

Housing Authority of the City of Milwaukee
 Central Office Cost Center Operating Budget
 FY 2025

	COCC - Total	102 - Executive	103 - Accounting	104 - Personnel	105 - Purchasing	106 - Information Tech	114 - 5125 Lisbon	118 - 5003/5011 Lisbon	116 - Mod & Devt	108 - Maintenance Operations Operations
Revenues										
Management Fee Revenue	2,059,229	2,059,229	0	0	0	0	0	0	0	0
Asset Management Fee Revenue	261,120	261,120	0	0	0	0	0	0	0	0
Bookkeeping Fee Revenue	290,245	290,245	0	0	0	0	0	0	0	0
CFP Management Fee	838,899	838,899	0	0	0	0	0	0	0	0
Fee For Service	4,151,000	0	0	0	0	0	0	0	0	4,151,000
Developer Fees	1,392,509	1,392,509	0	0	0	0	0	0	0	0
Interest Income	10,000	10,000	0	0	0	0	0	0	0	0
Gain/Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0
Special fees earned	0	0	0	0	0	0	0	0	0	0
Other income	580,638	330,638	0	0	0	0	0	0	0	250,000
Non-dwelling rental	0	0	0	0	0	0	0	0	0	0
Total Revenues	9,583,640	5,182,640	0	0	0	0	0	0	0	4,401,000
Operating Expenditures										
ADMINISTRATIVE										
Administrative salaries	3,753,935	1,465,020	569,282	442,846	316,519	358,681	0	0	102,111	499,477
Employee Bens. - Admin.	1,437,610	551,462	233,197	208,429	136,816	104,653	0	0	47,534	155,519
Legal & Accounting	50,000	50,000	0	0	0	0	0	0	0	0
Staff training	40,500	12,000	6,000	10,000	7,500	0	0	0	0	5,000
Tuition reimbursement	3,700	1,000	1,200	1,500	0	0	0	0	0	0
Travel - convention	20,000	20,000	0	0	0	0	0	0	0	0
Travel - business	7,000	0	7,000	0	0	0	0	0	0	0
Mileage reimbursement	5,000	0	0	0	0	0	0	0	0	5,000
Contracted Property Management	0	0	0	0	0	0	0	0	0	0
Telephone	101,500	45,000	1,000	2,000	3,500	5,000	0	0	0	45,000
Postage	7,325	5,000	1,000	1,000	300	0	0	0	0	25
Temp Services	50,000	0	50,000	0	0	0	0	0	0	0
Contract service	280,000	100,000	75,000	75,000	30,000	0	0	0	0	0
Auditing Fees	15,000	15,000	0	0	0	0	0	0	0	0
Sundry	453,500	215,000	13,700	46,500	65,000	97,600	0	2,200	0	13,500
Office supplies	28,300	15,000	2,000	1,000	5,300	2,000	0	0	0	3,000
Printing and reproduction	12,600	6,000	100	3,500	3,000	0	0	0	0	0
Total ADMINISTRATIVE	6,265,970	2,500,482	959,478	791,775	567,935	567,934	0	2,200	149,645	726,521
TENANT SERVICES										
Tenant services salaries	0	0	0	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0	0	0	0
Contracts, Training & Others	0	0	0	0	0	0	0	0	0	0
Total TENANT SERVICES	0	0	0	0	0	0	0	0	0	0
UTILITIES										
Water	13,110	0	0	0	0	0	5,610	7,500	0	0
Electricity	62,506	3,486	0	0	0	0	21,050	37,970	0	0
Gas	17,276	4,366	0	0	0	0	5,900	7,010	0	0
Total UTILITIES	92,892	7,852	0	0	0	0	32,560	52,480	0	0

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ORDINARY MAINTENANCE & OPERATIONS										
Maintenance Salaries	2,502,064	0	0	0	0	0	0	0	0	2,502,064
Maintenance Overtime	250,206	0	0	0	0	0	0	0	0	250,206
Employ. Bens. - Maintenance	953,902	0	0	0	0	0	0	0	0	953,902
Employ. Bens. Maint. Overtime	19,141	0	0	0	0	0	0	0	0	19,141
Maintenance Materials	94,400	2,000	0	0	0	1,000	9,800	8,600	0	73,000
Maintenance Contracts	421,000	3,500	0	0	0	1,000	47,500	44,000	0	325,000
Total ORDINARY MAINTENANCE & OPERATIONS	4,240,714	5,500	0	0	0	2,000	57,300	52,600	0	4,123,314
GENERAL										
Insurance	209,367	50,472	10,873	8,458	6,046	10,441	6,390	11,090	1,950	103,647
Total GENERAL	209,367	50,472	10,873	8,458	6,046	10,441	6,390	11,090	1,950	103,647
Total Operating Expenses	10,808,943	2,564,306	970,352	800,233	573,980	580,374	96,250	118,370	151,595	4,953,482
Net Income (Loss) from Operations	(1,225,303)	2,618,334	(970,352)	(800,233)	(573,980)	(580,374)	(96,250)	(118,370)	(151,595)	(552,482)
SUNDRY										
419000 - Sundry	8,800	6,000	500	1,000	0	600	0	200	0	500
419003 - Equipment repair	11,500	5,000	500	0	0	2,000	0	0	0	4,000
419005 - Advertising	16,000	5,000	0	10,000	1,000	0	0	0	0	0
419011 - Membership dues	32,200	25,000	1,200	0	1,000	0	0	0	0	5,000
419015 - Books and subscriptions	2,000	1,000	1,000	0	0	0	0	0	0	0
419016 - Application Fees	0	0	0	0	0	0	0	0	0	0
419020 - Outside legal expense	150,000	120,000	0	30,000	0	0	0	0	0	0
419021 - Computer supplies and service	28,000	20,000	1,000	1,000	0	5,000	0	0	0	1,000
419025 - Rent-building and parking	35,000	15,000	9,500	4,500	6,000	0	0	0	0	0
419100 - PC Hardware < \$5,000	1,000	0	0	0	0	0	0	0	0	1,000
419101 - Hardware Maintenance	50,000	0	0	0	0	50,000	0	0	0	0
419102 - Software Maintenance	46,000	15,000	0	0	0	30,000	0	0	0	1,000
419103 - Software	58,000	0	0	0	57,000	0	0	0	0	1,000
419104 - Internet Services	12,000	0	0	0	0	10,000	0	2,000	0	0
419105 - Data Communications	0	0	0	0	0	0	0	0	0	0
419106 - General Programming Support	0	0	0	0	0	0	0	0	0	0
419107 - Network Admin/Security	0	0	0	0	0	0	0	0	0	0
TOTAL SUNDRY	453,500	215,000	13,700	46,500	65,000	97,600	0	2,200	0	13,500
MAINTENANCE SUPPLIES										
442002 - Automotive Parts	18,000	2,000	0	0	0	1,000	0	0	0	15,000
442003 - Landscaping	0	0	0	0	0	0	0	0	0	0
442004 - Electrical supplies	6,000	0	0	0	0	0	1,000	3,000	0	2,000
442005 - Hardware supplies	18,600	0	0	0	0	0	3,000	600	0	15,000
442006 - HVAC Supplies	4,500	0	0	0	0	0	2,000	2,000	0	500
442007 - Janitorial supplies	6,000	0	0	0	0	0	3,000	2,500	0	500
442008 - Painting supplies	1,000	0	0	0	0	0	500	500	0	0
442009 - Plumbing supplies	300	0	0	0	0	0	300	0	0	0
442012 - Small tools	15,000	0	0	0	0	0	0	0	0	15,000
442013 - Furniture	0	0	0	0	0	0	0	0	0	0
442014 - Uniforms	25,000	0	0	0	0	0	0	0	0	25,000
TOTAL MAINTENANCE SUPPLIES	94,400	2,000	0	0	0	1,000	9,800	8,600	0	73,000

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MAINTENANCE CONTRACTS										
443001 - Maint. Contractor - Equip. Rent	0	0	0	0	0	0	0	0	0	0
443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0	0	0	0
443021 - Electrical contractor	2,000	0	0	0	0	0	2,000	0	0	0
443022 - Plumbing Contractors	2,500	0	0	0	0	0	2,500	0	0	0
443023 - HVAC Contractor	0	0	0	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	14,500	3,500	0	0	0	1,000	0	0	0	10,000
443030 - Site Improves. Landscaping	0	0	0	0	0	0	0	0	0	0
443032 - Dwelling Structures	3,500	0	0	0	0	0	1,500	2,000	0	0
443033 - Paving	2,000	0	0	0	0	0	0	2,000	0	0
443035 - Snow Plowing	1,500	0	0	0	0	0	1,500	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0	0	0	0	0
443040 - Consultant contractor	315,000	0	0	0	0	0	0	0	0	315,000
443042 - Non-dwelling Structures	0	0	0	0	0	0	0	0	0	0
443045 - Carpenter-Central Maintenance	0	0	0	0	0	0	0	0	0	0
443046 - Painter-Central Maintenance	0	0	0	0	0	0	0	0	0	0
443047 - Exterminating-Central Maintenance	0	0	0	0	0	0	0	0	0	0
443048 - Electrical-Central Maintenance	0	0	0	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	0	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	0	0	0	0	0	0	0
444020 - Accessory Buildings - Garages, Fences, Driveways	0	0	0	0	0	0	0	0	0	0
444022 - Personal Property	0	0	0	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	421,000	3,500	0	0	0	1,000	47,500	44,000	0	325,000