

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 Managment 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

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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

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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