

Housing Authority of the City of Milwaukee
 Central Office Cost Center Operating Budget
 FY 2018

	COCC Totals	102 - Executive	103 - Accounting	104 - Personnel	105 - Purchasing	106 - Information Technology	114 - 5125 Lisbon	118 - 5003/5011 Lisbon	116 - Modernization & Development Services	108 - Maintenance Operations
Revenues										
Management Fee Revenue	2,188,201	2,188,201	0	0	0	0	0	0	0	0
Asset Management Fee Revenue	261,720	261,720	0	0	0	0	0	0	0	0
Bookkeeping Fee Revenue	321,997	321,997	0	0	0	0	0	0	0	0
CFP Management Fee	600,000	600,000	0	0	0	0	0	0	0	0
HCV Management Fee	700,000	700,000	0	0	0	0	0	0	0	0
Fee For Service	2,609,521	0	0	0	0	0	0	0	0	2,609,521
Developer Fees	1,617,820	0	0	0	0	0	0	1,617,820	0	0
Interest Income	100,000	100,000	0	0	0	0	0	0	0	0
Other income	864,000	549,000	0	0	0	0	0	75,000	0	240,000
Non-dwelling rental	50,000	50,000	0	0	0	0	0	0	0	0
Total Revenues	9,313,258	4,770,917	0	0	0	0	0	0	1,692,820	2,849,521
Operating Expenditures										
ADMINISTRATIVE										
Administrative salaries	3,447,667	1,397,659	448,073	226,810	326,302	268,318	0	0	566,235	214,269
Employee Bens. - Admin.	1,330,797	518,093	173,874	88,576	133,627	124,831	0	0	206,498	85,298
Legal & Accounting	168,000	168,000	0	0	0	0	0	0	0	0
Staff training	63,000	12,000	6,000	15,000	15,000	0	0	0	10,000	5,000
Tuition reimbursement	4,700	3,500	1,200	0	0	0	0	0	0	0
Travel - convention	135,500	120,000	3,000	5,500	0	5,000	0	0	5,000	0
Mileage reimbursement	6,200	1,200	0	0	0	0	0	0	0	5,000
Contracted Property Management	295,794	295,794	0	0	0	0	0	0	0	0
Office Supplies & Printing	89,200	21,000	4,100	10,500	10,300	2,000	0	0	38,500	2,800
Telephone	40,400	5,000	1,000	500	3,500	3,400	0	0	6,000	21,000
Postage	14,900	5,000	2,000	7,000	300	0	0	0	500	100
Temp Services	33,000	0	0	5,000	0	0	0	0	10,000	18,000
Contract service	320,000	200,000	55,000	65,000	0	0	0	0	0	0
Auditing Fees	11,256	11,256	0	0	0	0	0	0	0	0
Sundry	564,000	259,000	18,150	41,050	50,100	170,000	0	0	18,600	7,100
Total ADMINISTRATIVE	6,527,414	3,017,502	712,397	464,937	539,129	573,549	0	0	861,333	358,567
TENANT SERVICES										
Resident Services Allocation	51	0	51	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	208,735	208,735	0	0	0	0	0	0	0	0
Contracts, Training & Others	304,000	304,000	0	0	0	0	0	0	0	0
Total TENANT SERVICES	512,786	512,735	51	0	0	0	0	0	0	0
UTILITIES										
Water	15,489	6,314	0	0	0	0	3,605	5,569	0	0
Electricity	56,638	650	0	0	0	0	21,131	34,857	0	0
Gas	13,732	94	0	0	0	0	4,315	9,323	0	0
Total UTILITIES	85,859	7,058	0	0	0	0	29,051	49,750	0	0
ORDINARY MAINTENANCE & OPERATIONS										
Maintenance Salaries	1,536,152	0	0	0	0	0	0	0	0	1,536,152
Maintenance Overtime	154,193	0	0	0	0	0	0	0	0	154,193
Employ. Bens. - Maintenance	774,784	0	0	0	0	0	0	0	0	774,784
Employ. Bens. Maint. Overtime	11,796	0	0	0	0	0	0	0	0	11,796
Maintenance Materials	51,400	2,000	0	0	0	1,000	8,500	8,600	8,300	23,000
Maintenance Contracts	45,000	3,500	0	0	0	1,000	12,000	14,000	4,500	10,000
Total ORDINARY MAINTENANCE & OPERATIONS	2,573,325	5,500	0	0	0	2,000	20,500	22,600	12,800	2,509,925
GENERAL										
Insurance	174,587	45,824	10,843	5,489	7,897	7,528	1,607	3,077	22,017	70,305
Total GENERAL	174,587	45,824	10,843	5,489	7,897	7,528	1,607	3,077	22,017	70,305
Total Operating Expenses	9,873,970	3,588,619	723,292	470,425	547,026	583,077	51,158	75,427	896,150	2,938,797
Net Income (Loss) from Operations	(560,712)	1,182,298	(723,292)	(470,425)	(547,026)	(583,077)	(51,158)	(75,427)	796,670	(89,276)

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SUNDRY										
419000 - Sundry	14,000	6,000	3,500	1,000	0	500	0	0	2,500	500
419003 - Equipment repair	19,450	5,000	150	2,000	3,500	2,000	0	0	5,000	1,800
419005 - Advertising	18,350	5,000	0	10,000	350	0	0	0	3,000	0
419011 - Membership dues	50,250	45,000	500	2,000	750	0	0	0	2,000	0
419013 - Bank charges/trustee fees	100	0	0	0	0	0	0	0	100	0
419015 - Books and subscriptions	5,800	3,000	500	300	0	0	0	0	2,000	0
419020 - Outside legal expense	140,000	120,000	0	20,000	0	0	0	0	0	0
419021 - Computer supplies and service	34,800	10,000	4,000	1,000	2,000	10,000	0	0	3,000	4,800
419025 - Rent-building and parking	35,500	15,000	9,500	4,500	6,500	0	0	0	0	0
419027 - HACM scholarships	50,000	50,000	0	0	0	0	0	0	0	0
419100 - PC Hardware < \$5,000	1,000	0	0	0	0	0	0	0	1,000	0
419101 - Hardware Maintenance	25,000	0	0	0	0	25,000	0	0	0	0
419102 - Software Maintenance	60,000	0	0	0	0	60,000	0	0	0	0
419103 - Software	47,250	0	0	250	37,000	10,000	0	0	0	0
419104 - Internet Services	7,500	0	0	0	0	7,500	0	0	0	0
419105 - Data Communications	50,000	0	0	0	0	50,000	0	0	0	0
419106 - General Programming Support	5,000	0	0	0	0	5,000	0	0	0	0
TOTAL SUNDRY	564,000	259,000	18,150	41,050	50,100	170,000	0	0	18,600	7,100
MAINTENANCE SUPPLIES										
442002 - Automotive Parts	22,000	2,000	0	0	0	1,000	0	0	5,000	14,000
442003 - Landscaping	5,000	0	0	0	0	0	2,500	2,500	0	0
442004 - Electrical supplies	2,000	0	0	0	0	0	1,000	500	0	500
442005 - Hardware supplies	2,400	0	0	0	0	0	1,000	600	300	500
442006 - HVAC Supplies	3,500	0	0	0	0	0	1,000	2,000	0	500
442007 - Janitorial supplies	2,700	0	0	0	0	0	1,200	1,500	0	0
442008 - Painting supplies	3,000	0	0	0	0	0	1,500	1,500	0	0
442009 - Plumbing supplies	300	0	0	0	0	0	300	0	0	0
442012 - Small tools	8,000	0	0	0	0	0	0	0	3,000	5,000
442014 - Uniforms	2,500	0	0	0	0	0	0	0	0	2,500
TOTAL MAINTENANCE SUPPLIES	51,400	2,000	0	0	0	1,000	8,500	8,600	8,300	23,000
MAINTENANCE CONTRACTS										
443021 - Electrical contractor	2,000	0	0	0	0	0	2,000	0	0	0
443022 - Plumbing Contractors	1,000	0	0	0	0	0	0	1,000	0	0
443023 - HVAC Contractor	1,000	0	0	0	0	0	0	1,000	0	0
443025 - Janitorial contractor	20,000	0	0	0	0	0	10,000	10,000	0	0
443028 - Vehicle repairs contractor	19,000	3,500	0	0	0	1,000	0	0	4,500	10,000
449750 - Non Dwelling Equipment	2,000	0	0	0	0	0	0	2,000	0	0
TOTAL MAINTENANCE CONTRACTS	45,000	3,500	0	0	0	1,000	12,000	14,000	4,500	10,000