

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

	TOTAL	RIVERVIEW	PARKLAWN
ACC Units	2,392	180	380
Operating Income			
Dwelling rental	8,331,221	525,538	1,251,085
Excess utilities	16,500	2,500	0
Late Charges	38,250	1,000	15,000
Non-dwelling rental	137,880	0	14,880
Total Rental Income	8,523,851	529,038	1,280,965
Operating Subsidy	6,560,027	418,769	1,217,440
Revenues - HUD PHA Grants	2,380,715	180,490	380,451
Interest Income	2,500	50	1,200
Other income	185,024	0	34,781
Sales & service inc	23,600	1,500	2,000
Antenna revenue	44,322	2,122	0
Washer & Dryer inc	42,600	5,000	0
Total Operating Income	17,762,639	1,136,970	2,916,837
Operating Expenditures-Admin.			
Administrative salaries	1,224,402	106,850	148,116
Employee Bens. - Admin.	547,079	45,722	53,474
Staff training	20,500	1,500	2,000
Tuition reimbursement	4,500	0	0
Mileage reimbursement	1,000	0	0
Management Fee	2,193,737	164,905	347,832
Bookkeeping Fee	206,487	15,876	33,516
Asset Management Fee	144,120	0	45,840
Legal & Accounting	10,479	391	1,953
Telephone	21,100	1,000	2,500
Postage	14,270	120	5,000
Bond Fees	2,500	0	0
Temp Services	117,000	3,000	38,000
Contract service	1,800	0	0
Auditing Fees	70,799	5,432	11,566
Housing Intake Allocation	439,232	28,067	66,060
Sundry	382,972	28,473	55,328
Office supplies	27,063	1,100	3,500
Printing and reproduction	69,950	5,400	11,610
Total Operating Expenses-Admin	5,498,990	407,834	826,296
Tenant Services			
Tenant services salaries	120,253	0	0
Employee Bens. - Tenant Servs.	37,149	0	0
Contracts and training	88,100	3,200	5,000
Total Tenant Services	245,502	3,200	5,000
Utilities			
Water	1,807,580	118,206	322,713
Electricity	1,024,946	104,800	118,454
Gas	577,108	32,106	39,706
Total Utilities	3,409,634	255,112	480,873
Ordinary Maintenance & Operations			
Maintenance Salaries	945,595	46,942	255,601
Maintenance Overtime	95,678	4,983	25,560
Employ. Bens. - Maintenance	398,393	23,280	73,573
Employ. Bens. Maint. Overtime	7,319	381	1,955
Total Salaries & Benefits-Maint.	1,446,984	75,587	356,690
Maintenance Materials	1,267,855	54,000	205,000

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

Maintenance Contracts	3,439,786	200,936	706,400
Total Ordinary Maint. & Operations	6,154,625	330,523	1,268,090
Public Safety Allocation	812,056	104,645	73,799
Protective Servs. Contract Costs	24,200	1,200	0
Total Protective Services	836,256	105,845	73,799
General Expenses			
Property Insurance	442,223	10,551	68,357
Liability Insurance	202,053	12,396	40,162
Workers Comp. Insurance	44,157	3,016	7,719
Boiler Insurance	11,353	696	5,333
Vehicle Insurance	28,154	1,205	7,668
Insurance	727,940	27,863	129,239
PILOT	494,559	27,293	77,021
Subsidy to Mixed Finance Developments	191,839	0	0
Other General Expenses	140,928	5,255	12,511
Total General Expenses	1,555,266	60,411	218,771
Total Operating Expenses	17,700,273	1,162,925	2,872,829
Net Income (Loss) from Operations	62,366	(25,956)	44,009
Extraordinary Maintenance	1,499,993	164,500	150,000
Program Income	(1,499,993)	(164,500)	(150,000)
Net Income	62,366	(25,956)	44,009
 SUNDRY			
413500 - Central Rent Collection Allocation	150,509	11,569	24,420
419000 - Sundry	1,000	0	0
419003 - Equipment repair	27,772	2,500	4,000
419005 - Advertising	1,600	0	0
419011 - Membership dues	74,329	8,333	8,333
419015 - Books and subscriptions	500	0	0
419020 - Outside legal expense	34,450	200	6,500
419021 - Computer supplies and service	5,150	0	500
419024 - Promotion expense	3,500	0	0
419025 - Rent-building and parking	600	0	0
419030 - Property Taxes	2,700	0	0
419101 - Hardware Maintenance	350	0	350
419103 - Software	56,811	4,370	9,226
419104 - Internet Services	23,700	1,500	2,000
TOTAL SUNDRY	382,972	28,473	55,328
 MAINTENANCE SUPPLIES			
442001 - Appliance parts	233,700	10,000	30,000
442002 - Automotive Parts	29,100	500	5,000
442003 - Landscaping	34,675	1,000	2,000
442004 - Electrical supplies	106,000	3,000	25,000
442005 - Hardware supplies	384,000	17,000	60,000
442006 - HVAC Supplies	129,000	2,000	20,000
442007 - Janitorial supplies	104,800	5,000	15,000
442008 - Painting supplies	69,000	2,000	15,000
442009 - Plumbing supplies	110,500	7,500	25,000
442010 - Exterminating supplies	25,700	2,500	3,000
442012 - Small tools	12,800	200	2,000
442013 - Furniture	17,480	3,000	1,500
442014 - Uniforms	11,100	300	1,500
TOTAL MAINTENANCE SUPPLIES	1,267,855	54,000	205,000

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

MAINTENANCE CONTRACTS			
443020 - Exterminating contractor	2,500	0	0
443021 - Electrical contractor	73,500	4,000	20,000
443022 - Plumbing Contractors	203,000	9,000	75,000
443023 - HVAC Contractor	84,000	3,000	25,000
443025 - Janitorial contractor	185,000	4,000	50,000
443026 - Elevator contractor	149,076	22,436	9,400
443028 - Vehicle repairs contractor	39,300	2,000	5,000
443037 - Environmental Remediation	10,000	0	0
449750 - Non Dwelling Equipment	33,000	0	0
443030 - Site Improves. Landscaping	195,200	2,500	60,000
443031 - Site Improves. - Infrastructure	1,000	0	0
443032 - Dwelling Structures	231,600	30,000	25,000
443033 - Paving	21,400	0	5,000
443035 - Snow Plowing	48,000	0	0
443036 - Carpenter contracts	10,000	0	0
443038 - Asbestos Contractor	35,000	35,000	0
443039 - Recycling Contractor	128,810	16,000	0
443040 - Consultant contractor	91,200	14,000	0
443042 - Non-dwelling Structures	2,000	0	0
443045 - Carpenter-Central Maintenance	723,500	25,000	203,000
443046 - Painter-Central Maintenance	607,000	22,000	174,000
443047 - Exterminating-Central Maintenance	338,000	9,000	25,000
443050 - HVAC-Central Maintenance	210,700	3,000	30,000
444014 - Sidewalks and Blacktops	15,000	0	0
444020 - Accessory Bldings - Garages, Fences	2,000	0	0
TOTAL MAINTENANCE CONTRACTS	3,439,786	200,936	706,400

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

MITCHELL 100	LOCUST COURT 230	LINCOLN COURT 110	COLLEGE COURT 251
328,033	644,473	329,351	773,066
4,000	3,000	3,500	3,000
800	1,000	700	2,500
0	0	0	0
332,833	648,473	333,551	778,566
219,286	573,591	255,851	584,261
99,689	230,626	110,008	250,808
50	200	100	100
0	0	400	0
2,800	350	500	2,500
0	0	13,200	29,000
5,000	7,000	4,100	10,000
659,658	1,460,241	717,710	1,655,236
141,468	111,159	64,397	121,017
67,418	53,634	32,332	61,461
1,000	4,500	1,000	2,000
0	0	0	0
0	0	0	0
91,172	210,783	100,767	244,911
8,820	20,286	9,702	22,138
0	27,600	13,320	0
98	488	195	976
1,500	2,400	1,200	4,000
300	300	300	150
0	0	0	0
3,000	2,000	4,000	9,000
0	0	0	0
2,991	7,019	3,296	7,416
13,221	67,686	26,442	51,170
24,236	36,360	25,469	42,864
1,200	1,500	1,000	3,500
4,050	7,560	4,320	8,130
360,474	553,274	287,741	578,734
0	0	0	0
0	0	0	0
16,800	24,000	11,700	4,500
16,800	24,000	11,700	4,500
53,638	121,010	78,134	140,175
47,607	120,253	52,882	133,488
22,883	36,316	25,256	55,312
124,127	277,579	156,272	328,975
22,495	59,550	22,495	43,876
2,250	5,955	2,250	4,388
30,876	4,556	30,876	26,650
172	456	172	336
55,793	70,516	55,793	75,249
40,400	101,800	47,600	100,755

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

129,436	257,400	127,236	344,272
225,629	429,716	230,629	520,276
35,151	105,722	45,642	112,536
0	3,000	0	5,000
35,151	108,722	45,642	117,536
6,377	19,792	6,649	15,557
6,888	15,840	7,576	17,286
3,131	3,305	1,660	3,201
501	696	444	640
657	1,205	657	1,205
17,555	40,837	16,986	37,889
20,791	36,989	17,658	44,709
0	0	0	0
3,280	6,445	3,294	7,731
41,626	84,271	37,937	90,328
803,807	1,477,563	769,922	1,640,350
(144,149)	(17,323)	(52,212)	14,885
0	235,809	0	165,934
0	(235,809)	0	(165,934)
(144,149)	(17,323)	(52,212)	14,885
6,425	14,793	7,065	16137
1,000	0	0	0
2,500	2,500	2,000	2500
50	150	100	200
8,333	8,333	8,333	8333
0	0	0	0
300	3,000	500	1000
0	0	100	2500
0	0	0	3500
0	0	0	600
1,200	0	1,500	0
0	0	0	0
2,428	5,584	2,671	6094
2,000	2,000	3,200	2000
24,236	36,360	25,469	42864
10,000	25,000	10,000	21,000
500	1,200	400	500
1,000	1,500	700	975
4,000	3,000	2,000	6,000
10,000	45,000	10,000	26,000
1,500	5,000	10,000	3,000
4,000	8,000	5,000	15,800
2,000	3,500	2,000	10,000
5,000	3,500	5,000	9,000
1,000	1,500	700	4,000
600	900	1,000	2,000
500	3,000	500	1,980
300	700	300	500
40,400	101,800	47,600	100,755

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
EY 2022

0	0	0	0
3,500	3,000	4,000	4,000
9,000	6,000	15,000	5,000
3,500	5,000	2,000	4,000
6,000	15,000	9,000	10,000
14,636	22,500	14,636	31,272
1,000	3,000	1,000	3,000
0	0	0	0
0	9,000	0	0
5,700	12,000	4,000	4,000
0	0	0	0
4,000	12,000	4,000	15,000
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
19,100	15,000	17,600	25,000
1,000	1,200	0	25,000
2,000	0	0	0
20,000	76,500	20,000	56,000
10,000	30,000	10,000	51,000
25,000	26,000	15,000	76,000
5,000	21,200	10,000	35,000
0	0	0	0
0	0	1,000	0
129,436	257,400	127,236	344,272

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

ARLINGTON CT 230	HILLSIDE 470	HIGHLAND HOMES 56	SS SOUTH 64
782,336	1,819,775	313,000	399,403
0	500	0	0
500	12,000	1,000	500
0	123,000	0	0
782,836	1,955,275	314,000	399,903
443,616	1,682,102	133,839	109,688
230,043	471,280	56,153	64,174
0	0	100	0
0	52,843	1,000	1,000
3,000	5,000	750	500
0	0	0	0
10,000	1,500	0	0
1,469,496	4,168,000	505,842	575,266
136,453	189,751	33,840	37,546
57,985	62,338	19,293	20,916
1,000	5,000	0	500
0	4,500	0	0
0	0	0	0
210,199	460,819	51,460	62,894
20,286	41,454	4,950	5,645
27,840	0	6,720	7,680
2,000	2,734	293	293
2,000	4,000	0	0
200	6,000	300	300
0	2,500	0	0
6,000	44,000	0	3,000
0	1,800	0	0
6,958	14,343	1,709	1,953
67,642	90,833	1,669	8,258
35,060	81,948	8,350	8,557
2,000	10,000	550	580
1,000	15,580	2,000	2,000
576,622	1,037,601	131,133	160,121
0	120,253	0	0
0	37,149	0	0
3,900	12,700	900	1,000
3,900	170,102	900	1,000
90,267	387,642	103,207	70,498
118,755	310,900	1,524	4,855
33,086	308,499	1,647	6,550
242,108	1,007,041	106,377	81,904
43,975	211,176	47,897	47,896
4,668	21,118	4,901	4,901
38,588	53,401	23,319	23,317
357	1,615	375	375
87,588	287,311	76,492	76,489
86,000	329,100	38,500	69,800

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

256,800	866,306	110,500	71,000
430,388	1,482,717	225,492	217,289
130,291	165,890	4,125	5,918
1,000	2,000	2,000	0
131,291	167,890	6,125	5,918
19,792	110,587	32,772	23,432
15,840	39,434	5,380	6,227
3,498	9,970	1,594	1,665
696	2,192	0	0
110	8,873	0	0
39,935	171,056	39,746	31,323
54,023	82,073	20,662	31,750
0	0	0	0
7,823	18,198	3,130	10,928
101,781	271,327	63,539	74,001
1,486,091	4,136,678	533,566	540,233
(16,595)	31,322	(27,724)	35,033
195,000	225,000	48,200	73,200
(195,000)	(225,000)	(48,200)	(73,200)
(16,595)	31,322	(27,724)	35,033
14793	30204	3,607	4,120
0	0	0	0
3000	6500	350	350
100	1000	0	0
8333	9333	1,333	1,333
0	500	0	0
1750	15000	1,500	1,000
0	2000	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
5584	11411	1,360	1,554
1500	6000	200	200
35060	81948	8,350	8,557
20,000	75,000	4,700	9,000
500	6,000	800	800
2,000	15,000	0	2,500
4,000	45,000	3,000	3,000
25,000	70,000	11,000	35,000
3,500	40,000	10,000	8,000
15,000	22,000	3,000	3,000
5,000	15,000	1,500	2,500
8,000	24,000	2,500	4,000
1,000	5,500	1,000	1,000
500	2,100	500	500
1,000	6,000	0	0
500	3,500	500	500
86,000	329,100	38,500	69,800

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
EY 2022

0	2,500	0	0
4,000	23,500	1,500	2,000
12,000	37,000	7,000	6,000
2,500	15,000	5,000	5,000
15,000	66,000	1,000	2,000
25,000	9,196	0	0
1,300	15,000	1,000	1,000
0	0	10,000	0
0	24,000	0	0
6,000	75,000	10,000	10,000
1,000	0	0	0
15,000	82,100	10,000	10,000
2,000	14,400	0	0
0	0	5,000	5,000
0	10,000	0	0
0	0	0	0
18,000	18,110	0	0
35,000	15,000	0	0
0	0	0	0
35,000	126,000	20,000	12,000
35,000	170,000	25,000	10,000
25,000	90,000	10,000	3,000
15,000	68,500	5,000	5,000
10,000	5,000	0	0
0	0	0	0
256,800	866,306	110,500	71,000

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

SS NORTH & WEST 144	SS HOPE VI CC 70	SS MILWAUKEE 56	CARVER PARK 51
577,869	355,063	232,228	0
0	0	0	0
1,750	1,000	500	0
0	0	0	0
579,619	356,063	232,728	0
368,149	156,491	178,677	218,264
144,392	70,191	56,153	36,257
100	500	100	0
2,000	9,000	1,000	0
2,000	1,500	1,200	0
0	0	0	0
0	0	0	0
1,096,261	593,745	469,858	254,520
60,256	36,002	37,547	0
31,203	20,384	20,916	0
1,500	500	0	0
0	0	0	0
1,000	0	0	0
132,051	64,485	51,460	0
12,701	6,174	4,939	0
0	8,400	6,720	0
586	98	375	0
2,000	0	500	0
500	300	500	0
0	0	0	0
5,000	0	0	0
0	0	0	0
4,333	2,106	1,678	0
13,221	3,294	1,669	0
19,736	8,767	7,824	0
1,000	625	508	0
4,000	2,300	2,000	0
289,087	153,435	136,637	0
0	0	0	0
0	0	0	0
2,200	1,400	800	0
2,200	1,400	800	0
153,408	107,234	61,449	0
7,572	1,503	2,353	0
10,023	1,241	4,483	0
171,002	109,978	68,284	0
47,897	47,897	47,897	0
4,901	4,901	4,901	0
23,319	23,319	23,319	0
375	375	375	0
76,492	76,492	76,492	0
103,000	46,500	45,400	0

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

180,000	90,500	99,000	0
359,492	213,492	220,892	0
11,837	10,760	5,739	0
7,500	0	2,500	0
19,337	10,760	8,239	0
53,910	34,581	28,176	0
14,001	6,563	7,528	0
2,099	1,636	1,665	0
0	0	0	0
0	0	6,573	0
70,010	42,779	43,942	0
40,687	24,508	16,394	0
0	0	0	191,839
13,179	46,833	2,322	0
123,876	114,120	62,659	191,839
964,994	603,185	497,510	191,839
131,267	(9,440)	(27,652)	62,681
153,000	44,200	45,150	0
(153,000)	(44,200)	(45,150)	0
131,267	(9,440)	(27,652)	62,681
9,264	4,504	3,607	0
0	0	0	0
767	305	500	0
0	0	0	0
1,333	1,333	1,333	0
0	0	0	0
2,500	700	500	0
0	50	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
3,472	1,675	1,384	0
2,400	200	500	0
19,736	8,767	7,824	0
10,000	5,000	4,000	0
10,000	2,000	900	0
5,000	2,000	1,000	0
3,000	1,000	4,000	0
40,000	20,000	15,000	0
15,000	5,000	6,000	0
3,000	3,000	3,000	0
4,000	3,500	3,000	0
9,000	3,000	5,000	0
2,000	1,000	1,500	0
1,000	500	1,000	0
0	0	0	0
1,000	500	1,000	0
103,000	46,500	45,400	0

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
EY 2022

0	0	0	0
2,000	1,000	1,000	0
7,000	10,000	5,000	0
5,000	6,000	3,000	0
3,000	1,000	3,000	0
0	0	0	0
3,000	1,000	2,000	0
0	0	0	0
0	0	0	0
5,000	0	1,000	0
0	0	0	0
15,000	6,500	3,000	0
0	0	0	0
22,000	5,000	11,000	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
65,000	25,000	40,000	0
30,000	25,000	15,000	0
18,000	5,000	11,000	0
5,000	5,000	3,000	0
0	0	0	0
0	0	1,000	0
180,000	90,500	99,000	0

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2022

S. S. NEIGHBORHOOD CENTER

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