

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 FY 2018

	TOTAL	RIVERVIEW	PARKLAWN	BECHER CT	MITCHELL	MERRILL PARK	LOCUST COURT	LINCOLN COURT	HOLTON TERRACE	COLLEGE COURT
Operating Income										
Dwelling rental	9,393,586	623,186	1,057,363	391,622	358,327	414,935	693,943	360,759	398,466	811,114
Excess utilities	56,300	5,000	0	2,000	3,500	5,500	5,300	3,500	4,000	6,000
Late Charges	83,300	1,500	18,000	600	400	2,000	5,000	1,100	1,700	4,000
Non-dwelling rental	303,432	0	25,200	0	0	0	0	0	0	0
Total Rental Income	9,836,618	629,686	1,100,563	394,222	362,227	422,435	704,243	365,359	404,166	821,114
Operating Subsidy	6,211,984	271,988	1,097,528	145,444	122,252	185,612	369,773	156,357	196,088	407,921
Revenues - HUD PHA Grants	2,100,000	131,349	276,846	87,120	72,525	87,566	167,835	80,046	87,566	182,490
Interest Income	3,916	50	1,200	416	50	0	200	200	0	1,000
Other income	240,445	0	34,781	0	0	0	0	400	0	0
Sales & service inc	44,300	1,500	3,500	2,500	500	900	500	1,100	900	2,000
Antenna revenue	243,055	2,122	0	65,583	0	67,930	0	46,098	31,500	29,622
Washer & Dryer inc	89,500	5,400	0	6,000	6,000	14,000	7,000	6,000	15,000	14,000
Total Operating Income	18,769,818	1,042,095	2,514,418	701,285	563,555	778,443	1,249,552	655,560	735,220	1,458,147
Operating Expenditures-Admin.										
Administrative salaries	1,082,400	85,691	177,126	25,082	73,441	71,955	102,704	56,839	47,004	81,773
Employee Bens. - Admin.	550,448	36,582	77,916	12,714	28,511	45,043	73,176	22,425	29,904	42,966
Legal & Accounting	30,500	1,500	5,000	1,000	1,000	1,000	1,000	1,000	1,500	1,000
Travel and Training	28,200	1,700	3,500	1,500	1,000	1,000	3,000	1,000	2,000	2,000
Management Fees	2,601,346	163,646	391,141	109,058	90,604	109,505	236,771	113,374	109,505	227,880
Office Supplies & Printing	52,240	1,200	6,300	1,600	1,350	1,090	2,600	1,700	1,500	2,700
Telephone	33,300	1,000	3,000	1,200	1,500	3,600	2,400	1,200	3,000	5,500
Postage	10,950	50	3,500	100	200	200	200	100	200	150
Temp Services	41,500	1,000	10,000	2,000	1,000	1,000	2,000	1,000	1,000	1,000
Contract service	8,000	0	0	2,000	0	0	0	0	0	6,000
Auditing Fees	80,118	5,184	10,943	6,336	2,880	3,456	6,624	3,168	3,830	7,228
Housing Intake Allocation	579,749	42,906	77,172	22,323	18,844	27,425	53,168	15,423	18,844	54,908
Sundry	260,702	12,998	28,634	13,690	10,558	13,951	19,162	14,273	14,603	19,295
Total Operating Expenses-Admin	5,359,453	353,457	794,231	198,603	230,888	279,224	502,806	231,502	232,890	452,399
Tenant Services										
Resident Services Allocation	254,237	16,936	35,778	11,290	9,409	11,290	21,665	10,350	11,290	23,623
Employee Bens. - Tenant Servs.	145,364	0	0	0	0	0	0	0	0	0
Contracts and training	131,206	42,000	0	3,000	3,500	3,000	5,750	5,000	3,000	14,000
Total Tenant Services	530,807	58,936	35,778	14,290	12,909	14,290	27,415	15,350	14,290	37,623
Utilities										
Water	1,559,316	86,998	287,974	31,208	36,266	39,512	105,318	32,677	39,289	84,339
Electricity	1,200,590	97,403	124,921	51,550	49,213	72,871	114,883	57,348	70,047	129,187
Gas	586,366	28,838	37,723	15,888	20,836	24,570	34,156	25,248	24,781	49,974
Total Utilities	3,346,273	213,239	450,618	98,647	106,315	136,953	254,356	115,273	134,116	263,499
Ordinar Maintenance & Operations										
Maintenance Salaries	955,094	45,570	175,650	40,963	19,978	20,481	42,312	19,978	20,481	57,170
Maintenance Overtime	96,595	4,838	17,592	4,096	1,998	2,048	4,231	1,998	2,048	5,717
Employ. Bens. - Maintenance	403,521	22,615	66,924	10,220	8,327	11,850	0	8,327	11,850	17,811
Employ. Bens. Maint. Overtime	7,389	370	1,346	313	153	157	324	153	157	437
Total Salaries & Benefits-Maint.	1,462,599	73,393	261,512	55,592	30,455	34,536	46,867	30,455	34,537	81,135
Maintenance Materials	1,109,568	49,850	152,400	34,000	40,400	46,100	85,168	45,400	47,100	97,150
Maintenance Contracts	3,995,324	163,200	565,700	114,300	128,761	202,816	306,629	119,582	214,426	284,510
Total Ordinary Maint. & Operations	6,567,491	286,443	979,612	203,892	199,616	283,452	438,664	195,437	296,063	462,795

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	TOTAL	RIVERVIEW	PARKLAWN	BECHER CT	MITCHELL	MERRILL PARK	LOCUST COURT	LINCOLN COURT	HOLTON TERRACE	COLLEGE COURT
TOTAL MAINTENANCE SUPPLIES	1,109,568	49,850	152,400	34,000	40,400	46,100	85,168	45,400	47,100	97,150
MAINTENANCE CONTRACTS										
443019 - Interior painting contractor	5,500	0	0	0	0	0	0	0	0	0
443020 - Exterminating contractor	1,500	0	0	0	0	0	0	0	0	0
443021 - Electrical contractor	100,180	6,000	20,000	2,500	6,500	4,400	4,980	4,000	6,000	5,000
443022 - Plumbing Contractors	156,701	5,900	40,000	3,000	5,000	6,000	10,001	5,000	7,500	8,000
443023 - HVAC Contractor	93,766	3,000	20,000	5,000	3,500	3,000	4,466	3,000	4,000	4,000
443025 - Janitorial contractor	220,900	5,000	0	3,500	6,500	9,700	20,000	7,000	9,000	22,000
443026 - Elevator contractor	146,952	13,800	7,200	4,400	11,000	9,600	14,652	11,000	9,600	30,000
443028 - Vehicle repairs contractor	30,930	1,000	3,500	3,500	1,500	990	0	1,000	990	3,500
449750 - Non Dwelling Equipment	1,200	0	0	0	0	0	0	1,200	0	0
443030 - Site Improves. Landscaping	181,424	1,000	50,000	3,000	4,000	3,900	12,024	5,000	5,000	500
443032 - Dwelling Structures	259,502	20,000	55,000	6,000	4,000	6,500	28,502	3,000	6,000	10,000
443033 - Paving	59,984	1,500	10,000	400	200	990	504	400	990	0
443035 - Snow Plowing	144,000	0	50,000	0	0	0	0	0	0	0
443036 - Carpenter contracts	9,500	0	0	0	0	0	0	0	0	0
443039 - Recycling Contractor	149,514	15,500	0	16,000	12,806	12,986	15,000	12,306	12,406	20,000
443040 - Consultant contractor	8,500	0	0	2,000	3,000	0	500	0	0	0
443042 - Non-dwelling Structures	9,990	0	0	0	2,000	0	0	1,500	0	0
443045 - Carpenter-Central Maintenance	900,150	20,000	180,000	20,000	22,760	60,300	41,000	25,000	64,590	34,000
443046 - Painter-Central Maintenance	735,073	21,000	85,000	30,000	11,973	39,000	64,000	20,000	42,900	50,050
443047 - Exterminating-Central Maintenance	425,546	7,000	20,000	7,500	29,087	21,570	45,000	10,859	21,570	57,460
443050 - HVAC-Central Maintenance	335,012	35,000	20,000	7,500	3,935	23,880	46,000	8,317	23,880	35,000
444014 - Sidewalks and Blacktops	12,500	7,500	0	0	0	0	0	0	0	5,000
444020 - Accessory Bldings - Garages, Fences	7,000	0	5,000	0	1,000	0	0	1,000	0	0
TOTAL MAINTENANCE CONTRACTS	3,995,324	163,200	565,700	114,300	128,761	202,816	306,629	119,582	214,426	284,510

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	TOTAL	ARLINGTON CT	HILLSIDE	HIGHLAND HOMES	WESTLAWN	S.S. NEIGHBORHOOD CENTER	SS SOUTH	SS NORTH & WEST	SS HOPE VI CC
Operating Income									
Dwelling rental	9,393,586	813,360	1,885,328	246,413	0	0	243,893	596,768	281,592
Excess utilities	56,300	6,000	15,000	0	0	0	0	0	500
Late Charges	83,300	3,000	30,000	3,500	0	0	1,000	5,000	4,000
Non-dwelling rental	303,432	0	278,232	0	0	0	0	0	0
Total Rental Income	9,836,618	822,360	2,208,560	249,913	0	0	244,893	601,768	286,092
Operating Subsidy	6,211,984	310,768	1,317,637	140,927	209,049	0	155,451	299,764	163,107
Revenues - HUD PHA Grants	2,100,000	167,389	342,967	40,864	0	0	46,702	105,079	51,080
Interest Income	3,916	0	0	100	0	0	0	100	500
Other income	240,445	0	41,525	1,000	0	0	1,000	3,000	9,000
Sales & service inc	44,300	800	20,000	300	0	0	100	5,000	2,500
Antenna revenue	243,055	200	0	0	0	0	0	0	0
Washer & Dryer inc	89,500	13,000	3,100	0	0	0	0	0	0
Total Operating Income	18,769,818	1,314,517	3,933,789	433,105	209,049	0	448,146	1,014,712	512,279
Operating Expenditures-Admin.									
Administrative salaries	1,082,400	83,916	144,222	15,238	0	0	15,238	59,910	15,238
Employee Bens. - Admin.	550,448	43,650	79,860	5,765	0	0	5,765	27,442	5,764
Legal & Accounting	30,500	1,000	5,000	500	0	0	0	0	10,000
Travel and Training	28,200	2,000	4,000	500	0	0	500	4,000	500
Management Fees	2,601,346	236,565	428,181	57,792	0	0	66,123	131,039	72,380
Office Supplies & Printing	52,240	2,800	24,400	900	0	0	900	1,400	900
Telephone	33,300	2,000	4,000	0	0	0	0	4,400	0
Postage	10,950	150	3,600	500	0	0	500	800	500
Temp Services	41,500	5,000	15,000	0	0	0	0	1,500	0
Contract service	8,000	0	0	0	0	0	0	0	0
Auditing Fees	80,118	6,624	13,535	1,469	0	0	1,670	4,320	1,526
Housing Intake Allocation	579,749	46,327	133,820	5,160	0	0	3,421	39,427	8,581
Sundry	260,702	16,213	63,659	4,235	0	0	4,388	16,664	4,644
Total Operating Expenses-Admin	5,359,453	446,245	919,277	92,059	0	0	98,504	290,902	120,033
Tenant Services									
Resident Services Allocation	254,237	21,665	44,246	5,264	0	0	6,027	13,554	6,586
Employee Bens. - Tenant Servs.	145,364	0	145,364	0	0	0	0	0	0
Contracts and training	131,206	42,456	8,000	0	0	0	0	0	0
Total Tenant Services	530,807	64,121	197,610	5,264	0	0	6,027	13,554	6,586
Utilities									
Water	1,559,316	66,866	340,596	63,926	0	0	71,493	135,197	77,729
Electricity	1,200,590	114,880	313,122	373	0	0	233	2,957	678
Gas	586,366	28,171	290,212	219	0	0	191	3,612	569
Total Utilities	3,346,273	209,917	943,931	64,517	0	0	71,916	141,766	78,976
Ordinar Maintenance & Operations									
Maintenance Salaries	955,094	40,941	183,492	30,606	0	0	30,606	132,428	30,606
Maintenance Overtime	96,595	4,094	18,612	3,142	0	0	3,142	13,419	3,141
Employ. Bens. - Maintenance	403,521	16,886	76,995	17,307	0	0	17,307	67,078	17,306
Employ. Bens. Maint. Overtime	7,389	313	1,424	240	0	0	240	1,026	240
Total Salaries & Benefits-Maint.	1,462,599	62,235	280,523	51,296	0	0	51,296	213,951	51,294
Maintenance Materials	1,109,568	72,050	241,050	29,700	0	0	29,200	88,400	23,700
Maintenance Contracts	3,995,324	366,700	912,450	132,000	50,000	0	80,000	183,250	97,000
Total Ordinary Maint. & Operations	6,567,491	500,985	1,434,023	212,996	50,000	0	160,496	485,601	171,994

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	TOTAL	ARLINGTON CT	HILLSIDE	HIGHLAND HOMES	WESTLAWN	S.S. NEIGHBORHOOD CENTER	SS SOUTH	SS NORTH & WEST	SS HOPE VI CC
Public Safety Allocation	1,406,963	164,992	251,550	8,906	0	0	5,625	18,280	11,249
Protective Servs. Contract Costs	26,600	0	2,000	2,000	0	0	0	7,500	0
Total Protective Services	1,433,563	164,992	253,550	10,906	0	0	5,625	25,780	11,249
General Expenses									
Insurance	704,776	32,179	144,450	19,077	34,365	8,899	24,578	68,327	34,726
PILOT	612,340	60,944	97,619	18,190	0	0	17,198	45,500	20,312
Subsidy to Mixed Finance Developments	986,318	0	0	0	0	0	0	0	0
Other General Expenses	206,262	10,634	26,853	10,314	0	0	9,373	13,368	46,098
Total General Expenses	2,509,696	103,757	268,922	47,581	34,365	8,899	51,149	127,195	101,136
Total Operating Expenses	19,747,283	1,490,017	4,017,312	433,323	84,365	8,899	393,717	1,084,798	489,973
Excess (deficiency) of total revenue over expenses	(977,465)	(175,500)	(83,523)	(218)	124,684	(8,899)	54,429	(70,086)	22,306
Extraordinary Maintenance	527,000	72,000	108,000	0	0	0	0	0	0
Net Income (Loss) from Operations	(1,504,465)	(247,500)	(191,523)	(218)	124,684	(8,899)	54,429	(70,086)	22,306
SUNDRY									
413500 - Central Rent Collection Allocation	117,562	10013	20459	2,435	0	0	2,788	6,264	3,044
419003 - Equipment repair	33,995	2400	8600	300	0	0	300	2,000	300
419005 - Advertising	1,890	0	1500	0	0	0	0	0	0
419013 - Bank charges/trustee fees	250	100	0	0	0	0	0	0	0
419015 - Books and subscriptions	1,300	0	1300	0	0	0	0	0	0
419020 - Outside legal expense	41,080	2000	20500	1,000	0	0	1,000	3,000	1,000
419021 - Computer supplies and service	28,300	1700	6300	300	0	0	300	3,000	300
419024 - Promotion expense	1,000	0	0	0	0	0	0	0	0
419025 - Rent-building and parking	780	0	0	0	0	0	0	0	0
419028 - Antenna Commission	10,595	0	0	0	0	0	0	0	0
419104 - Internet Services	23,950	0	5000	200	0	0	0	2,400	0
TOTAL SUNDRY	260,702	16213	63659	4,235	0	0	4,388	16,664	4,644
MAINTENANCE SUPPLIES									
442001 - Appliance parts	250,850	20000	49750	4,000	0	0	3,000	14,000	5,000
442002 - Automotive Parts	16,950	50	5000	500	0	0	500	2,000	500
442003 - Landscaping	29,700	1800	4000	1,500	0	0	1,500	1,000	1,500
442004 - Electrical supplies	79,800	5000	13500	5,000	0	0	3,500	1,100	3,500
442005 - Hardware supplies	299,350	15000	70000	10,000	0	0	10,000	33,500	5,000
442006 - HVAC Supplies	57,684	4000	12200	1,000	0	0	1,500	12,000	1,500
442007 - Janitorial supplies	105,535	7500	15100	2,000	0	0	2,000	1,500	2,000
442008 - Painting supplies	86,817	6000	25000	3,000	0	0	2,000	7,700	2,000
442009 - Plumbing supplies	116,219	6500	27000	1,500	0	0	4,000	12,000	1,500
442010 - Exterminating supplies	25,963	3000	6000	1,000	0	0	1,000	1,000	1,000
442012 - Small tools	15,650	1500	3500	200	0	0	200	1,000	200
442013 - Furniture	8,300	1200	1000	0	0	0	0	300	0
442014 - Uniforms	9,750	500	2000	0	0	0	0	1,300	0
442104 - Electrical Supplies - Central Maint	200	0	200	0	0	0	0	0	0
442106 - HVAC Supplies - Central Maint	600	0	600	0	0	0	0	0	0
442107 - Janitorial Supplies - Central Maint	5,400	0	5400	0	0	0	0	0	0
442108 - Painting Supplies - Central Maint.	500	0	500	0	0	0	0	0	0
442109 - Plumbing Supplies - Central Maint.	300	0	300	0	0	0	0	0	0

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TOTAL MAINTENANCE SUPPLIES	1,109,568	72050	241050	29,700	0	0	29,200	88,400	23,700
MAINTENANCE CONTRACTS									
443019 - Interior painting contractor	5,500	0	5500	0	0	0	0	0	0
443020 - Exterminating contractor	1,500	0	1500	0	0	0	0	0	0
443021 - Electrical contractor	100,180	3500	26300	2,000	0	0	2,000	3,500	2,000
443022 - Plumbing Contractors	156,701	15000	31800	2,000	0	0	2,000	12,000	2,000
443023 - HVAC Contractor	93,766	5000	30000	1,000	0	0	5,000	1,500	1,000
443025 - Janitorial contractor	220,900	10000	121000	2,000	0	0	2,000	1,000	2,000
443026 - Elevator contractor	146,952	18000	12700	5,000	0	0	0	0	0
443028 - Vehicle repairs contractor	30,930	1200	10000	500	0	0	500	1,750	500
449750 - Non Dwelling Equipment	1,200	0	0	0	0	0	0	0	0
443030 - Site Improves. Landscaping	181,424	6000	75000	0	0	0	0	10,000	0
443032 - Dwelling Structures	259,502	15000	30500	10,000	0	0	10,000	36,000	5,000
443033 - Paving	59,984	10000	32500	0	0	0	0	2,500	0
443035 - Snow Plowing	144,000	0	0	5,000	50,000	0	0	30,000	5,000
443036 - Carpenter contracts	9,500	0	9500	0	0	0	0	0	0
443039 - Recycling Contractor	149,514	20000	12510	0	0	0	0	0	0
443040 - Consultant contractor	8,500	3000	0	0	0	0	0	0	0
443042 - Non-dwelling Structures	9,990	0	6490	0	0	0	0	0	0
443045 - Carpenter-Central Maintenance	900,150	75000	157500	65,000	0	0	35,000	35,000	50,000
443046 - Painter-Central Maintenance	735,073	65000	171150	35,000	0	0	20,000	35,000	25,000
443047 - Exterminating-Central Maintenance	425,546	85000	85000	3,500	0	0	2,500	15,000	3,500
443050 - HVAC-Central Maintenance	335,012	35000	93500	1,000	0	0	1,000	0	1,000
444014 - Sidewalks and Blacktops	12,500	0	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	7,000	0	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	3,995,324	366,700	912,450	132,000	50,000	0	80,000	183,250	97,000

