



## Union Council 2019-2020

### February 3<sup>rd</sup>, 2020: Meeting Agenda

#### Memorial Union

#### 5:30 pm Dinner

- Gather in meeting room for dinner.

#### 6:00 pm Call Meeting to Order

Tanvi

- Land Acknowledgment
- Approval of last meeting minutes

#### 6:10pm Officer Updates

- President
- VP Internal
- VP External

Tanvi

Gretchen

Alison

#### 6:20pm Secretary and Treasury Updates

Mark, Susan

### **6:30pm Union Budget Presentation**

Jane

- Budget walkthrough by Jane Oberdorf, Chief Business Officer

### **7:00pm Open Forum and Vote**

Tanvi

- Motion to vote

### **7:20pm Officer Nominating Procedure and Committee**

Tanvi

### **7:50pm Spring UC Dates**

- Feb 3rd – Union Budget Presentation, Nominating Council Determined
- Feb 19th – Officer Selection
- March 11th – Director Selection
- April 22nd – Hoofer budget presentation, end of year business
- April 30th – transition

### **8:00pm Call Meeting to Close**

Wisconsin Union Procedure PL3-9a  
Expectations for Members of the Officer Nominating Committee

Members of the nominating committee, as set by the Wisconsin Union Bylaws, will receive, review and evaluate applications for Officers of the Union Council and Union Directorate. The nominating committee will interview candidates for specific Officer positions. Council will select the Officers from the nominees submitted by the nominating committee.

Members nominating committee agree to the following:

- Attend a 60-90 minute training program prior to the start of the selection process
- Attend (in person) all interviews
- Prepare for the interviews by reviewing all materials including position descriptions, resumes, and will operate within WU policies including SE3-3, SE3-4, SE3-8 and SE3-9
- Attend the Council meeting in which the slate of candidates is presented
- Notify the Union staff liaison of any potential conflict of interest

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**The Wisconsin Union Leadership Team approved this procedure and its amendments on the following date(s):** December 8, 2008, November 14, 2013.

Formerly SE3-9a.

*Last Date of Review:*

*Page 1 of 1*

*Next Required Review Date:*



**Wisconsin Union Policy PL3-9**  
**Selection Criteria for WUD Leadership Positions**

Policy Goal: To provide criteria to be used by nominating committees and Union Council in evaluating applicants for officer, director, and summer coordinator positions:

The nominating committee and members of Council should be cognizant that a leadership position with the Wisconsin Union should compliment the educational mission of the University. In other words, the applicant's presence on campus is primarily to be a student.

In keeping with UW System Administration's definition of students, only UW students taking at least a half-time load (6 credits per semester for undergrads; 4 credits for non-dissertator graduate students; and 3 credits for dissertators) are eligible to hold a leadership position with the Wisconsin Union. A student who is either enrolled in summer school or who will be continuing in the fall semester after completion of the spring semester may hold a summer leadership position. It should be noted that opportunities do exist for students in these leadership positions to receive academic credit.

1. Knowledge:
  - a) The mission and philosophy of the Wisconsin Union and of the University
  - b) The content area of the position
  - c) Cultural diversity (including but not limited to various age groups, cultures, lifestyles, traditions and value systems)
  - d) The educational partnership with professional staff
  
2. Skill at:
  - a) Communication: written, oral and listening
  - b) Organizing (goal setting, time management, administrative attention to detail, delegation of responsibility)
  - c) Working as a member of a group, in a democratic manner
  - d) Balancing the demands of extracurricular activities with academic course load
  - e) Thinking critically
  
3. Behavioral characteristics
  - a) Ethically and socially responsible
  - b) Enthusiasm, reliability, initiative, sense of humor, creativity, strong social skills
  
4. Understanding of the responsibilities and accountability of the position
  
5. Flexibility in personal schedule and other commitments

\*\*\*\*\*

**Additional background:**

Former Policy 7.4. Formerly SE3-9.

**Date(s) of Action:**

January 21, 1980; December 12, 1984; May 10, 1994; April 19, 2007; December 11, 2008, November 14, 2013

*Last Date of Review:*

*Next Required Review Date:*

Wisconsin Union Policy PL3-9  
Selection Criteria for WUD Leadership Positions

*Last Date of Review:*

*Page 2 of 2*

*Next Required Review Date:*

Wisconsin Union Procedure PL3-9b  
Role and Expectations for Members of Union Council for Selection of Leadership Positions

Union Council will select officers, directors and summer coordinators of the Council and Union Directorate at meeting(s) of Council from the nominees submitted by the nominating committee.

Council members agree to:

- Help recruit a diverse pool of students to apply for leadership positions with the Union
- Read materials sent out prior to the Council meeting including the position descriptions and resumes
- Operate within WU policies including SE3-3, SE3-4, SE3-8 and SE3-9
- Participate in training prior to the Council meeting in which leadership positions are selected
- Attend the full Council meeting in which positions are selected
- Conduct a consistent and professional selection process
- Keep information on the selection process confidential

\*\*\*\*\*

**Additional background:** Formerly SE3-9b

**Related materials and support documents:**

**For interpretations, resolution of problems and special situations contact:**

Secretary of Union Council: WU Director

Chair of Union Council: WU President

**Policy Authority (suggested amendments should go through these bodies):**

**Date(s) of Action: November 14, 2013**

*Last Date of Review:*

*Page 1 of 1*

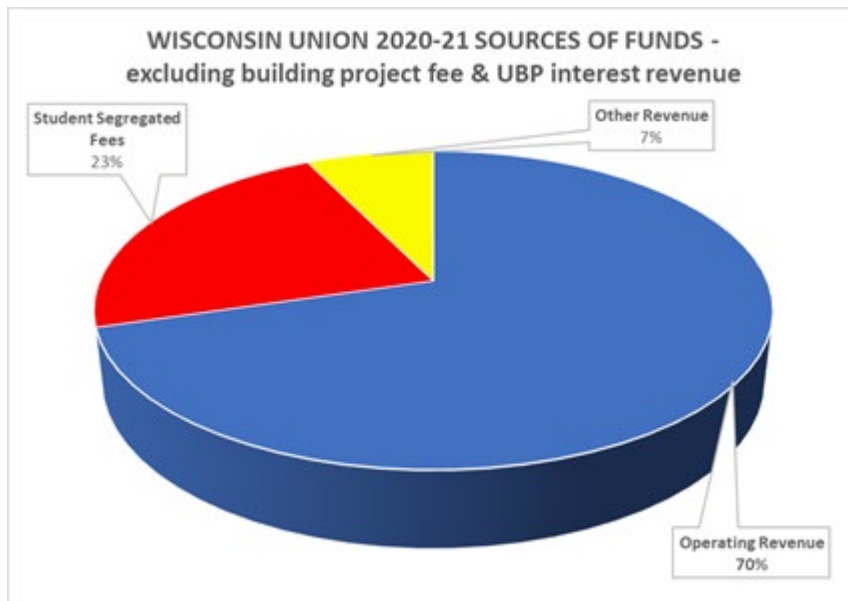
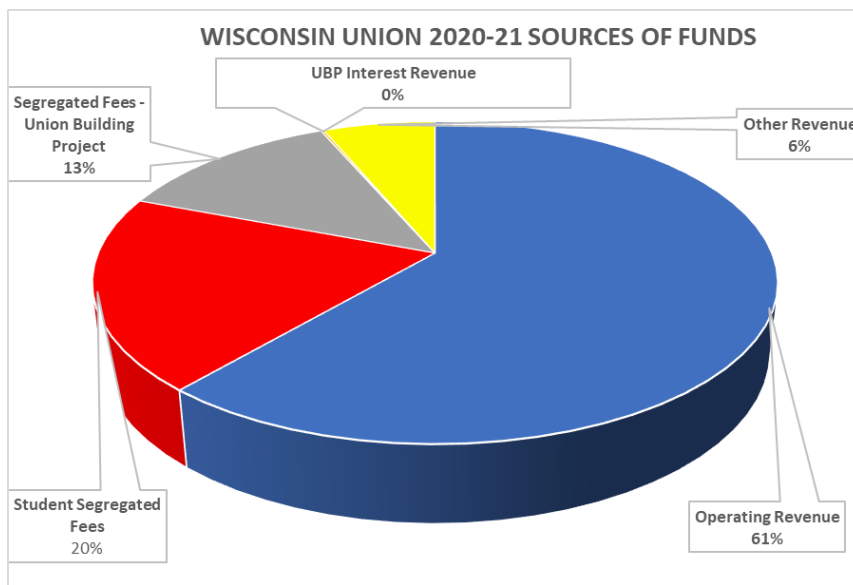
*Next Required Review Date:*

# Wisconsin Union 2020-21 Budget Proposal

## I. Sources and Uses of Wisconsin Union Funds

The Union's proposed 2020-21 operating budget of \$53 million in revenue (\$61 million including Union Building Project (UBP) related revenues) comes primarily from a combination of self-generated program revenue from our dining, catering and other retail operations as well as student segregated fees. Other smaller revenue sources such as conference revenue, membership sales and private support also contribute to the total amount of annual revenues. The following three graphs illustrate where the funds come from as well as how they are used.

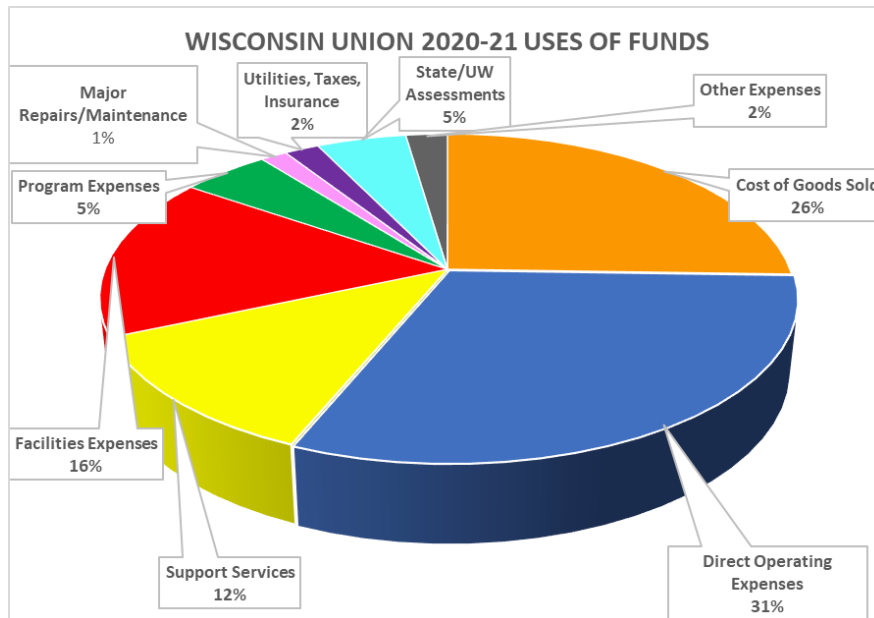
*(As noted below, these figures include \$7.8 million in segregated fees and \$104K in related interest revenue for the Union Building project approved by a student referendum in 2006. Per the referendum language, the per-student commitment for the building project is set at \$96/semester and does not change from year to year.)*





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## II. 2019-2020 Estimated Actual

Overall, net income of \$1,797 was originally budgeted for '19-20. The Union is expecting year end results to be in-line with the original budget, with current projections of net income of \$1,887 for fiscal year 2019-20.

## III. Proposed Budget for 2020-2021 – Assumptions & Significant Factors

The 2020-2021 budget reflects the following assumptions:

- The Terrace Stage will continue to host two evenings of free films and bands/live music four nights a week from mid-May to late-September, as weather permits. Programming will also continue to include daytime programming (arts activities, free board games and morning yoga) and integrate with the offerings in Alumni Park.
- Continue to expand winter programming on the Terrace – especially Winter Carnival, featuring Rail Jam and Lady Liberty.
- Traffic in Memorial Union's dining units that opened in January 2017 continues to grow and offerings are refreshed regularly.
- Plans to promote a 90<sup>th</sup> anniversary celebration of the Wheelhouse Studios.
- A refreshed membership sales program based on results from a study conducted in fall 2019. A new campaign targeting graduating students.
- Continued growth in the Social Justice Hub located at Union South and staffed by a program advisor and student interns.
- Piloting a WUD Gaming Committee for the next academic year.





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- A new Sustainability Coordinator position has been added to the Union in the FY21 Budget.
- The newly opened Tong Family Marina allowing greater access to the lake for more students and Union Members.
- Re-build traffic at Union South: Based on information gathered in a spring 2018 study of Union South, funding to refresh the Union South dining operations and to make other facility improvements are included in this budget.

An operating deficit of \$373,165 is projected for the 2020-21 budget year. The Union is planning to fund this FY21 budget deficit with operating reserves added in FY19 when the Union finished the year with a \$452,094 surplus. This deficit will fund several FY21 nonrecurring capital and maintenance projects. Highlights in this budget reflect the impact of:

- Increasing the student starting wage to \$11 per hour as well as incorporating automatic \$0.25 per hour retention increases each semester for student employees
  - A 2% overall wage adjustment for permanent staff, effective 1/1/21
  - Projects to update the Union South dining operations and the Open Book Café located in the College Library.
- Operating Revenue:

Budget assumes continued strong traffic flow resulting in strong dining & retail service revenue at Memorial Union including the addition of a lunch menu at the Stiftskeller.  
Budget assumes selective 3-5% food price increases and 6% beer price increase, reflecting the rising costs of goods sold.

    - Budget assumes an increase in nightly hotel rates bringing the Union South Hotel rates in line with Madison area hotels.
    - Steady and improving traffic at Union South as well as continued strong performance on the Union Terrace is also expected.
    - New café locations continue to help to boost dining revenues, including a coffee house at the Chazen and Saffron, located in the Wisconsin Institutes for Discovery building.
    - Expanding the Union's retail and merchandise program through an improved online presence and various pop-up locations.
    - Catering revenues are expected to be strong at both Union buildings as well as at Grainger Hall. Additionally, strong projected out-of-building catering revenues are expected to further boost catering revenues.
    - Summer Conference business continues to grow supporting academic departments and providing rental revenue for the Union.
    - Continued strong customer counts at both Union South as well as the recently renovated Memorial Union guest rooms help to maintain strong Hotel revenue projections in fiscal year 2020-21.
  - Other Revenue
    - Proceeds from a banking partnership for ATMs and other services. A new financial institution partnership is currently being sought through the university's purchasing process.
    - Rental payment for leased space at Union South (currently occupied by UW Credit Union)
    - Proceeds from the Campus Vending agreement and Union Sponsorships.
    - Proceeds from the Union membership program.
    - Continued support through private fundraising.
    - Segregated Fee funding to support the Union's operations as well as funding for the Union Building Project approved by student referendum in 2006



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- Salary/Wage/Fringe: A reserve of 2% of the salary line has been set aside for wage adjustments in fiscal year 2020-21 for permanent staff. In addition, a reserve for possible future merit and/or equity adjustments is also included.
- Salary/Wage/Fringe: Per campus instructions, provisions have been made for a change in the hourly rate for classified staff and TEs who currently make less than the living wage.
- Student wages are budgeted to increase in FY21 for Union student employees, to a starting wage rate of \$11, as well as provide for automatic \$0.25 per semester retention wage increases for student employees.
- The FY21 budget includes more than \$2.6 million in State and UW assessments for common systems and institutional support costs, including an increase in the Centralized Services Assessment from 5% to 7% that began in FY20.
- Equipment Additions/Major Repairs/Maintenance/Building Additions include:
  - Updates of the Union South Restaurants
  - Expansion of Memorial Union's 5<sup>th</sup> floor east wing to be funded entirely by donor gift funds
  - A refresh of A/V in Varsity Hall at Union South
  - Design and construction renovations at the College Library Open Book Cafe
  - Meeting room refreshes at Union South
  - Replacement of the stage floor in the Sett Pub
  - Renovation of 30 rooms at the Union South Hotel including hotel hallway carpet replacement
  - Badger Market upgrade at the Microcosm Café in the Microbial Sciences Building
  - Various maintenance projects (concrete replacement, generator backup ports, tuckpointing, roof overhang repairs, blacktop work, loading dock lift replacements)
  - \$262,265 Wisconsin Union contribution to the Building Project in FY21
- Salaries, wages and fringes are increased \$1.278M in the FY21 budget versus FY20 budget. This increase funds the 2% permanent staff wage adjustment as well as fringe benefit increases per campus guidelines. It also includes \$411K to fund an increase in the starting student wage rate from \$10 to \$11 as well as automatic retention raises for students of \$0.25/hour each semester. It also includes funding for several new dining positions needed to backfill for student staff vacancies the Union has consistently been unable to fill. The FY21 Miscellaneous SWF budget includes a \$325K staff vacancy turnover (negative expense) assumption.
- Continued funding for expanded student hours in the theater box office to cover VanGalder Bus ticket sales.
- Wisconsin Union continues to support student leadership and programming through the Wisconsin Union Directorate. The FY21 budget includes a 2% increase in WUD allocation to reflect inflationary cost increases.

## IV. Segregated Fees

The FY21 budget includes a request to increase student segregated fees by 1.5%, resulting in a projected \$2.16 per student per semester increase. This 1.5% increase equates to approximately \$166K and will be used to fund a portion (approximately 40%) of the wage increases for student staff.

While the Union is projecting a \$373,165 deficit in the FY21 budget, this budget reflects a desire to keep the segregated fee increase low by using operating reserves added in FY19 to fund a portion of FY21 operations.



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## V. Summary & Outlook

The outlook for 2020-21 is very positive. The minimal segregated fee increase request coupled with an intent to use reserves accumulated in the previous fiscal year to fund the remaining budget requirements, is an attempt at finding the right balance between asking the students for more and maintaining adequate reserves demonstrating fiscal responsibility.

The Union's commitment to students is represented by our ongoing focus on keeping Union programs and services relevant as well as our focus on providing affordable services for registered student organizations. The FY21 budget represents the Union's continuing commitment to its student-staff partnership that is represented through Union Council, the Wisconsin Union Directorate, the Hooper Outdoor Clubs, and the role students have played throughout the entirety of the planning for the Union's annual operating budget.

Thank you.

THE WISCONSIN UNION (Fund 128)  
 SCHEDULE C--INCOME STATEMENT  
 2020-21 ANNUAL BUDGET  
 FOR YEAR ENDED JUNE 30, 2021

1/9/20

	A	B	C	D	E	F	G	H	I	J	
	17-18	18-19	19-20	19-20	20-21	18-19A	19-20E	19-20E	20-21B	20-21B	
	ACTUAL	ACTUAL	EST/ACT	BUDGET	BUDGET	17-18A	18-19A	19-20B	19-20B	19-20E	
<b>REVENUE</b>											
1 Direct Operating Revenue											1
2 Restaurants	11,679,339	12,592,493	13,094,603	13,401,741	14,565,408	7.8%	4.0%	-2.3%	8.7%	11.2%	2
3 Markets & Cafes	8,497,995	9,116,427	10,180,656	9,630,565	10,768,223	7.3%	11.7%	5.7%	11.8%	5.8%	3
4 WU Catering	5,254,259	5,700,628	5,718,945	5,665,000	5,984,500	8.5%	0.3%	1.0%	5.6%	4.6%	4
5 Conf Center Catering	1,251,213	1,243,762	460,675	1,365,738	460,675	-0.6%	-63.0%	-66.3%	-66.3%	0.0%	5
6 Hotels	2,083,114	2,196,639	2,275,257	2,482,900	2,612,100	5.4%	3.6%	-8.4%	5.2%	14.8%	6
7 Programs	2,595,020	2,420,885	3,221,071	3,106,134	3,097,887	-6.7%	33.1%	3.7%	-0.3%	-3.8%	7
8											8
9 Total Op Revenue	31,360,940	33,270,834	34,951,206	35,652,078	37,488,794	6.1%	5.1%	-2.0%	5.2%	7.3%	9
10											10
11 Indirect Revenue											11
12 Commissions	398,511	580,562	365,356	453,744	365,356	45.7%	-37.1%	-19.5%	-19.5%	0.0%	12
13 Rentals	613,579	712,640	739,892	771,454	783,269	16.1%	3.8%	-4.1%	1.5%	5.9%	13
14 Service Revenue	1,078,044	1,219,200	1,600,112	1,284,148	1,657,444	13.1%	31.2%	24.6%	29.1%	3.6%	14
15 Reimbursements	217,680	187,684	120,000	120,000	120,000	-13.8%	-36.1%	0.0%	0.0%	0.0%	15
16											16
17 Total Indirect Revenue	2,307,814	2,700,086	2,825,360	2,629,346	2,926,069	17.0%	4.6%	7.5%	11.3%	3.6%	17
18											18
19 Net Operating Revenue	33,668,754	35,970,920	37,776,566	38,281,424	40,414,863	6.8%	5.0%	-1.3%	5.6%	7.0%	19
20											20
21 Other Revenue											21
22 Student Segregated Fees	10,801,789	11,153,869	11,718,277	11,534,804	11,925,829	3.3%	5.1%	1.6%	3.4%	1.8%	22
23 Seg Fees-Union Building Project	7,540,516	7,600,592	-	7,651,738	-	0.8%	-100.0%	-100.0%	-100.0%	-	23
24 Campus Vending	390,476	425,326	458,000	396,783	390,500	8.9%	7.7%	15.4%	-1.6%	-14.7%	24
25 Membership	90,864	71,304	98,465	107,350	106,850	-21.5%	38.1%	-8.3%	-0.5%	8.5%	25
26 Investment Revenue	117,018	173,587	204,100	104,800	207,300	48.3%	17.6%	94.8%	97.8%	1.6%	26
27 Interest Revenue-Union Bldg Project	-	90,952	-	52,400	-	-	-100.0%	-100.0%	-100.0%	-	27
28 Miscellaneous	238,648	299,033	357,929	208,375	228,327	25.3%	19.7%	71.8%	9.6%	-36.2%	28
29											29
30 Total Other Revenue	19,179,311	19,814,663	12,836,771	20,056,251	12,858,806	3.3%	-35.2%	-36.0%	-35.9%	0.2%	30
31											31
32 Total Revenue	52,848,065	55,785,583	50,613,337	58,337,675	53,273,669	5.6%	-9.3%	-13.2%	-8.7%	5.3%	32
33											33
34 EXPENSES											34
35 Cost of Goods Sold											35
36 Food	10,941,742	11,805,651	12,739,019	12,510,952	13,578,414	7.9%	7.9%	1.8%	8.5%	6.6%	36
37 Retail Merchandise	99,791	88,247	92,387	96,800	92,555	-11.6%	4.7%	-4.6%	-4.4%	0.2%	37
38											38
39 Total Cost of Goods Sold	11,041,533	11,893,898	12,831,406	12,607,752	13,670,969	7.7%	7.9%	1.8%	8.4%	6.5%	39
40		(197,810)	-	-	-						40
41 Direct Op Expenses											41
42 Salaries, Wages, Fringes	9,491,788	10,059,460	11,022,634	11,353,730	12,084,347	6.0%	9.6%	-2.9%	6.4%	9.6%	42
43 Supplies & Services	4,508,443	4,639,890	4,259,352	4,406,365	4,209,677	2.9%	-8.2%	-3.3%	-4.5%	-1.2%	43
44 Depreciation - Equipment	197,880	170,778	195,817	185,780	206,964	-13.7%	14.7%	5.4%	11.4%	5.7%	44
45											45
46 Total Direct Op Expenses	14,198,111	14,870,128	15,477,804	15,945,875	16,500,988	4.7%	4.1%	-2.9%	3.5%	6.6%	46
47											47
48 Support Services											48
49 Salaries, Wages, Fringes	3,849,323	4,027,138	4,372,042	4,603,877	4,745,192	4.6%	8.6%	-5.0%	3.1%	8.5%	49
50 Supplies & Services	1,340,904	1,310,118	1,732,241	1,345,549	1,762,721	-2.3%	32.2%	28.7%	31.0%	1.8%	50
51 Depreciation - Equipment	60,252	26,291	36,516	36,659	40,631	-56.4%	38.9%	-0.4%	10.8%	11.3%	51
52											52
53 Total Support Services	5,250,479	5,363,547	6,140,798	5,986,085	6,548,545	2.2%	14.5%	2.6%	9.4%	6.6%	53
54											54
55 Facilities Expenses											55
56 Salaries, Wages, Fringes	5,519,502	5,928,980	6,411,402	6,389,254	6,696,255	7.4%	8.1%	0.3%	4.8%	4.4%	56
57 Supplies & Services	1,607,568	1,878,905	1,751,911	1,601,824	1,610,633	16.9%	-6.8%	9.4%	0.5%	-8.1%	57
58 Depreciation - Equipment	535,114	390,058	373,506	368,637	358,250	-27.1%	-4.2%	1.3%	-2.8%	-4.1%	58
59											59
60 Total Facilities Expenses	7,662,184	8,197,943	8,536,819	8,359,715	8,665,138	7.0%	4.1%	2.1%	3.7%	1.5%	60
61											61
62 Program Expenses											62
63 Salaries, Wages, Fringes	1,068,814	1,153,111	1,444,721	1,287,195	1,552,622	7.9%	25.3%	12.2%	20.6%	7.5%	63
64 Supplies & Services	750,405	766,562	974,370	1,009,126	1,031,909	2.2%	27.1%	-3.4%	2.3%	5.9%	64
65 Depreciation - Equipment	16,001	10,639	13,550	10,599	12,925	-33.5%	27.4%	27.8%	21.9%	-4.6%	65

THE WISCONSIN UNION (Fund 128)  
 SCHEDULE C--INCOME STATEMENT  
 2020-21 ANNUAL BUDGET  
 FOR YEAR ENDED JUNE 30, 2021

1/9/20

	A	B	C	D	E	F	G	H	I	J		
	17-18	18-19	19-20	19-20	20-21	18-19A	19-20E	19-20E	20-21B	20-21B		
	ACTUAL	ACTUAL	EST/ACT	BUDGET	BUDGET	17-18A	18-19A	19-20B	19-20B	19-20E		
66											66	
67	Total Program Expenses	1,835,220	1,930,312	2,432,641	2,306,920	2,597,456	5.2%	26.0%	5.4%	12.6%	6.8%	67
68												68
69	Depreciation & Major Repairs/Maintenance											69
70	Major Repairs/Maint - Equip											70
71	Major Repairs/Maint - Bldg	1,485,929	1,052,277	333,000	307,000	370,000	-29.2%	-68.4%	8.5%	20.5%	11.1%	71
72	Deferred Building Expenses	1,221,348	1,313,998	255,868	1,086,585	262,265	7.6%	-80.5%	-76.5%	-75.9%	2.5%	72
73	Depreciation - Building	132,680	128,334	38,191	225,046	149,700	-3.3%	-70.2%	-83.0%	-33.5%	292.0%	73
74												74
75	Total Depr & Major Repairs/Maintenance	2,839,957	2,494,609	627,059	1,618,631	781,965	-12.2%	-74.9%	-61.3%	-51.7%	24.7%	75
76												76
77	Utilities, Taxes & Insurance											77
78	Unemployment Compensation	9,284	2,252	7,000	9,284	7,000	-75.7%	210.8%	-24.6%	-24.6%	0.0%	78
79	Worker's Compensation	111,582	140,774	146,405	120,688	155,189	26.2%	4.0%	21.3%	28.6%	6.0%	79
80	Telephone	90,623	117,976	98,224	111,511	100,679	30.2%	-16.7%	-11.9%	-9.7%	2.5%	80
81	Insurance - Property	295,571	332,151	338,794	301,512	345,570	12.4%	2.0%	12.4%	14.6%	2.0%	81
82	Heating/Cooling	88,573	104,429	99,425	108,603	101,911	17.9%	-4.8%	-8.5%	-6.2%	2.5%	82
83	Electricity	205,268	186,932	189,625	207,321	194,366	-8.9%	1.4%	-8.5%	-6.2%	2.5%	83
84	Water & Sewer	15,546	18,396	18,450	20,292	18,911	18.3%	0.3%	-9.1%	-6.8%	2.5%	84
85	Trash Removal	71,379	108,399	90,200	79,829	92,455	51.9%	-16.8%	13.0%	15.8%	2.5%	85
86												86
87	Total Utilities, Taxes & Insurance	887,826	1,011,309	988,123	959,041	1,016,080	13.9%	-2.3%	3.0%	5.9%	2.8%	87
88												88
89	State/UW Assessments											89
90	Municipal Services	-	-	-	-	-						90
91	Utility Assessments	186,519	198,056	220,612	220,611	225,483	6.2%	11.4%	0.0%	2.2%	2.2%	91
92	UW Assessments	1,513,047	1,653,297	2,356,256	2,646,259	2,414,294	9.3%	42.5%	-11.0%	-8.8%	2.5%	92
93												93
94	Total State/UW Assessments	1,699,566	1,851,353	2,576,868	2,866,870	2,639,777	8.9%	39.2%	-10.1%	-7.9%	2.4%	94
95												95
96	Other Expenses											96
97	Debt Svc - Hotel/Building	554,652	554,652	568,351	554,652	573,506	0.0%	2.5%	2.5%	3.4%	0.9%	97
98	Debt Svc - UBP	6,350,393	6,637,621	184,085	6,334,126	167,930	4.5%	-97.2%	-97.1%	-97.3%	-8.8%	98
99	Misc - SWF, S&S	429,682	340,433	127,587	676,121	364,480	-20.8%	-62.5%	-81.1%	-46.1%	185.7%	99
100	Reimbursements	217,680	187,684	120,000	120,000	120,000	-13.8%	-36.1%	0.0%	0.0%	0.0%	100
101												101
102	Total Other Expenses	7,552,407	7,720,390	1,000,022	7,684,899	1,225,916	2.2%	-87.0%	-87.0%	-84.0%	22.6%	102
103												103
104	<b>Total Expenses</b>	<b>52,967,283</b>	<b>55,333,489</b>	<b>50,611,540</b>	<b>58,335,787</b>	<b>53,646,833</b>	<b>4.5%</b>	<b>-8.5%</b>	<b>-13.2%</b>	<b>-8.0%</b>	<b>6.0%</b>	104
105												105
106	<b>Net Income (Loss)</b>	<b>(119,218)</b>	<b>452,094</b>	<b>1,797</b>	<b>1,887</b>	<b>(373,165)</b>	<b>-479.2%</b>	<b>-99.6%</b>	<b>-4.8%</b>	<b>-19878.1%</b>	<b>-20870.9%</b>	106

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Line items in green text flow from Fund 128 to 123; should not be budgeted in Fund 123

2019 - 2020 EA by MONTH

Unit: WU Fund 123 Building Projects (0523)

Unit	Acct #	Account Name	Actual												TOTAL
			July	August	September	October	November	December	January	February	March	April	May	June	
0523	2908	Student Mbr Fees-UBP	636,793	636,793	636,793	636,793	636,793	655,622	655,622	655,622	655,622	655,622	655,622	655,621	7,773,318
0523	2959	Interest UBP-Investments	8,499	8,499	8,499	8,499	8,499	8,499	8,499	8,499	8,499	8,499	8,499	8,499	101,991
0523	2988	Union UBP Oper Commitment	21,322	21,322	21,322	21,322	21,322	21,322	21,322	21,322	21,322	21,322	21,322	21,322	255,868
0523	2989	NonUEP Debt Svc Rev Tnsfr	62,715	62,715	62,715	62,715	62,697	62,697	62,697	62,697	62,697	62,697	62,697	62,697	752,436
0523		<b>Total Revenue</b>	<b>729,330</b>	<b>729,330</b>	<b>729,330</b>	<b>729,330</b>	<b>729,311</b>	<b>748,140</b>	<b>748,140</b>	<b>748,140</b>	<b>748,140</b>	<b>748,140</b>	<b>748,140</b>	<b>748,139</b>	<b>8,883,613</b>
0523	9205	MU Kitchen Debt Service Exp	15,353	15,353	15,353	15,353	15,334	15,334	15,334	15,334	15,334	15,334	15,334	15,334	184,085
0523	9210	UBP Debt Service Expense					1,876,470					4,450,767			6,327,238
0523	9215	US Hotel Debt Service Exp-WU	1,141	1,141	1,141	1,141	1,142	1,142	1,142	1,142	1,142	1,142	1,142	1,142	13,699
0523	9215	US Hotel Debt Service Exp-Hote	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	554,652
0523		<b>Total Debt Service Payments</b>	<b>62,715</b>	<b>62,715</b>	<b>62,715</b>	<b>62,715</b>	<b>1,939,167</b>	<b>62,697</b>	<b>62,697</b>	<b>62,697</b>	<b>62,697</b>	<b>4,513,464</b>	<b>62,697</b>	<b>62,697</b>	<b>7,079,673</b>
0523		<b>Subtotal</b>	<b>666,615</b>	<b>666,615</b>	<b>666,615</b>	<b>666,615</b>	<b>(1,209,856)</b>	<b>685,444</b>	<b>685,444</b>	<b>685,444</b>	<b>685,444</b>	<b>(3,765,324)</b>	<b>685,444</b>	<b>685,443</b>	<b>1,803,939</b>
0523	9020	Deferred Building Fund-UBP												1,803,939	1,803,939
0523		<b>Total</b>	<b>666,615</b>	<b>666,615</b>	<b>666,615</b>	<b>666,615</b>	<b>(1,209,856)</b>	<b>685,444</b>	<b>685,444</b>	<b>685,444</b>	<b>685,444</b>	<b>(3,765,324)</b>	<b>685,444</b>	<b>(1,118,496)</b>	<b>0</b>

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2020 - 2021 Annual Budget by MONTH

Unit: WU Fund 123 Building Projects (0523)

Unit	Acct #	Account Name	Actual												TOTAL
			July	August	September	October	November	December	January	February	March	April	May	June	
0523	2908	Student Mbr Fees-UBP	649,662	649,662	649,662	649,662	649,662	649,662	649,662	649,662	649,662	649,662	649,662	649,662	7,795,948
0523	2959	Interst UBP-Investments	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	8,642	103,700
0523	2988	Union UBP Oper Commitment	21,855	21,855	21,855	21,855	21,855	21,855	21,855	21,855	21,855	21,855	21,855	21,855	262,265
0523	2989	NonUEP Debt Svc Rev Tnsfr	61,786	61,786	61,786	61,786	61,786	61,786	61,786	61,786	61,786	61,786	61,786	61,786	741,436
0523		<b>Total Revenue</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>741,946</b>	<b>8,903,349</b>
0523	9205	MU Kitchen Debt Service Exp	13,994	13,994	13,994	13,994	13,994	13,994	13,994	13,994	13,994	13,994	13,994	13,994	167,930
0523	9210	UBP Debt Service Expense				2,267,980						4,121,855			6,389,834
0523	9215	US Hotel Debt Service Expense	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	18,854
0523	9215	US Hotel Debt Service Exp-Hote	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	46,221	554,652
0523		<b>Total Debt Service Payments</b>	<b>61,786</b>	<b>61,786</b>	<b>61,786</b>	<b>2,329,766</b>	<b>61,786</b>	<b>61,786</b>	<b>61,786</b>	<b>61,786</b>	<b>61,786</b>	<b>4,183,641</b>	<b>61,786</b>	<b>61,786</b>	<b>7,131,271</b>
0523		<b>Subtotal</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>(1,587,821)</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>(3,441,695)</b>	<b>680,159</b>	<b>680,159</b>	<b>1,772,079</b>
0523	9020	Deferred Building Fund-UBP												1,772,079	1,772,079
0523		<b>Total</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>(1,587,821)</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>680,159</b>	<b>(3,441,695)</b>	<b>680,159</b>	<b>(1,091,920)</b>	<b>(0)</b>