Operating Budget

PHA Name	HPHA	Project Name	**Kahale Nani**
Address	1002 N. School St.		
City, State	Honolulu, HI 96817		
AMP Project Number	H100056	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**				

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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**				

Asset Management Project 49						
60-Month Summary						
	60-Months	Initial 12-Months	Option Year 1	Option Year 2	Option Year 3	Option Year 4
Projected Operating Income:						
Projected Tenant Revenue	$ 2,512,118	$ 454,630	$ 477,362	$ 501,230	$ 526,291	$ 552,606
Projected HUD Operating Subsidy	$ 4,265,616	$ 771,969	$ 810,567	$ 851,096	$ 893,651	$ 938,333
Other Income	$ 60,804	$ 11,004	$ 11,554	$ 12,132	$ 12,739	$ 13,375
Total Operating Income	$ 6,838,538	$ 1,237,603	$ 1,299,483	$ 1,364,457	$ 1,432,680	$ 1,504,314
Projected Operating Expenses:						
Administrative						
Administrative Salaries						
Sub-Total - Admin. Salaries						
Vacation/Sick Leave Pay						
Administrative Benefits - Medical						
Administrative Taxes - FICA, WC, TDI, UC						
Sub-Total - Admin. Benefits & Taxes						
Auditing Fees	$ 17,837	$ 3,228	$ 3,389	$ 3,559	$ 3,737	$ 3,924
Management Fees	$ 319,205	$ 57,768	$ 60,656	$ 63,689	$ 66,874	$ 70,217
Bookkeeping Fees	$ 74,099	$ 13,410	$ 14,081	$ 14,785	$ 15,524	$ 16,300
Office Expenses	$ 7,161	$ 1,296	$ 1,361	$ 1,429	$ 1,500	$ 1,575
Telephone	$ 15,450	$ 2,796	$ 2,936	$ 3,083	$ 3,237	$ 3,399
Postage	$ 11,007	$ 1,992	$ 2,092	$ 2,196	$ 2,306	$ 2,421
Process Server Fees	$ 8,487	$ 1,536	$ 1,613	$ 1,693	$ 1,778	$ 1,867
Copier Rental	$ 12,665	$ 2,292	$ 2,407	$ 2,527	$ 2,653	$ 2,786
Office Supplies	$ 9,416	$ 1,704	$ 1,789	$ 1,879	$ 1,973	$ 2,071
Subscriptions	$ 7,266	$ 1,315	$ 1,381	$ 1,450	$ 1,522	$ 1,598
Furniture & Equipment	$ 2,249	$ 407	$ 427	$ 449	$ 471	$ 495
Legal Expense	$ 62,329	$ 11,280	$ 11,844	$ 12,436	$ 13,058	$ 13,711
Administrative-Other	$ 8,288	$ 1,500	$ 1,575	$ 1,654	$ 1,736	$ 1,823
Training	$ 8,288	$ 1,500	$ 1,575	$ 1,654	$ 1,736	$ 1,823
Front Line Service Fee	$ 94,687	$ 17,136	$ 17,993	$ 18,892	$ 19,837	$ 20,829
Mileage						
Total Administrative Expense						
Asset Management Fees	$ 98,798	$ 17,880	$ 18,774	$ 19,713	$ 20,698	$ 21,733
Tenant Services						
Tenant Services-Other	$ 16,577	$ 3,000	$ 3,150	$ 3,308	$ 3,473	$ 3,647
Resident Participation	$ 11,107	$ 2,010	$ 2,111	$ 2,216	$ 2,327	$ 2,443
Total Tenant Services	$ 27,683	$ 5,010	$ 5,261	$ 5,524	$ 5,800	$ 6,090
Utilities						
Water	$ 601,885	$ 108,926	$ 114,372	$ 120,091	$ 126,095	$ 132,400
Electricity	$ 883,758	$ 159,938	$ 167,935	$ 176,332	$ 185,148	$ 194,406
Gas	$ 358,702	$ 64,916	$ 68,162	$ 71,570	$ 75,148	$ 78,906
Sewer	$ 744,419	$ 134,721	$ 141,457	$ 148,530	$ 155,956	$ 163,754
Total Utilities	$ 2,588,764	$ 468,501	$ 491,926	$ 516,522	$ 542,348	$ 569,466

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Maintenance						
Maintenance Salaries						
Sub-Total Maint. Salaries						
Vacation/Sick Leave Pay						
Maintenance Benefits - Medical						
Maintenance Taxes - FICA, WC, TDI, UC						
Sub-Total - Maint. Benefits & Taxes						
Maintenance Materials	$ 138,715	$ 25,104	$ 26,359	$ 27,677	$ 29,061	$ 30,514
Building Supplies	$ 11,339	$ 2,052	$ 2,155	$ 2,262	$ 2,375	$ 2,494
Safety Supplies	$ 6,631	$ 1,200	$ 1,260	$ 1,323	$ 1,389	$ 1,459
Painting Supplies	$ 44,890	$ 8,124	$ 8,530	$ 8,957	$ 9,405	$ 9,875
Grounds Supplies	$ 42,569	$ 7,704	$ 8,089	$ 8,494	$ 8,918	$ 9,364
Electrical/lighting Supplies	$ 30,966	$ 5,604	$ 5,884	$ 6,178	$ 6,487	$ 6,812
Janitorial Supplies	$ 16,577	$ 3,000	$ 3,150	$ 3,308	$ 3,473	$ 3,647
Materials And Supplies Other	$ 2,962	$ 536	$ 563	$ 591	$ 620	$ 652
Maint, Appl & Equipment $250-$999	$ 82,884	$ 15,000	$ 15,750	$ 16,538	$ 17,364	$ 18,233
Contracts-Bldg Repair & Maintenance	$ 14,455	$ 2,616	$ 2,747	$ 2,884	$ 3,028	$ 3,180
Contracts-Equipment Repairs	$ 13,659	$ 2,472	$ 2,596	$ 2,725	$ 2,862	$ 3,005
Contracts-Fire Ext Service	$ 9,150	$ 1,656	$ 1,739	$ 1,826	$ 1,917	$ 2,013
Contracts-Gas Line Repairs	$ 15,980	$ 2,892	$ 3,037	$ 3,188	$ 3,348	$ 3,515
Contracts-AC Maintenance	$ 2,122	$ 384	$ 403	$ 423	$ 445	$ 467
Contracts-Towing Expenses	$ 6,631	$ 1,200	$ 1,260	$ 1,323	$ 1,389	$ 1,459
Front Line Service Fees	$ 33,154	$ 6,000	$ 6,300	$ 6,615	$ 6,946	$ 7,293
Mileage						
Contracts-Refuse Collection Svcs						
Contracts-Bulky Item Collection Svcs						
Contracts-Tree Trimming Svcs						
Contracts-Pest Control Svcs						
Total Maintenance Expense						
Management Fees						
Insurance						
Property	$ 117,829	$ 21,324	$ 22,390	$ 23,510	$ 24,685	$ 25,919
General Liability						
Worker's Comp.						
Automobile						
Temporary Disability Insurance						
Total Insurance Expense						
Total Price Proposal						
Projected Net Cash Flow						

ATTACHMENT 22