

Housing Authority of the City of Milwaukee
Low Rent Public Housing Operating Budget
FY 2020

	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
Operating Income									
Dwelling rental	9,836,066	680,784	1,252,068	369,734	366,583	361,970	733,677	369,556	861,825
Excess utilities	37,500	2,500	0	0	4,000	0	3,000	3,500	3,000
Late Charges	65,400	1,000	15,000	0	800	0	1,000	1,100	3,500
Non-dwelling rental	151,872	0	25,200	0	0	0	0	0	0
Total Rental Income	10,090,838	684,284	1,292,268	369,734	371,383	361,970	737,677	374,156	868,325
Operating Subsidy	6,079,350	267,285	1,079,045	360,100	165,002	459,160	438,444	200,797	430,865
Revenues - HUD PHA Grants	2,850,107	215,972	455,287	0	119,331	0	275,964	131,656	300,181
Interest Income	3,300	50	1,200	800	50	0	200	100	100
Other income	154,085	0	34,781	0	0	0	0	400	0
Sales & service inc	39,550	1,500	2,000	0	600	0	350	500	2,500
Antenna revenue	192,739	2,122	0	95,000	0	65,000	0	1,417	29,000
Washer & Dryer inc	55,200	6,000	0	4,000	5,000	6,000	7,000	4,100	10,000
Total Operating Income	19,465,170	1,177,213	2,864,582	829,634	661,366	892,130	1,459,635	713,126	1,640,972
Operating Expenditures-Admin.									
Administrative salaries	1,176,930	67,893	163,375	72,776	69,027	60,440	112,506	69,666	119,485
Employee Bens. - Admin.	546,755	33,107	72,346	39,043	28,821	32,134	55,360	29,102	65,626
Staff training	15,000	1,500	2,000	0	1,000	0	1,500	1,000	2,000
Tuition reimbursement	4,500	0	3,000	0	0	0	0	0	0
Travel - convention	500	0	0	0	0	0	0	0	0
Mileage reimbursement	1,300	300	0	0	0	0	0	0	0
Management Fee	2,225,874	171,153	360,952	0	94,574	0	218,766	104,550	238,052
Bookkeeping Fee	206,487	15,876	33,516	0	8,820	0	20,286	9,702	22,138
Asset Managment Fee	156,120	0	45,840	6,000	0	6,000	27,600	13,320	0
Legal & Accounting	12,443	281	3,274	2,000	100	0	281	100	100
Telephone	24,100	1,000	2,500	1,500	1,500	1,500	2,400	1,200	4,000
Postage	10,550	50	3,500	100	100	200	300	100	150
Temp Services	31,500	1,000	4,000	3,000	3,000	4,000	2,000	1,000	1,000
Contract service	2,800	0	0	1,000	0	0	0	0	0
Contracted Property Management	90,000	0	0	45,000	0	45,000	0	0	0
Tax Credit Fees	10,800	0	0	5,400	0	5,400	0	0	0
Accounting fees	22,000	0	0	12,000	0	10,000	0	0	0
Auditing Fees	76,738	5,587	11,889	4,000	3,078	0	7,214	3,392	7,640
Housing Intake Allocation	467,276	25,698	108,070	0	27,473	0	27,473	16,026	58,357
Sundry	320,159	17,750	40,047	20,089	14,298	15,679	27,033	15,271	28,602
Office supplies	28,750	600	3,000	3,000	1,000	2,000	2,000	500	2,600
Printing and reproduction	5,300	200	350	400	450	100	200	100	1,500
Total Operating Expenses-Admin	5,435,882	341,994	857,659	215,308	253,240	182,452	504,919	265,030	551,250
Tenant Services									
Tenant services salaries	111,083	0	0	0	0	0	0	0	0
Employee Bens. - Tenant Servs.	34,664	0	0	0	0	0	0	0	0
Contracts and training	108,100	3,200	5,000	15,000	16,800	5,000	24,000	11,700	4,500
Total Tenant Services	253,847	3,200	5,000	15,000	16,800	5,000	24,000	11,700	4,500</

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	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
Maintenance Salaries	1,049,061	46,942	234,264	21,456	20,674	21,960	43,576	20,674	42,270
Maintenance Overtime	106,024	4,983	23,622	2,146	2,067	2,196	4,358	2,067	4,227
Employ. Bens. - Maintenance	415,025	23,280	82,909	5,565	8,898	1,680	19,038	8,898	25,636
Employ. Bens. Maint. Overtime	8,111	381	1,807	164	158	168	333	158	323
Total Salaries & Benefits-Maint.	1,578,222	75,587	342,602	29,331	31,797	26,004	67,306	31,798	72,456
Maintenance Materials	1,102,833	38,800	163,000	24,683	45,500	50,800	75,000	42,000	106,500
Maintenance Contracts	4,186,710	136,000	622,150	107,800	172,400	180,456	266,980	184,636	335,022
Total Ordinary Maint. & Operations	6,867,765	250,387	1,127,752	161,814	249,697	257,260	409,286	258,434	513,978
Public Safety Allocation	1,094,721	104,937	94,115	0	52,894	0	148,832	127,918	135,092
Protective Servs. Contract Costs	130,200	1,200	0	60,000	0	46,000	3,000	0	5,000
Total Protective Services	1,224,921	106,137	94,115	60,000	52,894	46,000	151,832	127,918	140,092
General Expenses									
Property Insurance	406,880	9,470	62,053	20,000	5,723	22,000	12,635	5,968	14,165
Liability Insurance	229,223	11,654	36,725	9,861	6,475	9,500	14,891	7,121	16,249
Workers Comp. Insurance	45,086	2,274	7,653	1,825	1,712	1,599	3,022	1,726	3,090
Boiler Insurance	11,096	614	4,691	625	445	504	614	388	563
Vehicle Insurance	24,790	1,014	5,529	1,014	553	1,014	1,014	553	1,014
PILOT	618,791	48,340	66,320	26,773	26,107	21,897	45,870	25,281	57,459
Subsidy to Mixed Finance Developments	198,690	0	0	0	0	0	0	0	0
Other General Expenses	155,977	6,808	12,521	3,697	3,666	3,620	7,337	3,696	8,618
Total General Expenses	1,690,533	80,174	195,491	63,796	44,681	60,134	85,383	44,733	101,158
Total Operating Expenses	19,165,508	981,775	2,868,889	617,918	726,824	693,846	1,453,397	828,056	1,601,209
Net Income (Loss) from Operations	299,662	195,438	(4,307)	211,716	(65,459)	198,284	6,238	(114,931)	39,762
Extraordinary Maintenance	210,000	210,000	0	0	0	0	0	0	0
Program Income	(210,000)	(210,000)	0	0	0	0	0	0	0
Net Income	299,662	195,438	(4,307)	211,716	(65,459)	198,284	6,238	(114,931)	39,762
Debt Service	185,511	0	0	104,368	0	81,143	0	0	0
Replacement Reserve	72,000	0	0	36,000	0	36,000	0	0	0
Excess Cash	42,151	195,438	(4,307)	71,348	(65,459)	81,141	6,238	(114,931)	39,762
SUNDRY									
413500 - Central Rent Collection Allocation	124,065	9,537	20,129	0	5,296	0	12,194	5,824	13302
419000 - Sundry	3,000	0	0	1,500	1,000	0	0	0	0
419003 - Equipment repair	30,750	2,000	3,500	1,500	2,500	1,500	3,000	2,000	2100
419005 - Advertising	1,000	0	0	0	50	0	150	100	200
419015 - Books and subscriptions	1,100	0	0	200	0	0	0	0	0
419020 - Outside legal expense	41,440	200	6,500	200	300	990	3,000	500	1000
419021 - Computer supplies and service	19,050	500	500	5,000	0	2,500	0	0	2500
419024 - Promotion expense	4,700	500	0	0	0	0	2,200	0	2000
419025 - Rent-building and parking	600	0	0	0	0	0	0	0	600
419030 - Property Taxes	3,700	0	0	1,000	1,200	0	0	1,500	0
419103 - Software	51,054	3,514	7,418	2,689	1,952	2,689	4,490	2,147	4899
419104 - Internet Services	27,700	1,500	2,000	2,000	2,000	2,000	2,000	3,200	2000
419500 - Outside management fees	12,000	0	0	6,000	0	6,000	0	0	0
TOTAL SUNDRY	320,159	17,750	40,047	20,089	14,298	15,679	27,033	15,271	28602
MAINTENANCE SUPPLIES									

	TOTAL 2,632	RIVERVIEW 180	PARKLAWN 380	BECHER CT 120	MITCHELL 100	MERRILL PARK 120	LOCUST COURT 230	LINCOLN COURT 110	COLLEGE COURT 251
ACC Units									
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

ACC Units	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
Operating Income								
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
Total Rental Income	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
Total Operating Income	19,465,170	1,458,052	4,311,652	489,288	0	514,920	1,136,247	584,127
Operating Expenditures-Admin.								
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
Total Operating Expenses-Admin	5,435,882	484,027	975,689	114,771	0	129,912	281,185	141,899
Tenant Services								
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
Total Tenant Services	253,847	3,900	158,447	900	0	1,000	2,200	1,400
Utilities								
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
Total Utilities	3,692,561	239,035	1,044,865	100,876	0	88,101	219,647	98,871
Ordinary Maintenance & Operations								

	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
Total Salaries & Benefits-Maint.	1,578,222	78,328	334,526	46,296	0	46,296	209,760	46,294
Maintenance Materials	1,102,833	67,900	278,650	26,000	0	29,600	81,500	30,600
Maintenance Contracts	4,186,710	283,310	988,306	117,500	0	112,000	355,300	128,500
Total Ordinary Maint. & Operations	6,867,765	429,538	1,601,482	189,796	0	187,896	646,560	205,394
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
Total Protective Services	1,224,921	165,640	234,125	6,985	0	5,229	17,471	6,201
General Expenses								
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
Total General Expenses	1,690,533	108,729	278,360	54,920	31,885	57,640	118,717	99,858
Total Operating Expenses	19,165,508	1,430,869	4,292,968	468,249	31,885	469,778	1,285,779	553,623
Net Income (Loss) from Operations	299,662	27,183	18,684	21,039	(31,885)	45,142	(149,532)	30,504
Extraordinary Maintenance	210,000	0	0	0	0	0	0	0
Program Income	(210,000)	0	0	0	0	0	0	0
Net Income	299,662	27,183	18,684	21,039	(31,885)	45,142	(149,532)	30,504
Debt Service	185,511	0	0	0	0	0	0	0
Replacement Reserve	72,000	0	0	0	0	0	0	0
Excess Cash	42,151	27,183	18,684	21,039	(31,885)	45,142	(149,532)	30,504
SUNDRY								
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
TOTAL SUNDRY	320,159	22933	75172	6,117	0	6,195	17,828	6,359
MAINTENANCE SUPPLIES								

	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	
Operating Income				
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
Total Rental Income	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
Total Operating Income	19,465,170	471,775	260,452	0
Operating Expenditures-Admin.				
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
Total Operating Expenses-Admin	5,435,882	136,547	0	0
Tenant Services				
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
Total Tenant Services	253,847	800	0	0
Utilities				
Water	1,678,778	62,898	0	0
Electricity	1,210,647	2,555	0	0
Gas	803,136	3,996	0	0
Total Utilities	3,692,561	69,449	0	0
Ordinary Maintenance & Operations				

	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
Total Salaries & Benefits-Maint.	1,578,222	139,841	0	0
Maintenance Materials	1,102,833	42,300	0	0
Maintenance Contracts	4,186,710	196,350	0	0
Total Ordinary Maint. & Operations	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
Total Protective Services	1,224,921	10,282	0	0
General Expenses				
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
Total General Expenses	1,690,533	56,563	198,690	9,620
Total Operating Expenses	19,165,508	652,131	198,690	9,620
Net Income (Loss) from Operations	299,662	(180,357)	61,762	(9,620)
Extraordinary Maintenance	210,000	0	0	0
Program Income	(210,000)	0	0	0
Net Income	299,662	(180,357)	61,762	(9,620)
Debt Service	185,511	0	0	0
Replacement Reserve	72,000	0	0	0
Excess Cash	42,151	(180,357)	61,762	(9,620)
SUNDRY				
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
TOTAL SUNDRY	320,159	6,786	0	0
MAINTENANCE SUPPLIES				

	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
TOTAL MAINTENANCE SUPPLIES	1,102,833	42,300	0	0
MAINTENANCE CONTRACTS				
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
TOTAL MAINTENANCE CONTRACTS	4,186,710	196,350	0	0