Operating Budget

Attachment 20

PHA Name	HPHA	Project Name	
Address	1002 N. School St.		
City, State	Honolulu, HI 96817		
AMP Project Number		Fiscal Year Ending	06/30/12
ACC Units		Estimated Occupancy Rate	
Unit Months Available (UMAs)		Average Bedroom Size	
Occupied Unit Months		Frozen Formula Income (2004)	
Special Use/CFP		Adjustment for 2008 Utility Allowance	
Limited Vacancy (3%)		Adjusted Formula Income (2004)	
Vacant Units		Add Ons: Resident Participation	
Add Ons: Asset Management ($4.00)		Add Ons: Audit Fee	
Add Ons: IT ($2.00)		Add Ons: PILOT	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)	Family	Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)	Original	HA Code	
Building Type (high-rise, garden, etc.)		Vacant Unit Months	

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**				

	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**				

	60-Months	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
5-Year Summary			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 4,164,248	$ 921,410	$ 3,242,838
Projected HUD Operating Subsidy	$ 8,655,879	$ 1,989,857	$ 6,666,022
Other Income	$ -	$ -	$ -
Total Operating Income	$ 12,820,128	$ 2,911,267	$ 9,908,860
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			
Auditing Fees	$ 32,043	$ 7,366	$ 24,677
Management Fees	$ 353,668	$ 81,304	$ 272,364
Bookkeeping Fees	$ 86,531	$ 19,892	$ 66,639
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 857,954	$ 212,052	$ 645,902
Electricity	$ 710,939	$ 590,060	$ 120,879
Gas	$ 1,422,286	-	$ 1,422,286
Fuel	$ -	-	-
Sewer	$ 1,241,875	$ 318,939	$ 922,935
Other_____	$ -	-	-
Total Utilities	$ 4,233,053	$ 1,121,051	$ 3,112,002
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	$ 418,859	$ 96,660	$ 322,200
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	$ 408,239	$ 273,519	$ 134,720
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

	Initial 12-Months	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
Initial 12-Month Period			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 753,624	$ 166,752	$ 586,872
Projected HUD Operating Subsidy	$ 1,566,496	$ 360,114	$ 1,206,382
Other Income	$ -	$ -	$ -
Total Operating Income	$ 2,320,120	$ 526,866	$ 1,793,254
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			
Auditing Fees	$ 5,799	$ 1,333	$ 4,466
Management Fees	$ 64,005	$ 14,714	$ 49,291
Bookkeeping Fees	$ 15,660	$ 3,600	$ 12,060
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 155,268	$ 38,376	$ 116,892
Electricity	$ 128,662	$ 106,786	$ 21,876
Gas	$ 320,535	63,137	$ 257,398
Fuel	$ -	-	-
Sewer	$ 224,748	$ 57,720	$ 167,028
Other_____	$ -		
Total Utilities	$ 829,213	$ 266,019	$ 563,194
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	$ 75,803	$ 17,493	$ 58,310
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	$ 73,881	$ 49,500	$ 24,381
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

	Option Year 1	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
Option Year 1			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 791,305	$ 175,090	$ 616,216
Projected HUD Operating Subsidy	$ 1,644,821	$ 378,120	$ 1,266,701
Other Income	$ -	$ -	$ -
Total Operating Income	$ 2,436,126	$ 553,209	$ 1,882,917
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			
Auditing Fees	$ 6,089	$ 1,400	$ 4,689
Management Fees	$ 67,205	$ 15,450	$ 51,756
Bookkeeping Fees	$ 16,443	$ 3,780	$ 12,663
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 163,031	$ 40,295	$ 122,737
Electricity	$ 135,095	$ 112,125	$ 22,970
Gas	$ 270,268	-	$ 270,268
Fuel	$ -	-	-
Sewer	$ 235,985	$ 60,606	$ 175,379
Other_____	$ -	-	-
Total Utilities	$ 804,380	$ 213,026	$ 591,354
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	**$ 79,593**	**$ 18,368**	**$ 61,226**
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	**$ 77,575**	**$ 51,975**	**$ 25,600**
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

	Option Year 2	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
Option Year 2			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 830,870	$ 183,844	$ 647,026
Projected HUD Operating Subsidy	$ 1,727,062	$ 397,026	$ 1,330,036
Other Income	$ -	$ -	$ -
Total Operating Income	$ 2,557,932	$ 580,870	$ 1,977,063
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			
Auditing Fees	$ 6,393	$ 1,470	$ 4,924
Management Fees	$ 70,566	$ 16,222	$ 54,343
Bookkeeping Fees	$ 17,265	$ 3,969	$ 13,296
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 171,183	$ 42,310	$ 128,873
Electricity	$ 141,850	$ 117,732	$ 24,118
Gas	$ 283,781	-	$ 283,781
Fuel	$ -	-	-
Sewer	$ 247,785	$ 63,636	$ 184,148
Other_____	$ -	-	-
Total Utilities	$ 844,599	$ 223,677	$ 620,921
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	$ 83,573	$ 19,286	$ 64,287
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	$ 81,454	$ 54,574	$ 26,880
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

	Option Year 3	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
Option Year 3			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 872,414	$ 193,036	$ 679,378
Projected HUD Operating Subsidy	$ 1,813,415	$ 416,877	$ 1,396,538
Other Income	$ -	$ -	$ -
Total Operating Income	$ 2,685,829	$ 609,913	$ 2,075,916
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			
Auditing Fees	$ 6,713	$ 1,543	$ 5,170
Management Fees	$ 74,094	$ 17,033	$ 57,060
Bookkeeping Fees	$ 18,128	$ 4,167	$ 13,961
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 179,742	$ 44,425	$ 135,317
Electricity	$ 148,942	$ 123,618	$ 25,324
Gas	$ 297,970	-	$ 297,970
Fuel	-	-	-
Sewer	$ 260,174	$ 66,818	$ 193,356
Other_____	-	-	-
Total Utilities	886,829	234,861	651,967
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	$ 87,751	$ 20,250	$ 67,501
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	$ 85,526	$ 57,302	$ 28,224
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

	Option Year 4	Kuhio Park Terrace	Kuhio Homes
Asset Management Project 40			
Option Year 4			
Projected Operating Income:			
Projected Tenant Rental Revenue	$ 916,035	$ 202,688	$ 713,347
Projected HUD Operating Subsidy	$ 1,904,086	$ 437,721	$ 1,466,365
Other Income	$ -	$ -	$ -
Total Operating Income	$ 2,820,120	$ 640,409	$ 2,179,711
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			
Auditing Fees	$ 7,049	$ 1,620	$ 5,428
Management Fees	$ 77,798	$ 17,885	$ 59,914
Bookkeeping Fees	$ 19,035	$ 4,376	$ 14,659
Advertising and Marketing			
Office Expenses			
Legal Expense			
Travel			
Other Administrative Costs			
Total Administrative Expense			
Asset Management Fees	$ -	$ -	$ -
Tenant Services			
Tenant Services-Other			
Total Tenant Services			
Utilities			
Water	$ 188,729	$ 46,646	$ 142,083
Electricity	$ 156,389	$ 129,799	$ 26,590
Gas	$ 312,869	-	$ 312,869
Fuel	$ -	-	-
Sewer	$ 273,183	$ 70,159	$ 203,024
Other_____	$ -	-	-
Total Utilities	$ 931,170	$ 246,604	$ 684,566
Maintenance			
Maintenance Salaries			
Sub-Total Maint. Salaries			

Maintenance Benefits - Medical			
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE			
Sub-Total - Maint. Benefits & Taxes			
Maintenance Materials			
Garbage and Trash Removal Contracts	$ 92,139	$ 21,263	$ 70,876
Heating & Cooling Contracts			
Elevator Maintenance			
Landscape & Grounds Contracts			
Unit Turnaround Contract			
Electrical Contracts			
Plumbing Contracts			
Extermination Contracts			
Janitorial Contracts			
Routine Maintenance Contracts			
Total Maintenance Expense			
Management Fees			
Insurance			
Property	$ 89,803	$ 60,168	$ 29,635
General Liability			
Worker's Comp.			
Automobile			
Temporary Disability Insurance			
Total Insurance Expense			
Total Price Proposal			
Projected Net Cash Flow			

WAGE CERTIFICATE

SUBJECT: PROPOSAL NO.: ***RFP PMB- 2012-08***

DESCRIPTION OF PROJECT

FURNISHING PROPERTY MANAGEMENT AND MAINTENANCE SERVICES
FOR FEDERAL PUBLIC HOUSING,
ASSET MANAGEMENT PROJECT 40 –*Kuhio Park Terrace Low Rise, Kuhio Homes*
ON THE ISLAND OF OAHU.

Pursuant to Section 103-55, 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 Sign this Offer.

Please Print

NAME: _____

TITLE: _____

DATE: _____