Operating Budget

Attachment 21

PHA Name HPHA Address 1002 N. School St. City, State Honolulu, HI 96817		Project Name **Ka Hale Kahaluu**	
AMP Project Number	H100061	Fiscal Year Ending	06/30/17
ACC Units	50	Estimated Occupancy Rate	
Unit Months Available (UMAs)	3,120	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**				

FDS Line #	Account Title	Operating Fund	Capital Fund	State Funds	Total AMP Budget
Operating Expenditures:					
	Administrative				
911000	Administrative Salaries				
915000	Employee Benefits - Administrative				
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**				

FDS Line #	Account Title	Operating Fund	Capital Fund	State Funds	Total AMP Budget
	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**				

Sample Price Proposal

	Total AMP Budget	Ka Hale Kahaluu	Hale Hookipa	Kaimalino	Kealakehe	Nani Olu
Summary of Individual Project Price						
Asset Management Project 43						
Expenses:						
Administrative						
Administrative Salaries						
Sub-Total - Admin. Salaries						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC, EXCISE						
Sub-Total - Admin. Benefits & Taxes						
Other:						
Office Expenses (inc. computer)						
Legal Expense						
Total Administrative Expense						
Maintenance						
Maintenance Salaries						
Sub-Total Maint. Salaries						
Maintnenace Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE						
Sub-Total - Maint. Benefits & Taxes						
Other:						
Maintenance Materials						
Maint. Contract:						
Heating & Cooling Contracts						
Tree Trimming Contracts						
Landscape & Grounds Contracts						
Electrical Contracts						
Plumbing Contracts						
Extermination Contracts						
Janitorial Contracts						
Routine Maintenance Contracts						
Total Maintenance Expense						
Management Fees						
Insurance						
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						
Total Operating Expenditures						

ATTACHMENT 22

PRICE PROPOSAL - INITIAL YEAR

Account Title	Total AMP Budget
Projected Operating Income:	
Projected Tenant Rental Revenue	482,028
Projected HUD Operating Subsidy	713,097
Other Income - Laundry Facility	10,241
Total Operating Income	**1,205,366**
Projected Operating Expenditures:	
Auditing Fees	2,720
Management Fees	18,000
Bookkeeping Fees	18,180
IT Fees	4,848
Asset Management Fees	-
Total Fees	**43,748**
Utilities	
Water	73,393
Electricity	227,947
Gas	203,979
Sewer	28,561
Total Utilities	**533,880**
Maintenance	
Garbage and Trash Removal Contracts	92,000
Appliances	-
Total Maintenance Expense	**92,000**
Insurance	
Property	24,511
Total Insurance Expense	**24,511**
Payments In Lieu of Taxes	-
Sub Total Expenses	**694,139**
Net Cash Flow	**511,227**

PRICE PROPOSAL - INITIAL YEAR	Total AMP Budget	Ka Hale Hahaluu		Hale Hookipa		Kaimalino		Kealakehe		Nani Olu	
		Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
Operating Expenditures:											
Administrative											
Administrative Salaries											
Sub-Total - Admin. Salaries											
Administrative Benefits - Medical											
Administrative Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Admin. Benefits & Taxes											
Other:											
Office Expenses (inc. computer)											
Legal Expense											
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											
Other:											
Maintenance Materials											
Maint. Contract:											
Heating & Cooling Contracts											
Tree Trimming Contracts											
Landscape & Grounds Contracts											
Electrical Contracts											
Plumbing Contracts											
Extermination Contracts											
Janitorial Contracts											
Routine Maintenance Contracts											
Total Maintenance Expense											
Management Fees											
Insurance											
General Liability											
Worker's Comp.											
Automobile											
Temporary Disability Insurance											
Total Insurance Expense											
Total Operating Expenditures											
Net Cash Flow											

PRICE PROPOSAL - OPTION YEAR 1

Account Title	Total AMP Budget
Projected Operating Income:	
Projected Tenant Rental Revenue	482,028
Projected HUD Operating Subsidy	713,097
Other Income - Laundry Facility	10,241
Total Operating Income	**1,205,366**
Projected Operating Expenditures:	
Auditing Fees	2,720
Management Fees	18,000
Bookkeeping Fees	18,180
IT Fees	4,848
Asset Management Fees	-
Total Fees	**43,748**
Utilities	
Water	73,393
Electricity	227,947
Gas	203,979
Sewer	28,561
Total Utilities	**533,880**
Maintenance	
Garbage and Trash Removal Contracts	92,000
Appliances	-
Total Maintenance Expense	**92,000**
Insurance	
Property	24,511
Total Insurance Expense	**24,511**
Payments In Lieu of Taxes	-
Sub Total Expenses	**694,139**
Net Cash Flow	**511,227**

PRICE PROPOSAL - OPTION YEAR 1	Total AMP Budget	Ka Hale Kahaluu		Hale Hookipa		Kaimalino		Kealakehe		Nani Olu	
		Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
Operating Expenditures:											
Administrative											
Administrative Salaries											
Sub-Total - Admin. Salaries											
Administrative Benefits - Medical											
Administrative Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Admin. Benefits											
Other:											
Office Expenses (inc. computer)											
Legal Expense											
Total Administrative Expense											
Maintenance											
Maintenance Salaries											
Sub-Total - Maint. Salaries											
Maintennace Benefits - Medical											
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Maint. Benefits & Taxes											
Other:											
Maintenance Materials											
Maint. Contract:											
Heating & Cooling Contracts											
Tree Trimming Contracts											
Landscape & Grounds Contracts											
Electrical Contracts											
Plumbing Contracts											
Extermination Contracts											
Janitorial Contracts											
Routine Maintenance Contracts											
Total Maintenance Expense											
Management Fees											
Insurance											
General Liability											
Worker's Comp.											
Automobile											
Temporary Disability Insurance											
Total Insurance Expense											
Total Operating Expenditures											
Net Cash Flow											

PRICE PROPOSAL - OPTION YEAR 2	
Account Title	**Total AMP Budget**
Projected Operating Income:	
Projected Tenant Rental Revenue	482,028
Projected HUD Operating Subsidy	713,097
Other Income - Laundry Facility	10,241
Total Operating Income	**1,205,366**
Projected Operating Expenditures:	
Auditing Fees	2,720
Management Fees	18,000
Bookkeeping Fees	18,180
IT Fees	4,848
Asset Management Fees	-
Total Fees	**43,748**
Utilities	
Water	73,393
Electricity	227,947
Gas	203,979
Sewer	28,561
Total Utilities	**533,880**
Maintenance	
Garbage and Trash Removal Contracts	92,000
Appliances	-
Total Maintenance Expense	**92,000**
Insurance	
Property	24,511
Total Insurance Expense	**24,511**
Payments In Lieu of Taxes	-
Sub Total Expenses	**694,139**
Net Cash Flow	**511,227**

PRICE PROPOSAL - OPTION YEAR 2	Total AMP Budget	Ka Hale Kahaluu		Hale Hookipa		Kaimalino		Kealakehe		Nani Olu	
		Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
Operating Expenditures:											
Administrative											
Administrative Salaries											
Sub-Total - Admin. Salaries											
Administrative Benefits - Medical											
Administrative Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Admin. Benefits & Taxes											
Other:											
Office Expenses (inc. computer)											
Legal Expense											
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											
Other:											
Maintenance Materials											
Maint. Contract:											
Heating & Cooling Contracts											
Tree Trimming Contracts											
Landscape & Grounds Contracts											
Electrical Contracts											
Plumbing Contracts											
Extermination Contracts											
Janitorial Contracts											
Routine Maintenance Contracts											
Total Maintenance Expense											
Management Fees											
Insurance											
General Liability											
Worker's Comp.											
Automobile											
Temporary Disability Insurance											
Total Insurance Expense											
Total Operating Expenditures											
Net Cash Flow											

PRICE PROPOSAL - OPTION YEAR 3	
Account Title	**Total AMP Budget**
Projected Operating Income:	
Projected Tenant Rental Revenue	482,028
Projected HUD Operating Subsidy	713,097
Other Income - Laundry Facility	10,241
Total Operating Income	**1,205,366**
Projected Operating Expenditures:	
Auditing Fees	2,720
Management Fees	18,000
Bookkeeping Fees	18,180
IT Fees	4,848
Asset Management Fees	-
Total Fees	**43,748**
Utilities	
Water	73,393
Electricity	227,947
Gas	203,979
Sewer	28,561
Total Utilities	**533,880**
Maintenance	
Garbage and Trash Removal Contracts	92,000
Appliances	-
Total Maintenance Expense	**92,000**
Insurance	
Property	24,511
Total Insurance Expense	**24,511**
Payments In Lieu of Taxes	-
Sub Total Expenses	**694,139**
Net Cash Flow	**511,227**

PRICE PROPOSAL - OPTION YEAR 3	Total AMP Budget	Ka Hale Kahaluu		Hale Hookipa		Kaimalino		Kealakehe		Nani Olu	
		Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
Operating Expenditures:											
Administrative											
Administrative Salaries											
Sub-Total Admin. Salaries											
Administrative Benefits - Medical											
Administrative Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total Admin. Benefits & Taxes											
Other:											
Office Expenses (inc. computer)											
Legal Expense											
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											
Other:											
Maintenance Materials											
Maint. Contract:											
Heating & Cooling Contracts											
Tree Trimming Contracts											
Landscape & Grounds Contracts											
Electrical Contracts											
Plumbing Contracts											
Extermination Contracts											
Janitorial Contracts											
Routine Maintenance Contracts											
Total Maintenance Expense											
Management Fees											
Insurance											
General Liability											
Worker's Comp.											
Automobile											
Temporary Disability Insurance											
Total Insurance Expense											
Total Operating Expenditures											
Net Cash Flow											

PRICE PROPOSAL - OPTION YEAR 4	
Account Title	**Total AMP Budget**
Projected Operating Income:	
Projected Tenant Rental Revenue	482,028
Projected HUD Operating Subsidy	713,097
Other Income - Laundry Facility	10,241
Total Operating Income	**1,205,366**
Projected Operating Expenditures:	
Auditing Fees	2,720
Management Fees	18,000
Bookkeeping Fees	18,180
IT Fees	4,848
Asset Management Fees	-
Total Fees	**43,748**
Utilities	
Water	73,393
Electricity	227,947
Gas	203,979
Sewer	28,561
Total Utilities	**533,880**
Maintenance	
Garbage and Trash Removal Contracts	92,000
Appliances	-
Total Maintenance Expense	**92,000**
Insurance	
Property	24,511
Total Insurance Expense	**24,511**
Payments In Lieu of Taxes	-
Sub Total Expenses	**694,139**
Net Cash Flow	**511,227**

PRICE PROPOSAL - OPTION YEAR 4	Total AMP Budget	Ka Hale Kahaluu		Hale Hookipa		Kaimalino		Kealakehe		Nani Olu	
		Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
Operating Expenditures:											
Administrative											
Administrative Salaries											
Sub-Total - Admin. Salaries											
Administrative Benefits - Medical											
Administrative Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Admin. Benefits & Taxes											
Other:											
Office Expenses (inc. computer)											
Legal Expense											
Total Administrative Expense											
Maintenance											
Maintenance Salaries											
Sub-Total - Maint. Benefits											
Maintenance Benefits - Medical											
Maintenance Taxes - FICA, WC, TDI, UC, EXCISE											
Sub-Total - Maint. Benefits & Taxes											
Other:											
Maintenance Materials											
Maint. Contract:											
Heating & Cooling Contracts											
Tree Trimming Contracts											
Landscape & Grounds Contracts											
Electrical Contracts											
Plumbing Contracts											
Extermination Contracts											
Janitorial Contracts											
Routine Maintenance Contracts											
Total Maintenance Expense											
Management Fees											
Insurance											
General Liability											
Worker's Comp.											
Automobile											
Temporary Disability Insurance											
Total Insurance Expense											
Total Operating Expenditures											
Net Cash Flow											