

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 FY 2024

	TOTAL 2,341	RIVERVIEW 180	PARKLAWN 380	MITCHELL 100	LOCUST COURT 230	LINCOLN COURT 110	COLLEGE COURT 251	ARLINGTON CT 230	HILLSIDE 470	HIGHLAND HOMES 56	SS SOUTH 64	SS NORTH & WEST 144	SS HOPE VI CC 70	SS MILWAUKEE 56	S. S. NEIGHBORHOOD CENTER
Operating Income															
Dwelling rental	9,594,745	675,048	1,500,936	348,578	770,949	395,040	880,982	870,161	2,118,189	308,279	329,182	673,786	410,003	313,613	0
Excess utilities	2,500	1,000	0	500	500	0	0	0	500	0	0	0	0	0	0
Late Charges	105,500	4,000	30,000	3,000	10,000	5,000	10,000	500	30,000	1,000	500	10,000	1,000	500	0
Non-dwelling rental	137,880	0	14,880	0	0	0	0	0	123,000	0	0	0	0	0	0
Total Rental Income	9,840,625	680,048	1,545,816	352,078	781,449	400,040	890,982	870,661	2,271,689	309,279	329,682	683,786	411,003	314,113	0
Operating Subsidy	7,597,586	478,697	1,318,224	280,899	644,507	297,221	763,616	554,163	2,088,924	208,544	198,123	411,111	200,525	153,032	0
Revenues - HUD PHA Grants	2,834,386	217,937	460,088	121,076	278,474	133,183	303,900	278,474	569,057	67,802	77,489	174,349	84,753	67,802	0
Interest Income	2,500	50	1,200	50	200	100	100	0	0	100	0	100	500	100	0
Other income	90,706	0	34,781	0	0	400	0	0	41,525	1,000	1,000	2,000	9,000	1,000	0
Sales & service inc	41,250	2,000	10,000	2,800	5,000	5,000	2,500	3,000	5,000	750	500	2,000	1,500	1,200	0
Antenna revenue	44,322	2,122	0	0	0	13,200	29,000	0	0	0	0	0	0	0	0
Washer & Dryer inc	42,600	5,000	0	5,000	7,000	4,100	10,000	10,000	1,500	0	0	0	0	0	0
Total Operating Income	20,493,975	1,385,853	3,370,109	761,903	1,716,630	853,245	2,000,098	1,716,299	4,977,695	587,475	606,794	1,273,346	707,281	537,247	0
Operating Expenditures-Admin.															
Administrative salaries	1,026,232	58,633	172,493	56,926	109,105	56,926	110,503	118,035	175,723	30,380	30,380	46,370	30,380	30,380	0
Employee Bens. - Admin.	368,782	4,485	76,444	26,014	30,472	26,015	49,558	46,503	45,163	11,546	11,546	17,943	11,546	11,546	0
Staff training	16,500	1,500	1,500	0	1,000	1,500	1,500	1,000	7,500	0	500	1,500	500	0	0
Tuition reimbursement	6,000	0	0	0	0	0	0	0	6,000	0	0	0	0	0	0
Mileage reimbursement	1,000	0	0	0	0	0	0	0	0	0	0	1,000	0	0	0
Management Fee	2,274,590	174,648	368,983	97,168	223,231	107,012	243,905	223,231	456,946	54,491	62,367	139,845	68,273	54,491	0
Bookkeeping Fee	206,487	15,876	33,516	8,820	20,286	9,702	22,138	20,286	41,454	4,950	5,645	12,701	6,174	4,939	0
Asset Management Fee	143,520	0	45,600	0	27,600	13,200	0	27,600	0	6,720	7,680	0	8,400	6,720	0
Legal & Accounting	20,872	1,400	1,400	800	2,268	2,700	2,698	5,000	2,734	293	293	586	200	500	0
Telephone	21,500	2,000	2,000	1,000	1,000	1,000	1,500	1,000	7,200	0	0	3,000	500	800	0
Postage	8,614	120	4	120	450	120	300	350	5,000	500	200	500	800	150	0
Bond Fees	2,500	0	0	0	0	0	0	0	2,500	0	0	0	0	0	0
Temp Services	265,596	5,000	20,000	3,000	15,000	5,000	5,000	30,000	153,000	3,000	3,500	16,000	5,096	2,000	0
Contract service	9,875	5,000	0	275	0	1,000	0	0	3,600	0	0	0	0	0	0
Auditing Fees	98,200	7,500	16,000	4,200	9,700	4,600	10,200	9,600	19,700	2,500	2,800	6,000	3,000	2,400	0
Housing Intake Allocation	858,127	65,990	139,360	36,728	84,354	40,332	92,077	84,354	172,312	19,994	23,513	52,861	25,744	20,509	0
Sundry	354,299	19,052	53,005	9,849	26,425	14,423	26,244	33,716	104,176	11,149	13,785	21,327	11,862	9,286	0
Office supplies	25,580	1,100	4,000	500	500	500	3,000	3,000	10,000	400	500	1,000	500	500	0
Printing and reproduction	27,610	1,000	11,610	500	1,000	200	3,000	1,000	6,500	500	500	1,000	500	300	0
Total Operating Expenses-Admin	5,735,883	363,303	945,914	245,900	552,392	282,730	571,623	605,176	1,219,507	146,423	163,287	321,632	173,474	144,521	0
Tenant Services															
Tenant services salaries	142,470	0	0	0	0	0	0	0	142,470	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	10,899	0	0	0	0	0	0	0	10,899	0	0	0	0	0	0
Contracts and training	73,200	3,200	5,000	3,000	30,000	5,000	4,500	3,900	12,700	500	1,000	2,200	1,400	800	0
Total Tenant Services	226,569	3,200	5,000	3,000	30,000	5,000	4,500	3,900	166,069	500	1,000	2,200	1,400	800	0
Utilities															
Water	2,080,843	129,144	422,007	82,587	128,249	50,883	165,705	118,207	453,039	93,145	80,208	162,890	124,231	70,548	0
Electricity	1,162,778	124,546	139,955	52,036	126,432	58,942	146,038	148,127	357,863	698	739	2,976	838	3,588	0
Gas	889,107	51,631	47,280	37,318	56,150	41,891	106,000	57,830	478,591	810	1,321	6,765	429	3,091	0
Total Utilities	4,132,728	305,321	609,243	171,940	310,831	151,716	417,743	324,164	1,289,492	94,653	82,268	172,632	125,498	77,227	0
Ordinary Maintenance & Operations															
Maintenance Salaries	1,260,015	49,832	223,105	72,154	70,138	122,907	48,161	46,683	311,459	63,115	63,115	63,115	63,115	63,115	0
Maintenance Overtime	126,001	4,983	22,311	7,215	7,014	12,291	4,816	4,668	31,146	6,311	6,311	6,311	6,311	6,311	0
Employ. Bens. - Maintenance	487,443	25,772	78,125	25,833	21,999	32,967	24,925	24,177	116,005	27,528	27,528	27,528	27,528	27,528	0
Employ. Bens. Maint. Overtime	9,639	381	1,707	552	537	940	368	357	2,383	483	483	483	483	483	0
Total Salaries & Benefits-Maint.	1,883,099	80,969	325,248	105,754	99,687	169,105	78,271	75,885	460,993	97,437	97,437	97,437	97,437	97,437	0
Maintenance Materials	1,380,990	52,000	284,200	15,500	67,800	26,749	100,000	91,100	325,700	72,100	68,550	166,500	63,969	46,822	0
Maintenance Contracts	3,957,856	337,000	720,900	33,050	309,100	57,500	342,500	304,540	1,030,560	113,000	129,500	378,006	112,300	89,900	0
Total Ordinary Maint. & Operations	7,221,945	476,569	1,330,348	154,304	476,569	253,354	520,771	471,525	1,817,253	282,537	295,488	641,943	273,706	234,159	0
Protective Services															
Public Safety Allocation	1,210,095	112,913	71,190	191,143	164,936	89,965	195,707	167,413	188,014	2,217	4,303	6,650	11,995	3,651	0
Protective Servs. Contract Costs	277,800	4,000	50,000	2,500	46,300	5,000	155,000	2,000	2,000	2,000	0	7,500	0	2,500	0
Total Protective Services	1,487,895	116,913	121,190	193,643	211,236	94,965	350,707	168,413	190,014	4,217	4,303	14,150	11,995	6,151	0
General Expenses															
Insurance	1,008,574	52,208	247,057	32,259	77,387	34,782	74,368	75,325	189,855	34,640	25,415	55,754	35,652	47,566	26,306
PILOT	546,452	37,073	89,169	17,714	46,062	24,332	46,324	54,600	82,920	21,363	24,691	50,115	28,451	23,639	0
Other General Expenses	133,563	6,750	15,009	3,486	7,709	3,950	8,810	8,702	21,182	3,083	10,226	14,138	27,382	3,136	0
Total General Expenses	1,688,589	96,031	351,236	53,458	131,158	63,065	129,501	138,626	293,956	59,086	60,333	120,007	91,485	74,341	26,306
Total Operating Expenses	20,493,608	1,354,736	3,362,930	822,247	1,712,203	850,830	1,994,845	1,711,805	4,976,291	587,415	606,678	1,272,564	677,559	537,199	26,306
Net Income (Loss) from Operations	366	31,117	7,179	(60,344)	4,427	2,415	5,253	4,494	1,404	60	116	782	29,722	48	(26,306)
SUNDRY															
413500 - Central Rent Collection Allocation	99,543	7,652	16,151												

ACC Units	TOTAL 2,341	RIVERVIEW 180	PARKLAWN 380	MITCHELL 100	LOCUST COURT 230	LINCOLN COURT 110	COLLEGE COURT 251	ARLINGTON CT 230	HILLSIDE 470	HIGHLAND HOMES 56	SS SOUTH 64	SS NORTH & WEST 144	SS HOPE VI CC 70	SS MILWAUKEE 56	S. S. NEIGHBORHOOD CENTER
MAINTENANCE SUPPLIES															
442001 - Appliance parts	219,900	10,000	40,000	1,500	11,000	2,000	22,000	15,000	70,000	5,000	7,500	26,000	5,000	4,900	0
442002 - Automotive Parts	34,072	500	8,000	0	1,200	400	500	500	6,500	800	2,800	10,000	2,000	872	0
442003 - Landscaping	30,500	1,000	2,000	0	2,000	500	2,000	2,000	2,000	2,000	1,000	6,000	7,000	3,000	0
442004 - Electrical supplies	74,000	4,000	25,000	1,000	5,000	2,000	4,000	5,000	15,000	2,500	1,000	5,000	3,000	1,500	0
442005 - Hardware supplies	577,000	12,000	95,000	5,000	30,000	10,000	40,000	30,000	150,000	45,000	35,000	70,000	35,000	20,000	0
442006 - HVAC Supplies	115,618	2,500	30,000	3,000	2,000	3,249	3,000	8,000	10,000	6,000	10,000	25,000	6,369	6,500	0
442007 - Janitorial supplies	75,750	7,000	15,000	1,000	3,000	3,000	11,500	10,000	20,000	1,000	750	1,000	1,000	1,500	0
442008 - Painting supplies	77,400	3,000	17,000	1,500	5,000	2,000	2,500	5,000	25,000	2,000	3,000	7,500	1,000	2,900	0
442009 - Plumbing supplies	104,500	5,000	35,000	1,000	5,000	1,000	10,000	8,000	15,000	4,000	5,000	10,000	2,000	3,500	0
442010 - Exterminating supplies	27,950	2,500	4,000	1,000	2,000	1,000	2,000	1,500	6,000	3,000	1,000	2,000	1,000	950	0
442012 - Small tools	23,200	1,500	10,000	500	1,000	1,500	2,000	600	1,600	500	1,000	1,500	500	1,000	0
442013 - Furniture	13,500	2,000	1,500	0	500	0	0	5,000	4,500	0	0	0	0	0	0
442014 - Uniforms	7,600	1,000	1,700	0	100	100	500	500	100	300	500	2,500	100	200	0
TOTAL MAINTENANCE SUPPLIES	1,380,990	52,000	284,200	15,500	67,800	26,749	100,000	91,100	325,700	72,100	68,550	166,500	63,969	46,822	0
MAINTENANCE CONTRACTS															
443019 - Interior painting contractor	1,000	0	0	0	0	0	1,000	0	0	0	0	0	0	0	0
443020 - Exterminating contractor	140,000	0	0	0	60,000	0	10,000	60,000	5,000	2,500	0	2,500	0	0	0
443021 - Electrical contractor	35,500	4,000	3,000	1,500	6,000	2,000	3,000	2,500	8,500	1,000	1,000	1,000	1,000	1,000	0
443022 - Plumbing Contractors	190,100	15,000	30,000	1,500	19,600	2,000	6,000	35,000	37,000	7,000	10,000	15,000	6,000	6,000	0
443023 - HVAC Contractor	78,000	1,000	35,000	1,000	2,000	1,000	1,000	1,500	21,000	6,500	2,000	2,000	1,000	3,000	0
443025 - Janitorial contractor	128,500	7,500	7,000	1,000	15,000	2,000	9,500	10,000	70,000	2,000	1,000	2,000	1,000	500	0
443026 - Elevator contractor	112,400	40,000	5,900	3,000	17,500	3,000	15,000	15,000	13,000	0	0	0	0	0	0
443028 - Vehicle repairs contractor	45,050	6,500	15,000	50	3,000	500	1,000	500	10,000	1,000	1,500	3,000	1,000	2,000	0
443037 - Environmental Remediation	199,000	0	0	0	0	0	0	0	10,000	30,000	30,000	84,000	20,000	25,000	0
449750 - Non Dwelling Equipment	13,000	0	0	0	3,000	0	1,000	0	9,000	0	0	0	0	0	0
443030 - Site Improves. Landscaping	169,000	4,000	50,000	0	7,000	0	1,500	5,000	50,000	5,000	2,500	40,000	1,000	3,000	0
443031 - Site Improves. - Infrastructure	96,560	3,000	25,000	0	0	0	0	2,000	66,560	0	0	0	0	0	0
443032 - Dwelling Structures	188,500	5,000	30,000	1,000	12,000	2,000	11,000	30,000	62,500	5,000	9,000	15,000	1,000	5,000	0
443033 - Paving	54,000	0	25,000	0	0	3,000	5,000	5,000	16,000	0	0	0	0	0	0
443035 - Snow Plowing	32,500	0	0	0	0	0	2,000	0	0	0	1,500	20,000	2,000	1,500	0
443036 - Carpenter contracts	75,000	0	0	0	0	0	5,000	0	70,000	0	0	0	0	0	0
443038 - Asbestos Contractor	49,000	35,000	0	3,000	0	1,000	5,000	5,000	0	0	0	0	0	0	0
443039 - Recycling Contractor	72,000	13,000	0	2,000	15,000	3,000	14,000	15,000	10,000	0	0	0	0	0	0
443040 - Consultant contractor	159,040	14,000	65,000	0	25,000	2,000	35,000	11,040	7,000	0	0	0	0	0	0
443042 - Non-dwelling Structures	4,000	0	0	0	2,000	0	2,000	0	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	5,000	0	0	0	2,000	0	3,000	0	0	0	0	0	0	0	0
443045 - Carpenter-Central Maintenance	743,000	30,000	175,000	5,000	50,000	15,000	35,000	45,000	250,000	20,000	20,000	60,000	20,000	18,000	0
443046 - Painter-Central Maintenance	560,806	15,000	175,000	5,000	30,000	1,000	34,500	35,000	125,000	20,000	20,000	63,306	20,000	17,000	0
443047 - Exterminating-Central Maintenance	359,200	30,000	50,000	7,000	0	15,000	60,000	0	100,000	7,000	15,000	43,800	26,900	4,500	0
443048 - Electrical-Central Maintenance	2,000	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	2,000	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	146,700	14,000	30,000	2,000	15,000	5,000	35,000	15,000	25,000	500	1,000	1,400	1,400	1,400	0
443051 - Janitorial-Central Maintenance	174,000	0	0	0	25,000	0	43,000	5,000	50,000	0	15,000	25,000	10,000	1,000	0
444014 - Sidewalks and Blacktops	122,000	100,000	0	0	0	0	0	7,000	15,000	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	1,000	0	0	0	0	0	0	0	0	0	0	0	0	1,000	0
TOTAL MAINTENANCE CONTRACTS	3,957,856	337,000	720,900	33,050	309,100	57,500	342,500	304,540	1,030,560	113,000	129,500	378,006	112,300	89,900	0

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2024 -Summary

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	2341	2341					
Lease up %	98%	98%					
Operating Income							
Dwelling rental	9,594,745	8,861,865	9,294,717	9,018,022	732,880	300,028	576,723
Excess utilities	2,500	16,500	565	23	(14,000)	1,935	2,477
Late Charges	105,500	38,250	220,389	218,734	67,250	(114,889)	(113,234)
Non-dwelling rental	137,880	137,880	141,552	112,364	0	(3,672)	25,516
Total Rental Income	9,840,625	9,054,495	9,657,223	9,349,143	786,130	183,402	491,482
Operating Subsidy	7,597,586	6,473,459	7,594,912	7,172,776	1,124,127	2,674	424,810
Revenues - HUD PHA Grants	2,834,386	2,469,303	2,805,540	2,835,367	365,083	28,846	(981)
HUD PHA Grants - Hard Costs	0	2,035,000	0	0	(2,035,000)	0	0
Interest Income	2,500	2,500	3,700	1,086	0	(1,200)	1,414
Other income	90,706	185,024	56,186	99,086	(94,318)	34,520	(8,380)
Sales & service inc	41,250	23,600	72,950	69,326	17,650	(31,700)	(28,076)
Antenna revenue	44,322	44,322	72,294	88,494	0	(27,972)	(44,172)
Washer & Dryer inc	42,600	42,600	40,647	49,620	0	1,953	(7,020)
Total Operating Income	20,493,975	20,330,303	20,303,452	19,664,898	163,671	190,523	829,077
Operating Expenditures-Admin.							
Administrative salaries	1,026,232	1,214,594	821,660	863,666	(188,362)	204,572	162,566
Employee Bens. - Admin.	368,782	503,359	268,146	310,491	(134,577)	100,636	58,291
Staff training	16,500	27,000	234	423	(10,500)	16,266	16,077
Tuition reimbursement	6,000	4,500	2,000	0	1,500	4,000	6,000
Mileage reimbursement	1,000	1,000	53	0	0	947	1,000
Management Fee	2,274,590	2,175,068	2,404,137	2,411,144	99,522	(129,547)	(136,554)
Bookkeeping Fee	206,487	206,487	192,900	202,350	0	13,587	4,137
Asset Managment Fee	143,520	144,120	0	141,840	(600)	143,520	1,680
Legal & Accounting	20,872	13,206	9,152	13,673	7,666	11,719	7,199
Telephone	21,500	33,000	40,469	18,178	(11,500)	(18,969)	3,322
Postage	8,614	10,979	5,480	5,899	(2,365)	3,134	2,715
Bond Fees	2,500	2,500	0	0	0	2,500	2,500
Temp Services	265,596	180,112	266,560	251,321	85,484	(964)	14,275
Contract service	9,875	1,800	26,393	11,148	8,075	(16,518)	(1,273)
Auditing Fees	98,200	72,920	44,747	96,415	25,280	53,453	1,785
Housing Intake Allocation	858,127	565,429	293,190	425,626	292,698	564,936	432,501
Sundry	354,299	421,702	367,141	395,836	(67,403)	(12,842)	(41,537)
Office supplies	25,580	28,710	31,383	27,032	(3,130)	(5,803)	(1,452)
Printing and reproduction	27,610	65,300	30,906	18,656	(37,690)	(3,296)	8,954
Total Operating Expenses-Admin	5,735,883	5,671,785	4,804,551	5,193,697	64,099	931,332	542,187
Tenant Services							
Tenant services salaries	142,470	117,982	71,164	73,536	24,488	71,306	68,933
Employee Bens. - Tenant Servs.	10,899	33,594	13,560	18,503	(22,695)	(2,661)	(7,604)
Contracts and training	73,200	88,100	148,425	157,154	(14,900)	(75,225)	(83,954)
Total Tenant Services	226,569	239,676	233,149	249,193	(13,107)	(6,580)	(22,625)
Utilities							
Water	2,080,843	2,051,772	1,746,170	1,924,334	29,071	334,672	156,509
Electricity	1,162,778	1,087,158	919,769	1,074,766	75,620	243,009	88,012
Gas	889,107	866,706	696,143	837,162	22,401	192,964	51,945
Total Utilities	4,132,728	4,005,636	3,362,083	3,836,262	127,092	770,645	296,466
Ordinary Maintenance & Operations							
Maintenance Salaries	1,260,015	1,215,608	655,889	721,402	44,407	604,126	538,612
Maintenance Overtime	126,001	121,561	13,840	70,923	4,441	112,161	55,079
Employ. Bens. - Maintenance	487,443	469,916	338,417	319,536	17,527	149,026	167,907
Employ. Bens. Maint. Overtime	9,639	9,300	0	0	339	9,639	9,639
Total Salaries & Benefits-Maint.	1,883,099	1,816,385	1,008,146	1,111,861	66,714	874,952	771,238
Maintenance Materials	1,380,990	1,636,268	2,261,449	1,695,916	(255,278)	(880,459)	(314,926)
Maintenance Contracts	3,957,856	4,294,650	4,713,026	4,518,763	(336,794)	(755,170)	(560,907)
Total Ordinary Maint. & Operations	7,221,945	7,747,303	7,982,621	7,326,540	(525,358)	(760,677)	(104,595)
Protective Services							
Public Safety Allocation	1,210,095	1,117,132	798,873	1,022,760	92,963	411,222	187,335
Protective Servs. Contract Costs	277,800	27,000	31,228	24,568	250,800	246,572	253,232
Total Protective Services	1,487,895	1,144,132	830,101	1,047,328	343,763	657,794	440,567
General Expenses							
Insurance	1,008,574	887,028	841,633	770,831	121,546	166,941	237,743
PILOT	546,452	486,773	470,047	569,552	59,679	76,405	(23,101)
Other General Expenses	133,563	146,235	84,565	86,877	(12,671)	48,998	46,686
Total General Expenses	1,688,589	1,520,036	1,396,246	1,427,261	168,553	292,344	261,329
Total Operating Expenses	20,493,608	20,328,567	18,608,751	19,080,280	165,042	1,884,858	1,413,328
Net Income (Loss) from Operations	366	1,737	1,694,702	584,618	(1,370)	(1,694,335)	(584,251)

SUNDRY							
413500 - Central Rent Collection Allocation	99,543	90,388	97,055	120,015	9,155	2,489	(20,472)
419000 - Sundry	1,600	0	3,694	37,439	1,600	(2,094)	(35,839)
419003 - Equipment repair	20,064	25,204	3,645	10,954	(5,140)	16,419	9,110
419005 - Advertising	1,450	1,450	2,738	685	0	(1,288)	765
419011 - Membership dues	49,592	70,330	69,870	58,638	(20,738)	(20,278)	(9,046)
419015 - Books and subscriptions	1,000	500	0	107	500	1,000	893
419020 - Outside legal expense	66,800	87,350	78,836	60,546	(20,550)	(12,036)	6,254
419021 - Computer supplies and service	10,550	28,320	8,323	48,669	(17,770)	2,227	(38,119)
419024 - Promotion expense	7,500	28,500	0	0	(21,000)	7,500	7,500
419025 - Rent-building and parking	0	600	0	0	(600)	0	0
419030 - Property Taxes	500	2,700	6,396	9,465	(2,200)	(5,896)	(8,965)
419101 - Hardware Maintenance	350	350	0	229	0	350	121
419103 - Software	82,000	66,410	88,712	49,087	15,590	(6,712)	32,913
419104 - Internet Services	13,350	19,600	7,873	0	(6,250)	5,477	13,350
TOTAL SUNDRY	354,299	421,702	367,141	395,836	(67,403)	(12,842)	(41,537)

MAINTENANCE SUPPLIES							
442001 - Appliance parts	219,900	316,488	382,534	264,159	(96,588)	(162,634)	(44,259)
442002 - Automotive Parts	34,072	24,800	43,480	49,229	9,272	(9,408)	(15,157)
442003 - Landscaping	30,500	60,000	49,031	23,660	(29,500)	(18,531)	6,840
442004 - Electrical supplies	74,000	113,000	83,653	57,178	(39,000)	(9,653)	16,822
442005 - Hardware supplies	577,000	491,000	1,093,276	742,492	86,000	(516,276)	(165,492)
442006 - HVAC Supplies	115,618	204,900	178,203	181,746	(89,282)	(62,585)	(66,128)
442007 - Janitorial supplies	75,750	106,800	92,306	105,150	(31,050)	(16,556)	(29,400)
442008 - Painting supplies	77,400	87,500	94,667	66,938	(10,100)	(17,267)	10,462
442009 - Plumbing supplies	104,500	144,000	132,779	146,496	(39,500)	(28,279)	(41,996)
442010 - Exterminating supplies	27,950	33,000	23,724	20,747	(5,050)	4,226	7,203
442012 - Small tools	23,200	13,100	46,846	20,350	10,100	(23,646)	2,850
442013 - Furniture	13,500	29,480	25,486	3,297	(15,980)	(11,986)	10,203
442014 - Uniforms	7,600	12,200	15,465	14,474	(4,600)	(7,865)	(6,874)
TOTAL MAINTENANCE SUPPLIES	1,380,990	1,636,268	2,261,449	1,695,916	(255,278)	(880,459)	(314,926)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	1,000	0	45,967	67,564	1,000	(44,967)	(66,564)
443020 - Exterminating contractor	140,000	2,500	66,977	25,928	137,500	73,023	114,072
443021 - Electrical contractor	35,500	78,790	42,340	38,504	(43,290)	(6,840)	(3,004)
443022 - Plumbing Contractors	190,100	312,120	239,058	320,178	(122,020)	(48,958)	(130,078)
443023 - HVAC Contractor	78,000	90,500	48,568	32,332	(12,500)	29,432	45,668
443025 - Janitorial contractor	128,500	202,000	80,662	112,350	(73,500)	47,838	16,150
443026 - Elevator contractor	112,400	147,580	325,416	138,214	(35,180)	(213,016)	(25,814)
443028 - Vehicle repairs contractor	45,050	44,000	48,142	52,055	1,050	(3,092)	(7,005)
443037 - Environmental Remediation	199,000	215,000	354,413	227,423	(16,000)	(155,413)	(28,423)
449750 - Non Dwelling Equipment	13,000	29,000	4,159	0	(16,000)	8,841	13,000
443030 - Site Improves. Landscaping	169,000	227,200	306,953	367,299	(58,200)	(137,953)	(198,299)
443031 - Site Improves. - Infrastructure	96,560	31,000	103,682	116,301	65,560	(7,122)	(19,741)
443032 - Dwelling Structures	188,500	269,100	184,226	179,701	(80,600)	4,274	8,799
443033 - Paving	54,000	37,400	5,681	156,298	16,600	48,319	(102,298)
443035 - Snow Plowing	32,500	122,000	38,833	19,166	(89,500)	(6,333)	13,334
443036 - Carpenter contracts	75,000	10,000	113,158	165,597	65,000	(38,158)	(90,597)
443038 - Asbestos Contractor	49,000	37,000	45,389	70,744	12,000	3,611	(21,744)
443039 - Recycling Contractor	72,000	148,120	89,575	111,209	(76,120)	(17,575)	(39,209)
443040 - Consultant contractor	159,040	186,840	110,177	134,290	(27,800)	48,863	24,750
443042 - Non-dwelling Structures	4,000	2,000	1,307	5,630	2,000	2,693	(1,630)
443044 - Fee For Service-Central Maintenance	5,000	0	165,463	121,410	5,000	(160,463)	(116,410)
443045 - Carpenter-Central Maintenance	743,000	790,000	599,224	640,217	(47,000)	143,776	102,783
443046 - Painter-Central Maintenance	560,806	647,000	709,947	480,659	(86,194)	(149,141)	80,147
443047 - Exterminating-Central Maintenance	359,200	383,000	254,113	243,124	(23,800)	105,087	116,076
443048 - Electrical-Central Maintenance	2,000	0	0	6,187	2,000	2,000	(4,187)
443049 - Plumbing-Central Maintenance	2,000	0	7,681	4,626	2,000	(5,681)	(2,626)
443050 - HVAC-Central Maintenance	146,700	251,000	122,875	140,699	(104,300)	23,825	6,001
443051 - Janitorial-Central Maintenance	174,000	0	625,407	541,058	174,000	(451,407)	(367,058)
444014 - Sidewalks and Blacktops	122,000	26,500	0	0	95,500	122,000	122,000
444020 - Accessory Bldings - Garages, Fences	1,000	5,000	0	0	(4,000)	1,000	1,000
TOTAL MAINTENANCE CONTRACTS	3,957,856	4,294,650	4,713,026	4,518,763	(336,794)	(755,170)	(560,907)

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Riverview
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	180	180					
Operating Income							
Dwelling rental	675,048	697,062	712,391	684,950	(22,015)	(37,343)	(9,902)
Excess utilities	1,000	2,500	1,176	978	(1,500)	(176)	22
Late Charges	4,000	1,000	7,236	6,600	3,000	(3,236)	(2,600)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	680,048	700,562	720,803	692,528	(20,515)	(40,755)	(12,480)
Operating Subsidy	478,697	308,945	478,528	342,480	169,752	169	136,217
Revenues - HUD PHA Grants	217,937	190,137	215,964	218,263	27,800	1,973	(326)
HUD PHA Grants - Hard Costs		57,000	0		(57,000)	0	0
Interest Income	50	50	265	78	0	(215)	(28)
Other income	0	0	1,855	4,185	0	(1,855)	(4,185)
Sales & service inc	2,000	1,500	6,197	3,226	500	(4,197)	(1,226)
Antenna revenue	2,122	2,122	3,184		0	(1,062)	2,122
Washer & Dryer inc	5,000	5,000	5,117	8,269	0	(117)	(3,269)
Total Operating Income	1,385,853	1,265,316	1,431,914	1,269,028	120,538	(46,060)	116,825
Operating Expenditures-Admin.							
Administrative salaries	58,633	94,293	81,508	101,024	(35,661)	(22,875)	(42,392)
Employee Bens. - Admin.	4,485	44,272	17,758	21,738	(39,786)	(13,273)	(17,252)
Staff training	1,500	1,500	0	0	0	1,500	1,500
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	174,648	164,905	191,508	187,659	9,743	(16,860)	(13,012)
Bookkeeping Fee	15,876	15,876	15,650	15,848	0	226	29
Asset Management Fee	0	0	0	0	0	0	0
Legal & Accounting	1,400	500	686	1,241	900	714	159
Telephone	2,000	2,400	7,866	1,064	(400)	(5,866)	936
Postage	120	50	406	52	70	(286)	68
Bond Fees	0	0	0	0	0	0	0
Temp Services	5,000	3,000	10,379		2,000	(5,379)	5,000
Contract service	5,000	0	940	546	5,000	4,060	4,454
Auditing Fees	7,500	5,595	3,467	7,397	1,905	4,033	103
Housing Intake Allocation	65,990	47,270	3,479	22,259	18,720	62,511	43,731
Sundry	19,052	22,589	22,597	25,187	(3,538)	(3,545)	(6,135)
Office supplies	1,100	1,100	548	1,031	0	552	69
Printing and reproduction	1,000	3,000	2,990	1,875	(2,000)	(1,990)	(875)
Total Operating Expenses-Admin	363,303	406,350	359,782	386,922	(43,046)	3,521	(23,618)
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	3,200	3,200	400	3,436	0	2,800	(236)
Total Tenant Services	3,200	3,200	400	3,436	0	2,800	(236)
Utilities							
Water	129,144	128,903	117,125	123,252	241	12,019	5,891
Electricity	124,546	115,002	92,281	113,865	9,544	32,265	10,681
Gas	51,631	60,558	34,321	64,715	(8,927)	17,310	(13,084)
Total Utilities	305,321	304,463	243,727	301,832	858	61,594	3,489
Ordinary Maintenance & Operations							
Maintenance Salaries	49,832	85,192	44,848	44,230	(35,360)	4,984	5,602
Maintenance Overtime	4,983	8,519	0		(3,536)	4,983	4,983
Employ. Bens. - Maintenance	25,772	28,477	31,948	33,721	(2,705)	(6,175)	(7,949)
Employ. Bens. Maint. Overtime	381	652	0		(270)	381	381
Total Salaries & Benefits-Maint.	80,969	122,840	76,796	77,951	(41,872)	4,173	3,018
Maintenance Materials	52,000	62,900	83,108	60,995	(10,900)	(31,108)	(8,995)
Maintenance Contracts	337,000	264,936	183,848	266,962	72,064	153,152	70,038
Total Ordinary Maint. & Operations	469,969	450,676	343,752	405,908	19,292	126,216	64,061
Protective Services							
Public Safety Allocation	112,913	119,824	57,396	96,470	(6,911)	55,517	16,442
Protective Servs. Contract Costs	4,000	4,000	3,760	1,607	0	240	2,393
Total Protective Services	116,913	123,824	61,156	98,077	(6,911)	55,757	18,836
General Expenses							
Insurance	52,208	50,066	47,186	34,196	2,141	5,022	18,012
PILOT	37,073	39,510	23,892	43,844	(2,437)	13,180	(6,771)
Other General Expenses	6,750	6,971	11,413	1,237	(220)	(4,663)	5,514
Total General Expenses	96,031	96,547	82,491	79,277	(516)	13,539	16,754
Total Operating Expenses	1,354,736	1,385,060	1,091,309	1,275,452	(30,323)	263,428	79,285
Net Income (Loss) from Operations	31,117	(119,744)	340,605	-6,423	150,861	(309,488)	37,540
SUNDRY							
413500 - Central Rent Collection Allocation	7,652	6,948	7,428	9,185	704	224	(1,533)
419000 - Sundry	500		340	565	500	160	(65)
419003 - Equipment repair	1,000	1,000	26	347	0	974	653
419005 - Advertising	0	0	299	79	0	(299)	(79)
419011 - Membership dues	2,000	8,333	5,330	4,581	(6,333)	(3,330)	(2,581)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	400	100	195	1,604	300	205	(1,204)
419021 - Computer supplies and service	0	0	784	4,726	0	(784)	(4,726)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	111	0	0	(111)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	6,000	5,108	6,824	3,989	892	(824)	2,011
419104 - Internet Services	1,500	1,100	1,373		400	127	1,500
TOTAL SUNDRY	19,052	22,589	22,597	25,187	(3,538)	(3,545)	(6,135)

MAINTENANCE SUPPLIES

442001 - Appliance parts	10,000	10,000	27,088	9,660	0	(17,088)	340
442002 - Automotive Parts	500	500	155	241	0	345	259
442003 - Landscaping	1,000	1,000	0	562	0	1,000	438
442004 - Electrical supplies	4,000	3,000	3,488	1,472	1,000	512	2,528
442005 - Hardware supplies	12,000	17,000	23,215	22,961	(5,000)	(11,215)	(10,961)
442006 - HVAC Supplies	2,500	2,000	1,168	1,363	500	1,332	1,137
442007 - Janitorial supplies	7,000	5,000	9,405	4,013	2,000	(2,405)	2,987
442008 - Painting supplies	3,000	2,000	2,966	1,457	1,000	34	1,543
442009 - Plumbing supplies	5,000	15,000	5,885	12,170	(10,000)	(885)	(7,170)
442010 - Exterminating supplies	2,500	2,500	2,040	1,685	0	460	815
442012 - Small tools	1,500	900	2,646	1,580	600	(1,146)	(80)
442013 - Furniture	2,000	3,000	4,160	2,914	(1,000)	(2,160)	(914)
442014 - Uniforms	1,000	1,000	893	917	0	107	83
TOTAL MAINTENANCE SUPPLIES	52,000	62,900	83,108	60,995	(10,900)	(31,108)	(8,995)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	14,700		0	(14,700)	0
443020 - Exterminating contractor	0	0	0		0	0	0
443021 - Electrical contractor	4,000	4,000	6,681	4,923	0	(2,681)	(923)
443022 - Plumbing Contractors	15,000	9,000	18,810	14,588	6,000	(3,810)	412
443023 - HVAC Contractor	1,000	3,000	0	517	(2,000)	1,000	483
443025 - Janitorial contractor	7,500	14,000	10,301	16,516	(6,500)	(2,801)	(9,016)
443026 - Elevator contractor	40,000	22,436	50,355	17,567	17,564	(10,355)	22,433
443028 - Vehicle repairs contractor	6,500	6,500	7,490	5,232	0	(990)	1,268
443037 - Environmental Remediation	0	0	0		0	0	0
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	4,000	4,000	291	4,089	0	3,709	(89)
443031 - Site Improves. - Infrastructure	3,000	30,000	2,600	4,000	(27,000)	400	(1,000)
443032 - Dwelling Structures	5,000	30,000	4,284	3,349	(25,000)	716	1,651
443033 - Paving	0	0	0		0	0	0
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	35,000	35,000	0	70,744	0	35,000	(35,744)
443039 - Recycling Contractor	13,000	16,000	15,135	16,669	(3,000)	(2,135)	(3,669)
443040 - Consultant contractor	14,000	14,000	0	1,013	0	14,000	12,987
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		2,816	4,872	0	(2,816)	(4,872)
443045 - Carpenter-Central Maintenance	30,000	25,000	20,012	35,122	5,000	9,988	(5,122)
443046 - Painter-Central Maintenance	15,000	22,000	7,701	12,958	(7,000)	7,299	2,042
443047 - Exterminating-Central Maintenance	30,000	10,000	13,391	20,529	20,000	16,609	9,471
443048 - Electrical-Central Maintenance	0		0		0	0	0
443049 - Plumbing-Central Maintenance	0		0	88	0	0	(88)
443050 - HVAC-Central Maintenance	14,000	11,000	17,148	15,673	3,000	(3,148)	(1,673)
443051 - Janitorial-Central Maintenance	0		6,833	18,515	0	(6,833)	(18,515)
444014 - Sidewalks and Blacktops	100,000	9,000	0		91,000	100,000	100,000
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	337,000	264,936	183,848	266,962	72,064	153,152	70,038

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Parklawn
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	380	380					
Operating Income							
Dwelling rental	1,500,936	1,326,206	1,656,889	1,436,402	174,730	(155,953)	64,534
Excess utilities	0	0	0	0	0	0	0
Late Charges	30,000	15,000	52,079	52,290	15,000	(22,079)	(22,290)
Non-dwelling rental	14,880	14,880	14,880	11,160	0	0	3,720
Total Rental Income	1,545,816	1,356,086	1,723,847	1,499,852	189,730	(178,032)	45,964
Operating Subsidy	1,318,224	1,265,522	1,317,759	1,402,709	52,702	465	(84,485)
Revenues - HUD PHA Grants	460,088	400,694	455,292	460,131	59,395	4,796	(43)
HUD PHA Grants - Hard Costs		365,000	0		(365,000)	0	0
Interest Income	1,200	1,200	624	183	0	576	1,017
Other income	34,781	34,781	35,630	37,258	0	(849)	(2,477)
Sales & service inc	10,000	2,000	21,251	12,817	8,000	(11,251)	(2,817)
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	0	0	0	0	0	0	0
Total Operating Income	3,370,109	3,425,282	3,554,404	3,412,949	(55,173)	(184,295)	(42,840)
Operating Expenditures-Admin.							
Administrative salaries	172,493	166,648	132,364	125,391	5,845	40,129	47,102
Employee Bens. - Admin.	76,444	60,657	30,059	25,689	15,787	46,385	50,755
Staff training	1,500	2,000	234		(500)	1,266	1,500
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	368,983	347,832	400,079	394,953	21,151	(31,096)	(25,970)
Bookkeeping Fee	33,516	33,516	32,520	33,300	0	996	216
Asset Management Fee	45,600	45,840	0	45,480	(240)	45,600	120
Legal & Accounting	1,400	3,000	1,373	1,771	(1,600)	27	(371)
Telephone	2,000	4,200	3,208	1,717	(2,200)	(1,208)	283
Postage	4	4	554	127	0	(550)	(123)
Bond Fees	0	0	0	0	0	0	0
Temp Services	20,000	35,000	6,030		(15,000)	13,970	20,000
Contract service	0	0	2,859	749	0	(2,859)	(749)
Auditing Fees	16,000	11,912	7,383	15,751	4,088	8,617	250
Housing Intake Allocation	139,360	90,751	63,115	67,900	48,608	76,245	71,459
Sundry	53,005	42,581	55,019	59,790	10,423	(2,014)	(6,786)
Office supplies	4,000	3,500	2,979	3,733	500	1,021	267
Printing and reproduction	11,610	11,610	5,009	4,266	0	6,601	7,344
Total Operating Expenses-Admin	945,914	859,052	742,783	780,618	86,862	203,131	165,296
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	5,000	5,000	6,893	10,924	0	(1,893)	(5,924)
Total Tenant Services	5,000	5,000	6,893	10,924	0	(1,893)	(5,924)
Utilities							
Water	422,007	448,023	327,603	425,120	(26,016)	94,404	(3,113)
Electricity	139,955	133,265	116,901	129,015	6,690	23,054	10,940
Gas	47,280	31,292	41,511	32,891	15,988	5,770	14,389
Total Utilities	609,243	612,580	486,015	587,026	(3,337)	123,228	22,217
Ordinary Maintenance & Operations							
Maintenance Salaries	223,105	237,075	119,276	192,498	(13,970)	103,829	30,607
Maintenance Overtime	22,311	23,707	8,677	47,989	(1,397)	13,633	(25,679)
Employ. Bens. - Maintenance	78,125	93,263	56,324	66,685	(15,138)	21,801	11,440
Employ. Bens. Maint. Overtime	1,707	1,814	0		(107)	1,707	1,707
Total Salaries & Benefits-Maint.	325,248	355,859	184,278	307,173	(30,611)	140,970	18,075
Maintenance Materials	284,200	215,000	455,995	233,991	69,200	(171,795)	50,209
Maintenance Contracts	720,900	662,700	754,775	683,031	58,200	(33,875)	37,869
Total Ordinary Maint. & Operations	1,330,348	1,233,559	1,395,047	1,224,195	96,789	(64,700)	106,153
Protective Services							
Public Safety Allocation	71,190	90,143	39,785	56,965	(18,953)	31,405	14,225
Protective Servs. Contract Costs	50,000	0	0	0	50,000	50,000	50,000
Total Protective Services	121,190	90,143	39,785	56,965	31,047	81,405	64,225
General Expenses							
Insurance	247,057	220,603	213,516	162,314	26,454	33,541	84,743
PILOT	89,169	70,863	74,854	87,844	18,307	14,315	1,326
Other General Expenses	15,009	13,262	1,164		1,747	13,846	15,009
Total General Expenses	351,236	304,728	289,534	250,157	46,508	61,702	101,078
Total Operating Expenses	3,362,930	3,105,061	2,960,057	2,909,885	257,869	402,873	453,045
Net Income (Loss) from Operations	7,179	320,221	594,347	503,064	(313,042)	(587,168)	(495,885)
SUNDRY							
413500 - Central Rent Collection Allocation	16,151	14,665	15,681	19,390	1,485	470	(3,240)
419000 - Sundry	0	0	627	426	0	(627)	(426)
419003 - Equipment repair	4	4	0	812	0	4	(808)
419005 - Advertising	0	0	107	56	0	(107)	(56)
419011 - Membership dues	7,000	8,333	6,771	4,581	(1,333)	229	2,419
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	15,000	6,500	16,643	18,129	8,500	(1,643)	(3,129)
419021 - Computer supplies and service	500	500	784	5,790	0	(284)	(5,290)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	2,185	0	0	(2,185)
419101 - Hardware Maintenance	350	350	0	0	0	350	350
419103 - Software	12,000	10,229	14,406	8,421	1,771	(2,406)	3,579
419104 - Internet Services	2,000	2,000	0	0	0	2,000	2,000
TOTAL SUNDRY	53,005	42,581	55,019	59,790	10,423	(2,014)	(6,786)

MAINTENANCE SUPPLIES

442001 - Appliance parts	40,000	40,000	132,399	51,313	0	(92,399)	(11,313)
442002 - Automotive Parts	8,000	5,000	6,332	10,165	3,000	1,668	(2,165)
442003 - Landscaping	2,000	2,000	0		0	2,000	2,000
442004 - Electrical supplies	25,000	25,000	16,252	9,663	0	8,748	15,337
442005 - Hardware supplies	95,000	60,000	164,697	90,992	35,000	(69,697)	4,008
442006 - HVAC Supplies	30,000	20,000	25,610	11,470	10,000	4,390	18,530
442007 - Janitorial supplies	15,000	15,000	16,816	10,130	0	(1,816)	4,870
442008 - Painting supplies	17,000	15,000	20,219	10,688	2,000	(3,219)	6,312
442009 - Plumbing supplies	35,000	25,000	47,213	26,685	10,000	(12,213)	8,315
442010 - Exterminating supplies	4,000	3,000	3,676	3,333	1,000	324	667
442012 - Small tools	10,000	2,000	17,988	5,849	8,000	(7,988)	4,151
442013 - Furniture	1,500	1,500	0	383	0	1,500	1,117
442014 - Uniforms	1,700	1,500	4,793	3,320	200	(3,093)	(1,620)
TOTAL MAINTENANCE SUPPLIES	284,200	215,000	455,995	233,991	69,200	(171,795)	50,209

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0		0	0	0
443020 - Exterminating contractor	0	0	2,292	1,521	0	(2,292)	(1,521)
443021 - Electrical contractor	3,000	15,000	1,936	2,055	(12,000)	1,064	945
443022 - Plumbing Contractors	30,000	60,000	34,014	20,015	(30,000)	(4,014)	9,985
443023 - HVAC Contractor	35,000	25,000	32,012	19,868	10,000	2,988	15,132
443025 - Janitorial contractor	7,000	50,000	4,562	185	(43,000)	2,438	6,815
443026 - Elevator contractor	5,900	7,700	5,387	3,880	(1,800)	513	2,020
443028 - Vehicle repairs contractor	15,000	5,000	22,364	10,974	10,000	(7,364)	4,026
443037 - Environmental Remediation	0	0	0		0	0	0
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	50,000	60,000	110,683	51,625	(10,000)	(60,683)	(1,625)
443031 - Site Improves. - Infrastructure	25,000	0	31,480	95,488	25,000	(6,480)	(70,488)
443032 - Dwelling Structures	30,000	40,000	22,948	36,487	(10,000)	7,052	(6,487)
443033 - Paving	25,000	5,000	5,267	153,175	20,000	19,733	(128,175)
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	0	0	5,164		0	(5,164)	0
443039 - Recycling Contractor	0	0	0		0	0	0
443040 - Consultant contractor	65,000	0	57,965	18,185	65,000	7,035	46,815
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		13,581	2,971	0	(13,581)	(2,971)
443045 - Carpenter-Central Maintenance	175,000	190,000	94,785	43,478	(15,000)	80,215	131,522
443046 - Painter-Central Maintenance	175,000	150,000	165,148	115,497	25,000	9,852	59,503
443047 - Exterminating-Central Maintenance	50,000	25,000	29,483	21,651	25,000	20,517	28,349
443048 - Electrical-Central Maintenance	0	0	0	885	0	0	(885)
443049 - Plumbing-Central Maintenance	0	0	0	175	0	0	(175)
443050 - HVAC-Central Maintenance	30,000	30,000	5,323	8,433	0	24,677	21,567
443051 - Janitorial-Central Maintenance	0	0	110,380	76,484	0	(110,380)	(76,484)
444014 - Sidewalks and Blacktops	0	0	0		0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	720,900	662,700	754,775	683,031	58,200	(33,875)	37,869

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Mitchell Court
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	100	100					
Operating Income							
Dwelling rental	348,578	351,989	321,832	340,245	(3,410)	26,746	8,333
Excess utilities	500	4,000	192	54	(3,500)	308	446
Late Charges	3,000	800	4,000	6,210	2,200	(1,000)	(3,210)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	352,078	356,789	326,024	346,509	(4,710)	26,054	5,569
Operating Subsidy	280,899	217,199	280,800	240,488	63,700	99	40,411
Revenues - HUD PHA Grants	121,076	104,925	119,328	120,591	16,151	1,748	485
HUD PHA Grants - Hard Costs		75,000	0		(75,000)	0	0
Interest Income	50	50	146	43	0	(96)	7
Other income	0	0	2,241	1,690	0	(2,241)	(1,690)
Sales & service inc	2,800	2,800	-555	6,437	0	3,355	(3,637)
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	5,000	5,000	3,601	4,546	0	1,399	454
Total Operating Income	761,903	761,763	731,585	720,304	140	30,318	41,599
Operating Expenditures-Admin.							
Administrative salaries	56,926	148,013	76,929	76,143	(91,087)	(20,003)	(19,218)
Employee Bens. - Admin.	26,014	52,261	23,251	43,109	(26,247)	2,763	(17,094)
Staff training	0	1,000	0	0	(1,000)	0	0
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	97,168	97,180	100,497	101,728	(12)	(3,329)	(4,560)
Bookkeeping Fee	8,820	8,820	7,970	8,483	0	850	338
Asset Management Fee	0	0	0	0	0	0	0
Legal & Accounting	800	200	458	17	600	342	783
Telephone	1,000	2,100	1,519	687	(1,100)	(519)	313
Postage	120	425	324	251	(305)	(204)	(131)
Bond Fees	0	0	0	0	0	0	0
Temp Services	3,000	4,000	11,478	19,180	(1,000)	(8,478)	(16,180)
Contract service	275	0	365	448	275	(90)	(173)
Auditing Fees	4,200	3,080	1,909	4,073	1,120	2,291	127
Housing Intake Allocation	36,728	45,404	24,850	31,210	(8,676)	11,878	5,517
Sundry	9,849	23,239	15,468	43,587	(13,389)	(5,618)	(33,738)
Office supplies	500	2,000	1,137	2,286	(1,500)	(637)	(1,786)
Printing and reproduction	500	2,000	2,439	1,327	(1,500)	(1,939)	(827)
Total Operating Expenses-Admin	245,900	389,722	268,594	332,529	(143,822)	(22,693)	(86,629)
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	3,000	16,800	12,077	23,224	(13,800)	(9,077)	(20,224)
Total Tenant Services	3,000	16,800	12,077	23,224	(13,800)	(9,077)	(20,224)
Utilities							
Water	82,587	64,580	86,732	69,918	18,007	(4,145)	12,669
Electricity	52,036	51,380	37,414	48,799	656	14,622	3,238
Gas	37,318	35,909	27,460	35,761	1,409	9,858	1,557
Total Utilities	171,940	151,869	151,606	154,477	20,071	20,334	17,463
Ordinary Maintenance & Operations							
Maintenance Salaries	72,154	30,422	14,452	4,291	41,732	57,702	67,862
Maintenance Overtime	7,215	3,042	163	200	4,173	7,052	7,015
Employ. Bens. - Maintenance	25,833	11,584	5,647	1,433	14,250	20,186	24,401
Employ. Bens. Maint. Overtime	552	233	0	319	319	552	552
Total Salaries & Benefits-Maint.	105,754	45,281	20,262	5,924	60,474	85,492	99,830
Maintenance Materials	15,500	50,500	83,623	80,349	(35,000)	(68,123)	(64,849)
Maintenance Contracts	33,050	166,936	181,013	187,159	(133,886)	(147,963)	(154,109)
Total Ordinary Maint. & Operations	154,304	262,717	284,898	273,433	(108,412)	(130,594)	(119,129)
Protective Services							
Public Safety Allocation	191,143	83,180	127,710	163,100	107,963	63,433	28,043
Protective Servs. Contract Costs	2,500	0	3,043	6,229	2,500	(543)	(3,729)
Total Protective Services	193,643	83,180	130,752	169,329	110,463	62,891	24,315
General Expenses							
Insurance	32,259	31,093	28,488	20,211	1,166	3,770	12,048
PILOT	17,714	20,412	10,371	19,619	(2,698)	7,343	(1,905)
Other General Expenses	3,486	3,520	0	1,385	(34)	3,486	2,101
Total General Expenses	53,458	55,025	38,860	41,214	(1,567)	14,599	12,244
Total Operating Expenses	822,247	959,313	886,787	994,206	(137,066)	(64,540)	(171,959)
Net Income (Loss) from Operations	(60,344)	(197,550)	-155,202	-273,902	137,207	94,859	213,558
SUNDRY							
413500 - Central Rent Collection Allocation	4,249	3,859	4,126	5,103	391	123	(853)
419000 - Sundry	100	0	108	25,295	100	(8)	(25,195)
419003 - Equipment repair	0	2,800	0	1,118	(2,800)	0	(1,118)
419005 - Advertising	0	200	0	0	(200)	0	0
419011 - Membership dues	1,000	6,000	5,330	4,581	(5,000)	(4,330)	(3,581)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	0	400	23	1,095	(400)	(23)	(1,095)
419021 - Computer supplies and service	0	3,720	784	3,860	(3,720)	(784)	(3,860)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	1,200	0	319	(1,200)	0	(319)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	4,000	3,060	3,791	2,216	940	209	1,784
419104 - Internet Services	500	2,000	1,305	0	(1,500)	(805)	500
TOTAL SUNDRY	9,849	23,239	15,468	43,587	(13,389)	(5,618)	(33,738)

MAINTENANCE SUPPLIES

442001 - Appliance parts	1,500	10,000	11,787	5,757	(8,500)	(10,287)	(4,257)
442002 - Automotive Parts	0	1,000	0		(1,000)	0	0
442003 - Landscaping	0	3,000	0		(3,000)	0	0
442004 - Electrical supplies	1,000	4,000	3,995	1,139	(3,000)	(2,995)	(139)
442005 - Hardware supplies	5,000	10,000	30,132	34,891	(5,000)	(25,132)	(29,891)
442006 - HVAC Supplies	3,000	3,000	25,439	3,071	0	(22,439)	(71)
442007 - Janitorial supplies	1,000	4,000	5,773	20,839	(3,000)	(4,773)	(19,839)
442008 - Painting supplies	1,500	4,000	1,888	2,659	(2,500)	(388)	(1,159)
442009 - Plumbing supplies	1,000	5,000	1,075	11,008	(4,000)	(75)	(10,008)
442010 - Exterminating supplies	1,000	3,000	976	852	(2,000)	24	148
442012 - Small tools	500	1,000	887	134	(500)	(387)	366
442013 - Furniture	0	2,000	1,538		(2,000)	(1,538)	0
442014 - Uniforms	0	500	133		(500)	(133)	0
TOTAL MAINTENANCE SUPPLIES	15,500	50,500	83,623	80,349	(35,000)	(68,123)	(64,849)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0		0	0	0
443020 - Exterminating contractor	0	0	0		0	0	0
443021 - Electrical contractor	1,500	3,500	1,847	2,166	(2,000)	(347)	(666)
443022 - Plumbing Contractors	1,500	6,000	17,828	4,047	(4,500)	(16,328)	(2,547)
443023 - HVAC Contractor	1,000	4,000	0	517	(3,000)	1,000	483
443025 - Janitorial contractor	1,000	6,000	7,726	4,948	(5,000)	(6,726)	(3,948)
443026 - Elevator contractor	3,000	14,636	27,646	13,569	(11,636)	(24,646)	(10,569)
443028 - Vehicle repairs contractor	50	2,000	37	1,119	(1,950)	13	(1,069)
443037 - Environmental Remediation	0	0	0		0	0	0
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	0	5,700	0	10,993	(5,700)	0	(10,993)
443031 - Site Improves. - Infrastructure	0	0	0		0	0	0
443032 - Dwelling Structures	1,000	4,000	5,695	1,018	(3,000)	(4,695)	(18)
443033 - Paving	0	4,000	0		(4,000)	0	0
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	3,000	0	9,896		3,000	(6,896)	3,000
443039 - Recycling Contractor	2,000	19,100	11,794	12,944	(17,100)	(9,794)	(10,944)
443040 - Consultant contractor	0	1,000	0	16,407	(1,000)	0	(16,407)
443042 - Non-dwelling Structures	0	2,000	0		(2,000)	0	0
443044 - Fee For Service-Central Maintenance	0		13,585	23,283	0	(13,585)	(23,283)
443045 - Carpenter-Central Maintenance	5,000	25,000	14,187	14,515	(20,000)	(9,187)	(9,515)
443046 - Painter-Central Maintenance	5,000	20,000	24,453	21,463	(15,000)	(19,453)	(16,463)
443047 - Exterminating-Central Maintenance	7,000	30,000	16,708	23,195	(23,000)	(9,708)	(16,195)
443048 - Electrical-Central Maintenance	0	0	0	169	0	0	(169)
443049 - Plumbing-Central Maintenance	0	0	0	395	0	0	(395)
443050 - HVAC-Central Maintenance	2,000	20,000	5,865	11,011	(18,000)	(3,865)	(9,011)
443051 - Janitorial-Central Maintenance	0	0	23,745	25,400	0	(23,745)	(25,400)
444014 - Sidewalks and Blacktops	0	0	0		0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	33,050	166,936	181,013	187,159	(133,886)	(147,963)	(154,109)

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Locust Court
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	230	230					
Operating Income							
Dwelling rental	770,949	758,534	738,096	752,316	12,415	32,853	18,634
Excess utilities	500	3,000	108	108	(2,500)	392	392
Late Charges	10,000	1,000	21,727	18,540	9,000	(11,727)	(8,540)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	781,449	762,534	759,931	770,964	18,915	21,518	10,486
Operating Subsidy	644,507	491,626	644,280	544,714	152,881	227	99,793
Revenues - HUD PHA Grants	278,474	242,953	275,964	278,901	35,522	2,510	(427)
HUD PHA Grants - Hard Costs		135,000	0		(135,000)	0	0
Interest Income	200	200	278	81	0	(78)	119
Other income	0	0	1,855	4,000	0	(1,855)	(4,000)
Sales & service inc	5,000	350	5,246	7,628	4,650	(246)	(2,628)
Antenna revenue	0	0	0	39,853	0	0	(39,853)
Washer & Dryer inc	7,000	7,000	8,991	9,717	0	(1,991)	(2,717)
Total Operating Income	1,716,630	1,639,663	1,696,545	1,655,858	76,968	20,086	60,773
Operating Expenditures-Admin.							
Administrative salaries	109,105	111,282	77,522	83,096	(2,178)	31,583	26,009
Employee Bens. - Admin.	30,472	47,581	21,115	33,907	(17,109)	9,357	(3,435)
Staff training	1,000	5,000	0	0	(4,000)	1,000	1,000
Tuition reimbursement	0	0	0	0	0	0	0
Travel - convention	0	0	0	0	0	0	0
Travel - Reimbursements	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	223,231	210,783	233,011	236,610	12,448	(9,780)	(13,379)
Bookkeeping Fee	20,286	20,286	18,560	19,845	0	1,726	441
Asset Management Fee	27,600	27,600	0	27,600	0	27,600	0
Legal & Accounting	2,268	1,200	1,373	50	1,068	895	2,218
Telephone	1,000	2,800	2,558	1,082	(1,800)	(1,558)	(82)
Postage	450	300	566	498	150	(116)	(48)
Bond Fees	0	0	0	0	0	0	0
Temp Services	15,000	5,824	9,592	6,458	9,176	5,408	8,542
Contract service	0	0	4,207	109	0	(4,207)	(109)
Auditing Fees	9,700	7,229	4,480	9,558	2,471	5,220	142
Housing Intake Allocation	84,354	69,944	21,562	53,409	14,410	62,792	30,945
Sundry	26,425	31,255	26,583	32,509	(4,830)	(157)	(6,084)
Office supplies	500	2,400	462	2,358	(1,900)	38	(1,858)
Printing and reproduction	1,000	8,760	2,865	1,757	(7,760)	(1,865)	(757)
Total Operating Expenses-Admin	552,392	552,245	424,456	508,847	147	127,935	43,545
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	30,000	24,000	32,110	40,173	6,000	(2,110)	(10,173)
Total Tenant Services	30,000	24,000	32,110	40,173	6,000	(2,110)	(10,173)
Utilities							
Water	128,249	124,689	78,755	120,655	3,560	49,494	7,594
Electricity	126,432	126,534	98,843	125,653	(102)	27,589	780
Gas	56,150	75,715	37,135	78,075	(19,565)	19,015	(21,925)
Total Utilities	310,831	326,938	214,733	324,383	(16,107)	96,097	(13,552)
Ordinary Maintenance & Operations							
Maintenance Salaries	70,138	59,987	13,889	6,565	10,150	56,248	63,572
Maintenance Overtime	7,014	5,999	0	0	1,015	7,014	7,014
Employ. Bens. - Maintenance	21,999	8,270	6,250	3,429	13,729	15,749	18,570
Employ. Bens. Maint. Overtime	537	459	0	0	78	537	537
Total Salaries & Benefits-Maint.	99,687	74,715	20,139	9,995	24,972	79,548	89,692
Maintenance Materials	67,800	134,008	93,172	103,010	(66,208)	(25,372)	(35,210)
Maintenance Contracts	309,100	340,740	421,358	420,516	(31,640)	(112,258)	(111,416)
Total Ordinary Maint. & Operations	476,587	549,463	534,669	533,521	(72,876)	(58,082)	(56,934)
Protective Services							
Public Safety Allocation	164,936	143,520	93,210	138,474	21,416	71,726	26,462
Protective Servs. Contract Costs	46,300	3,000	0	5,658	43,300	46,300	40,642
Total Protective Services	211,236	146,520	93,210	144,132	64,716	118,026	67,104
General Expenses							
Insurance	77,387	72,129	69,277	49,102	5,258	8,110	28,285
PILOT	46,062	43,460	39,337	45,108	2,602	6,725	954
Other General Expenses	7,709	7,585	539	7,329	124	7,171	380
Total General Expenses	131,158	123,174	109,153	101,539	7,984	22,005	29,619
Total Operating Expenses	1,712,203	1,722,339	1,408,331	1,652,593	(10,136)	303,872	59,610
Net Income (Loss) from Operations	4,427	(82,677)	288,214	3,265	87,104	(283,787)	1,162
SUNDRY							
413500 - Central Rent Collection Allocation	9,783	8,884	9,491	11,736	900	293	(1,953)
419000 - Sundry	0	0	0	800	0	0	(800)
419003 - Equipment repair	200	2,500	0	227	(2,300)	200	(27)
419005 - Advertising	150	150	284	415	0	(134)	(265)
419011 - Membership dues	5,292	8,333	5,330	4,581	(3,041)	(38)	711
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	1,000	2,000	896	3,467	(1,000)	104	(2,467)
419021 - Computer supplies and service	1,000	1,000	784	6,187	0	216	(5,187)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	0	0	0	0
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	8,000	6,389	8,719	5,097	1,611	(719)	2,903
419104 - Internet Services	1,000	2,000	1,078	0	(1,000)	(78)	1,000
TOTAL SUNDRY	26,425	31,255	26,583	32,509	(4,830)	(157)	(6,084)

MAINTENANCE SUPPLIES

442001 - Appliance parts	11,000	47,808	178	31,403	(36,808)	10,822	(20,403)
442002 - Automotive Parts	1,200	1,200	0		0	1,200	1,200
442003 - Landscaping	2,000	1,000	0		1,000	2,000	2,000
442004 - Electrical supplies	5,000	5,000	4,603	2,331	0	397	2,669
442005 - Hardware supplies	30,000	45,000	66,686	46,596	(15,000)	(36,686)	(16,596)
442006 - HVAC Supplies	2,000	5,000	3,118	2,833	(3,000)	(1,118)	(833)
442007 - Janitorial supplies	3,000	8,000	3,356	8,294	(5,000)	(356)	(5,294)
442008 - Painting supplies	5,000	6,000	7,451	4,625	(1,000)	(2,451)	375
442009 - Plumbing supplies	5,000	8,000	4,021	4,378	(3,000)	979	622
442010 - Exterminating supplies	2,000	3,000	2,225	1,959	(1,000)	(225)	41
442012 - Small tools	1,000	500	1,533	-31	500	(533)	1,031
442013 - Furniture	500	3,000	0		(2,500)	500	500
442014 - Uniforms	100	500	0	623	(400)	100	(523)
TOTAL MAINTENANCE SUPPLIES	67,800	134,008	93,172	103,010	(66,208)	(25,372)	(35,210)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0	18,364	0	0	(18,364)
443020 - Exterminating contractor	60,000	0	55,213		60,000	4,787	60,000
443021 - Electrical contractor	6,000	6,000	4,151	5,370	0	1,849	630
443022 - Plumbing Contractors	19,600	10,000	12,193	15,276	9,600	7,407	4,324
443023 - HVAC Contractor	2,000	5,000	0	517	(3,000)	2,000	1,483
443025 - Janitorial contractor	15,000	20,000	13,063	6,130	(5,000)	1,937	8,870
443026 - Elevator contractor	17,500	22,500	80,382	23,741	(5,000)	(62,882)	(6,241)
443028 - Vehicle repairs contractor	3,000	3,000	86	1,010	0	2,914	1,990
443037 - Environmental Remediation	0	0	0		0	0	0
449650 - Dwelling equipment	0	0	0		0	0	0
449750 - Non Dwelling Equipment	3,000	5,000	0		(2,000)	3,000	3,000
443030 - Site Improves. Landscaping	7,000	12,000	0	3,770	(5,000)	7,000	3,230
443031 - Site Improves. - Infrastructure	0	0	0		0	0	0
443032 - Dwelling Structures	12,000	12,000	21,457	23,919	0	(9,457)	(11,919)
443033 - Paving	0	0	0	3,123	0	0	(3,123)
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	707	87,452	0	(707)	(87,452)
443038 - Asbestos Contractor	0	0	9,232		0	(9,232)	0
443039 - Recycling Contractor	15,000	22,000	17,224	19,024	(7,000)	(2,224)	(4,024)
443040 - Consultant contractor	25,000	58,240	0	8,078	(33,240)	25,000	16,922
443042 - Non-dwelling Structures	2,000	0	0		2,000	2,000	2,000
443044 - Fee For Service-Central Maintenance	2,000		11,728	14,210	2,000	(9,728)	(12,210)
443045 - Carpenter-Central Maintenance	50,000	65,000	50,219	49,018	(15,000)	(219)	982
443046 - Painter-Central Maintenance	30,000	40,000	53,536	38,071	(10,000)	(23,536)	(8,071)
443047 - Exterminating-Central Maintenance	0	30,000	29,897	30,729	(30,000)	(29,897)	(30,729)
443048 - Electrical-Central Maintenance	0	0	0	225	0	0	(225)
443049 - Plumbing-Central Maintenance	0	0	953	1,014	0	(953)	(1,014)
443050 - HVAC-Central Maintenance	15,000	30,000	16,068	15,717	(15,000)	(1,068)	(717)
443051 - Janitorial-Central Maintenance	25,000	0	45,249	55,757	25,000	(20,249)	(30,757)
444014 - Sidewalks and Blacktops	0	0	0		0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	309,100	340,740	421,358	420,516	(31,640)	(112,258)	(111,416)

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Lincoln Court
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	110	110					
Operating Income							
Dwelling rental	395,040	370,241	386,954	383,795	24,798	8,086	11,245
Excess utilities	0	3,500	0		(3,500)	0	0
Late Charges	5,000	700	7,600	7,770	4,300	(2,600)	(2,770)
Non-dwelling rental	0	0	0		0	0	0
Total Rental Income	400,040	374,441	394,554	391,565	25,598	5,486	8,475
Operating Subsidy	297,221	242,047	297,117	268,087	55,174	104	29,134
Revenues - HUD PHA Grants	133,183	115,842	131,664	133,062	17,342	1,519	122
HUD PHA Grants - Hard Costs		65,000	0		(65,000)	0	0
Interest Income	100	100	150	44	0	(50)	56
Other income	400	400	1,855	1,898	0	(1,455)	(1,498)
Sales & service inc	5,000	500	6,653	9,183	4,500	(1,653)	(4,183)
Antenna revenue	13,200	13,200	17,600	14,477	0	(4,400)	(1,277)
Washer & Dryer inc	4,100	4,100	4,752	6,162	0	(652)	(2,062)
Total Operating Income	853,245	815,630	854,346	824,479	37,614	(1,101)	28,766
Operating Expenditures-Admin.							
Administrative salaries	56,926	52,628	33,319	43,380	4,298	23,607	13,546
Employee Bens. - Admin.	26,015	12,117	17,464	16,169	13,898	8,551	9,846
Staff training	0	4,000	0		(4,000)	0	0
Tuition reimbursement	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Management Fee	107,012	107,449	114,974	114,494	(437)	(7,962)	(7,482)
Bookkeeping Fee	9,702	9,702	9,310	9,660	0	392	42
Asset Management Fee	13,200	13,320	0	12,960	(120)	13,200	240
Legal & Accounting	2,700	500	801	2,400	2,200	1,899	300
Travel and Training	0	4,000	0		(4,000)	0	0
Management Fees			0		0	0	0
Office Supplies & Printing			0		0	0	0
Telephone	1,000	2,400	2,340	983	(1,400)	(1,340)	17
Postage	120	300	196	242	(180)	(76)	(122)
Bond Fees	0	0	0		0	0	0
Temp Services	5,000	4,000	12,296	22,822	1,000	(7,296)	(17,822)
Contract service	1,000	0	837	4,559	1,000	163	(3,559)
Auditing Fees	4,600	3,395	1,966	4,488	1,205	2,634	112
Housing Intake Allocation	40,332	56,713	6,319	19,997	(16,381)	34,013	20,335
Sundry	14,423	29,559	12,753	20,682	(15,137)	1,670	(6,260)
Office supplies	500	1,000	3,323	1,044	(500)	(2,823)	(544)
Printing and reproduction	200	2,000	1,212	1,281	(1,800)	(1,012)	(1,081)
Total Operating Expenses-Admin	282,730	299,083	217,110	275,162	(16,353)	65,620	7,568
Tenant Services							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts and training	5,000	11,700	19,423	19,554	(6,700)	(14,423)	(14,554)
Total Tenant Services	5,000	11,700	19,423	19,554	(6,700)	(14,423)	(14,554)
Utilities							
Water	50,883	78,708	38,761	57,817	(27,825)	12,122	(6,934)
Electricity	58,942	57,453	42,949	55,920	1,489	15,993	3,022
Gas	41,891	39,513	30,611	40,112	2,378	11,279	1,778
Total Utilities	151,716	175,674	112,321	153,849	(23,958)	39,395	(2,134)
Ordinary Maintenance & Operations							
Maintenance Salaries	122,907	30,422	21,885	2,506	92,485	101,022	120,401
Maintenance Overtime	12,291	3,042	25	54	9,249	12,265	12,236
Employ. Bens. - Maintenance	32,967	11,584	8,684	1,287	21,383	24,283	31,680
Employ. Bens. Maint. Overtime	940	233	0		708	940	940
Total Salaries & Benefits-Maint.	169,105	45,281	30,594	3,847	123,824	138,511	165,258
Maintenance Materials	26,749	53,100	82,969	63,981	(26,351)	(56,220)	(37,232)
Maintenance Contracts	57,500	174,236	175,845	190,496	(116,736)	(118,345)	(132,996)
Total Ordinary Maint. & Operations	253,354	272,617	289,409	258,325	(19,263)	(36,055)	(4,971)
Protective Services							
Public Safety Allocation	89,965	81,104	48,517	76,526	8,861	41,448	13,439
Protective Servs. Contract Costs	5,000	0	1,492	68	5,000	3,508	4,932
Total Protective Services	94,965	81,104	50,009	76,594	13,861	44,956	18,371
General Expenses							
Insurance	34,782	30,736	28,608	19,757	4,046	6,174	15,026
PILOT	24,332	19,807	19,185	24,340	4,526	5,147	(8)
Other General Expenses	3,950	3,702	2,409	2,824	248	1,541	1,127
Total General Expenses	63,065	54,245	50,202	46,921	8,820	12,863	16,144
Total Operating Expenses	850,830	894,423	738,474	830,404	(43,593)	112,356	20,426
Net Income (Loss) from Operations	2,415	(78,793)	115,872	-5,925	81,208	(113,457)	8,340
SUNDRY							
413500 - Central Rent Collection Allocation	4,673	4,243	4,539	5,613	430	134	(940)
419000 - Sundry	1,000	0	74	1,331	1,000	926	(331)
419003 - Equipment repair	1,000	2,000	0		(1,000)	1,000	1,000
419005 - Advertising	0	100	0	21	(100)	0	(21)
419011 - Membership dues	1,000	6,000	1,592	3,667	(5,000)	(592)	(2,667)
419015 - Books and subscriptions	0	0	0		0	0	0
419020 - Outside legal expense	500	400	581	3,753	100	(81)	(3,253)
419021 - Computer supplies and service	1,000	10,000	784	3,860	(9,000)	216	(2,860)
419024 - Promotion expense	0	0	0		0	0	0
419025 - Rent-building and parking	0	0	0		0	0	0
419030 - Property Taxes	500	1,500	0		(1,000)	500	500
419101 - Hardware Maintenance	0	0	0		0	0	0
419103 - Software	4,000	3,316	4,170	2,438	684	(170)	1,562
419104 - Internet Services	750	2,000	1,012		(1,250)	(262)	750
TOTAL SUNDRY	14,423	29,559	12,753	20,682	(15,137)	1,670	(6,260)

MAINTENANCE SUPPLIES

442001 - Appliance parts	2,000	10,000	8,568	20,064	(8,000)	(6,568)	(18,064)
442002 - Automotive Parts	400	400	0		0	400	400
442003 - Landscaping	500	1,000	0		(500)	500	500
442004 - Electrical supplies	2,000	3,000	9,197	2,757	(1,000)	(7,197)	(757)
442005 - Hardware supplies	10,000	15,000	33,190	29,038	(5,000)	(23,190)	(19,038)
442006 - HVAC Supplies	3,249	3,000	9,945	1,338	249	(6,696)	1,911
442007 - Janitorial supplies	3,000	5,000	11,497	3,670	(2,000)	(8,497)	(670)
442008 - Painting supplies	2,000	2,000	4,391	2,530	0	(2,391)	(530)
442009 - Plumbing supplies	1,000	7,000	285	1,724	(6,000)	715	(724)
442010 - Exterminating supplies	1,000	3,000	1,062	935	(2,000)	(62)	65
442012 - Small tools	1,500	1,000	2,005	1,828	500	(505)	(328)
442013 - Furniture	0	2,000	2,498		(2,000)	(2,498)	0
442014 - Uniforms	100	700	331	97	(600)	(231)	3
TOTAL MAINTENANCE SUPPLIES	26,749	53,100	82,969	63,981	(26,351)	(56,220)	(37,232)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	11,667		0	(11,667)	0
443020 - Exterminating contractor	0	0	0		0	0	0
443021 - Electrical contractor	2,000	4,000	4,676	7,456	(2,000)	(2,676)	(5,456)
443022 - Plumbing Contractors	2,000	15,000	11,631	69,244	(13,000)	(9,631)	(67,244)
443023 - HVAC Contractor	1,000	4,000	0	517	(3,000)	1,000	483
443025 - Janitorial contractor	2,000	7,000	7,539	4,624	(5,000)	(5,539)	(2,624)
443026 - Elevator contractor	3,000	14,636	22,412	13,776	(11,636)	(19,412)	(10,776)
443028 - Vehicle repairs contractor	500	1,000	41	39	(500)	459	461
443037 - Environmental Remediation	0	0	0		0	0	0
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	0	5,000	0	12,108	(5,000)	0	(12,108)
443031 - Site Improves. - Infrastructure	0	0	0	935	0	0	(935)
443032 - Dwelling Structures	2,000	6,000	651		(4,000)	1,349	2,000
443033 - Paving	3,000	4,000	0		(1,000)	3,000	3,000
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	1,000	2,000	12,212		(1,000)	(11,212)	1,000
443039 - Recycling Contractor	3,000	17,600	0	13,212	(14,600)	3,000	(10,212)
443040 - Consultant contractor	2,000	5,000	0	892	(3,000)	2,000	1,108
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		20,653	16,895	0	(20,653)	(16,895)
443045 - Carpenter-Central Maintenance	15,000	25,000	22,761	10,186	(10,000)	(7,761)	4,814
443046 - Painter-Central Maintenance	1,000	20,000	26,304	9,712	(19,000)	(25,304)	(8,712)
443047 - Exterminating-Central Maintenance	15,000	20,000	18,187	15,497	(5,000)	(3,187)	(497)
443048 - Electrical-Central Maintenance	0	0	0		0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	48	0	0	(48)
443050 - HVAC-Central Maintenance	5,000	20,000	10,429	4,633	(15,000)	(5,429)	367
443051 - Janitorial-Central Maintenance	0	0	18,351	10,723	0	(18,351)	(10,723)
444014 - Sidewalks and Blacktops	0	0	0		0	0	0
444020 - Accessory Bldings - Garages, Fences	0	4,000	0		(4,000)	0	0
TOTAL MAINTENANCE CONTRACTS	57,500	174,236	175,845	190,496	(116,736)	(118,345)	(132,996)

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 College Court
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	251	251					
Operating Income							
Dwelling rental	880,982	906,397	896,772	868,929	(25,415)	(15,790)	12,054
Excess utilities	0	3,000	0	0	(3,000)	0	0
Late Charges	10,000	2,500	18,733	17,131	7,500	(8,733)	(7,131)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	890,982	911,897	915,505	886,060	(20,915)	(24,523)	4,923
Operating Subsidy	763,616	545,939	763,347	604,863	217,677	269	158,753
Revenues - HUD PHA Grants	303,900	264,076	300,180	303,364	39,825	3,720	536
HUD PHA Grants - Hard Costs		195,000	0		(195,000)	0	0
Interest Income	100	100	325	95	0	(225)	5
Other income	0	0	1,855	4,608	0	(1,855)	(4,608)
Sales & service inc	2,500	2,500	-1,700	16,371	0	4,200	(13,871)
Antenna revenue	29,000	29,000	51,510	34,164	0	(22,510)	(5,164)
Washer & Dryer inc	10,000	10,000	8,138	9,906	0	1,862	94
Total Operating Income	2,000,098	1,958,512	2,039,160	1,859,431	41,587	(39,061)	140,668
Operating Expenditures-Admin.							
Administrative salaries	110,503	124,152	62,787	78,997	(13,650)	47,715	31,506
Employee Bens. - Admin.	49,558	58,161	36,491	45,957	(8,603)	13,067	3,601
Staff training	1,500	5,000	0	0	(3,500)	1,500	1,500
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	243,905	229,444	264,915	262,486	14,461	(21,010)	(18,581)
Bookkeeping Fee	22,138	22,138	21,560	22,200	0	578	(62)
Asset Management Fee	0	0	0	0	0	0	0
Legal & Accounting	2,698	1,200	1,258	2,400	1,498	1,440	298
Telephone	1,500	4,200	3,978	1,436	(2,700)	(2,478)	64
Postage	300	150	495	1,541	150	(195)	(1,241)
Bond Fees	0	0	0	0	0	0	0
Temp Services	5,000	9,000	0	0	(4,000)	5,000	5,000
Contract service	0	0	2,922	1,097	0	(2,922)	(1,097)
Auditing Fees	10,200	7,638	4,424	10,099	2,562	5,776	101
Housing Intake Allocation	92,077	49,249	31,947	57,563	42,828	60,130	34,514
Sundry	26,244	37,451	28,703	36,144	(11,207)	(2,459)	(9,900)
Office supplies	3,000	3,500	4,373	1,994	(500)	(1,373)	1,006
Printing and reproduction	3,000	8,130	2,895	1,823	(5,130)	105	1,177
Total Operating Expenses-Admin	571,623	559,413	466,750	523,735	12,210	104,873	47,888
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	4,500	4,500	33,639	24,064	0	(29,139)	(19,564)
Total Tenant Services	4,500	4,500	33,639	24,064	0	(29,139)	(19,564)
Utilities							
Water	165,705	159,562	169,106	109,297	6,143	(3,401)	56,408
Electricity	146,038	144,673	125,626	136,890	1,365	20,412	9,148
Gas	106,000	121,871	67,950	131,479	(15,871)	38,049	(25,479)
Total Utilities	417,743	426,106	362,682	377,666	(8,363)	55,061	40,077
Ordinary Maintenance & Operations							
Maintenance Salaries	48,161	82,771	48,494	44,720	(34,610)	(332)	3,441
Maintenance Overtime	4,816	8,277	0	3,367	(3,461)	4,816	1,449
Employ. Bens. - Maintenance	24,925	29,453	36,213	22,554	(4,528)	(11,288)	2,372
Employ. Bens. Maint. Overtime	368	633	0	0	(265)	368	368
Total Salaries & Benefits-Maint.	78,271	121,134	84,707	70,642	(42,863)	(6,436)	7,630
Maintenance Materials	100,000	120,180	131,559	130,643	(20,180)	(31,559)	(30,643)
Maintenance Contracts	342,500	413,202	411,013	396,566	(70,702)	(68,513)	(54,066)
Total Ordinary Maint. & Operations	520,771	654,516	627,279	597,850	(133,745)	(106,508)	(77,079)
Protective Services							
Public Safety Allocation	195,707	174,911	137,423	165,206	20,796	58,284	30,500
Protective Servs. Contract Costs	155,000	5,000	9,363	955	150,000	145,637	154,045
Total Protective Services	350,707	179,911	146,785	166,162	170,796	203,921	184,545
General Expenses							
Insurance	74,368	70,423	66,389	48,268	3,945	7,979	26,099
PILOT	46,324	48,329	52,056	54,839	(2,005)	(5,732)	(8,515)
Other General Expenses	8,810	9,064	1,052	1,835	(254)	7,758	6,974
Total General Expenses	129,501	127,816	119,497	104,942	1,685	10,004	24,559
Total Operating Expenses	1,994,845	1,952,262	1,756,633	1,794,420	42,583	238,212	200,425
Net Income (Loss) from Operations	5,253	6,250	282,527	65,010	(997)	(277,274)	(59,757)
SUNDRY							
413500 - Central Rent Collection Allocation	10,673	9,691	10,357	12,808	982	315	(2,135)
419000 - Sundry	0	0	0	2,930	0	0	(2,930)
419003 - Equipment repair	1,000	2,500	0	362	(1,500)	1,000	638
419005 - Advertising	0	200	280	74	(200)	(280)	(74)
419011 - Membership dues	4,071	8,333	5,364	4,581	(4,262)	(1,293)	(510)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	1,000	1,200	1,068	4,661	(200)	(68)	(3,661)
419021 - Computer supplies and service	500	2,500	784	4,825	(2,000)	(284)	(4,325)
419024 - Promotion expense	0	3,500	0	0	(3,500)	0	0
419025 - Rent-building and parking	0	600	0	0	(600)	0	0
419030 - Property Taxes	0	0	0	111	0	0	(111)
419101 - Hardware Maintenance	0	0	0	229	0	0	(229)
419103 - Software	8,000	6,926	9,516	5,562	1,074	(1,516)	2,438
419104 - Internet Services	1,000	2,000	1,333	0	(1,000)	(333)	1,000
TOTAL SUNDRY	26,244	37,451	28,703	36,144	(11,207)	(2,459)	(9,900)

MAINTENANCE SUPPLIES

442001 - Appliance parts	22,000	21,000	26,769	29,659	1,000	(4,769)	(7,659)
442002 - Automotive Parts	500	500	118	143	0	382	357
442003 - Landscaping	2,000	3,000	396	3,543	(1,000)	1,604	(1,543)
442004 - Electrical supplies	4,000	6,000	5,801	4,219	(2,000)	(1,801)	(219)
442005 - Hardware supplies	40,000	40,000	55,835	53,145	0	(15,835)	(13,145)
442006 - HVAC Supplies	3,000	6,400	4,152	4,382	(3,400)	(1,152)	(1,382)
442007 - Janitorial supplies	11,500	15,800	15,383	18,197	(4,300)	(3,883)	(6,697)
442008 - Painting supplies	2,500	10,000	3,490	5,594	(7,500)	(990)	(3,094)
442009 - Plumbing supplies	10,000	9,000	13,890	7,610	1,000	(3,890)	2,390
442010 - Exterminating supplies	2,000	4,000	2,575	2,136	(2,000)	(575)	(136)
442012 - Small tools	2,000	2,000	2,534	1,696	0	(534)	304
442013 - Furniture	0	1,980	0	0	(1,980)	0	0
442014 - Uniforms	500	500	617	318	0	(117)	182
TOTAL MAINTENANCE SUPPLIES	100,000	120,180	131,559	130,643	(20,180)	(31,559)	(30,643)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0
443019 - Interior painting contractor	1,000	0	0	0	1,000	1,000	1,000
443020 - Exterminating contractor	10,000	0	0	0	10,000	10,000	10,000
443021 - Electrical contractor	3,000	11,290	7,559	5,177	(8,290)	(4,559)	(2,177)
443022 - Plumbing Contractors	6,000	15,120	8,250	18,261	(9,120)	(2,250)	(12,261)
443023 - HVAC Contractor	1,000	4,000	0	965	(3,000)	1,000	35
443025 - Janitorial contractor	9,500	10,000	12,628	17,403	(500)	(3,128)	(7,903)
443026 - Elevator contractor	15,000	31,272	66,740	35,687	(16,272)	(51,740)	(20,687)
443028 - Vehicle repairs contractor	1,000	3,000	1,139	5,003	(2,000)	(139)	(4,003)
443037 - Environmental Remediation	0	0	0	6,510	0	0	(6,510)
449650 - Dwelling equipment	0	0	0	0	0	0	0
449750 - Non Dwelling Equipment	1,000	0	0	0	1,000	1,000	1,000
443030 - Site Improves. Landscaping	1,500	5,500	2,983	1,884	(4,000)	(1,483)	(384)
443031 - Site Improves. - Infrastructure	0	0	0	500	0	0	(500)
443032 - Dwelling Structures	11,000	15,000	15,052	9,104	(4,000)	(4,052)	1,896
443033 - Paving	5,000	0	0	0	5,000	5,000	5,000
443035 - Snow Plowing	2,000	0	94	0	2,000	1,906	2,000
443036 - Carpenter contracts	5,000	0	0	0	5,000	5,000	5,000
443038 - Asbestos Contractor	5,000	0	0	0	5,000	5,000	5,000
443039 - Recycling Contractor	14,000	29,420	18,101	20,014	(15,420)	(4,101)	(6,014)
443040 - Consultant contractor	35,000	58,600	45,865	30,008	(23,600)	(10,865)	4,993
443042 - Non-dwelling Structures	2,000	0	0	5,630	2,000	2,000	(3,630)
443044 - Fee For Service-Central Maintenance	3,000	0	14,763	11,422	3,000	(11,763)	(8,422)
443045 - Carpenter-Central Maintenance	35,000	60,000	33,408	54,083	(25,000)	1,592	(19,083)
443046 - Painter-Central Maintenance	34,500	55,000	39,868	42,237	(20,500)	(5,368)	(7,737)
443047 - Exterminating-Central Maintenance	60,000	80,000	47,581	47,946	(20,000)	12,419	12,054
443048 - Electrical-Central Maintenance	2,000	0	0	0	2,000	2,000	2,000
443049 - Plumbing-Central Maintenance	2,000	0	6,203	1,226	2,000	(4,203)	774
443050 - HVAC-Central Maintenance	35,000	35,000	23,067	27,409	0	11,933	7,591
443051 - Janitorial-Central Maintenance	43,000	0	67,713	56,098	43,000	(24,713)	(13,098)
444014 - Sidewalks and Blacktops	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	342,500	413,202	411,013	396,566	(70,702)	(68,513)	(54,066)

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Arlington Court
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	230	230					
Operating Income							
Dwelling rental	870,161	879,303	865,865	839,135	(9,142)	4,296	31,026
Excess utilities	0	0	0	0	0	0	0
Late Charges	500	500	15,917	10,104	0	(15,417)	(9,604)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	870,661	879,803	881,782	849,239	(9,142)	(11,121)	21,422
Operating Subsidy	554,163	409,382	553,968	453,581	144,781	195	100,582
Revenues - HUD PHA Grants	278,474	242,246	275,304	278,227	36,228	3,170	247
HUD PHA Grants - Hard Costs		125,000	0		(125,000)	0	0
Interest Income	0	0	352	103	0	(352)	(103)
Other income	0	0	1,855	5,379	0	(1,855)	(5,379)
Sales & service inc	3,000	3,000	-255	1,188	0	3,255	1,812
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	10,000	10,000	9,112	9,474	0	888	526
Total Operating Income	1,716,299	1,669,432	1,722,119	1,597,193	46,866	(5,820)	119,106
Operating Expenditures-Admin.							
Administrative salaries	118,035	135,751	134,355	76,616	(17,716)	(16,320)	41,420
Employee Bens. - Admin.	46,503	51,091	31,130	26,453	(4,587)	15,374	20,051
Staff training	1,000	1,000	0	0	0	1,000	1,000
Tuition reimbursement	0	0	0	0	0	0	0
Travel - convention	0	0	0	0	0	0	0
Travel - Reimbursements	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	223,231	224,176	242,204	238,729	(945)	(18,973)	(15,498)
Bookkeeping Fee	20,286	20,286	19,690	20,115	0	596	171
Asset Management Fee	27,600	27,840	0	27,360	(240)	27,600	240
Legal & Accounting	5,000	2,000	686	4,916	3,000	4,314	84
Telephone	1,500	3,300	6,442	1,891	(1,800)	(4,942)	(391)
Postage	350	350	493	85	0	(143)	265
Bond Fees	0	0	0	0	0	0	0
Temp Services	30,000	20,000	34,943	23,287	10,000	(4,943)	6,713
Contract service	0	0	3,257	109	0	(3,257)	(109)
Auditing Fees	9,600	7,166	4,441	9,475	2,434	5,159	125
Housing Intake Allocation	84,354	66,212	37,332	51,718	18,142	47,021	32,636
Sundry	33,716	37,955	27,461	31,948	(4,239)	6,256	1,768
Office supplies	3,000	2,000	2,093	1,761	1,000	907	1,239
Printing and reproduction	1,000	1,000	844	294	0	156	706
Total Operating Expenses-Admin	605,176	600,127	545,371	514,757	5,049	59,805	90,419
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	3,900	3,900	34,632	26,937	0	(30,732)	(23,037)
Total Tenant Services	3,900	3,900	34,632	26,937	0	(30,732)	(23,037)
Utilities							
Water	118,207	96,747	126,031	93,410	21,460	(7,823)	24,798
Electricity	148,127	126,420	99,903	124,217	21,707	48,224	23,910
Gas	57,830	70,868	37,188	76,696	(13,038)	20,642	(18,866)
Total Utilities	324,164	294,035	263,122	294,323	30,129	61,043	29,842
Ordinary Maintenance & Operations							
Maintenance Salaries	46,683	60,609	45,289	40,609	(13,926)	1,394	6,073
Maintenance Overtime	4,668	6,061	0	0	(1,393)	4,668	4,668
Employ. Bens. - Maintenance	24,177	25,242	32,428	31,282	(1,065)	(8,251)	(7,105)
Employ. Bens. Maint. Overtime	357	464	0	0	(107)	357	357
Total Salaries & Benefits-Maint.	75,885	92,375	77,717	71,892	(16,490)	(1,832)	3,993
Maintenance Materials	91,100	116,600	111,730	154,286	(25,500)	(20,630)	(63,186)
Maintenance Contracts	304,540	331,000	400,022	314,213	(26,460)	(95,482)	(9,673)
Total Ordinary Maint. & Operations	471,525	539,975	589,469	540,390	(68,450)	(117,944)	(68,865)
Protective Services							
Public Safety Allocation	167,413	188,469	131,887	141,762	(21,055)	35,526	25,652
Protective Servs. Contract Costs	1,000	1,000	2,196	186	0	(1,196)	814
Total Protective Services	168,413	189,469	134,083	141,948	(21,055)	34,330	26,466
General Expenses							
Insurance	75,325	71,203	68,852	47,700	4,122	6,473	27,625
PILOT	54,600	58,527	54,616	56,964	(3,927)	(17)	(2,364)
Other General Expenses	8,702	8,793	5,246	338	(91)	3,456	8,364
Total General Expenses	138,626	138,523	128,714	105,002	103	9,913	33,624
Total Operating Expenses	1,711,805	1,766,029	1,695,391	1,623,356	(54,224)	16,414	88,449
Net Income (Loss) from Operations	4,494	(96,597)	26,728	-26,164	101,091	(22,234)	30,657
SUNDRY							
413500 - Central Rent Collection Allocation	9,783	8,884	9,491	11,736	900	293	(1,953)
419000 - Sundry	0	0	133	888	0	(133)	(888)
419003 - Equipment repair	3,000	3,000	1,279	1,607	0	1,721	1,393
419005 - Advertising	100	100	54	0	0	46	100
419011 - Membership dues	8,333	8,333	4,330	4,581	0	4,003	3,752
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	1,000	1,750	898	3,214	(750)	102	(2,214)
419021 - Computer supplies and service	2,000	8,000	784	4,825	(6,000)	1,216	(2,825)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	0	0	0	0
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	8,000	6,389	8,720	5,097	1,611	(720)	2,903
419104 - Internet Services	1,500	1,500	1,772	0	0	(272)	1,500
TOTAL SUNDRY	33,716	37,955	27,461	31,948	(4,239)	6,256	1,768

MAINTENANCE SUPPLIES

442001 - Appliance parts	15,000	35,000	12,317	26,331	(20,000)	2,683	(11,331)
442002 - Automotive Parts	500	500	0		0	500	500
442003 - Landscaping	2,000	2,000	0	189	0	2,000	1,811
442004 - Electrical supplies	5,000	5,000	4,223	4,537	0	777	463
442005 - Hardware supplies	30,000	30,000	51,138	49,227	0	(21,138)	(19,227)
442006 - HVAC Supplies	8,000	3,500	6,007	40,727	4,500	1,993	(32,727)
442007 - Janitorial supplies	10,000	15,000	12,485	13,306	(5,000)	(2,485)	(3,306)
442008 - Painting supplies	5,000	5,000	3,966	5,203	0	1,034	(203)
442009 - Plumbing supplies	8,000	8,000	4,602	10,527	0	3,398	(2,527)
442010 - Exterminating supplies	1,500	1,500	2,225	1,993	0	(725)	(493)
442012 - Small tools	600	600	448	1,794	0	152	(1,194)
442013 - Furniture	5,000	10,000	13,795		(5,000)	(8,795)	5,000
442014 - Uniforms	500	500	523	450	0	(23)	50
TOTAL MAINTENANCE SUPPLIES	91,100	116,600	111,730	154,286	(25,500)	(20,630)	(63,186)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0		0	0	0
443020 - Exterminating contractor	60,000	0	0		60,000	60,000	60,000
443021 - Electrical contractor	2,500	4,000	7,265	5,673	(1,500)	(4,765)	(3,173)
443022 - Plumbing Contractors	35,000	20,000	44,895	19,810	15,000	(9,895)	15,190
443023 - HVAC Contractor	1,500	2,500	0	517	(1,000)	1,500	983
443025 - Janitorial contractor	10,000	15,000	11,061	5,778	(5,000)	(1,061)	4,222
443026 - Elevator contractor	15,000	25,000	53,174	17,995	(10,000)	(38,174)	(2,995)
443028 - Vehicle repairs contractor	500	500	86	247	0	414	253
443037 - Environmental Remediation	0	0	0		0	0	0
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	5,000	13,000	5,087	10,209	(8,000)	(87)	(5,209)
443031 - Site Improves. - Infrastructure	2,000	1,000	0	3,780	1,000	2,000	(1,780)
443032 - Dwelling Structures	30,000	25,000	35,246	7,206	5,000	(5,246)	22,794
443033 - Paving	5,000	10,000	0		(5,000)	5,000	5,000
443035 - Snow Plowing	0	0	0		0	0	0
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	5,000	0	8,885		5,000	(3,885)	5,000
443039 - Recycling Contractor	15,000	25,000	17,224	19,024	(10,000)	(2,224)	(4,024)
443040 - Consultant contractor	11,040	35,000	6,347	36,305	(23,960)	4,693	(25,265)
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		12,560	6,328	0	(12,560)	(6,328)
443045 - Carpenter-Central Maintenance	45,000	45,000	48,868	49,283	0	(3,868)	(4,283)
443046 - Painter-Central Maintenance	35,000	35,000	42,128	26,516	0	(7,128)	8,484
443047 - Exterminating-Central Maintenance	0	45,000	37,385	32,900	(45,000)	(37,385)	(32,900)
443048 - Electrical-Central Maintenance	0	0	0	32	0	0	(32)
443049 - Plumbing-Central Maintenance	0	0	0	125	0	0	(125)
443050 - HVAC-Central Maintenance	15,000	20,000	19,364	23,164	(5,000)	(4,364)	(8,164)
443051 - Janitorial-Central Maintenance	5,000	0	50,448	49,320	5,000	(45,448)	(44,320)
444014 - Sidewalks and Blacktops	7,000	10,000	0		(3,000)	7,000	7,000
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	304,540	331,000	400,022	314,213	(26,460)	(95,482)	(9,673)

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Hillside
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	470	470					
Operating Income							
Dwelling rental	2,118,189	1,744,163	1,730,745	1,808,574	374,026	387,444	309,615
Excess utilities	500	500	96	27	0	404	473
Late Charges	30,000	12,000	52,572	60,259	18,000	(22,572)	(30,259)
Non-dwelling rental	123,000	123,000	126,672	101,204	0	(3,672)	21,796
Total Rental Income	2,271,689	1,879,663	1,910,086	1,970,064	392,026	361,603	301,624
Operating Subsidy	2,088,924	1,931,679	2,088,188	2,139,716	157,245	736	(50,792)
Revenues - HUD PHA Grants	569,057	496,468	563,928	569,930	72,588	5,129	(874)
HUD PHA Grants - Hard Costs		395,000	0		(395,000)	0	0
Interest Income	0	0	893	264	0	(893)	(264)
Other income	41,525	52,843	2,667	20,625	(11,318)	38,858	20,900
Sales & service inc	5,000	5,000	14,431	3,201	0	(9,431)	1,799
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	1,500	1,500	937	1,546	0	563	(46)
Total Operating Income	4,977,695	4,762,154	4,581,130	4,705,346	215,541	396,565	272,348
Operating Expenditures-Admin.							
Administrative salaries	175,723	190,154	67,985	71,318	(14,431)	107,738	104,405
Employee Bens. - Admin.	45,163	69,354	22,603	11,845	(24,192)	22,560	33,318
Staff training	7,500	5,000	0	158	2,500	7,500	7,342
Tuition reimbursement	6,000	4,500	2,000		1,500	4,000	6,000
Travel - convention	0	0	0	0	0	0	0
Travel - Reimbursements	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	456,946	431,508	461,220	480,984	25,438	(4,274)	(24,038)
Bookkeeping Fee	41,454	41,454	36,090	40,230	0	5,364	1,224
Asset Management Fee	0	0	0	0	0	0	0
Legal & Accounting	2,734	2,734	1,716	629	0	1,018	2,105
Telephone	7,200	7,100	8,148	6,515	100	(948)	685
Postage	5,000	6,000	1,505	2,460	(1,000)	3,495	2,540
Bond Fees	2,500	2,500	0		0	2,500	2,500
Temp Services	153,000	84,000	146,181	147,836	69,000	6,819	5,164
Contract service	3,600	1,800	8,854	2,601	1,800	(5,254)	999
Auditing Fees	19,700	14,772	9,156	19,532	4,928	10,544	168
Housing Intake Allocation	172,312	86,963	77,421	78,218	85,349	94,891	94,094
Sundry	104,176	69,872	99,295	63,228	34,304	4,881	40,948
Office supplies	10,000	10,000	11,373	5,851	0	(1,373)	4,149
Printing and reproduction	6,500	16,500	9,327	4,269	(10,000)	(2,827)	2,231
Total Operating Expenses-Admin	1,219,507	1,044,211	962,873	935,675	175,296	256,634	283,832
Tenant Services							
Tenant services salaries	142,470	117,982	71,164	73,536	24,488	71,306	68,933
Employee Bens. - Tenant Servs.	10,899	33,594	13,560	18,503	(22,695)	(2,661)	(7,604)
Contracts and training	12,700	12,700	7,930	6,161	0	4,770	6,539
Total Tenant Services	166,069	164,276	92,654	98,200	1,793	73,414	67,869
Utilities							
Water	453,039	441,738	421,527	421,626	11,301	31,512	31,413
Electricity	357,863	323,612	297,195	335,784	34,251	60,668	22,079
Gas	478,591	422,022	412,827	370,126	56,569	65,763	108,464
Total Utilities	1,289,492	1,187,372	1,131,549	1,127,536	102,120	157,943	161,956
Ordinary Maintenance & Operations							
Maintenance Salaries	311,459	360,574	211,686	194,316	(49,115)	99,773	117,143
Maintenance Overtime	31,146	36,057	635	6,747	(4,911)	30,511	24,399
Employ. Bens. - Maintenance	116,005	146,738	118,484	82,688	(30,733)	(2,479)	33,316
Employ. Bens. Maint. Overtime	2,383	2,758	0		(376)	2,383	2,383
Total Salaries & Benefits-Maint.	460,993	546,128	330,805	283,752	(85,136)	130,187	177,241
Maintenance Materials	325,700	339,100	575,561	352,562	(13,400)	(249,861)	(26,862)
Maintenance Contracts	1,030,560	970,400	1,034,598	1,124,909	60,160	(4,038)	(94,349)
Total Ordinary Maint. & Operations	1,817,253	1,855,628	1,940,964	1,761,223	(38,376)	(123,711)	56,030
Protective Services							
Public Safety Allocation	188,014	198,118	149,056	157,523	(10,104)	38,958	30,491
Protective Servs. Contract Costs	2,000	2,000	0	1,798	0	2,000	202
Total Protective Services	190,014	200,118	149,056	159,321	(10,104)	40,958	30,693
General Expenses							
Insurance	189,855	152,934	142,182	160,008	36,921	47,672	29,847
PILOT	82,920	55,729	70,171	90,010	27,191	12,748	(7,090)
Other General Expenses	21,182	17,442	73	36,392	3,740	21,108	(15,210)
Total General Expenses	293,956	226,105	212,427	286,410	67,852	81,529	7,546
Total Operating Expenses	4,976,291	4,677,710	4,489,524	4,368,365	298,581	486,767	607,925
Net Income (Loss) from Operations	1,404	84,444	91,606	336,981	(83,040)	(90,202)	(335,577)
SUNDRY							
413500 - Central Rent Collection Allocation	19,976	18,139	19,394	23,983	1,837	582	(4,006)
419000 - Sundry	0	0	147	2,561	0	(147)	(2,561)
419003 - Equipment repair	11,000	7,500	2,341	5,986	3,500	8,659	5,014
419005 - Advertising	1,200	700	315	19	500	885	1,181
419011 - Membership dues	8,000	10,000	7,410	4,581	(2,000)	590	3,419
419015 - Books and subscriptions	1,000	500	0	107	500	1,000	893
419020 - Outside legal expense	40,000	15,000	49,820	4,735	25,000	(9,820)	35,265
419021 - Computer supplies and service	5,000	2,000	2,051	10,737	3,000	2,949	(5,737)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	104	0	0	(104)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	15,000	12,533	17,818	10,416	2,467	(2,818)	4,584
419104 - Internet Services	3,000	3,500	0	0	(500)	3,000	3,000
TOTAL SUNDRY	104,176	69,872	99,295	63,228	34,304	4,881	40,948

MAINTENANCE SUPPLIES

442001 - Appliance parts	70,000	75,000	92,393	42,639	(5,000)	(22,393)	27,361
442002 - Automotive Parts	6,500	6,000	8,987	9,336	500	(2,487)	(2,836)
442003 - Landscaping	2,000	15,000	613	3,420	(13,000)	1,387	(1,420)
442004 - Electrical supplies	15,000	45,000	27,939	14,024	(30,000)	(12,939)	976
442005 - Hardware supplies	150,000	70,000	315,210	148,239	80,000	(165,210)	1,761
442006 - HVAC Supplies	10,000	50,000	38,865	60,270	(40,000)	(28,865)	(50,270)
442007 - Janitorial supplies	20,000	22,000	16,300	19,488	(2,000)	3,700	512
442008 - Painting supplies	25,000	15,000	28,937	19,479	10,000	(3,937)	5,521
442009 - Plumbing supplies	15,000	24,000	23,994	22,712	(9,000)	(8,994)	(7,712)
442010 - Exterminating supplies	6,000	5,500	5,208	4,131	500	792	1,869
442012 - Small tools	1,600	2,100	8,008	4,281	(500)	(6,408)	(2,681)
442013 - Furniture	4,500	6,000	3,496		(1,500)	1,004	4,500
442014 - Uniforms	100	3,500	5,611	4,543	(3,400)	(5,511)	(4,443)
TOTAL MAINTENANCE SUPPLIES	325,700	339,100	575,561	352,562	(13,400)	(249,861)	(26,862)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0
443019 - Interior painting contractor	0	0	19,600	49,200	0	(19,600)	(49,200)
443020 - Exterminating contractor	5,000	2,500	1,879	826	2,500	3,121	4,174
443021 - Electrical contractor	8,500	23,500	8,226	5,312	(15,000)	274	3,189
443022 - Plumbing Contractors	37,000	62,000	42,648	102,988	(25,000)	(5,648)	(65,988)
443023 - HVAC Contractor	21,000	15,000	3,250	699	6,000	17,750	20,301
443025 - Janitorial contractor	70,000	66,000	11,926	40,715	4,000	58,074	29,285
443026 - Elevator contractor	13,000	9,400	15,134	9,101	3,600	(2,134)	3,899
443028 - Vehicle repairs contractor	10,000	15,000	9,753	16,171	(5,000)	247	(6,171)
443037 - Environmental Remediation	10,000	25,000	0	24,388	(15,000)	10,000	(14,388)
449750 - Non Dwelling Equipment	9,000	24,000	0		(15,000)	9,000	9,000
443030 - Site Improves. Landscaping	50,000	75,000	67,220	198,795	(25,000)	(17,220)	(148,795)
443031 - Site Improves. - Infrastructure	66,560	0	51,834	11,598	66,560	14,726	54,962
443032 - Dwelling Structures	62,500	82,100	0	88,144	(19,600)	62,500	(25,644)
443033 - Paving	16,000	14,400	0		1,600	16,000	16,000
443035 - Snow Plowing	0	75,000	0		(75,000)	0	0
443036 - Carpenter contracts	70,000	10,000	109,198	78,145	60,000	(39,198)	(8,145)
443038 - Asbestos Contractor	0	0	0		0	0	0
443039 - Recycling Contractor	10,000	19,000	9,898	10,321	(9,000)	102	(321)
443040 - Consultant contractor	7,000	15,000	0	22,875	(8,000)	7,000	(15,875)
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		71,889	36,464	0	(71,889)	(36,464)
443045 - Carpenter-Central Maintenance	250,000	110,000	155,140	108,645	140,000	94,860	141,355
443046 - Painter-Central Maintenance	125,000	170,000	204,433	84,142	(45,000)	(79,433)	40,858
443047 - Exterminating-Central Maintenance	100,000	90,000	41,768	32,460	10,000	58,232	67,540
443048 - Electrical-Central Maintenance	0	0	0	3,290	0	0	(3,290)
443049 - Plumbing-Central Maintenance	0	0	525	1,065	0	(525)	(1,065)
443050 - HVAC-Central Maintenance	25,000	60,000	24,283	26,618	(35,000)	717	(1,618)
443051 - Janitorial-Central Maintenance	50,000	0	185,993	172,948	50,000	(135,993)	(122,948)
444014 - Sidewalks and Blacktops	15,000	7,500	0		7,500	15,000	15,000
444020 - Accessory Bldings - Garages, Fences	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	1,030,560	970,400	1,034,598	1,124,909	60,160	(4,038)	(94,349)

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Highland Homes
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	56	56					
Operating Income							
Dwelling rental	308,279	276,516	341,091	330,587	31,762	(32,813)	(22,308)
Excess utilities	0	0	-297		0	297	0
Late Charges	1,000	1,000	5,240	6,330	0	(4,240)	(5,330)
Non-dwelling rental	0	0	0		0	0	0
Total Rental Income	309,279	277,516	346,034	336,917	31,762	(36,755)	(27,638)
Operating Subsidy	208,544	177,401	208,471	196,587	31,143	73	11,957
Revenues - HUD PHA Grants	67,802	59,154	67,164	67,880	8,649	638	(77)
HUD PHA Grants - Hard Costs		110,000	0		(110,000)	0	0
Interest Income	100	100	134	39	0	(34)	61
Other income	1,000	1,000	1,855	2,891	0	(855)	(1,891)
Sales & service inc	750	750	6,051	1,501	0	(5,301)	(751)
Antenna revenue	0	0	0		0	0	0
Washer & Dryer inc	0	0	0		0	0	0
Total Operating Income	587,475	625,921	629,709	605,815	(38,446)	(42,234)	(18,340)
Operating Expenditures-Admin.							
Administrative salaries	30,380	31,064	35,152	71,885	(685)	(4,772)	(41,506)
Employee Bens. - Admin.	11,546	17,326	16,670	31,513	(5,779)	(5,124)	(19,966)
Staff training	0	0	0		0	0	0
Tuition reimbursement	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Management Fee	54,491	54,893	59,560	58,920	(402)	(5,069)	(4,430)
Bookkeeping Fee	4,950	4,950	4,870	5,003	0	80	(53)
Asset Management Fee	6,720	6,720	0	6,720	0	6,720	0
Legal & Accounting	293	293	114		0	179	293
Telephone	0	0	0	232	0	0	(232)
Postage	500	500	0		0	500	500
Bond Fees	0	0	0		0	0	0
Temp Services	3,000	0	3,924	4,834	3,000	(924)	(1,834)
Contract service	0	0	303	109	0	(303)	(109)
Auditing Fees	2,500	1,760	1,091	2,327	740	1,409	173
Housing Intake Allocation	19,994	1,866	5,577	8,147	18,128	14,417	11,847
Sundry	11,149	23,433	16,428	10,666	(12,284)	(5,279)	483
Office supplies	400	550	1,836	913	(150)	(1,436)	(513)
Printing and reproduction	500	2,000	1,081	254	(1,500)	(581)	246
Total Operating Expenses-Admin	146,423	145,354	146,605	201,523	1,068	(182)	(55,100)
Tenant Services							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts and training	500	900	600	450	(400)	(100)	50
Total Tenant Services	500	900	600	450	(400)	(100)	50
Utilities							
Water	93,145	96,168	55,391	94,119	(3,023)	37,754	(974)
Electricity	698	1,000	922	276	(302)	(224)	422
Gas	810	1,000	1,033	251	(190)	(223)	559
Total Utilities	94,653	98,168	57,346	94,646	(3,515)	37,307	7
Ordinary Maintenance & Operations							
Maintenance Salaries	63,115	53,711	20,316	21,009	9,404	42,800	42,107
Maintenance Overtime	6,311	5,371	868	2,513	940	5,444	3,798
Employ. Bens. - Maintenance	27,528	23,061	2,653	5,730	4,467	24,875	21,797
Employ. Bens. Maint. Overtime	483	411	0		72	483	483
Total Salaries & Benefits-Maint.	97,437	82,555	23,836	29,252	14,883	73,601	68,185
Maintenance Materials	72,100	80,080	84,754	77,428	(7,980)	(12,654)	(5,328)
Maintenance Contracts	113,000	168,500	157,873	142,553	(55,500)	(44,873)	(29,553)
Total Ordinary Maint. & Operations	282,537	331,135	266,462	249,233	(48,597)	16,075	33,304
Protective Services							
Public Safety Allocation	2,217	5,130	1,885	2,284	(2,914)	332	(68)
Protective Servs. Contract Costs	2,000	2,000	4,084	752	0	(2,084)	1,248
Total Protective Services	4,217	7,130	5,969	3,036	(2,914)	(1,752)	1,180
General Expenses							
Insurance	34,640	26,363	25,565	33,920	8,277	9,075	721
PILOT	21,363	17,835	18,423	25,634	3,528	2,940	(4,272)
Other General Expenses	3,083	2,765	7,006	55	318	(3,923)	3,028
Total General Expenses	59,086	46,963	50,993	59,609	12,122	8,092	(523)
Total Operating Expenses	587,415	629,650	527,976	608,497	(42,235)	59,440	(21,082)
Net Income (Loss) from Operations	60	(3,729)	101,734	-2,682	3,789	(101,674)	2,742
SUNDRY							
413500 - Central Rent Collection Allocation	2,386	2,166	2,311	2,857	219	75	(472)
419000 - Sundry	0	0	326	19	0	(326)	(19)
419003 - Equipment repair	200	800	0	214	(600)	200	(14)
419005 - Advertising	0	0	579		0	(579)	0
419011 - Membership dues	3,863	1,333	5,662	4,581	2,530	(1,799)	(718)
419015 - Books and subscriptions	0	0	0		0	0	0
419020 - Outside legal expense	1,000	12,000	1,347	2,246	(11,000)	(347)	(1,246)
419021 - Computer supplies and service	0	0	0		0	0	0
419024 - Promotion expense	1,500	5,000	0		(3,500)	1,500	1,500
419025 - Rent-building and parking	0	0	0		0	0	0
419030 - Property Taxes	0	0	4,080	749	0	(4,080)	(749)
419101 - Hardware Maintenance	0	0	0		0	0	0
419103 - Software	2,000	1,934	2,123		66	(123)	2,000
419104 - Internet Services	200	200	0		0	200	200
TOTAL SUNDRY	11,149	23,433	16,428	10,666	(12,284)	(5,279)	483

MAINTENANCE SUPPLIES

442001 - Appliance parts	5,000	11,280	6,635	6,265	(6,280)	(1,635)	(1,265)
442002 - Automotive Parts	800	800	1,648	1,105	0	(848)	(305)
442003 - Landscaping	2,000	3,000	0	2,613	(1,000)	2,000	(613)
442004 - Electrical supplies	2,500	3,000	1,880	2,560	(500)	620	(60)
442005 - Hardware supplies	45,000	35,000	56,441	46,201	10,000	(11,441)	(1,201)
442006 - HVAC Supplies	6,000	12,000	7,229	6,996	(6,000)	(1,229)	(996)
442007 - Janitorial supplies	1,000	3,000	28	1,953	(2,000)	972	(953)
442008 - Painting supplies	2,000	5,000	2,499	1,415	(3,000)	(499)	585
442009 - Plumbing supplies	4,000	5,000	5,366	6,578	(1,000)	(1,366)	(2,578)
442010 - Exterminating supplies	3,000	1,000	542	477	2,000	2,458	2,523
442012 - Small tools	500	500	2,484	394	0	(1,984)	106
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	300	500	0	871	(200)	300	(571)
TOTAL MAINTENANCE SUPPLIES	72,100	80,080	84,754	77,428	(7,980)	(12,654)	(5,328)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0	0	0	0	0
443020 - Exterminating contractor	2,500	0	3,267	0	2,500	(767)	2,500
443021 - Electrical contractor	1,000	1,500	0	373	(500)	1,000	627
443022 - Plumbing Contractors	7,000	15,000	0	11,791	(8,000)	7,000	(4,791)
443023 - HVAC Contractor	6,500	5,000	8,063	6,200	1,500	(1,563)	300
443025 - Janitorial contractor	2,000	5,000	0	2,425	(3,000)	2,000	(425)
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	1,000	1,000	594	882	0	406	118
443037 - Environmental Remediation	30,000	40,000	43,267	35,738	(10,000)	(13,267)	(5,738)
449750 - Non Dwelling Equipment	0	0	0	0	0	0	0
443030 - Site Improves. Landscaping	5,000	10,000	14,411	12,813	(5,000)	(9,411)	(7,813)
443031 - Site Improves. - Infrastructure	0	0	0	0	0	0	0
443032 - Dwelling Structures	5,000	10,000	14,405	1,516	(5,000)	(9,405)	3,484
443033 - Paving	0	0	0	0	0	0	0
443035 - Snow Plowing	5,500	6,000	7,115	3,471	(500)	(1,615)	2,029
443036 - Carpenter contracts	0	0	3,253	0	0	(3,253)	0
443038 - Asbestos Contractor	0	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0	0
443042 - Non-dwelling Structures	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	2,860	0	0	(2,860)	0
443045 - Carpenter-Central Maintenance	20,000	35,000	22,141	42,768	(15,000)	(2,141)	(22,768)
443046 - Painter-Central Maintenance	20,000	25,000	25,747	11,841	(5,000)	(5,747)	8,159
443047 - Exterminating-Central Maintenance	7,000	10,000	1,481	2,280	(3,000)	5,519	4,720
443048 - Electrical-Central Maintenance	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	490	0	0	(490)
443050 - HVAC-Central Maintenance	500	5,000	292	520	(4,500)	208	(20)
443051 - Janitorial-Central Maintenance	0	0	10,976	9,444	0	(10,976)	(9,444)
444014 - Sidewalks and Blacktops	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	113,000	168,500	157,873	142,553	(55,500)	(44,873)	(29,553)

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Scattered Sites South
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	64	64					
Operating Income							
Dwelling rental	329,182	356,330	346,721	376,351	(27,148)	(17,539)	(47,169)
Excess utilities	0	0	0	0	0	0	0
Late Charges	500	500	7,153	5,864	0	(6,653)	(5,364)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	329,682	356,830	353,875	382,215	(27,148)	(24,192)	(52,533)
Operating Subsidy	198,123	132,528	198,055	147,077	65,596	69	51,046
Revenues - HUD PHA Grants	77,489	67,604	76,788	77,605	9,884	701	(117)
HUD PHA Grants - Hard Costs	0	95,000	0	0	(95,000)	0	0
Interest Income	0	0	104	30	0	(104)	(30)
Other income	1,000	1,000	1,855	8,513	0	(855)	(7,513)
Sales & service inc	500	500	7,152	1,160	0	(6,652)	(660)
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	0	0	0	0	0	0	0
Total Operating Income	606,794	653,462	637,829	616,600	(46,668)	(31,035)	(9,806)
Operating Expenditures-Admin.							
Administrative salaries	30,380	34,821	24,957	25,819	(4,442)	5,422	4,560
Employee Bens. - Admin.	11,546	18,885	9,482	10,733	(7,339)	2,064	813
Staff training	500	500	0	0	0	500	500
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	62,367	58,903	66,426	66,292	3,464	(4,059)	(3,925)
Bookkeeping Fee	5,645	5,645	5,360	5,580	0	285	65
Asset Management Fee	7,680	7,680	0	7,560	0	7,680	120
Legal & Accounting	293	293	114	17	0	179	276
Telephone	0	0	0	0	0	0	0
Postage	200	800	197	124	(600)	3	76
Bond Fees	0	0	0	0	0	0	0
Temp Services	3,500	5,096	4,609	5,592	(1,596)	(1,109)	(2,092)
Contract service	0	0	312	109	0	(312)	(109)
Auditing Fees	2,800	2,012	1,247	2,660	788	1,553	140
Housing Intake Allocation	23,513	1,866	4,838	12,191	21,647	18,675	11,322
Sundry	13,785	23,946	12,208	12,343	(10,161)	1,577	1,442
Office supplies	580	580	799	1,478	0	(219)	(898)
Printing and reproduction	500	2,000	509	514	(1,500)	(9)	(14)
Total Operating Expenses-Admin	163,287	163,026	131,058	151,011	261	32,230	12,276
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	1,000	1,000	0	0	0	1,000	1,000
Total Tenant Services	1,000	1,000	0	0	0	1,000	1,000
Utilities							
Water	80,208	75,773	69,707	78,059	4,435	10,501	2,149
Electricity	739	1,478	648	838	(739)	91	(99)
Gas	1,321	1,502	766	1,169	(181)	555	152
Total Utilities	82,268	78,753	71,122	80,066	3,515	11,146	2,202
Ordinary Maintenance & Operations							
Maintenance Salaries	63,115	53,711	20,316	19,752	9,404	42,799	43,363
Maintenance Overtime	6,312	5,371	868	2,513	941	5,444	3,799
Employ. Bens. - Maintenance	27,528	23,060	4,363	9,457	4,468	23,166	18,072
Employ. Bens. Maint. Overtime	483	411	0	0	72	483	483
Total Salaries & Benefits-Maint.	97,438	82,553	25,546	31,722	14,885	71,891	65,716
Maintenance Materials	68,550	87,280	101,649	86,275	(18,730)	(33,099)	(17,725)
Maintenance Contracts	129,500	160,000	163,121	216,302	(30,500)	(33,621)	(86,802)
Total Ordinary Maint. & Operations	295,488	329,833	290,317	334,298	(34,345)	5,171	(38,811)
Protective Services							
Public Safety Allocation	4,303	6,840	588	4,077	(2,537)	3,715	226
Protective Servs. Contract Costs	0	0	0	896	0	0	(896)
Total Protective Services	4,303	6,840	588	4,973	(2,537)	3,715	(671)
General Expenses							
Insurance	25,415	22,012	20,800	27,103	3,403	4,616	(1,688)
PILOT	24,691	27,758	36,870	30,908	(3,066)	(12,179)	(6,216)
Other General Expenses	10,226	10,497	10,856	6,663	(271)	(630)	3,563
Total General Expenses	60,333	60,267	68,526	64,674	66	(8,193)	(4,341)
Total Operating Expenses	606,678	639,719	561,610	635,023	(33,041)	45,068	(28,345)
Net Income (Loss) from Operations	116	13,742	76,219	-18,423	(13,627)	(76,103)	18,538
SUNDRY							
413500 - Central Rent Collection Allocation	2,725	2,474	2,393	2,960	251	331	(235)
419000 - Sundry	0	0	371	524	0	(371)	(524)
419003 - Equipment repair	360	800	0	127	(440)	360	233
419005 - Advertising	0	0	0	0	0	0	0
419011 - Membership dues	3,000	1,333	5,592	4,581	1,667	(2,592)	(1,581)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	1,000	12,000	1,392	2,570	(11,000)	(392)	(1,570)
419021 - Computer supplies and service	0	0	0	0	0	0	0
419024 - Promotion expense	1,500	5,000	0	0	(3,500)	1,500	1,500
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	33	163	0	(33)	(163)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	5,000	2,139	2,426	1,418	2,861	2,574	3,582
419104 - Internet Services	200	200	0	0	0	200	200
TOTAL SUNDRY	13,785	23,946	12,208	12,343	(10,161)	1,577	1,442

MAINTENANCE SUPPLIES

442001 - Appliance parts	7,500	11,280	7,095	7,601	(3,780)	405	(101)
442002 - Automotive Parts	2,800	1,000	4,889	2,416	1,800	(2,089)	384
442003 - Landscaping	1,000	8,000	0	1,927	(7,000)	1,000	(927)
442004 - Electrical supplies	1,000	3,000	460	4,627	(2,000)	540	(3,627)
442005 - Hardware supplies	35,000	35,000	63,095	46,575	0	(28,095)	(11,575)
442006 - HVAC Supplies	10,000	15,000	13,353	9,018	(5,000)	(3,353)	982
442007 - Janitorial supplies	750	3,000	864	853	(2,250)	(114)	(103)
442008 - Painting supplies	3,000	3,000	3,850	3,291	0	(850)	(291)
442009 - Plumbing supplies	5,000	6,000	5,198	8,509	(1,000)	(198)	(3,509)
442010 - Exterminating supplies	1,000	1,000	631	544	0	369	456
442012 - Small tools	1,000	500	2,216	97	500	(1,216)	903
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	500	500	0	816	0	500	(316)
TOTAL MAINTENANCE SUPPLIES	68,550	87,280	101,649	86,275	(18,730)	(33,099)	(17,725)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0
443019 - Interior painting contractor	0	0	0	0	0	0	0
443020 - Exterminating contractor	0	0	904	0	0	(904)	0
443021 - Electrical contractor	1,000	2,000	0	0	(1,000)	1,000	1,000
443022 - Plumbing Contractors	10,000	25,000	10,809	11,416	(15,000)	(809)	(1,416)
443023 - HVAC Contractor	2,000	5,000	3,800	2,015	(3,000)	(1,800)	(15)
443025 - Janitorial contractor	1,000	2,000	0	2,400	(1,000)	1,000	(1,400)
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	1,500	1,000	2,315	2,157	500	(815)	(657)
443037 - Environmental Remediation	30,000	35,000	47,474	56,039	(5,000)	(17,474)	(26,039)
449650 - Dwelling equipment	0	0	0	0	0	0	0
449750 - Non Dwelling Equipment	0	0	0	0	0	0	0
443030 - Site Improves. Landscaping	2,500	10,000	4,751	15,403	(7,500)	(2,251)	(12,903)
443031 - Site Improves. - Infrastructure	0	0	0	0	0	0	0
443032 - Dwelling Structures	9,000	10,000	11,712	1,819	(1,000)	(2,712)	7,181
443033 - Paving	0	0	0	0	0	0	0
443035 - Snow Plowing	1,500	5,000	2,072	224	(3,500)	(572)	1,276
443036 - Carpenter contracts	0	0	0	0	0	0	0
443038 - Asbestos Contractor	0	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0	0
443042 - Non-dwelling Structures	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	261	60	0	(261)	(60)
443045 - Carpenter-Central Maintenance	20,000	35,000	23,687	68,683	(15,000)	(3,687)	(48,683)
443046 - Painter-Central Maintenance	20,000	20,000	29,344	36,320	0	(9,344)	(16,320)
443047 - Exterminating-Central Maintenance	15,000	5,000	1,499	2,048	10,000	13,501	12,952
443048 - Electrical-Central Maintenance	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	1,000	5,000	163	595	(4,000)	837	405
443051 - Janitorial-Central Maintenance	15,000	0	24,331	17,122	15,000	(9,331)	(2,122)
444014 - Sidewalks and Blacktops	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	129,500	160,000	163,121	216,302	(30,500)	(33,621)	(86,802)

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Scattered Sites North & West
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	144	144					
Operating Income							
Dwelling rental	673,786	624,727	622,773	589,026	49,059	51,013	84,760
Excess utilities	0	0	-709	0	0	709	0
Late Charges	10,000	1,750	15,360	14,130	8,250	(5,360)	(4,130)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	683,786	626,477	637,424	603,156	57,309	46,362	80,630
Operating Subsidy	411,111	370,972	410,967	411,122	40,139	144	(11)
Revenues - HUD PHA Grants	174,349	152,109	172,776	174,615	22,240	1,573	(266)
HUD PHA Grants - Hard Costs		233,000	0		(233,000)	0	0
Interest Income	100	100	235	69		(135)	31
Other income	2,000	2,000	0	3,608	0	2,000	(1,608)
Sales & service inc	2,000	2,000	7,091	2,689	0	(5,091)	(689)
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	0	0	0	0	0	0	0
Total Operating Income	1,273,346	1,386,659	1,228,493	1,195,259	(113,313)	44,854	78,088
Operating Expenditures-Admin.							
Administrative salaries	46,370	57,685	48,524	67,393	(11,315)	(2,154)	(21,022)
Employee Bens. - Admin.	17,943	34,501	23,590	22,779	(16,559)	(5,648)	(4,837)
Staff training	1,500	1,500	0	265	0	1,500	1,235
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	1,000	1,000	27	0	0	973	1,000
Management Fee	139,845	132,051	141,167	141,039	7,794	(1,321)	(1,194)
Bookkeeping Fee	12,701	12,701	11,040	11,520	0	1,661	1,181
Asset Management Fee	0	0	0	0	0	0	0
Legal & Accounting	586	586	572	99	0	14	487
Telephone	3,000	3,200	3,563	2,291	(200)	(563)	709
Postage	500	500	406	247	0	94	253
Bond Fees	0	0	0	0	0	0	0
Temp Services	16,000	5,096	18,837	12,847	10,904	(2,837)	3,153
Contract service	0	0	946	495	0	(946)	(495)
Auditing Fees	6,000	4,463	2,766	5,901	1,537	3,234	99
Housing Intake Allocation	52,861	32,173	13,276	16,131	20,688	39,585	36,730
Sundry	21,327	31,958	22,170	32,867	(10,631)	(843)	(11,540)
Office supplies	1,000	1,000	676	2,076	0	324	(1,076)
Printing and reproduction	1,000	4,000	743	497	(3,000)	257	503
Total Operating Expenses-Admin	321,632	322,414	288,304	316,448	(781)	33,329	5,184
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	2,200	2,200	0	0	0	2,200	2,200
Total Tenant Services	2,200	2,200	0	0	0	2,200	2,200
Utilities							
Water	162,890	163,225	123,967	153,202	(335)	38,924	9,688
Electricity	2,976	3,616	2,188	1,947	(640)	788	1,029
Gas	6,765	2,763	4,624	3,288	4,002	2,141	3,477
Total Utilities	172,632	169,604	130,780	158,438	3,028	41,852	14,194
Ordinary Maintenance & Operations							
Maintenance Salaries	63,115	53,711	54,808	105,088	9,404	8,307	(41,973)
Maintenance Overtime	6,311	5,371	868	3,233	940	5,444	3,079
Employ. Bens. - Maintenance	27,528	23,061	26,697	44,558	4,467	831	(17,030)
Employ. Bens. Maint. Overtime	483	411	0	72	72	483	483
Total Salaries & Benefits-Maint.	97,437	82,555	82,373	152,879	14,883	15,064	(55,441)
Maintenance Materials	166,500	181,060	293,569	199,974	(14,560)	(127,069)	(33,474)
Maintenance Contracts	378,006	357,000	592,808	371,634	21,006	(214,802)	6,372
Total Ordinary Maint. & Operations	641,943	620,615	968,750	724,486	21,329	(326,806)	(82,543)
Protective Services							
Public Safety Allocation	6,650	16,245	4,995	6,474	(9,596)	1,654	176
Protective Servs. Contract Costs	7,500	7,500	5,059	3,168	0	2,441	4,332
Total Protective Services	14,150	23,745	10,054	9,642	(9,596)	4,095	4,508
General Expenses							
Insurance	55,754	46,785	45,187	66,296	8,969	10,568	(10,541)
PILOT	50,115	45,512	32,812	44,436	4,603	17,304	5,680
Other General Expenses	14,138	13,647	24,000	15,350	491	(9,862)	(1,212)
Total General Expenses	120,007	105,945	101,998	126,081	14,063	18,010	(6,074)
Total Operating Expenses	1,272,564	1,244,522	1,499,885	1,335,095	28,042	(227,320)	(62,531)
Net Income (Loss) from Operations	782	142,137	-271,392	-139,837	(141,355)	272,174	140,618
SUNDRY							
413500 - Central Rent Collection Allocation	6,127	5,564	6,148	7,603	564	(21)	(1,476)
419000 - Sundry	0	0	603	1,153	0	(603)	(1,153)
419003 - Equipment repair	1,000	1,000	0	29	0	1,000	971
419005 - Advertising	0	0	245	21	0	(245)	(21)
419011 - Membership dues	3,200	1,333	5,812	4,581	1,867	(2,612)	(1,381)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	3,000	12,000	3,401	9,147	(9,000)	(401)	(6,147)
419021 - Computer supplies and service	500	500	0	3,860	0	500	(3,360)
419024 - Promotion expense	1,500	5,000	0	0	(3,500)	1,500	1,500
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	540	3,305	0	(540)	(3,305)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	5,000	4,161	5,421	3,169	839	(421)	1,831
419104 - Internet Services	1,000	2,400	0	0	(1,400)	1,000	1,000
TOTAL SUNDRY	21,327	31,958	22,170	32,867	(10,631)	(843)	(11,540)

MAINTENANCE SUPPLIES

442001 - Appliance parts	26,000	22,560	45,208	16,263	3,440	(19,208)	9,737
442002 - Automotive Parts	10,000	5,000	18,107	24,458	5,000	(8,107)	(14,458)
442003 - Landscaping	6,000	5,000	38,501	6,531	1,000	(32,501)	(531)
442004 - Electrical supplies	5,000	5,000	2,813	5,377	0	2,187	(377)
442005 - Hardware supplies	70,000	65,000	132,202	97,320	5,000	(62,202)	(27,320)
442006 - HVAC Supplies	25,000	36,000	28,835	20,419	(11,000)	(3,835)	4,581
442007 - Janitorial supplies	1,000	5,000	315	1,336	(4,000)	685	(336)
442008 - Painting supplies	7,500	14,000	9,374	7,109	(6,500)	(1,874)	391
442009 - Plumbing supplies	10,000	18,000	12,243	17,622	(8,000)	(2,243)	(7,622)
442010 - Exterminating supplies	2,000	3,000	1,353	1,471	(1,000)	647	529
442012 - Small tools	1,500	1,000	2,761	445	500	(1,261)	1,055
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	2,500	1,500	1,856	1,624	1,000	644	876
TOTAL MAINTENANCE SUPPLIES	166,500	181,060	293,569	199,974	(14,560)	(127,069)	(33,474)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0	0	0	0	0
443020 - Exterminating contractor	2,500	0	3,019	21,864	2,500	(519)	(19,364)
443021 - Electrical contractor	1,000	2,000	0	0	(1,000)	1,000	1,000
443022 - Plumbing Contractors	15,000	40,000	20,822	19,502	(25,000)	(5,822)	(4,502)
443023 - HVAC Contractor	2,000	8,000	467	0	(6,000)	1,533	2,000
443025 - Janitorial contractor	2,000	5,000	372	4,306	(3,000)	1,628	(2,306)
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	3,000	3,000	2,633	5,654	0	367	(2,654)
443037 - Environmental Remediation	84,000	65,000	180,987	63,843	19,000	(96,987)	20,157
449750 - Non Dwelling Equipment	0	0	0	0	0	0	0
443030 - Site Improves. Landscaping	40,000	20,000	97,261	37,784	20,000	(57,261)	2,216
443031 - Site Improves. - Infrastructure	0	0	0	0	0	0	0
443032 - Dwelling Structures	15,000	15,000	39,434	4,697	0	(24,434)	10,303
443033 - Paving	0	0	0	0	0	0	0
443035 - Snow Plowing	20,000	26,000	27,756	14,432	(6,000)	(7,756)	5,568
443036 - Carpenter contracts	0	0	0	0	0	0	0
443038 - Asbestos Contractor	0	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	200	0	0	(200)	0
443040 - Consultant contractor	0	0	0	0	0	0	0
443042 - Non-dwelling Structures	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	312	3,225	0	(312)	(3,225)
443045 - Carpenter-Central Maintenance	60,000	100,000	80,503	101,164	(40,000)	(20,503)	(41,164)
443046 - Painter-Central Maintenance	63,306	50,000	63,533	56,606	13,306	(227)	6,700
443047 - Exterminating-Central Maintenance	43,800	18,000	8,328	7,785	25,800	35,472	36,015
443048 - Electrical-Central Maintenance	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	1,400	5,000	873	1,858	(3,600)	527	(458)
443051 - Janitorial-Central Maintenance	25,000	0	66,307	28,914	25,000	(41,307)	(3,914)
444014 - Sidewalks and Blacktops	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	378,006	357,000	592,808	371,634	21,006	(214,802)	6,372

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Scattered Sites Hope VI
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	70	70					
Operating Income							
Dwelling rental	410,003	335,693	393,337	366,948	74,310	16,666	43,055
Excess utilities	0	0	0	-1,144	0	0	1,144
Late Charges	1,000	1,000	7,606	7,627	0	(6,606)	(6,627)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	411,003	336,693	400,943	373,431	74,310	10,060	37,572
Operating Subsidy	200,525	198,772	200,455	220,302	1,753	70	(19,777)
Revenues - HUD PHA Grants	84,753	73,942	83,988	84,882	10,811	765	(129)
HUD PHA Grants - Hard Costs		80,000	0		(80,000)	0	0
Interest Income	500	500	78	23	0	422	477
Other income	9,000	9,000	2,661	2,565	0	6,339	6,435
Sales & service inc	1,500	1,500	823	2,985	0	677	(1,485)
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	0	0	0	0	0	0	0
Total Operating Income	707,281	700,407	688,948	684,187	6,874	18,333	23,094
Operating Expenditures-Admin.							
Administrative salaries	30,380	33,278	23,567	23,987	(2,898)	6,813	6,393
Employee Bens. - Admin.	11,546	18,266	9,443	10,890	(6,720)	2,103	657
Staff training	500	500	0	0	0	500	500
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	27	0	0	(27)	0
Management Fee	68,273	64,485	74,187	72,353	3,788	(5,914)	(4,080)
Bookkeeping Fee	6,174	6,174	6,050	6,083	0	124	92
Asset Management Fee	8,400	8,400	0	8,160	0	8,400	240
Legal & Accounting	200	200	0	66	0	200	134
Telephone	500	500	275	91	0	225	409
Postage	800	800	200	155	0	600	645
Bond Fees	0	0	0	0	0	0	0
Temp Services	5,096	5,096	4,763	3,448	0	333	1,648
Contract service	0	0	365	109	0	(365)	(109)
Auditing Fees	3,000	2,169	1,344	2,867	831	1,656	133
Housing Intake Allocation	25,744	3,788	1,039	4,658	21,955	24,705	21,086
Sundry	11,862	24,354	14,259	10,286	(12,493)	(2,397)	1,576
Office supplies	500	580	701	386	(80)	(201)	114
Printing and reproduction	500	2,300	399	290	(1,800)	101	210
Total Operating Expenses-Admin	173,474	170,891	136,620	143,827	2,584	36,855	29,648
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	1,400	1,400	720	2,232	0	680	(832)
Total Tenant Services	1,400	1,400	720	2,232	0	680	(832)
Utilities							
Water	124,231	107,509	79,626	113,123	16,722	44,604	11,107
Electricity	838	1,000	765	643	(162)	73	195
Gas	429	1,000	560	204	(571)	(130)	226
Total Utilities	125,498	109,509	80,951	113,969	15,989	44,547	11,529
Ordinary Maintenance & Operations							
Maintenance Salaries	63,115	53,711	20,316	19,635	9,404	42,800	43,480
Maintenance Overtime	6,311	5,371	868	2,513	940	5,444	3,798
Employ. Bens. - Maintenance	27,528	23,061	4,363	8,123	4,467	23,165	19,405
Employ. Bens. Maint. Overtime	483	411	0	72	72	483	483
Total Salaries & Benefits-Maint.	97,437	82,555	25,546	30,271	14,883	71,891	67,167
Maintenance Materials	63,969	88,780	80,255	70,772	(24,811)	(16,286)	(6,803)
Maintenance Contracts	112,300	126,500	95,987	108,779	(14,200)	16,313	3,521
Total Ordinary Maint. & Operations	273,706	297,835	201,788	209,822	(24,128)	71,918	63,884
Protective Services							
Public Safety Allocation	11,995	3,786	4,702	10,846	8,209	7,294	1,150
Protective Servs. Contract Costs	0	0	977	2,731	0	(977)	(2,731)
Total Protective Services	11,995	3,786	5,679	13,577	8,209	6,317	(1,581)
General Expenses							
Insurance	35,652	29,199	28,214	36,801	6,453	7,438	(1,149)
PILOT	28,451	22,618	23,320	27,762	5,832	5,130	689
Other General Expenses	27,382	46,639	14,072	12,429	(19,257)	13,310	14,953
Total General Expenses	91,485	98,456	65,607	76,992	(6,971)	25,878	14,492
Total Operating Expenses	677,559	681,877	491,364	560,419	(4,318)	186,195	117,140
Net Income (Loss) from Operations	29,722	18,530	197,584	123,768	11,192	(167,862)	(94,046)
SUNDRY							
413500 - Central Rent Collection Allocation	2,979	2,705	2,352	2,909	274	627	70
419000 - Sundry	0	0	474	164	0	(474)	(164)
419003 - Equipment repair	800	800	0	125	0	800	675
419005 - Advertising	0	0	0	0	0	0	0
419011 - Membership dues	1,333	1,333	5,684	4,581	0	(4,351)	(3,248)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	2,000	12,000	1,391	2,295	(10,000)	609	(295)
419021 - Computer supplies and service	50	50	0	0	0	50	50
419024 - Promotion expense	1,500	5,000	0	0	(3,500)	1,500	1,500
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	1,742	212	0	(1,742)	(212)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	3,000	2,267	2,616	733	384	3,000	3,000
419104 - Internet Services	200	200	0	0	0	200	200
TOTAL SUNDRY	11,862	24,354	14,259	10,286	(12,493)	(2,397)	1,576

MAINTENANCE SUPPLIES

442001 - Appliance parts	5,000	11,280	5,587	7,040	(6,280)	(587)	(2,040)
442002 - Automotive Parts	2,000	2,000	2,246	1,364	0	(246)	636
442003 - Landscaping	7,000	8,000	4,760	2,081	(1,000)	2,240	4,919
442004 - Electrical supplies	3,000	3,000	1,035	2,564	0	1,965	436
442005 - Hardware supplies	35,000	35,000	53,627	39,041	0	(18,627)	(4,041)
442006 - HVAC Supplies	6,369	15,000	6,369	5,957	(8,631)	(0)	412
442007 - Janitorial supplies	1,000	3,000	0	630	(2,000)	1,000	370
442008 - Painting supplies	1,000	3,500	1,902	1,579	(2,500)	(902)	(579)
442009 - Plumbing supplies	2,000	6,000	2,330	7,620	(4,000)	(330)	(5,620)
442010 - Exterminating supplies	1,000	1,000	667	587	0	333	413
442012 - Small tools	500	500	1,393	2,001	0	(893)	(1,501)
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	100	500	340	310	(400)	(240)	(210)
TOTAL MAINTENANCE SUPPLIES	63,969	88,780	80,255	70,772	(24,811)	(16,286)	(6,803)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0	0	0	0	0
443020 - Exterminating contractor	0	0	0	502	0	0	(502)
443021 - Electrical contractor	1,000	1,000	0	0	0	1,000	1,000
443022 - Plumbing Contractors	6,000	15,000	6,895	3,800	(9,000)	(895)	2,200
443023 - HVAC Contractor	1,000	5,000	603	0	(4,000)	397	1,000
443025 - Janitorial contractor	1,000	1,000	1,111	5,400	0	(111)	(4,400)
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	1,000	1,000	916	1,345	0	84	(345)
443037 - Environmental Remediation	20,000	20,000	44,074	18,077	0	(24,074)	1,923
449750 - Non Dwelling Equipment	0	0	4,159	0	0	(4,159)	0
443030 - Site Improves. Landscaping	1,000	3,500	0	2,321	(2,500)	1,000	(1,321)
443031 - Site Improves. - Infrastructure	0	0	17,769	0	0	(17,769)	0
443032 - Dwelling Structures	1,000	10,000	0	1,238	(9,000)	1,000	(238)
443033 - Paving	0	0	415	0	0	(415)	0
443035 - Snow Plowing	2,000	5,000	0	336	(3,000)	2,000	1,664
443036 - Carpenter contracts	0	0	0	0	0	0	0
443038 - Asbestos Contractor	0	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0	0
443042 - Non-dwelling Structures	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	160	140	0	(160)	(140)
443045 - Carpenter-Central Maintenance	20,000	30,000	9,585	37,909	(10,000)	10,415	(17,909)
443046 - Painter-Central Maintenance	20,000	25,000	5,600	17,596	(5,000)	14,400	2,404
443047 - Exterminating-Central Maintenance	26,900	5,000	1,941	2,338	21,900	24,959	24,562
443048 - Electrical-Central Maintenance	0	0	0	0	0	0	0
443049 - Plumbing-Central Maintenance	0	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	1,400	5,000	0	563	(3,600)	1,400	837
443051 - Janitorial-Central Maintenance	10,000	0	2,759	17,214	10,000	7,241	(7,214)
444014 - Sidewalks and Blacktops	0	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	112,300	126,500	95,987	108,779	(14,200)	16,313	3,521

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
Scattered Sites Milwaukee
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units		56					
Operating Income							
Dwelling rental	313,613	234,704	281,249	240,764	78,909	32,364	72,849
Excess utilities	0	0	0	0	0	0	0
Late Charges	500	500	5,166	5,880	0	(4,666)	(5,380)
Non-dwelling rental	0	0	0	0	0	0	0
Total Rental Income	314,113	235,204	286,415	246,644	78,909	27,698	67,469
Operating Subsidy	153,032	181,447	152,979	201,050	(28,415)	53	(48,018)
Revenues - HUD PHA Grants	67,802	59,154	67,200	67,915	8,649	602	(113)
HUD PHA Grants - Hard Costs		105,000	0		(105,000)	0	0
Interest Income	100	100	116	34	0	(16)	66
Other income	1,000	1,000	0	1,866	0	1,000	(866)
Sales & service inc	1,200	1,200	563	941	0	637	260
Antenna revenue	0	0	0	0	0	0	0
Washer & Dryer inc	0	0	0	0	0	0	0
Total Operating Income	537,247	583,105	507,273	518,450	(45,858)	29,974	18,797
Operating Expenditures-Admin.							
Administrative salaries	30,380	34,823	22,691	18,616	(4,443)	7,689	11,764
Employee Bens. - Admin.	11,546	18,887	9,091	9,711	(7,341)	2,456	1,835
Staff training	0	0	0	0	0	0	0
Tuition reimbursement	0	0	0	0	0	0	0
Mileage reimbursement	0	0	0	0	0	0	0
Management Fee	54,491	51,460	54,390	54,895	3,031	101	(404)
Bookkeeping Fee	4,939	4,939	4,230	4,485	0	709	454
Asset Management Fee	6,720	6,720	0	6,000	0	6,720	720
Legal & Accounting	500	500	0	66	0	500	434
Telephone	800	800	573	190	0	227	610
Postage	150	800	137	117	(650)	13	33
Bond Fees	0	0	0	0	0	0	0
Temp Services	2,000	0	3,529	5,017	2,000	(1,529)	(3,017)
Contract service	0	0	227	109	0	(227)	(109)
Auditing Fees	2,400	1,729	1,071	2,286	671	1,329	114
Housing Intake Allocation	20,509	13,231	2,436	2,223	7,278	18,073	18,286
Sundry	9,286	23,509	14,197	16,598	(14,223)	(4,911)	(7,312)
Office supplies	500	500	1,082	2,121	0	(582)	(1,621)
Printing and reproduction	300	2,000	592	209	(1,700)	(292)	91
Total Operating Expenses-Admin	144,521	159,898	114,245	122,643	(15,377)	30,276	21,878
Tenant Services							
Tenant services salaries	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	0	0	0	0	0	0	0
Contracts and training	800	800	0	0	0	800	800
Total Tenant Services	800	800	0	0	0	800	800
Utilities							
Water	70,548	66,147	51,840	64,735	4,401	18,708	5,812
Electricity	3,588	1,725	4,134	921	1,863	(546)	2,667
Gas	3,091	2,693	156	2,394	398	2,936	697
Total Utilities	77,227	70,565	56,129	68,050	6,662	21,098	9,177
Ordinary Maintenance & Operations							
Maintenance Salaries	63,115	53,711	20,316	26,181	9,404	42,800	36,934
Maintenance Overtime	6,311	5,371	868	1,792	940	5,444	4,519
Employ. Bens. - Maintenance	27,528	23,061	4,363	8,589	4,467	23,165	18,939
Employ. Bens. Maint. Overtime	483	411	0	72	72	483	483
Total Salaries & Benefits-Maint.	97,437	82,555	25,546	36,563	14,883	71,891	60,875
Maintenance Materials	46,822	107,680	79,897	80,222	(60,858)	(33,075)	(33,400)
Maintenance Contracts	89,900	158,500	133,042	81,657	(68,600)	(43,142)	8,243
Total Ordinary Maint. & Operations	234,159	348,735	238,485	198,442	(114,575)	(4,325)	35,718
Protective Services							
Public Safety Allocation	3,651	5,863	1,721	3,055	(2,212)	1,930	596
Protective Servs. Contract Costs	2,500	2,500	1,254	333	0	1,246	2,167
Total Protective Services	6,151	8,363	2,975	3,387	(2,212)	3,175	2,763
General Expenses							
Insurance	47,566	38,607	33,134	44,953	8,959	14,432	2,613
PILOT	23,639	16,414	14,139	18,247	7,225	9,500	5,392
Other General Expenses	3,136	2,347	6,736	1,040	789	(3,600)	2,096
Total General Expenses	74,341	57,368	54,010	64,240	16,973	20,331	10,101
Total Operating Expenses	537,199	645,729	465,844	456,763	(108,530)	71,355	80,436
Net Income (Loss) from Operations	48	(62,624)	41,429	61,687	62,672	(41,381)	(61,639)
SUNDRY							
413500 - Central Rent Collection Allocation	2,386	2,166	3,342	4,133	219	(957)	(1,747)
419000 - Sundry	0	0	492	782	0	(492)	(782)
419003 - Equipment repair	500	500	0	0	0	500	500
419005 - Advertising	0	0	574	0	0	(574)	0
419011 - Membership dues	1,500	1,333	5,662	4,581	167	(4,162)	(3,081)
419015 - Books and subscriptions	0	0	0	0	0	0	0
419020 - Outside legal expense	900	12,000	1,181	3,631	(11,100)	(281)	(2,731)
419021 - Computer supplies and service	0	50	784	0	(50)	(784)	0
419024 - Promotion expense	1,500	5,000	0	0	(3,500)	1,500	1,500
419025 - Rent-building and parking	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	2,208	0	0	(2,208)
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419103 - Software	2,000	1,959	2,161	1,263	41	(161)	737
419104 - Internet Services	500	500	0	0	0	500	500
TOTAL SUNDRY	9,286	23,509	14,197	16,598	(14,223)	(4,911)	(7,312)

MAINTENANCE SUPPLIES

442001 - Appliance parts	4,900	11,280	6,511	10,164	(6,380)	(1,611)	(5,264)
442002 - Automotive Parts	872	900	998		(28)	(126)	872
442003 - Landscaping	3,000	8,000	4,760	2,794	(5,000)	(1,760)	206
442004 - Electrical supplies	1,500	3,000	1,082	1,907	(1,500)	418	(407)
442005 - Hardware supplies	20,000	34,000	47,538	38,214	(14,000)	(27,538)	(18,214)
442006 - HVAC Supplies	6,500	34,000	8,061	12,527	(27,500)	(1,561)	(6,027)
442007 - Janitorial supplies	1,500	3,000	82	2,441	(1,500)	1,418	(941)
442008 - Painting supplies	2,900	3,000	3,734	1,310	(100)	(834)	1,590
442009 - Plumbing supplies	3,500	8,000	4,275	9,354	(4,500)	(775)	(5,854)
442010 - Exterminating supplies	950	1,500	542	645	(550)	408	305
442012 - Small tools	1,000	500	1,944	281	500	(944)	719
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	200	500	369	584	(300)	(169)	(384)
TOTAL MAINTENANCE SUPPLIES	46,822	107,680	79,897	80,222	(60,858)	(33,075)	(33,400)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0		0	0	0
443020 - Exterminating contractor	0	0	320	1,215	0	(320)	(1,215)
443021 - Electrical contractor	1,000	1,000	0		0	1,000	1,000
443022 - Plumbing Contractors	6,000	20,000	8,863	6,178	(14,000)	(2,863)	(178)
443023 - HVAC Contractor	3,000	5,000	0		(2,000)	3,000	3,000
443025 - Janitorial contractor	500	1,000	0	1,520	(500)	500	(1,020)
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	2,000	2,000	688	2,222	0	1,312	(222)
443037 - Environmental Remediation	25,000	30,000	38,610	22,828	(5,000)	(13,610)	2,172
449750 - Non Dwelling Equipment	0	0	0		0	0	0
443030 - Site Improves. Landscaping	3,000	3,500	4,265	5,508	(500)	(1,265)	(2,508)
443031 - Site Improves. - Infrastructure	0	0	0		0	0	0
443032 - Dwelling Structures	5,000	10,000	13,343	1,204	(5,000)	(8,343)	3,796
443033 - Paving	0	0	0		0	0	0
443035 - Snow Plowing	1,500	5,000	1,796	703	(3,500)	(296)	797
443036 - Carpenter contracts	0	0	0		0	0	0
443038 - Asbestos Contractor	0	0	0		0	0	0
443039 - Recycling Contractor	0	0	0		0	0	0
443040 - Consultant contractor	0	0	0	527	0	0	(527)
443042 - Non-dwelling Structures	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0		293		0	(293)	0
443045 - Carpenter-Central Maintenance	18,000	45,000	23,928	25,363	(27,000)	(5,928)	(7,363)
443046 - Painter-Central Maintenance	17,000	15,000	22,151	7,700	2,000	(5,151)	9,300
443047 - Exterminating-Central Maintenance	4,500	15,000	6,464	3,571	(10,500)	(1,964)	929
443048 - Electrical-Central Maintenance	0	0	0		0	0	0
443049 - Plumbing-Central Maintenance	0	0	0		0	0	0
443050 - HVAC-Central Maintenance	1,400	5,000	0		(3,600)	1,400	1,400
443051 - Janitorial-Central Maintenance	1,000	0	12,321	3,119	1,000	(11,321)	(2,119)
444014 - Sidewalks and Blacktops	0	0	0		0	0	0
444020 - Accessory Bldings - Garages, Fences	1,000	1,000	0		0	1,000	1,000
TOTAL MAINTENANCE CONTRACTS	89,900	158,500	133,042	81,657	(68,600)	(43,142)	8,243

Housing Authority of the City of Milwaukee
 Low Rent Public Housing Operating Budget
 Silver Spring Neighborhood Center
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units							
Operating Income							
Dwelling rental	0	0	0		0	0	0
Excess utilities	0	0	0		0	0	0
Late Charges	0	0	0		0	0	0
Non-dwelling rental	0	0	0		0	0	0
Total Rental Income	0	0	0	0	0	0	0
Operating Subsidy	0	0	0		0	0	0
Revenues - HUD PHA Grants	0	0	0		0	0	0
HUD PHA Grants - Hard Costs	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Other income	0	83,000	0		(83,000)	0	0
Sales & service inc	0	0	0		0	0	0
Antenna revenue	0	0	0		0	0	0
Washer & Dryer inc	0	0	0		0	0	0
Total Operating Income	0	83,000	0	0	(83,000)	0	0
Operating Expenditures-Admin.							
Administrative salaries	0	0	0		0	0	0
Employee Bens. - Admin.	0	0	0		0	0	0
Staff training	0	0	0		0	0	0
Tuition reimbursement	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Management Fee	0	0	0		0	0	0
Bookkeeping Fee	0	0	0		0	0	0
Asset Management Fee	0	0	0		0	0	0
Legal & Accounting	0	0	0		0	0	0
Telephone	0	0	0		0	0	0
Postage	0	0	0		0	0	0
Bond Fees	0	0	0		0	0	0
Temp Services	0	0	0		0	0	0
Contract service	0	0	0		0	0	0
Auditing Fees	0	0	0		0	0	0
Housing Intake Allocation	0	0	0		0	0	0
Sundry	0	0	0	0	0	0	0
Office supplies	0	0	0		0	0	0
Printing and reproduction	0	0	0		0	0	0
Total Operating Expenses-Admin	0	0	0	0	0	0	0
Tenant Services							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts and training	0	0	0		0	0	0
Total Tenant Services	0	0	0	0	0	0	0
Utilities							
Water	0	0	0		0	0	0
Electricity	0	0	0		0	0	0
Gas	0	0	0		0	0	0
Total Utilities	0	0	0	0	0	0	0
Ordinary Maintenance & Operations							
Maintenance Salaries	0	0	0		0	0	0
Maintenance Overtime	0	0	0		0	0	0
Employ. Bens. - Maintenance	0	0	0		0	0	0
Employ. Bens. Maint. Overtime	0	0	0		0	0	0
Total Salaries & Benefits-Maint.	0	0	0	0	0	0	0
Maintenance Materials	0	0	3,609	1,427	0	(3,609)	(1,427)
Maintenance Contracts	0	0	7,723	13,986	0	(7,723)	(13,986)
Total Ordinary Maint. & Operations	0	0	11,332	15,413	0	(11,332)	(15,413)
Protective Services							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0	186	0	0	(186)
Total Protective Services	0	0	0	186	0	0	(186)
General Expenses							
Insurance	26,306	24,873	24,235	20,202	1,433	2,071	6,104
PILOT	0	0	0		0	0	0
Other General Expenses	0	0	0		0	0	0
Total General Expenses	26,306	24,873	24,235	20,202	1,433	2,071	6,104
Total Operating Expenses	26,306	24,873	35,567	35,802	1,433	(9,261)	(9,496)
Net Income (Loss) from Operations	(26,306)	58,127	-35,567	-35,802	(84,433)	9,261	9,496
SUNDRY							
413500 - Central Rent Collection Allocation	0	0	0		0	0	0
419000 - Sundry	0	0	0		0	0	0
419003 - Equipment repair	0	0	0		0	0	0
419005 - Advertising	0	0	0		0	0	0
419011 - Membership dues	0	0	0		0	0	0
419015 - Books and subscriptions	0	0	0		0	0	0
419020 - Outside legal expense	0	0	0		0	0	0
419021 - Computer supplies and service	0	0	0		0	0	0
419024 - Promotion expense	0	0	0		0	0	0
419025 - Rent-building and parking	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419103 - Software	0	0	0		0	0	0
419104 - Internet Services	0	0	0		0	0	0
TOTAL SUNDRY	0	0	0	0	0	0	0

MAINTENANCE SUPPLIES

442001 - Appliance parts	0	0	0	0	0	0
442002 - Automotive Parts	0	0	0	0	0	0
442003 - Landscaping	0	0	0	0	0	0
442004 - Electrical supplies	0	0	885	0	(885)	0
442005 - Hardware supplies	0	0	270	51	(270)	(51)
442006 - HVAC Supplies	0	0	52	1,376	(52)	(1,376)
442007 - Janitorial supplies	0	0	0	0	0	0
442008 - Painting supplies	0	0	0	0	0	0
442009 - Plumbing supplies	0	0	2,402	0	(2,402)	0
442010 - Exterminating supplies	0	0	0	0	0	0
442012 - Small tools	0	0	0	0	0	0
442013 - Furniture	0	0	0	0	0	0
442014 - Uniforms	0	0	0	0	0	0
TOTAL MAINTENANCE SUPPLIES	0	0	3,609	1,427	0	(3,609)

MAINTENANCE CONTRACTS

443019 - Interior painting contractor	0	0	0	0	0	0
443020 - Exterminating contractor	0	0	84	0	(84)	0
443021 - Electrical contractor	0	0	0	0	0	0
443022 - Plumbing Contractors	0	0	1,400	3,263	(1,400)	(3,263)
443023 - HVAC Contractor	0	0	373	0	(373)	0
443025 - Janitorial contractor	0	0	373	0	(373)	0
443026 - Elevator contractor	0	0	4,186	2,898	(4,186)	(2,898)
443028 - Vehicle repairs contractor	0	0	0	0	0	0
443037 - Environmental Remediation	0	0	0	0	0	0
449750 - Non Dwelling Equipment	0	0	0	0	0	0
443030 - Site Improves. Landscaping	0	0	0	0	0	0
443031 - Site Improves. - Infrastructure	0	0	0	0	0	0
443032 - Dwelling Structures	0	0	0	0	0	0
443033 - Paving	0	0	0	0	0	0
443035 - Snow Plowing	0	0	0	0	0	0
443036 - Carpenter contracts	0	0	0	0	0	0
443038 - Asbestos Contractor	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0
443042 - Non-dwelling Structures	0	0	1,307	0	(1,307)	0
443044 - Fee For Service-Central Maintenance	0	0	0	1,540	0	(1,540)
443045 - Carpenter-Central Maintenance	0	0	0	0	0	0
443046 - Painter-Central Maintenance	0	0	0	0	0	0
443047 - Exterminating-Central Maintenance	0	0	0	195	0	(195)
443048 - Electrical-Central Maintenance	0	0	0	1,585	0	(1,585)
443049 - Plumbing-Central Maintenance	0	0	0	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	4,505	0	(4,505)
443051 - Janitorial-Central Maintenance	0	0	0	0	0	0
444014 - Sidewalks and Blacktops	0	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	0	0	7,723	13,986	0	(7,723)