

Housing Authority of the City of Milwaukee
Central Office Cost Center Operating Budget
FY 2024

	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	2,059,227	2,059,227	0	0	0	0	0	0	0	0
Asset Management Fee Revenue	261,120	261,120	0	0	0	0	0	0	0	0
Bookkeeping Fee Revenue	290,245	290,245	0	0	0	0	0	0	0	0
CFP Management Fee	809,825	809,825	0	0	0	0	0	0	0	0
Fee For Service	4,251,649	0	0	0	0	0	0	0	0	4,251,649
Developer Fees	3,407,998	0	0	0	0	0	0	0	3,407,998	0
Interest Income	10,000	10,000	0	0	0	0	0	0	0	0
Special fees earned	0	0	0	0	0	0	0	0	0	0
Other income	328,000	328,000	0	0	0	0	0	0	0	0
Non-dwelling rental	0	0	0	0	0	0	0	0	0	0
Total Revenues	11,418,063	3,758,417	0	0	0	0	0	0	3,407,998	4,251,649
Operating Expenditures										
ADMINISTRATIVE										
Administrative salaries	3,633,866	1,436,938	526,319	362,182	304,936	293,052	0	0	211,147	499,292
Employee Bens. - Admin.	1,471,745	592,724	225,040	184,599	133,498	89,036	0	0	88,110	158,738
Legal & Accounting	115,000	115,000	0	0	0	0	0	0	0	0
Staff training	58,000	12,000	6,000	20,000	15,000	0	0	0	0	5,000
Tuition reimbursement	6,200	3,500	1,200	1,500	0	0	0	0	0	0
Travel - convention	76,000	60,000	6,000	0	5,000	5,000	0	0	0	0
Travel - business	3,000	0	3,000	0	0	0	0	0	0	0
Mileage reimbursement	6,200	1,200	0	0	0	0	0	0	0	5,000
Contracted Property Management	0	0	0	0	0	0	0	0	0	0
Telephone	105,000	50,000	1,000	500	3,500	5,000	0	0	0	45,000
Postage	7,125	5,000	1,000	1,000	100	0	0	0	0	25
Temp Services	117,000	0	50,000	2,000	0	65,000	0	0	0	0
Contract service	340,000	100,000	75,000	135,000	30,000	0	0	0	0	0
Auditing Fees	15,000	15,000	0	0	0	0	0	0	0	0
Sundry	508,900	254,000	15,850	48,950	41,500	140,100	0	0	0	8,500
Office supplies	31,800	15,000	2,000	1,000	5,300	2,000	0	0	0	6,500
Printing and reproduction	12,600	6,000	100	3,500	3,000	0	0	0	0	0
Total ADMINISTRATIVE	6,507,436	2,666,362	912,510	760,231	541,833	599,189	0	0	299,256	728,055
TENANT SERVICES										
Tenant services salaries	11,614	11,614	0	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	7,509	7,509	0	0	0	0	0	0	0	0
Contracts, Training & Others	2,000	2,000	0	0	0	0	0	0	0	0
Total TENANT SERVICES	21,123	21,123	0	0	0	0	0	0	0	0
UTILITIES										
Water	12,419	0	0	0	0	0	4,953	7,466	0	0
Electricity	54,870	0	0	0	0	0	19,115	35,755	0	0
Gas	20,393	0	0	0	0	0	7,945	12,448	0	0
Total UTILITIES	87,681	0	0	0	0	0	32,013	55,669	0	0
ORDINARY MAINTENANCE & OPERATIONS										
Maintenance Salaries	2,397,010	0	0	0	0	0	0	0	0	2,397,010
Maintenance Overtime	239,701	0	0	0	0	0	0	0	0	239,701
Employ. Bens. - Maintenance	859,419	0	0	0	0	0	0	0	0	859,419
Employ. Bens. Maint. Overtime	18,337	0	0	0	0	0	0	0	0	18,337
Maintenance Materials	96,900	2,000	0	0	0	1,000	10,800	11,100	0	72,000
Maintenance Contracts	518,500	3,500	0	0	0	1,000	8,000	6,000	0	500,000
Total ORDINARY MAINTENANCE & OPERATIONS	4,129,867	5,500	0	0	0	2,000	18,800	17,100	0	4,086,467
GENERAL										
Insurance	227,384	61,177	10,053	6,918	5,824	9,431	7,720	17,510	4,033	104,718
Total GENERAL	227,384	61,177	10,053	6,918	5,824	9,431	7,720	17,510	4,033	104,718
Total Operating Expenses	10,973,492	2,754,162	922,562	767,149	547,658	610,620	58,533	90,279	303,289	4,919,240
Net Income (Loss) from Operations	444,571	1,004,254	(922,562)	(767,149)	(547,658)	(610,620)	(58,533)	(90,279)	3,104,708	(667,591)

	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
SUNDRY										
419000 - Sundry	11,100	6,000	3,000	1,000	0	600	0	0	0	500
419003 - Equipment repair	15,650	5,000	150	1,000	3,500	2,000	0	0	0	4,000
419005 - Advertising	16,000	5,000	0	10,000	1,000	0	0	0	0	0
419011 - Membership dues	48,200	45,000	1,200	1,000	1,000	0	0	0	0	0
419015 - Books and subscriptions	4,200	3,000	1,000	200	0	0	0	0	0	0
419020 - Outside legal expense	150,000	120,000	0	30,000	0	0	0	0	0	0
419021 - Computer supplies and service	33,000	10,000	1,000	1,000	0	20,000	0	0	0	1,000
419025 - Rent-building and parking	35,000	15,000	9,500	4,500	6,000	0	0	0	0	0
419100 - PC Hardware < \$5,000	1,000	0	0	0	0	0	0	0	0	1,000
419101 - Hardware Maintenance	70,000	0	0	0	0	70,000	0	0	0	0
419102 - Software Maintenance	41,000	15,000	0	0	0	25,000	0	0	0	1,000
419103 - Software	71,250	30,000	0	250	30,000	10,000	0	0	0	1,000
419104 - Internet Services	7,500	0	0	0	0	7,500	0	0	0	0
419105 - Data Communications	0	0	0	0	0	0	0	0	0	0
419106 - General Programming Support	5,000	0	0	0	0	5,000	0	0	0	0
419107 - Network Admin/Security	0	0	0	0	0	0	0	0	0	0
TOTAL SUNDRY	508,900	254,000	15,850	48,950	41,500	140,100	0	0	0	8,500
MAINTENANCE SUPPLIES										
442002 - Automotive Parts	18,000	2,000	0	0	0	1,000	0	0	0	15,000
442003 - Landscaping	5,000	0	0	0	0	0	0	5,000	0	0
442004 - Electrical supplies	3,500	0	0	0	0	0	1,000	1,500	0	1,000
442005 - Hardware supplies	20,600	0	0	0	0	0	5,000	600	0	15,000
442006 - HVAC Supplies	3,500	0	0	0	0	0	2,000	1,000	0	500
442007 - Janitorial supplies	5,000	0	0	0	0	0	2,000	2,500	0	500
442008 - Painting supplies	1,000	0	0	0	0	0	500	500	0	0
442009 - Plumbing supplies	300	0	0	0	0	0	300	0	0	0
442012 - Small tools	15,000	0	0	0	0	0	0	0	0	15,000
442013 - Furniture	0	0	0	0	0	0	0	0	0	0
442014 - Uniforms	25,000	0	0	0	0	0	0	0	0	25,000
TOTAL MAINTENANCE SUPPLIES	96,900	2,000	0	0	0	1,000	10,800	11,100	0	72,000
MAINTENANCE CONTRACTS										
443021 - Electrical contractor	4,000	0	0	0	0	0	4,000	0	0	0
443022 - Plumbing Contractors	5,000	0	0	0	0	0	4,000	1,000	0	0
443023 - HVAC Contractor	1,000	0	0	0	0	0	0	1,000	0	0
443028 - Vehicle repairs contractor	14,500	3,500	0	0	0	1,000	0	0	0	10,000
443030 - Site Improves. Landscaping	0	0	0	0	0	0	0	0	0	0
443032 - Dwelling Structures	2,000	0	0	0	0	0	0	2,000	0	0
443033 - Paving	2,000	0	0	0	0	0	0	2,000	0	0
443040 - Consultant contractor	490,000	0	0	0	0	0	0	0	0	490,000
444020 - Accessory Buildings - Garages, Fences, Driveways	0	0	0	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	518,500	3,500	0	0	0	1,000	8,000	6,000	0	500,000

Housing Authority of the City of Milwaukee
Central Office Cost Center Operating Budget
FY 2024 -Summary

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	2,059,227	1,946,429	2,253,547	2,243,743	112,798	(194,320)	(184,516)
Asset Management Fee Revenue	261,120	261,720	0	259,440	(600)	261,120	1,680
Bookkeeping Fee Revenue	290,245	290,245	277,030	285,900	0	13,215	4,345
CFP Management Fee	809,825	823,101	834,960	823,101	(13,276)	(25,135)	(13,276)
HCV Management Fee	0	850,000	0	800,000	(850,000)	0	(800,000)
Fee For Service	4,251,649	3,775,124	3,757,418	3,175,012	476,525	494,231	1,076,637
Developer Fees	3,407,998	1,423,597	431,469	4,768,985	1,984,401	2,976,529	(1,360,987)
Interest Income	10,000	100,000	14,213	42,420	(90,000)	(4,213)	(32,420)
Special fees earned	0	736,109	0	0	(736,109)	0	0
Other income	328,000	328,000	153,790	402,129	0	174,210	(74,129)
Non-dwelling rental	0	50,000	0	0	(50,000)	0	0
Total Revenues	11,418,063	10,584,325	7,722,426	12,800,731	833,739	3,695,637	(1,382,668)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	3,633,866	3,044,754	2,883,649	2,868,785	589,112	750,217	765,081
Employee Bens. - Admin.	1,471,745	1,229,691	893,629	897,686	242,054	578,117	574,059
Legal & Accounting	115,000	115,000	35,624	64,648	0	79,376	50,352
Staff training	58,000	73,000	172,147	50,150	(15,000)	(114,147)	7,850
Tuition reimbursement	6,200	6,200	2,412	7,409	0	3,788	(1,209)
Travel - convention	76,000	130,000	29,586	22,799	(54,000)	46,414	53,201
Travel - business	3,000	3,000	0	682	0	3,000	2,318
Mileage reimbursement	6,200	6,200	259	1,317	0	5,941	4,883
Contracted Property Management	0	736,109	103,186	175,555	(736,109)	(103,186)	(175,555)
Telephone	105,000	68,400	96,980	64,753	36,600	8,020	40,247
Postage	7,125	7,125	4,811	4,210	0	2,314	2,915
Temp Services	117,000	175,000	300,845	225,146	(58,000)	(183,845)	(108,146)
Contract service	340,000	450,000	209,822	218,743	(110,000)	130,178	121,257
Auditing Fees	15,000	10,770	6,675	14,240	4,230	8,325	760
Sundry	508,900	585,900	342,325	853,507	(77,000)	166,575	(344,607)
Office supplies	31,800	31,800	24,839	26,195	0	6,961	5,605
Printing and reproduction	12,600	12,600	21,356	20,177	0	(8,756)	(7,577)
Total ADMINISTRATIVE	6,507,436	6,685,549	5,128,144	5,516,003	(178,113)	1,379,292	991,433
TENANT SERVICES							
Tenant services salaries	11,614	11,357	11,276	10,403	257	338	1,211
Employee Bens. - Tenant Servs.	7,509	7,261	3,355	4,499	248	4,154	3,010
Contracts, Training & Others	2,000	152,000	8,493	6,351	(150,000)	(6,493)	(4,351)
Total TENANT SERVICES	21,123	170,618	23,124	21,253	(149,495)	(2,001)	(130)
UTILITIES							
Water	12,419	17,457	6,846	12,348	(5,038)	5,572	71
Electricity	54,870	49,512	50,753	48,521	5,358	4,117	6,349
Gas	20,393	18,021	23,004	15,005	2,372	(2,611)	5,388
Total UTILITIES	87,681	84,990	80,603	75,874	2,691	7,078	11,807
ORDINARY MAINTENANCE & OPERATIONS							
Maintenance Salaries	2,397,010	1,807,752	1,406,477	1,370,148	589,258	990,533	1,026,862
Maintenance Overtime	239,701	180,775	36,835	47,750	58,926	202,866	191,951
Employ. Bens. - Maintenance	859,419	639,677	613,538	613,951	219,742	245,880	245,467
Employ. Bens. Maint. Overtime	18,337	13,829	0	0	4,508	18,337	18,337
Maintenance Materials	96,900	87,300	99,108	171,096	9,600	(2,208)	(74,196)
Maintenance Contracts	518,500	685,404	1,487,270	1,108,769	(166,904)	(968,770)	(590,269)
Total ORDINARY MAINTENANCE & OPERATIONS	4,129,867	3,414,737	3,643,228	3,311,714	715,130	486,639	818,153
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	10,281	0	0	(10,281)	0
Protective Servs. Contract Costs	0	0	0	1,507	0	0	(1,507)
Total Protective Services	0	0	10,281	1,507	0	(10,281)	(1,507)
GENERAL							
Insurance	227,384	169,368	157,586	169,033	58,016	69,798	58,351
Other General Expenses	0	0	0	48,132	0	0	(48,132)
Total GENERAL	227,384	169,368	157,586	217,165	58,016	69,798	10,219
Total Operating Expenses	10,973,492	10,525,262	9,042,967	9,143,515	448,229	1,930,525	1,829,977
Net Income (Loss) from Operations	444,571	59,062	(1,320,541)	3,657,216	385,509	1,765,112	(3,212,644)
SUNDRY							
419000 - Sundry	11,100	11,100	20,219	269,263	0	(9,119)	(258,163)
419003 - Equipment repair	15,650	15,650	6,131	6,998	0	9,519	8,652
419005 - Advertising	16,000	16,000	1,323	27,147	0	14,677	(11,147)
419011 - Membership dues	48,200	48,200	28,108	47,422	0	20,092	778
419013 - Bank charges/trustee fees	0	0	2,084	70,803	0	(2,084)	(70,803)
419015 - Books and subscriptions	4,200	4,200	1,342	2,535	0	2,858	1,665
419020 - Outside legal expense	150,000	150,000	98,353	194,557	0	51,647	(44,557)
419021 - Computer supplies and service	33,000	34,000	28,990	72,203	(1,000)	4,010	(39,203)
419025 - Rent-building and parking	35,000	39,000	67,004	47,845	(4,000)	(32,004)	(12,845)
419027 - HACM scholarships	0	0	0	2,000	0	0	(2,000)
419030 - Property Taxes	0	0	3,043	3,491	0	(3,043)	(3,491)
419100 - PC Hardware < \$5,000	1,000	1,000	0	0	0	1,000	1,000
419101 - Hardware Maintenance	70,000	25,000	69,266	0	45,000	734	70,000
419102 - Software Maintenance	41,000	61,000	16,197	35,576	(20,000)	24,803	5,424
419103 - Software	71,250	86,250	0	26,498	(15,000)	71,250	44,752
419104 - Internet Services	7,500	7,500	267	42,300	0	7,233	(34,800)
419105 - Data Communications	0	60,000	0	0	(60,000)	0	0
419106 - General Programming Support	5,000	5,000	0	4,870	0	5,000	130
419107 - Network Admin/Security	0	22,000	0	0	(22,000)	0	0
TOTAL SUNDRY	508,900	585,900	342,325	853,507	(77,000)	166,575	(344,607)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	18,000	18,000	22,010	36,183	0	(4,010)	(18,183)
442003 - Landscaping	5,000	10,000	0	45	(5,000)	5,000	4,955
442004 - Electrical supplies	3,500	3,500	1,036	3,071	0	2,464	429
442005 - Hardware supplies	20,600	7,100	16,766	39,511	13,500	3,834	(18,911)
442006 - HVAC Supplies	3,500	11,500	9,028	13,132	(8,000)	(5,528)	(9,632)
442007 - Janitorial supplies	5,000	7,900	3,483	29,706	(2,900)	1,517	(24,706)
442008 - Painting supplies	1,000	1,000	1,851	2,972	0	(851)	(1,972)
442009 - Plumbing supplies	300	300	672	2,204	0	(372)	(1,904)
442012 - Small tools	15,000	10,000	17,329	23,700	5,000	(2,329)	(8,700)
442013 - Furniture	0	1,500	0	0	(1,500)	0	0
442014 - Uniforms	25,000	16,500	23,450	19,576	8,500	1,550	5,424
TOTAL MAINTENANCE SUPPLIES	96,900	87,300	99,108	171,096	9,600	(2,208)	(74,196)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	11,667	0	0	(11,667)	0
443021 - Electrical contractor	4,000	12,000	4,044	3,164	(8,000)	(44)	836
443022 - Plumbing Contractors	5,000	10,000	4,194	5,822	(5,000)	806	(822)
443023 - HVAC Contractor	1,000	1,000	0	483	0	1,000	517
443025 - Janitorial contractor	0	0	0	14	0	0	(14)
443026 - Elevator contractor	0	0	4,186	2,898	0	(4,186)	(2,898)
443028 - Vehicle repairs contractor	14,500	14,500	16,158	10,098	0	(1,658)	4,402
443030 - Site Improves. Landscaping	0	0	0	0	0	0	0
443032 - Dwelling Structures	2,000	20,692	5,467	4,898	(18,692)	(3,467)	(2,898)
443033 - Paving	2,000	2,000	0	0	0	2,000	2,000
443040 - Consultant contractor	490,000	565,904	1,295,085	955,759	(75,904)	(805,085)	(465,759)
443042 - Non-dwelling Structures	0	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	3,608	4,310	0	(3,608)	(4,310)
443045 - Carpenter-Central Maintenance	0	0	6,124	7,569	0	(6,124)	(7,569)
443046 - Painter-Central Maintenance	0	0	187	2,085	0	(187)	(2,085)
443047 - Exterminating-Central Maintenance	0	0	6,619	422	0	(6,619)	(422)
443050 - HVAC-Central Maintenance	0	0	23,696	17,863	0	(23,696)	(17,863)
443051 - Janitorial-Central Maintenance	0	0	105,797	91,412	0	(105,797)	(91,412)
444020 - Accessory Buildings - Garages, Fences, Driveways	0	60,000	0	0	(60,000)	0	0
TOTAL MAINTENANCE CONTRACTS	518,500	685,404	1,487,270	1,108,769	(166,904)	(968,770)	(590,269)

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	2,059,227	1,946,429	2,253,547	2,243,743	112,798	(194,320)	(184,516)
Asset Management Fee Revenue	261,120	261,720	0	259,440	(600)	261,120	1,680
Bookkeeping Fee Revenue	290,245	290,245	277,030	285,900	0	13,215	4,345
CFP Management Fee	809,825	823,101	834,960	823,101	(13,276)	(25,135)	(13,276)
HCV Management Fee	0	850,000	0	800,000	(850,000)	0	(800,000)
Fee For Service	0	0	24,677	7,387	0	(24,677)	(7,387)
Developer Fees	0	0	11,908	420,291	0	(11,908)	(420,291)
Interest Income	10,000	100,000	14,213	42,420	(90,000)	(4,213)	(32,420)
Gain/Loss on Sale of Fixed Assets	0	0	0	0	0	0	0
Special fees earned	0	736,109	0	0	(736,109)	0	0
Other income	328,000	328,000	73,520	372,551	0	254,480	(44,551)
Non-dwelling rental	0	50,000	0	0	(50,000)	0	0
Total Revenues	3,758,417	5,385,604	3,489,855	5,254,833	(1,627,187)	268,562	(1,496,416)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	1,436,938	1,132,023	1,209,239	1,241,965	304,914	227,699	194,973
Employee Bens. - Admin.	592,724	460,551	424,419	448,998	132,173	168,305	143,726
Legal & Accounting	115,000	115,000	35,624	58,884	0	79,376	56,116
Staff training	12,000	12,000	134,517	25,120	0	(122,517)	(13,120)
Tuition reimbursement	3,500	3,500	412	3,134	0	3,088	366
Travel - convention	60,000	120,000	28,476	21,399	(60,000)	31,524	38,601
Travel - business	0	0	0	0	0	0	0
Mileage reimbursement	1,200	1,200	259	0	0	941	1,200
Contracted Property Management	0	736,109	103,186	175,555	(736,109)	(103,186)	(175,555)
Telephone	50,000	50,000	44,270	36,393	0	5,730	13,607
Postage	5,000	5,000	2,800	916	0	2,200	4,084
Temp Services	0	0	39,796	806	0	(39,796)	(806)
Contract service	100,000	200,000	40,012	56,920	(100,000)	59,988	43,080
Auditing Fees	15,000	10,770	6,675	14,240	4,230	8,325	760
Sundry	254,000	209,000	179,824	397,113	45,000	74,176	(143,113)
Office supplies	15,000	15,000	13,466	10,968	0	1,534	4,032
Printing and reproduction	6,000	6,000	4,404	5,042	0	1,596	958
Total ADMINISTRATIVE	2,666,362	3,076,153	2,267,378	2,497,455	(409,791)	398,983	168,907
TENANT SERVICES							
Tenant services salaries	11,614	11,357	11,276	10,403	257	338	1,211
Employee Bens. - Tenant Servs.	7,509	7,261	3,355	4,499	248	4,154	3,010
Contracts, Training & Others	2,000	152,000	8,493	5,000	(150,000)	(6,493)	(3,000)
Total TENANT SERVICES	21,123	170,618	23,124	19,902	(149,495)	(2,001)	1,221
UTILITIES							
Water	0	5,000	0	484	(5,000)	0	(484)
Electricity	0	0	3,322	0	0	(3,322)	0
Gas	0	0	4,821	0	0	(4,821)	0
Total UTILITIES	0	5,000	8,144	484	(5,000)	(8,144)	(484)
ORDINARY MAINTENANCE & OPERATIONS							
Maintenance Salaries	0	0	0	0	0	0	0
Maintenance Overtime	0	0	0	0	0	0	0
Employ. Bens. - Maintenance	0	0	0	0	0	0	0
Employ. Bens. Maint. Overtime	0	0	0	0	0	0	0
Maintenance Materials	2,000	2,000	1,649	3,582	0	351	(1,582)
Maintenance Contracts	3,500	3,500	15,998	6,881	0	(12,498)	(3,381)
Total ORDINARY MAINTENANCE & OPERATIONS	5,500	5,500	17,648	10,462	0	(12,148)	(4,962)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0	0	0	0	0
Protective Servs. Contract Costs	0	0	0	0	0	0	0
Total Protective Services	0	0	0	0	0	0	0
GENERAL							
Insurance	61,177	41,500	47,382	50,829	19,678	13,795	10,348
Other General Expenses	0	0	0	7,500	0	0	(7,500)
Total GENERAL	61,177	41,500	47,382	58,329	19,678	13,795	2,848
Total Operating Expenses	2,754,162	3,298,771	2,363,677	2,586,633	(544,609)	390,486	167,529
Net Income (Loss) from Operations	1,004,254	2,086,833	1,126,178	2,668,200	(1,082,578)	(121,924)	(1,663,946)
SUNDRY							
419000 - Sundry	6,000	6,000	13,720	107,693	0	(7,720)	(101,693)
419003 - Equipment repair	5,000	5,000	3,957	3,683	0	1,043	1,317
419005 - Advertising	5,000	5,000	321	3,563	0	4,679	1,437
419011 - Membership dues	45,000	45,000	27,038	46,584	0	17,962	(1,584)
419013 - Bank charges/trustee fees	0	0	2,084	1,585	0	(2,084)	(1,585)
419015 - Books and subscriptions	3,000	3,000	1,342	1,599	0	1,658	1,401
419020 - Outside legal expense	120,000	120,000	58,682	141,243	0	61,318	(21,243)
419021 - Computer supplies and service	10,000	10,000	23,625	20,451	0	(13,625)	(10,451)
419025 - Rent-building and parking	15,000	15,000	46,012	21,033	0	(31,012)	(6,033)
419027 - HACM scholarships	0	0	0	2,000	0	0	(2,000)
419030 - Property Taxes	0	0	3,043	3,491	0	(3,043)	(3,491)
419100 - PC Hardware < \$5,000	0	0	0	0	0	0	0
419101 - Hardware Maintenance	0	0	0	0	0	0	0
419102 - Software Maintenance	15,000	0	0	17,690	15,000	15,000	(2,690)
419103 - Software	30,000	0	0	26,498	30,000	30,000	3,502
419104 - Internet Services	0	0	0	0	0	0	0
419105 - Data Communications	0	0	0	0	0	0	0
419106 - General Programming Support	0	0	0	0	0	0	0
419107 - Network Admin/Security	0	0	0	0	0	0	0
TOTAL SUNDRY	254,000	209,000	179,824	397,113	45,000	74,176	(143,113)

MAINTENANCE SUPPLIES

442001 - Appliance parts		0	0	996	0	0	(996)
442002 - Automotive Parts	2,000	2,000	390	530	0	1,610	1,470
442003 - Landscaping		0	0		0	0	0
442004 - Electrical supplies		0	0		0	0	0
442005 - Hardware supplies		0	0		0	0	0
442006 - HVAC Supplies		0	63		0	(63)	0
442007 - Janitorial supplies		0	63	14	0	(63)	(14)
442008 - Painting supplies		0	0		0	0	0
442009 - Plumbing supplies		0	0		0	0	0
442012 - Small tools		0	0		0	0	0
442013 - Furniture		0	0		0	0	0
442014 - Uniforms		0	1,133	2,042	0	(1,133)	(2,042)
TOTAL MAINTENANCE SUPPLIES	2,000	2,000	1,649	3,582	0	351	(1,582)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor		0	11,667		0	(11,667)	0
443021 - Electrical contractor		0	0		0	0	0
443022 - Plumbing Contractors		0	0		0	0	0
443023 - HVAC Contractor		0	0		0	0	0
443025 - Janitorial contractor		0	0	14	0	0	(14)
443026 - Elevator contractor		0	4,186	2,898	0	(4,186)	(2,898)
443028 - Vehicle repairs contractor	3,500	3,500	146	803	0	3,354	2,698
443032 - Dwelling Structures		692	0	692	(692)	0	(692)
443033 - Paving		0	0		0	0	0
443039 - Recycling Contractor		0	0	1,860	0	0	(1,860)
443040 - Consultant contractor		0	0	615	0	0	(615)
443044 - Fee For Service-Central Maintenance		0	0		0	0	0
443045 - Carpenter-Central Maintenance		0	0		0	0	0
443046 - Painter-Central Maintenance		0	0		0	0	0
443047 - Exterminating-Central Maintenance		0	0		0	0	0
443050 - HVAC-Central Maintenance		0	0		0	0	0
443051 - Janitorial-Central Maintenance		0	0		0	0	0
444020 - Accessory Buildings - Garages, Fences, Driveways		0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	3,500	3,500	15,998	6,881	0	(12,498)	(3,381)

Housing Authority of the City of Milwaukee
COCC Operating Budget
Accounting
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	53	160	0	(53)	(160)
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	53	160	0	(53)	(160)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	526,319	443,751	488,899	448,978	82,568	37,421	77,342
Employee Bens. - Admin.	225,040	185,361	104,514	84,026	39,679	120,527	141,014
Legal & Accounting	0	0	0		0	0	0
Staff training	6,000	6,000	531	1,156	0	5,469	4,844
Tuition reimbursement	1,200	1,200	0		0	1,200	1,200
Travel - convention	6,000	0	0		6,000	6,000	6,000
Travel - business	3,000	3,000	0		0	3,000	3,000
Mileage reimbursement	0	0	0		0	0	0
Contracted Property Management	0	0	0		0	0	0
Telephone	1,000	1,000	604	1,106	0	396	(106)
Postage	1,000	1,000	1,670	1,815	0	(670)	(815)
Temp Services	50,000	50,000	174,417	115,583	0	(124,417)	(65,583)
Contract service	75,000	55,000	76,870	48,011	20,000	(1,870)	26,989
Auditing Fees	0	0	0		0	0	0
Sundry	15,850	15,850	11,252	19,357	0	4,598	(3,507)
Office supplies	2,000	2,000	4,011	6,683	0	(2,011)	(4,683)
Printing and reproduction	100	100	0	1,167	0	100	(1,067)
Total ADMINISTRATIVE	912,510	764,262	862,767	727,882	148,247	49,743	184,628
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	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
Maintenance Materials	0	0	0	1,053	0	0	(1,053)
Maintenance Contracts	0	0	41	0	0	(41)	0
Total ORDINARY MAINTENANCE & OPERATIONS	0	0	41	1,053	0	(41)	(1,053)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0		0	0	0
Total Protective Services	0	0	0	0	0	0	0
GENERAL							
Insurance	10,053	8,476	12,489	15,225	1,577	(2,437)	(5,172)
Other General Expenses	0	0	0		0	0	0
Total GENERAL	10,053	8,476	12,489	15,225	1,577	(2,437)	(5,172)
Total Operating Expenses	922,562	772,738	875,298	744,160	149,824	47,265	178,403
Net Income (Loss) from Operations	(922,562)	(772,738)	(875,244)	(744,000)	(149,824)	(47,318)	(178,563)
SUNDRY							
419000 - Sundry	3,000	3,000	0	1,479	0	3,000	1,521
419003 - Equipment repair	150	150	501		0	(351)	150
419005 - Advertising	0	0	0		0	0	0
419011 - Membership dues	1,200	1,200	887	310	0	313	890
419015 - Books and subscriptions	1,000	1,000	0	936	0	1,000	64
419020 - Outside legal expense	0	0	0		0	0	0
419021 - Computer supplies and service	1,000	1,000	395	2,023	0	605	(1,023)
419025 - Rent-building and parking	9,500	9,500	9,470	11,389	0	30	(1,889)
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	0	0	0	3,220	0	0	(3,220)
419103 - Software	0	0	0		0	0	0
419104 - Internet Services	0	0	0		0	0	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	15,850	15,850	11,252	19,357	0	4,598	(3,507)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	0	0	0	0	0	0
442003 - Landscaping	0	0	0	0	0	0
442004 - Electrical supplies	0	0	0	0	0	0
442005 - Hardware supplies	0	0	0	261	0	(261)
442006 - HVAC Supplies	0	0	0	0	0	0
442007 - Janitorial supplies	0	0	0	792	0	(792)
442008 - Painting supplies	0	0	0	0	0	0
442009 - Plumbing 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	0	1,053	0	(1,053)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0
443021 - Electrical contractor	0	0	0	0	0	0
443022 - Plumbing Contractors	0	0	0	0	0	0
443023 - HVAC Contractor	0	0	0	0	0	0
443025 - Janitorial contractor	0	0	0	0	0	0
443026 - Elevator contractor	0	0	0	0	0	0
443028 - Vehicle repairs contractor	0	0	0	0	0	0
443032 - Dwelling Structures	0	0	0	0	0	0
443033 - Paving	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	41	0	(41)	0
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	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	0	0	0
443051 - Janitorial-Central Maintenance	0	0	0	0	0	0
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	0	0	41	0	(41)	0

Housing Authority of the City of Milwaukee
COCC Operating Budget
Personnel
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	48	60	0	(48)	(60)
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	48	60	0	(48)	(60)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	362,182	299,928	369,079	316,370	62,254	(6,897)	45,812
Employee Bens. - Admin.	184,599	154,573	92,538	98,304	30,026	92,061	86,296
Legal & Accounting	0	0	0		0	0	0
Staff training	20,000	20,000	27,329	9,081	0	(7,329)	10,919
Tuition reimbursement	1,500	1,500	2,000	4,275	0	(500)	(2,775)
Travel - convention	0	0	1,110	1,400	0	(1,110)	(1,400)
Travel - business	0	0	0	682	0	0	(682)
Mileage reimbursement	0	0	0		0	0	0
Contracted Property Management	0	0	0		0	0	0
Telephone	500	500	2,105	2,182	0	(1,605)	(1,682)
Postage	1,000	1,000	200	1,329	0	800	(329)
Temp Services	2,000	2,000	65,641	44,076	0	(63,641)	(42,076)
Contract service	135,000	135,000	68,604	91,504	0	66,396	43,496
Auditing Fees	0	0	0		0	0	0
Sundry	48,950	48,950	52,960	111,834	0	(4,010)	(62,884)
Office supplies	1,000	1,000	90	1,078	0	910	(78)
Printing and reproduction	3,500	3,500	12,432	8,796	0	(8,932)	(5,296)
Total ADMINISTRATIVE	760,231	667,951	694,088	690,912	92,280	66,143	69,320
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	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
Maintenance Materials	0	0	0	25,200	0	0	(25,200)
Maintenance Contracts	0	0	0	0	0	0	0
Total ORDINARY MAINTENANCE & OPERATIONS	0	0	0	25,200	0	0	(25,200)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0		0	0	0
Total Protective Services	0	0	0	0	0	0	0
GENERAL							
Insurance	6,918	5,729	8,442	9,595	1,189	(1,524)	(2,678)
Other General Expenses	0	0	0		0	0	0
Total GENERAL	6,918	5,729	8,442	9,595	1,189	(1,524)	(2,678)
Total Operating Expenses	767,149	673,680	702,530	725,707	93,469	64,619	41,442
Net Income (Loss) from Operations	(767,149)	(673,680)	(702,482)	(725,647)	(93,469)	(64,667)	(41,502)
SUNDRY							
419000 - Sundry	1,000	1,000	6,467	23,745	0	(5,467)	(22,745)
419003 - Equipment repair	1,000	1,000	0	176	0	1,000	824
419005 - Advertising	10,000	10,000	667	21,707	0	9,333	(11,707)
419011 - Membership dues	1,000	1,000	0	528	0	1,000	472
419015 - Books and subscriptions	200	200	0		0	200	200
419020 - Outside legal expense	30,000	30,000	39,671	53,314	0	(9,671)	(23,314)
419021 - Computer supplies and service	1,000	1,000	0	4,825	0	1,000	(3,825)
419025 - Rent-building and parking	4,500	4,500	6,155	7,540	0	(1,655)	(3,040)
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0			0		
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	0	0	0		0	0	0
419103 - Software	250	250	0		0	250	250
419104 - Internet Services	0	0	0		0	0	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	48,950	48,950	52,960	111,834	0	(4,010)	(62,884)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	0	0	0	0	0	0
442003 - Landscaping	0	0	0	0	0	0
442004 - Electrical supplies	0	0	0	0	0	0
442005 - Hardware supplies	0	0	0	0	0	0
442006 - HVAC Supplies	0	0	0	0	0	0
442007 - Janitorial supplies	0	0	0	25,200	0	(25,200)
442008 - Painting supplies	0	0	0	0	0	0
442009 - Plumbing 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	0	25,200	0	(25,200)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor						
443021 - Electrical contractor	0	0	0	0	0	0
443022 - Plumbing Contractors	0	0	0	0	0	0
443023 - HVAC Contractor	0	0	0	0	0	0
443025 - Janitorial contractor	0	0	0	0	0	0
443026 - Elevator contractor	0	0	0	0	0	0
443028 - Vehicle repairs contractor	0	0	0	0	0	0
443032 - Dwelling Structures	0	0	0	0	0	0
443033 - Paving	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	0	0	0	0
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	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	0	0	0
443051 - Janitorial-Central Maintenance	0	0	0	0	0	0
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	0	0	0	0	0	0

Housing Authority of the City of Milwaukee
COCC Operating Budget
Purchasing
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	5,807	22,725	0	(5,807)	(22,725)
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	5,807	22,725	0	(5,807)	(22,725)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	304,936	299,970	297,880	377,912	4,966	7,056	(72,976)
Employee Bens. - Admin.	133,498	130,121	78,075	92,852	3,376	55,423	40,646
Legal & Accounting	0	0	0	5,764	0	0	(5,764)
Staff training	15,000	25,000	9,770	14,793	(10,000)	5,230	207
Tuition reimbursement	0	0	0		0	0	0
Travel - convention	5,000	5,000	0		0	5,000	5,000
Travel - business	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Contracted Property Management	0	0	0		0	0	0
Telephone	3,500	3,500	2,391	2,948	0	1,109	552
Postage	100	100	141	150	0	(41)	(50)
Temp Services	0	25,000	0		(25,000)	0	0
Contract service	30,000	60,000	24,336	22,308	(30,000)	5,664	7,692
Auditing Fees	0	0	0		0	0	0
Sundry	41,500	92,500	5,701	95,705	(51,000)	35,799	(54,205)
Office supplies	5,300	5,300	4,800	4,712	0	500	588
Printing and reproduction	3,000	3,000	3,181	4,710	0	(181)	(1,710)
Total ADMINISTRATIVE	541,833	649,491	426,273	621,853	(107,658)	115,560	(80,020)
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	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
Maintenance Materials	0	1,500	0	13	(1,500)	0	(13)
Maintenance Contracts	0	0	0	0	0	0	0
Total ORDINARY MAINTENANCE & OPERATIONS	0	1,500	0	13	(1,500)	0	(13)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0		0	0	0
Total Protective Services	0	0	0	0	0	0	0
GENERAL							
Insurance	5,824	5,730	8,443	9,597	95	(2,618)	(3,773)
Other General Expenses	0	0	0		0	0	0
Total GENERAL	5,824	5,730	8,443	9,597	95	(2,618)	(3,773)
Total Operating Expenses	547,658	656,721	434,716	631,463	(109,063)	112,942	(83,806)
Net Income (Loss) from Operations	(547,658)	(656,721)	(428,909)	(608,739)	109,063	(118,749)	61,081
SUNDRY							
419000 - Sundry	0	0	0	16,576	0	0	(16,576)
419003 - Equipment repair	3,500	3,500	0	221	0	3,500	3,279
419005 - Advertising	1,000	1,000	335	1,877	0	665	(877)
419011 - Membership dues	1,000	1,000	0		0	1,000	1,000
419013 - Bank charges/trustee fees	0	0	0	69,218	0	0	(69,218)
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	2,000	0		(2,000)	0	0
419025 - Rent-building and parking	6,000	10,000	5,366	7,813	(4,000)	634	(1,813)
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	0	0	0		0	0	0
419103 - Software	30,000	75,000	0		(45,000)	30,000	30,000
419104 - Internet Services	0	0	0		0	0	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	41,500	92,500	5,701	95,705	(51,000)	35,799	(54,205)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	0	0	0	0	0	0
442003 - Landscaping	0	0	0	0	0	0
442004 - Electrical supplies	0	0	0	0	0	0
442005 - Hardware supplies	0	0	0	(1)	0	1
442006 - HVAC Supplies	0	0	0	0	0	0
442007 - Janitorial supplies	0	0	0	14	0	(14)
442008 - Painting supplies	0	0	0	0	0	0
442009 - Plumbing supplies	0	0	0	0	0	0
442012 - Small tools	0	0	0	0	0	0
442013 - Furniture	0	1,500	0	(1,500)	0	0
442014 - Uniforms	0	0	0	0	0	0
TOTAL MAINTENANCE SUPPLIES	0	1,500	0	13	(1,500)	(13)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0
443021 - Electrical contractor	0	0	0	0	0	0
443022 - Plumbing Contractors	0	0	0	0	0	0
443023 - HVAC Contractor	0	0	0	0	0	0
443025 - Janitorial contractor	0	0	0	0	0	0
443026 - Elevator contractor	0	0	0	0	0	0
443028 - Vehicle repairs contractor	0	0	0	0	0	0
443032 - Dwelling Structures	0	0	0	0	0	0
443033 - Paving	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0
443040 - Consultant contractor	0	0	0	0	0	0
443044 - Fee For Service-Central Maintenance	0	0	0	0	0	0
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	0	0	0
443050 - HVAC-Central Maintenance	0	0	0	0	0	0
443051 - Janitorial-Central Maintenance	0	0	0	0	0	0
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	0	0	0	0	0	0

Housing Authority of the City of Milwaukee
COCC Operating Budget
Information Technology
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	28	266	0	(28)	(266)
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	28	266	0	(28)	(266)
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	293,052	287,819	183,858	185,680	5,233	109,194	107,373
Employee Bens. - Admin.	89,036	119,072	56,739	54,092	(30,036)	32,297	34,944
Legal & Accounting	0	0	0		0	0	0
Staff training	0	5,000	0		(5,000)	0	0
Tuition reimbursement	0	0	0		0	0	0
Travel - convention	5,000	5,000	0		0	5,000	5,000
Travel - business	0	0	0		0	0	0
Mileage reimbursement	0	0	0	307	0	0	(307)
Contracted Property Management	0	0	0		0	0	0
Telephone	5,000	3,400	4,908	4,809	1,600	92	191
Postage	0	0	0		0	0	0
Temp Services	65,000	45,000	20,992	64,681	20,000	44,008	319
Contract service	0	0	0		0	0	0
Auditing Fees	0	0	0		0	0	0
Sundry	140,100	202,100	90,280	138,738	(62,000)	49,820	1,362
Office supplies	2,000	2,000	0		0	2,000	2,000
Printing and reproduction	0	0	0		0	0	0
Total ADMINISTRATIVE	599,189	669,392	356,777	448,306	(70,203)	242,411	150,883
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	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
Maintenance Materials	1,000	1,000	712	946	0	288	54
Maintenance Contracts	1,000	1,000	1,985	2,663	0	(985)	(1,663)
Total ORDINARY MAINTENANCE & OPERATIONS	2,000	2,000	2,698	3,609	0	(698)	(1,609)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0		0	0	0
Total Protective Services	0	0	0	0	0	0	0
GENERAL							
Insurance	9,431	7,437	5,411	7,531	1,994	4,020	1,900
Other General Expenses	0	0	0		0	0	0
Total GENERAL	9,431	7,437	5,411	7,531	1,994	4,020	1,900
Total Operating Expenses	610,620	678,829	364,886	459,446	(68,210)	245,734	151,174
Net Income (Loss) from Operations	(610,620)	(678,829)	(364,858)	(459,180)	68,210	(245,762)	(151,440)
SUNDRY							
419000 - Sundry	600	600	0	49,461	0	600	(48,861)
419003 - Equipment repair	2,000	2,000	0		0	2,000	2,000
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	20,000	10,000	4,818	27,369	10,000	15,182	(7,369)
419025 - Rent-building and parking	0	0	0	71	0	0	(71)
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	70,000	25,000	69,266		45,000	734	70,000
419102 - Software Maintenance	25,000	60,000	16,197	14,667	(35,000)	8,803	10,334
419103 - Software	10,000	10,000	0		0	10,000	10,000
419104 - Internet Services	7,500	7,500	0	42,300	0	7,500	(34,800)
419105 - Data Communications	0	60,000	0		(60,000)	0	0
419106 - General Programming Support	5,000	5,000	0	4,870	0	5,000	130
419107 - Network Admin/Security	0	22,000	0		(22,000)	0	0
TOTAL SUNDRY	140,100	202,100	90,280	138,738	(62,000)	49,820	1,362

MAINTENANCE SUPPLIES

442002 - Automotive Parts	1,000	1,000	542	624	0	458	376
442003 - Landscaping	0	0	0		0	0	0
442004 - Electrical supplies	0	0	0		0	0	0
442005 - Hardware supplies	0	0	0		0	0	0
442006 - HVAC Supplies	0	0	0	178	0	0	(178)
442007 - Janitorial supplies	0	0	0		0	0	0
442008 - Painting supplies	0	0	0		0	0	0
442009 - Plumbing supplies	0	0	0	144	0	0	(144)
442012 - Small tools	0	0	0		0	0	0
442013 - Furniture	0	0	0		0	0	0
442014 - Uniforms	0	0	171		0	(171)	0
TOTAL MAINTENANCE SUPPLIES	1,000	1,000	712	946	0	288	54

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0		0	0	0
443021 - Electrical contractor	0	0	1,793	1,402	0	(1,793)	(1,402)
443022 - Plumbing Contractors	0	0	0	1,148	0	0	(1,148)
443023 - HVAC Contractor	0	0	0		0	0	0
443025 - Janitorial contractor	0	0	0		0	0	0
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	1,000	1,000	0		0	1,000	1,000
443032 - Dwelling Structures	0	0	0		0	0	0
443033 - Paving	0	0	0		0	0	0
443039 - Recycling Contractor	0	0	0	113	0	0	(113)
443040 - Consultant contractor	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0	0	192		0	(192)	0
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		0	0	0
443050 - HVAC-Central Maintenance	0	0	0		0	0	0
443051 - Janitorial-Central Maintenance	0	0	0		0	0	0
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	1,000	1,000	1,985	2,663	0	(985)	(1,663)

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	0		0	0	0
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	0	0	0	0	0
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	0	0	0		0	0	0
Employee Bens. - Admin.	0	0	0		0	0	0
Legal & Accounting	0	0	0		0	0	0
Staff training	0	0	0		0	0	0
Tuition reimbursement	0	0	0		0	0	0
Travel - convention	0	0	0		0	0	0
Travel - business	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Contracted Property Management	0	0	0		0	0	0
Telephone	0	0	0		0	0	0
Postage	0	0	0		0	0	0
Temp Services	0	13,000	0		(13,000)	0	0
Contract service	0	0	0		0	0	0
Auditing Fees	0	0	0		0	0	0
Sundry	0	0	5	95	0	(5)	(95)
Office supplies	0	0	107		0	(107)	0
Printing and reproduction	0	0	149		0	(149)	0
Total ADMINISTRATIVE	0	13,000	260	95	(13,000)	(260)	(95)
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	0	0	0	1,351	0	0	(1,351)
Total TENANT SERVICES	0	0	0	1,351	0	0	(1,351)
UTILITIES							
Water	4,953	5,045	2,688	4,755	(92)	2,265	198
Electricity	19,115	18,155	17,065	14,585	960	2,050	4,530
Gas	7,945	6,723	6,892	5,894	1,222	1,053	2,051
Total UTILITIES	32,013	29,923	26,645	25,234	2,090	5,367	6,778
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
Maintenance Materials	10,800	13,200	7,766	7,373	(2,400)	3,034	3,427
Maintenance Contracts	8,000	41,000	64,398	59,577	(33,000)	(56,398)	(51,577)
Total ORDINARY MAINTENANCE & OPERATIONS	18,800	54,200	72,165	66,950	(35,400)	(53,365)	(48,150)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	10,281		0	(10,281)	0
Protective Servs. Contract Costs	0	0	0		0	0	0
Total Protective Services	0	0	10,281	0	0	(10,281)	0
GENERAL							
Insurance	7,720	5,633	5,672		2,087	2,048	7,720
Other General Expenses	0	0	0		0	0	0
Total GENERAL	7,720	5,633	5,672	0	2,087	2,048	7,720
Total Operating Expenses	58,533	102,756	115,024	93,629	(44,223)	(56,491)	(35,096)
Net Income (Loss) from Operations	(58,533)	(102,756)	(115,024)	(93,629)	44,223	56,491	35,096
SUNDRY							
419000 - Sundry	0	0	5	95	0	(5)	(95)
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
419025 - Rent-building and parking	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419027 - HACM scholarships	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	0	0	0		0	0	0
419103 - Software	0	0	0		0	0	0
419104 - Internet Services	0	0	0		0	0	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	0	0	5	95	0	(5)	(95)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	0	0	0		0	0	0
442003 - Landscaping	0	5,000	0		(5,000)	0	0
442004 - Electrical supplies	1,000	1,000	0	189	0	1,000	811
442005 - Hardware supplies	5,000	1,000	6,109	2,502	4,000	(1,109)	2,498
442006 - HVAC Supplies	2,000	1,000	148	3,148	1,000	1,852	(1,148)
442007 - Janitorial supplies	2,000	4,400	1,463	1,439	(2,400)	537	561
442008 - Painting supplies	500	500	46		0	454	500
442009 - Plumbing supplies	300	300	0	95	0	300	205
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	10,800	13,200	7,766	7,373	(2,400)	3,034	3,427

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0
443021 - Electrical contractor	4,000	12,000	1,351	1,632	(8,000)	2,649	2,368
443022 - Plumbing Contractors	4,000	9,000	1,388	3,270	(5,000)	2,612	730
443023 - HVAC Contractor	0	0	0	483	0	0	(483)
443025 - Janitorial contractor	0	0	0		0	0	0
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	0	0	632	496	0	(632)	(496)
443032 - Dwelling Structures	0	0	3,588	1,563	0	(3,588)	(1,563)
443033 - Paving	0	0	0		0	0	0
443039 - Recycling Contractor	0	0	0		0	0	0
443040 - Consultant contractor	0	0	376		0	(376)	0
443044 - Fee For Service-Central Maintenance	0	0	1,220	2,620	0	(1,220)	(2,620)
443045 - Carpenter-Central Maintenance	0	0	5,784	1,500	0	(5,784)	(1,500)
443046 - Painter-Central Maintenance	0	0	187	1,595	0	(187)	(1,595)
443047 - Exterminating-Central Maintenance	0	0	1	163	0	(1)	(163)
443050 - HVAC-Central Maintenance	0	0	8,172	3,028	0	(8,172)	(3,028)
443051 - Janitorial-Central Maintenance	0	0	41,700	43,227	0	(41,700)	(43,227)
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	20,000	0		(20,000)	0	0
TOTAL MAINTENANCE CONTRACTS	8,000	41,000	64,398	59,577	(33,000)	(56,398)	(51,577)

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	0	0	0		0	0	0
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	36,178		0	(36,178)	0
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	0	0	36,178	0	0	(36,178)	0
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	0	0	0		0	0	0
Employee Bens. - Admin.	0	0	0		0	0	0
Legal & Accounting	0	0	0		0	0	0
Staff training	0	0	0		0	0	0
Tuition reimbursement	0	0	0		0	0	0
Travel - convention	0	0	0		0	0	0
Travel - business	0	0	0		0	0	0
Mileage reimbursement	0	0	0		0	0	0
Contracted Property Management	0	0	0		0	0	0
Telephone	0	0	0		0	0	0
Postage	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
Sundry	0	0	294	123	0	(294)	(123)
Office supplies	0	0	0		0	0	0
Printing and reproduction	0	0	0		0	0	0
Total ADMINISTRATIVE	0	0	294	123	0	(294)	(123)
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	0	0	0		0	0	0
Total TENANT SERVICES	0	0	0	0	0	0	0
UTILITIES							
Water	7,466	7,412	4,158	7,109	54	3,308	357
Electricity	35,755	31,357	30,366	33,936	4,398	5,389	1,819
Gas	12,448	11,298	11,291	9,111	1,150	1,157	3,337
Total UTILITIES	55,669	50,067	45,814	50,156	5,602	9,855	5,513
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
Maintenance Materials	11,100	20,100	11,828	8,958	(9,000)	(728)	2,142
Maintenance Contracts	6,000	64,000	91,164	67,531	(58,000)	(85,164)	(61,531)
Total ORDINARY MAINTENANCE & OPERATIONS	17,100	84,100	102,992	76,489	(67,000)	(85,892)	(59,389)
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0	1,455	0	0	(1,455)
Total Protective Services	0	0	0	1,455	0	0	(1,455)
GENERAL							
Insurance	17,510	7,755	8,537	3,011	9,755	8,973	14,499
Other General Expenses	0	0	0		0	0	0
Total GENERAL	17,510	7,755	8,537	3,011	9,755	8,973	14,499
Total Operating Expenses	90,279	141,922	157,637	131,235	(51,643)	(67,358)	(40,956)
Net Income (Loss) from Operations	(90,279)	(141,922)	(121,459)	(131,235)	51,643	31,180	40,956
SUNDRY							
419000 - Sundry	0	0	27	123	0	(27)	(123)
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
419025 - Rent-building and parking	0	0	0		0	0	0
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	0	0	0		0	0	0
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	0	0	0		0	0	0
419103 - Software	0	0	0		0	0	0
419104 - Internet Services	0	0	267		0	(267)	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	0	0	294	123	0	(294)	(123)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	0	0	0		0	0	0
442003 - Landscaping	5,000	5,000	0		0	5,000	5,000
442004 - Electrical supplies	1,500	1,500	1,025	785	0	475	715
442005 - Hardware supplies	600	600	355	3,531	0	245	(2,931)
442006 - HVAC Supplies	1,000	10,000	8,942	3,024	(9,000)	(7,942)	(2,024)
442007 - Janitorial supplies	2,500	2,500	854	1,279	0	1,646	1,221
442008 - Painting supplies	500	500	45	188	0	455	312
442009 - Plumbing supplies	0	0	0		0	0	0
442010 - Exterminating supplies	0	0	606		0	(606)	0
442012 - Small tools	0	0	0	151	0	0	(151)
442013 - Furniture	0	0	0		0	0	0
442014 - Uniforms	0	0	0		0	0	0
TOTAL MAINTENANCE SUPPLIES	11,100	20,100	11,828	8,958	(9,000)	(728)	2,142

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0		0	0	0
443021 - Electrical contractor	0	0	0		0	0	0
443022 - Plumbing Contractors	1,000	1,000	150	852	0	850	148
443023 - HVAC Contractor	1,000	1,000	0		0	1,000	1,000
443025 - Janitorial contractor	0	0	0		0	0	0
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	0	0	504	326	0	(504)	(326)
443030 - Site Improves. Landscaping	0	0	0		0	0	0
443032 - Dwelling Structures	2,000	20,000	1,879	2,627	(18,000)	121	(627)
443033 - Paving	2,000	2,000	0		0	2,000	2,000
443039 - Recycling Contractor	0	0	0		0	0	0
443040 - Consultant contractor	0	0	376		0	(376)	0
443044 - Fee For Service-Central Maintenance	0	0	1,781	570	0	(1,781)	(570)
443045 - Carpenter-Central Maintenance	0	0	340	6,069	0	(340)	(6,069)
443046 - Painter-Central Maintenance	0	0	0	490	0	0	(490)
443047 - Exterminating-Central Maintenance	0	0	6,617	129	0	(6,617)	(129)
443050 - HVAC-Central Maintenance	0	0	15,419	10,151	0	(15,419)	(10,151)
443051 - Janitorial-Central Maintenance	0	0	64,097	46,317	0	(64,097)	(46,317)
444020 - Accessory Buildings - Garages, Fences, Driveways	0	40,000	0		(40,000)	0	0
TOTAL MAINTENANCE CONTRACTS	6,000	64,000	91,164	67,531	(58,000)	(85,164)	(61,531)

MAINTENANCE SUPPLIES							
442002 - Automotive Parts	0	0	4,852	6,290	0	(4,852)	(6,290)
442003 - Landscaping	0	0	0		0	0	0
442004 - Electrical supplies	0	0	0		0	0	0
442005 - Hardware supplies	0	0	0		0	0	0
442006 - HVAC Supplies	0	0	0		0	0	0
442007 - Janitorial supplies	0	0	0		0	0	0
442008 - Painting supplies	0	0	0		0	0	0
442009 - Plumbing supplies	0	0	0		0	0	0
442012 - Small tools	0	0	0	10	0	0	(10)
442013 - Furniture	0	0	0		0	0	0
442014 - Uniforms	0	0	0		0	0	0
TOTAL MAINTENANCE SUPPLIES	0	0	4,852	6,300	0	(4,852)	(6,300)

MAINTENANCE CONTRACTS							
443018 - Appraisals, Inspections contractor	0	0	0		0	0	0
443021 - Electrical contractor	0	0	0		0	0	0
443022 - Plumbing Contractors	0	0	0		0	0	0
443023 - HVAC Contractor	0	0	0		0	0	0
443025 - Janitorial contractor	0	0	0		0	0	0
443026 - Elevator contractor	0	0	0		0	0	0
443028 - Vehicle repairs contractor	0	0	0	34	0	0	(34)
443030 - Site Improves. Landscaping	0	0	0		0	0	0
443032 - Dwelling Structures	0	0	0		0	0	0
443033 - Paving	0	0	0		0	0	0
443039 - Recycling Contractor	0	0	0		0	0	0
443040 - Consultant contractor	0	0	0		0	0	0
443044 - Fee For Service-Central Maintenance	0	0	0		0	0	0
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		0	0	0
443050 - HVAC-Central Maintenance	0	0	0		0	0	0
443051 - Janitorial-Central Maintenance	0	0	0		0	0	0
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0		0	0	0
TOTAL MAINTENANCE CONTRACTS	0	0	0	34	0	0	(34)

Housing Authority of the City of Milwaukee
COCC Operating Budget
Maintenance Operations
FY 2024

	Budget 2024	Budget 2023	Annualize 2023	Actual 2022	2024Bvs2023B	2024Bvs2023A	2024Bvs2022A
Revenues							
Management Fee Revenue	0	0	0		0	0	0
Asset Management Fee Revenue	0	0	0		0	0	0
Bookkeeping Fee Revenue	0	0	0		0	0	0
CFP Management Fee	0	0	0		0	0	0
HCV Management Fee	0	0	0		0	0	0
Fee For Service	4,251,649	3,775,124	3,732,741	3,167,626	476,525	518,908	1,084,023
Developer Fees	0	0	0		0	0	0
Interest Income	0	0	0		0	0	0
Special fees earned	0	0	0		0	0	0
Other income	0	0	38,154	2,208	0	(38,154)	(2,208)
Non-dwelling rental	0	0	0		0	0	0
Total Revenues	4,251,649	3,775,124	3,770,895	3,169,834	476,525	480,754	1,081,815
Operating Expenditures							
ADMINISTRATIVE							
Administrative salaries	499,292	377,530	129,137	99,656	121,762	370,155	399,636
Employee Bens. - Admin.	158,738	95,200	49,191	69,983	63,538	109,547	88,755
Legal & Accounting	0	0	0		0	0	0
Staff training	5,000	5,000	0		0	5,000	5,000
Tuition reimbursement	0	0	0		0	0	0
Travel - convention	0	0	0		0	0	0
Travel - business	0	0	0		0	0	0
Mileage reimbursement	5,000	5,000	0	1,011	0	5,000	3,989
Contracted Property Management	0	0	0		0	0	0
Telephone	45,000	10,000	42,494	16,863	35,000	2,506	28,137
Postage	25	25	0		0	25	25
Temp Services	0	40,000	0		(40,000)	0	0
Contract service	0	0	0		0	0	0
Auditing Fees	0	0	0		0	0	0
Sundry	8,500	17,500	2,009	90,543	(9,000)	6,491	(82,043)
Office supplies	6,500	6,500	2,365	2,753	0	4,135	3,747
Printing and reproduction	0	0	1,190	462	0	(1,190)	(462)
Total ADMINISTRATIVE	728,055	556,755	226,386	281,270	171,300	501,669	446,785
TENANT SERVICES							
Tenant services salaries	0	0	0		0	0	0
Employee Bens. - Tenant Servs.	0	0	0		0	0	0
Contracts, Training & Others	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	2,397,010	1,807,752	1,406,477	1,370,148	589,258	990,533	1,026,862
Maintenance Overtime	239,701	180,775	36,835	47,750	58,926	202,866	191,951
Employ. Bens. - Maintenance	859,419	639,677	613,538	613,951	219,742	245,880	245,467
Employ. Bens. Maint. Overtime	18,337	13,829	0		4,508	18,337	18,337
Maintenance Materials	72,000	49,500	72,300	117,672	22,500	(300)	(45,672)
Maintenance Contracts	500,000	575,904	1,313,683	972,083	(75,904)	(813,683)	(472,083)
Total ORDINARY MAINTENANCE & OPERATIONS	4,086,467	3,267,437	3,442,833	3,121,604	819,030	643,634	964,863
PROTECTIVE SERVICES							
Public Safety Allocation	0	0	0		0	0	0
Protective Servs. Contract Costs	0	0	0	52	0	0	(52)
Total Protective Services	0	0	0	52	0	0	(52)
GENERAL							
Insurance	104,718	83,218	55,476	66,726	21,500	49,241	37,992
Other General Expenses	0	0	0	40,632	0	0	(40,632)
Total GENERAL	104,718	83,218	55,476	107,357	21,500	49,241	(2,640)
Total Operating Expenses	4,919,240	3,907,411	3,724,696	3,510,283	1,011,829	1,194,544	1,408,957
Net Income (Loss) from Operations	(667,591)	(132,287)	46,199	(340,450)	(535,304)	(713,790)	(327,141)
SUNDRY							
419000 - Sundry	500	500	0	70,091	0	500	(69,591)
419003 - Equipment repair	4,000	4,000	1,673	2,918	0	2,327	1,082
419005 - Advertising	0	0	0		0	0	0
419011 - Membership dues	0	0	183		0	(183)	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	1,000	10,000	152	17,534	(9,000)	848	(16,534)
419025 - Rent-building and parking	0	0	0		0	0	0
419027 - HACM scholarships	0	0	0		0	0	0
419030 - Property Taxes	0	0	0		0	0	0
419100 - PC Hardware < \$5,000	1,000	1,000	0		0	1,000	1,000
419101 - Hardware Maintenance	0	0	0		0	0	0
419102 - Software Maintenance	1,000	1,000	0		0	1,000	1,000
419103 - Software	1,000	1,000	0		0	1,000	1,000
419104 - Internet Services	0	0	0		0	0	0
419105 - Data Communications	0	0	0		0	0	0
419106 - General Programming Support	0	0	0		0	0	0
419107 - Network Admin/Security	0	0	0		0	0	0
TOTAL SUNDRY	8,500	17,500	2,009	90,543	(9,000)	6,491	(82,043)

MAINTENANCE SUPPLIES

442002 - Automotive Parts	15,000	15,000	16,226	28,739	0	(1,226)	(13,739)
442003 - Landscaping	0	0	0	45	0	0	(45)
442004 - Electrical supplies	1,000	1,000	11	2,097	0	989	(1,097)
442005 - Hardware supplies	15,000	5,500	10,302	33,218	9,500	4,698	(18,218)
442006 - HVAC Supplies	500	500	(125)	6,783	0	625	(6,283)
442007 - Janitorial supplies	500	1,000	1,103	969	(500)	(603)	(469)
442008 - Painting supplies	0	0	1,760	2,784	0	(1,760)	(2,784)
442009 - Plumbing supplies	0	0	672	1,965	0	(672)	(1,965)
442010 - Exterminating supplies	0	0	2,877	0	0	(2,877)	0
442012 - Small tools	15,000	10,000	17,329	23,539	5,000	(2,329)	(8,539)
442013 - Furniture	0	0	0	0	0	0	0
442014 - Uniforms	25,000	16,500	22,146	17,534	8,500	2,854	7,466
TOTAL MAINTENANCE SUPPLIES	72,000	49,500	72,300	117,672	22,500	(300)	(45,672)

MAINTENANCE CONTRACTS

443018 - Appraisals, Inspections contractor	0	0	0	0	0	0	0
443021 - Electrical contractor	0	0	900	130	0	(900)	(130)
443022 - Plumbing Contractors	0	0	2,657	552	0	(2,657)	(552)
443023 - HVAC Contractor	0	0	0	0	0	0	0
443025 - Janitorial contractor	0	0	0	0	0	0	0
443026 - Elevator contractor	0	0	0	0	0	0	0
443028 - Vehicle repairs contractor	10,000	10,000	14,877	8,439	0	(4,877)	1,561
443032 - Dwelling Structures	0	0	0	16	0	0	(16)
443033 - Paving	0	0	0	0	0	0	0
443039 - Recycling Contractor	0	0	0	0	0	0	0
443040 - Consultant contractor	490,000	565,904	1,294,333	955,144	(75,904)	(804,333)	(465,144)
443044 - Fee for Service-Central Maintenance	0	0	373	1,120	0	(373)	(1,120)
443045 - Carpenter-Central Maintenance	0	0	0	0	0	0	0
443046 - Painter-Central Maintenance	0	0	0	0	0	0	0
443047 - Exterminating-Central Maintenance	0	0	0	130	0	0	(130)
443048 - Electrical-Central Maintenance	0	0	438	0	0	(438)	0
443050 - HVAC-Central Maintenance	0	0	105	4,684	0	(105)	(4,684)
443051 - Janitorial-Central Maintenance	0	0	0	1,868	0	0	(1,868)
444020 - Accessory Buildings - Garages, Fences, Drivewa	0	0	0	0	0	0	0
TOTAL MAINTENANCE CONTRACTS	500,000	575,904	1,313,683	972,083	(75,904)	(813,683)	(472,083)