

Housing Authority of the City of Milwaukee
 Unsubsidized Housing - Berryland, Northlawn, Southlawn Operating Budget
 FY 2024

	TOTAL	Berryland	Northlawn	Southlawn
ACC Units	980	391	247	342
Occupancy		95%	95%	95%
Operating Income				
Dwelling rental	8,351,682	3,393,938	2,062,292	2,895,452
Late Charges	0	0	0	0
Excess utilities	43,500	8,500	25,000	10,000
Total Rental Income	8,395,182	3,402,438	2,087,292	2,905,452
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	8,453,282	3,427,838	2,096,692	2,928,752
Operating Expenditures-Admin.				
Administrative salaries	329,853	118,824	104,734	106,296
Employee Bens. - Admin.	118,080	33,668	41,893	42,518
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	2,781	1,000	1,000	781
Telephone	1,700	700	500	500
Postage	1,500	500	500	500
Temp Services	500	0	500	0
Contract service	23,500	15,000	3,500	5,000
Auditing Fees	40,677	16,300	10,000	14,377
Sundry	139,661	55,616	34,503	49,541
Office supplies	6,000	1,500	3,000	1,500
Printing and reproduction	2,000	1,000	500	500
Total Operating Expenses-Admin.	1,466,572	562,850	403,441	500,281
Utilities				
Water	909,931	327,102	251,242	331,587
Gas	35,617	19,131	5,707	10,779
Total Utilities	998,635	369,625	273,017	355,992
Ordinary Maintenance & Operations				
Maintenance Salaries	309,984	100,693	106,456	102,835
Maintenance Overtime	30,999	10,069	10,646	10,284
Employ. Bens. - Maintenance	111,301	23,644	46,523	41,134
Employ. Bens. Maint. Overtime	2,371	770	814	787
Total Salaries & Benefits-Maint.	454,655	135,176	164,439	155,039
Maintenance Materials	256,500	99,500	68,100	88,900
Maintenance Contracts	1,557,300	541,500	422,000	593,800
Total Ordinary Maint. & Operations	2,268,455	776,176	654,539	837,739
Protective Services				
Public Safety Allocation	93,746	34,291	28,293	31,162
Total Protective Services	93,746	34,291	28,293	31,162
General Expenses				
Insurance	326,533	96,015	139,316	91,202
PILOT	739,655	303,281	181,428	254,946
Interest expense	445,935	178,374	111,484	156,077
Other General Expenses	83,517	33,939	20,623	28,955
Total General Expenses	1,595,639	611,609	452,850	531,180
Total Operating Expenses	6,423,047	2,354,552	1,812,141	2,256,354
Excess (deficiency) of total revenue over expenses	2,030,235	1,073,286	284,551	672,398
Extraordinary Maintenance	1,262,290	587,750	282,350	392,190
Drawdown from reserves	1,249,725	585,750	279,350	384,625
Net Income (Loss) from Operations	2,017,670	1,071,286	281,551	664,833
Principal Loan Payment	875,000	350,000	218,750	306,250
Replacement Reserve	294,000	120,540	73,500	99,960
Net Income	848,670	600,746	(10,699)	258,623
SUNDRY				
413500 - Central Rent Collection Allocation	41,661	16,616	10,503	14,541
419000 - Sundry	4,000	1,000	2,000	1,000
419003 - Equipment repair	4,000	1,000	1,000	2,000
419005 - Advertising	3,000	1,000	1,000	1,000
419013 - Bank charges/trustee fees	13,000	5,000	3,000	5,000
419020 - Outside legal expense	20,000	10,000	5,000	5,000
419021 - Computer supplies and service	4,000	1,000	2,000	1,000
419103 - Software	50,000	20,000	10,000	20,000
TOTAL SUNDRY	139,661	55,616	34,503	49,541

	TOTAL	Berryland	Northlawn	Southlawn
ACC Units	980	391	247	342
Occupancy		95%	95%	95%
MAINTENANCE SUPPLIES				
442001 - Appliance parts	50,000	20,000	10,000	20,000
442002 - Automotive Parts	7,500	1,000	4,000	2,500
442003 - Landscaping	4,000	1,000	2,000	1,000
442004 - Electrical supplies	6,500	2,000	3,000	1,500
442005 - Hardware supplies	60,000	20,000	15,000	25,000
442006 - HVAC Supplies	35,000	20,000	5,000	10,000
442007 - Janitorial supplies	3,000	1,500	1,000	500
442008 - Painting supplies	2,000	1,000	500	500
442009 - Plumbing supplies	80,000	30,000	25,000	25,000
442010 - Exterminating supplies	2,000	1,000	500	500
442012 - Small tools	1,400	500	500	400
442013 - Furniture	2,500	500	1,000	1,000
442014 - Uniforms	2,600	1,000	600	1,000
TOTAL MAINTENANCE SUPPLIES	256,500	99,500	68,100	88,900
MAINTENANCE CONTRACTS				
443019 - Interior painting contractor	120,000	30,000	40,000	50,000
443020 - Exterminating contractor	12,000	5,000	2,000	5,000
443021 - Electrical contractor	9,500	5,000	2,500	2,000
443022 - Plumbing Contractors	74,000	24,000	30,000	20,000
443023 - HVAC Contractor	22,500	2,500	15,000	5,000
443025 - Janitorial contractor	210,000	120,000	35,000	55,000
443028 - Vehicle repairs contractor	7,000	1,000	5,000	1,000
443030 - Site Improves. Landscaping	37,800	25,000	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	535,000	100,000	150,000	285,000
443038 - Asbestos Contractor	500	500	0	0
443040 - Consultant contractor	8,000	2,000	1,000	5,000
443044 - Fee For Service-Central Maintenance	9,000	7,000	1,000	1,000
443045 - Carpenter-Central Maintenance	3,500	1,000	1,000	1,500
443047 - Exterminating-Central Maintenance	75,000	30,000	25,000	20,000
443048 - Electrical-Central Maintenance	1,500	500	500	500
443049 - Plumbing-Central Maintenance	1,500	500	500	500
443050 - HVAC-Central Maintenance	3,000	1,000	1,000	1,000
443051 - Janitorial-Central Maintenance	293,000	101,000	101,000	91,000
TOTAL MAINTENANCE CONTRACTS	1,557,300	541,500	422,000	593,800

Housing Authority of the City of Milwaukee
 Unsubsidized Housing - Berryland, Northlawn, Southlawn Operating Budget
 FY 2024 -Summary

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	980	980					
Lease up %	95%	95%					
Operating Income							
Dwelling rental	8,351,682	8,115,309	8,177,127	7,853,102	236,373	174,555	498,580
Excess utilities	43,500	43,500	45,702	48,701	0	(2,202)	(5,201)
Total Rental Income	8,395,182	8,158,809	8,307,509	7,996,054	236,373	87,672	399,128
Interest Income	9,600	9,600	48,405	28,107	0	(38,805)	(18,507)
Other income	3,500	3,500	6,636	3,136	0	(3,136)	364
Sales & service inc	45,000	35,000	63,942	57,849	10,000	(18,942)	(12,849)
Total Operating Income	8,453,282	8,206,909	8,426,492	8,085,146	246,373	26,790	368,136
Operating Expenditures-Admin.					0	0	0
Administrative salaries	329,853	318,385	251,123	259,705	11,468	78,730	70,148
Employee Bens. - Admin.	118,080	114,102	126,205	130,080	3,977	(8,126)	(12,000)
Staff training	4,500	4,500	0	0	0	4,500	4,500
Management Fee	594,462	594,462	684,370	655,700	0	(89,907)	(61,238)
Bookkeeping Fee	83,758	83,758	84,130	83,550	0	(372)	208
Asset Management Fee	117,600	117,600	0	117,600	0	117,600	0
Accounting fees	0	26,500	0	0	(26,500)	0	0
Legal Fees	2,781	2,562	3,629	2,748	219	(848)	34
Telephone	1,700	2,200	3,454	935	(500)	(1,754)	765
Postage	1,500	1,500	44	249	0	1,456	1,251
Temp Services	500	500	0	0	0	500	500
Contract service	23,500	23,000	11,980	15,909	500	11,520	7,591
Auditing Fees	40,677	30,739	18,818	40,295	9,938	21,859	382
Sundry	139,661	116,029	130,377	109,002	23,632	9,284	30,659
Office supplies	6,000	3,200	6,313	8,534	2,800	(313)	(2,534)
Printing and reproduction	2,000	2,000	0	140	0	2,000	1,860
Total Operating Expenses-Admin.	1,466,572	1,441,038	1,320,444	1,424,447	25,534	146,128	42,125
Utilities					0	0	0
Water	909,931	915,179	674,803	857,869	(5,248)	235,127	52,062
Electricity	53,087	56,902	44,901	50,948	(3,815)	8,186	2,139
Gas	35,617	42,581	31,605	40,400	(6,964)	4,012	(4,783)
Total Utilities	998,635	1,014,662	751,309	949,216	(16,027)	247,326	49,418
Ordinary Maintenance & Operations					0	0	0
Maintenance Salaries	309,984	284,854	331,440	218,694	25,130	(21,456)	91,290
Maintenance Overtime	30,999	28,486	14,496	2,715	2,513	16,502	28,284
Employ. Bens. - Maintenance	111,301	104,325	139,835	112,672	6,976	(28,534)	(1,371)
Employ. Bens. Maint. Overtime	2,371	2,179	0	0	192	2,371	2,371
Total Salaries & Benefits-Maint.	454,655	419,844	485,772	334,080	34,811	(31,117)	120,574
Maintenance Materials	256,500	192,500	236,481	246,209	64,000	20,019	10,291
Maintenance Contracts	1,557,300	1,519,800	1,622,166	1,876,952	37,500	(64,866)	(319,652)
Total Ordinary Maint. & Operations	2,268,455	2,132,144	2,344,418	2,457,241	136,311	(75,963)	(188,786)
Protective Services					0	0	0
Public Safety Allocation	93,746	104,311	59,091	79,976	(10,565)	34,655	13,770
Total Protective Services	93,746	104,311	59,091	79,976	(10,565)	34,655	13,770
General Expenses					0	0	0
Insurance	326,533	235,777	228,198	256,363	90,756	98,334	70,170
PILOT	739,655	714,415	859,753	594,032	25,240	(120,099)	145,623
Interest expense	445,935	480,000	483,882	502,791	(34,065)	(37,947)	(56,856)
Other General Expenses	83,517	81,153	0	10,107	2,364	83,517	73,410
Total General Expenses	1,595,639	1,511,345	1,571,834	1,363,293	84,295	23,805	232,346
Total Operating Expenses	6,423,047	6,203,499	6,047,096	6,274,174	219,548	375,951	148,873
Excess (deficiency) of total revenue over expenses	2,030,235	2,003,410	2,379,397	1,810,973	26,825	(349,162)	219,262
SUNDRY							
413500 - Central Rent Collection Allocation	41,661	37,829	40,439	50,006	3,832	1,222	(8,345)
419000 - Sundry	4,000	3,500	2,840	8,598	500	1,160	(4,598)
419003 - Equipment repair	4,000	3,000	4,536	3,875	1,000	(536)	125
419005 - Advertising	3,000	1,700	35	909	1,300	2,965	2,091
419013 - Bank charges/trustee fees	13,000	13,000	14,818	9,280	0	(1,818)	3,720
419020 - Outside legal expense	20,000	9,000	28,427	5,280	11,000	(8,427)	14,720
419021 - Computer supplies and service	4,000	8,000	0	8,685	(4,000)	4,000	(4,685)
419024 - Promotion expense	0	0	950	0	0	(950)	0
419030 - Property Taxes	0	0	0	650	0	0	(650)
419103 - Software	50,000	40,000	36,284	21,718	10,000	13,716	28,282
419104 - Internet Services	0	0	2,049	0	0	(2,049)	0
TOTAL SUNDRY	139,661	116,029	130,377	109,002	23,632	9,284	30,659

MAINTENANCE SUPPLIES

442001 - Appliance parts	50,000	40,000	24,727	58,790	10,000	25,273	(8,790)
442002 - Automotive Parts	7,500	3,000	6,893	13,391	4,500	607	(5,891)
442003 - Landscaping	4,000	8,000	138	0	(4,000)	3,862	4,000
442004 - Electrical supplies	6,500	4,500	11,946	5,449	2,000	(5,446)	1,051
442005 - Hardware supplies	60,000	45,000	79,057	78,901	15,000	(19,057)	(18,901)
442006 - HVAC Supplies	35,000	22,500	18,905	15,212	12,500	16,095	19,788
442007 - Janitorial supplies	3,000	3,000	1,281	767	0	1,719	2,233
442008 - Painting supplies	2,000	2,000	3,737	751	0	(1,737)	1,249
442009 - Plumbing supplies	80,000	55,500	88,422	69,538	24,500	(8,422)	10,462
442010 - Exterminating supplies	2,000	2,500	0	0	(500)	2,000	2,000
442012 - Small tools	1,400	1,400	497	958	0	903	442
442013 - Furniture	2,500	2,500	0	927	0	2,500	1,573
442014 - Uniforms	2,600	2,600	879	1,523	0	1,721	1,077
TOTAL MAINTENANCE SUPPLIES	256,500	192,500	236,481	246,209	64,000	20,019	10,291

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspection contractor	0	0	0	415	0	0	(415)
443019 - Interior painting contractor	120,000	90,000	73,657	23,785	30,000	46,343	96,215
443020 - Exterminating contractor	12,000	11,000	2,045	0	1,000	9,955	12,000
443021 - Electrical contractor	9,500	8,500	2,521	2,270	1,000	6,979	7,230
443022 - Plumbing Contractors	74,000	59,000	89,070	83,571	15,000	(15,070)	(9,571)
443023 - HVAC Contractor	22,500	14,500	23,293	12,519	8,000	(793)	9,982
443025 - Janitorial contractor	210,000	230,000	191,599	223,543	(20,000)	18,401	(13,543)
443026 - Elevator contractor	0	0	0	1,965	0	0	(1,965)
443028 - Vehicle repairs contractor	7,000	14,000	5,578	11,753	(7,000)	1,422	(4,753)
443030 - Site Improves. Landscaping	37,800	180,800	102,557	247,027	(143,000)	(64,757)	(209,227)
443032 - Dwelling Structures	118,000	34,000	66,473	104,027	84,000	51,527	13,973
443033 - Paving	15,000	35,000	163,369	9,275	(20,000)	(148,369)	5,725
443035 - Snow Plowing	0	179,000	208,648	207,800	(179,000)	(208,648)	(207,800)
443036 - Carpenter contracts	535,000	230,000	571,239	898,191	305,000	(36,239)	(363,191)
443038 - Asbestos Contractor	500	1,000	0	0	(500)	500	500
443040 - Consultant contractor	8,000	8,000	0	0	0	8,000	8,000
443044 - Fee For Service-Central Maintenance	9,000	0	5,049	2,725	9,000	3,951	6,275
443045 - Carpenter-Central Maintenance	3,500	210,000	19,769	4,506	(206,500)	(16,269)	(1,006)
443046 - Painter-Central Maintenance	1,500	160,000	28,440	0	(158,500)	(26,940)	1,500
443047 - Exterminating-Central Maintenance	75,000	55,000	28,293	27,841	20,000	46,707	47,159
443048 - Electrical-Central Maintenance	1,500	0	0	0	1,500	1,500	1,500
443049 - Plumbing-Central Maintenance	1,500	0	0	0	1,500	1,500	1,500
443050 - HVAC-Central Maintenance	3,000	0	959	1,045	3,000	2,041	1,955
443051 - Janitorial-Central Maintenance	293,000	0	39,604	14,695	293,000	253,396	278,305
TOTAL MAINTENANCE CONTRACTS	1,557,300	1,519,800	1,622,166	1,876,952	37,500	(64,866)	(319,652)

Housing Authority of the City of Milwaukee
 Unsubsidized Housing - Berryland, Northlawn, Southlawn Operating Budget
 Berryland
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	391	391					
Operating Income							
Dwelling rental	3,393,938	3,301,075	3,241,335	3,202,094	92,863	152,603	191,844
Late Charges	0	0	33,320	37,251	0	(33,320)	(37,251)
Excess utilities	8,500	8,500	7,477	10,691	0	1,023	(2,191)
Total Rental Income	3,402,438	3,309,575	3,282,132	3,250,036	92,863	120,306	152,402
Interest Income	3,900	3,900	19,441	11,407	0	(15,541)	(7,507)
Other income	1,500	1,500	6,636	1,238	0	(5,136)	262
Sales & service inc	20,000	10,000	37,746	35,083	10,000	(17,746)	(15,083)
Total Operating Income	3,427,838	3,324,975	3,345,954	3,297,764	102,863	81,884	130,074
Operating Expenditures-Admin.							
Administrative salaries	118,824	110,709	57,116	91,653	8,115	61,708	27,171
Employee Bens. - Admin.	33,668	44,283	32,102	44,151	(10,615)	1,566	(10,483)
Staff training	1,500	1,500	0	0	0	1,500	1,500
Management Fee	236,891	236,891	268,037	261,750	0	(31,146)	(24,860)
Bookkeeping Fee	33,431	33,431	32,950	33,353	0	481	78
Asset Management Fee	46,920	46,920	0	46,920	0	46,920	0
Accounting fees	0	1,000	0	0	(1,000)	0	0
Legal Fees	1,000	781	1,190	1,979	219	(190)	(979)
Telephone	700	700	1,394	288	0	(694)	412
Postage	500	500	0	236	0	500	264
Temp Services	0	0	0	0	0	0	0
Contract service	15,000	15,000	6,460	3,943	0	8,540	11,057
Auditing Fees	16,300	12,227	7,578	16,166	4,073	8,722	134
Sundry	55,616	51,088	51,405	43,248	4,528	4,211	12,368
Office supplies	1,500	1,200	1,475	1,713	300	25	(213)
Printing and reproduction	1,000	1,000	0	0	0	1,000	1,000
Total Operating Expenses-Admin.	562,850	557,230	459,707	545,399	5,620	103,143	17,451
Utilities							
Water	327,102	333,036	208,775	310,730	(5,934)	118,327	16,372
Electricity	23,392	21,795	20,135	19,787	1,597	3,257	3,605
Gas	19,131	17,539	16,377	19,577	1,592	2,754	(446)
Total Utilities	369,625	372,370	245,288	350,093	(2,745)	124,338	19,532
Ordinary Maintenance & Operations							
Maintenance Salaries	100,693	98,550	119,288	75,373	2,142	(18,595)	25,320
Maintenance Overtime	10,069	9,855	751	175	214	9,318	9,894
Employ. Bens. - Maintenance	23,644	39,420	59,738	40,973	(15,777)	(36,095)	(17,330)
Employ. Bens. Maint. Overtime	770	754	0	16	16	770	770
Total Salaries & Benefits-Maint.	135,176	148,580	179,777	116,522	(13,404)	(44,601)	18,655
Maintenance Materials	99,500	69,000	75,277	70,574	30,500	24,223	28,926
Maintenance Contracts	541,500	610,000	617,710	634,319	(68,500)	(76,210)	(92,819)
Total Ordinary Maint. & Operations	776,176	827,580	872,764	821,415	(51,404)	(96,587)	(45,239)
Protective Services							
Public Safety Allocation	34,291	46,537	24,753	28,954	(12,246)	9,538	5,337
Protective Servs. Contract Costs	0	0	0	0	0	0	0
Total Protective Services	34,291	46,537	24,753	28,954	(12,246)	9,538	5,337
General Expenses							
Insurance	96,015	76,262	70,451	88,051	19,753	25,564	7,964
PILOT	303,281	293,721	289,294	241,423	9,561	13,987	61,859
Interest expense	178,374	192,000	198,392	206,144	(13,626)	(20,018)	(27,770)
Other General Expenses	33,939	33,011	0	7,717	929	33,939	26,223
Total General Expenses	611,609	594,993	558,136	543,334	16,616	53,473	68,275
Total Operating Expenses	2,354,552	2,398,709	2,160,648	2,289,195	(44,158)	193,904	65,356
Excess (deficiency) of total revenue over expenses	1,073,286	926,266	1,185,306	1,008,569	147,020	(112,020)	64,717

SUNDRY

413500 - Central Rent Collection Allocation	16,616	15,088	16,134	19,951	1,528	482	(3,335)
419000 - Sundry	1,000	2,000	290	3,668	(1,000)	710	(2,668)
419003 - Equipment repair	1,000	1,000	2,528	666	0	(1,528)	334
419005 - Advertising	1,000	500	35	19	500	965	981
419013 - Bank charges/trustee fees	5,000	5,000	5,967	3,765	0	(967)	1,235
419020 - Outside legal expense	10,000	5,000	10,225	3,299	5,000	(225)	6,701
419021 - Computer supplies and service	1,000	2,500	0	2,895	(1,500)	1,000	(1,895)
419024 - Promotion expense	0	0	950	0	0	(950)	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419028 - Antenna Commission	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	320	0	0	(320)
419103 - Software	20,000	20,000	14,823	8,665	0	5,177	11,335
419104 - Internet Services	0	0	453	0	0	(453)	0
419500 - Outside management fees	0	0	0	0	0	0	0
TOTAL SUNDRY	55,616	51,088	51,405	43,248	4,528	4,211	12,368

MAINTENANCE SUPPLIES

442001 - Appliance parts	20,000	20,000	0	17,000	0	20,000	3,000
442002 - Automotive Parts	1,000	1,000	621	2,525	0	379	(1,525)
442003 - Landscaping	1,000	2,000	138		(1,000)	862	1,000
442004 - Electrical supplies	2,000	1,500	4,817	1,975	500	(2,817)	25
442005 - Hardware supplies	20,000	15,000	23,419	21,471	5,000	(3,419)	(1,471)
442006 - HVAC Supplies	20,000	10,000	9,077	3,099	10,000	10,923	16,901
442007 - Janitorial supplies	1,500	1,000	1,241	729	500	259	771
442008 - Painting supplies	1,000	500	1,007	24	500	(7)	976
442009 - Plumbing supplies	30,000	15,000	34,115	23,214	15,000	(4,115)	6,786
442010 - Exterminating supplies	1,000	1,000	0		0	1,000	1,000
442012 - Small tools	500	500	497		0	3	500
442013 - Furniture	500	500	0		0	500	500
442014 - Uniforms	1,000	1,000	347	536	0	653	464
TOTAL MAINTENANCE SUPPLIES	99,500	69,000	75,277	70,574	30,500	24,223	28,926

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspection contractor	0	0	0	415	0	0	(415)
443019 - Interior painting contractor	30,000	30,000	6,940	4,695	0	23,060	25,305
443020 - Exterminating contractor	5,000	5,000	312		0	4,688	5,000
443021 - Electrical contractor	5,000	1,500	589	530	3,500	4,411	4,470
443022 - Plumbing Contractors	24,000	24,000	23,679	13,681	0	321	10,319
443023 - HVAC Contractor	2,500	2,500	493	354	0	2,007	2,146
443025 - Janitorial contractor	120,000	130,000	77,879	111,404	(10,000)	42,121	8,596
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	1,000	5,000	2,211	6,650	(4,000)	(1,211)	(5,650)
443030 - Site Improves. Landscaping	25,000	80,000	56,147	59,174	(55,000)	(31,147)	(34,174)
443032 - Dwelling Structures	80,000	5,000	13,203	25,349	75,000	66,797	54,651
443033 - Paving	5,000	10,000	155,536		(5,000)	(150,536)	5,000
443035 - Snow Plowing	0	64,000	74,172	71,800	(64,000)	(74,172)	(71,800)
443036 - Carpenter contracts	100,000	100,000	138,256	320,517	0	(38,256)	(220,517)
443038 - Asbestos Contractor	500	1,000	0		(500)	500	500
443040 - Consultant contractor	2,000	2,000	0		0	2,000	2,000
443044 - Fee For Service-Central Maintenance	7,000	0	4,081	2,090	7,000	2,919	4,910
443045 - Carpenter-Central Maintenance	1,000	70,000	17,356	3,426	(69,000)	(16,356)	(2,426)
443046 - Painter-Central Maintenance	500	60,000	22,513		(59,500)	(22,013)	500
443047 - Exterminating-Central Maintenance	30,000	20,000	7,924	10,841	10,000	22,076	19,159
443048 - Electrical-Central Maintenance	500	0	0		500	500	500
443049 - Plumbing-Central Maintenance	500	0	0		500	500	500
443050 - HVAC-Central Maintenance	1,000	0	0	1,045	1,000	1,000	(45)
443051 - Janitorial-Central Maintenance	101,000	0	16,417	2,348	101,000	84,583	98,652
TOTAL MAINTENANCE CONTRACTS	541,500	610,000	617,710	634,319	(68,500)	(76,210)	(92,819)

Housing Authority of the City of Milwaukee
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 Northlawn
 FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	247	247					
Operating Income							
Dwelling rental	2,062,292	2,003,630	2,101,998	1,957,682	58,663	(39,706)	104,611
Late Charges	0	0	23,907	24,450	0	(23,907)	(24,450)
Excess utilities	25,000	25,000	24,085	27,157	0	915	(2,157)
Total Rental Income	2,087,292	2,028,630	2,149,990	2,009,289	58,663	(62,698)	78,003
Interest Income	2,400	2,400	11,037	6,663	0	(8,637)	(4,263)
Other income	0	0	0	0	0	0	0
Sales & service inc	7,000	5,000	6,229	7,037	2,000	771	(37)
Total Operating Income	2,096,692	2,036,030	2,167,256	2,022,989	60,663	(70,564)	73,703
Operating Expenditures-Admin.							
Administrative salaries	104,734	103,781	92,454	85,767	952	12,280	18,967
Employee Bens. - Admin.	41,893	28,261	48,404	43,748	13,632	(6,511)	(1,855)
Staff training	2,000	2,000	0	0	0	2,000	2,000
Management Fee	150,052	150,052	183,030	166,927	0	(32,978)	(16,875)
Bookkeeping Fee	21,119	21,119	22,500	21,270	0	(1,382)	(152)
Asset Management Fee	29,640	29,640	0	29,640	0	29,640	0
Accounting fees	0	500	0	0	(500)	0	0
Legal Fees	1,000	1,000	2,121	553	0	(1,121)	447
Telephone	500	500	868	288	0	(368)	212
Postage	500	500	43	0	0	457	500
Temp Services	500	500	0	0	0	500	500
Contract service	3,500	3,000	3,093	8,189	500	407	(4,689)
Auditing Fees	10,000	7,763	4,812	10,265	2,237	5,188	(265)
Sundry	34,503	30,637	36,782	29,077	3,866	(2,278)	5,426
Office supplies	3,000	1,000	1,954	2,878	2,000	1,046	122
Printing and reproduction	500	500	0	0	0	500	500
Total Operating Expenses-Admin.	403,441	380,754	396,060	398,601	22,688	7,381	4,840
Utilities							
Water	251,242	260,980	161,280	238,744	(9,738)	89,962	12,498
Electricity	16,068	17,346	13,148	15,530	(1,278)	2,920	538
Gas	5,707	10,291	5,085	7,363	(4,584)	622	(1,656)
Total Utilities	273,017	288,617	179,514	261,637	(15,600)	93,503	11,380
Ordinary Maintenance & Operations							
Maintenance Salaries	106,456	87,753	113,314	74,988	18,703	(6,858)	31,468
Maintenance Overtime	10,646	8,775	13,745	2,540	1,870	(3,100)	8,106
Employ. Bens. - Maintenance	46,523	25,485	35,619	34,896	21,038	10,904	11,627
Employ. Bens. Maint. Overtime	814	671	0	0	143	814	814
Total Salaries & Benefits-Maint.	164,439	122,684	162,678	112,424	41,755	1,761	52,016
Maintenance Materials	68,100	52,100	67,028	89,674	16,000	1,072	(21,574)
Maintenance Contracts	422,000	453,000	461,716	638,335	(31,000)	(39,716)	(216,335)
Total Ordinary Maint. & Operations	654,539	627,784	691,422	840,432	26,755	(36,883)	(185,893)
Protective Services							
Public Safety Allocation	28,293	26,994	17,423	24,979	1,299	10,870	3,314
Protective Servs. Contract Costs	0	0	0	0	0	0	0
Total Protective Services	28,293	26,994	17,423	24,979	1,299	10,870	3,314
General Expenses							
Insurance	139,316	89,919	90,294	87,220	49,396	49,021	52,096
PILOT	181,428	174,001	230,177	140,207	7,426	(48,750)	41,220
Interest expense	111,484	120,000	120,971	125,698	(8,516)	(9,487)	(14,214)
Other General Expenses	20,623	20,036	0	2,114	587	20,623	18,508
Total General Expenses	452,850	403,957	441,443	355,239	48,893	11,408	97,611
Total Operating Expenses	1,812,141	1,728,106	1,725,862	1,880,888	84,035	86,280	(68,747)
Excess (deficiency) of total revenue over expenses	284,551	307,924	441,395	142,101	(23,373)	(156,843)	142,450
SUNDRY							
413500 - Central Rent Collection Allocation	10,503	9,537	10,192	12,604	966	311	(2,100)
419000 - Sundry	2,000	500	2,499	1,618	1,500	(499)	382
419003 - Equipment repair	1,000	1,000	814	1,256	0	186	(256)
419005 - Advertising	1,000	600	0	890	400	1,000	110
419013 - Bank charges/trustee fees	3,000	3,000	3,823	2,429	0	(823)	571
419020 - Outside legal expense	5,000	2,500	8,493	1,911	2,500	(3,493)	3,089
419021 - Computer supplies and service	2,000	3,500	0	2,895	(1,500)	2,000	(895)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419028 - Antenna Commission	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	0	0	0	0
419103 - Software	10,000	10,000	9,364	5,474	0	636	4,526
419104 - Internet Services	0	0	1,596	0	0	(1,596)	0
419500 - Outside management fees	0	0	0	0	0	0	0
TOTAL SUNDRY	34,503	30,637	36,782	29,077	3,866	(2,278)	5,426

MAINTENANCE SUPPLIES					0	0	0
442001 - Appliance parts	10,000	10,000	8,067	25,490	0	1,933	(15,490)
442002 - Automotive Parts	4,000	1,000	5,121	8,625	3,000	(1,121)	(4,625)
442003 - Landscaping	2,000	5,000	0		(3,000)	2,000	2,000
442004 - Electrical supplies	3,000	1,500	7,130		1,500	(4,130)	3,000
442005 - Hardware supplies	15,000	10,000	23,961	39,977	5,000	(8,961)	(24,977)
442006 - HVAC Supplies	5,000	5,000	0	1,186	0	5,000	3,814
442007 - Janitorial supplies	1,000	1,000	40	31	0	960	969
442008 - Painting supplies	500	500	2,665		0	(2,165)	500
442009 - Plumbing supplies	25,000	15,500	20,044	14,364	9,500	4,956	10,636
442010 - Exterminating supplies	500	500	0		0	500	500
442012 - Small tools	500	500	0		0	500	500
442013 - Furniture	1,000	1,000	0		0	1,000	1,000
442014 - Uniforms	600	600	0		0	600	600
TOTAL MAINTENANCE SUPPLIES	68,100	52,100	67,028	89,674	16,000	1,072	(21,574)

MAINTENANCE CONTRACTS					0	0	0
443018 - Appraisals, Inspection contractor	0	0	0		0	0	0
443019 - Interior painting contractor	40,000	40,000	0	13,875	0	40,000	26,125
443020 - Exterminating contractor	2,000	1,000	1,733		1,000	267	2,000
443021 - Electrical contractor	2,500	2,000	1,931	945	500	569	1,555
443022 - Plumbing Contractors	30,000	15,000	56,645	49,216	15,000	(26,645)	(19,216)
443023 - HVAC Contractor	15,000	2,000	16,568	6,000	13,000	(1,568)	9,000
443025 - Janitorial contractor	35,000	50,000	46,114	49,949	(15,000)	(11,114)	(14,949)
443026 - Elevator contractor	0	0	0	1,965	0	0	(1,965)
443028 - Vehicle repairs contractor	5,000	5,000	3,367	2,224	0	1,633	2,776
443030 - Site Improves. Landscaping	2,000	50,000	23,477	78,304	(48,000)	(21,477)	(76,304)
443032 - Dwelling Structures	4,000	4,000	45,551	63,222	0	(41,551)	(59,222)
443033 - Paving	5,000	15,000	0		(10,000)	5,000	5,000
443035 - Snow Plowing	0	60,000	74,476	65,000	(60,000)	(74,476)	(65,000)
443036 - Carpenter contracts	150,000	65,000	157,868	286,954	85,000	(7,868)	(136,954)
443038 - Asbestos Contractor	0	0	0		0	0	0
443040 - Consultant contractor	1,000	1,000	0		0	1,000	1,000
443044 - Fee For Service-Central Maintenance	1,000	0	515	65	1,000	485	935
443045 - Carpenter-Central Maintenance	1,000	75,000	1,753	1,080	(74,000)	(753)	(80)
443046 - Painter-Central Maintenance	500	50,000	5,484		(49,500)	(4,984)	500
443047 - Exterminating-Central Maintenance	25,000	18,000	11,712	10,921	7,000	13,288	14,079
443048 - Electrical-Central Maintenance	500	0	0		500	500	500
443049 - Plumbing-Central Maintenance	500	0	0		500	500	500
443050 - HVAC-Central Maintenance	1,000	0	320		1,000	680	1,000
443051 - Janitorial-Central Maintenance	101,000	0	14,201	8,615	101,000	86,799	92,385
TOTAL MAINTENANCE CONTRACTS	422,000	453,000	461,716	638,335	(31,000)	(39,716)	(216,335)

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	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
ACC Units	342	342					
Operating Income							
Dwelling rental	2,895,452	2,810,604	2,833,794	2,693,326	84,848	61,658	202,125
Late Charges	0	0	27,453	32,550	0	(27,453)	(32,550)
Excess utilities	10,000	10,000	14,140	10,852	0	(4,140)	(852)
Total Rental Income	2,905,452	2,820,604	2,875,388	2,736,729	84,848	30,064	168,723
Interest Income	3,300	3,300	17,927	10,037	0	(14,627)	(6,737)
Other income	2,000	2,000	0	1,898	0	2,000	102
Sales & service inc	18,000	20,000	19,967	15,729	(2,000)	(1,967)	2,271
Total Operating Income	2,928,752	2,845,904	2,913,282	2,764,393	82,848	15,470	164,359
Operating Expenditures-Admin.							
Administrative salaries	106,296	103,895	101,554	82,285	2,401	4,742	24,010
Employee Bens. - Admin.	42,518	41,558	45,699	42,181	960	(3,181)	337
Staff training	1,000	1,000	0	0	0	1,000	1,000
Management Fee	207,519	207,519	233,302	227,023	0	(25,783)	(19,504)
Bookkeeping Fee	29,209	29,209	28,680	28,928	0	529	281
Asset Management Fee	41,040	41,040	0	41,040	0	41,040	0
Accounting fees	0	25,000	0	0	(25,000)	0	0
Legal Fees	781	781	318	215	0	464	566
Telephone	500	1,000	1,192	360	(500)	(692)	140
Postage	500	500	1	14	0	499	486
Temp Services	0	0	0	0	0	0	0
Contract service	5,000	5,000	2,428	3,777	0	2,572	1,223
Auditing Fees	14,377	10,749	6,428	13,864	3,628	7,949	513
Sundry	49,541	34,304	42,190	36,676	15,237	7,351	12,865
Office supplies	1,500	1,000	2,885	3,944	500	(1,385)	(2,444)
Printing and reproduction	500	500	0	140	0	500	360
Total Operating Expenses-Admin.	500,281	503,054	464,677	480,447	(2,774)	35,604	19,834
Utilities							
Water	331,587	321,163	304,748	308,395	10,424	26,838	23,192
Electricity	13,627	17,761	11,617	15,631	(4,134)	2,010	(2,004)
Gas	10,779	14,751	10,142	13,460	(3,972)	637	(2,681)
Total Utilities	355,992	353,675	326,507	337,486	2,317	29,485	18,506
Ordinary Maintenance & Operations							
Maintenance Salaries	102,835	98,550	98,839	68,332	4,285	3,997	34,503
Maintenance Overtime	10,284	9,855	0	0	428	10,284	10,284
Employ. Bens. - Maintenance	41,134	39,420	44,477	36,803	1,714	(3,343)	4,331
Employ. Bens. Maint. Overtime	787	754	0	0	33	787	787
Total Salaries & Benefits-Maint.	155,039	148,580	143,316	105,135	6,460	11,723	49,904
Maintenance Materials	88,900	71,400	94,177	85,961	17,500	(5,277)	2,939
Maintenance Contracts	593,800	456,800	542,740	604,298	137,000	51,060	(10,498)
Total Ordinary Maint. & Operations	837,739	676,780	780,232	795,394	160,960	57,507	42,346
Protective Services							
Public Safety Allocation	31,162	30,780	16,915	26,043	381	14,247	5,118
Protective Servs. Contract Costs	0	0	0	0	0	0	0
Total Protective Services	31,162	30,780	16,915	26,043	381	14,247	5,118
General Expenses							
Insurance	91,202	69,596	67,453	81,092	21,607	23,749	10,110
PILOT	254,946	246,693	340,282	212,402	8,253	(85,336)	42,544
Interest expense	156,077	168,000	164,520	170,949	(11,923)	(8,443)	(14,872)
Other General Expenses	28,955	28,106	0	276	848	28,955	28,679
Total General Expenses	531,180	512,395	572,255	464,720	18,785	(41,075)	66,460
Total Operating Expenses	2,256,354	2,076,684	2,160,587	2,104,090	179,670	95,768	152,264
Excess (deficiency) of total revenue over expenses	672,398	769,220	752,696	660,303	(96,823)	(80,298)	12,095

SUNDRY							
413500 - Central Rent Collection Allocation	14,541	13,204	14,113	17,451	1,337	429	(2,910)
419000 - Sundry	1,000	1,000	50	3,312	0	950	(2,312)
419003 - Equipment repair	2,000	1,000	1,194	1,954	1,000	806	46
419005 - Advertising	1,000	600	0	0	400	1,000	1,000
419013 - Bank charges/trustee fees	5,000	5,000	5,027	3,086	0	(27)	1,914
419020 - Outside legal expense	5,000	1,500	9,709	70	3,500	(4,709)	4,930
419021 - Computer supplies and service	1,000	2,000	0	2,895	(1,000)	1,000	(1,895)
419024 - Promotion expense	0	0	0	0	0	0	0
419025 - Rent-building and parking	0	0	0	0	0	0	0
419028 - Antenna Commission	0	0	0	0	0	0	0
419030 - Property Taxes	0	0	0	330	0	0	(330)
419103 - Software	20,000	10,000	12,097	7,579	10,000	7,903	12,421
419104 - Internet Services	0	0	0	0	0	0	0
419500 - Outside management fees	0	0	0	0	0	0	0
TOTAL SUNDRY	49,541	34,304	42,190	36,676	15,237	7,351	12,865

MAINTENANCE SUPPLIES					0	0	0
442001 - Appliance parts	20,000	10,000	16,660	16,300	10,000	3,340	3,700
442002 - Automotive Parts	2,500	1,000	1,151	2,241	1,500	1,349	259
442003 - Landscaping	1,000	1,000	0		0	1,000	1,000
442004 - Electrical supplies	1,500	1,500	0	3,474	0	1,500	(1,974)
442005 - Hardware supplies	25,000	20,000	31,678	17,453	5,000	(6,678)	7,547
442006 - HVAC Supplies	10,000	7,500	9,828	10,927	2,500	172	(927)
442007 - Janitorial supplies	500	1,000	0	7	(500)	500	493
442008 - Painting supplies	500	1,000	65	727	(500)	435	(227)
442009 - Plumbing supplies	25,000	25,000	34,263	31,960	0	(9,263)	(6,960)
442010 - Exterminating supplies	500	1,000	0		(500)	500	500
442012 - Small tools	400	400	0	958	0	400	(558)
442013 - Furniture	1,000	1,000	0	927	0	1,000	73
442014 - Uniforms	1,000	1,000	532	987	0	468	13
TOTAL MAINTENANCE SUPPLIES	88,900	71,400	94,177	85,961	17,500	(5,277)	2,939

MAINTENANCE CONTRACTS					0	0	0
443018 - Appraisals, Inspection contractor	0	0	0		0	0	0
443019 - Interior painting contractor	50,000	20,000	66,717	5,215	30,000	(16,717)	44,785
443020 - Exterminating contractor	5,000	5,000	0		0	5,000	5,000
443021 - Electrical contractor	2,000	5,000	0	795	(3,000)	2,000	1,205
443022 - Plumbing Contractors	20,000	20,000	8,747	20,674	0	11,253	(674)
443023 - HVAC Contractor	5,000	10,000	6,232	6,165	(5,000)	(1,232)	(1,165)
443025 - Janitorial contractor	55,000	50,000	67,606	62,189	5,000	(12,606)	(7,189)
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	1,000	4,000	0	2,878	(3,000)	1,000	(1,878)
443030 - Site Improves. Landscaping	10,800	50,800	22,933	109,549	(40,000)	(12,133)	(98,749)
443032 - Dwelling Structures	34,000	25,000	7,719	15,456	9,000	26,281	18,544
443033 - Paving	5,000	10,000	7,833	9,275	(5,000)	(2,833)	(4,275)
443035 - Snow Plowing	0	55,000	60,000	71,000	(55,000)	(60,000)	(71,000)
443036 - Carpenter contracts	285,000	65,000	275,116	290,721	220,000	9,884	(5,721)
443038 - Asbestos Contractor	0	0	0		0	0	0
443040 - Consultant contractor	5,000	5,000	0		0	5,000	5,000
443044 - Fee For Service-Central Maintenance	1,000	0	453	570	1,000	547	430
443045 - Carpenter-Central Maintenance	1,500	65,000	660		(63,500)	840	1,500
443046 - Painter-Central Maintenance	500	50,000	443		(49,500)	57	500
443047 - Exterminating-Central Maintenance	20,000	17,000	8,657	6,079	3,000	11,343	13,921
443048 - Electrical-Central Maintenance	500	0	0		500	500	500
443049 - Plumbing-Central Maintenance	500	0	0		500	500	500
443050 - HVAC-Central Maintenance	1,000	0	639		1,000	361	1,000
443051 - Janitorial-Central Maintenance	91,000	0	8,985	3,732	91,000	82,015	87,268
TOTAL MAINTENANCE CONTRACTS	593,800	456,800	542,740	604,298	137,000	51,060	(10,498)