

HA OF THE CITY OF MILWAUKEE
CONSOLIDATED STATEMENT OF REVENUE & EXPENSES
BUDGETED PROGRAM ONLY
2025 BUDGET

	TOTAL BUDGET	COCC	LIHTC	BNS	RAP	LRPH
Operating Income						
Operating/admin subsidies	12,688,688				5,218,923	7,469,765
Dwelling rents	36,711,216		17,998,544	8,514,960		10,197,711
Excess utilities & other	235,380					235,380
Capital fund transfer in (Note 10)	2,936,146					2,936,146
Other income	1,986,375	580,638	437,401	48,500	45,958	873,878
Management fees	3,449,493	3,449,493				
Central maintenance revenue	4,151,000	4,151,000				
Developers fee	1,392,509	1,392,509				
Interest on general fund	22,100	10,000		9,600		2,500
Total Income	63,572,907	9,583,640	18,435,946	8,573,060	5,264,881	21,715,381
Operating Expenditures						
Administrative						
Salaries	6,421,745	3,753,935	1,185,745	345,951		1,136,113
Employee benefits	2,443,384	1,437,610	462,486	123,826		419,461
Legal and accounting	359,867	50,000	232,630	10,400		66,837
Audit	422,358	15,000	249,581	40,677	25,000	92,100
Travel and training	94,750	76,200	1,550	4,500		12,500
Management fees	4,682,560		1,233,067	795,820		2,653,673
Housing intake	982,403					982,403
Office supplies & printing	206,381	40,900	85,501	11,000		68,980
Telephone	173,180	101,500	39,580	3,500		28,600
Postage	27,035	7,325		8,500		11,210
Other contracted services	6,640,305	330,000	529,350	99,840	5,442,895	238,220
Other	1,399,233	453,500	150,220	232,809	97,000	465,704
Total admin	23,853,201	6,265,970	4,169,711	1,676,823	5,564,895	6,175,802
Tenant Services						
Salaries & benefits	512,921					512,921
Contracts, trainings, others	206,531		102,683			103,848
Total tenant services	719,452	0	102,683	0	0	616,769
Utilities						
Water	4,305,982	13,110	1,248,372	880,720		2,163,780
Electric	2,321,261	62,506	996,675	56,950		1,205,130
Gas	959,150	17,276	319,964	28,020		593,890
Total utilities	7,586,393	92,892	2,565,011	965,690	0	3,962,800
Ordinary maintenance						
Salaries	5,655,164	2,752,270	849,779	331,532		1,721,583
Employee benefits Maint	1,998,381	973,043	326,939	111,890		586,509
Maintenance materials	2,170,550	94,400	227,500	325,500		1,523,150
Maintenance contracts	8,295,929	421,000	2,995,331	1,096,300		3,783,298
Total maintenance	18,120,025	4,240,714	4,399,549	1,865,222	0	7,614,540
Protective Services						
Public safety allocation	1,685,911		331,900	86,251		1,267,761
Contracts, others	261,000					261,000
Total protective services	1,946,911	0	331,900	86,251	0	1,528,761
General						
Insurance	2,926,565	209,367	1,336,389	270,154	165,000	945,654
Pilot	2,044,493		664,775	754,927		624,791
Collection loss	283,437		283,437			
Other general expense	337,465		73,301	84,715	39,856	139,593
Total general	5,591,959	209,367	2,357,902	1,109,796	204,856	1,710,038
Total Operating Expenditures	57,817,941	10,808,943	13,926,756	5,703,782	5,769,751	21,608,709
Excess (deficiency) of total revenue over expenses	5,754,966	(1,225,303)	4,509,190	2,869,278	(504,870)	106,671
Extra-ordinary maintenance	1,542,540	0	57,000	1,485,540		0
Transfer from/drawdown from reserves	1,475,540	0	0	1,475,540		0
Net income(loss) from operations	5,687,966	(1,225,303)	4,452,190	2,859,278	(504,870)	106,671
Debt Service - Principal & Interest	3,129,058	0	1,811,407	1,317,651	0	0
Replacement Reserve - Deposits	1,074,711	0	780,711	294,000	0	0
Net Income (Loss)	1,484,198	(1,225,303)	1,860,073	1,247,627	(504,870)	106,671