

Housing Authority of the City of Milwaukee
 Unsubsidized Housing - Berryland, Northlawn, Southlawn Operating Budget
 FY 2025 -Summary

NOV 2024 OCCUPANCY
AVERAGE OCCUPANCY

94%

95% 95% 95% 95%

	Budget 2025	Budget 2024	Annualize 2024	Actual 2023	2025Bvs2024	2025Bvs2024A	2025Bvs2023A
ACC Units	980	980					
Lease up %	95%	95%					
Operating Income							
Dwelling rental	8,471,460	8,351,682	8,173,408	8,208,400	119,778	298,052	263,060
Excess utilities	43,500	43,500	47,722	46,829	0	(4,222)	(3,329)
Total Rental Income	8,514,960	8,395,182	8,163,716	8,315,889	119,778	351,244	199,071
Interest Income	9,600	9,600	146,740	74,449	0	(137,140)	(64,849)
Other income	3,500	3,500	18,224	5,694	0	(14,724)	(2,194)
Sales & service inc	45,000	45,000	136,078	66,712	0	(91,078)	(21,712)
Total Operating Income	8,573,060	8,453,282	8,464,758	8,462,744	119,778	108,302	110,317
Operating Expenditures-Admin.					0	0	0
Administrative salaries	345,951	329,853	230,236	242,462	16,098	115,715	103,489
Employee Bens. - Admin.	123,826	118,080	102,680	131,945	5,746	21,146	(8,119)
Staff training	4,500	4,500	0	0	0	4,500	4,500
Management Fee	594,462	594,462	679,894	683,780	0	(85,432)	(89,318)
Bookkeeping Fee	83,758	83,758	83,582	84,555	0	176	(797)
Asset Management Fee	117,600	117,600	0	117,600	0	117,600	0
Accounting fees	0	0	0	0	0	0	0
Legal Fees	10,400	2,781	9,980	6,462	7,619	420	3,938
Telephone	3,500	1,700	1,598	7,529	1,800	1,902	(4,029)
Postage	8,500	1,500	0	69	7,000	8,500	8,431
Temp Services	65,840	500	35,208	0	65,340	30,632	65,840
Contract service	34,000	23,500	16,668	24,157	10,500	17,332	9,843
Auditing Fees	40,677	40,677	5,686	36,077	0	34,991	4,600
Sundry	232,809	139,661	151,570	141,020	93,148	81,239	91,789
Office supplies	8,500	6,000	4,688	7,892	2,500	3,812	608
Printing and reproduction	2,500	2,000	0	0	500	2,500	2,500
Total Operating Expenses-Admin.	1,676,823	1,466,572	1,321,790	1,483,548	210,251	355,033	193,275
Utilities					0	0	0
Water	880,720	909,931	408,112	980,912	(29,211)	472,608	(100,192)
Electricity	56,950	53,087	56,066	49,408	3,863	884	7,542
Gas	28,020	35,617	35,680	30,186	(7,597)	(7,660)	(2,166)
Total Utilities	965,690	998,635	499,858	1,060,506	(32,945)	465,832	(94,816)
Ordinary Maintenance & Operations					0	0	0
Maintenance Salaries	301,393	309,984	334,194	319,357	(8,591)	(32,801)	(17,964)
Maintenance Overtime	30,139	30,999	3,460	11,011	(859)	26,679	19,128
Employ. Bens. - Maintenance	109,585	111,301	142,802	147,007	(1,716)	(33,217)	(37,422)
Employ. Bens. Maint. Overtime	2,306	2,371	0	0	(66)	2,306	2,306
Total Salaries & Benefits-Maint.	443,422	454,655	480,456	477,375	(11,232)	(37,034)	(33,953)
Maintenance Materials	325,500	256,500	211,398	290,827	69,000	114,102	34,673
Maintenance Contracts	1,096,300	1,557,300	1,303,116	1,912,555	(461,000)	(206,816)	(816,255)
Total Ordinary Maint. & Operations	1,865,222	2,268,455	1,994,970	2,680,757	(403,232)	(129,748)	(815,535)
Protective Services					0	0	0
Public Safety Allocation	86,251	93,746	25,768	67,955	(7,496)	60,483	18,296
Total Protective Services	86,251	93,746	25,768	68,180	(7,496)	60,483	18,071
General Expenses					0	0	0
Insurance	270,154	326,533	303,126	246,812	(56,378)	(32,972)	23,342
PILOT	754,927	739,655	663,646	632,569	15,272	91,281	122,358
Interest expense	407,651	445,935	462,800	472,173	(38,284)	(55,149)	(64,522)
Other General Expenses	84,715	83,517	0	15,862	1,198	84,715	68,853
Total General Expenses	1,517,447	1,595,639	1,429,572	1,367,416	(78,192)	87,875	150,031
Total Operating Expenses	6,111,433	6,423,047	5,271,958	6,660,407	(311,614)	839,475	(548,974)
Excess (deficiency) of total revenue over expenses	2,461,627	2,030,235	3,192,800	1,802,337	431,392	(731,173)	659,291
Extraordinary Maintenance	1,485,540	1,262,290	636,858	562,315	223,250	848,682	923,225
Drawdown from reserves	1,475,540	1,249,725	617,600	0	225,815	857,940	1,475,540
Net Income (Loss) from Operations	2,451,627	2,017,670	3,173,542	1,240,022	433,957	(721,915)	1,211,606

SUNDRY							
413500 - Central Rent Collection Allocation	105,809	41,661	44,616	38,776	64,148	61,193	67,033
419000 - Sundry	4,500	4,000	6,660	6,554	500	(2,160)	(2,054)
419003 - Equipment repair	6,000	4,000	3,858	7,593	2,000	2,142	(1,593)
419005 - Advertising	3,000	3,000	0	214	0	3,000	2,786
419013 - Bank charges/trustee fees	13,500	13,000	9,424	16,751	500	4,076	(3,251)
419020 - Outside legal expense	31,500	20,000	20,098	37,468	11,500	11,402	(5,968)
419021 - Computer supplies and service	5,000	4,000	2,680	0	1,000	2,320	5,000
419024 - Promotion expense	0	0	0	712	0	0	(712)
419030 - Property Taxes	0	0	0	11,228	0	0	(11,228)
419103 - Software	60,000	50,000	62,138	18,857	10,000	(2,138)	41,143
419104 - Internet Services	3,500	0	2,096	2,867	3,500	1,404	633
TOTAL SUNDRY	232,809	139,661	151,570	141,020	93,148	81,239	91,789

MAINTENANCE SUPPLIES							
442001 - Appliance parts	55,000	50,000	33,348	20,191	5,000	21,652	34,809
442002 - Automotive Parts	9,500	7,500	5,498	14,724	2,000	4,002	(5,224)
442003 - Landscaping	4,000	4,000	576	14,748	0	3,424	(10,748)
442004 - Electrical supplies	21,500	6,500	14,518	14,981	15,000	6,982	6,519
442005 - Hardware supplies	70,000	60,000	57,534	80,945	10,000	12,466	(10,945)

442006 - HVAC Supplies	41,000	35,000	27,728	31,594	6,000	13,272	9,406
442007 - Janitorial supplies	12,500	3,000	11,178	10,240	9,500	1,322	2,260
442008 - Painting supplies	3,500	2,000	244	4,250	1,500	3,256	(750)
442009 - Plumbing supplies	96,000	80,000	58,910	96,677	16,000	37,090	(677)
442010 - Exterminating supplies	2,000	2,000	0	165	0	2,000	1,835
442012 - Small tools	3,000	1,400	1,180	839	1,600	1,820	2,161
442013 - Furniture	4,500	2,500	0	0	2,000	4,500	4,500
442014 - Uniforms	3,000	2,600	684	1,473	400	2,316	1,527
TOTAL MAINTENANCE SUPPLIES	325,500	256,500	211,398	290,827	69,000	114,102	34,673

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspection contractor	0	0	0	0	0	0	0
443019 - Interior painting contractor	200,000	120,000	144,590	85,557	80,000	55,410	114,443
443020 - Exterminating contractor	9,500	12,000	1,358	2,029	(2,500)	8,142	7,471
443021 - Electrical contractor	45,000	9,500	77,478	5,496	35,500	(32,478)	39,504
443022 - Plumbing Contractors	130,000	74,000	109,496	89,976	56,000	20,504	40,024
443023 - HVAC Contractor	22,500	22,500	2,112	19,970	0	20,388	2,530
443025 - Janitorial contractor	225,000	210,000	182,184	194,044	15,000	42,816	30,956
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	7,500	7,000	0	14,981	500	7,500	(7,481)
443029 - Sundry Site Costs	0	0	0	64,138	0	0	(64,138)
443030 - Site Improves. Landscaping	22,800	37,800	23,300	111,476	(15,000)	(500)	(88,676)
443032 - Dwelling Structures	118,000	118,000	1,098	17,548	0	116,902	100,452
443033 - Paving	15,000	15,000	0	373,900	0	15,000	(358,900)
443035 - Snow Plowing	0	0	0	165,486	0	0	(165,486)
443036 - Carpenter contracts	220,000	535,000	155,562	528,684	(315,000)	64,438	(308,684)
443038 - Asbestos Contractor	500	500	0	0	0	500	500
443040 - Consultant contractor	5,000	8,000	0	0	(3,000)	5,000	5,000
443044 - Fee For Service-Central Maintenance	0	9,000	287,130	78,016	(9,000)	(287,130)	(78,016)
443045 - Carpenter-Central Maintenance	6,500	3,500	780	2,865	3,000	5,720	3,635
443046 - Painter-Central Maintenance	1,500	1,500	360	512	0	1,140	988
443047 - Exterminating-Central Maintenance	60,000	75,000	33,968	24,470	(15,000)	26,032	35,530
443048 - Electrical-Central Maintenance	7,500	1,500	0	0	6,000	7,500	7,500
443049 - Plumbing-Central Maintenance	0	1,500	64,392	0	(1,500)	(64,392)	0
443050 - HVAC-Central Maintenance	0	3,000	5,048	788	(3,000)	(5,048)	(788)
443051 - Janitorial-Central Maintenance	0	293,000	214,260	132,270	(293,000)	(214,260)	(132,270)
444014 - Site Preparation	0	0	0	349	0	0	(349)
TOTAL MAINTENANCE CONTRACTS	1,096,300	1,557,300	1,303,116	1,912,555	(461,000)	(206,816)	(816,255)