

# Housing Authority of the City of Milwaukee - 2020 Budget Summary

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## Summary of Major HACM Entity-Wide Assumptions

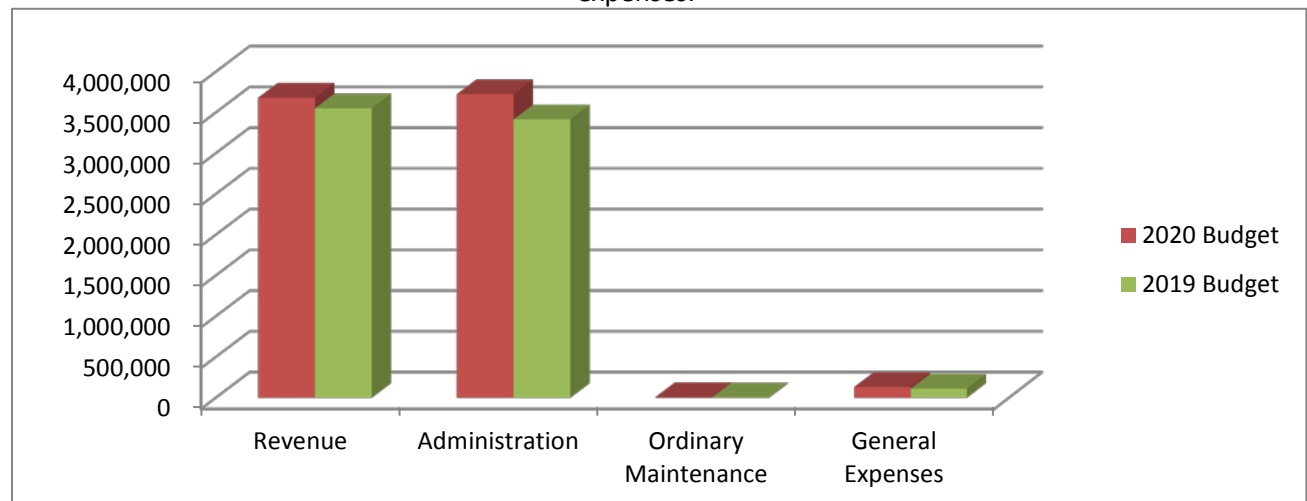
1. Overtime is budgeted at 10% of Maintenance Salaries
2. Employee benefit projections are based on actual 2019 choices for health & dental plus statutory rates for FICA, plus other benefits based on 2020 existing rates.
3. Management will implement a performance based salary adjustment effective Pay Period 1 in January 2020. Approximately 3% of total salary is budgeted to cover for the 2020 salary increase. A baseline adjustment has been assumed at 1% for all employees, additional percentage incentive increase will be based on individual performance and the maximum amount budgeted salary increase. The HACM's Performance Management & Appraisal System and the Variable Pay Incentive Plan Policy will govern the implementation.
4. Management will continue implementing an incentive payout. Though no dollar amount is built into the 2020 budget for lump-sum incentive payment, management plans to allocate incentive pay of up to 3% of the total salary budget subject to funding availability to be determined at the end of 2019. The incentive will be awarded based on the achievement of organizational goals and individual performance. The HACM's Performance Management & Appraisal System and the Variable Pay Incentive Plan Policy will govern the implementation of the incentive pay out.

## Section 8 Rent Assistance Program (RAP)

1. Number of Vouchers: 6,907
  - Housing Choice Vouchers – 5,394
  - Project Based Vouchers - 548
  - Veteran Affairs Supportive Housing (VASH) – 273
  - Rental Assistance Demonstration (RAD) Project-based Vouchers – 692
2. Average Lease up – 90%
3. Administrative Fee Funding Level – 78%
4. Management Fee paid to COCC - \$700,000
5. Staffing Level:
  - Total Head Count: 35
    - o Direct HACM: 32
    - o City assigned: 3

Budget Summary:	BUDGET		ACTUAL	BUDGET 2020 VARIANCE	
	2020	2019	2018	VS BUD '19	VS. ACT '18
				INCREASE (DECREASE)	
<b>Total Revenues</b>	<b>3,683,197</b>	<b>3,552,829</b>	<b>3,581,304</b>	<b>130,367</b>	<b>101,893</b>
<b>Operating Expenditures:</b>					
Administration	3,725,959	3,416,265	3,235,510	309,694	490,449
Ordinary Maintenance	8,950	6,650	5,709	2,300	3,241
General Expenses	132,214	113,867	97,202	18,347	35,012
<b>Total</b>	<b>3,867,123</b>	<b>3,537,082</b>	<b>3,338,421</b>	<b>330,041</b>	<b>528,702</b>
				<b>8.53%</b>	<b>13.67%</b>
<b>Net Income</b>	<b>(183,927)</b>	<b>15,747</b>	<b>242,883</b>	<b>(199,674)</b>	<b>(426,810)</b>
<b>Transfer from Reserve</b>	<b>183,927</b>	<b>0</b>	<b>0</b>	<b>183,927</b>	<b>183,927</b>
<b>Excess Cash</b>	<b>0</b>	<b>15,747</b>	<b>242,883</b>	<b>(15,747)</b>	<b>(242,883)</b>

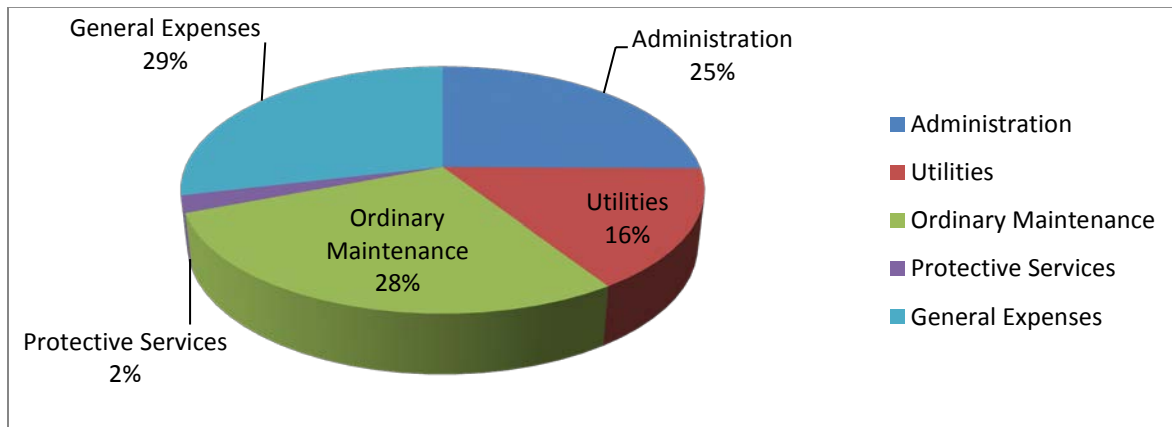
Below is a chart comparing 2020 budgeted revenue and expenses to 2019 budgeted revenue and expenses.



## Unsubsidized Housing - Berryland, Northlawn & Southlawn

- Number of Rental Units: 980
  - Managed by Friends of Housing
- Average Lease up: 95%
- Rental rates will increase by \$10
- The budget includes a line item for extraordinary maintenance of \$755,606 to continue work on improving units at these developments.

Budget Summary:	BUDGET		ACTUAL	BUDGET 2020 VARIANCE	
	2020	2019	2018	VS BUD '19	VS. ACT '18
	INCREASE (DECREASE)				
<b>Total Revenues</b>	<b>7,890,908</b>	<b>7,774,400</b>	<b>7,547,128</b>	<b>116,508</b>	<b>343,780</b>
<b>Operating Expenditures:</b>					
Administration	1,384,067	1,326,504	1,369,432	57,563	14,635
Utilities	863,119	868,046	846,195	(4,927)	16,924
Ordinary maintenance	1,553,890	1,484,795	1,512,215	69,095	41,675
Protective services	121,230	127,866	111,949	(6,636)	9,281
General expenses	1,576,587	1,584,127	1,491,911	(7,540)	84,676
<b>Total</b>	<b>5,498,894</b>	<b>5,391,338</b>	<b>5,331,702</b>	<b>107,556</b>	<b>167,192</b>
<b>Income(Loss) from Operations</b>	<b>2,392,015</b>	<b>2,383,062</b>	<b>2,215,426</b>	<b>8,952</b>	<b>176,589</b>
<b>Extraordinary maintenance</b>	<b>755,606</b>	<b>803,215</b>	<b>534,966</b>	<b>(47,609)</b>	<b>220,640</b>
<b>Debt service</b>	<b>765,000</b>	<b>745,000</b>	<b>725,000</b>	<b>20,000</b>	<b>40,000</b>
<b>Replacement reserves</b>	<b>294,000</b>	<b>294,000</b>	<b>294,000</b>	<b>0</b>	<b>0</b>
<b>Excess Cash</b>	<b>577,409</b>	<b>540,847</b>	<b>661,460</b>	<b>36,561</b>	<b>(84,051)</b>



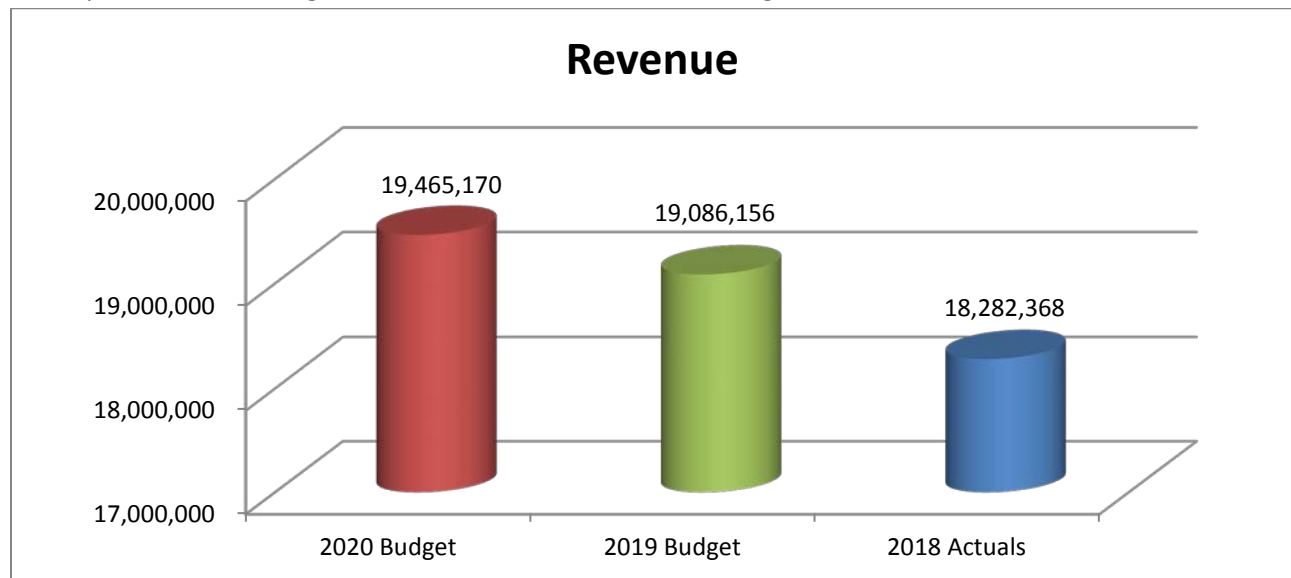
## Public Housing (LRPH)

1. Number of ACC Units – 2,632
  - Housing Authority managed – 2,581
  - Friends of Housing managed - 51
2. Average Lease up – 98%
3. Funding Level – 93%
4. Operating Subsidy is calculated based on funding for 2019
5. Staffing Level
  - Total Head Count: 74
    - o Direct Public Housing Employees: 50
      - HACM: 33
      - City: 8
      - Travaux: 9
    - o Allocated Staff: 24
      - Housing Intake: 5
        - Includes 2 employees that spend half of their time with Rent Assistance and half with Intake
      - Public Safety: 15
      - Legal Pool: 2
      - Rent Collection: 2
6. Holton Terrace has been converted to a RAD property and is not included in the 2020 Public Housing budget

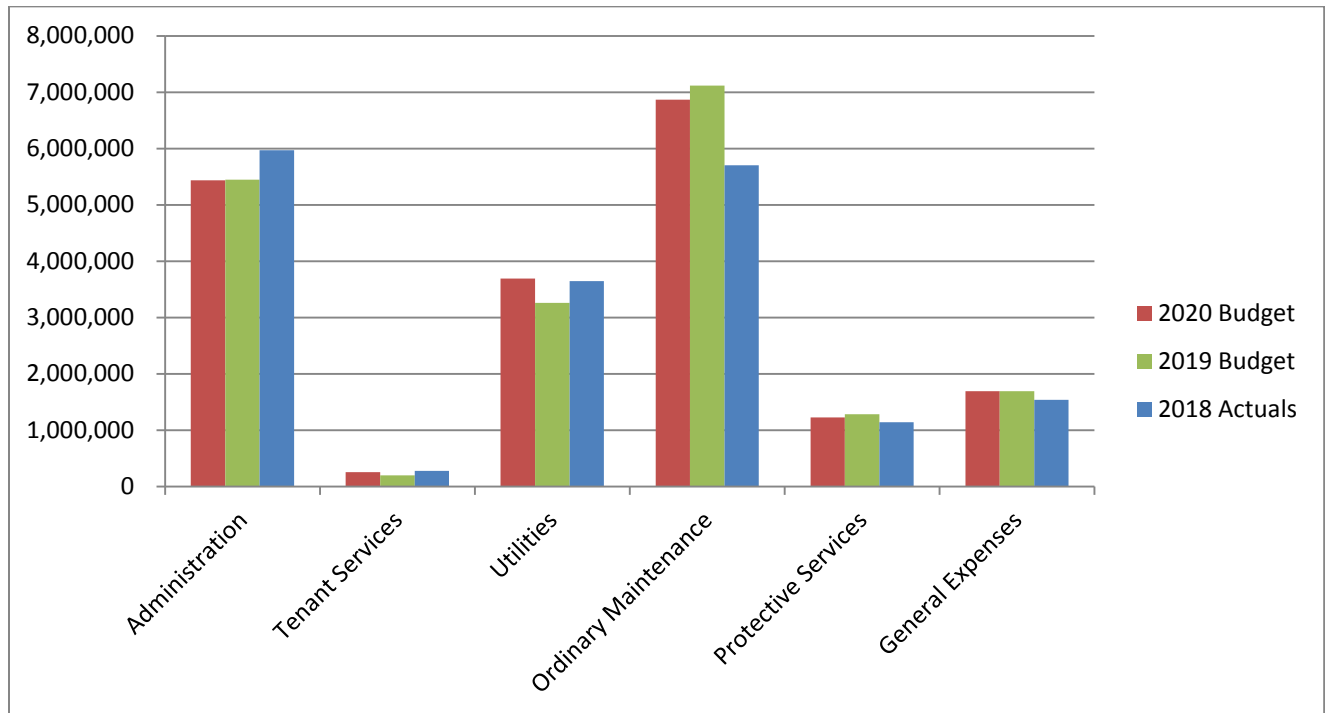
Budget Summary:	BUDGET		ACTUAL	BUDGET 2020 VARIANCE	
	2020	2019	2018	VS BUD '19	VS. ACT '18
				INCREASE (DECREASE)	
<b>Total Revenues</b>	<b>19,465,170</b>	<b>19,086,156</b>	<b>18,282,368</b>	<b>379,014</b>	<b>1,182,802</b>
				<b>1.95%</b>	<b>6.08%</b>
<b>Operating Expenditures:</b>					
Administration	5,435,882	5,449,320	5,968,881	(13,438)	(532,999)
Tenant Services	253,847	199,176	275,500	54,672	(21,653)
Utilities	3,692,561	3,257,445	3,643,349	435,115	49,212
Ordinary maintenance	6,867,765	7,114,090	5,702,322	(246,325)	1,165,443
Protective services	1,224,921	1,281,781	1,140,738	(56,861)	84,183
General expenses	1,690,533	1,689,894	1,540,767	639	149,766
<b>Total</b>	<b>19,165,508</b>	<b>18,991,706</b>	<b>18,271,557</b>	<b>173,802</b>	<b>893,951</b>
				<b>0.91%</b>	<b>4.66%</b>
<b>Income(Loss) from operations</b>	<b>299,662</b>	<b>94,450</b>	<b>10,811</b>	<b>205,213</b>	<b>288,851</b>
<b>Debt Service</b>	<b>185,511</b>	<b>0</b>	<b>0</b>	<b>185,511</b>	<b>185,511</b>
<b>Replacement Reserve</b>	<b>72,000</b>	<b>0</b>	<b>0</b>	<b>72,000</b>	<b>72,000</b>
<b>Excess Cash</b>	<b>42,151</b>	<b>94,450</b>	<b>10,811</b>	<b>(52,298)</b>	<b>31,340</b>
<b>Extraordinary Maintenance*</b>	<b>210,000</b>	<b>1,439,900</b>	<b>591,924</b>	<b>(1,229,900)</b>	<b>(381,924)</b>

\* Paid through Capital Fund Grant

A comparison of the budgeted revenue for 2020 and 2019 along with 2018 actuals is below



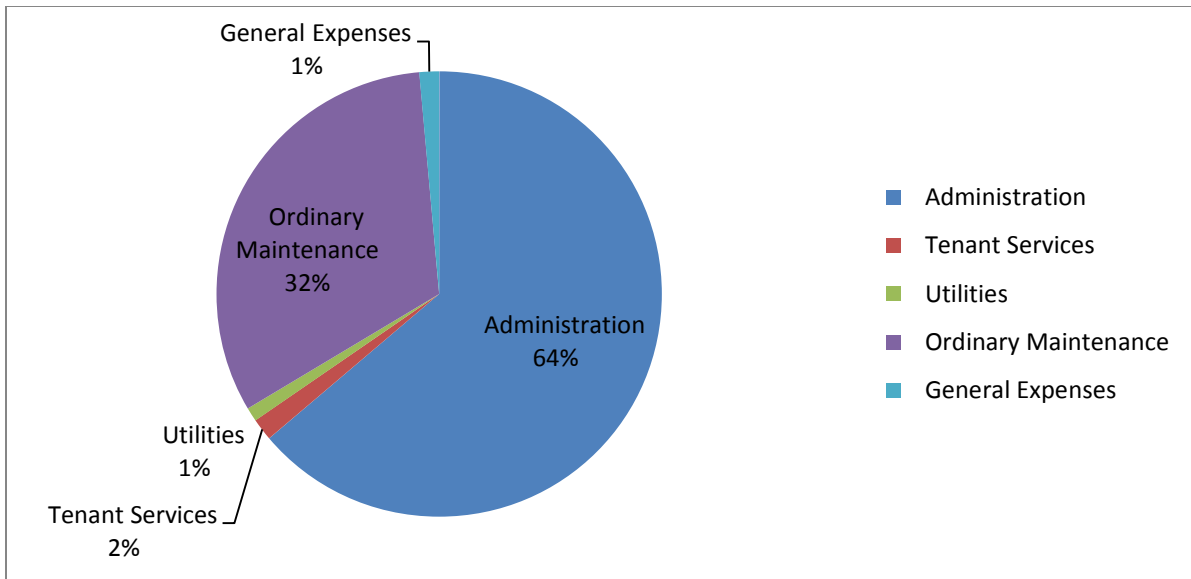
A graph comparing the 2020 Budget with the 2019 Budget and 2018 actuals is shown below:



## Central Office Cost Center (COCC)

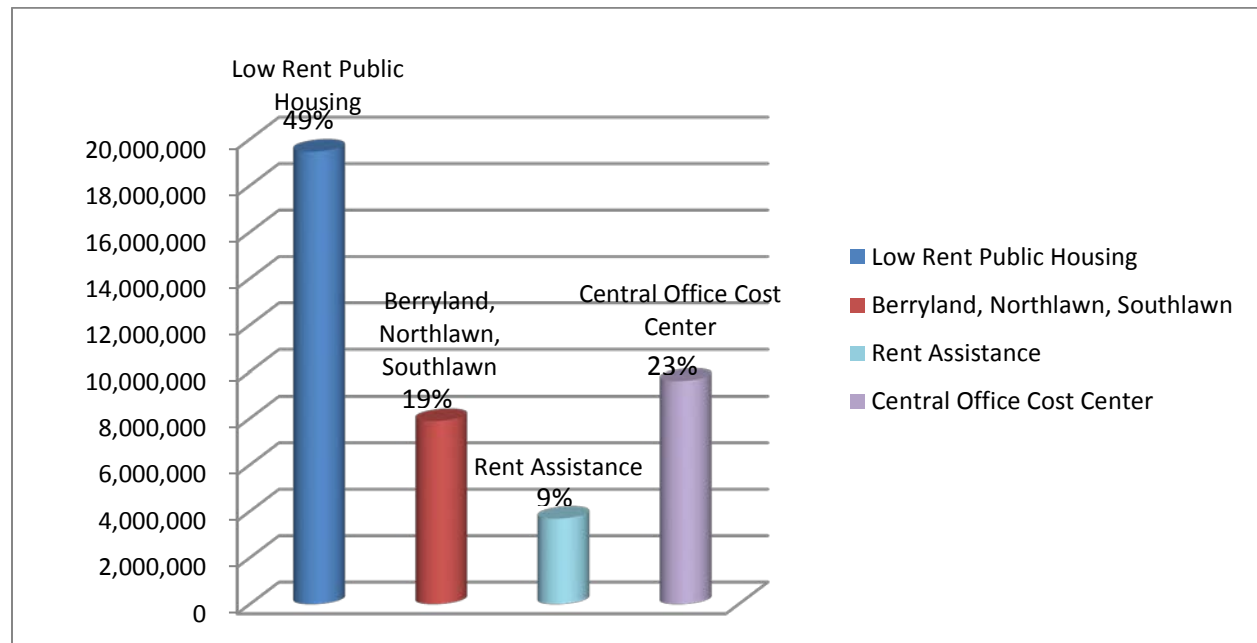
1. Housing Portfolio:
  - Total Housing Units: 3,612
    - o Public Housing – ACC Units: 2,632
    - o Unsubsidized Housing (BNS): 980
  - Total Section 8 Vouchers: 6,907
  
2. Maintenance Operations Revenue: \$2,583,495
  - Public Housing: \$2,395,095
  - Tax Credit Developments: \$133,400
  - Unsubsidized Housing (BNS): \$55,000
  
3. Total Headcount: 74 (includes 1 City assigned employee, 11 Travaux assigned employees, 3 @ Promise employees and 1 employee that is charged 20% to Housing Management and 80% to grants)
  - Executive/Housing Management: 18
  - Accounting: 7
  - Procurement: 5
  - Human Resources: 3
  - Information Technology: 3
  - Modernization & Development: 3
  - Maintenance Operations: 35
  
4. Total Headcount for employees budgeted under grants: 3
  - Executive/Housing Management: 3
    - o This includes 1 employee that is charged 20% to Housing Management and 80% to grants

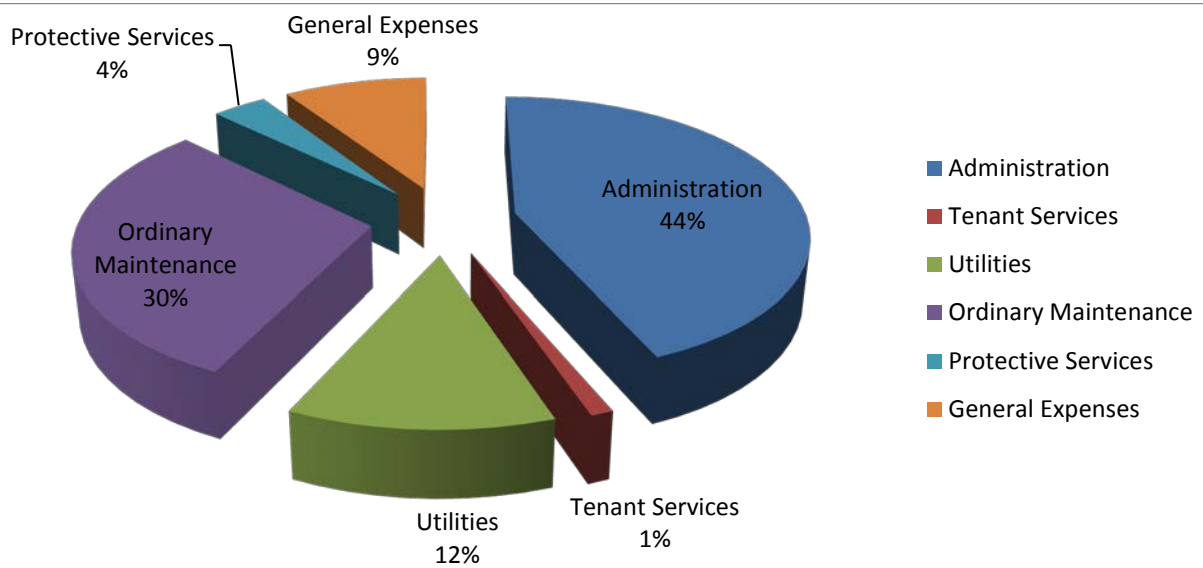
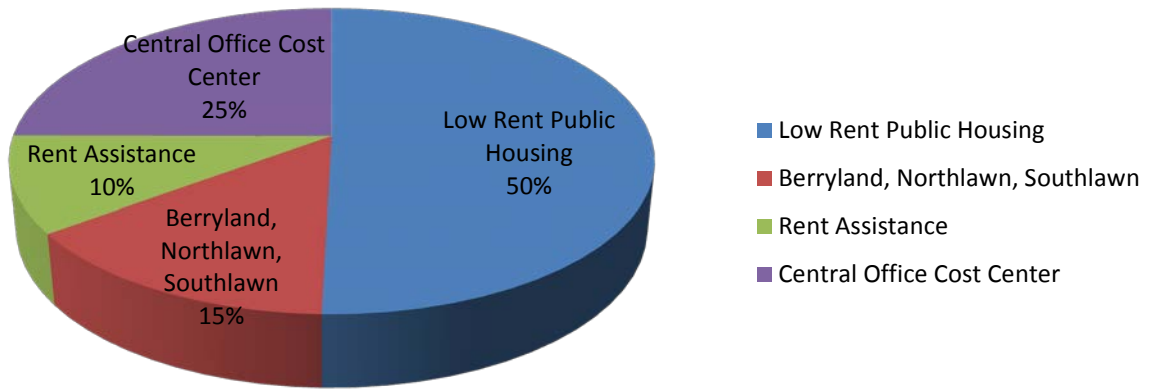
Budget Summary:	BUDGET		ACTUAL	BUDGET 2020 VARIANCE	
	2020	2019	2018	VS BUD '19	VS. ACT '18
				INCREASE (DECREASE)	
<b>Total Revenues</b>	<b>9,605,200</b>	<b>9,139,091</b>	<b>9,566,071</b>	<b>466,109</b>	<b>39,129</b>
				<b>5%</b>	<b>0%</b>
<b>Operating Expenditures:</b>					
Administration	6,049,394	6,352,103	6,392,398	(302,709)	(343,004)
Tenant Services	152,000	541,212	171,774	(389,212)	(19,774)
Utilities	97,346	86,505	95,437	10,841	1,909
Ordinary maintenance	3,047,741	2,547,147	2,713,870	500,594	333,871
General expenses	135,173	132,181	139,157	2,992	(3,984)
<b>Total</b>	<b>9,481,653</b>	<b>9,659,147</b>	<b>9,512,636</b>	<b>(177,494)</b>	<b>(30,983)</b>
				<b>-2%</b>	<b>0%</b>
<b>Income(Loss) from Operations</b>	<b>123,546</b>	<b>(520,057)</b>	<b>53,435</b>	<b>643,603</b>	<b>70,111</b>
<b>Transfer from Reserve</b>	0	520,057	0		
<b>Excess Cash</b>	123,546	0	53,435		



## Consolidated Budget

Budget Summary:	BUDGET		ACTUAL	BUDGET 2020 VARIANCE	
	2020	2019	2018	VS BUD '19	VS. ACT '18
	INCREASE (DECREASE)				
<b>Total Revenues</b>	<b>40,644,475</b>	<b>40,369,002</b>	<b>38,976,871</b>	<b>275,473</b>	<b>1,667,604</b>
<b>Operating Expenditures:</b>					
Administration	16,595,302	16,794,140	16,966,221	(198,838)	(370,919)
Tenant Services	405,847	738,702	447,274	(332,855)	(41,427)
Utilities	4,653,025	4,353,298	4,584,981	299,727	68,044
Ordinary Maintenance	11,478,345	11,440,922	9,934,116	37,423	1,544,229
Protective Services	1,346,151	1,479,041	1,252,687	(132,890)	93,464
General Expenses	3,534,507	3,570,565	3,269,037	(36,058)	265,470
<b>Total</b>	<b>38,013,177</b>	<b>38,376,668</b>	<b>36,454,316</b>	<b>(363,491)</b>	<b>1,558,861</b>
<b>Income(Loss) from Operations</b>	<b>2,631,298</b>	<b>1,992,334</b>	<b>2,522,555</b>	<b>638,964</b>	<b>108,743</b>
<b>Extraordinary maintenance</b>	<b>965,606</b>	<b>2,281,615</b>	<b>1,126,890</b>	<b>(1,316,009)</b>	<b>(161,284)</b>
<b>Program Income</b>	<b>(210,000)</b>	<b>(1,478,400)</b>	<b>(591,924)</b>	<b>1,268,400</b>	<b>381,924</b>
<b>Debt service</b>	<b>950,511</b>	<b>745,000</b>	<b>725,000</b>	<b>205,511</b>	<b>225,511</b>
<b>Replacement reserves</b>	<b>366,000</b>	<b>294,000</b>	<b>294,000</b>	<b>72,000</b>	<b>72,000</b>
<b>Net Cash Flow</b>	<b>559,181</b>	<b>150,119</b>	<b>968,589</b>	<b>409,062</b>	<b>(409,408)</b>





## Tax Credit LLC Budgets

Under the latest HUD RAD Notice Revision 4 (H 2019-09 PIH 2019-23) Section 1.6(D)(2) requires the Project Owner to submit to the administering PHA's Board the operating budget for the covered project annually to confirm the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RAD Conversion Commitment (RCC) as well as assess the financial health of the Covered Project.

Below is the list of all the RAD PBV projects and their annual deposit to replacement reserve (ADRR).

<b>Development</b>	<b>2020 ADRR Budget</b>
Cherry Court	\$ 32,782.00
Convent Hill	\$ 21,855.00
Highland Gardens	\$ 31,143.00
Holton Terrace	\$ 61,800.00
Lapham Park	\$ 73,262.00
Olga Village	\$ 10,108.00
Scattered Sites Tax Credit I	\$ 9,676.00
Scattered Sites Tax Credit II	\$ 9,966.00
Victory Manor	\$ 19,669.00
Westlawn Renaissance (East)	\$ 104,480.00
Westlawn Renaissance II (WG Scattered Sites)	\$ 9,835.00
Westlawn Renaissance III	\$ 29,046.00

Housing Authority of the City of Milwaukee  
Rent Assistance Program Budget  
FY2020

ACC Units	6,907
Occupancy %	90%

<b>Revenues</b>	
Administrative Fee Income	3,610,692
Other Income	72,505
<b>Total Revenues</b>	<b>3,683,197</b>

<b>Operating Expenditures</b>	
<b>ADMINISTRATIVE</b>	
Administrative salaries	1,724,529
Employee Bens. - Admin.	834,839
Legal & Accounting	4,000
Staff training	2,000
Tuition reimbursement	1,500
Travel - convention	2,500
Mileage reimbursement	10,500
Management Fee	700,000
Telephone	11,000
Postage	47,100
Temp Services	192,000
Contract service	10,000
Auditing Fees	22,718
Sundry	136,773
Office supplies	25,000
Printing and reproduction	1,500
<b>Total ADMINISTRATIVE</b>	<b>3,725,959</b>
<b>ORDINARY MAINTENANCE &amp; OPERATIONS</b>	
Maintenance Materials	1,200
Maintenance Contracts	7,750
<b>Total ORDINARY MAINTENANCE &amp; OPERATIONS</b>	<b>8,950</b>
<b>GENERAL</b>	
Insurance	109,214
Portability Administrative Fees	23,000
<b>Total GENERAL</b>	<b>132,214</b>
<b>Total Operating Expenses</b>	<b>3,867,123</b>
<b>Net Income (Loss) from Operations</b>	<b>(183,927)</b>
<b>Transfer from Reserve</b>	<b>183,927</b>
<b>Excess Cash</b>	<b>0</b>

<b>SUNDRY</b>	
419003 - Equipment repair	6,300
419005 - Advertising	100
419011 - Membership dues	500
419021 - Computer supplies and service	5,000
419103 - Software	124,873
<b>TOTAL SUNDRY</b>	<b>136,773</b>

<b>MAINTENANCE SUPPLIES</b>	
442007 - Janitorial supplies	1,200
<b>TOTAL MAINTENANCE SUPPLIES</b>	<b>1,200</b>

<b>MAINTENANCE CONTRACTS</b>	
443018 - Appraisals, Inspections contractor	7,500
443025 - Janitorial contractor	250
<b>TOTAL MAINTENANCE CONTRACTS</b>	<b>7,750</b>

	Total	BERRYLAND	NORTHLAWN	SOUTHLAWN
	980	391	247	342
<b>Operating Income</b>				
Dwelling rental	7,718,928	3,145,066	1,905,077	2,668,785
Late Charges	51,000	28,000	12,000	11,000
Excess utilities	19,500	8,500	9,000	2,000
Non-dwelling rental	34,980	13,980	9,000	12,000
<b>Total Rental Income</b>	7,824,408	3,195,546	1,935,077	2,693,785
Interest Income	32,000	15,000	15,000	2,000
Sales & service inc	34,500	6,500	5,000	23,000
<b>Total Operating Income</b>	7,890,908	3,217,046	1,955,077	2,718,785
<b>Operating Expenditures-Admin.</b>				
Administrative salaries	279,600	109,600	85,000	85,000
Employee Bens. - Admin.	83,000	30,000	27,000	26,000
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	8,000	2,700	2,600	2,700
Legal & Accounting	5,051	2,245	1,590	1,216
Telephone	3,750	1,000	750	2,000
Postage	2,610	1,000	1,000	610
Contract service	30,000	10,000	10,000	10,000
Auditing Fees	34,708	12,205	7,747	14,756
Sundry	129,228	52,617	31,112	45,499
Office supplies	3,200	1,200	1,000	1,000
Printing and reproduction	4,600	2,000	500	2,100
<b>Total Operating Expenses-Admin</b>	1,384,067	543,308	371,110	469,649
<b>Utilities</b>				
Water	773,684	282,372	201,141	290,171
Electricity	56,385	23,913	15,272	17,201
Gas	33,050	17,325	6,304	9,420
<b>Total Utilities</b>	863,119	323,610	222,718	316,792
<b>Ordinar Maintenance &amp; Operations</b>				
Maintenance Salaries	316,205	133,100	74,000	109,105
Employ. Bens. - Maintenance	100,435	39,740	26,600	34,095
<b>Total Salaries &amp; Benefits-Maint.</b>	416,640	172,840	100,600	143,200
<b>Maintenance Materials</b>	192,850	75,100	41,100	76,650
<b>Maintenance Contracts</b>	944,400	333,400	285,400	325,600
<b>Total Ordinary Maint. &amp; Operations</b>	1,553,890	581,340	427,100	545,450
Public Safety Allocation	121,230	58,974	27,116	35,141
<b>Total Protective Services</b>	121,230	58,974	27,116	35,141
<b>General Expenses</b>				
Insurance	250,654	87,056	83,525	80,073
PILOT	687,531	282,996	169,136	235,399
Interest expense	561,213	224,485	140,303	196,425
Other General Expenses	77,189	31,451	19,051	26,688
<b>Total General Expenses</b>	1,576,587	625,987	412,015	538,585
<b>Total Operating Expenses</b>	5,498,894	2,133,219	1,460,058	1,905,617
<b>Excess (deficiency) of total revenue over expenses</b>	2,392,015	1,083,827	495,019	813,169
<b>EXTRAORDINARY MAINTENANCE</b>	755,606	202,515	225,891	327,200
<b>Net Income (Loss) from Operations</b>	1,636,409	881,312	269,128	485,969
<b>Principal Loan Payment</b>	765,000	306,000	191,250	267,750
<b>Replacement Reserve</b>	294,000	120,540	73,500	99,960
<b>Excess Cash</b>	577,409	454,772	4,378	118,259
<b>SUNDRY</b>				
413500 - Central Rent Collection Allocation	51,924	20,710	13,091	18,123
419000 - Sundry	11,000	5,000	1,000	5,000
419003 - Equipment repair	5,450	1,450	2,500	1,500
419005 - Advertising	2,700	1,500	600	600
419013 - Bank charges/trustee fees	25,000	10,000	5,000	10,000
419020 - Outside legal expense	9,000	5,000	2,500	1,500
419021 - Computer supplies and service	5,025	1,325	1,600	2,100
Software	19,129	7,632	4,821	6,676
<b>TOTAL SUNDRY</b>	129,228	52,617	31,112	45,499
<b>MAINTENANCE SUPPLIES</b>				
442001 - Appliance parts	16,000	3,000	3,000	10,000
442002 - Automotive Parts	10,000	4,000	2,000	4,000

	Total	BERRYLAND	NORTHLAWN	SOUTHLAWN
	980	391	247	342
442003 - Landscaping	7,000	5,000	1,000	1,000
442004 - Electrical supplies	2,950	1,500	1,000	450
442005 - Hardware supplies	120,000	50,000	20,000	50,000
442006 - HVAC Supplies	9,000	1,000	2,000	6,000
442007 - Janitorial supplies	5,500	1,500	3,500	500
442008 - Painting supplies	5,200	2,500	2,000	700
442009 - Plumbing supplies	8,000	2,000	4,000	2,000
442010 - Exterminating supplies	5,000	3,000	1,000	1,000
442012 - Small tools	1,400	500	500	400
442013 - Furniture	1,000	500	500	0
442014 - Uniforms	1,800	600	600	600
TOTAL MAINTENANCE SUPPLIES	192,850	75,100	41,100	76,650
MAINTENANCE CONTRACTS				
443019 - Interior painting contractor	181,200	60,000	60,900	60,300
443021 - Electrical contractor	17,500	7,500	6,000	4,000
443022 - Plumbing Contractors	70,500	24,000	16,000	30,500
443023 - HVAC Contractor	11,500	4,000	4,000	3,500
443025 - Janitorial contractor	196,500	65,000	61,500	70,000
443028 - Vehicle repairs contractor	19,400	10,400	5,000	4,000
443030 - Site Improves. Landscaping	47,800	7,000	5,000	35,800
443032 - Dwelling Structures	140,000	60,000	55,000	25,000
443033 - Paving	4,000	4,000	0	0
443035 - Snow Plowing	194,000	69,500	55,000	69,500
443040 - Consultant contractor	7,000	2,000	2,000	3,000
443047 - Exterminating-Central Maintenance	35,000	15,000	10,000	10,000
443050 - HVAC-Central Maintenance	20,000	5,000	5,000	10,000
TOTAL MAINTENANCE CONTRACTS	944,400	333,400	285,400	325,600





	TOTAL	RIVERVIEW	PARKLAWN	BECHER CT	MITCHELL	MERRILL PARK	LOCUST COURT	LINCOLN COURT	COLLEGE COURT
ACC Units	2,632	180	380	120	100	120	230	110	251
442001 - Appliance parts	181,000	8,000	25,000	3,000	12,000	3,000	20,000	5,000	20,000
442002 - Automotive Parts	26,800	500	5,000	500	500	2,000	1,000	400	500
442003 - Landscaping	25,700	400	1,500	500	1,000	1,200	4,000	700	1,000
442004 - Electrical supplies	76,000	4,000	15,000	500	4,000	5,000	2,500	2,000	6,000
442005 - Hardware supplies	299,183	10,000	50,000	6,683	10,000	18,000	20,000	10,000	30,000
442006 - HVAC Supplies	105,300	1,000	13,000	1,500	1,500	1,300	5,000	10,000	4,000
442007 - Janitorial supplies	116,200	4,000	12,000	5,000	4,000	8,000	8,000	5,000	14,000
442008 - Painting supplies	74,700	1,200	12,000	2,000	2,000	2,000	2,000	2,000	10,000
442009 - Plumbing supplies	126,700	5,000	22,000	3,000	8,000	8,000	6,000	5,000	12,000
442010 - Exterminating supplies	25,450	1,000	2,000	500	1,000	1,000	2,000	700	4,000
442012 - Small tools	18,300	200	2,000	500	600	1,000	1,000	400	1,500
442013 - Furniture	18,200	3,000	1,500	700	500	0	3,000	500	3,000
442014 - Uniforms	9,300	500	2,000	300	400	300	500	300	500
TOTAL MAINTENANCE SUPPLIES	1,102,833	38,800	163,000	24,683	45,500	50,800	75,000	42,000	106,500
MAINTENANCE CONTRACTS									
443019 - Interior painting contractor	5,500	0	0	0	0	0	0	0	0
443020 - Exterminating contractor	2,500	0	0	0	0	0	0	0	0
443021 - Electrical contractor	103,000	4,000	20,000	5,000	3,500	6,000	6,000	7,000	4,000
443022 - Plumbing Contractors	219,000	8,000	25,000	5,000	9,000	10,000	9,000	20,000	6,000
443023 - HVAC Contractor	92,500	1,500	25,000	3,000	3,500	3,000	2,000	2,000	4,000
443025 - Janitorial contractor	256,500	4,000	50,000	6,000	8,000	10,000	10,000	9,000	22,000
443026 - Elevator contractor	133,868	16,500	9,400	5,000	14,500	8,000	10,800	14,636	30,022
443028 - Vehicle repairs contractor	40,550	2,000	5,000	3,500	1,500	1,000	5,000	1,000	3,000
443030 - Site Improves. Landscaping	186,500	2,500	60,000	1,000	5,700	5,000	8,000	4,000	4,000
443032 - Dwelling Structures	301,146	0	20,000	2,500	5,000	3,500	10,000	4,000	12,000
443033 - Paving	90,556	0	5,000	400	200	3,321	1,500	0	0
443035 - Snow Plowing	52,000	0	0	0	0	0	0	0	0
443036 - Carpenter contracts	20,000	0	0	0	0	0	0	0	0
443038 - Asbestos Contractor	1,885	0	0	0	0	1,885	0	0	0
443039 - Recycling Contractor	149,510	14,500	0	16,000	13,500	15,000	15,000	12,000	35,000
443040 - Consultant contractor	11,000	0	0	1,000	1,000	0	1,000	0	0
443042 - Non-dwelling Structures	17,400	0	0	0	2,000	2,000	0	0	0
443045 - Carpenter-Central Maintenance	801,550	25,000	150,000	10,000	35,000	46,300	50,000	30,000	40,000
443046 - Painter-Central Maintenance	858,920	22,000	200,000	17,000	20,000	20,000	53,760	25,000	50,000
443047 - Exterminating-Central Maintenance	446,170	6,000	25,000	13,200	40,000	21,570	49,920	30,000	75,000
443050 - HVAC-Central Maintenance	288,455	28,000	27,750	19,200	10,000	23,880	35,000	25,000	35,000
444014 - Sidewalks and Blacktops	29,500	2,000	0	0	0	0	0	0	15,000
444020 - Accessory Bldings - Garages, Fences	78,700	0	0	0	0	0	0	1,000	0
TOTAL MAINTENANCE CONTRACTS	4,186,710	136,000	622,150	107,800	172,400	180,456	266,980	184,636	335,022

	TOTAL 2,632	ARLINGTON CT 230	HILLSIDE 470	HIGHLAND HOMES 56	WESTLAWN 0	SS SOUTH 64	SS NORTH & WEST 144	SS HOPE VI CC 70
ACC Units								
<b>Operating Income</b>								
Dwelling rental	9,836,066	920,173	2,123,384	280,046	0	291,761	638,986	290,886
Excess utilities	37,500	6,000	15,000	0	0	0	0	500
Late Charges	65,400	3,000	30,000	2,500	0	1,000	3,500	2,000
Non-dwelling rental	151,872	0	126,672	0	0	0	0	0
<b>Total Rental Income</b>	10,090,838	929,173	2,295,056	282,546	0	292,761	642,486	293,386
Operating Subsidy	6,079,350	240,369	1,388,045	138,150	0	144,269	312,884	195,752
Revenues - HUD PHA Grants	2,850,107	275,311	563,926	67,191	0	76,790	172,777	83,989
Interest Income	3,300	0	0	100	0	0	100	500
Other income	154,085	0	41,525	1,000	0	1,000	3,000	9,000
Sales & service inc	39,550	3,000	20,000	300	0	100	5,000	1,500
Antenna revenue	192,739	200	0	0	0	0	0	0
Washer & Dryer inc	55,200	10,000	3,100	0	0	0	0	0
<b>Total Operating Income</b>	19,465,170	1,458,052	4,311,652	489,288	0	514,920	1,136,247	584,127
<b>Operating Expenditures-Admin.</b>								
Administrative salaries	1,176,930	87,152	187,045	24,717	0	24,717	59,244	25,355
Employee Bens. - Admin.	546,755	40,516	71,583	11,029	0	11,029	28,944	11,308
Staff training	15,000	1,000	2,500	0	0	500	1,500	500
Tuition reimbursement	4,500	0	1,500	0	0	0	0	0
Travel - convention	500	500	0	0	0	0	0	0
Mileage reimbursement	1,300	0	0	0	0	0	1,000	0
Management Fee	2,225,874	218,113	447,820	53,404	0	61,124	137,049	66,914
Bookkeeping Fee	206,487	20,286	41,454	4,950	0	5,645	12,701	6,174
Asset Managment Fee	156,120	27,840	0	6,720	0	7,680	0	8,400
Legal & Accounting	12,443	842	3,554	500	0	100	561	375
Telephone	24,100	2,000	4,000	0	0	0	2,000	0
Postage	10,550	200	4,500	0	0	300	600	250
Temp Services	31,500	2,000	10,000	0	0	0	0	0
Contract service	2,800	0	1,800	0	0	0	0	0
Contracted Property Management	90,000	0	0	0	0	0	0	0
Tax Credit Fees	10,800	0	0	0	0	0	0	0
Accounting fees	22,000	0	0	0	0	0	0	0
Auditing Fees	76,738	7,156	14,741	1,745	0	1,993	4,472	2,127
Housing Intake Allocation	467,276	51,489	99,520	5,140	0	10,279	13,737	13,737
Sundry	320,159	22,933	75,172	6,117	0	6,195	17,828	6,359
Office supplies	28,750	1,000	9,800	400	0	300	1,500	350
Printing and reproduction	5,300	1,000	700	50	0	50	50	50
<b>Total Operating Expenses-Admin</b>	5,435,882	484,027	975,689	114,771	0	129,912	281,185	141,899
<b>Tenant Services</b>								
Tenant services salaries	111,083	0	111,083	0	0	0	0	0
Employee Bens. - Tenant Servs.	34,664	0	34,664	0	0	0	0	0
Contracts and training	108,100	3,900	12,700	900	0	1,000	2,200	1,400
<b>Total Tenant Services</b>	253,847	3,900	158,447	900	0	1,000	2,200	1,400
<b>Utilities</b>								
Water	1,678,778	84,073	324,372	98,661	0	85,664	202,378	94,261
Electricity	1,210,647	116,106	326,978	997	0	1,055	7,898	2,527
Gas	803,136	38,857	393,515	1,218	0	1,382	9,371	2,083
<b>Total Utilities</b>	3,692,561	239,035	1,044,865	100,876	0	88,101	219,647	98,871
<b>Ordinary Maintenance &amp; Operations</b>								

	TOTAL 2,632	ARLINGTON CT 230	HILLSIDE 470	HIGHLAND HOMES 56	WESTLAWN 0	SS SOUTH 64	SS NORTH & WEST 144	SS HOPE VI CC 70
ACC Units								
Maintenance Salaries	1,049,061	43,975	231,107	31,554	0	31,554	136,502	31,552
Maintenance Overtime	106,024	4,668	23,111	3,183	0	3,183	13,818	3,183
Employ. Bens. - Maintenance	415,025	29,327	78,541	11,316	0	11,316	58,383	11,315
Employ. Bens. Maint. Overtime	8,111	357	1,768	243	0	243	1,057	244
<b>Total Salaries &amp; Benefits-Maint.</b>	<b>1,578,222</b>	<b>78,328</b>	<b>334,526</b>	<b>46,296</b>	<b>0</b>	<b>46,296</b>	<b>209,760</b>	<b>46,294</b>
<b>Maintenance Materials</b>	<b>1,102,833</b>	<b>67,900</b>	<b>278,650</b>	<b>26,000</b>	<b>0</b>	<b>29,600</b>	<b>81,500</b>	<b>30,600</b>
<b>Maintenance Contracts</b>	<b>4,186,710</b>	<b>283,310</b>	<b>988,306</b>	<b>117,500</b>	<b>0</b>	<b>112,000</b>	<b>355,300</b>	<b>128,500</b>
<b>Total Ordinary Maint. &amp; Operations</b>	<b>6,867,765</b>	<b>429,538</b>	<b>1,601,482</b>	<b>189,796</b>	<b>0</b>	<b>187,896</b>	<b>646,560</b>	<b>205,394</b>
Public Safety Allocation	1,094,721	164,640	232,125	4,985	0	5,229	9,971	6,201
Protective Servs. Contract Costs	130,200	1,000	2,000	2,000	0	0	7,500	0
<b>Total Protective Services</b>	<b>1,224,921</b>	<b>165,640</b>	<b>234,125</b>	<b>6,985</b>	<b>0</b>	<b>5,229</b>	<b>17,471</b>	<b>6,201</b>
<b>General Expenses</b>								
Property Insurance	406,880	12,635	93,284	28,150	0	19,129	45,810	27,773
Liability Insurance	229,223	14,891	34,297	4,967	31,885	7,208	13,392	5,546
Workers Comp. Insurance	45,086	2,582	10,131	1,086	0	1,086	3,791	1,097
Boiler Insurance	11,096	614	1,908	0	0	0	0	0
Vehicle Insurance	24,790	92	7,464	0	0	0	0	0
PILOT	618,791	68,714	110,043	17,917	0	20,366	41,934	19,252
Subsidy to Mixed Finance Developments	198,690	0	0	0	0	0	0	0
Other General Expenses	155,977	9,202	21,234	2,800	0	9,852	13,790	46,191
<b>Total General Expenses</b>	<b>1,690,533</b>	<b>108,729</b>	<b>278,360</b>	<b>54,920</b>	<b>31,885</b>	<b>57,640</b>	<b>118,717</b>	<b>99,858</b>
<b>Total Operating Expenses</b>	<b>19,165,508</b>	<b>1,430,869</b>	<b>4,292,968</b>	<b>468,249</b>	<b>31,885</b>	<b>469,778</b>	<b>1,285,779</b>	<b>553,623</b>
<b>Net Income (Loss) from Operations</b>	<b>299,662</b>	<b>27,183</b>	<b>18,684</b>	<b>21,039</b>	<b>(31,885)</b>	<b>45,142</b>	<b>(149,532)</b>	<b>30,504</b>
Extraordinary Maintenance	210,000	0	0	0	0	0	0	0
Program Income	(210,000)	0	0	0	0	0	0	0
<b>Net Income</b>	<b>299,662</b>	<b>27,183</b>	<b>18,684</b>	<b>21,039</b>	<b>(31,885)</b>	<b>45,142</b>	<b>(149,532)</b>	<b>30,504</b>
<b>Debt Service</b>	<b>185,511</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Replacement Reserve</b>	<b>72,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Excess Cash</b>	<b>42,151</b>	<b>27,183</b>	<b>18,684</b>	<b>21,039</b>	<b>(31,885)</b>	<b>45,142</b>	<b>(149,532)</b>	<b>30,504</b>
<b>SUNDRY</b>								
413500 - Central Rent Collection Allocation	124,065	12194	24897	2,974	0	3,396	7,636	3,713
419000 - Sundry	3,000	500	0	0	0	0	0	0
419003 - Equipment repair	30,750	2500	6600	350	0	350	2,000	350
419005 - Advertising	1,000	0	500	0	0	0	0	0
419015 - Books and subscriptions	1,100	0	500	0	0	0	0	0
419020 - Outside legal expense	41,440	1750	20500	1,500	0	1,000	2,500	700
419021 - Computer supplies and service	19,050	0	7000	0	0	0	500	50
419024 - Promotion expense	4,700	0	0	0	0	0	0	0
419025 - Rent-building and parking	600	0	0	0	0	0	0	0
419030 - Property Taxes	3,700	0	0	0	0	0	0	0
419103 - Software	51,054	4490	9174	1,093	0	1,249	2,791	1,347
419104 - Internet Services	27,700	1500	6000	200	0	200	2,400	200
419500 - Outside management fees	12,000	0	0	0	0	0	0	0
<b>TOTAL SUNDRY</b>	<b>320,159</b>	<b>22933</b>	<b>75172</b>	<b>6,117</b>	<b>0</b>	<b>6,195</b>	<b>17,828</b>	<b>6,359</b>
<b>MAINTENANCE SUPPLIES</b>								

	TOTAL	ARLINGTON CT	HILLSIDE	HIGHLAND HOMES	WESTLAWN	SS SOUTH	SS NORTH & WEST	SS HOPE VI CC
ACC Units	2,632	230	470	56	0	64	144	70
442001 - Appliance parts	181,000	20,000	35,000	3,000	0	5,000	12,000	4,000
442002 - Automotive Parts	26,800	100	9,000	800	0	800	4,000	800
442003 - Landscaping	25,700	2,000	5,000	0	0	300	5,000	300
442004 - Electrical supplies	76,000	4,000	25,000	2,000	0	2,000	1,000	2,000
442005 - Hardware supplies	299,183	16,000	55,000	10,000	0	7,000	30,000	12,000
442006 - HVAC Supplies	105,300	3,000	38,000	3,500	0	3,500	10,000	4,000
442007 - Janitorial supplies	116,200	8,000	35,000	2,000	0	2,500	4,000	2,500
442008 - Painting supplies	74,700	4,000	28,000	1,500	0	2,000	2,500	1,500
442009 - Plumbing supplies	126,700	7,000	27,000	2,500	0	5,000	9,000	3,000
442010 - Exterminating supplies	25,450	2,000	7,250	500	0	1,000	700	300
442012 - Small tools	18,300	500	7,500	200	0	500	1,000	200
442013 - Furniture	18,200	800	4,900	0	0	0	300	0
442014 - Uniforms	9,300	500	2,000	0	0	0	2,000	0
TOTAL MAINTENANCE SUPPLIES	1,102,833	67,900	278,650	26,000	0	29,600	81,500	30,600
MAINTENANCE CONTRACTS								
443019 - Interior painting contractor	5,500	0	5,500	0	0	0	0	0
443020 - Exterminating contractor	2,500	0	2,500	0	0	0	0	0
443021 - Electrical contractor	103,000	6,500	31,500	1,500	0	2,000	2,000	2,000
443022 - Plumbing Contractors	219,000	15,000	72,500	7,000	0	5,000	10,000	8,000
443023 - HVAC Contractor	92,500	2,500	30,000	2,500	0	5,000	3,000	3,000
443025 - Janitorial contractor	256,500	12,000	99,000	1,000	0	2,000	15,000	1,000
443026 - Elevator contractor	133,868	16,000	9,010	0	0	0	0	0
443028 - Vehicle repairs contractor	40,550	1,300	10,000	500	0	500	4,000	500
443030 - Site Improves. Landscaping	186,500	7,000	75,000	0	0	0	9,000	0
443032 - Dwelling Structures	301,146	8,000	46,146	5,000	0	10,000	100,000	5,000
443033 - Paving	90,556	2,000	78,135	0	0	0	0	0
443035 - Snow Plowing	52,000	0	0	5,000	0	5,000	30,000	2,000
443036 - Carpenter contracts	20,000	0	20,000	0	0	0	0	0
443038 - Asbestos Contractor	1,885	0	0	0	0	0	0	0
443039 - Recycling Contractor	149,510	16,000	12,510	0	0	0	0	0
443040 - Consultant contractor	11,000	3,000	5,000	0	0	0	0	0
443042 - Non-dwelling Structures	17,400	0	10,000	0	0	0	2,300	0
443045 - Carpenter-Central Maintenance	801,550	50,250	140,000	40,000	0	25,000	65,000	50,000
443046 - Painter-Central Maintenance	858,920	53,760	202,400	45,000	0	50,000	30,000	50,000
443047 - Exterminating-Central Maintenance	446,170	55,000	76,980	10,000	0	7,500	20,000	5,000
443050 - HVAC-Central Maintenance	288,455	35,000	49,625	0	0	0	0	0
444014 - Sidewalks and Blacktops	29,500	0	12,500	0	0	0	0	0
444020 - Accessory Bldings - Garages, Fences	78,700	0	0	0	0	0	65,000	2,000
TOTAL MAINTENANCE CONTRACTS	4,186,710	283,310	988,306	117,500	0	112,000	355,300	128,500

	TOTAL	SS MILWAUKEE	CARVER PARK	S. S. NEIGHBORHOOD CENTER
ACC Units	2,632	56	51	
<b>Operating Income</b>				
Dwelling rental	9,836,066	294,633	0	0
Excess utilities	37,500	0	0	0
Late Charges	65,400	1,000	0	0
Non-dwelling rental	151,872	0	0	0
<b>Total Rental Income</b>	10,090,838	295,633	0	0
Operating Subsidy	6,079,350	105,650	153,533	0
Revenues - HUD PHA Grants	2,850,107	67,191	44,540	0
Interest Income	3,300	100	0	0
Other income	154,085	1,000	62,379	0
Sales & service inc	39,550	2,200	0	0
Antenna revenue	192,739	0	0	0
Washer & Dryer inc	55,200	0	0	0
<b>Total Operating Income</b>	19,465,170	471,775	260,452	0
<b>Operating Expenditures-Admin.</b>				
Administrative salaries	1,176,930	33,532	0	0
Employee Bens. - Admin.	546,755	16,808	0	0
Staff training	15,000	0	0	0
Tuition reimbursement	4,500	0	0	0
Travel - convention	500	0	0	0
Mileage reimbursement	1,300	0	0	0
Management Fee	2,225,874	53,404	0	0
Bookkeeping Fee	206,487	4,939	0	0
Asset Managment Fee	156,120	6,720	0	0
Legal & Accounting	12,443	375	0	0
Telephone	24,100	500	0	0
Postage	10,550	200	0	0
Temp Services	31,500	500	0	0
Contract service	2,800	0	0	0
Contracted Property Management	90,000	0	0	0
Tax Credit Fees	10,800	0	0	0
Accounting fees	22,000	0	0	0
Auditing Fees	76,738	1,704	0	0
Housing Intake Allocation	467,276	10,279	0	0
Sundry	320,159	6,786	0	0
Office supplies	28,750	700	0	0
Printing and reproduction	5,300	100	0	0
<b>Total Operating Expenses-Admin</b>	5,435,882	136,547	0	0
<b>Tenant Services</b>				
Tenant services salaries	111,083	0	0	0
Employee Bens. - Tenant Servs.	34,664	0	0	0
Contracts and training	108,100	800	0	0
<b>Total Tenant Services</b>	253,847	800	0	0
<b>Utilities</b>				
Water	1,678,778	62,898	0	0
Electricity	1,210,647	2,555	0	0
Gas	803,136	3,996	0	0
<b>Total Utilities</b>	3,692,561	69,449	0	0
<b>Ordinary Maintenance &amp; Operations</b>				

	TOTAL	SS MILWAUKEE	CARVER PARK	S. S. NEIGHBORHOOD CENTER
ACC Units	2,632	56	51	
Maintenance Salaries	1,049,061	91,002	0	0
Maintenance Overtime	106,024	9,212	0	0
Employ. Bens. - Maintenance	415,025	38,922	0	0
Employ. Bens. Maint. Overtime	8,111	705	0	0
<b>Total Salaries &amp; Benefits-Maint.</b>	1,578,222	139,841	0	0
<b>Maintenance Materials</b>	1,102,833	42,300	0	0
<b>Maintenance Contracts</b>	4,186,710	196,350	0	0
<b>Total Ordinary Maint. &amp; Operations</b>	6,867,765	378,491	0	0
Public Safety Allocation	1,094,721	7,782	0	0
Protective Servs. Contract Costs	130,200	2,500	0	0
<b>Total Protective Services</b>	1,224,921	10,282	0	0
<b>General Expenses</b>				
Property Insurance	406,880	18,595	0	9,490
Liability Insurance	229,223	4,561	0	0
Workers Comp. Insurance	45,086	2,413	0	0
Boiler Insurance	11,096	0	0	130
Vehicle Insurance	24,790	5,529	0	0
PILOT	618,791	22,518	0	0
Subsidy to Mixed Finance Developments	198,690	0	198,690	0
Other General Expenses	155,977	2,946	0	0
<b>Total General Expenses</b>	1,690,533	56,563	198,690	9,620
<b>Total Operating Expenses</b>	19,165,508	652,131	198,690	9,620
<b>Net Income (Loss) from Operations</b>	299,662	(180,357)	61,762	(9,620)
Extraordinary Maintenance	210,000	0	0	0
Program Income	(210,000)	0	0	0
<b>Net Income</b>	299,662	(180,357)	61,762	(9,620)
<b>Debt Service</b>	185,511	0	0	0
<b>Replacement Reserve</b>	72,000	0	0	0
<b>Excess Cash</b>	42,151	(180,357)	61,762	(9,620)
<b>SUNDRY</b>				
413500 - Central Rent Collection Allocation	124,065	2,974	0	0
419000 - Sundry	3,000	0	0	0
419003 - Equipment repair	30,750	500	0	0
419005 - Advertising	1,000	0	0	0
419015 - Books and subscriptions	1,100	400	0	0
419020 - Outside legal expense	41,440	800	0	0
419021 - Computer supplies and service	19,050	500	0	0
419024 - Promotion expense	4,700	0	0	0
419025 - Rent-building and parking	600	0	0	0
419030 - Property Taxes	3,700	0	0	0
419103 - Software	51,054	1,113	0	0
419104 - Internet Services	27,700	500	0	0
419500 - Outside management fees	12,000	0	0	0
<b>TOTAL SUNDRY</b>	320,159	6,786	0	0
<b>MAINTENANCE SUPPLIES</b>				

	TOTAL	SS MILWAUKEE	CARVER PARK	S. S. NEIGHBORHOOD CENTER
ACC Units	2,632	56	51	
442001 - Appliance parts	181,000	6,000	0	0
442002 - Automotive Parts	26,800	900	0	0
442003 - Landscaping	25,700	2,800	0	0
442004 - Electrical supplies	76,000	1,000	0	0
442005 - Hardware supplies	299,183	14,500	0	0
442006 - HVAC Supplies	105,300	6,000	0	0
442007 - Janitorial supplies	116,200	2,200	0	0
442008 - Painting supplies	74,700	2,000	0	0
442009 - Plumbing supplies	126,700	4,200	0	0
442010 - Exterminating supplies	25,450	1,500	0	0
442012 - Small tools	18,300	1,200	0	0
442013 - Furniture	18,200	0	0	0
442014 - Uniforms	9,300	0	0	0
<b>TOTAL MAINTENANCE SUPPLIES</b>	<b>1,102,833</b>	<b>42,300</b>	<b>0</b>	<b>0</b>
<b>MAINTENANCE CONTRACTS</b>				
443019 - Interior painting contractor	5,500	0	0	0
443020 - Exterminating contractor	2,500	0	0	0
443021 - Electrical contractor	103,000	2,000	0	0
443022 - Plumbing Contractors	219,000	9,500	0	0
443023 - HVAC Contractor	92,500	2,500	0	0
443025 - Janitorial contractor	256,500	7,500	0	0
443026 - Elevator contractor	133,868	0	0	0
443028 - Vehicle repairs contractor	40,550	1,750	0	0
443030 - Site Improves. Landscaping	186,500	5,300	0	0
443032 - Dwelling Structures	301,146	70,000	0	0
443033 - Paving	90,556	0	0	0
443035 - Snow Plowing	52,000	10,000	0	0
443036 - Carpenter contracts	20,000	0	0	0
443038 - Asbestos Contractor	1,885	0	0	0
443039 - Recycling Contractor	149,510	0	0	0
443040 - Consultant contractor	11,000	0	0	0
443042 - Non-dwelling Structures	17,400	1,100	0	0
443045 - Carpenter-Central Maintenance	801,550	45,000	0	0
443046 - Painter-Central Maintenance	858,920	20,000	0	0
443047 - Exterminating-Central Maintenance	446,170	11,000	0	0
443050 - HVAC-Central Maintenance	288,455	0	0	0
444014 - Sidewalks and Blacktops	29,500	0	0	0
444020 - Accessory Bldings - Garages, Fences	78,700	10,700	0	0
<b>TOTAL MAINTENANCE CONTRACTS</b>	<b>4,186,710</b>	<b>196,350</b>	<b>0</b>	<b>0</b>

	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
<b>Revenues</b>										
Management Fee Revenue	1,985,336	1,985,336	0	0	0	0	0	0	0	0
Asset Management Fee Revenue	273,720	273,720	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	835,000	835,000	0	0	0	0	0	0	0	0
HCV Management Fee	700,000	700,000	0	0	0	0	0	0	0	0
Fee For Service	2,583,495	0	0	0	0	0	0	0	0	2,583,495
Developer Fees	1,284,404	0	0	0	0	0	0	0	1,284,404	0
Interest Income	100,000	100,000	0	0	0	0	0	0	0	0
Other income	1,503,000	643,000	0	0	0	0	0	0	0	860,000
Non-dwelling rental	50,000	50,000	0	0	0	0	0	0	0	0
<b>Total Revenues</b>	<b>9,605,200</b>	<b>4,877,301</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,284,404</b>	<b>3,443,495</b>
<b>Operating Expenditures</b>										
<b>ADMINISTRATIVE</b>										
Administrative salaries	3,165,657	1,394,382	479,657	241,492	360,228	220,864	0	0	244,314	224,721
Employee Bens. - Admin.	1,241,256	526,756	196,676	96,114	133,785	106,187	0	0	89,453	92,286
Legal & Accounting	150,000	150,000	0	0	0	0	0	0	0	0
Staff training	45,500	12,000	6,000	7,500	15,000	0	0	0	0	5,000
Tuition reimbursement	4,700	3,500	1,200	0	0	0	0	0	0	0
Travel - convention	131,500	120,000	0	6,500	0	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	295,794	295,794	0	0	0	0	0	0	0	0
Telephone	34,400	5,000	1,000	500	3,500	3,400	0	0	0	21,000
Postage	8,400	5,000	2,000	1,000	300	0	0	0	0	100
Temp Services	39,500	0	0	2,000	0	0	4,500	13,000	0	20,000
Contract service	355,000	200,000	55,000	98,000	0	0	2,000	0	0	0
Auditing Fees	8,087	8,087	0	0	0	0	0	0	0	0
Sundry	515,500	209,000	18,150	38,950	50,100	170,000	0	0	0	29,300
Office supplies	30,300	15,000	3,000	1,000	5,300	2,000	0	0	0	4,000
Printing and reproduction	14,600	6,000	1,100	2,500	5,000	0	0	0	0	0
<b>Total ADMINISTRATIVE</b>	<b>6,049,394</b>	<b>2,951,719</b>	<b>766,783</b>	<b>495,556</b>	<b>573,213</b>	<b>507,451</b>	<b>6,500</b>	<b>13,000</b>	<b>333,766</b>	<b>401,406</b>
<b>TENANT SERVICES</b>										
Contracts, Training & Others	152,000	152,000	0	0	0	0	0	0	0	0
<b>Total TENANT SERVICES</b>	<b>152,000</b>	<b>152,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>UTILITIES</b>										
Water	17,432	7,524	0	0	0	0	3,925	5,983	0	0
Electricity	62,027	7,029	0	0	0	0	20,069	34,929	0	0
Gas	17,886	672	0	0	0	0	5,504	11,710	0	0
<b>Total UTILITIES</b>	<b>97,346</b>	<b>15,226</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29,498</b>	<b>52,622</b>	<b>0</b>	<b>0</b>
<b>ORDINARY MAINTENANCE &amp; OPERATIONS</b>										
Maintenance Salaries	1,899,073	0	0	0	0	0	0	0	0	1,899,073
Maintenance Overtime	190,196	0	0	0	0	0	0	0	0	190,196
Employ. Bens. - Maintenance	798,621	0	0	0	0	0	0	0	0	798,621
Employ. Bens. Maint. Overtime	14,550	0	0	0	0	0	0	0	0	14,550
<b>Maintenance Materials</b>	<b>102,300</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>14,200</b>	<b>29,100</b>	<b>0</b>	<b>56,000</b>
<b>Maintenance Contracts</b>	<b>43,000</b>	<b>3,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>10,000</b>	<b>12,000</b>	<b>0</b>	<b>16,500</b>
<b>Total ORDINARY MAINTENANCE &amp; OPERATIONS</b>	<b>3,047,741</b>	<b>5,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>24,200</b>	<b>41,100</b>	<b>0</b>	<b>2,974,941</b>
<b>GENERAL</b>										
Insurance	135,173	39,319	9,161	4,612	5,872	5,139	1,909	3,224	4,666	61,269
<b>Total GENERAL</b>	<b>135,173</b>	<b>39,319</b>	<b>9,161</b>	<b>4,612</b>	<b>5,872</b>	<b>5,139</b>	<b>1,909</b>	<b>3,224</b>	<b>4,666</b>	<b>61,269</b>

	COCC	102 - Executive	103 - Accounting	104 - Personnel	105 - Purchasing	106 - Information	114 - 5125 Lisbon	118 - 5003/5011	116 - Modernization	108 - Maintenance
Total Operating Expenses	9,481,653	3,148,539	775,944	500,169	579,085	514,590	62,107	109,946	338,433	3,437,616
Net Income (Loss) from Operations	123,546	1,713,536	(775,944)	(500,169)	(579,085)	(514,590)	(62,107)	(109,946)	945,971	5,879
SUNDRY										
419000 - Sundry	11,500	6,000	3,500	1,000	0	500	0	0	0	500
419003 - Equipment repair	13,650	5,000	150	1,000	3,500	2,000	0	0	0	2,000
419005 - Advertising	15,350	5,000	0	10,000	350	0	0	0	0	0
419011 - Membership dues	47,250	45,000	500	1,000	750	0	0	0	0	0
419015 - Books and subscriptions	3,700	3,000	500	200	0	0	0	0	0	0
419020 - Outside legal expense	140,000	120,000	0	20,000	0	0	0	0	0	0
419021 - Computer supplies and service	31,800	10,000	4,000	1,000	2,000	10,000	0	0	0	4,800
419025 - Rent-building and parking	35,500	15,000	9,500	4,500	6,500	0	0	0	0	0
419100 - PC Hardware < \$5,000	20,000	0	0	0	0	0	0	0	0	20,000
419101 - Hardware Maintenance	25,000	0	0	0	0	25,000	0	0	0	0
419102 - Software Maintenance	61,000	0	0	0	0	60,000	0	0	0	1,000
419103 - Software	48,250	0	0	250	37,000	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	50,000	0	0	0	0	50,000	0	0	0	0
419106 - General Programming Support	5,000	0	0	0	0	5,000	0	0	0	0
TOTAL SUNDRY	515,500	209,000	18,150	38,950	50,100	170,000	0	0	0	29,300
MAINTENANCE SUPPLIES										
442002 - Automotive Parts	31,000	2,000	0	0	0	1,000	0	0	0	28,000
442003 - Landscaping	10,000	0	0	0	0	0	5,000	5,000	0	0
442004 - Electrical supplies	2,000	0	0	0	0	0	1,000	500	0	500
442005 - Hardware supplies	3,600	0	0	0	0	0	1,000	600	0	2,000
442006 - HVAC Supplies	21,500	0	0	0	0	0	1,000	20,000	0	500
442007 - Janitorial supplies	6,900	0	0	0	0	0	4,400	1,500	0	1,000
442008 - Painting supplies	3,000	0	0	0	0	0	1,500	1,500	0	0
442009 - Plumbing supplies	300	0	0	0	0	0	300	0	0	0
442012 - Small tools	7,500	0	0	0	0	0	0	0	0	7,500
442014 - Uniforms	16,500	0	0	0	0	0	0	0	0	16,500
TOTAL MAINTENANCE SUPPLIES	102,300	2,000	0	0	0	1,000	14,200	29,100	0	56,000
MAINTENANCE CONTRACTS										
443021 - Electrical contractor	2,000	0	0	0	0	0	2,000	0	0	0
443022 - Plumbing Contractors	1,000	0	0	0	0	0	0	1,000	0	0
443023 - HVAC Contractor	1,000	0	0	0	0	0	0	1,000	0	0
443028 - Vehicle repairs contractor	21,000	3,500	0	0	0	1,000	0	0	0	16,500
443035 - Snow Plowing	16,000	0	0	0	0	0	8,000	8,000	0	0
449750 - Non Dwelling Equipment	2,000	0	0	0	0	0	0	2,000	0	0
TOTAL MAINTENANCE CONTRACTS	43,000	3,500	0	0	0	1,000	10,000	12,000	0	16,500

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE  
CONSOLIDATED STATEMENT OF REVENUE & EXPENSES  
BUDGETED PROGRAM ONLY  
2020 BUDGET

	2020 BUDGET	LRPH	BNS	RAP	COCC
Operating Income					
Operating/admin subsidies	9,690,042	6,079,350		3,610,692	0
Dwelling rents	17,554,994	9,836,066	7,718,928	0	0
Excess utilities & other	360,252	254,772	105,480	0	0
Capital fund transfer in (Note 10)	2,850,107	2,850,107		0	0
Other income	2,101,579	441,574	34,500	72,505	1,553,000
Management fees	4,084,301	0		0	4,084,301
Central maintenance revenue	2,583,495	0		0	2,583,495
Developers fee	1,284,404	0		0	1,284,404
Interest on general fund	135,300	3,300	32,000	0	100,000
Total Income	40,644,475	19,465,170	7,890,908	3,683,197	9,605,200
Operating Expenditures		0		0	0
Administrative		0		0	0
Salaries	6,346,716	1,176,930	279,600	1,724,529	3,165,657
Employee benefits	2,705,850	546,755	83,000	834,839	1,241,256
Legal and accounting	201,494	34,443	13,051	4,000	150,000
Audit	142,251	76,738	34,708	22,718	8,087
Travel and training	233,200	21,300	4,500	16,500	190,900
Contracted property management	385,794	90,000		0	295,794
Management fees	4,084,301	2,588,481	795,820	700,000	0
Housing intake	467,276	467,276		0	0
Office supplies & printing	113,250	34,050	7,800	26,500	44,900
Telephone	73,250	24,100	3,750	11,000	34,400
Postage	68,660	10,550	2,610	47,100	8,400
Other contracted services	671,600	45,100	30,000	202,000	394,500
Other	1,101,660	320,159	129,228	136,773	515,500
Total admin	16,595,302	5,435,882	1,384,067	3,725,959	6,049,394
Tenant Services		0		0	0
Resident services allocation	0	0		0	0
Salaries & benefits	145,747	145,747		0	0
Contracts, trainings, others	260,100	108,100		0	152,000
Total tenant services	405,847	253,847	0	0	152,000
Utilities		0		0	0
Water	2,469,894	1,678,778	773,684	0	17,432
Electric	1,329,059	1,210,647	56,385	0	62,027
Gas	854,072	803,136	33,050	0	17,886
Total utilities	4,653,025	3,692,561	863,119	0	97,346
Ordinary maintenance		0		0	0
Salaries	3,560,560	1,155,086	316,205	0	2,089,269
Employee benefits Maint	1,336,742	423,136	100,435	0	813,171
Maintenance materials	1,399,183	1,102,833	192,850	1,200	102,300
Maintenance contracts	5,181,860	4,186,710	944,400	7,750	43,000
Total maintenance	11,478,345	6,867,765	1,553,890	8,950	3,047,741
Protective Services		0		0	0
Public safety allocation	1,215,951	1,094,721	121,230	0	0
Contracts, others	130,200	130,200		0	0
Total protective services	1,346,151	1,224,921	121,230	0	0
General		0		0	0
Insurance	1,212,116	717,075	250,654	109,214	135,173
Pilot	1,306,322	618,791	687,531	0	0
Interest Expense	561,213	0	561,213	0	0
Subsidy to Mixed finance dev't.	198,690	198,690		0	0
Other general expense	256,166	155,977	77,189	23,000	0
Total general	3,534,507	1,690,533	1,576,587	132,214	135,173
Total Operating Expenditures	38,013,177	19,165,508	5,498,893	3,867,123	9,481,654
Excess (deficiency) of total revenue over expenses	2,631,298	299,662	2,392,015	(183,927)	123,546
Extra-ordinary maintenance	965,606	210,000	755,606	0	0
Program Income	(210,000)	(210,000)		0	0
Net income(loss) from operations	1,875,692	299,662	1,636,409	(183,927)	123,546
Debt Service - Principal	950,511	185511	765,000	0	0
Replacement Reserve	366,000	72000	294,000	0	0
Net Income (Loss)	559,181	42,151	577,409	(183,927)	123,546

	Total	Cherry Court	Convent Hill	Highland Gardens	Holton Terrace	Lapham Park	Olga Village	Scattered Sites I	Scattered Sites II	Townhomes at Carver Park	Victory Manor	Westlawn Renaissance (East)	Westlawn Renaissance II (WG Scat Sites)	Westlawn Renaissance III
INCOME														
RENTAL INCOME														
Rental Income	6,096,610	872,700	672,220	923,860	0	0	0	219,600	243,700	198,690	399,980	2,270,600	295,260	0
Rental Income - Public Housing	448,752	0	0	0	0	0	0	0	0	244,800	0	0	0	203,952
Rental Income - Market	3,373,586	0	0	0	773,400	1,534,500	285,986	0	0	647,700	54,000	0	0	78,000
Rental Income - Commercial	142,640	38,260	900	69,380	0	34,100	0	0	0	0	0	0	0	0
Rental Income - Subsidy	369,096	0	0	0	0	0	0	0	0	0	0	0	0	369,096
Vacancies - Residential	(256,294)	(18,000)	(17,520)	(37,000)	(18,000)	(29,000)	0	(4,200)	(11,100)	(16,500)	(5,200)	(42,000)	(3,520)	(54,254)
Uncollected Rent	(31,650)	(8,500)	(750)	(2,000)	(2,500)	(1,500)	(600)	0	0	(4,800)	0	(11,000)	0	0
Public Housing Utilities	(84,000)	0	0	0	0	0	0	0	0	(84,000)	0	0	0	0
Rental Concessions	(950)	0	(700)	0	0	0	0	0	0	(250)	0	0	0	0
TOTAL RENTAL INCOME	10,057,790	884,460	654,150	954,240	752,900	1,538,100	285,386	215,400	232,600	985,640	448,780	2,217,600	291,740	596,794
OTHER INCOME														
Laundry Receipts	62,730	4,800	4,500	5,100	5,580	21,000	5,250	0	0	0	4,500	6,000	0	6,000
Tenant Damage Receipts	30,100	3,000	1,500	800	1,600	1,100	0	400	500	400	0	20,000	0	800
Miscellaneous Income	2,150	400	50	200	400	200	0	0	200	200	0	200	300	0
Late Fees	38,280	3,600	800	2,800	1,800	2,500	300	1,000	750	9,200	1,440	12,500	390	1,200
Sales & Service Tenants	30,180	4,800	1,400	1,300	2,400	3,800	150	900	800	4,500	1,000	7,000	250	1,880
Application Fee Income	1,860	300	100	280	300	100	0	0	0	400	100	240	40	0
Lease Add-On Fee	300	0	0	100	0	0	0	0	0	100	0	100	0	0
TOTAL OTHER INCOME	165,600	16,900	8,350	10,580	12,080	28,700	5,700	2,300	2,250	14,800	7,040	46,040	980	9,880
TOTAL INCOME	10,223,390	901,360	662,500	964,820	764,980	1,566,800	291,086	217,700	234,850	1,000,440	455,820	2,263,640	292,720	606,674
OPERATING EXPENSE														
ADMINSITRATIVE EXPENSE														
Marketing	3,050	200	300	250	200	400	0	0	0	600	250	750	100	0
Seminars and Training	8,400	750	1,000	700	750	1,000	200	300	400	1,200	600	1,500	0	0
Credit & Criminal	2,420	400	100	280	400	100	0	0	0	400	250	340	150	0
Office Expense	81,436	6,000	3,275	7,375	7,000	9,200	1,505	1,820	2,035	7,175	1,200	12,770	600	21,481
Tax Credit Fees	51,565	5,400	3,600	5,700	3,900	9,045	1,480	1,080	1,080	4,980	2,700	11,250	1,350	0
Management Fee	424,598	40,320	25,200	39,672	39,600	65,124	12,210	10,000	13,200	46,848	18,360	78,000	9,180	26,884
Cable T.V./Internet Expense	12,800	750	0	1,200	750	1,300	3,300	0	0	0	0	5,500	0	0
Case Manager	142,080	0	0	0	0	37,080	0	0	0	0	0	105,000	0	0
Payroll - Administrative	736,402	81,500	38,300	89,700	105,000	86,000	25,500	18,300	17,000	81,000	20,000	131,000	21,611	21,491
Legal Expense	26,050	4,500	1,200	2,600	4,500	2,000	400	850	750	3,000	1,000	5,250	0	0
Audit Expense	104,390	9,000	7,935	8,145	9,000	10,000	7,935	10,500	9,875	10,000	5,500	11,000	5,500	0
Bookkeeping Fees	170,511	16,975	12,396	16,210	6,175	26,590	3,840	5,660	5,640	16,975	10,200	32,150	4,700	13,000
Telephone Expense	39,400	11,500	0	14,000	0	2,200	5,600	0	0	0	1,200	4,900	0	0
Home Visits	550	0	0	0	0	0	0	0	0	0	400	0	150	0
Social Activities	7,230	1,100	680	750	1,100	2,100	0	0	0	0	500	1,000	0	0
Donations	900	0	0	0	0	0	200	0	0	0	200	500	0	0
Miscellaneous Admin Expense	323,120	2,600	296,420	2,500	2,300	2,800	1,000	400	800	2,600	1,500	9,500	700	0
TOTAL ADMINISTRATIVE EXPENSE	2,134,902	180,995	390,406	189,082	180,675	254,939	63,170	48,910	50,780	174,778	63,860	410,410	44,041	82,856
UTILITIES														
Electricity	699,900	128,000	0	99,500	75,000	144,500	39,000	700	1,600	7,800	39,000	145,000	800	19,000
Gas	245,000	24,800	0	41,000	38,000	48,000	14,500	800	1,800	3,200	14,500	31,000	400	27,000
Water & Sewer	560,400	30,000	0	27,000	25,800	69,300	18,500	25,100	25,500	121,000	13,000	145,000	26,200	34,000
TOTAL UTILITIES	1,505,300	182,800	0	167,500	138,800	261,800	72,000	26,600	28,900	132,000	66,500	321,000	27,400	80,000
MAINTENANCE EXPENSE														
Waste & Recycle	129,425	32,000	0	27,800	32,000	11,500	3,800	50	100	0	12,000	10,175	0	0
Snow Removal	227,150	18,000	0	18,000	18,000	11,500	1,000	100	50	44,000	18,000	72,000	8,500	18,000
Landscaping	181,525	6,950	4,200	6,225	6,500	8,100	700	500	400	26,700	3,750	100,000	11,000	6,500
Exterminating	105,600	8,000	800	10,500	8,000	32,000	800	2,000	1,500	15,000	5,000	14,000	2,000	6,000
Security Expense	195,900	14,800	12,000	8,500	14,800	28,000	10,800	3,500	2,900	22,000	5,600	63,000	2,000	8,000
Janitorial	477,095	59,900	500	64,500	59,900	113,200	6,000	1,895	2,200	6,000	37,800	61,200	2,000	62,000
Payroll - Maintenance	822,700	57,500	38,800	65,100	57,500	113,000	48,500	19,300	19,000	125,000	20,000	201,500	15,500	42,000
Electrical Maintenance & Repair	56,400	3,050	250	2,400	3,050	9,500	950	100	300	7,500	500	28,000	800	0
HVAC Maintenance & Repair	149,040	19,000	600	20,400	19,000	25,200	7,640	1,500	2,000	17,000	2,000	30,700	4,000	0
Plumbing Maintenance & Repair	33,400	5,200	800	2,750	5,200	7,000	1,200	1,000	650	2,600	500	4,500	2,000	0
General Maintenance	427,318	24,694	4,750	29,730	24,694	68,100	14,660	10,500	16,100	31,500	11,000	104,290	12,000	75,300
Appliance Maintenance & Repair	26,400	1,750	200	1,800	1,750	4,600	2,400	1,200	800	5,000	400	6,500	0	0
Elevator Expense	87,800	9,100	0	8,100	9,100	21,500	4,000	0	0	0	12,000	12,000	0	12,000
Painting	216,124	12,500	23,024	7,500	6,000	24,000	3,200	11,500	10,100	54,000	2,400	59,900	2,000	0
Decorations	55,700	1,150	800	4,600	1,150	10,800	2,800	700	600	2,200	5,000	25,500	400	0
Project-Owned Vehicle Maintenance	42,750	3,400	100	4,400	3,400	7,500	2,100	1,700	900	7,250	3,600	8,000	400	0
Miscellaneous Maint Expense	125,800	900	200	1,350	900	1,500	250	100	100	2,800	0	117,500	200	0
TOTAL MAINTENANCE EXPENSE	3,360,127	277,894	87,024	283,655	270,944	497,000	110,800	55,645	5					

Tax Credits LLCs  
Consolidated Budget  
FY2020

		Cherry Court	Convent Hill	Highland Gardens	Holton Terrace	Lapham Park	Olga Village	Scattered Sites I	Scattered Sites II	Townhomes at Carver Park	Victory Manor	Westlawn Renaissance (East)	Westlawn Renaissance II (WG Scat Sites)	Westlawn Renaissance III
Building Improvements - Other	2,500	0	0	0	0	0	0	0	0	0	1,000	0	1,500	0
TOTAL NON-RECURRING EXPENDITURES	386,670	36,300	20,620	0	17,200	50,000	8,100	31,400	24,750	39,250	6,500	150,750	1,800	0
RESERVE ACTIVITY														
Repl Reserve Deposits	445,662	32,782	21,855	31,143	61,800	73,262	10,108	9,676	9,966	32,040	19,669	104,480	9,835	29,046
Repl Reserve Withdrawals	(4,000)	0	0	0	0	0	(4,000)	0	0	0	0	0	0	0
TOTAL RESERVE ACTIVITY	441,662	32,782	21,855	31,143	61,800	73,262	6,108	9,676	9,966	32,040	19,669	104,480	9,835	29,046
OTHER EXPENSES														
Partnership Management Fee	79,358	0	0	0	0	30,150	0	0	11,708	0	0	37,500	0	0
Asset Management Fee	74,846	4,844	4,565	5,000	7,000	10,452	2,035	10,900	3,500	7,300	4,500	12,500	2,250	0
Tax Credit Monitoring Fee	4,230	0	0	0	0	0	0	0	0	0	0	0	0	4,230
TOTAL OTHER EXPENSES	158,434	4,844	4,565	5,000	7,000	40,602	2,035	10,900	15,208	7,300	4,500	50,000	2,250	4,230
NET SURPLUS / DEFICIT	694,001	22,215	26,554	74,190	20,791	204,937	2,023	4,149	13,346	63,772	55,341	57,735	43,741	105,207