Operating Budget

Attachment 20

PHA Name	HPHA	Project Name	**Noelani I**
Address	1002 N. School St.		
City, State	Honolulu, HI 96817		
AMP Project Number	H100071	Fiscal Year Ending	06/30/11
ACC Units	19	Estimated Occupancy Rate	
Unit Months Available (UMAs)	0	Average Bedroom Size	
Occupied Unit Months	0	Frozen Formula Income (2004)	0.00
Special Use/CFP	0	Adjustment for 2008 Utility Allowance	0.00
Limited Vacancy (3%)	0	Adjusted Formula Income (2004)	0.00
Vacant Units	0	Add Ons: Resident Participation	0
Add Ons: Asset Management ($4.00)	0	Add Ons: Audit Fee	0
Add Ons: IT ($2.00)	0	Add Ons: PILOT	0
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	0.00
Occupancy Type (family, senior, mixed)	Family	Utility Expense Level (UEL)	0.00
Type of Budget (Original, Revision #)	Original	HA Code	
Building Type (high-rise, garden, etc.)		Vacant Unit Months	0

FDS Line #	Account Title	Operating Fund	Capital Fund	State Funds	Total AMP Budget
Operating Income:					
11220	Gross Potential Rent				
11230	*Less: Vacancy Loss Rent*				
703000	Net Tenant Rental Revenue				
11240	Gross Potential Subsidy				
11260	*Less: Subsidy Loss - Vacancy*				
	Add Ons (PILOT, Audit, Res. Participation, Asset Mgmt & IT)				
	Utility Expense Level				
11250	*Less: Subsidy Loss - Proration*				
70600	Net Operating Subsidy				
70600	HUD PHA Operating Grant-CFP				
70400	Other Tenant Charges				
70400	Excess Utilities				
71100	Investment Income				
71440	Fraud Recovery				
71500	Non-Dwelling Rent				
71500	State R & M				
71500	State Security Funds				
71500	Other Income				
71500	Other Income: Previous FY Appropriation				
71500	Diff. Btwn 2004 Frozen Rent & 2008 Avg Rent				
70000	**Total Operating Income**				

Operating Expenditures:					
	Administrative				
911000	Administrative Salaries				
915000	Employee Benefits - Administrative				

Attachment 20

912000	Auditing Fees				
913100	Management Fees ($48.17 per occupied unit/month)				
913100	Bookkeeping Fees ($7.50 per occupied unit/month)				
913150	IT Fees ($2 per occupied unit/month)				
91440	Contract Fees - Administrative				
91600	Administrative Expenses				
917000	Legal Expense (Hearings& Attorney General)				
918000	Travel				
919000	COCC Frontline Administrative Charges				
913150	Private Management Contracts - Admin. Non- Salary				
962001	Private Management Contracts - Admin. Salaries				
962002	Private Management Contracts - Admin. Benefits				
91000	**Total Administrative**				

920000	**Asset Management Fees**				

	Tenant Services				
921000	Tenant Services - Salaries				
92300	Employee Benefits - Tenant Services				
92200	Relocation Costs				
924000	Tenant Services-Other including resident council				
92500	**Total Tenant Services**				

	Utilities				
931000	Water				
932000	Electricity				
933000	Gas				
93400	Fuel				
936000	Sewer				
938000	Other				
930000	**Total Utilities**				

	Maintenance				
941000	Labor				
945000	Employee Benefits - Maintenance				
942000	Maintenance Materials				
9430002	Garbage and Trash Removal Contracts				
943000	Maintenance Contract Expense				
	COCC Maintenance Charges				
962003	Private Management Contract - Maintenance Salaries				
962004	Private Management Contract - Maintenance Benefits				
940000	**Total Maintenance**				

	Protective Services				
951000	Protective Services - Labor				
	Employee Benefits - Protective Services				
952000	Protective Services Contract Costs				
953000	Protective Service Other				
950000	**Total Protective Services**				

Attachment 20

	Insurance				
961100	Property				
631200	General Liability				
961310	Worker's Comp.				
961440	Other Insurance				
961000	**Total Insurance Expense**				

	General Expenses				
962000	Other General Expense				
	Compensated Absences				
963000	Payments In Lieu of Taxes				
964000	Bad Debt-Current and vacated tenants >90 days late				
968000	Severance Expense				
960000	**Total General Expenses**				

96900	**Total Operating Expenditures**				

973000	Rental Subsidies				

97000	**Cash Flow from Operations**				

	Other Financial Items-Sources & (Uses)				
10010	Operating Transfers In				
	Capital Transfer In				
10020	Operating Transfers Out				
10091	Inter AMP Excess Cash Transfer In				
10092	Inter AMP Excess Cash Transfer Out				
10093	Transfers from Program to AMP				
10094	Transfers from AMP to Program				
11020/96710	Debt Service Payment (Principal & Interest)				
97100	Capital Expenditures				
	Extraordinary Maintenance (obligated or contracted)				
	Other Items - Appliances				
	Other Items - Vehicle (VRFund 3-yr term)				
	Other Items - Maint Equipment				
	Other Items - Office Equipment				
	Total Other Financial Items				

10000	**Net Cash Flow**				

Asset Management Project 46

5-Year Summary

	5-Year Total	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu	Ke Kumu Elua
Projected Operating Income:						
Projected Tenant Rental Revenue	$ 1,069,613.02	$ 156,328.06	$ 205,694.81	$ 329,111.70	$ 164,555.85	$ 213,922.60
Projected HUD Operating Subsidy	$ 1,717,471.18	$ 313,768.77	$ 412,853.65	$ 660,565.84	$ 330,282.92	$ -
Other Income	$ -	$ -	$ -	$ -	$ -	$ -
Total Projected Operating Income	$ 2,787,084.20	$ 470,096.83	$ 618,548.46	$ 989,677.54	$ 494,838.77	$ 213,922.60
Projected Operating Expenses:						
Administrative						
Administrative Salaries						
Sub-Total - Admin. Salaries						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC, EXCISE						
Sub-Total - Admin. Benefits & Taxes						
Total Administrative Expense						
Maintenance						
Maintenance Salaries						
Sub-Total Maint. Salaries						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE						
Sub-Total - Maint. Benefits & Taxes						
Total Maintenance Expense						
Management Fees						
Insurance						
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						
Total Price Proposal						
Total Other Adminstrative Expenses	186,507	$ 27,258.66	$ 35,866.66	$ 57,386.66	$ 28,693.33	$ 37,301.33
Total Other Maintenance Expenses	$ 630,126.41	$ 92,095.40	$ 121,178.16	$ 193,885.05	$ 96,942.52	$ 126,025.28
Projected Net Cash Flow						

Asset Management Project 46

Initial 12-Month Period

	Initial 12-Months	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu
Projected Operating Income:					
Projected Tenant Rental Revenue	$ 168,873.00	$ 30,851.80	$ 40,594.47	$ 64,951.15	$ 32,475.58
Projected HUD Operating Subsidy	$ 310,819.00	$ 56,784.24	$ 74,716.11	$ 119,545.77	$ 59,772.88
Other Income	$ -	$ -	$ -	$ -	$ -
Total Operating Income	$ 479,692.00	$ 87,636.04	$ 115,310.58	$ 184,496.92	$ 92,248.46
Projected Operating Expenses:					
Administrative					
Administrative Salaries					
Sub-Total - Admin. Salaries					
Administrative Benefits - Medical					
Administrative Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Admin. Benefits & Taxes					
Total Administrative Expense					
Maintenance					
Maintenance Salaries					
Sub-Total Maint. Salaries					
Maintenance Benefits - Medical					
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Maint. Benefits & Taxes					
Total Maintenance Expense					
Management Fees					
Insurance					
General Liability					
Worker's Comp.					
Automobile					
Temporary Disability Insurance					
Total Insurance Expense					
Total Price Proposal					
Total Other Adminstrative Expenses	$ 33,053.00	$ 6,038.53	$ 7,945.43	$ 12,712.69	$ 4,721.86
Total Other Maintenance Expenses	$ 109,237.00	$ 19,956.76	$ 26,258.89	$ 42,014.23	$ 15,605.29
Projected Net Cash Flow					

Asset Management Project 46		
Initial 12-Month Period		
	Initial 12-Months	**Ke Kumu Elua**
Projected Operating Income:		
Projected Tenant Rental Revenue	**$ 24,700.00**	**$ 24,700.00**
Projected HUD Operating Subsidy	**n/a**	**$ -**
Other Income	**$ 140,000.00**	**$ 140,000.00**
Total Operating Income	**$ 164,700.00**	**$ 164,700.00**
Projected Operating Expenses:		
Administrative		
Administrative Salaries		
Sub-Total - Admin. Salaries		
Administrative Benefits - Medical		
Administrative Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Admin. Benefits & Taxes		
Total Administrative Expense		
Maintenance		
Maintenance Salaries		
Sub-Total Maint. Salaries		
Maintenance Benefits - Medical		
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Maint. Benefits & Taxes		
Total Maintenance Expense		
Management Fees		
Insurance		
General Liability		
Worker's Comp.		
Automobile		
Temporary Disability Insurance		
Total Insurance Expense		
Total Price Proposal		
Total Other Adminstrative Expenses	**$ 700.00**	**$ 700.00**
Total Other Maintenance Expenses	**$ 4,800.00**	**$ 4,800.00**
Projected Net Cash Flow		

Asset Management Project 46

Option Year 1

	Option Year 1	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu
Projected Operating Income:					
Projected Tenant Rental Revenue	$ 177,316.65	$ 32,394.39	$ 42,624.19	$ 68,198.71	$ 34,099.36
Projected HUD Operating Subsidy	$ 326,359.95	$ 59,623.45	$ 78,451.91	$ 125,523.06	$ 62,761.53
Other Income	$ -	$ -	$ -	$ -	$ -
Total Operating Income	$ 503,676.60	$ 92,017.84	$ 121,076.11	$ 193,721.77	$ 96,860.88
Projected Operating Expenses:					
Administrative					
Administrative Salaries					
Sub-Total - Admin. Salaries					
Administrative Benefits - Medical					
Administrative Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Admin. Benefits & Taxes					
Total Administrative Expense					
Maintenance					
Maintenance Salaries					
Sub-Total Maint. Salaries					
Maintenance Benefits - Medical					
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Maint. Benefits & Taxes					
Total Maintenance Expense					
Management Fees					
Insurance					
General Liability					
Worker's Comp.					
Automobile					
Temporary Disability Insurance					
Total Insurance Expense					
Total Price Proposal					
Total Other Adminstrative Expenses	$ 34,705.65	$ 6,340.46	$ 8,342.70	$ 13,348.33	$ 6,674.16
Total Other Maintenance Expenses	$ 114,698.85	$ 20,954.60	$ 27,571.84	$ 44,114.94	$ 22,057.47
Projected Net Cash Flow					

Asset Management Project 46		
Option Year 1		
	Option Year 1	**Ke Kumu Elua**
Projected Operating Income:		
Projected Tenant Rental Revenue	$ 25,935.00	$ 25,935.00
Projected HUD Operating Subsidy	n/a	$ -
Other Income	$ 147,000.00	$ 147,000.00
Total Operating Income	$ 172,935.00	$ 172,935.00
Projected Operating Expenses:		
Administrative		
Administrative Salaries		
Sub-Total - Admin. Salaries		
Administrative Benefits - Medical		
Administrative Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Admin. Benefits & Taxes		
Total Administrative Expense		
Maintenance		
Maintenance Salaries		
Sub-Total Maint. Salaries		
Maintenance Benefits - Medical		
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Maint. Benefits & Taxes		
Total Maintenance Expense		
Management Fees		
Insurance		
General Liability		
Worker's Comp.		
Automobile		
Temporary Disability Insurance		
Total Insurance Expense		
Total Price Proposal		
Total Other Adminstrative Expenses	$ 735.00	$ 735.00
Total Other Maintenance Expenses	$ 5,040.00	$ 5,040.00
Projected Net Cash Flow		

Asset Management Project 46

Option Year 2

	Option Year 2	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu
Projected Operating Income:					
Projected Tenant Rental Revenue	$ 186,182.48	$ 34,014.11	$ 44,755.40	$ 71,608.65	$ 35,804.32
Projected HUD Operating Subsidy	$ 342,677.95	$ 171,338.97	$ 65,899.61	$ 26,359.84	$ 31,631.81
Other Income	$ -	$ -	$ -	$ -	$ -
Total Operating Income	$ 528,860.43	$ 205,353.08	$ 110,655.01	$ 97,968.49	$ 67,436.13
Projected Operating Expenses:					
Administrative					
Administrative Salaries					
Sub-Total - Admin. Salaries					
Administrative Benefits - Medical					
Administrative Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Admin. Benefits & Taxes					
Total Administrative Expense					
Maintenance					
Maintenance Salaries					
Sub-Total Maint. Salaries					
Maintenance Benefits - Medical					
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Maint. Benefits & Taxes					
Total Maintenance Expense					
Management Fees					
Insurance					
General Liability					
Worker's Comp.					
Automobile					
Temporary Disability Insurance					
Total Insurance Expense					
Total Price Proposal					
Total Other Adminstrative Expenses	$ 36,440.93	$ 6,657.48	$ 8,759.84	$ 14,015.74	$ 7,007.87
Total Other Maintenance Expenses	$ 120,433.79	$ 22,002.33	$ 28,950.43	$ 46,320.69	$ 23,160.34
Projected Net Cash Flow					

Asset Management Project 46		
Option Year 2		
	Option Year 2	Ke Kumu Elua
Projected Operating Income:		
Projected Tenant Rental Revenue	$ 27,231.75	$ 27,231.75
Projected HUD Operating Subsidy	n/a	$ -
Other Income	$ 154,350.00	$ 154,350.00
Total Operating Income	$ 181,581.75	$ 181,581.75
Projected Operating Expenses:		
Administrative		
Administrative Salaries		
Sub-Total - Admin. Salaries		
Administrative Benefits - Medical		
Administrative Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Admin. Benefits & Taxes		
Total Administrative Expense		
Maintenance		
Maintenance Salaries		
Sub-Total Maint. Salaries		
Maintenance Benefits - Medical		
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Maint. Benefits & Taxes		
Total Maintenance Expense		
Management Fees		
Insurance		
General Liability		
Worker's Comp.		
Automobile		
Temporary Disability Insurance		
Total Insurance Expense		
Total Price Proposal		
Total Other Adminstrative Expenses	$ 771.75	$ 771.75
Total Other Maintenance Expenses	$ 5,292.00	$ 5,292.00
Projected Net Cash Flow		

Asset Management Project 46

Option Year 3

	Option Year 3	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu
Projected Operating Income:					
Projected Tenant Rental Revenue	$ 195,491.61	$ 35,714.81	$ 46,993.17	$ 75,189.08	$ 37,594.54
Projected HUD Operating Subsidy	$ 359,811.84	$ 179,905.92	$ 69,194.59	$ 27,677.83	$ 33,213.40
Other Income	$ -	$ -	$ -	$ -	$ -
Total Operating Income	$ 555,303.45	$ 215,620.74	$ 116,187.76	$ 102,866.91	$ 70,807.94
Projected Operating Expenses:					
Administrative					
Administrative Salaries					
Sub-Total - Admin. Salaries					
Administrative Benefits - Medical					
Administrative Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Admin. Benefits & Taxes					
Total Administrative Expense					
Maintenance					
Maintenance Salaries					
Sub-Total Maint. Salaries					
Maintenance Benefits - Medical					
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Maint. Benefits & Taxes					
Total Maintenance Expense					
Management Fees					
Insurance					
General Liability					
Worker's Comp.					
Automobile					
Temporary Disability Insurance					
Total Insurance Expense					
Total Price Proposal					
Total Other Adminstrative Expenses	$ 38,262.98	$ 6,990.35	$ 9,197.83	$ 14,716.53	$ 7,358.27
Total Other Maintenance Expenses	$ 126,455.48	$ 23,102.44	$ 30,397.95	$ 48,636.72	$ 24,318.36
Projected Net Cash Flow					

Asset Management Project 46		
Option Year 3		
	Option Year 3	**Ke Kumu Ekolu**
Projected Operating Income:		
Projected Tenant Rental Revenue	**$ 28,593.34**	**$ 28,593.34**
Projected HUD Operating Subsidy	**n/a**	**$ -**
Other Income	**$ 162,067.50**	**$ 162,067.50**
Total Operating Income	**$ 190,660.84**	**$ 190,660.84**
Projected Operating Expenses:		
Administrative		
Administrative Salaries		
Sub-Total - Admin. Salaries		
Administrative Benefits - Medical		
Administrative Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Admin. Benefits & Taxes		
Total Administrative Expense		
Maintenance		
Maintenance Salaries		
Sub-Total Maint. Salaries		
Maintenance Benefits - Medical		
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Maint. Benefits & Taxes		
Total Maintenance Expense		
Management Fees		
Insurance		
General Liability		
Worker's Comp.		
Automobile		
Temporary Disability Insurance		
Total Insurance Expense		
Total Price Proposal		
Total Other Adminstrative Expenses	**$ 810.34**	**$ 810.34**
Total Other Maintenance Expenses	**$ 5,556.60**	**$ 5,556.60**
Projected Net Cash Flow		

Asset Management Project 46

Option Year 4

	Option Year 4	Noelani I	Noelani II	Hale Hauoli	Ke Kumu Ekolu
Projected Operating Income:					
Projected Tenant Rental Revenue	$ 205,266.19	$ 37,500.55	$ 49,342.83	$ 78,948.53	$ 39,474.27
Projected HUD Operating Subsidy	$ 377,802.44	$ 69,021.60	$ 90,817.89	$ 145,308.63	$ 72,654.31
Other Income	$ -	$ -	$ -	$ -	$ -
Total Operating Income	$ 583,068.62	$ 106,522.15	$ 140,160.73	$ 224,257.16	$ 112,128.58
Projected Operating Expenses:					
Administrative					
Administrative Salaries					
Sub-Total - Admin. Salaries					
Administrative Benefits - Medical					
Administrative Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Admin. Benefits & Taxes					
Total Administrative Expense					
Maintenance					
Maintenance Salaries					
Sub-Total Maint. Salaries					
Maintenance Benefits - Medical					
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE					
Sub-Total - Maint. Benefits & Taxes					
Total Maintenance Expense					
Management Fees					
Insurance					
General Liability					
Worker's Comp.					
Automobile					
Temporary Disability Insurance					
Total Insurance Expense					
Total Price Proposal					
Total Other Adminstrative Expenses	$ 40,176.13	$ 7,339.87	$ 9,657.72	$ 15,452.36	$ 7,726.18
Total Other Maintenance Expenses	$ 132,778.26	$ 24,257.57	$ 31,917.85	$ 51,068.56	$ 25,534.28
Projected Net Cash Flow					

Asset Management Project 46		
Option Year 4		
	Option Year 4	**Ke Kumu Elua**
Projected Operating Income:		
Projected Tenant Rental Revenue	$ 30,023.00	$ 30,023.00
Projected HUD Operating Subsidy	n/a	$ -
Other Income	$ 170,170.88	$ 170,170.88
Total Operating Income	**$ 200,193.88**	**$ 200,193.88**
Projected Operating Expenses:		
Administrative		
Administrative Salaries		
Sub-Total - Admin. Salaries		
Administrative Benefits - Medical		
Administrative Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Admin. Benefits & Taxes		
Total Administrative Expense		
Maintenance		
Maintenance Salaries		
Sub-Total Maint. Salaries		
Maintenance Benefits - Medical		
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE		
Sub-Total - Maint. Benefits & Taxes		
Total Maintenance Expense		
Management Fees		
Insurance		
General Liability		
Worker's Comp.		
Automobile		
Temporary Disability Insurance		
Total Insurance Expense		
Total Price Proposal		
Total Other Adminstrative Expenses	**$ 850.85**	**$ 850.85**
Total Other Maintenance Expenses	**$ 5,834.43**	**$ 5,834.43**
Projected Net Cash Flow		

WAGE CERTIFICATE

SUBJECT: PROPOSAL NO.: ***RFP-PMB-2011-04***

DESCRIPTION OF PROJECT

FURNISHING PROPERTY MANAGEMENT, MAINTENANCE AND RESIDENT SERVICES FOR STATE AND FEDERAL LOW INCOME PUBLIC HOUSING COMPLEXES UNDER ASSET MANAGEMENT UNIT 46 –*Noelani I, Noelani II, Hale Hauoli, Ke Kumu Ekolu, Ke Kumu Elua* ON THE ISLAND OF HAWAII.

Pursuant to Section 103-55, Hawaii Revised Statutes (HRS.), I hereby certify that if awarded the contract is in excess of $25,000.00 the services will be performed under the following conditions:

1. The services shall be performed by employees at wages or salaries not less than wages or salaries paid to public officers and employees doing similar work.

2. All applicable laws of the Federal and State governments relating to worker's compensation, unemployment compensation, payment of wages, and safety will be fully complied with.

I understand that all payments required by Federal and State laws to be made by employers for the benefit of their employees are to be paid in addition to the base wages required by section 103-55, HRS.

OFFEROR: _____

BY: _____
Signature of Person Authorized to Submit this Offer

Please Print

NAME: _____

TITLE: _____

DATE: _____