

Housing Authority of the City of Milwaukee
 BNS Operating Budget
 FY2022

| | Total | BERRYLAND | NORTHLAWN | SOUTHLAWN |
|---|-----------|-----------|-----------|-----------|
| | 980 | 391 | 247 | 342 |
| Operating Income | | | | |
| Dwelling rental | 7,882,768 | 3,211,927 | 1,947,314 | 2,723,527 |
| Excess utilities | 43,500 | 8,500 | 25,000 | 10,000 |
| Total Rental Income | 7,926,268 | 3,220,427 | 1,972,314 | 2,733,527 |
| Interest Income | 19,100 | 7,800 | 4,800 | 6,500 |
| Other income | 3,500 | 1,500 | 0 | 2,000 |
| Sales & service inc | 35,000 | 10,000 | 5,000 | 20,000 |
| Total Operating Income | 7,983,868 | 3,239,727 | 1,982,114 | 2,762,027 |
| Operating Expenditures-Admin. | | | | |
| Administrative salaries | 315,000 | 105,000 | 105,000 | 105,000 |
| Employee Bens. - Admin. | 126,000 | 42,000 | 42,000 | 42,000 |
| 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 |
| Accounting fees | 26,500 | 1,000 | 500 | 25,000 |
| Legal Fees | 2,929 | 781 | 1,367 | 781 |
| Telephone | 2,750 | 1,000 | 750 | 1,000 |
| Postage | 3,000 | 1,000 | 1,000 | 1,000 |
| Temp Services | 2,000 | 0 | 2,000 | 0 |
| Contract service | 37,000 | 15,000 | 10,000 | 12,000 |
| Auditing Fees | 29,845 | 11,871 | 7,538 | 10,437 |
| Sundry | 133,184 | 54,617 | 32,678 | 45,889 |
| Office supplies | 4,700 | 1,200 | 2,000 | 1,500 |
| Printing and reproduction | 5,800 | 2,500 | 800 | 2,500 |
| Total Operating Expenses-Admin | 1,489,029 | 554,710 | 408,443 | 525,875 |
| Utilities | | | | |
| Water | 861,349 | 313,287 | 243,432 | 304,630 |
| Electricity | 47,143 | 20,150 | 13,907 | 13,086 |
| Gas | 28,864 | 12,260 | 8,622 | 7,982 |
| Total Utilities | 937,356 | 345,698 | 265,960 | 325,698 |
| Ordinar Maintenance & Operations | | | | |
| Maintenance Salaries | 315,000 | 105,000 | 105,000 | 105,000 |
| Employ. Bens. - Maintenance | 126,000 | 42,000 | 42,000 | 42,000 |
| Total Salaries & Benefits-Maint. | 441,000 | 147,000 | 147,000 | 147,000 |
| Maintenance Materials | 239,800 | 91,100 | 73,100 | 75,600 |
| Maintenance Contracts | 1,420,665 | 508,627 | 452,095 | 459,943 |
| Total Ordinary Maint. & Operations | 2,101,465 | 746,727 | 672,195 | 682,543 |
| Public Safety Allocation | 84,649 | 36,944 | 20,983 | 26,722 |
| Total Protective Services | 84,649 | 36,944 | 20,983 | 26,722 |
| General Expenses | | | | |
| Insurance | 284,900 | 98,811 | 94,065 | 92,024 |
| PILOT | 698,891 | 287,473 | 170,635 | 240,783 |

Housing Authority of the City of Milwaukee
 BNS Operating Budget
 FY2022

| | Total | BERRYLAND | NORTHLAWN | SOUTHLAWN |
|---|------------------|------------------|------------------|------------------|
| Interest expense | 509,229 | 203,692 | 127,307 | 178,230 |
| Collection losses | 78,828 | 32,119 | 19,473 | 27,235 |
| Total General Expenses | 1,571,848 | 622,096 | 411,480 | 538,272 |
| Total Operating Expenses | 6,184,346 | 2,306,175 | 1,779,062 | 2,099,110 |
| Excess (deficiency) of total revenue over expenses | 1,799,522 | 933,552 | 203,052 | 662,917 |
| EXTRAORDINARY MAINTENANCE | 585,715 | 217,850 | 103,800 | 264,065 |
| Net Income (Loss) from Operations | 1,213,807 | 715,702 | 99,252 | 398,852 |
| Principal Loan Payment | 815,000 | 326,000 | 203,750 | 285,250 |
| Replacement Reserve | 294,000 | 120,540 | 73,500 | 99,960 |
| Net Income | 104,807 | 269,162 | (177,998) | 13,642 |
| SUNDRY | | | | |
| 413500 - Central Rent Collection Allocation | 62,992 | 25,124 | 15,881 | 21,986 |
| 419000 - Sundry | 8,000 | 2,000 | 1,000 | 5,000 |
| 419003 - Equipment repair | 6,500 | 1,500 | 2,500 | 2,500 |
| 419005 - Advertising | 1,700 | 500 | 600 | 600 |
| 419013 - Bank charges/trustee fees | 18,000 | 10,000 | 3,000 | 5,000 |
| 419020 - Outside legal expense | 9,000 | 5,000 | 2,500 | 1,500 |
| 419021 - Computer supplies and service | 3,600 | 1,000 | 1,600 | 1,000 |
| 419103 - Software | 23,393 | 9,493 | 5,597 | 8,303 |
| TOTAL SUNDRY | 133,184 | 54,617 | 32,678 | 45,889 |
| MAINTENANCE SUPPLIES | | | | |
| 442001 - Appliance parts | 31,000 | 11,000 | 15,000 | 5,000 |
| 442002 - Automotive Parts | 14,000 | 5,000 | 5,000 | 4,000 |
| 442003 - Landscaping | 8,000 | 2,000 | 5,000 | 1,000 |
| 442004 - Electrical supplies | 6,000 | 3,000 | 1,500 | 1,500 |
| 442005 - Hardware supplies | 128,000 | 50,000 | 28,000 | 50,000 |
| 442006 - HVAC Supplies | 21,000 | 10,000 | 5,000 | 6,000 |
| 442007 - Janitorial supplies | 4,500 | 1,500 | 2,000 | 1,000 |
| 442008 - Painting supplies | 3,700 | 1,000 | 2,000 | 700 |
| 442009 - Plumbing supplies | 12,000 | 5,000 | 5,000 | 2,000 |
| 442010 - Exterminating supplies | 2,500 | 1,000 | 500 | 1,000 |
| 442012 - Small tools | 1,400 | 500 | 500 | 400 |
| 442013 - Furniture | 5,500 | 500 | 3,000 | 2,000 |
| 442014 - Uniforms | 2,200 | 600 | 600 | 1,000 |
| TOTAL MAINTENANCE SUPPLIES | 239,800 | 91,100 | 73,100 | 75,600 |
| MAINTENANCE CONTRACTS | | | | |
| 443019 - Interior painting contractor | 24,000 | 12,000 | 6,000 | 6,000 |
| 443020 - Exterminating contractor | 35,000 | 15,000 | 10,000 | 10,000 |

Housing Authority of the City of Milwaukee
 BNS Operating Budget
 FY2022

| | Total | BERRYLAND | NORTHLAWN | SOUTHLAWN |
|--|------------------|----------------|----------------|----------------|
| 443021 - Electrical contractor | 19,000 | 7,500 | 6,000 | 5,500 |
| 443022 - Plumbing Contractors | 84,500 | 24,000 | 30,000 | 30,500 |
| 443023 - HVAC Contractor | 18,500 | 11,000 | 4,000 | 3,500 |
| 443025 - Janitorial contractor | 315,000 | 130,000 | 90,000 | 95,000 |
| 443028 - Vehicle repairs contractor | 19,400 | 10,400 | 5,000 | 4,000 |
| 443030 - Site Improves. Landscaping | 157,055 | 56,255 | 50,000 | 50,800 |
| 443032 - Dwelling Structures | 95,000 | 45,000 | 25,000 | 25,000 |
| 443033 - Paving | 4,000 | 4,000 | 0 | 0 |
| 443035 - Snow Plowing | 160,000 | 50,000 | 55,000 | 55,000 |
| 443038 - Asbestos Contractor | 3,500 | 1,500 | 0 | 2,000 |
| 443040 - Consultant contractor | 8,000 | 2,000 | 1,000 | 5,000 |
| 443042 - Non-dwelling Structures | 2,000 | 0 | 0 | 2,000 |
| 443045 - Carpenter-Central Maintenance | 226,100 | 57,800 | 93,500 | 74,800 |
| 443046 - Painter-Central Maintenance | 190,994 | 60,612 | 60,528 | 69,854 |
| 443047 - Exterminating-Central Maintenance | 58,616 | 21,560 | 16,067 | 20,989 |
| TOTAL MAINTENANCE CONTRACTS | 1,420,665 | 508,627 | 452,095 | 459,943 |