Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, January 21st, 2025

Order of Business:

1) Pledge of Allegiance

2) Roll Call

3) Public Comment – 5 minutes per person

4) Approval of Agenda

5) Approval of Meeting Minutes December 17th, 2024

6) Reports
   A. Financial Report
   B. Executive Director's Report
   C. Resident Advisory Committee Report
   D. Additional Committee Report – None

7) Acknowledge/Approval of bills

8) Unfinished Business
   A. Update on heating system in Admin building
   B. Review CFP/Policy changes
   C. Snack vending machine

9) New Business
   A. Screen door issue-resident
   B. Purchase a new tractor and attachments

10) Commissioners Comments

11) Announcements

12) Adjourn Meeting

    Next regular meeting– February 18th, 2025 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday December 17th, 2024
Ontonagon Village Housing Community Room

Pledge of Allegiance

Roll Call - A regular meeting of the Ontonagon Village Housing Commission was called to order at 5:15 PM by Board President Rich Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday December 17th, 2024. Present were Robert Seid, Rich Ernest, Danielle Reath, Sylvia Lehto and Dot Phillips. Also present was Secretary Karen Jackson.

Public Comment – None.

Approval of Agenda – Motion was made by D Phillips, supported by D Reath, to approve the agenda with the addition of Merit pay to the Approval of the Bills. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by R Seid, supported by D Reath, to approve the meeting minutes for November 19th as presented. All voting aye, motion carried.

Financial Report - FY 2024 Audit– Motion was made by R Ernest, supported by S Lehto, to accept the financial reports as presented and place them on file. All voting aye, motion carried.

Executive Directors Report –

- Flooring for the laundry room has been purchase and the work is to begin shortly after the first of the year. The space will be out of order for approx. 2 weeks. Notice will be given to the residents as soon as possible
- Several residents are, and have been feeding squirrels, chipmunks and birds by throwing the food on the ground and on the cement need the doorway. I would like to put in place a rule about no feeding wildlife unless it is in a feeder made for that purpose and is up off the ground.
- The public hearing will be posted to take place at the February 18th meeting on the CFP 2025 funds and the revised Capitalization Policy.

Motion was made by R Seid, supported by D Phillips, to accept the director's report as presented. All voting aye, motion carried.

Resident Advisory Committee Report – Seeking permission to have outside groups build snowmen around the complex. The board was fine with this and suggested having a contest for best snowman.

Additional Committee Report – None

Acknowledgment/Approval of Bills – Motion was made by R Seid, supported by D Reath, to acknowledge and approve the Expenditure for the month of November with the addition of Merit pay of $500.00 for Housing employees, Aye- R Seid, D Reath, R Ernest and D Phillips. Nay-none, motion carried.

Unfinished Business

- Reviewed the CFP funds for 2025-2029, this will be part of the Public Hearing in February, 2025.

New Business.

- Motion was made by R Ernest, supported by D Reath, to accept the proposal from Keweenaw Power & Lite for $33,885.00 for installation of a generator to cover the administration building Aye – R Ernest, D Reath, S Lehto, R Seid and D Phillips, nay – none, motion carried.
- Motion was made by R Seid, supported by D Phillips, to amend the Capitalization Policy making the amount for defining equipment purchased or acquired by the Housing Commission that will be capitalized from $500 to $1500 and put this policy up for public comment at the February 2025 meeting. All voting aye, motion carried.
- Motion was made by S Lehto, supported by D Phillips, to purchase new covered rails for the pool table for approx. $313.00. Aye – S Lehto, D Phillips, D Reath, R Seid and R Ernest, Nay – none, motion carried.

Commissioners Comments – None

Next Meeting date – January 21st, 2025 @ 5:15 PM.

Adjourn Meeting – Motion was made by S Lehto, supported by D Reath, to adjourn the meeting at 5:50 PM.

____________________ __________
Chairperson Date

____________________ __________
Secretary Date

Financial Report As of December 31, 2024

Financial Account balances				**Total**
Citizens State Bank - Checking	0.00%	$54,106.49	Citizen	$72,596.49
Citizen Security Deposit Trust acct	0.00%	$18,490.00		
ICS Citizen Account	3.85%	$785,951.96		
Miners Money Market	1.30%	$51,971.98		$51,971.98
Total of financial accounts		**$910,520.43**		
Capital Funds Available				
Capital Funds 2023		$0.00		
Capital Funds 2024		$89,326.00		
Total Capital funds available		**$89,326.00**		
Total funds available		**$999,846.43**		
Income				
Rent collected		$24,861.07	$26,447.37	to balance
Security & Pet deposit		$501.00		
Storage sheds-Gazebo		$130.00		
Excess utility charge		$111.10		
Late fee/Bank charges		$0.00		
Community room		$40.00		
stamps		$0.00		
Misc		$1.00	copies	
laundry Machines		$484.50		
Pop Machine		$318.70	Balance $429.22	
Resident Advisory account			Balance $176.57	
interest		$2,342.54		
eLOCCS draw of Operating funds		$11,019.00		
eLOCCS draw CFP 2024		$16,942.50		
Total income		**$56,751.41**		
Total Expenses		**$39,003.62**		
Net Income		**$17,747.79**		

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 6 Months Ended December 31, 2024

	1 Month Ended December 31, 2024	6 Months Ended December 31, 2024	BUDGET	VARIANCE
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	$ 24,801.00	$ 145,411.20	$ 275,000	$ 129,588.80
3120 - Tenant Revenue - Excess Utilities	122.45	1,189.63	2,000	810.37
3690 - Tenant Revenue - Tenant Charges	210.25	1,025.91	1,500	474.09
Total Tenant Rental Revenue	25,133.70	147,626.74	278,500	130,873.26
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	11,019.00	71,074.00	125,000	53,926.00
Total HUD PHA Grant Revenue	11,019.00	71,074.00	125,000	53,926.00
Other Revenue				
3190 - Nondwelling Rental Revenue	40.00	440.00	1,000	560.00
3610 - Interest Income	2,342.54	15,458.39	24,000	8,541.61
3690.1 - Other Revenue	804.20	5,244.16	9,000	3,755.84
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	4,100.75	0	(4,100.75)
Total Other Revenue	3,186.74	25,243.30	34,000	8,756.70
Total Operating Revenue	$ 39,339.44	$ 243,944.04	$ 437,500	$ 193,555.96
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	$ 4,114.20	$ 23,834.40	$ 52,984	$ 29,149.60
4130 - Legal Expense	0.00	0.00	1,000	1,000.00
4140 - Staff Training	0.00	0.00	250	250.00
4150 - Travel Expense	0.00	278.05	250	(28.05)
4170 - Accounting Fees	278.50	2,646.00	5,750	3,104.00
4171 - Auditing	3,255.00	5,200.00	5,500	300.00
4182 - Employee Benefits - Admin	314.73	3,676.50	8,052	4,375.50
4185 - Telephone/Internet	110.83	662.84	1,350	687.16
4190.2 - Membership Dues and Fees	0.00	150.00	200	50.00
4190.3 - Admin Service Contracts	29.96	4,385.59	4,750	364.41
4190.4 - Office Supplies	0.00	203.14	500	296.86
4190.5 - Other Sundry Expense	262.00	1,261.88	2,000	738.12
4190.6 - Advertising	0.00	39.00	150	111.00
Total Administration	8,365.22	42,337.40	82,736	40,398.60
Tenant Services				
4220 - Tenant Services - Other	0.00	450.00	900	450.00
Total Tenant Services	0.00	450.00	900	450.00

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 6 Months Ended December 31, 2024

	1 Month Ended December 31, 2024	6 Months Ended December 31, 2024	BUDGET	VARIANCE
Utilities				
4310 - Water	1,866.46	11,655.39	28,600	16,944.61
4320 - Electricity	6,468.02	28,417.51	65,000	36,582.49
4340 - Propane	0.00	507.00	850	343.00
Total Utilities	8,334.48	40,579.90	94,450	53,870.10
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,757.32	26,280.27	56,303	30,022.73
4420 - Materials	400.19	5,869.93	17,000	11,130.07
4430.01 - Garbage Removal Contracts	901.27	4,808.77	10,000	5,191.23
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.05 - Landscape & Grounds Contracts	0.00	0.00	1,000	1,000.00
4430.06 - Unit Turnaround Contracts	0.00	0.00	1,000	1,000.00
4430.07 - Electrical Contracts	0.00	0.00	1,500	1,500.00
4430.08 - Plumbing Contracts	0.00	0.00	1,000	1,000.00
4430.10 - Janitorial Contracts	0.00	0.00	500	500.00
4430.11 - Routine Maintenance Contracts	15.31	15.31	0	(15.31)
4430.12 - Miscellaneous Contracts	0.00	446.90	1,000	553.10
4433 - Employee Benefits - Maint.	344.66	4,836.05	9,840	5,003.95
Total Ordinary Maint. & Oper	6,418.75	42,257.23	100,143	57,885.77
General Expense				
4510 - Insurance	2,180.58	12,852.00	30,000	17,148.00
4520 - Payments in Lieu of Taxes	1,505.00	9,030.00	20,000	10,970.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
4570 - Bad Debt - Tenant Rents	0.00	0.00	200	200.00
Total General Expense	3,685.58	21,882.00	52,200	30,318.00
Total Routine Expense	26,804.03	147,506.53	330,429	182,922.47
Non-Routine Expense				
Extraordinary Maintenance				
Total Extraordinary Maintenance	0.00	0.00	0	0.00
Casualty Losses-Not Cap.				
Total Casualty Losses	0.00	0.00	0	0.00
Total Non-Routine Expense	0.00	0.00	0	0.00
Total Operating Expenses	26,804.03	147,506.53	330,429	182,922.47
Operating Income (Loss)	$ 12,535.41	$ 96,437.51	$ 107,071	$ 10,633.49

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 6 Months Ended December 31, 2024

	1 Month Ended December 31, 2024	6 Months Ended December 31, 2024	BUDGET	VARIANCE
Depreciation Expense				
4800 - Depreciation - Current Year	8,415.00	50,490.00	95,000	44,510.00
Total Depreciation Expense	8,415.00	50,490.00	95,000	44,510.00
Capital Expenditures				
7530 - Admin Equipment	0.00	19,000.00	0	(19,000.00)
Total Capital Expenditures	0.00	19,000.00	0	(19,000.00)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
HUD Net Income (Loss)	$ 12,535.41	$ 73,336.76	$ 107,071	$ 33,734.24
GAAP Net Income (Loss)	$ 4,120.41	$ 45,947.51		

ONTONAGON VILLAGE HOUSING COMMISSION

MANAGEMENT DISCUSSION AND ANALYSIS
June 30, 2024
(Continued)

BUSINESS - TYPE ACTIVITIES

Table 2

CHANGE IN NET POSITION

	Year Ended June 30,	
	2024	2023
Revenues:		
Program revenues:		
Charges for services	$ 285,783	$ 268,104
Program grants and subsidies	140,642	400,864
General revenues:		
Other revenues	11,243	14,694
Unrestricted investment earnings	24,780	7,989
Total revenues	462,448	691,651
Program Expenses:		
Operating expenses	413,050	387,810
Total expenses	413,050	387,810
Change in net position	49,398	303,841
Net position - beginning of period	1,563,449	1,259,608
Net position - end of period	$ 1,612,847	$ 1,563,449

Total revenues for the Commission were $462,448 for the year ended June 30, 2024 compared to $691,651 for the year ended June 30, 2023. The Commission's average unit months leased on a monthly basis had increased slightly during the current year. In addition, HUD operating funds and capital funding grants had decreased during the current year. The Commission depends on HUD operating and capital grants to assist in covering its operating expenses. The increase in operating expenses was largely due to an $8,039 increase in utilities, a $6,294 in general expenses, a $3,866 increase in administrative expenses, and a $14,640 increase in depreciation offset by a $7,603 decrease in maintenance expenses.

4430.2	HVAC Contracts	$ 156.25	$ 370.00	$ 213.75
4430.3	Snow Removal Contracts		$ -	$ -
4430.05	Landscape & Grounds Contracts		$ -	$ -
4430.6	Unit Turnaround Contracts	$ 549.00	$ -	$ (549.00)
4430.7	Electrical Contracts	$ 80.00	$ 507.55	$ 427.55
4430.8	Plumbing Contracts	$ 1,785.65	$ 1,201.67	$ (583.98)
4430.1	Janitorial Contracts	$ 305.00	$ -	$ (305.00)
4430.11	Routine Maintenance Contracts	$ 89.70	$ 89.70	$ -
4430.12	Miscellaneous Contracts	$ 2,445.11	$ 925.00	$ (1,520.11)
4431	Garbage Removal	$ 9,353.36	$ 8,775.07	$ (578.29)
4433	Employee Benefits - payroll tx,retirement, life/disab	$ 8,994.13	$ 8,866.01	$ (128.12)
	TOTAL	**$ 94,977.63**	**$ 87,375.34**	$ (7,602.29) maintenance down
				$ -
	General Expense	Actual		
4510	Insurance	$ 20,151.03	$ 26,623.19	$ 6,472.16 *
4520	Payment In Lieu of Taxes	$ 17,841.01	$ 18,558.14	$ 717.13
4550	Compensated Absences	$ 1,604.41	$ 967.76	$ (636.65)
4570	Collection Losses	$ 133.31	$ -	$ (133.31)
4590	Other Expense	$ 125.97		$ (125.97)
	TOTAL	**$ 39,855.73**	**$ 46,149.09**	$ 6,293.36 general exp up
	Total ordinary Expenses	**$ 293,249.64**	**$ 304,028.88**	$ 10,779.24
				$ -
	Operating Income (loss)	**$ 123,821.45**	**$ 144,639.53**	$ 20,818.08
				$ -
	Extraordinary Expense	Actual		#VALUE!
	Casualty Loss			$ -
	Other Capital Expenses			$ -
	Other Expenses			$ -
4800	Deprecation Expense	$ 94,352.48	$ 109,022.35	$ 14,669.87
	Transfer to Capital Improvements			$ -
	TOTAL	**$ 94,352.48**	**$ 109,022.35**	$ 14,669.87
				$ -
	Operating Revenues	**$ 417,071.09**	**$ 448,668.41**	$ 31,597.32
	Operating Expenditures	**$ 387,602.12**	**$ 413,051.23**	$ 25,449.11
		$ 29,468.97	$ 35,617.18	$ 6,148.21
	Cash Surplus	$ 358,133.15	$ 377,434.05	$ 19,300.90
				$ -
				$ -
	Capital Expense	Actual		#VALUE!
7520	Dwelling Equipment	$ 900.00		$ (900.00)
7530	Admin Equipment	$ 5,802.95		$ (5,802.95)
7540	Building Improvements	$ 9,277.57	$ 59,045.89	$ 49,768.32
7590	Operating Expenditures-Contra			$ -
	TOTAL	**$ 15,980.52**	**$ 59,045.89**	$ 43,065.37
				$ -
8010	**CFP operating transfer**	$ 1,000.00	1350	$ 350.00
				$ -
	HUD Net Income	$ 109,048.99	$ 86,943.64	$ (22,105.35)
	GAAP Net Income	$ 30,468.97	$ 36,967.18	$ 6,498.21
	General Accepted Accounting Principals			

ONTONAGON VILLAGE HOUSING COMMISSION				
	BUDGET			
		FY 2023	FY 2024	
		(2022-2023)	(2023-2024)	Difference
Act. #	**Operating Income**	**Actual**	**Actual**	
3110	Unit Rents	$ 266,902.00	$ 281,399.00	$ 14,497.00
3120	Excess Utilities	$ 1,201.79	$ 2,231.52	$ 1,029.73
3190	Other Rents-Comm Room	$ 980.00	$ 1,140.00	$ 160.00
3401.1	HUD CFP to Operations	$ -		$ -
3401.2	HUD Operating Subsidy	$ 126,492.00	$ 126,862.00	$ 370.00
3401.4	HUD Operating Grant	$ -		$ -
3610	Investment Interest	$ 7,989.35	$ 24,780.03	$ 16,790.68
3690	Other Tenant Inc-late fee,security, storage,move out	$ 3,593.73	$ 2,152.84	$ (1,440.89)
3690.1	Non-Tenant Income-Laundry, copy, pop,stamps,gra	$ 10,120.28	$ 10,103.02	$ (17.26)
3690.2	Gain/loss Disposal fixed asset	$ (208.06)		$ 208.06
	TOTAL	**$ 417,071.09**	**$ 448,668.41**	$ 31,597.32
				$ -
Act. #	**Operating Expense**	Actual		
4110.2	Director Salary-wage, extra pay	$ 45,588.20	$ 46,379.20	$ 791.00
4110.4	Secretary Salary	$ -		$ -
4130	Legal Expense	$ 2,310.00		$ (2,310.00)
4140	Staff Training	$ 239.00	$ 195.00	$ (44.00)
4150	Travel/Training	$ 366.62	$ 548.02	$ 181.40
4170	Accounting-HASS monthly fee	$ 4,000.66	$ 4,467.00	$ 466.34
4171	Auditing	$ 5,000.00	$ 5,100.00	$ 100.00
4182	Employee Benefits-Admin-Payroll tax,retirement	$ 7,129.17	$ 7,236.36	$ 107.19
4185	Telephone	$ 1,313.12	$ 1,332.04	$ 18.92
4190.1	Publications	$ -	$ 1,557.00	$ 1,557.00 -one time fee
4190.2	Membership & Dues	$ 140.00	$ 200.00	$ 60.00
4190.3	Admin. Service Contracts	$ 3,155.12	$ 5,832.96	$ 2,677.84
4190.4	Office Supplies	$ 366.47	$ 304.29	$ (62.18)
4190.5	Other-Pop, stamps,OPG copies	$ 1,560.92	$ 1,884.79	$ 323.87
4190.6	Advertising	$ 24.00	$ 24.00	$ -
	TOTAL	**$ 71,193.28**	**$ 75,060.66**	$ 3,867.38 Admin Exp. up
	Tenant Services	Actual		
4220	Tenant Serv-Recreation-Xmas,picnic	$ 708.74	$ 890.97	$ 182.23
4230	Tenant Serv-contact, training	$ -	$ -	$ -
	TOTAL	**$ 708.74**	**$ 890.97**	$ 182.23
				$ -
	Utility Expenses	Actual		
4310	Water & Sewer	$ 21,748.96	$ 22,649.76	$ 900.80
4320	Electricity	$ 63,985.28	$ 71,231.58	$ 7,246.30
4340	Propane	$ 780.02	$ 671.48	$ (108.54)
	TOTAL	**$ 86,514.26**	**$ 94,552.82**	$ 8,038.56 utilites up
				$ -
	Ordinary Maintenance	Actual		#VALUE!
4410.2	Labor + 100 hours OT.-wage, extra pay, longevity	$ 53,323.40	$ 53,106.69	$ (216.71)
4410.4	Labor - Part Time			$ -
4420	Materials	$ 17,896.03	$ 13,533.65	$ (4,362.38)

750

Directors Report

- Billy cleaned the filters, most were pretty good other than one resident that was obviously smoking in the unit. He was issued a warning.
- Pool table rails have been installed, Billy was thanked for installing them.
- Working on getting prices on new refrigerators. Depending on the price of heat in the community room we will get 12 new ones to replace the ones that are 2012 or older and depending on available funds replace all/some of the 15 that are 2013's.
- Laundry room expansion/remodel will begin on February 3 and last two weeks (approx.) Notice has been given to all of the residents. The laundry room will be closed during the remolding and the computer/library will be open intermittently as is safe.

	Bills for January 2025		
	Expense to Acknowledged	**Amount**	**Description of purchase**
Ck #			
echeck	Chase Ink-credit card	$2,167.21	office $26.71, Material $273.59, TV $665.68, CFP 2024 $1201.23 flooring for laundry
Auto	Waste Management-Dumpster	$115.26	dumpster
	Total	**$2,282.47**	
	Expenses to Approve		
9893	Ontonagon Water Service	$2,272.67	
9894	Ontonagon Telephone	$161.01	additional RUCU
9895	Hancock Bottling	$184.00	
9896	Syl's Café	$450.00	Res. Christmas party-Pop machine proceeds
9897	Patriot Disposal	$675.00	
9898	Bay Auto Parts	$118.12	Battery charger
9899	U Save Ace Hardware	$98.71	
9900	Housing Authority Accounting	$428.50	Audited REAC $150.00
9901	Landlord Locks	$14.31	keys
9902	Krist Oil Company	$214.05	Gas
9904	Burke Construction	$10,000.00	1/2 down on laundry remodel
9905	Nationwide Inv Service	$2,093.01	Billy IRA
9906	Nationwide Inv Service	$1,890.53	Karen IRA
echeck	UPPCO	$9,967.88	
	Total	**$28,567.79**	
	Employee Expense-Gross		
9889	Karen Jackson	$2,071.43	12/16/24 to 12/31/24 (81 hrs)
9891	Karen Jackson	$1,975.31	1/01/25 to 1/15/25 (77 hrs)
	Payroll taxes	$309.58	for the month
9890	Billy Marks	$2,338.00	12/16/24 to 12/31/24 (96 hrs)
9892	Billy Marks	$2,270.03	1/01/25 to 1/15/25 (88, 3.25 OThrs)
	Payroll taxes	$352.51	for the month
	Total	**$9,316.86**	
Grand Total - Expenses		**$40,167.12**	
	Non-expense items		
9903	Aflac	$251.94	individual policy
	Total	**$251.94**	

ONTONAGON VILLAGE HOUSING

CAPITALIZATION POLICY

The Ontonagon Village Housing Commission adopts the following capitalization policy for the purpose of determining, distinguishing and recording material and Non-expendable equipment and personal property purchased or acquired in connection with the development, management and maintenance of public housing developments owned or operated by this commission.

Capitalization Equipment is defined a s equipment purchased or acquired by the Housing Commission with a value of $500.00 $1,500.00 or more which is/are not physically attached to Commission property and the anticipated life or useful value of said equipment and/or property is anticipated to be more than one year.

Non-Capitalized Expendable Equipment and Supplies is defined as equipment purchased or acquired by the Housing Commission for less than $500.00 $1,500.00 which is/are not physically attached to Commission Property.

A. If the initial cost of a piece of equipment and/or other personal property is $500.00 $1,500.00 or more and the anticipated life or useful value of said equipment or property is more than one year, with the exception for the following: stoves, refrigerators, washer and /or dryers. The same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure.
B. If the initial cost of the piece of equipment and/or personal property is less than $500.00 $1,500.00 or its useful life is less than one year regardless of cost, the same shall be treated and recorded as materials or inventory and charged to maintenance, administration or tenant services expense.
C. The executive Director, or the Executive Director's designee, is authorized and directed to determine whether each piece of equipment or other personal property that is acquired by the Housing Commission is connection with the development, management and maintenance of the properties owned or operated by the Housing Commission, shall be classified as material or non-expendable, as defined in the preceding sections. The Executive Director is further directed to ensure that the determination is documented in the appropriate records of the Housing Commission and retained for the information and guidance of its personnel and for audit purposes.

New rule to be added to current rules:

Food for wild animals (squirrels, chipmunks and birds) will only be allowed in a container that was intendent for this purpose and is not located on the ground, on the concrete entryways or the pea gravel around the sheds. Only food intended for feeding wild animals is allowed such as corn, seeds, nuts and bird feed.

This is the items to complete with HUD funding in 2025-2029.

items	2024	Cost	2025	2026	2027	2028	2029	No
operations	XX	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	
flooring	XX	$ 16,650.00			$ 15,000.00		$ 15,000.00	
flooring for laundry	XX	$ 1,500.00						
add water to the garage					$ 3,000.00			
add light row to community room	XX	$ 250.00						
add (move) light switch for patio lights	XX	$ 100.00						
fix heat in community room-minisplit	XX	$ 10,000.00						
generator	XX	$ 30,000.00						
Hot water heater					$ 2,000.00		$ 2,000.00	
replace stoves in FG and SP							$ 15,000.00	
Refrigerators **Stainless steel or white**								
2012 and older - 12		$ 12,000.00						
2013 - 15			$ 15,000.00					
2014 - 14				$ 14,000.00				
2015 - 5					$ 5,000.00			
2016 - 8						$ 8,000.00		
replace bathroom fans					$ 12,000.00			
have 8 or more foot trees planted					$ 5,750.00			
car ports							$ 64,000.00	
remodel kitchens in Cane Court - stoves			$ 81,500.00	$ 85,000.00	$ 50,000.00			
convert last 4 bathrooms showers						$ 20,000.00		
redo baseboard trim in Cane Court								XX
add fold down shelf in kitchen CC								XX
Insulated blinds/shades for the units						$ 12,000.00		
ADA toilets (25 or so left to replace) ($250)					$ 6,250.00			
medicine cabinets ($150)						$ 9,000.00		
plug-in in the pantry CC (part of remodel)								
sitting area in Cane Court circle								XX
Basketball hoop								XX
Landscapeing							$ 3,000.00	
New garbage cans			$ 1,500.00					
reverse osamosis water filter								XX
snow block around entry way								XX
3rd smoke shack								XX
TV for large community room			$ 1,000.00					
outside storage building with indiv. Units						$ 50,000.00		
narow shelving for FG SR pantry					$ 1,500.00			
planters for FG & SR							$ 1,000.00	
Total cost		$ 71,500.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	