

Housing Authority of the City of Milwaukee
Section 8 Rent Assistance Program
FY 2025 -Summary

	Budget 2025	Budget 2024		
ACC Units	7,691	7,714	7691	0
Average Lease up	84%	75%		
Total Unit months Leased	77,593	69,426		
Funding Level - HAP	100%	100%		
Funding Level - Admin	90%	80%		
OPERATING REVENUE				
HAP INCOME				
Initial BA Funding-net offset	52,889,153	39,535,091		
HUD Held Reserve	1,131,874	9,595,365		
Fraud Recovery Retained	45,958	11,378		
HAP Disbursements	55,537,679	41,655,600		
EXCESS (DEFICIENCY) FUNDING - HUD Held Reserve	(1,470,694)	7,486,234		
RESTRICTED NET POSITION (RNP) -BEG. Per GL	(3,866,624)	(2,860,828)		
PROJECTED RNP - END Including HUD Held Reserve	(5,337,317)	4,625,407		
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Administrative Fee projection Gross up to 90%	5,798,804			
Funding level	90.00%			
Estimated Admin Fee received	5,218,923			

	Budget 2025	Budget 2024	Annualized Actual 2024	Actual 2023	2025Bvs2024B	2025Bvs2024A	2025Bvs2023A
ADMINISTRATIVE INCOME							
Administrative Fee Income	5,218,923	3,920,325	4,960,415	4,991,743	1,298,598	258,508	227,180
Interest Income			46	41	0	(46)	(41)
Other income	45,958	11,378	0	(1,957)	34,580	45,958	47,915
Total Admin Income	5,264,881	3,931,703	4,960,461	4,989,827	1,333,178	304,420	275,054

ADMINISTRATIVE							
Administrative salaries	0	2,336,150	1,685,561	1,998,823	(2,336,150)	(1,685,561)	(1,998,823)
Employee Bens. - Admin.	0	1,212,837	480,547	911,208	(1,212,837)	(480,547)	(911,208)
Legal & Accounting	0	0	0	0	0	0	0
Staff training	0	0	30,891	18,606	0	(30,891)	(18,606)
Mileage reimbursement	0	0	9,859	20,128	0	(9,859)	(20,128)
Travel and Training	0	50,000	80	2,356	(50,000)	(80)	(2,356)
Management Fee	0	0	0	0	0	0	0
Telephone	0	20,000	6,992	37,977	(20,000)	(6,992)	(37,977)
Postage	0	40,000	0	55,629	(40,000)	0	(55,629)
Temp Services	0	228,800	388,036	294,427	(228,800)	(388,036)	(294,427)
Contract service	5,442,895	977,000	1,178,340	378,659	4,465,895	4,264,555	5,064,236
Auditing Fees	25,000	25,000	3,783	86,843	0	21,217	(61,843)
Sundry	97,000	230,232	202,924	264,053	(133,232)	(105,924)	(167,053)
Office supplies	0	30,000	16,660	52,389	(30,000)	(16,660)	(52,389)
Printing and reproduction	0	10,000	3,269	1,543	(10,000)	(3,269)	(1,543)
Total ADMINISTRATIVE	5,564,895	5,160,019	4,006,943	4,122,641	404,876	1,557,952	1,442,254
ORDINARY MAINTENANCE & OPERATIONS							
Maintenance Materials	0	4,000	1,935	3,644	(4,000)	(1,935)	(3,644)
Maintenance Contracts	0	2,500	44,725	102	(2,500)	(44,725)	(102)
Total ORDINARY MAINTENANCE & OPERATIONS	0	6,500	46,660	3,746	(6,500)	(46,660)	(3,746)

GENERAL							
Insurance	165,000	149,617	164,597	165,566	15,383	403	(566)
FSS Escrow			178,368	187,761	0	(178,368)	(187,761)
General expense			57,109	92,316	0	(57,109)	(92,316)
Portability Administrative Fees	39,856	23,000	17,924	21,533	16,856	21,932	18,323
Total GENERAL	204,856	172,617	417,998	467,176	32,239	(213,142)	(262,320)
Total Operating Expenses	5,769,751	5,339,135	4,471,601	4,593,563	430,615	1,298,149	1,176,188
Net Income (Loss) from Operations	(504,870)	(1,407,433)	488,860	396,264	902,563	(993,729)	(901,134)

SUNDRY							
419000 - Sundry	2,000	8,000	0	1,019	(6,000)	2,000	981
419003 - Equipment repair		2,000	18,453	10,581	(2,000)	(18,453)	(10,581)
419005 - Advertising	0	1,000	0	0	(1,000)	0	0
419011 - Membership dues	0	0	150,563	181	0	(150,563)	(181)
419013 - Bank Charges/Trustee Fees	0	0	0	11,809	0	0	(11,809)
419016 - Application fees	0	0	28,869	15,882	0	(28,869)	(15,882)
419020 - Outside legal expense	0	10,000	2,041	7,784	(10,000)	(2,041)	(7,784)
419021 - Computer supplies and service		20,000	0	52,323	(20,000)	0	(52,323)
419024 - Promotion expense			0	0	0	0	0
419025 - Rent-building and parking			0	0	0	0	0
419027 - HACM scholarships			0	0	0	0	0
419100 - PC Hardware < \$5,000			0	0	0	0	0
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419102 - Software Maintenance			0	0	0	0	0
419103 - Software	95,000	189,232	0	164,476	(94,232)	95,000	(69,476)
419104 - Internet Services	0	0	2,998	0	0	(2,998)	0
TOTAL SUNDRY	97,000	230,232	202,924	264,053	(133,232)	(105,924)	(167,053)

MAINTENANCE SUPPLIES							
442001 - Appliance parts			0		0	0	0
442002 - Automotive Parts			0		0	0	0
442003 - Landscaping			0		0	0	0
442004 - Electrical supplies			0	975	0	0	(975)
442005 - Hardware supplies			0		0	0	0
442006 - HVAC Supplies			0		0	0	0
442007 - Janitorial supplies		4,000	1,935	2,127	(4,000)	(1,935)	(2,127)
442013 - Furniture	0	0	0	542	0	0	(542)
442014 - Uniforms		0	0		0	0	0
TOTAL MAINTENANCE SUPPLIES	0	4,000	1,935	3,644	(4,000)	(1,935)	(3,644)

MAINTENANCE CONTRACTS							
443025 - Janitorial contractor		2,500	0		(2,500)	0	0
443036 - Carpenter Contracts	0	0	0		0	0	0
443039 - Recycling Contractor	0	0	1,128		0	(1,128)	0
443044 - Fee for Service - Central Maintenance	0	0	1,064	102	0	(1,064)	(102)
443045 - Carpenter-Central Maintenance	0	0	3,910	0	0	(3,910)	0
443046 - Painter-Central Maintenance	0	0	9,828	0	0	(9,828)	0
443047 - Exterminating-Central Maintenance	0	0	9,289	0	0	(9,289)	0
443050 - HVAC-Central Maintenance	0	0	7,406	0	0	(7,406)	0
443051 - Janitorial -Central Maintenance	0	0	12,100	0	0	(12,100)	0
TOTAL MAINTENANCE CONTRACTS	0	2,500	44,725	102	(2,500)	(44,725)	(102)