,604
Restricted	481,564	503,635
Unrestricted	<u>8,371,776</u>	<u>8,778,723</u>
Total Net Position	<u>\$ 30,746,850</u>	<u>\$ 32,086,962</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)

**COMMUNITY DEVELOPMENT AUTHORITY OF THE
CITY OF MADISON'S STATEMENT OF ACTIVITIES**

	<u>Business-type Activities 2018</u>	<u>Business-type Activities 2017*</u>
Revenues		
Program Revenues		
Charges for services	\$ 6,137,675	\$ 6,049,509
Operating grants and contributions	16,276,070	17,748,258
Capital grants and contributions	-	200,000
General Revenues		
Investment income	291,007	233,231
Interest on capital leases	210,148	408,938
Miscellaneous	32,802	308,735
Total Revenues	<u>22,947,702</u>	<u>24,948,671</u>
Expenses		
Community Development	2,163,275	2,730,211
Housing projects	21,769,789	21,921,828
Total Expenses	<u>23,933,064</u>	<u>24,652,039</u>
Increase/Decrease in Net Position	(985,362)	296,632
Beginning Net Position (As Restated)	<u>31,732,212</u>	<u>31,790,330</u>
Ending Net Position	<u>\$ 30,746,850</u>	<u>\$ 32,086,962</u>

* The 2017 column has not been restated.

The CDA's total Net Position decreased by \$985,362 during 2018. Since the CDA engages only in Business-type Activities, the decrease is all in the category of Business-type Net Position. Net Position was \$31.7 million and \$30.7 million for 2017 and 2018, respectively. There was a restatement of net position of \$354,750 for the implementation of GASB 75, total OPEB Liability. The financial highlights of each project are discussed below:

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)

General Operating Fund- There was a decrease in Net Position in the amount of \$112,296. There was limited operational activity in this fund in 2018 consisting of normal operations and debt payments. There were no major acquisitions or capital projects.

Of note, the Monona Terrace lease revenue bonds originally issued in 1999 were refinanced in 2018. The original bonds carried a principal balance of \$4,745,000 and interest rates in excess of seven percent. The refinanced bonds totaled \$3,960,000 with interest rates below three percent. The difference in principal was primarily funded by \$1,000,000 from the Debt Service Reserve Fund. The refinanced bonds will fully mature in 2022.

Allied Drive Fund- The CDA has developed a 49 unit apartment building on Allied Drive that is owned by Allied Drive Redevelopment, LLC ("Revival Ridge"). The CDA is the managing member of Allied Drive Redevelopment, LLC. As part of the development, the CDA made a loan in the amount of \$1.3 million to Allied Drive Redevelopment, LLC to fund construction. The loan is secured by a first mortgage on the property. The CDA borrowed \$1.3 million from a local bank and used the proceeds to fund its loan to Allied Drive Redevelopment, LLC. The principal and interest payments from Allied Drive Redevelopment, LLC are used to make the contractual payments on the loan from the local bank to the CDA. Allied Drive Redevelopment, LLC is reported as a component unit of the CDA; however, the debt from Allied Drive Redevelopment, LLC to the CDA is reported as an asset in the CDA's financial statements and the loan from the local bank is reported as a liability on the CDA financial statements.

The property continues to be well occupied and perform in accordance with expectations. In 2018, the CDA received an interest payment in the amount of \$85,920, which was applied to accrued interest on a subordinated cash flow loan from the CDA to the LLC. *See the Allied Drive Redevelopment, LLC audited financial statements for more detailed financial information.*

During 2018, the CDA continued work on the development of 24 single-family homes at the south end of Allied Drive ("Mosaic Ridge"). In 2018, two lots were sold. The significant increase in construction costs may slow new home construction by the CDA for low-income families.

The Village on Park- The Village on Park is a 125,000 square foot retail/commercial property in south Madison. It was purchased by the CDA in 2004 for \$9 million with the objective of providing stability and an opportunity for community and economic development. The property has been renovated in two phases. The renovations were funded through GO borrowing from the City, which is being repaid from property operations.

The majority of the vacancy is in the north building and is not available for lease due to parking constraints. Major tenants include the University of Wisconsin, Madison College, Dane County Human Services, Madison Dane County Public Health, Dane County Parent Council aka Reach Dane, Lanes Bakery, Uncle Joes Urban Wear, and an Asian grocery.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)

Madison College has given notice of its intent to vacate 12,902 square feet of rentable space as of December 31, 2019. Releasing of the Madison College space is a critical activity during 2019 and will have a substantial impact on the financial performance of The Village on Park.

Following significant capital investments in 2017, capital expenses in 2018 were limited. For 2019, the CDA Board has approved a capital budget of \$260,000.

Debt service to repay GO borrowing continues to be a significant expense at the Village on Park. In 2019, the debt service payments are budgeted at \$798,255, which is 47 percent of anticipated property income. Debt service payments are expected to drop to \$600,000 per year in 2023 when one of the loans is retired.

Monona Shores Apartments- Monona Shores Apartments is a 104-unit apartment development on the City's south side. The CDA is the sole owner of the property and entered into a PILOT agreement with the City of Madison in 2015, under which the CDA agrees to make annual PILOT payment to the City in the approximate amount of \$40,000. The property was 97% occupied as of December 31, 2018 and reported a net operating loss of \$194,376 and cash flow after debt service of \$522,892. See *Monona Shores audited financial statements for more detailed financial information*.

Affordable Housing Initiative- The City of Madison has committed to supporting the development of 1,000 units of affordable housing and 250 units of permanent supportive housing over a five-year period. During 2018, the CDA continues to contribute to the initiative.

During 2017, the CDA purchased a property at 7941 Tree Lane for approximately \$750,000 using \$550,000 of CDA reserves and \$200,000 of City of Madison Land Acquisition Funds. After issuing a Request for Proposals for the development of affordable housing for seniors, the CDA entered into a purchase and sales agreement with Common Bond. The development received an allocation of low-income housing tax credits in 2018. During the due diligence period Common Bond identified environmental conditions that require remediation. The purchase and sales agreement was amended and the acquisition price was reduced to \$550,000 to compensate for the unidentified cost of development. The sale to Common Bond or its affiliate is expected to close in spring of 2019, and the CDA will receive all cash proceeds from sale up to \$550,000.

The CDA continues to support the development of permanent supportive housing for households experiencing homelessness through the allocation of project based vouchers. In 2018, permanent supportive housing phase 2 opened on May 31. The CDA entered into a project-based voucher (PBV) contract with the owner, Tree Lane Apartments, LLC to subsidize 20 of the 45 units for 15 years. The Dane County Housing Authority also entered into a PBV contract to subsidize another 20 units at the property. In 2017, the CDA committed 30 project-based vouchers for permanent supportive housing phase 3. As of December 31, 2018, the City does not expect permanent supportive housing phase 3 to move forward, and it is unlikely that the CDA will proceed to a contract for the project-based vouchers for the development.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS AND ANALYSIS (cont.)

- HUD Projects East AMP- The net position of the East AMP Fund decreased by \$367,028. The total net position is \$3,699,901. Average occupancy for the year was 84%. At the end of 2017, 28 units that had been used for the City's rapid rehousing program were returned to the CDA Public Housing program. The units were offline for part of 2018 undergoing modernization. By the end of the year, the units were back in service, and East AMP occupancy was up to 88%.
- HUD Projects West AMP- The net position of the West AMP Fund decreased by \$219,469 to a total of \$2,659,663. The decrease was a result of flat revenues and a slight increase in costs.
- HUD Projects Triangle AMP- The net position of the Triangle AMP Fund increased by \$97,149 to a total of \$1,852,918. The increase was an improvement of \$64,094 from the previous year, which was primarily due to an increase in federal grant awards.
- HUD Projects Central Cost Center- The net position of the Central Cost Center Fund increased by \$189,574 to a total of \$806,669.
- HUD Projects Fund Capital Fund Grant Program- In 2018, \$732,738 was received under this grant program. These funds were used for public housing physical improvements and permitted operating expenses.
- HUD Projects Fund Service Coordinator Grant- \$143,680 was received in 2018 under this grant program. This program provides for a contracted services coordinator who assists elderly and disabled CDA residents in accessing services which will help to keep them in Public Housing units.
- Karabis- The net position of the Karabis Fund decreased by \$3,211 in 2018. The net position in this fund is \$1,379,672. The decrease was due to increased costs in operations.
- Parkside – The net position of the Parkside Fund increased by \$131,224 in 2018. This increased the net position total to \$1,002,524. The increase was due to increased efficiencies in operations, and the retirement of the WHEDA loan. The CDA used \$145,375.62 from project reserves to repay the WHEAD loan on the property and received the remaining \$319,624.40 in project reserves from WHEDA. The property has no other third-party debt.
- Section 8 Program – The net position of the Housing Choice Voucher program decreased by \$761,646 to a total of \$74,219. Intergovernmental grants from the Department of Housing and Urban Development to support the program decreased from \$14.2 million in 2017 to \$13.2 million in 2018. The Section 8 Voucher program supported an average of 1,702 Households per month at an average housing assistance payment of \$632 per unit in 2018. In 2017, the program supported an average of 1,658 housing units per month at an average housing assistance payment of \$606 per unit. In 2017, the CDA followed the advice of HUD and took a conservative approach to managing the HCV utilization. In 2018, CDA took a somewhat more aggressive approach to increase the number of assisted families.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

CAPITAL ASSETS AND LONG-TERM DEBT

CAPITAL ASSETS

At the end of 2018, the CDA had \$32.9 million invested in a variety of capital assets as reflected in the following schedule. This represents a net decrease (additions, deductions and depreciation) of \$1,412,205 or 4.1% from the end of the previous year.

**CDA-WIDE
CHANGE IN CAPITAL ASSETS**

	2018	2017
Beginning Balance	\$ 34,301,291	\$ 35,640,787
Additions	1,641,529	1,045,401
Deletions and Adjustments	(1,451,388)	(610,747)
Depreciation	(1,602,346)	(1,774,150)
Ending Balance	\$ 32,889,086	\$ 34,301,291

Additional information on the CDA's capital assets can be found in Note II.D. of this report.

LONG-TERM DEBT

During 2018, the CDA's long-term debt decreased by \$2.4 million due to principal payoffs on existing debt.

**CDA-WIDE
CHANGE IN OUTSTANDING DEBT – 2018**

	Beginning Balance	Increases	Decreases	Ending Balance
Revenue bonds	\$ 7,035,000	\$ 3,960,000	\$ 6,275,000	\$ 4,720,000
Mortgage notes	3,638,037	-	447,188	3,190,849
Other loans/notes	2,421,712	400,000	91,981	2,729,731
Premiums	58,100	72,295	40,205	90,190
Total Long-Term Debt	\$ 13,152,849	\$ 4,432,295	\$ 6,854,374	\$ 10,730,770

Additional information on the CDA's long-term debt can be found in Note II.F of this report.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For Year Ended December 31, 2018

ECONOMIC FACTORS

Significant economic factors affecting the CDA are as follows:

- Federal funding from the Department of Housing and Urban Development for Conventional Public Housing operating subsidy, Capital Improvements, Section 8 Voucher administrative costs, and Section 8 Voucher Housing Assistance Payments greatly affects Housing operations and related capital assets is set by the Federal government on an annual basis. Cuts in these programs would have a significant impact on the CDA and the residents it serves. HUD funding for Low Rent Public Housing operating subsidy, Capital Improvements Funds, Section 8 Voucher Administration, and Section 8 Voucher Housing Assistance Payments were stable in 2018.
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REQUESTS FOR INFORMATION

The financial report is designed to provide our citizens, customers, investors and creditors with general overview of the CDA's finances. If you have questions about this report or need any additional information, contact the CDA's Office, Attn: Executive Director, 215 Martin Luther King, Jr. Blvd., Ste. 61, Madison, Wisconsin, 53703.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

STATEMENT OF NET POSITION
As of December 31, 2018

	<u>Primary Government</u>	
	<u>Business- type Activities</u>	<u>Component Units</u>
ASSETS		
Current Assets		
Cash and investments	\$ 4,947,605	\$ 443,259
Accounts receivable	84,070	320,792
Interest receivable	41,283	-
Current portion of leases receivable from primary government - City of Madison	1,530,000	-
Due from other governmental units	59,535	-
Due from other funds	145,351	-
Prepaid items	1,176,216	423,644
Restricted Assets		
Cash and investments	65,060	1,980,639
Total Current Assets	<u>8,049,120</u>	<u>3,168,334</u>
Noncurrent Assets		
Capital Assets		
Land	10,225,150	862,243
Construction in progress	612,831	-
Land improvements	985,202	737,331
Buildings and improvements	69,165,345	34,632,451
Machinery and equipment	1,905,586	1,191,968
Intangibles	43,937	-
Less: Accumulated depreciation	<u>(50,048,965)</u>	<u>(8,968,497)</u>
Net Capital Assets	<u>32,889,086</u>	<u>28,455,496</u>
Other Assets		
Restricted Assets		
Cash and investments	794,085	-
Due from other governmental units	180,341	-
Net pension asset	481,564	-
Assets held for resale	550,000	-
Long-term receivables	3,800,630	-
Leases receivable	4,511,500	-
Financing costs, net	-	87,776
Tax credit fees, net	-	246,175
Total Other Assets	<u>10,318,120</u>	<u>333,951</u>
Total Noncurrent Assets	<u>43,207,206</u>	<u>28,789,447</u>
Total Assets	<u>51,256,326</u>	<u>31,957,781</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension related amounts	<u>892,616</u>	-
Total Deferred Outflows of Resources	<u>892,616</u>	-
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 52,148,942</u>	<u>\$ 31,957,781</u>

	Primary Government	
	Business- type Activities	Component Units
LIABILITIES		
Current Liabilities		
Accounts payable	\$ 229,538	\$ 52,398
Accrued liabilities	327,739	1,386,551
Unearned revenue	181,518	566,126
Current portion of long-term debt	1,883,987	119,555
Current portion of advances from primary government - City of Madison	690,512	-
Accrued compensated absences	90,761	-
Other liabilities	399,953	485,237
Development fee payable	-	171,676
Total Current Liabilities	<u>3,804,008</u>	<u>2,781,543</u>
Long-Term Liabilities Net of Current Maturities		
Mortgage notes	2,932,323	8,709,967
Revenue bonds	3,190,000	-
Other loans	2,634,270	-
Accrued compensated absences	354,056	-
Unamortized premium	90,190	-
Other postemployment benefits	570,966	-
Advance from primary government - City of Madison	6,838,783	-
Total Long-Term Liabilities Net of Current Maturities	<u>16,610,588</u>	<u>8,709,967</u>
Total Liabilities	<u>20,414,596</u>	<u>11,491,510</u>
DEFERRED INFLOWS OF RESOURCES		
Pension related amounts	937,576	-
Other post employment benefit amounts	49,920	-
Total Deferred Inflows of Resources	<u>987,496</u>	<u>-</u>
NET POSITION		
Net investment in capital assets	21,893,510	19,625,974
Restricted for Pension	481,564	-
Unrestricted	8,371,776	840,297
Total Net Position	<u>30,746,850</u>	<u>20,466,271</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>\$ 52,148,942</u>	<u>\$ 31,957,781</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Primary Government</u>	<u>Component Units</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expenses) Revenues and Changes in Net Position</u>	
Primary Government						
Business-type activities						
Community development	\$ 2,163,275	\$ 1,656,262	\$ -	\$ -	\$ (507,013)	\$ -
Housing projects	<u>21,769,789</u>	<u>4,481,413</u>	<u>16,276,070</u>	<u>-</u>	<u>(1,012,306)</u>	<u>-</u>
Total Business-type Activities	<u>\$ 23,933,064</u>	<u>\$ 6,137,675</u>	<u>\$ 16,276,070</u>	<u>\$ -</u>	<u>(1,519,319)</u>	<u>-</u>
Component Units -						
Housing Projects	<u>\$ 3,301,839</u>	<u>\$ 1,689,071</u>	<u>\$ 484,007</u>	<u>\$ -</u>	<u>-</u>	<u>(1,128,761)</u>
General revenues						
Investment income					291,007	5,855
Interest on capital leases					210,148	-
Miscellaneous					<u>32,802</u>	<u>-</u>
Total General Revenues					<u>533,957</u>	<u>5,855</u>
Change in net position					(985,362)	(1,122,906)
NET POSITION – Beginning of Year (as restated)					<u>31,732,212</u>	<u>21,589,177</u>
NET POSITION – END OF YEAR					<u>\$ 30,746,850</u>	<u>\$ 20,466,271</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
As of December 31, 2018

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Villager Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
ASSETS								
Current Assets								
Cash and investments	\$ -	\$ -	\$ 358,983	\$ 706,692	\$ 457,832	\$ 2,425,746	\$ 3,949,253	\$ 998,352
Accounts receivable	-	-	6,452	-	45,871	31,747	84,070	-
Interest receivable	38,518	-	-	2,765	-	-	41,283	-
Current portion of leases receivable from primary government - City of Madison	1,530,000	-	-	-	-	-	1,530,000	-
Due from other governmental units	-	700	-	-	-	58,835	59,535	-
Due from other funds	145,351	-	-	-	-	1,159,524	1,304,875	-
Prepaid items	370	1,134,398	152	79	-	39,812	1,174,811	1,405
Restricted assets								
Cash and investments	-	-	-	-	65,060	-	65,060	-
Total Current Assets	1,714,239	1,135,098	365,587	709,536	568,763	3,715,664	8,208,887	999,757
Noncurrent Assets								
Property, Plant and Equipment								
Land	576,802	-	4,580,151	2,436,852	173,501	2,457,844	10,225,150	-
Construction in progress	-	-	-	349,271	-	263,560	612,831	-
Land improvements	-	-	-	-	580,129	405,073	985,202	-
Buildings and improvements	-	-	18,806,660	-	10,921,469	39,437,216	69,165,345	-
Machinery and equipment	-	43,026	-	-	560,033	1,302,527	1,905,586	-
Intangibles	-	-	-	-	-	43,937	43,937	-
Less: Accumulated depreciation	-	(43,026)	(6,045,778)	-	(7,551,090)	(36,409,071)	(50,048,965)	-
Net Property, Plant and Equipment	576,802	-	17,341,033	2,786,123	4,684,042	7,501,086	32,889,086	-
Other Assets								
Restricted Assets								
Cash and investments	524,500	32,443	-	-	-	237,142	794,085	-
Due from other governmental units	-	-	-	-	-	180,341	180,341	-
Net pension asset	59,988	128,077	-	-	-	256,590	444,655	36,909
Assets held for resale	550,000	-	-	-	-	-	550,000	-
Long-term receivables	1,338,374	-	-	2,462,256	-	-	3,800,630	-
Leases receivable	2,665,500	-	-	-	-	1,846,000	4,511,500	-
Total Other Assets	5,138,362	160,520	-	2,462,256	-	2,520,073	10,281,211	36,909
Total Noncurrent Assets	5,715,164	160,520	17,341,033	5,248,379	4,684,042	10,021,159	43,170,297	36,909
Total Assets	\$ 7,429,403	\$ 1,295,618	\$ 17,706,620	\$ 5,957,915	\$ 5,252,805	\$ 13,736,823	\$ 51,379,184	\$ 1,036,666
DEFERRED OUTFLOWS OF RESOURCES								
Pension related amounts	103,978	237,750	1,429	611	-	477,615	821,383	71,233
Total Deferred outflows of Resources	103,978	237,750	1,429	611	-	477,615	821,383	71,233

See accompanying notes to financial statements.

	Business-type Activities - Enterprise Funds						Totals	Business- type Activities - Internal Service Fund
	General Operating Fund	Housing Voucher Fund	Villager Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds		Central Cost Center Fund
LIABILITIES								
Current Liabilities								
Accounts payable	\$ 801	\$ 13,598	\$ 322	\$ 814	\$ 31,151	\$ 170,577	\$ 217,263	\$ 12,275
Accrued liabilities	39,017	36,071	38,967	456	54,351	80,089	248,951	78,788
Due to other funds	536,800	622,724	-	-	-	-	1,159,524	-
Unearned revenue	-	-	105,000	-	28,724	47,794	181,518	-
Current portion of mortgage notes	-	-	-	-	167,443	91,083	258,526	-
Current portion of revenue bonds	1,530,000	-	-	-	-	-	1,530,000	-
Current portion of other loans	68,333	-	-	27,128	-	-	95,461	-
Current portion of advances from primary government								
- City of Madison	5,002	11,003	642,509	-	-	25,264	683,778	6,734
Accrued compensated absences	1,533	38,279	446	446	-	41,148	81,852	8,909
Other liabilities	-	33,221	-	-	67,564	299,168	399,953	-
Total Current Liabilities	<u>2,181,486</u>	<u>754,896</u>	<u>787,244</u>	<u>28,844</u>	<u>349,233</u>	<u>755,123</u>	<u>4,856,826</u>	<u>106,706</u>
Long-Term Debt Net of Current Maturities								
Mortgage notes	-	-	-	-	2,689,446	242,877	2,932,323	-
Revenue bonds	3,190,000	-	-	-	-	-	3,190,000	-
Other loans	863,336	-	-	742,199	-	1,028,735	2,634,270	-
Accrued compensated absences	5,982	149,325	1,740	1,739	-	160,518	319,304	34,752
Unamortized Premium	90,190	-	-	-	-	-	90,190	-
Other post-employment benefits	-	218,206	-	-	-	312,719	530,925	40,041
Advances from primary government - City of Madison	282,998	73,142	6,269,923	-	-	167,951	6,794,014	44,769
Total Long-Term Debt	<u>4,432,506</u>	<u>440,673</u>	<u>6,271,663</u>	<u>743,938</u>	<u>2,689,446</u>	<u>1,912,800</u>	<u>16,491,026</u>	<u>119,562</u>
Total Liabilities	<u>6,613,992</u>	<u>1,195,569</u>	<u>7,058,907</u>	<u>772,782</u>	<u>3,038,679</u>	<u>2,667,923</u>	<u>21,347,852</u>	<u>226,268</u>
DEFERRED INFLOWS OF RESOURCES								
Pension related amounts	119,632	244,502	-	-	-	501,981	866,115	71,461
Other post employment benefit amounts	-	19,078	-	-	-	27,341	46,419	3,501
Total Deferred Inflows of Resources	<u>119,632</u>	<u>263,580</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>529,322</u>	<u>912,534</u>	<u>74,962</u>
NET POSITION								
Net investment in capital assets	576,802	-	10,428,601	2,786,123	1,827,153	6,274,831	21,893,510	-
Restricted for Pension	59,988	128,077	-	-	-	256,590	444,655	36,909
Unrestricted (deficit)	162,967	(53,858)	220,541	2,399,621	386,973	4,485,772	7,602,016	769,760
TOTAL NET POSITION	<u>\$ 799,757</u>	<u>\$ 74,219</u>	<u>\$ 10,649,142</u>	<u>\$ 5,185,744</u>	<u>\$ 2,214,126</u>	<u>\$ 11,017,193</u>	<u>\$ 29,940,181</u>	<u>\$ 806,669</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2018

	Business-type Activities - Enterprise Funds						Business- type Activities - Internal Service Fund	
	General Operating Fund	Housing Voucher Fund	Villager Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds	Totals	Central Cost Center Fund
OPERATING REVENUES								
Charges for services	\$ -	\$ -	\$ 1,639,944	\$ -	\$ 1,127,535	\$ 3,149,922	\$ 5,917,401	\$ 496,262
Other revenue	-	-	16,318	-	35,915	168,041	220,274	-
Total Operating Revenues	<u>-</u>	<u>-</u>	<u>1,656,262</u>	<u>-</u>	<u>1,163,450</u>	<u>3,317,963</u>	<u>6,137,675</u>	<u>496,262</u>
OPERATING EXPENSES								
Operation and maintenance	114,840	14,030,926	605,812	22,551	682,537	5,067,671	20,524,337	539,987
Depreciation	-	-	630,330	-	433,554	808,971	1,872,855	-
Taxes	-	-	70,000	-	-	204,226	274,226	-
Total Operating Expenses	<u>114,840</u>	<u>14,030,926</u>	<u>1,306,142</u>	<u>22,551</u>	<u>1,116,091</u>	<u>6,080,868</u>	<u>22,671,418</u>	<u>539,987</u>
Operating Income (Loss)	<u>(114,840)</u>	<u>(14,030,926)</u>	<u>350,120</u>	<u>(22,551)</u>	<u>47,359</u>	<u>(2,762,905)</u>	<u>(16,533,743)</u>	<u>(43,725)</u>
NONOPERATING REVENUES (EXPENSES)								
Investment income	54,597	10,706	156	144,737	-	63,578	273,774	17,233
Interest on capital lease	210,148	-	-	-	-	-	210,148	-
Interest and amortization	(249,395)	(3,448)	(146,567)	(33,381)	(96,384)	(44,210)	(573,385)	(2,110)
Intergovernmental grants	-	13,259,180	-	-	-	2,730,222	15,989,402	286,668
Gain (Loss) on sale of assets	(186,062)	-	-	(104,337)	-	1,168	(289,231)	1,797
Miscellaneous revenues	27,905	2,842	-	-	-	-	30,747	258
Miscellaneous expenses	-	-	-	-	-	(353,195)	(353,195)	-
Total Nonoperating Revenue (Expenses)	<u>(142,807)</u>	<u>13,269,280</u>	<u>(146,411)</u>	<u>7,019</u>	<u>(96,384)</u>	<u>2,397,563</u>	<u>15,288,260</u>	<u>303,846</u>
Income (Loss) Before Transfers	<u>(257,647)</u>	<u>(761,646)</u>	<u>203,709</u>	<u>(15,532)</u>	<u>(49,025)</u>	<u>(365,342)</u>	<u>(1,245,483)</u>	<u>260,121</u>
TRANSFERS IN	145,351	-	-	-	-	70,547	215,898	-
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(145,351)</u>	<u>-</u>	<u>(145,351)</u>	<u>(70,547)</u>
CHANGE IN NET POSITION	<u>(112,296)</u>	<u>(761,646)</u>	<u>203,709</u>	<u>(15,532)</u>	<u>(194,376)</u>	<u>(294,795)</u>	<u>(1,174,936)</u>	<u>189,574</u>
NET POSITION – Beginning of Year (as restated)	<u>912,053</u>	<u>835,865</u>	<u>10,445,433</u>	<u>5,201,276</u>	<u>2,408,502</u>	<u>11,311,988</u>	<u>31,115,117</u>	<u>617,095</u>
NET POSITION – END OF YEAR	<u>\$ 799,757</u>	<u>\$ 74,219</u>	<u>\$ 10,649,142</u>	<u>\$ 5,185,744</u>	<u>\$ 2,214,126</u>	<u>\$ 11,017,193</u>	<u>\$ 29,940,181</u>	<u>\$ 806,669</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2018

	Business-type Activities - Enterprise Funds						Business-type Activities - Internal Service Fund	
	General Operating Fund	Housing Voucher Fund	Villager Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds	Central Cost Center Fund	
CASH FLOWS FROM OPERATING ACTIVITIES								
Received from customers	\$ -	\$ -	\$ 1,653,901	\$ -	\$ 1,166,350	\$ 3,317,396	\$ 6,137,647	\$ 496,294
Paid to suppliers for goods and services	(42,524)	(13,222,524)	(658,357)	(13,871)	(696,681)	(3,661,469)	(18,295,426)	(39,860)
Paid to employees for services	(68,427)	(897,590)	(26,469)	(11,556)	-	(1,936,369)	(2,940,411)	(507,455)
Paid to city for tax equivalent	-	-	(70,000)	-	-	(204,226)	(274,226)	-
Net Cash Flows From Operating Activities	<u>(110,951)</u>	<u>(14,120,114)</u>	<u>899,075</u>	<u>(25,427)</u>	<u>469,669</u>	<u>(2,484,668)</u>	<u>(15,372,416)</u>	<u>(51,021)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES								
Deposits (refunds)	-	(24,004)	-	-	-	(642)	(24,646)	-
Deposits (refunds) with governmental agencies	-	-	-	-	-	504,222	504,222	-
Intergovernmental grants	-	13,259,502	-	-	-	2,929,690	16,189,192	286,668
Debt issued	3,960,000	-	-	-	-	-	3,960,000	-
Deficit cash implicitly financed (repaid)	(490,430)	622,724	(18,086)	-	-	(114,208)	-	-
Collection of long-term receivable	9,440	-	-	42,096	-	-	51,536	-
Debt retired	(6,343,333)	-	-	-	-	-	(6,343,333)	-
Receipt of advance from primary government	50,000	-	-	-	-	-	50,000	-
Repayment of advance from primary government	-	(10,020)	-	-	-	(23,006)	(33,026)	(6,133)
Interest paid	(289,258)	(3,446)	-	-	-	(8,532)	(301,236)	(2,110)
Lease payment received	5,711,585	-	-	-	-	-	5,711,585	-
Interest on lease received	282,464	-	-	-	-	-	282,464	-
Lease proceeds disbursed	(3,960,000)	-	-	-	-	-	(3,960,000)	-
Transfers in (out)	-	-	-	-	(145,351)	-	(145,351)	-
Other nonoperating items	96,943	2,210	(35,000)	-	-	(356,984)	(292,831)	2,055
Net Cash Flows From Noncapital Financing Activities	<u>(972,589)</u>	<u>13,846,966</u>	<u>(53,086)</u>	<u>42,096</u>	<u>(145,351)</u>	<u>2,930,540</u>	<u>15,648,576</u>	<u>280,480</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
Debt retired	-	-	-	(23,648)	(161,646)	(285,542)	(470,836)	-
Interest paid	-	-	(144,279)	(33,224)	(96,384)	(35,680)	(309,567)	-
Acquisition and construction of capital assets	(290)	-	(25,400)	(399,692)	(218,920)	(294,781)	(939,083)	-
Loan Proceeds	-	-	-	-	-	400,000	400,000	-
Sale of assets	-	-	-	371,595	-	1,170	372,765	-
Receipt of advance from primary government	-	-	750,000	-	-	-	750,000	-
Repayment of advance from primary government	-	-	(1,067,483)	-	-	-	(1,067,483)	-
Net Cash Flows From Capital and Related Financing Activities	<u>(290)</u>	<u>-</u>	<u>(487,162)</u>	<u>(84,969)</u>	<u>(476,950)</u>	<u>(214,833)</u>	<u>(1,264,204)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES								
Investment income	54,883	10,706	156	144,737	-	63,576	274,058	17,233
Net Cash Flows From Investing Activities	<u>54,883</u>	<u>10,706</u>	<u>156</u>	<u>144,737</u>	<u>-</u>	<u>63,576</u>	<u>274,058</u>	<u>17,233</u>
Net Increase (Decrease) in Cash and Cash Equivalents	<u>(1,028,947)</u>	<u>(262,442)</u>	<u>358,983</u>	<u>76,437</u>	<u>(152,632)</u>	<u>294,615</u>	<u>(713,986)</u>	<u>246,692</u>
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>1,553,447</u>	<u>294,885</u>	<u>-</u>	<u>630,255</u>	<u>675,524</u>	<u>2,368,273</u>	<u>5,522,384</u>	<u>751,660</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 524,500</u>	<u>\$ 32,443</u>	<u>\$ 358,983</u>	<u>\$ 706,692</u>	<u>\$ 522,892</u>	<u>\$ 2,662,888</u>	<u>\$ 4,808,398</u>	<u>\$ 998,352</u>

See accompanying notes to financial statements.

	Business-type Activities - Enterprise Funds						Business-type Activities - Internal Service Fund	
	General Operating Fund	Housing Voucher Fund	Villager Fund	Allied Drive Fund	Monona Shores	Nonmajor Enterprise Funds	Central Cost Center Fund	
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES								
Operating income (loss)	\$ (114,840)	\$ (14,030,926)	\$ 350,120	\$ (22,551)	\$ 47,359	\$ (2,762,905)	\$ (16,533,743)	\$ (43,725)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities								
Depreciation	-	-	630,330	-	433,554	808,971	1,872,855	-
Change in assets, deferred outflows, liabilities and deferred inflows								
Receivables	-	-	(2,361)	-	(772)	(14,305)	(17,438)	32
Prepaid items and other assets	(36)	(140,269)	(48)	19	-	(16,465)	(156,799)	673
Accounts payable	(5,200)	2,334	(77,671)	(2,502)	(14,517)	(460,045)	(557,601)	(336)
Accrued liabilities	(2,445)	21,329	(1,295)	218	(1,027)	(95,593)	(78,813)	(10,945)
Other post employment benefit	-	(3,297)	-	-	-	22,614	19,317	2,896
Pension related amounts	11,570	30,715	-	(611)	-	21,553	63,227	384
Unearned revenue	-	-	-	-	5,072	11,507	16,579	-
NET CASH FLOWS FROM OPERATING ACTIVITIES	\$ (110,951)	\$ (14,120,114)	\$ 899,075	\$ (25,427)	\$ 469,669	\$ (2,484,668)	\$ (15,372,416)	\$ (51,021)
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION								
Cash and investments	\$ -	\$ -	\$ 358,983	\$ 706,692	\$ 457,832	\$ 2,425,746	\$ 3,949,253	\$ 998,352
Restricted cash and investments - current and noncurrent	524,500	32,443	-	-	65,060	237,142	859,145	-
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 524,500	\$ 32,443	\$ 358,983	\$ 706,692	\$ 522,892	\$ 2,662,888	\$ 4,808,398	\$ 998,352
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES								
Transfer of capital assets (to) from other funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,547	\$ -	\$ (70,547)

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION
COMPONENT UNITS
As of December 31, 2018

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase 2, LLC	Totals
ASSETS					
Current Assets					
Cash and investments	\$ 77,795	\$ -	\$ 350,944	\$ 14,520	\$ 443,259
Accounts receivable	147	180,205	4,035	136,405	320,792
Prepaid items	363,081	12,973	8,476	39,114	423,644
Restricted assets					
Cash and investments	481,677	745,955	443,728	309,279	1,980,639
Total Current Assets	<u>922,700</u>	<u>939,133</u>	<u>807,183</u>	<u>499,318</u>	<u>3,168,334</u>
Noncurrent Assets					
Property, Plant and Equipment					
Land	401,396	71,000	302,980	86,867	862,243
Land improvements	165,436	191,117	249,784	130,994	737,331
Buildings and improvements	8,181,766	13,100,047	5,622,663	7,727,975	34,632,451
Machinery and equipment	413,341	240,052	319,634	218,941	1,191,968
Less: Accumulated depreciation	<u>(3,262,097)</u>	<u>(3,552,327)</u>	<u>(1,436,422)</u>	<u>(717,651)</u>	<u>(8,968,497)</u>
Net Property, Plant and Equipment	<u>5,899,842</u>	<u>10,049,889</u>	<u>5,058,639</u>	<u>7,447,126</u>	<u>28,455,496</u>
Other Assets					
Financing costs, net	-	-	39,363	48,413	87,776
Tax credit fees, net	36,911	74,424	40,654	94,186	246,175
Total Other Assets	<u>36,911</u>	<u>74,424</u>	<u>80,017</u>	<u>142,599</u>	<u>333,951</u>
Total Noncurrent Assets	<u>5,936,753</u>	<u>10,124,313</u>	<u>5,138,656</u>	<u>7,589,725</u>	<u>28,789,447</u>
TOTAL ASSETS	<u>\$ 6,859,453</u>	<u>\$ 11,063,446</u>	<u>\$ 5,945,839</u>	<u>\$ 8,089,043</u>	<u>\$ 31,957,781</u>

See accompanying notes to financial statements.

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase 2, LLC	Totals
LIABILITIES					
Current Liabilities					
Accounts payable	\$ 17,181	\$ 20,765	\$ 1,246	\$ 13,206	\$ 52,398
Accrued liabilities	187,530	1,052,023	90,373	56,625	1,386,551
Unearned revenue	36,632	505,070	18,070	6,354	566,126
Current portion of mortgage notes	44,030	55,339	20,186	-	119,555
Other liabilities	284,078	133,636	19,664	47,859	485,237
Development fee payable	-	58,735	-	112,941	171,676
Total Current Liabilities	<u>569,451</u>	<u>1,825,568</u>	<u>149,539</u>	<u>236,985</u>	<u>2,781,543</u>
Long-Term Debt Net of Current Maturities					
Mortgage notes	<u>2,418,238</u>	<u>3,335,877</u>	<u>1,436,564</u>	<u>1,519,288</u>	<u>8,709,967</u>
Total Long-Term Debt Net of Current Maturities	<u>2,418,238</u>	<u>3,335,877</u>	<u>1,436,564</u>	<u>1,519,288</u>	<u>8,709,967</u>
Total Liabilities	<u>2,987,689</u>	<u>5,161,445</u>	<u>1,586,103</u>	<u>1,756,273</u>	<u>11,491,510</u>
NET POSITION					
Net investment in capital assets	3,437,574	6,658,673	3,601,889	5,927,838	19,625,974
Unrestricted (deficit)	<u>434,190</u>	<u>(756,672)</u>	<u>757,847</u>	<u>404,932</u>	<u>840,297</u>
Total Net Position	<u>3,871,764</u>	<u>5,902,001</u>	<u>4,359,736</u>	<u>6,332,770</u>	<u>20,466,271</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 6,859,453</u>	<u>\$ 11,063,446</u>	<u>\$ 5,945,839</u>	<u>\$ 8,089,043</u>	<u>\$ 31,957,781</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
COMPONENT UNITS
For the Year Ended December 31, 2018

	Allied Drive Redevelopment, LLC	Truax Park Redevelopment, Phase I, LLC	Burr Oaks Senior Housing, LLC	Truax Park Redevelopment, Phase 2, LLC	Totals
OPERATING REVENUES					
Charges for services	\$ 589,098	\$ 375,738	\$ 423,602	\$ 223,762	\$ 1,612,200
Other revenue	9,916	55,387	8,590	2,978	76,871
Total Operating Revenues	<u>599,014</u>	<u>431,125</u>	<u>432,192</u>	<u>226,740</u>	<u>1,689,071</u>
OPERATING EXPENSES					
Operation and maintenance	484,888	588,137	320,356	358,588	1,751,969
Depreciation	336,577	442,134	184,845	221,644	1,185,200
Total Operating Expenses	<u>821,465</u>	<u>1,030,271</u>	<u>505,201</u>	<u>580,232</u>	<u>2,937,169</u>
Operating Loss	<u>(222,451)</u>	<u>(599,146)</u>	<u>(73,009)</u>	<u>(353,492)</u>	<u>(1,248,098)</u>
NONOPERATING REVENUES (EXPENSES)					
Investment income	2,162	2,575	233	885	5,855
Interest and amortization	(113,179)	(164,304)	(76,012)	(11,175)	(364,670)
Intergovernmental grants	-	334,666	-	149,341	484,007
Total Nonoperating Revenue (Expenses)	<u>(111,017)</u>	<u>172,937</u>	<u>(75,779)</u>	<u>139,051</u>	<u>125,192</u>
CHANGE IN NET POSITION	<u>(333,468)</u>	<u>(426,209)</u>	<u>(148,788)</u>	<u>(214,441)</u>	<u>(1,122,906)</u>
NET POSITION – Beginning of Year	<u>4,205,232</u>	<u>6,328,210</u>	<u>4,508,524</u>	<u>6,547,211</u>	<u>21,589,177</u>
NET POSITION – END OF YEAR	<u>\$ 3,871,764</u>	<u>\$ 5,902,001</u>	<u>\$ 4,359,736</u>	<u>\$ 6,332,770</u>	<u>\$ 20,466,271</u>

See accompanying notes to financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

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**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The accounting policies of the Community Development Authority (CDA) of the City of Madison, Wisconsin conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

This report includes all of the funds of the CDA.

The CDA is a component unit of the City of Madison, Wisconsin. The CDA is comprised of thirteen individual funds which provide community development and housing assistance services to properties within the City of Madison.

The reporting entity consists of the CDA and its component units. Component units are legally separate organizations for which the CDA is financially accountable or other organizations for which the nature and significance of their relationship with the CDA are such that their exclusion would cause the reporting entity's financial statements to be misleading. The CDA is financially accountable if: (1) it appoints a voting majority of the organization's governing body and it is able to impose its will on that organization, (2) it appoints a voting majority of the organization's governing body and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the CDA, (3) the organization is fiscally dependent on and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the CDA. Certain legally separate, tax exempt organizations should also be reported as a component unit if all of the following criteria are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the CDA, its component units, or its constituents; (2) the CDA or its component units, is entitled to, or has the ability to access, a majority of the economic resources received or held by the separate organization; and (3) the economic resources received or held by an individual organization that the CDA, or its component units, is entitled to, or has the ability to otherwise access, are significant to the CDA.

Component units are reported using one of two methods, discrete presentation or blending. Generally, component units should be discretely presented in a separate column in the financial statements. A component unit should be reported as part of the CDA using the blending method if it meets any one of the following criteria: (1) the CDA and the component unit have substantively the same governing body and a financial benefit or burden relationship exists, (2) the CDA and the component unit have substantively the same governing body and management of the CDA has operational responsibility for the component unit, (3) the component unit serves or benefits, exclusively or almost exclusively, the CDA rather than its citizens, or (4) the total debt of the component unit will be paid entirely or almost entirely from resources of the CDA.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units

The CDA is the managing member in four real estate limited liability companies (LLC) as of December 31, 2018. The investor membership interests are held by third parties unrelated to the CDA. As the managing member, the CDA has certain rights and responsibilities which enable it to impose its will on the investor memberships. Additionally, the CDA is financially accountable for the investor memberships as the CDA is legally obligated to fund operating deficits in accordance with terms of the membership agreements. The investor memberships do not serve the CDA exclusively, or almost exclusively and, therefore, are shown as discretely presented component units.

Allied Drive Redevelopment, LLC

Allied Drive Redevelopment, LLC was organized on January 25, 2008, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to acquire, construct, and operate a 49-unit apartment complex located in Madison, Wisconsin, called Revival Ridge (the project). The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The buildings were placed in service from June 2009 through September 2009.

Allied Drive Redevelopment, LLC consists of one managing member, the CDA, and one investor member (NEF Assignment Corporation), each with rights, preferences and privileges as described in the amended and restated operating agreement (operating agreement). Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has .01% interest in Allied Drive Redevelopment, LLC.

Separately issued financial statements of Allied Drive Redevelopment, LLC may be obtained from Allied Drive Redevelopment, LLC's office.

Truax Park Redevelopment, Phase I, LLC

Truax Park Redevelopment, Phase I, LLC was organized on March 24, 2009, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to acquire, rehabilitate, and operate a six building, 71-unit apartment complex located in Madison, Wisconsin, called Truax Park Apartments (the project). The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The original property, including the buildings, common area and land, was acquired under a capital lease dated October 29, 2010. Truax Park Redevelopment, Phase I, LLC completed rehabilitation of the six buildings on various dates from March through December of 2011.

Truax Park Redevelopment, Phase I, LLC consists of one management member, the CDA and two investor members (NEF Assignment Corporation and MS Shared Investment Fund I, LLC), with rights, preferences and privileges as described in the operating statement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Truax Park Redevelopment, Phase I, LLC.

Separately issued financial statements of Truax Park Redevelopment, Phase I, LLC may be obtained from Truax Park Redevelopment, Phase I, LLC's office.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

A. REPORTING ENTITY (cont.)

Discretely Presented Component Units (cont.)

Burr Oaks Senior Housing, LLC

Burr Oaks Senior Housing, LLC, a limited liability company, was organized on August 9, 2010, under the Wisconsin Limited Liability Company Act (the Act). It has constructed and is operating a 50-unit project called Burr Oaks Senior Housing (the project) located in Madison, Wisconsin. The project qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The project was placed in service July 27, 2011.

Burr Oaks Senior Housing, LLC consists of one managing member, the CDA, and one investor member, Wells Fargo Affordable Housing Community Development Corporation, and a to-be designated corporation as the special member, with rights, preferences and privileges as described in the operating agreement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Burr Oaks Senior Housing, LLC.

Separately issued financial statements of Burr Oaks Senior Housing, LLC may be obtained from Burr Oaks Senior Housing, LLC's office.

Truax Park Development Phase 2, LLC

Truax Park Development, Phase 2, LLC was organized on January 18, 2012, as a limited liability company under the Wisconsin Limited Liability Company Act (the Act). The company was formed to construct and operate a three building, 48-unit apartment complex for low-income families which includes approximately 1,500 square feet of office space. The office space is utilized by the CDA for which there is no lease agreement and no rent exchanged for the use of the space. The project, located in Madison, Wisconsin, is called Truax Park Development, Phase 2 and qualifies for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code (IRC). The buildings were placed in service from July 2015 through October 2015.

Truax Park Development, Phase 2, LLC consists of one managing member, the CDA, and one investor member, with rights, preferences and privileges as described in the operating agreement. Each member's liability for the debts and obligations of the company shall be limited to the maximum extent permitted by the Act and other applicable laws. The CDA has a .01% interest in Truax Park Development, Phase 2, LLC.

Separately issued financial statements of the Truax Park Development, Phase 2, LLC may be obtained from Truax Park Development, Phase 2, LLC's office.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. BASIC FINANCIAL STATEMENTS

Financial statements of the reporting entity are organized into funds each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues, and expenses.

Major individual enterprise funds are reported as separate columns in the basic financial statements.

Funds are organized as major funds or nonmajor funds within the statements. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the CDA or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues, or expenses of that individual enterprise fund are at least 10% of the corresponding total for all funds of that category or type.
- b. In addition, any other enterprise fund that the CDA believes is particularly important to financial statement users may be reported as a major fund.

Enterprise funds may be used to report any activity for which a fee is charged to external users for goods or services, and must be used for activities which meet certain debt or cost recovery criteria.

The CDA reports the following major enterprise funds:

Major Enterprise Funds

General Operating Fund – used to account for and report the CDA's primary operating activities.

Housing Voucher Fund – used to account for and report the operations of the Housing Voucher program.

Villager Fund – used to account for and report the operations of Villager Mall project.

Allied Drive Fund – used to account for and report the operations of the Allied Drive project.

Monona Shores Fund – used to account for and report the operations of the New Monona Shores project.

The CDA reports the following nonmajor enterprise funds:

Karabis Fund – used to account for and report the operations of the Karabis project.

Parkside Project Fund – used to account for and report the operations of the Parkside project.

East Housing Fund – used to account for and report the operations of HUD projects at East location.

West Housing Fund – used to account for and report the operations of HUD projects at West location.

Triangle Housing Fund – used to account for and report the operations of HUD projects at Triangle location.

HUD Subsidy Fund – used to account for and report the HUD subsidy passed through to Truax Redevelopment, Phase I, LLC.

CDA 95-1 – used to account for and report the operations of the reservoir and two Flats projects.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. BASIC FINANCIAL STATEMENTS (cont.)

Internal Service funds are used to account for and report the financing of goods or services provided by one department or agency to other departments or agencies of the CDA on a cost-reimbursement basis. The Central Cost Center fund is reported as an internal service fund and accounts for the central operations of HUD projects.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Enterprise fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as previously described in this note.

The enterprise funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the CDA are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

In June 2015, the GASB issued statement No. 75 - *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*. This Statement replaces the requirements of Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions, as amended*, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans, for OPEB*. This standard was implemented January 1, 2018.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY

1. Deposits and Investments

For purposes of the statement of cash flows, the CDA considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of CDA funds is restricted by state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, CDA, drainage district, technical college district, village, town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The CDA follows the investment policy of the City of Madison. That policy contains the following guidelines for allowable investments: obligations of the U.S. Government; obligations of U.S. Government agencies; time deposits (defined as savings accounts or certificates of deposits); and repurchase agreements with a public depository, if the agreement is secured by bonds or securities issued or guaranteed as to principal and interest by the U.S. Government.

Custodial Credit Risk

The City of Madison's investment policy states that funds in excess of insured or guaranteed limits be secured by some form of collateral. The fair market value of all collateral pledged will not be less than 110% of the amount of public funds to be secured at each institution. The City was not in compliance with this policy.

Credit Risk

The City of Madison will minimize credit risk, which is the risk of loss due to the failure of the security issuer or backer by:

- > Limiting investments to the types of securities listed elsewhere in the Investment Policy.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

1. Deposits and Investments (cont.)

Credit Risk (cont.)

- > Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City of Madison will do business in accordance with Section V of the Investment Policy.
- > Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

Interest Rate Risk

The City of Madison will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in merit interest rates by:

- > Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- > Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limiting the average maturity of the portfolio in accordance with the Investment Policy.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments is allocated based on average balances. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit.

See Note II.A. for further information.

2. Receivables

Accounts receivable have been shown net of an allowance for uncollectible accounts.

During the course of operations transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as “due to and from other funds.” Long-term interfund loans (noncurrent portion) are reported as “advances from and to other funds.”

3. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

4. Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

5. Capital Assets

Capital assets are reported in the financial statements. Capital assets are defined by the CDA as assets with an initial cost of more than \$10,000 and an estimated useful life in excess of one year. All capital assets are valued at historical cost, or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation. The CDA has no infrastructure assets.

Additions to and replacements of capital assets are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. For tax-exempt debt, the amount of interest capitalized equals the interest expense incurred during construction netted against any interest revenue from temporary investment of borrowed fund proceeds. No net interest was capitalized during the current year. The cost of renewals and betterments relating to retirement units is added to capital assets. The cost of property replaced, retired or otherwise disposed of, is deducted from capital assets and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation/amortization of all exhaustible capital assets is recorded as an allocated expense in the statement of revenues, expenses, and changes in net position, with accumulated depreciation/amortization reflected in the statement of net position. Depreciation/amortization is provided over the assets' estimated useful lives using the straight-line and declining-balance methods of depreciation/amortization. The range of estimated useful lives by type of asset is as follows:

	<u>Years</u>
Land Improvements	15
Buildings and Improvements	20 - 40
Machinery and Equipment	5 - 10
Intangibles	2 - 10

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

5. Capital Assets (cont.)

Rental property of Allied Drive Redevelopment, LLC, Truax Park Redevelopment, Phase I, LLC, Burr Oaks Senior Housing, LLC, and Truax Park Development, Phase 2, LLC is stated at cost. Depreciation of rental property is computed principally by the straight-line and declining balance methods based upon the following estimated useful lives of the assets:

	<u>Years</u>
Improvements	15 - 20
Buildings	27.5 - 98
Furnishings and Equipment	5 - 12

Maintenance and repairs of rental property is charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of rental property, the cost and accumulated depreciation are eliminated from the accounts, and any resulting gain or loss is included in operations.

6. Property Held for Resale

Property held for resale consists of land and improvements and is valued at lower of cost of acquisition, demolition and site improvements, or fair value less cost to sell.

7. Other Assets

Long-term receivables include funds advanced to the component unit LLC's, notes receivable and the balance of the Parkside settlement.

Financing fees are deferred and amortized on the straight-line method over the term of the debt issue.

Tax credit fees are deferred and amortized on the straight-line method over the life of the tax credit compliance period of 15 years.

8. Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until that future time.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

9. Compensated Absences

City of Madison employees provide the necessary staffing to operate the CDA operations. These employees receive benefits according to the City of Madison's policies.

All vested vacation and sick leave pay is accrued when incurred.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2018 are determined on the basis of current salary rates and include salary related payments.

10. Unearned Revenue

Funds received under the Tax Credit Exchange Program (TCEP) are amortized on the straight-line method over the estimated useful lives of the underlying assets acquired.

11. Long-Term Obligations/Conduit Debt

All long-term obligations are reported as liabilities in the financial statements. The long-term obligations consist primarily of notes and bonds payable, and accrued compensated absences.

Bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end for premiums/discounts is shown as an increase or decrease in the liability section of the statement of net position.

The CDA has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the CDA. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at December 31, 2018 is approximately \$190,119,858, made up of six series.

12. Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

13. Equity Classifications

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the CDA’s policy to use restricted resources first, then unrestricted resources as they are needed.

14. Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS’ fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

15. Other Post-employment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the CDA OPEB Plan and additions to/deductions from the CDA OPEB Plan’s fiduciary net position have been determined on the same basis as they are reported by the City OPEB Plan. For this purpose, the CDA OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

The CDA's cash and investments at year-end were comprised of the following:

	Carrying Value	Statement Balance	Associated Risks
Deposits	\$ 5,806,750	\$ 5,957,389	Custodial credit
Total Cash and Investments	\$ 5,806,750	\$ 5,957,389	
Reconciliation to financial statements			
Per statement of net position			
Unrestricted cash and investments	\$ 4,947,605		
Restricted cash and investments - current	65,060		
Restricted cash and investment - noncurrent	794,085		
Total Cash and Investments	\$ 5,806,750		

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit amounts (interest-bearing and noninterest bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposits.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

Custodial Credit Risk

Deposits – Custodial credit risk is the risk that in the event of a financial institution failure, the CDA's deposits may not be returned to the CDA.

As of December 31, 2018, the CDA had \$423,529 uninsured and uncollateralized.

A portion of the CDA's deposits are invested in a cash and investments pool maintained by the City of Madison government. See the City of Madison's financial statements for further information.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Component Units

For financial reporting purposes, the component units consider all investments purchased with a maturity of three months or less to be cash equivalents, with the exception of cash not available to the partnerships due to restrictions placed on it. The cash balances for the component units as of December 31, 2018, are as follows:

Allied Drive Redevelopment, LLC

Cash and Investments	
Unrestricted	\$ 77,795
Restricted	
Tenants' security deposits	44,557
Replacement reserve	42,724
Mortgage escrow deposits	4,962
Operating reserve	<u>389,434</u>
Total Cash and Investments	<u>\$ 559,472</u>

Truax Park Redevelopment, Phase I, LLC

Cash and Investments	
Restricted	
Operating and ACC Reserve	<u>\$ 745,955</u>
Total Cash and Investments	<u>\$ 745,955</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Component Units (cont.)

Burr Oaks Senior Housing, LLC

Cash and Investments		
Unrestricted	\$	350,944
Restricted		
Tenants' security deposits		20,486
Real estate tax escrow		48,049
Insurance escrow		6,554
Operating reserve		249,614
Replacement reserve		<u>119,025</u>
Total Cash and Investments	\$	<u>794,672</u>

Truax Park Development, Phase 2, LLC

Cash and Investments		
Unrestricted	\$	14,520
Restricted		
Tenants' security deposits		6,000
Replacement reserve		45,613
Operating reserve		157,537
ACC reserve		<u>100,129</u>
Total Cash and Investments	\$	<u>323,799</u>

Total Component Unit's Cash and Investments	\$	<u>2,423,898</u>
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Reconciliation to Financial Statements

Per Statement of Net Position		
Cash and investments	\$	443,259
Restricted cash and investments		<u>1,980,639</u>
Total Cash and Investments	\$	<u>2,423,898</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

B. RECEIVABLES

Accounts Receivable

Revenues of the CDA are reported net of uncollectible amounts. Total uncollectible amounts related to revenues of the current period are not material.

At the end of the current fiscal year, *unearned revenue* in the proprietary funds were as follows:

	<u>Unearned</u>
Villager Fund	
Rent payments received not yet due	\$ 105,000
Monona Shores Fund	
Rent payments received not yet due	28,724
Nonmajor Enterprise Funds	
Rent payments received not yet due	47,794
Total Unearned Revenue	\$ 181,518

Long-Term Receivables

The long-term receivables consist of the following:

General Operating Fund	
Notes receivable – Truax Park Redevelopment, Phase I, LLC	\$ 678,274
Notes receivable – Burr Oaks, LLC	385,000
Notes receivable – Movin’ Out Mortgage	200,000
Notes receivable	75,100
Total	\$ 1,338,374
Allied Drive Fund	
Notes receivable – Allied Drive Redevelopment, LLC	\$ 2,462,256

The long-term receivables are not expected to be collected within the next year.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. RESTRICTED ASSETS

1. GENERAL OPERATING FUND

Debt Service Reserve Account, Series 2013

Proceeds of the bonds were placed in a debt service account to be held as security for the bonds.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Following is a list of restricted assets for the General Operating Fund:

Debt service reserve account, Series 2013	\$ 524,500
Net pension asset	<u>59,988</u>
Total	<u>\$ 584,488</u>

2. HOUSING VOUCHER FUND

At December 31, 2018, Housing voucher fund held tenant funds for self-sufficiency program as restricted cash in the amount of \$32,443. Additionally, \$128,077 of restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

3. MONONA SHORES FUND

At December 31, 2018, Monona Shores held tenant security deposits as restricted cash in the amount of \$65,060.

4. NONMAJOR FUNDS

At December 31, 2018, CDA 95-1 maintained the following restricted escrow deposit as required by the agreement with Wisconsin Housing and Economic Development Authority (WHEDA).

Replacement Account

The replacement account is an account held in trust by WHEDA. Disbursements from this account are restricted to replacement of the building's structural elements or mechanical equipment and may be made only upon approval of WHEDA. Monthly deposits were made into this account in 2018.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

C. RESTRICTED ASSETS (cont.)

4. NONMAJOR FUNDS (cont.)

Following is a list of restricted assets for the nonmajor funds:

Cash and Investments	
Tenants' security deposits	\$ 237,142
Due From Other Governmental Units	
Replacement account	180,341
Net pension asset – nonmajor enterprise funds	256,590
Net pension asset – internal service fund	<u>36,909</u>
 Total	 <u>\$ 710,982</u>

Component Units

Following is a list of restricted assets at December 31, 2018:

Tenants' security deposits	\$ 71,043
Tax and insurance escrow	54,603
Operating and ACC reserve	1,642,669
Replacement reserve	207,362
Mortgage escrow deposits	<u>4,962</u>
 Total Restricted Assets	 <u>\$ 1,980,639</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2018 was as follows:

CDA	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated/amortized				
Land	\$ 10,360,506	\$ 290	\$ 135,646	\$ 10,225,150
Construction in progress	994,807	663,254	1,045,230	612,831
Total Capital Assets Not Being Depreciated/Amortized	<u>11,355,313</u>	<u>663,544</u>	<u>1,180,876</u>	<u>10,837,981</u>
Capital assets being depreciated/amortized				
Land improvements	973,427	11,775	-	985,202
Buildings and improvements	68,330,389	834,956	-	69,165,345
Machinery and equipment	2,044,844	131,254	270,512	1,905,586
Intangible assets	43,937	-	-	43,937
Total Capital Assets Being Depreciated/Amortized	<u>71,392,597</u>	<u>977,985</u>	<u>270,512</u>	<u>72,100,070</u>
Less: Accumulated depreciation for				
Land improvements	(772,164)	(24,950)	-	(797,114)
Buildings and improvements	(45,745,202)	(1,779,856)	-	(47,525,058)
Machinery and equipment	(1,885,316)	(68,049)	270,509	(1,682,856)
Intangible assets	(43,937)	-	-	(43,937)
Total Accumulated Depreciation	<u>(48,446,619)</u>	<u>(1,872,855)</u>	<u>270,509</u>	<u>(50,048,965)</u>
Total Capital Assets Being Depreciated/Amortized	<u>22,945,978</u>	<u>(894,870)</u>	<u>3</u>	<u>22,051,105</u>
Total Capital Assets	<u>\$ 34,301,291</u>	<u>\$ (231,321)</u>	<u>\$ (1,180,876)</u>	<u>\$ 32,889,086</u>

Depreciation/amortization expense was charged to functions as follows:

Proprietary Funds

Community development	\$ 630,330
Housing projects	<u>1,242,525</u>
Total	<u>\$ 1,872,555</u>
Enterprise funds	<u>\$ 1,872,855</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

Component Units

Allied Drive Redevelopment, LLC

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 401,396	\$ -	\$ -	\$ 401,396
Capital assets being depreciated				
Land improvements	160,936	4,500	-	165,436
Buildings	8,181,766	-	-	8,181,766
Furnishings and equipment	371,123	42,218	-	413,341
Total Capital Assets Being Depreciated	<u>8,713,825</u>	<u>46,718</u>	<u>-</u>	<u>8,760,543</u>
Less: Accumulated depreciation	<u>(2,925,520)</u>	<u>(336,577)</u>	<u>-</u>	<u>(3,262,097)</u>
Total Capital Assets Being Depreciated	<u>5,788,305</u>	<u>(289,859)</u>	<u>-</u>	<u>5,498,446</u>
Total Capital Assets	<u>\$ 6,189,701</u>	<u>\$ (289,859)</u>	<u>\$ -</u>	<u>\$ 5,899,842</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

Component Units (cont.)

Truax Park Redevelopment, Phase I, LLC

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 71,000	\$ -	\$ -	\$ 71,000
Capital Assets Not Being Depreciated	<u>71,000</u>	<u>-</u>	<u>-</u>	<u>71,000</u>
Capital assets being depreciated				
Land improvements	191,117	-	-	191,117
Buildings and improvements	13,100,047	-	-	13,100,047
Furnishings and equipment	<u>240,052</u>	<u>-</u>	<u>-</u>	<u>240,052</u>
Total Capital Assets Being Depreciated	<u>13,531,216</u>	<u>-</u>	<u>-</u>	<u>13,531,216</u>
Less: Accumulated depreciation	<u>(3,110,193)</u>	<u>(442,134)</u>	<u>-</u>	<u>(3,552,327)</u>
Total Capital Assets Being Depreciated	<u>10,421,023</u>	<u>(442,134)</u>	<u>-</u>	<u>9,978,889</u>
Total Capital Assets	<u>\$ 10,492,023</u>	<u>\$ (442,134)</u>	<u>\$ -</u>	<u>\$ 10,049,889</u>

Burr Oaks Senior Housing, LLC

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 302,980	\$ -	\$ -	\$ 302,980
Capital assets being depreciated				
Land improvements	249,784	-	-	249,784
Buildings and improvements	5,622,663	-	-	5,622,663
Furnishings and equipment	<u>319,634</u>	<u>-</u>	<u>-</u>	<u>319,634</u>
Total Capital Assets Being Depreciated	<u>6,192,081</u>	<u>-</u>	<u>-</u>	<u>6,192,081</u>
Less: Accumulated depreciation	<u>(1,251,577)</u>	<u>(184,845)</u>	<u>-</u>	<u>(1,436,422)</u>
Total Capital Assets Being Depreciated	<u>4,940,504</u>	<u>(184,845)</u>	<u>-</u>	<u>4,755,659</u>
Total Capital Assets	<u>\$ 5,243,484</u>	<u>\$ (184,845)</u>	<u>\$ -</u>	<u>\$ 5,058,639</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

Component Units (cont.)

Truax Park Development, Phase 2, LLC

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$ 86,867	\$ -	\$ -	\$ 86,867
Capital assets being depreciated				
Land improvements	130,994	-	-	130,994
Buildings and improvements	7,727,975	-	-	7,727,975
Furnishings and equipment	218,941	-	-	218,941
Total Capital Assets Being Depreciated	<u>8,077,910</u>	<u>-</u>	<u>-</u>	<u>8,077,910</u>
Less: Accumulated depreciation	<u>(496,007)</u>	<u>(221,644)</u>	<u>-</u>	<u>(717,651)</u>
Total Capital Assets Being Depreciated	<u>7,581,903</u>	<u>(221,644)</u>	<u>-</u>	<u>7,360,259</u>
Total Capital Assets	<u>\$ 7,668,770</u>	<u>\$ (221,644)</u>	<u>\$ -</u>	<u>\$ 7,447,126</u>

E. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS

Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
Karabis	General operating	\$ 536,800	\$ -
Karabis	Housing voucher	622,724	-
General operating	Monona Shores	<u>145,351</u>	<u>-</u>
	Total Fund Financial Statements	1,304,875	<u>\$ -</u>
	Less: Fund eliminations	<u>1,159,524</u>	
Total Government-wide Statement of Net Position		<u>\$ 145,351</u>	

The principal purpose of Karabis fund receivables is to finance deficiencies in operating cash.

The principal purpose of General operating fund receivable was to record transfer in from Monona Shores. Monona Shores is not showing a corresponding payable because it had disbursed the money as of December 31, 2018, which was in transit and was not received by the General Operating fund until January 2019.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

E. INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS (cont.)

Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General operating	Monona Shores	\$ 145,351	Lapsing revenue
East housing	Central cost center	62,340	Transfer assets
West housing	Central cost center	<u>8,207</u>	Transfer assets
	Total Fund Financial Statements	215,898	
	Less: Fund eliminations	<u>215,898</u>	
	Total Government-wide Statement of Activities	<u><u>\$ -</u></u>	

F. LONG-TERM OBLIGATIONS

Long-term obligations activity for the year ended December 31, 2018 was as follows:

CDA

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Bonds and Notes Payable:					
Revenue bonds	\$ 7,035,000	\$ 3,960,000	\$ 6,275,000	\$ 4,720,000	\$ 1,530,000
Mortgage notes	3,638,037	-	447,188	3,190,849	258,526
Other loans/notes	2,421,712	400,000	91,981	2,729,731	95,461
Premiums	58,100	72,295	40,205	90,190	-
Subtotal	<u>13,152,849</u>	<u>4,432,295</u>	<u>6,854,374</u>	<u>10,730,770</u>	<u>1,883,987</u>
Accrued compensated absences	511,654	35,494	102,331	444,817	90,761
Advances from primary government – City of Madison	<u>7,835,937</u>	<u>800,000</u>	<u>1,106,642</u>	<u>7,529,295</u>	<u>690,512</u>
Total Long-Term Liabilities	<u><u>\$ 21,500,440</u></u>	<u><u>\$ 5,267,789</u></u>	<u><u>\$ 8,063,347</u></u>	<u><u>\$ 18,704,882</u></u>	<u><u>\$ 2,665,260</u></u>

In addition to the liabilities above, information on the net pension liability (asset) is provided in Note III.A and information on the total OPEB liability (asset) is provided in Note III.D.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Revenue Debt

Revenue bonds are payable only from revenues derived from the operation of the responsible fund and from lease payments received from the primary government (see Note II.G.).

The CDA has pledged future lease revenues to repay lease revenue bonds issued in 2013 and 2018. Proceeds from the bonds provided financing for various projects of the City of Madison. The bonds are payable solely from lease revenues and are payable through 2022. Annual principal and interest payments on the bonds are expected to require 70% of gross revenues. Total principal and interest remaining to be paid on the bonds is \$4,970,688. Principal and interest paid excluding refunded portion for the current year and total revenues were \$1,812,464 and \$1,777,650, respectively.

Revenue debt payable at December 31, 2018 consists of the following:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebted- ness</u>	<u>Balance 12/31/18</u>
<u>General Operating Fund</u>					
Lease revenue bonds	1/1/13	3/1/20	3.00%	\$ 5,245,000	\$ 1,550,000
Lease revenue refunding bonds	2/26/18	10/1/22	2.0-2.7%	3,960,000	<u>3,170,000</u>
Total Revenue Debt					<u>\$ 4,720,000</u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Revenue Debt</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 1,530,000	\$ 112,853
2020	1,570,000	73,155
2021	800,000	42,540
2022	<u>820,000</u>	<u>22,140</u>
Totals	<u>\$ 4,720,000</u>	<u>\$ 250,688</u>

Current Refunding

On February 26, 2018, the CDA issued \$3,960,000 in revenue bonds with an average coupon rate of 2.5% to refund \$4,745,000 of outstanding with an average coupon rate of 7.12%. The net proceeds along with existing funds of the CDA were used to repay the outstanding debt.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Current Refunding (cont.)

The cash flow requirements on the refunded debt prior to the current refunding was \$4,533,114 from 2018 through 2022. The cash flow requirements on the refunding bonds are \$4,219,804 from 2018 through 2022. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$312,573.

Mortgage Notes

Mortgage notes are payable only from revenues derived from the operation of the responsible fund.

Mortgage notes payable at December 31, 2018 consists of the following:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebted- ness</u>	<u>Balance 12/31/18</u>
<u>CDA 95-1 Fund</u>					
Housing mortgage note	6/1/92	6/1/22	4.00%	\$ 2,283,492	<u>\$ 333,960</u>
<u>Monona Shores</u>					
Housing mortgage note	5/17/01	5/1/31	N/A	213,067	213,067
Housing mortgage note	8/26/16	9/1/21	3.48%	3,000,000	<u>2,643,822</u>
Total Monona Shores					<u>2,856,889</u>
Total Mortgage Notes					<u><u>\$ 3,190,849</u></u>

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Mortgage Notes</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 258,526	\$ 102,288
2020	267,999	92,815
2021	2,401,830	4,128
2022	49,427	567
2023	15,536	-
2024 - 2028	106,532	-
2029 - 2031	90,999	-
Totals	<u><u>\$ 3,190,849</u></u>	<u><u>\$ 199,798</u></u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Other Loans/Notes

The following loans and notes are payable to the City of Madison related to the Madison Mutual Housing Association (“MMHA”) property acquired by the CDA in 1996, to the City of Madison related to the Romnes apartments, to the City of Madison related to Truax Park redevelopment and to the City of Madison related to the Burr Oaks Apartments.

Other loans/notes payable at December 31, 2018 consists of the following:

	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebted- ness</u>	<u>Balance 12/31/18</u>
<u>General Operating Fund</u>					
CDBG Home loan	12/14/10	N/A	N/A	\$ 385,000	\$ 385,000
Affordable Housing trust loan	10/29/10	12/15/26	Variable*	1,025,000	546,669
			Total General Operating Fund		<u>931,669</u>
<u>Allied Drive Fund</u>					
Promissory note	12/30/11	5/1/37	4.0%	1,255,000	<u>769,327</u>
<u>Parkside Project Fund</u>					
Promissory note	8/28/18	N/A	N/A	400,000	<u>400,000</u>
<u>West Housing Fund</u>					
Promissory note	10/20/97	N/A	N/A	60,000	<u>60,000</u>
<u>CDA 95-1</u>					
Section 17 loans	Various	N/A	N/A	103,000	85,000
UDAG loan	6/5/87	N/A	5.0%	371,000	371,000
WHEDA WRAP note	Unknown	6/22	N/A	Unknown	112,735
			Total CDA 95-1		<u>568,735</u>
Total Other Loans/Notes					<u>\$ 2,729,731</u>

* Interest is based on the rates of the City of Madison’s investment portfolio yield plus 25 basis points, as calculated using the average yield for the previous 12 months.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Other Loans/Notes (cont.)

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Other Loans/Notes</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 95,461	\$ 35,086
2020	96,648	33,899
2021	98,085	32,461
2022	212,229	31,053
2023	100,968	29,578
2024 – 2028	392,708	123,366
2029 – 2033	236,651	74,416
2034 – 2037	195,981	16,325
Totals	<u>\$ 1,428,731</u>	<u>\$ 376,184</u>

Advances from Primary Government – City of Madison

The City of Madison is advancing funds to the CDA for various purposes. No repayment schedule has been established for outstanding advances in the amount of \$566,863. A repayment schedule for the advances to the Villager Fund in the original amount of \$8,650,000, \$1,350,000 and \$750,000, and for an advance to the General Operating Fund in the original amount of \$50,000 have been established.

<u>Years</u>	<u>Principal</u>	<u>Interest</u>
2019	\$ 647,511	\$ 157,442
2020	647,511	142,738
2021	647,511	125,568
2022	647,511	109,748
2023	512,482	93,926
2024 – 2028	2,562,406	295,493
2029 – 2031	1,297,500	51,420
Totals	<u>\$ 6,962,432</u>	<u>\$ 976,335</u>

Other Debt Information

Estimated payments of the compensated absences liability, are not included in the debt service repayment schedules. The compensated absences liability, attributable to the business-type activities will be liquidated by the respective funds where the liabilities are recorded. The WHEDA WRAP note, the City of Madison loans related to MMHA property and the promissory notes are also not included in the debt service repayment schedules. These debts are subject to various redemption provisions.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Component Units

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Allied Drive Redevelopment, LLC Mortgage notes	\$ 2,504,364	\$ -	\$ 42,096	\$ 2,462,268	\$ 44,030
Truax Park Redevelopment, Phase I, LLC Mortgage notes	3,445,247	-	54,031	3,391,216	55,339
Burr Oaks Senior Housing, LLC Mortgage notes	1,475,735	-	18,985	1,456,750	20,186
Truax Park Development, Phase 2, LLC Mortgage notes	1,519,288	-	-	1,519,288	-
Totals	\$ 8,944,634	\$ -	\$ 115,112	\$ 8,829,522	\$ 119,555

Allied Drive Redevelopment, LLC

Mortgage notes payable consist of the following:

CDA; original amount of \$1,255,091; recourse until the three-year anniversary of the expiration of the compliance period; monthly payments of \$6,359, including interest at 4.50%; due January 1, 2042, or any earlier date on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignment of rents and security agreement; accrued interest was \$2,765 as of December 31, 2018; interest expense totaled \$34,058 for the year ended December 31, 2018.

\$ 737,404

CDA; original amount of \$760,006; recourse until the three-year anniversary of the expiration of the compliance period; monthly simple interest-only payments at 3.00%; balloon payment of principal and unpaid interest due 30 years from the date of the project reaches established occupancy, or any earlier date on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignments of rents and security agreement; interest expense totaled \$11,760 for the year ended December 31, 2018.

392,000

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Allied Drive Redevelopment, LLC (cont.)

CDA; original amount of \$1,705,426; recourse until the three-year anniversary of the expiration of the compliance period; monthly interest payments at 4.50% to the extent that there is excess cash flow available; monthly principal and interest payments commence on the date the project reaches stabilized occupancy to the extent that there is excess cash flow available; due 30 years from the date the project reaches stabilized occupancy, or any earlier on which the entire note balance is required to be paid in full, by acceleration or otherwise; the note may be repaid, in whole or in part, at any time; collateralized by a subordinated mortgage on the project's rental property including the assignment of rents and security agreement; accrued interest was \$184,765 as of December 31, 2018; interest expense totaled \$59,979 for the year ended December 31, 2018.

\$ 1,332,864

Totals

\$ 2,462,268

Truax Park Redevelopment, Phase I, LLC

Mortgage notes payable consist of the following:

CDA; nonrecourse mortgage note payable under a capital lease with the CDA; due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$698,061 as of December 31, 2018; interest expense totaled \$97,848 for the period ended December 31, 2018.

\$ 1,846,000

CDA; nonrecourse mortgage payable; due in annual installments of \$76,000 through October 29, 2025, with a balloon payment of all outstanding principal and accrued interest due on October 28, 2026, together with interest at 3.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest totaled \$3,561 as of December 31, 2018; interest expense totaled \$21,708.

678,274

CDA; nonrecourse mortgage note payable in the amount of \$400,000; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$122,509 as of December 31, 2018; interest expense was \$15,440.

400,000

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Truax Park Redevelopment, Phase I, LLC (cont.)

CDA; nonrecourse mortgage note payable in the amount of \$466,942; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on October 29, 2050, together with interest at 4.00% per annum; collateralized by a mortgage on the project's rental property; accrued interest was \$110,509 as of December 31, 2018; interest expense was \$18,677.

\$ 466,942

Totals

\$ 3,391,216

Burr Oaks Senior Housing, LLC

Mortgage notes payable consist of the following:

Impact C.I.L., LLC (Impact), originally funded by Wells Fargo but assigned to Impact on November 27, 2012; permanent mortgage note payable; loan amount of \$1,170,000; beginning January 1, 2013, monthly payments of \$7,128, including interest at 6.15% per annum; due December 1, 2028; nonrecourse; subject to a prepayment premium; collateralized by a mortgage, security agreement and fixture financing statement on the rental property, including the assignment of rents and leases.

\$ 1,071,750

CDA; HOME loan; in an amount not to exceed \$385,000; subordinated second mortgage note payable; noninterest bearing loan; due the earliest of December 31, 2040 or the sale, transfer, or discontinuance of the permitted use of the property; nonrecourse; collateralized by a mortgage on the rental property, including the assignment of rents thereon.

385,000

Totals

\$ 1,456,750

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Component Units (cont.)

Truax Park Development, Phase 2, LLC

Mortgage notes payable consist of the following:

CDA; nonrecourse, noninterest bearing mortgage note payable in the amount of \$911,288 due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal due in one installment on December 3, 2054; collateralized by a mortgage on the project's rental property.	\$ 911,288
CDA (AHP loan); nonrecourse, noninterest bearing mortgage note payable in the amount of \$288,000; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal due in one installment on December 3, 2054; collateralized by a mortgage on the project's rental property.	288,000
City of Madison (HOME loan), an affiliate of the managing member; nonrecourse, noninterest bearing mortgage note payable in the amount not to exceed \$280,000; due November 21, 2054; collateralized by a mortgage on the project's rental property.	280,000
CDA; nonrecourse mortgage note payable under a land lease; due to the extent and priority provided in the operating agreement with the remainder of all outstanding principal and accrued interest due in one installment on December 3, 2054, together with interest at 2.91%, compounded annually; collateralized by a mortgage on the project's rental property; accrued interest was \$4,748 as of December 31, 2018; interest expense totaled \$1,265 for the period ended December 31, 2018.	<u>40,000</u>
Totals	<u><u>\$ 1,519,288</u></u>

Debt service principal requirements to maturity are as follows:

<u>Years</u>	
2019	\$ 119,555
2020	124,538
2021	129,746
2022	135,189
2023	140,880
Thereafter	<u>8,179,614</u>
Totals	<u><u>\$ 8,829,522</u></u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

G. LEASE DISCLOSURES

General Operating Fund

The CDA is leasing a parking structure to the City of Madison. The annual lease payments to be received are equal to the CDA's annual debt service payments on the Taxable Redevelopment Lease Revenue Bonds, Series 2018A.

The CDA is leasing its one-third ownership of the Monona Terrace Convention Center to the City of Madison. The annual lease payments to be received are equal to the CDA's annual debt service payments on the Lease Revenue Refunding Bonds, Series 2013.

The CDA does not have any other material capital or operating leases at December 31, 2018.

The annual lease payments by the City of Madison to the CDA on the leases are as follows:

	2018 Issue		2013 Issue	
	Principal	Interest	Principal	Interest
2019	\$ 765,000	\$ 77,828	\$ 765,000	\$ 35,025
2020	785,000	61,380	260,500	11,775
2021	800,000	42,540	-	-
2022	820,000	22,140	-	-
	\$ 3,170,000	\$ 203,888	\$ 1,025,500	\$ 46,800

East Housing Fund – Nonmajor Fund

The CDA is leasing property to Truax Park Redevelopment, Phase I, LLC in the amount of \$1,846,000. The lease is due in one payment on October 29, 2050. Interest accrues at 4% and compounds annually.

H. NET POSITION

Net position reported on the government-wide statement of net position at December 31, 2018 includes the following:

Business-Type Activities

Net investment in capital assets	
Land	\$ 10,225,150
Construction in progress	612,831
Other capital assets, net of accumulated depreciation	22,051,105
Less: Capital related long-term debt outstanding	<u>(10,995,576)</u>
Total	<u>\$ 21,893,510</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE II – DETAILED NOTES ON ALL FUNDS (cont.)

I. RESTATEMENT OF NET POSITION

Net position has been restated in the statement of net position to account for the implementation of GASB Statement 75 - *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

The details of the restatement are as follows:

	<u>Business-type Activities</u>	<u>General Operating</u>	<u>Housing Voucher</u>
Net Position – December 31, 2017 (as reported)	\$ 32,086,962	\$ 903,565	\$ 943,432
Add: Existing GASB 45 OPEB liability	224,843	8,488	113,935
Less: Total OPEB liability as restated by GASB 75	<u>(579,593)</u>	<u>-</u>	<u>(221,502)</u>
Net Position – December 31, 2017 (as restated)	<u>\$ 31,732,212</u>	<u>\$ 912,053</u>	<u>\$ 835,865</u>

	<u>Nonmajor Enterprise Funds</u>	<u>Business-type Activities – Internal Service Funds</u>
Net Position – December 31, 2017 (as reported)	\$ 11,496,851	\$ 687,903
Add (less): Existing GASB 45 OPEB liability/asset	132,582	(30,162)
Less: Total OPEB liability as restated by GASB 75	<u>(317,445)</u>	<u>(40,646)</u>
Net Position – December 31, 2017 (as restated)	<u>\$ 11,311,988</u>	<u>\$ 617,095</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
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NOTE III – OTHER INFORMATION

A. EMPLOYEES' RETIREMENT SYSTEM

Plan description. The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government, and other public employees. All employees initially employed by a participating WRS employer on or after July 1, 2011 and expected to work at least 1,200 hours a year and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>.

Vesting. For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits provided. Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and State executive participants) are entitled to receive an unreduced retirement benefit. The factors influencing the benefit are: (1) final average earnings, (2) years of creditable service, and (3) a formula factor.

Final average earnings is the average of the participant's three highest years' earnings. Creditable service is the creditable current and prior service expressed in years or decimal equivalents of partial years for which a participant receives earnings and makes contributions as required. The formula factor is a standard percentage based on employment category.

Employees may retire at age 55 (50 for protective occupation employees) and receive reduced benefits. Employees terminating covered employment before becoming eligible for a retirement benefit may withdraw their contributions and forfeit all rights to any subsequent benefits.

The WRS also provides death and disability benefits for employees.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

A. EMPLOYEES’ RETIREMENT SYSTEM (cont.)

Post-retirement adjustments. The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system’s consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the “floor”) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2008	6.6%	0%
2009	(2.1)	(42)
2010	(1.3)	22
2011	(1.2)	11
2012	(7.0)	(7)
2013	(9.6)	9
2014	4.7	25
2015	2.9	2
2016	0.5	(5)
2017	2.0	4

Contributions. Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees and Executives and Elected Officials. Starting January 1, 2016, the Executives and Elected Officials category merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$169,849 in contributions from the CDA.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Contributions (cont.)

Contribution rates for the plan year reported as of December 31, 2018 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.8%	6.8%
Protective with Social Security	6.8%	10.6%
Protective without Social Security	6.8%	14.9%

Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2018, the CDA reported an asset of \$481,564 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2017, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2016 rolled forward to December 31, 2017. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The CDA's proportion of the net pension asset was based on the CDA's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2017, the CDA's proportion was 0.016219123%, which was an increase of .00010013% from its proportion measured as of December 31, 2016.

For the year ended December 31, 2018, the CDA recognized pension expense of \$212,937.

At December 31, 2018, the CDA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 614,479	\$ 313,801
Changes of actuarial assumptions	104,324	-
Net differences between projected and actual earnings on pension plan investments	-	613,960
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	9,815
Employer contributions subsequent to the measurement date	<u>173,813</u>	<u>-</u>
Totals	<u>\$ 892,616</u>	<u>\$ 937,576</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

A. EMPLOYEES’ RETIREMENT SYSTEM (cont.)

Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (cont.)

\$173,813 reported as deferred outflows related to pension resulting from the WRS Employer’s contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (net)
2019	\$ 43,646
2020	(5,928)
2021	(146,988)
2022	(110,516)
2023	1,013

Actuarial assumptions. The total pension asset in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2016
Measurement Date of Net Pension Liability (Asset)	December 31, 2017
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.2%
Discount Rate:	7.2%
Salary Increases:	
Inflation	3.2%
Seniority/Merit	0.2% - 5.6%
Mortality:	Wisconsin 2012 Mortality Table
Post-retirement Adjustments*:	2.1%

** No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 2.1% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2015 using experience from 2012 – 2014. The total pension liability for December 31, 2017 is based upon a roll-forward of the liability calculated from the December 31, 2016 actuarial valuation.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

A. EMPLOYEES’ RETIREMENT SYSTEM (cont.)

Long-term expected return on plan assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Core Fund Asset Class</u>	<u>Current Asset Allocation %</u>	<u>Long-Term Expected Nominal Rate of Return %</u>	<u>Long-Term Expected Real Rate of Return %</u>
Global Equities	50%	8.2%	5.3%
Fixed Income	24.5	4.2	1.4
Inflation Sensitive Assets	15.5	3.8	1.0
Real Estate	8	6.5	3.6
Private Equity/Debt	8	9.4	6.5
Multi-Asset	4	6.5	3.6
Total Core Fund	110	7.3	4.4
 <u>Variable Fund Asset Class</u>			
U.S. Equities	70	7.5	4.6
International Equities	30	7.8	4.9
Total Variable Fund	100	7.9	5.0

New England Pension Consultants Long-Term US CPI (Inflation) Forecast: 2.75%
Asset Allocations are managed within established ranges, target percentages may differ from actual monthly allocations

Single discount rate. A single discount rate of 7.20% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 7.20% and a long term bond rate of 3.31%. Because of the unique structure of WRS, the 7.20% expected rate of return implies that a dividend of approximately 2.1% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

A. EMPLOYEES’ RETIREMENT SYSTEM (cont.)

Sensitivity of the CDA’s proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the CDA’s proportionate share of the net pension liability (asset) calculated using the discount rate of 7.20 percent, as well as what the CDA’s proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.20 percent) or 1-percentage-point higher (8.20 percent) than the current rate:

	1% Decrease to Discount Rate (6.20%)	Current Discount Rate (7.20%)	1% Increase to Discount Rate (8.20%)
CDA’s proportionate share of the net pension liability (asset)	\$ 1,245,973	\$ (481,564)	\$ (1,794,547)

Pension plan fiduciary net position. Detailed information about the pension plan’s fiduciary net position is available in separately issued financial statements available at <http://etf.wi.gov/publications/cafr.htm>.

At December 31, 2018, the CDA reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

B. RISK MANAGEMENT

The CDA participates in the same risk pools as the City of Madison. Information related specifically to the CDA is unavailable. See the risk management note in the City of Madison’s financial statements for further details.

C. COMMITMENTS AND CONTINGENCIES

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments are recorded in the proprietary funds as expenses when the related liabilities are incurred. There were no significant claims or judgments at year end.

The CDA has entered into a Regulatory Agreement with the Wisconsin Housing and Economic Development Authority (WHEDA) for the Parkside Project Fund. The Regulatory Agreement contains, among other things, restrictions on the conveyance, transfer or encumbrance of any of the project property, assumption of additional indebtedness and assignment of rights to manage or receive the rents and profits of the property.

The CDA was assigned and has assumed a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits for Monona Shores. Under this agreement, the fund must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. The CDA is obligated to certify tenant eligibility.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

C. COMMITMENTS AND CONTINGENCIES (cont.)

The CDA provides housing for the Parkside Project Fund pursuant to Section 8 of the United States Housing Act of 1974. Rentals are subsidized by the federal government through a housing assistance payments contract between WHEDA and the CDA. The contract, which renews every September 1, provides for maximum annual assistance payments of \$418,855. Total assistance payments received from WHEDA were \$418,855 during 2018.

The CDA has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

Component Units

Allied Drive Redevelopment Authority, LLC

Allied Drive Redevelopment Authority, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Allied Drive Redevelopment Authority, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Allied Drive Redevelopment Authority, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Allied Drive Redevelopment, LLC is obligated to certify tenant eligibility.

Allied Drive Redevelopment Authority, LLC has entered into a management agreement with Stone House Development, Inc. Under the agreement, Allied Drive Redevelopment, LLC is obligated to pay a management fee of 6% of gross project rents collected. Management fees incurred totaled \$35,383 for the year ended December 31, 2018.

Truax Park Redevelopment, Phase I, LLC

Truax Park Redevelopment, Phase I, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Truax Park Redevelopment, Phase I, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Truax Park Redevelopment, Phase I, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Truax Park Redevelopment, Phase I, LLC is obligated to certify tenant eligibility.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

C. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Truax Park Redevelopment, Phase I, LLC (cont.)

Truax Park Redevelopment, Phase I, LLC has entered into a Tax Credit Exchange Program (TCEP) Subaward Agreement (Subaward Agreement) with WHEDA. Under the Subaward Agreement, Truax Park Redevelopment, Phase I, LLC received grant funds totaling \$698,333 pursuant to Section 1602 of the American Recovery and Reinvestment Act of 2009. If Truax Park Redevelopment, Phase I, LLC fails to continuously comply with the guidelines of the Subaward Agreement, it may be required to refund up to the full amount of the grant funds received and reimburse WHEDA for the costs and fees incurred in connection with the recapture event. As a condition to making the Subaward Agreement, WHEDA required the owner to enter into a corporate guarantee. The Subaward Agreement terminates at the expiration of the low-income housing tax credit compliance period.

Truax Park Redevelopment, Phase I, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the CDA. The CDA has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation in HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside on a long-term basis 24 certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the applicable fair market rents (FMR). The agreement may be terminated upon at least 30 days notice if it is determined that the contract units were not meeting HUD requirements. The length of the initial term of the contract is 15 years.

Burr Oaks Senior Housing, LLC

Burr Oaks Senior Housing, LLC entered into a property management agreement with a third party. A management fee in the amount of 8% of the effective gross income (rental and other incidental income received on a cash basis) is payable on a monthly basis. A portion of the monthly management fee equal to 2% of effective gross income shall be deferred without interest and payable only out of available cash flow as defined in the operating agreement. The deferred management fee shall not exceed an annual amount of \$7,500. Management fees incurred under this agreement totaled \$33,432 for the period ended December 31, 2018. Of this amount, \$7,500 has been deferred as of December 31, 2018.

Burr Oaks Senior Housing, LLC has entered into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Burr Oaks Senior Housing, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under IRC Section 42. If Burr Oaks Senior Housing, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits, and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor member. Burr Oaks Senior Housing, LLC is obligated to certify tenant eligibility.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

C. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Burr Oaks Senior Housing, LLC (cont.)

The managing member received \$385,000 from the City of Madison through the HOME program. This amount was subsequently loaned to Burr Oaks Senior Housing, LLC by the managing member. Burr Oaks Senior Housing, LLC is subject to a HOME loan agreement and LURA which specifies that there shall be 11 HOME-assisted units in the project. Occupancy of these units is restricted to tenants whose income does not exceed a certain percentage of the published County Median Income (CMI), adjusted for family size. Certain rent limits also apply to these units. The agreement is in force until 20 years after the date of project completion.

Burr Oaks Senior Housing, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the managing member. The managing member has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation of HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the CDA's payment standards.

Truax Park Development, Phase 2, LLC

Truax Park Development, Phase 2, LLC anticipates entering into a LURA with WHEDA as a condition to receiving an allocation of low-income housing tax credits. Under this agreement, Truax Park Development, Phase 2, LLC must continuously comply with IRC Section 42 and other applicable sections of the IRC. The agreement places occupancy restrictions on rents and the minimum percent of units which shall be occupied by individuals or families whose income meets the requirements set under the IRC Section 42. If Truax Park Development, Phase 2, LLC fails to comply with this agreement or with the IRC, it may be ineligible for low-income housing tax credits and the members may be required to recapture a portion of the tax credits previously claimed on their income tax returns. In addition, noncompliance may require an adjustment to the contributed capital of the investor members. Truax Park Development, Phase 2, LLC is obligated to certify tenant eligibility.

In connection with the mortgage note payable to the City of Madison, Truax Park Development, Phase 2, LLC is subject to a HOME loan development agreement and LURA which specifies that there shall be eight (8) HOME-assisted units in the project. Occupancy of these units is restricted to tenants whose income does not exceed a certain percentage of the published County Median Income (CMI) for Dane County, Wisconsin, adjusted for family size. Certain rent limits also apply to these units. The HOME loan development agreement and LURA are in force until 20 years after the date of project completion.

In connection with the AHP loan with the CDA, Truax Park Development, Phase 2, LLC is subject to an AHP Retention/Recapture Agreement that requires the project to maintain certain affordability requirements for 48 units for a period of 15 years. Certain rent limits also apply to these units. Of these 48 units, 29 are restricted to tenants whose annual income is equal to or less than 50% of area median income and remaining 19 units are restricted to tenants whose annual income is equal to or less than 60% of area median income.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

C. COMMITMENTS AND CONTINGENCIES (cont.)

Component Units (cont.)

Truax Park Development, Phase 2, LLC (cont.)

Truax Park Development, Phase 2, LLC and the CDA entered into a sub-management agreement with Porchlight, Inc. Pursuant to the terms of the property management agreement between the company and the CDA, the CDA delegated certain management responsibilities with respect to the 8 units in a separate building to Porchlight, Inc. Truax Park Development, Phase 2, LLC is obligated to pay a monthly fee equal to the lesser of \$500 or the net cash flow received from the operation of the project. The agreement shall be in effect from October 1, 2015 until the 15th anniversary of the last day of the month in which first occupancy of the project shall occur. After the initial term and each successive renewal term, the agreement shall be deemed renewed automatically for a one-year period. Sub-management fees incurred totaled \$6,027 for the period ended December 31, 2018.

Truax Park Development, Phase 2, LLC entered into a Project Based Housing Assistance Payments Contract (the Agreement) with the CDA. The CDA has entered into a Consolidated Annual Contributions Contract with HUD allowing its participation in HUD's Section 8 Project Based Housing Assistance Payments Program (the Program). The Agreement, approved by HUD, authorizes the CDA to set aside on a long-term basis 8 certificates for future residents of the project. Under terms of the Program, each household that holds a certificate pays no more than 30% of its annual income for rents and utilities, provided that the rent and utilities do not exceed the applicable fair market rents (FMR). The agreement may be terminated upon at least 30 days' notice if it is determined that the contract units were not meeting HUD requirements. The length of the initial term of the contract is 15 years.

D. OTHER POSTEMPLOYMENT BENEFITS

General Information About the OPEB Plan

Plan description. The City sponsors a single-employer defined benefit healthcare plan, (the Retiree Health Plan). The Plan provides healthcare coverage to eligible retired City employees and their spouses, which covers both active and retired members. The Plan is affiliated with the Wisconsin Public Employer's Group Health Insurance – Dane County service area plan, a purchasing plan administered by the State of Wisconsin. Benefit provisions are established through collective bargaining agreements. The Retiree Health Plan does not issue a publicly available financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits provided. Contribution requirements are established through collective bargaining agreements and may be amended only through negotiations between the City and the union. The Plan provides eligible retirees with the opportunity to stay on the City's health insurance plan. Eligible retirees and spouses contribute the full amount of the premiums after age 55, except for teamsters who contribute the difference between the rate paid by the City and current year rate.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

General Information About the OPEB Plan (cont.)

Employees covered by benefit terms. At December 31, 2018, the following employees were covered by the benefit terms:

Plan members	31
Inactive plan members or beneficiaries currently receiving benefit payments	4
	35
	35

Total OPEB Liability

The CDA's total liability of \$570,966 was measured as of December 31, 2018, and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.70%	
Salary increases	3.20%	
Healthcare cost trend rates	8.00%	Initially reduced by decrements to an ultimate of 4.5% after 8 years
Retirees' share of benefit-related costs	100%	
Discount rate	4.11%	

The discount rate was based on the yield for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from SOA RPH-2018 Total Dataset Mortality Table fully generational using Scale MP-2018.

Other assumptions are based on a county-determined analysis of past trends and future expectations.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

Changes in the Total OPEB Liability

	Total OPEB Liability
Balances at January 1, 2018	\$ 590,083
Changes for the year:	
Service cost	40,885
Interest	22,021
Changes of benefit terms	-
Changes in assumptions	(11,735)
Differences between expected and actual experience	(45,317)
Benefit payments	(24,971)
Net changes	(19,117)
Balances at December 31, 2018	\$ 570,966

Changes of assumptions and other inputs reflect a change in the discount rate from 4.50 percent in 2017 to 4.11 percent in 2018.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the CDA, as well as what the CDA's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.11%) or 1-percentage-point higher (5.11%) than the current discount rate:

	1% Decrease (3.11%)	Discount Rate (4.11%)	1% Increase (5.11%)
CDA's Total OPEB liability	\$ 616,865	\$ 570,966	\$ 529,324

Sensitivity of the CDA's total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of the CDA, as well as what the CDA's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (8% decreasing to 7%) or 1-percentage-point higher (8% increasing to 9%) than the current healthcare cost trend rates:

	1% Decrease (8.00%) Decreasing to 7.00%)	Healthcare Cost Trend Rates	1% Increase (8.00%) Increasing to 9.00%)
CDA Total OPEB liability	\$ 520,521	\$ 570,966	\$ 630,208

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

**OPEB EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED
INFLOWS OF RESOURCES RELATED TO OPEB
CDA Information**

For the year ended December 31, 2018, the CDA recognized OPEB expense of \$55,776. At December 31, 2018, the CDA reported deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 39,652
Changes of assumptions	10,268
Total	\$ 49,920

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ended December 30:	Deferred Inflows
2019	\$ 7,131
2020	7,131
2021	7,131
2022	7,131
2023	7,131
Thereafter	14,265

E. RELATED PARTIES

The administration and operation of the CDA is performed by employees of the City of Madison. The CDA pays the City of Madison for these services, as well as other allocated costs.

Rental payments received during 2018 from Public Health – Madison and Dane County, a related party, were \$406,493.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. RELATED PARTIES (cont.)

Component Units

Allied Drive Redevelopment, LLC

Ground Lease

Allied Drive Redevelopment, LLC entered into a ground lease with the managing member which required a one-time rental fee of \$392,000. The term of the lease began on December 4, 2008, and ends on December 3, 2106, unless terminated earlier in accordance with the ground lease agreement. The prepaid ground lease was \$351,667 as of December 31, 2018. The ground lease expense totaled \$4,000 for the year ended December 31, 2018.

Managing Member Management Fee

The operating agreement provides for Allied Drive Redevelopment, LLC to pay a cumulative annual managing member management fee to the managing member in the initial amount of \$20,000, increasing annually by 3%. The fee is payable out of cash flow as defined in the operating agreement. Accrued managing member management fees included in accrued expenses were \$229,292 as of December 31, 2018. Managing member management fees expensed totaled \$26,096 for the year ended December 31, 2018.

Asset Management Fee

The operating agreement provides for Allied Drive Redevelopment, LLC to pay a cumulative annual asset management fee to an affiliate of the investor member in the initial amount of \$4,800 increasing annually by 3%. The fee is payable out of cash flow as defined in the operating agreement. Accrued asset management fees included in accrued expenses were \$6,263 as of December 31, 2018. Asset management fees expenses totaled \$6,263 for the year ended December 31, 2018.

Truax Park Redevelopment, Phase I, LLC

Accounts Receivable

Included in accounts receivable are amounts due from the City of Madison, an affiliate of the managing member, for project funds paid by the City of Madison totaling \$19,306 as of December 31, 2018.

Included in accounts receivable are amounts due from the CDA for reimbursable expenses related to the service coordinator totaling \$2,409 as of December 31, 2018.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. RELATED PARTIES (cont.)

Component Units (cont.)

Truax Park Redevelopment, Phase I, LLC (cont.)

Regulatory and Operating (R&O) Agreement

Truax Park Redevelopment, Phase I, LLC has entered into an R&O Agreement with the CDA. Provisions of the agreement require Truax Park Redevelopment, Phase I, LLC to maintain 47 units as public housing units. With regard to the public housing units, the CDA is to pay operating subsidies to Truax Park Redevelopment, Phase I, LLC equal to project expenses less project income. The operating subsidy shall terminate no later than January 1, 2051. The agreement will expire upon the earliest to occur of the expiration of 40 years from the date of first occupancy or at the option of the project at the close of the first project year of which the CDA ceases to pay operating subsidies. Operating subsidies totaling \$334,666 were earned during the year ended December 31, 2018. Included in accounts receivable are related party operating subsidies receivable of \$151,819 as of December 31, 2018.

Development Completion Guaranty

Under terms of the operating agreement, the managing member is obligated to complete the required rehabilitation of the project. In the event Truax Park Redevelopment, Phase 1, LLC lacks sufficient funds from the member capital contributions and proceeds from the construction and permanent mortgages to pay for the rehabilitation costs, the managing member is obligated to provide such funds to the company in the form of an unsecured loan. Any loans under this agreement shall not bear interest and shall be payable in accordance with the operating agreement. The development completion guaranty loan was \$112,586 as of December 31, 2018.

Development Fee

Truax Park Redevelopment, Phase I, LLC has entered into a development agreement with the CDA. The agreement provides for the payment of a development fee of \$1,314,342, which has been capitalized into the cost of the buildings. The unpaid portion of the development fee is payable from future capital contributions and available cash flow as defined in the operating agreement. If not paid in full by the twelfth year of the compliance period, it shall be paid from the proceeds of an additional capital contribution from the managing member to Truax Park Redevelopment, Phase I, LLC in an amount equal to the unpaid portion of the development fees, as defined in the operating agreement. The development fee payable was \$58,735 as of December 31, 2018.

Property Management Agreement

Truax Park Redevelopment, Phase I, LLC has entered into a property management agreement with CDA under which Truax Park Redevelopment Phase I, LLC is obligated to pay a property management fee equal to 5% of gross residential rents on a monthly basis. The agreement is automatically renewed from year to year unless otherwise terminated. Property management fees totaled \$18,787 for the period ended December 31, 2018.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. RELATED PARTIES (cont.)

Component Units (cont.)

Truax Park Redevelopment, Phase I, LLC (cont.)

Asset Management Fee

Truax Park Redevelopment, Phase I, LLC is obligated to pay an affiliate of an investor member an annual asset management fee in the initial amount of \$7,100, increasing annually by 3%. The fee is payable only out of cash flow as defined in the operating agreement and shall be cumulative and accrued if not paid. Included in accrued expenses are accrued asset management fees of \$56,367 as of December 31, 2018. Asset management fees incurred totaled \$8,733 for the year ended December 31, 2018.

Burr Oaks Senior Housing, LLC

Asset Management Fees

Burr Oaks Senior Housing, LLC is obligated to pay an annual cumulative asset management fee in the initial amount of \$7,500 to the managing member. The annual fee is payable from cash flow as defined in the operating agreement. The fee shall increase by 3% per annum. Asset management fees incurred totaled \$8,956 for the year ended December 31, 2018. Accrued asset management fees included in other accrued expenses on the balance sheet were \$8,956 as of December 31, 2018.

Burr Oaks Senior Housing, LLC is obligated to pay an annual cumulative asset management fee in the initial amount of \$7,500 to the investor member. The annual fee is payable from cash flow as defined in the operating agreement. The fee shall increase by 3% per annum. Asset management fees incurred totaled \$8,956 for the year ended December 31, 2018. Accrued asset management fees included in other accrued expenses on the balance sheet were \$8,956 as of December 31, 2018.

Purchase Option Agreement

For one year after the close of the 15 year compliance period (right of first refusal period), Burr Oaks Senior Housing, LLC may not sell the property to any third party that has made a bona fide purchase offer, without first offering the managing member the right of first refusal to purchase the property. Burr Oaks Senior Housing, LLC shall offer the property to the managing member at a price equal to the greater of \$100 or the sum of Burr Oaks Senior Housing, LLC's outstanding debt plus an amount sufficient to enable Burr Oaks Senior Housing, LLC to make liquidation distributions pursuant to the operating agreement.

Burr Oaks Senior Housing, LLC has granted the managing member an option to purchase the investor member's membership interest in Burr Oaks Senior Housing, LLC for a 24 month period after the end of the right of first refusal period. The option price to purchase will be the balance of all unpaid amounts due to the investor member plus the greater of \$100, plus the amount of Burr Oaks Senior Housing, LLC's outstanding debt, plus an amount sufficient to make termination distributions pursuant to the operating agreement or the fair market value of the investor member's interest in Burr Oaks Senior Housing, LLC.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. RELATED PARTIES (cont.)

Component Units (cont.)

Truax Park Development, Phase 2, LLC

Regulatory and Operating (R&O) Agreement

Truax Park Development, Phase 2, LLC has entered into an R&O Agreement with the CDA. Provisions of the agreement require Truax Park Development, Phase 2, LLC to maintain 40 units as public housing units. With regard to the public housing units, the CDA is to pay operating subsidies to Truax Park Development, Phase 2, LLC equal to project expenses less income received from tenants residing in the public housing units. The agreement will expire 40 years from the date the project first became available for occupancy, with the potential to be extended for an additional 10 years. Operating subsidies totaling \$149,341 were earned during the year ended December 31, 2018. Included in accounts receivable are related party operating subsidies receivable of \$114,883 as of December 31, 2018.

Accounts Receivable

Included in accounts receivable, related party are amounts due from the City of Madison, an affiliate of the managing member, for project funds held by the City of Madison totaling \$19,078 as of December 31, 2018.

Development Completion Guaranty

The operating agreement requires the managing member to fund operating deficits during the stabilization period, as defined in the operating agreement, in the form of interest-free development advances, repayable only from available cash flow as defined in the operating agreement. The development completion guaranty loan was \$26,552 as of December 31, 2018.

Development Fee

Truax Park Development, Phase 2, LLC has entered into a development agreement with the CDA. The agreement provides for the payment of a development fee of \$112,941, which has been capitalized into the cost of the buildings. The fee is payable from future capital contributions and available cash flow as defined in the operating agreement. The unpaid balance of the development fee is to be paid by the managing member on the thirteenth anniversary of the project's completion date. The payment by the managing member is to be treated as a development fee advance and shall be non-interest bearing and payable solely from cash flow, capital proceeds or upon dissolution of Truax Park Development, Phase 2, LLC. Development fee payable was \$112,941 as of December 31, 2018.

Property Management Agreement

Truax Park Development, Phase 2, LLC has entered into a property management agreement with CDA under which Truax Park Development, Phase 2, LLC is obligated to pay a property management fee equal to 5% of gross residential rents on a monthly basis. The agreement is automatically renewed from year to year unless otherwise terminated. Property management fee expense totaled \$11,248 during the period ended December 31, 2018.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

E. RELATED PARTIES (cont.)

Component Units (cont.)

Truax Park Development, Phase 2, LLC (cont.)

Asset Management Fee

Truax Park Development, Phase 2, LLC is obligated to pay the investor member an annual asset management fee in the initial amount of \$4,800, increasing by 10% on each fifth anniversary (prorated fee of \$1,320 in the first year). The fee is payable only out of cash flow as defined in the operating agreement and shall be cumulative and accrued if not paid. Included in accrued expenses are accrued asset management fees of \$15,720 as of December 31, 2018. Asset management fees incurred totaled \$4,800 for the year ended December 31, 2018.

Operating Deficit Guaranty

Under the operating agreement, the managing member is required to fund operating deficits from and after stabilization period until the last to occur of: (1) the fifth anniversary of the end of the lease-up period of (2) the fifth anniversary of the end of the stabilization period. The expiration of the managing member's obligation to make operating deficit advances shall be extended by one year for each fiscal year during the period when the project's required expense coverage ratio is less than 105% and thereafter until such time the operating reserve equals or exceeds \$145,267. During this period, operating deficit advances funded by the managing member are to be treated as capital contributions and are limited to \$270,000. Any such advances shall be non-interest bearing and are only repayable from available cash flow as defined in the operating agreement. There were no operating deficit advances as of December 31, 2018.

Sale Administration Fee

In accordance with the operating agreement, the sale administration fee is to be payable to the managing member in lieu of a third-party broker fee for providing services related to arranging and executing a sale of the project to an unrelated third-party buyer. The fee amount would be an amount mutually agreed upon by the managing member and the investor member.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO FINANCIAL STATEMENTS
As of and for the Year Ended December 31, 2018

NOTE III – OTHER INFORMATION (cont.)

F. EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT-PERIOD FINANCIAL STATEMENTS

The Governmental Accounting Standards Board (GASB) has approved the following:

- > Statement No. 83, *Certain Asset Retirement Obligations*
- > Statement No. 84, *Fiduciary Activities*
- > Statement No. 87, *Leases*
- > Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*
- > Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*
- > Statement No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

COMMUNITY DEVELOPMENT AUTHORITY

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) -
WISCONSIN RETIREMENT SYSTEM
For the Year Ended December 31, 2018

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/15	0.01596426%	\$ (392,124)	\$ 2,131,088	18.40%	102.74%
12/31/16	0.01613057%	262,120	2,237,306	11.72%	98.20%
12/31/17	0.01611899%	132,859	2,220,313	5.98%	99.12%
12/31/18	0.01621912%	(481,564)	2,271,038	21.20%	102.93%

SCHEDULE OF EMPLOYER CONTRIBUTIONS - WISCONSIN RETIREMENT SYSTEM
For the Year Ended December 31, 2018

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 157,204	\$ 157,204	\$ -	\$ 2,237,306	7.03%
12/31/16	157,746	157,746	-	2,220,313	7.10%
12/31/17	169,849	169,849	-	2,271,038	7.48%
12/31/18	173,813	173,813	-	2,301,605	7.55%

See independent auditors' report and accompanying notes to required supplementary information.

COMMUNITY DEVELOPMENT AUTHORITY

SCHEDULE OF CHANGES IN EMPLOYER'S TOTAL OTHER POST EMPLOYMENT BENEFITS
LIABILITY AND RELATED RATIOS
December 31, 2018

Total OPEB Liability	
Service cost	\$ 40,885
Interest	22,021
Changes of benefit terms	-
Differences between expected and actual experience	(45,317)
Changes of assumptions	(11,735)
Benefit payments	<u>(24,971)</u>
Net Change in Total OPEB Liability	(19,117)
Total OPEB Liability - Beginning	<u>590,083</u>
Total OPEB Liability - Ending	<u>\$ 570,966</u>
Covered payroll	\$ 2,750,141
Total OPEB liability as a percentage of covered payroll	20.76%

Notes to Schedule:

Benefit changes. There were no changes of benefit terms.

Change of assumptions :

Actuarial Methodology - The actuarial cost method has been updated from Projected Unit Credit with linear proration to decrement to Entry Age Normal Level % of Salary in the December 31, 2018 valuation.

Discount Rate - The discount rate has been updated from 4.50% to 4.11% in the December 31, 2018 valuation.

Mortality Table - The mortality table from SOA RPH-2017 Total Dataset Mortality Table fully generational using Scale MP-2017 has been updated to SOA RPH-2018 Total Dataset Mortality Table fully generational using Scale MP-2018.

Health Care and Subsidy Trend Rates - An update in the health care and subsidy trend rates from an initial rate of 7.50% decreasing by 0.05% annually to an ultimate rate of 4.50% to an initial rate of 8.00% decreasing by 0.05% annually to an ultimate rate of 4.50% for the December 31, 2018 valuation.

Valuation date:

December 31, 2018 with no adjustments to the December 31, 2018 measurement date. Liabilities as of January 1, 2018 are based on actuarial valuation date of January 1, 2018 with no adjustments

Methods and assumptions used to determine total OPEB liability:

Actuarial cost method	Entry age normal
Amortization method	Average remaining member service life
Amortization period	8 years
Asset valuation method	Not applicable
Inflation	2.7 percent
Healthcare cost trend rates	8 percent initial, decreasing 0.5 percent every year to an ultimate rate of 4.5 percent
Salary increases	3.20 percent average, including inflation
Investment rate of return	Not applicable
Retirement age	Based upon rates from the December 31, 2017 actuarial valuation for the Wisconsin Retirement System (WRS)
Mortality	Assumed life expectancies were based on RPH-2018 Total Dataset Mortality Table fully generational using scale MP-2018

No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Other Information:

The CDA implemented GASB Statement No. 75 in 2018. Information prior to 2018 is not available.

See independent auditors' report and accompanying notes to required supplementary information.

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended December 31, 2018

WISCONSIN RETIREMENT SYSTEM

The amounts determined for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

The CDA is required to present the last ten fiscal years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

Changes in Assumptions. There were no changes in assumptions.

S U P P L E M E N T A R Y I N F O R M A T I O N

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
As of December 31, 2018

ASSETS	Karabis Fund	Parkside Project Fund	East Housing Fund
Current Assets			
Cash and investments	\$ 20,699	\$ 503,918	\$ 575,082
Accounts receivable	-	644	18,378
Due from other governmental units	12,148	9,137	1,203
Due from other funds	1,159,524	-	-
Prepaid items	1,555	10,595	3,314
Total Current Assets	<u>1,193,926</u>	<u>524,294</u>	<u>597,977</u>
Property, Plant and Equipment			
Land	22,698	200,271	310,162
Land improvements	162,843	86,875	119,860
Buildings and improvements	955,112	4,043,450	10,340,269
Machinery and equipment	17,484	112,944	409,833
Intangibles	-	19,683	8,084
Construction In Progress	-	263,560	-
Less: Accumulated depreciation	<u>(950,104)</u>	<u>(3,796,493)</u>	<u>(9,588,062)</u>
Net Property, Plant and Equipment	<u>208,033</u>	<u>930,290</u>	<u>1,600,146</u>
Other Assets			
Restricted Assets			
Cash and Investments	5,073	25,477	46,505
Due from other governmental units	-	-	-
Net pension asset	13,019	53,629	52,075
Lease receivable	-	-	1,846,000
Total Other Assets	<u>18,092</u>	<u>79,106</u>	<u>1,944,580</u>
Total Assets	<u>1,420,051</u>	<u>1,533,690</u>	<u>4,142,703</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related amounts	<u>28,711</u>	<u>97,645</u>	<u>97,582</u>
Total Deferred outflows of Resources	<u>28,711</u>	<u>97,645</u>	<u>97,582</u>

West Housing Fund	Triangle Housing Fund	CDA 95-1	Totals
\$ 503,614	\$ 815,486	\$ 6,947	\$ 2,425,746
6,248	6,030	447	31,747
3,616	32,731	-	58,835
-	-	-	1,159,524
14,456	9,892	-	39,812
<u>527,934</u>	<u>864,139</u>	<u>7,394</u>	<u>3,715,664</u>
1,200,372	482,652	241,689	2,457,844
-	-	35,495	405,073
12,537,168	9,727,931	1,833,286	39,437,216
382,467	263,508	116,291	1,302,527
8,084	8,086	-	43,937
-	-	-	263,560
<u>(11,667,437)</u>	<u>(9,321,690)</u>	<u>(1,085,285)</u>	<u>(36,409,071)</u>
<u>2,460,654</u>	<u>1,160,487</u>	<u>1,141,476</u>	<u>7,501,086</u>
85,600	50,906	23,581	237,142
-	-	180,341	180,341
93,501	44,366	-	256,590
-	-	-	1,846,000
<u>179,101</u>	<u>95,272</u>	<u>203,922</u>	<u>2,520,073</u>
<u>3,167,689</u>	<u>2,119,898</u>	<u>1,352,792</u>	<u>13,736,823</u>
170,153	83,524	-	477,615
<u>170,153</u>	<u>83,524</u>	<u>-</u>	<u>477,615</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
As of December 31, 2018

<i>LIABILITIES</i>	Karabis Fund	Parkside Project Fund	East Housing Fund
Current Liabilities			
Accounts payable	\$ 6,612	\$ 15,409	\$ 39,883
Accrued liabilities	7,316	11,839	13,416
Unearned revenue	1,128	5,057	11,271
Current portion of mortgage notes	-	-	-
Current portion of advances from primary government - City of Madison	416	2,276	7,228
Accrued compensated absences	3,254	6,349	16,794
Other liabilities	5,073	33,692	83,328
Total Current Liabilities	<u>23,799</u>	<u>74,622</u>	<u>171,920</u>
Long-Term Debt Net of Current Maturities			
Mortgage notes	-	-	-
Other loans	-	400,000	-
Accrued compensated absences	12,695	24,767	65,513
Other post-employment benefits	3,127	-	142,992
Advances from primary government - City of Madison	2,767	15,130	48,050
Total Long-Term Debt	<u>18,589</u>	<u>439,897</u>	<u>256,555</u>
Total Liabilities	<u>42,388</u>	<u>514,519</u>	<u>428,475</u>
<i>DEFERRED INFLOWS OF RESOURCES</i>			
Pension related amounts	26,429	114,292	99,407
Other post employment benefit related amounts	273	-	12,502
Total Deferred Inflows of Resources	<u>26,702</u>	<u>114,292</u>	<u>111,909</u>
<i>NET POSITION</i>			
Net investment in capital assets	208,033	666,730	1,600,146
Restricted for Pension	13,019	53,629	52,075
Unrestricted	1,158,620	282,165	2,047,680
TOTAL NET POSITION	<u>\$ 1,379,672</u>	<u>\$ 1,002,524</u>	<u>\$ 3,699,901</u>

West Housing Fund	Triangle Housing Fund	CDA 95-1	Totals
\$ 42,021	\$ 65,419	\$ 1,233	\$ 170,577
30,469	13,946	3,103	80,089
12,193	18,145	-	47,794
-	-	91,083	91,083
10,965	4,379	-	25,264
12,262	2,489	-	41,148
89,946	63,883	23,246	299,168
<u>197,856</u>	<u>168,261</u>	<u>118,665</u>	<u>755,123</u>
-	-	242,877	242,877
60,000	-	568,735	1,028,735
47,835	9,708	-	160,518
105,380	61,220	-	312,719
72,891	29,113	-	167,951
<u>286,106</u>	<u>100,041</u>	<u>811,612</u>	<u>1,912,800</u>
<u>483,962</u>	<u>268,302</u>	<u>930,277</u>	<u>2,667,923</u>
185,004	76,849	-	501,981
9,213	5,353	-	27,341
<u>194,217</u>	<u>82,202</u>	<u>-</u>	<u>529,322</u>
2,400,654	1,160,487	238,781	6,274,831
93,501	44,366	-	256,590
<u>165,508</u>	<u>648,065</u>	<u>183,734</u>	<u>4,485,772</u>
<u>\$ 2,659,663</u>	<u>\$ 1,852,918</u>	<u>\$ 422,515</u>	<u>\$ 11,017,193</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
For the Year Ended December 31, 2018

	Karabis Fund	Parkside Project Fund	East Housing Fund
OPERATING REVENUES			
Charges for services	\$ 74,236	\$ 396,195	\$ 564,514
Other revenue	<u>6,842</u>	<u>19,457</u>	<u>38,726</u>
Total Operating Revenues	<u>81,078</u>	<u>415,652</u>	<u>603,240</u>
OPERATING EXPENSES			
Operation and maintenance	299,392	662,075	1,387,180
Depreciation	17,766	89,206	231,678
Taxes	<u>4,263</u>	<u>30,443</u>	<u>36,348</u>
Total Operating Expenses	<u>321,421</u>	<u>781,724</u>	<u>1,655,206</u>
Operating Income (Loss)	<u>(240,343)</u>	<u>(366,072)</u>	<u>(1,051,966)</u>
NONOPERATING REVENUES (EXPENSES)			
Investment income	18,838	8,617	9,978
Interest and amortization	(148)	(3,877)	(2,318)
Intergovernmental grants	218,442	492,556	613,770
Gain on sale of assets	-	-	1,168
Miscellaneous expenses	<u>-</u>	<u>-</u>	<u>-</u>
Total Nonoperating Revenue (Expenses)	<u>237,132</u>	<u>497,296</u>	<u>622,598</u>
Income (Loss) Before Transfers	(3,211)	131,224	(429,368)
Transfers In	<u>-</u>	<u>-</u>	<u>62,340</u>
CHANGE IN NET POSITION	(3,211)	131,224	(367,028)
NET POSITION – Beginning of Year (as restated)	<u>1,382,883</u>	<u>871,300</u>	<u>4,066,929</u>
NET POSITION – END OF YEAR	<u>\$ 1,379,672</u>	<u>\$ 1,002,524</u>	<u>\$ 3,699,901</u>

West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 1,037,040	\$ 777,657	\$ -	\$ 300,280	\$ 3,149,922
<u>57,262</u>	<u>41,106</u>	<u>-</u>	<u>4,648</u>	<u>168,041</u>
<u>1,094,302</u>	<u>818,763</u>	<u>-</u>	<u>304,928</u>	<u>3,317,963</u>
1,589,316	978,324	-	151,384	5,067,671
288,169	123,545	-	58,607	808,971
<u>77,764</u>	<u>55,408</u>	<u>-</u>	<u>-</u>	<u>204,226</u>
<u>1,955,249</u>	<u>1,157,277</u>	<u>-</u>	<u>209,991</u>	<u>6,080,868</u>
<u>(860,947)</u>	<u>(338,514)</u>	<u>-</u>	<u>94,937</u>	<u>(2,762,905)</u>
9,526	12,500	-	4,119	63,578
(3,927)	(1,424)	-	(32,516)	(44,210)
627,672	424,587	353,195	-	2,730,222
-	-	-	-	1,168
<u>-</u>	<u>-</u>	<u>(353,195)</u>	<u>-</u>	<u>(353,195)</u>
<u>633,271</u>	<u>435,663</u>	<u>-</u>	<u>(28,397)</u>	<u>2,397,563</u>
(227,676)	97,149	-	66,540	(365,342)
<u>8,207</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70,547</u>
(219,469)	97,149	-	66,540	(294,795)
<u>2,879,132</u>	<u>1,755,769</u>	<u>-</u>	<u>355,975</u>	<u>11,311,988</u>
<u>\$ 2,659,663</u>	<u>\$ 1,852,918</u>	<u>\$ -</u>	<u>\$ 422,515</u>	<u>\$ 11,017,193</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
For the Year Ended December 31, 2018

	<u>Karabis Fund</u>	<u>Parkside Project Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Received from customers	\$ 81,980	\$ 417,223
Paid to suppliers for goods and services	(214,275)	(325,117)
Paid to employees for services	(198,826)	(365,729)
Paid to city for tax equivalent	(4,263)	(30,443)
Net Cash Flows From Operating Activities	<u>(335,384)</u>	<u>(304,066)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Deposits (refunds)	345	658
Deposits (refunds) with governmental agencies	-	504,222
Intergovernmental grants	206,294	502,181
Deficit cash implicitly financed	9,551	(123,759)
Repayment of advance to primary government	(379)	(2,072)
Interest on advance	(148)	(713)
Other nonoperating items	-	(7,993)
Net Cash Flows From Noncapital Financing Activities	<u>215,663</u>	<u>872,524</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Debt retired	-	(198,025)
Interest paid	-	(3,164)
Acquisition and construction of capital assets	-	(271,310)
Loan Proceeds	-	400,000
Sale of assets	-	-
Net Cash Flows From Capital and Related Financing Activities	<u>-</u>	<u>(72,499)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment income	<u>18,836</u>	<u>8,617</u>
Net Cash Flows From Investing Activities	<u>18,836</u>	<u>8,617</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(100,885)	504,576
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>126,657</u>	<u>24,819</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 25,772</u>	<u>\$ 529,395</u>

East Housing Fund	West Housing Fund	Triangle Housing Fund	HUD Subsidy Fund	CDA 95-1	Totals
\$ 598,665	\$ 1,093,053	\$ 818,299	\$ -	\$ 308,176	\$ 3,317,396
(1,230,003)	(1,005,550)	(735,244)	-	(151,280)	(3,661,469)
(398,640)	(664,081)	(309,093)	-	-	(1,936,369)
(36,348)	(77,764)	(55,408)	-	-	(204,226)
<u>(1,066,326)</u>	<u>(654,342)</u>	<u>(281,446)</u>	<u>-</u>	<u>156,896</u>	<u>(2,484,668)</u>
7,083	1,261	969	-	(10,958)	(642)
-	-	-	-	-	504,222
647,300	752,689	468,031	353,195	-	2,929,690
-	-	-	-	-	(114,208)
(6,582)	(9,984)	(3,989)	-	-	(23,006)
(2,318)	(3,927)	(1,426)	-	-	(8,532)
-	4,346	(142)	(353,195)	-	(356,984)
<u>645,483</u>	<u>744,385</u>	<u>463,443</u>	<u>-</u>	<u>(10,958)</u>	<u>2,930,540</u>
-	-	-	-	(87,517)	(285,542)
-	-	-	-	(32,516)	(35,680)
-	-	-	-	(23,471)	(294,781)
-	-	-	-	-	400,000
1,170	-	-	-	-	1,170
<u>1,170</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(143,504)</u>	<u>(214,833)</u>
9,978	9,526	12,500	-	4,119	63,576
<u>9,978</u>	<u>9,526</u>	<u>12,500</u>	<u>-</u>	<u>4,119</u>	<u>63,576</u>
(409,695)	99,569	194,497	-	6,553	294,615
<u>1,031,282</u>	<u>489,645</u>	<u>671,895</u>	<u>-</u>	<u>23,975</u>	<u>2,368,273</u>
<u>\$ 621,587</u>	<u>\$ 589,214</u>	<u>\$ 866,392</u>	<u>\$ -</u>	<u>\$ 30,528</u>	<u>\$ 2,662,888</u>

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON**

COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
For the Year Ended December 31, 2018

	<u>Karabis Fund</u>	<u>Parkside Project Fund</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES		
Operating income (loss)	\$ (240,343)	\$ (366,072)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities		
Depreciation	17,766	89,206
Change in assets, deferred outflows, liabilities and deferred inflows		
Accounts receivable	33	702
Prepaid items	(553)	(5,989)
Accounts payable	(99,928)	(2,983)
Accrued liabilities	(9,712)	(26,214)
Other post employment benefits related amounts	225	-
Pension related amounts	(3,741)	6,414
Unearned revenue	<u>869</u>	<u>870</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>\$ (335,384)</u>	<u>\$ (304,066)</u>
 NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES		
Transfer of capital assets from other funds	\$ -	\$ -

<u>East Housing Fund</u>	<u>West Housing Fund</u>	<u>Triangle Housing Fund</u>	<u>HUD Subsidy Fund</u>	<u>CDA 95-1</u>	<u>Totals</u>
\$ (1,051,966)	\$ (860,947)	\$ (338,514)	\$ -	\$ 94,937	\$ (2,762,905)
231,678	288,169	123,545	-	58,607	808,971
(11,502)	(1,088)	(3,467)	-	1,017	(14,305)
315	(5,855)	(6,534)	-	2,151	(16,465)
(270,362)	(57,304)	(29,652)	-	184	(460,045)
14,438	(35,128)	(38,977)	-	-	(95,593)
10,341	7,621	4,427	-	-	22,614
3,805	10,351	4,724	-	-	21,553
<u>6,927</u>	<u>(161)</u>	<u>3,002</u>	<u>-</u>	<u>-</u>	<u>11,507</u>
<u>\$ (1,066,326)</u>	<u>\$ (654,342)</u>	<u>\$ (281,446)</u>	<u>\$ -</u>	<u>\$ 156,896</u>	<u>\$ (2,484,668)</u>
\$ 62,340	\$ 8,207	\$ -	\$ -	\$ -	\$ 70,547