

Housing Authority of the City of Milwaukee
 Unsubsidized Housing - Berryland, Northlawn, Southlawn Operating Budget
 FY 2025

	TOTAL	Berryland	Northlawn	Southlawn
ACC Units	980	391	247	342
Occupancy	95%	95%	95%	95%
Operating Income				
Dwelling rental	8,471,460	3,442,226	2,092,797	2,936,437
Late Charges	0	0	0	0
Excess utilities	43,500	8,500	25,000	10,000
Total Rental Income	8,514,960	3,450,726	2,117,797	2,946,437
Interest Income	9,600	3,900	2,400	3,300
Other income	3,500	1,500	0	2,000
Sales & service inc	45,000	20,000	7,000	18,000
Total Operating Income	8,573,060	3,476,126	2,127,197	2,969,737
Operating Expenditures-Admin.				
Administrative salaries	345,951	120,966	108,235	116,751
Employee Bens. - Admin.	123,826	33,832	43,294	46,700
Staff training	4,500	1,500	2,000	1,000
Management Fee	594,462	236,891	150,052	207,519
Bookkeeping Fee	83,758	33,431	21,119	29,209
Asset Management Fee	117,600	46,920	29,640	41,040
Legal Fees	10,400	5,000	4,500	900
Telephone	3,500	1,500	1,000	1,000
Postage	8,500	5,000	1,500	2,000
Temp Services	65,840	22,000	21,840	22,000
Contract service	34,000	20,000	7,000	7,000
Auditing Fees	40,677	16,300	10,000	14,377
Sundry	232,809	108,702	51,676	72,431
Office supplies	8,500	2,500	3,000	3,000
Printing and reproduction	2,500	1,000	500	1,000
Total Operating Expenses-Admin.	1,676,823	655,541	455,355	565,926
Utilities				
Water	880,720	272,870	257,350	350,500
Electricity	56,950	23,910	18,260	14,780
Gas	28,020	16,170	5,270	6,580
Total Utilities	965,690	312,950	280,880	371,860
Ordinary Maintenance & Operations				
Maintenance Salaries	301,393	101,978	99,579	99,836
Maintenance Overtime	30,139	10,198	9,958	9,984
Employ. Bens. - Maintenance	109,585	40,791	28,859	39,934
Employ. Bens. Maint. Overtime	2,306	780	762	764
Total Salaries & Benefits-Maint.	443,422	153,748	139,157	150,517
Maintenance Materials	325,500	125,500	102,500	97,500
Maintenance Contracts	1,096,300	468,000	357,500	270,800
Total Ordinary Maint. & Operations	1,865,222	747,248	599,157	518,817
Protective Services				
Public Safety Allocation	86,251	34,256	28,299	23,695
Total Protective Services	86,251	34,256	28,299	23,695
General Expenses				
Insurance	270,154	83,508	106,779	79,867
PILOT	754,927	313,778	183,692	257,458
Interest expense	407,651	163,060	101,913	142,678
Other General Expenses	84,715	34,422	20,928	29,364
Total General Expenses	1,517,447	594,768	413,312	509,367
Total Operating Expenses	6,111,433	2,344,763	1,777,004	1,989,666
Excess (deficiency) of total revenue over expenses	2,461,627	1,131,363	350,193	980,071
Extraordinary Maintenance	1,485,540	527,500	387,350	570,690
Drawdown from reserves	1,475,540	525,667	381,475	568,398
Net Income (Loss) from Operations	2,451,627	1,129,529	344,318	977,780
Principal Loan Payment	910,000	364,000	227,500	318,500
Replacement Reserve	294,000	120,540	73,500	99,960
NET EXCESS CASH FLOW	1,247,627	644,989	43,318	559,320
SUNDRY				
413500 - Central Rent Collection Allocation	105,809	42,202	26,676	36,931
419000 - Sundry	4,500	2,500	1,000	1,000
419003 - Equipment repair	6,000	2,500	1,000	2,500
419005 - Advertising	3,000	1,000	1,000	1,000
419013 - Bank charges/trustee fees	13,500	5,000	3,500	5,000
419020 - Outside legal expense	31,500	20,000	6,500	5,000
419021 - Computer supplies and service	5,000	2,000	2,000	1,000
419103 - Software	60,000	30,000	10,000	20,000
TOTAL SUNDRY	232,809	108,702	51,676	72,431
MAINTENANCE SUPPLIES				
442001 - Appliance parts	55,000	20,000	10,000	25,000
442002 - Automotive Parts	9,500	1,000	6,000	2,500
442003 - Landscaping	4,000	1,000	2,000	1,000
442004 - Electrical supplies	21,500	10,000	10,000	1,500
442005 - Hardware supplies	70,000	20,000	30,000	20,000
442006 - HVAC Supplies	41,000	20,000	6,000	15,000

	TOTAL	Berryland	Northlawn	Southlawn
ACC Units	980	391	247	342
Occupancy	95%	95%	95%	95%
442007 - Janitorial supplies	12,500	3,000	7,000	2,500
442008 - Painting supplies	3,500	1,000	1,500	1,000
442009 - Plumbing supplies	96,000	45,000	26,000	25,000
442010 - Exterminating supplies	2,000	1,000	500	500
442012 - Small tools	3,000	1,000	1,000	1,000
442013 - Furniture	4,500	1,500	1,500	1,500
442014 - Uniforms	3,000	1,000	1,000	1,000
TOTAL MAINTENANCE SUPPLIES	325,500	125,500	102,500	97,500
MAINTENANCE CONTRACTS				
443019 - Interior painting contractor	200,000	110,000	40,000	50,000
443020 - Exterminating contractor	9,500	2,500	2,000	5,000
443021 - Electrical contractor	45,000	10,000	25,000	10,000
443022 - Plumbing Contractors	130,000	45,000	40,000	45,000
443023 - HVAC Contractor	22,500	2,500	15,000	5,000
443025 - Janitorial contractor	225,000	120,000	50,000	55,000
443028 - Vehicle repairs contractor	7,500	1,500	5,000	1,000
443029 - Sundry Site Costs	0	0	0	0
443030 - Site Improves. Landscaping	22,800	10,000	2,000	10,800
443032 - Dwelling Structures	118,000	80,000	4,000	34,000
443033 - Paving	15,000	5,000	5,000	5,000
443036 - Carpenter contracts	220,000	50,000	150,000	20,000
443038 - Asbestos Contractor	500	500	0	0
443040 - Consultant contractor	5,000	0	0	5,000
443044 - Fee For Service-Central Maintenance	0	0	0	0
443045 - Carpenter-Central Maintenance	6,500	3,000	1,500	2,000
443046 - Painter-Central Maintenance	1,500	500	500	500
443047 - Exterminating-Central Maintenance	60,000	25,000	15,000	20,000
443048 - Electrical-Central Maintenance	7,500	2,500	2,500	2,500
443049 - Plumbing-Central Maintenance	0	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	0
443051 - Janitorial-Central Maintenance	0	0	0	0
444014 - Site Preparation	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	1,096,300	468,000	357,500	270,800