

Housing Authority of the City of Milwaukee Nonsubsidized Affordable Housing Operating Budget FY 2017	<u>TOTAL</u>	<u>BERRYLAND</u>	<u>NORTHLAWN</u>	<u>SOUTHLAWN</u>	<u>SOUTHLAWN PARK</u>
ACC Units	978	389	247	330	12
Occupancy %	94%	95%	95%	95%	92%
Revenues					
Dwelling Rental	7,356,534	2,998,450	1,812,830	2,461,307	83,948
Excess Utilities	19,500	8,500	9,000	2,000	0
Late Charges	51,000	28,000	12,000	11,000	0
Sales & Service Inc	34,500	6,500	5,000	23,000	0
Interest Income	32,000	15,000	15,000	2,000	0
Non-dwelling Rental	34,980	13,980	9,000	12,000	0
Total Revenues	7,528,514	3,070,430	1,862,830	2,511,307	83,948
Operating Expenditures					
ADMINISTRATIVE					
Salaries	295,635	129,135	85,000	81,500	0
Employee Benefits	114,795	56,845	32,750	25,200	0
City Attorney Costs	30,560	12,473	7,634	10,053	400
Staff Training	5,000	3,000	2,000	0	0
Management Fee	572,083	227,398	146,159	191,775	6,750
Asset Managment Fee	117,600	46,920	29,640	39,600	1,440
Bookkeeping Fee	84,202	33,431	21,563	28,215	994
Office Supplies & Printing	7,350	3,200	2,750	1,400	0
Telephone	5,750	3,000	750	2,000	0
Postage	2,850	1,800	450	600	0
Contract Service	30,000	10,000	10,000	10,000	0
Auditing Fees	24,100	9,600	6,100	8,100	300
Sundry	77,949	34,569	27,707	15,315	358
Total ADMINISTRATIVE	1,367,874	571,371	372,503	413,758	10,241
UTILITIES					
Water	725,000	278,900	177,900	259,600	8,600
Electricity	53,500	21,000	15,500	16,700	300
Gas	18,700	6,700	4,700	6,800	500
Total UTILITIES	797,200	306,600	198,100	283,100	9,400
ORDINARY MAINTENANCE & OPERATIONS					
Salaries	415,382	197,142	118,800	99,440	0
Employee Benefits	112,849	52,371	32,426	28,052	0
Maintenance Supplies	175,150	83,400	47,350	43,300	1,100
Maintenance Contracts	519,135	137,515	118,740	256,880	6,000
Total ORDINARY MAINTENANCE & OPERATIONS	1,222,516	470,428	317,316	427,672	7,100
PROTECTION SERVICES	142,207	66,500	42,238	32,300	1,169
GENERAL					
Insurance	215,249	75,396	73,187	62,152	4,514
PILOT	651,036	270,035	162,373	218,021	607
Interest Expense	620,000	248,000	155,000	217,000	0
Other General Expenses	73,565	29,984	18,128	24,613	839
Total GENERAL	1,559,850	623,415	408,689	521,785	5,961
Total Operating Expenditures	5,089,647	2,038,314	1,338,846	1,678,615	33,871
Excess (deficiency) of total revenue over expenses	2,438,867	1,032,116	523,983	832,692	50,077
EXTRAORDINARY MAINTENANCE	753,235	215,000	243,625	294,610	0
Net Income (Loss) from Operations	1,685,632	817,116	280,358	538,082	50,077
Principal Loan Payment	540,000	216,000	135,000	189,000	0
Replacement Reserve	294,000	117,600	73,500	102,900	0
Net Income	851,632	483,516	71,858	246,182	50,077
SUNDRY					
413500 - Central Rent Collection Allocation	30,449	12,069	7,807	10,215	358
419000 - Sundry	6,000	5,000	1,000	0	0
419003 - Equipment repair	4,000	1,500	2,500	0	0
419005 - Advertising	9,500	1,500	6,000	2,000	0
419013 - Bank charges/trustee fees	3,000	1,000	1,000	1,000	0
419020 - Outside legal expense	17,000	12,000	5,000	0	0
419021 - Computer supplies and service	5,100	1,500	1,500	2,100	0
419024 - Promotion expense	2,000	0	2,000	0	0
419025 - Rent-building and parking	900	0	900	0	0
Total SUNDRY	77,949	34,569	27,707	15,315	358
MAINTENANCE SUPPLIES					
442001 - Appliance parts	6,700	2,200	3,000	1,500	0
442002 - Automotive Parts	7,300	4,000	500	2,800	0
442003 - Landscaping	19,500	15,000	4,000	500	0
442004 - Electrical supplies	6,600	5,000	1,200	400	0
442005 - Hardware supplies	54,000	34,000	20,000	0	0
442006 - HVAC Supplies	4,050	2,000	750	1,300	0
442007 - Janitorial supplies	7,000	3,000	3,500	500	0
442008 - Painting supplies	8,500	5,000	3,500	0	0
442009 - Plumbing supplies	15,200	8,000	6,000	1,200	0
442010 - Exterminating supplies	5,000	3,000	2,000	0	0
442012 - Small tools	2,600	1,100	1,500	0	0
442013 - Furniture	1,500	500	1,000	0	0
442014 - Uniforms	1,000	600	400	0	0
442016 - Materials - private mgmt	36,200	0	0	35,100	1,100
Total MAINTENANCE SUPPLIES	175,150	83,400	47,350	43,300	1,100
MAINTENANCE CONTRACTS					
443021 - Electrical contractor	15,500	4,000	6,000	5,500	0
443022 - Plumbing Contractors	25,000	10,000	5,000	10,000	0
443023 - HVAC Contractor	11,200	6,000	4,000	1,200	0
443025 - Janitorial contractor	194,660	65,000	65,500	64,160	0
443028 - Vehicle repairs contractor	14,700	7,500	4,200	3,000	0
443030 - Site Improves. Landscaping	11,800	0	3,000	8,000	800
443032 - Dwelling Structures	10,000	5,000	5,000	0	0
443033 - Paving	4,000	4,000	0	0	0
443040 - Consultant contractor	150,200	0	0	145,000	5,200
443045 - Carpenter-Central Maintenance	9,405	5,985	3,420	0	0
443047 - Exterminating-Central Maintenance	72,670	30,030	22,620	20,020	0
Total MAINTENANCE CONTRACTS	519,135	137,515	118,740	256,880	6,000