

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, May 20th, 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 April 15th, 2025
- 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. Heating for the Community Room - Blds
 - B. Executive Director Performance review
- 9) New Business
 - A. Public Hearing
 - i. Budget
 - B. Golf Cart – Lawn Mower
 - C. Printer
 - D. Membership to PHADA
 - E. Tree removal-Survey location
 - F. Kitchen survey
 - G. Resolution 2025-06 FY 2026 Budget
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting– June 17th, 2025 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday April 15th, 2025
Ontonagon Village Housing Community Room

Pledge of Allegiance

Roll Call - A regular meeting of the Ontonagon Village Housing Commission was called to order at 5:20 PM by Board President Richard Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday April 15th, 2025. Present were Robert Seid, Sylvia Lehto, Rich Ernest, Dot Phillips and Danielle Reath. Also present was Secretary Karen Jackson.

Public Comment – Board member commented that he was pleased that a solution was found for the screen door issue one of the residents had.

Approval of Agenda – Motion was made by D Phillips, supported by R Seid, to approve the agenda as presented. All voting aye, motion carried.

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

Financial Report – Motion was made by S Lehto, supported by D Reath, to accept the financial report as presented and place on file. All voting aye, motion carried.

Executive Directors Report –

- Billy and I did spring inspections yesterday and today. All in all I was happy with them. We had a few minor work orders and I have two individuals that will need follow up inspections. One for cleanliness and one for clutter causing an unsafe environment. Also one that will be receiving a lease violation for smoking in the unit. The new entry door is now a yellow/white rather than white and the mini-split is also a yellow/white. The mini split can be cleaned but not the door as it is Fiberglas.
- We will be getting delivery of the new tractor next week Wednesday. Billy is anxious to get to play with the new tractor and attachments, but hopefully not with the snow blower, at least not until late fall.
- I will be on vacation April 30th through May 6th. Billy will check the answering machine for work orders and rent receipts will be delivered when I return.
- I will be having a resident meeting on the kitchen remodeling next week Tuesday at 1:00. We should have the funds by July so I would like to be ready to order the materials and get started.
- I have been notified that the Generator is in and ready to be delivered. I will be sending the paperwork into SEMCO to get on the spring schedule for the gas line installation.
- We had 45 signatures on the Letter of support to the Ontonagon Township trying to get an emergency facility back into Ontonagon.

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

Resident Advisory Committee Report – None

Additional Committee Report – None

Acknowledgment/Approval of Bills – Motion was made by D Reath, supported by D Phillips, to acknowledge and approve the Expenditure for the month of April, Aye - D Reath, D Phillips, R Seid, S Lehto and R Ernest. Nay-none, motion carried. The total of the bills is incorrect and will be corrected for official records.

Unfinished Business

- Discussion on the price for the furnace in the Administration building. It was determined that the Executive Director should go ahead and get out the bids using the information that was provided for BTUs for Semco.
- Motion was made by D Phillips, seconded by S Lehto, to give the two employees a 3 percent wage increase, Aye – D Phillips, S Lehto, D Reath, R Seid and R Ernest, Nay – none, motion carried.

New Business.

- Executive Directors annual review was given to each board member to fill out and return.

Commissioners Comments – D Phillips commented how nice the TV in the community room was when OCAP had their meeting and were able to give a presentation on the TV.

Next Meeting date – May 20th, 2025 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Phillips, supported by R Seid, to adjourn the meeting at 5:55 PM.

Chairperson

Date

Secretary

Date

Financial Report As of April 30, 2025			
Financial Account balances			Total
Citizens State Bank - Checking	0.00%	\$34,975.67	Citizen \$849,260.08
Citizen Security Deposit Trust acct	0.00%	\$19,237.00	
ICS Citizen Account	3.50%	\$795,047.41	
Miners Money Market	1.30%	\$52,192.75	\$52,192.75
Total of financial accounts		\$901,452.83	
Capital Funds Available			
Capital Funds 2024		\$59,386.92	
Total Capital funds available		\$59,386.92	
Total funds available		\$960,839.75	
Income			
Rent collected		\$24,671.00	\$26,201.62 to balance
Security & Pet deposit		\$100.00	
Storage sheds-Gazebo		\$100.00	
Excess utility charge		\$192.48	
Late fee/Bank charges		\$0.00	
Community room		\$80.00	
stamps		\$29.20	
Misc		\$1.25	
laundry Machines		\$535.30	
Damage payment		\$29.99	
Pop Machine		\$315.40	Balance \$624.92
Snack Machine		\$147.00	Balance (\$1,924.68)
Resident Advisory account		\$0.00	Balance \$176.57
Interest		\$2,338.93	
eLOCCS draw of Operating funds		\$12,052.00	
eLOCCS draw CFP 2024		\$8,712.85	Semco for gas line
Total income		\$49,305.40	
Total Expenses		\$66,420.42	\$42.288 tractor,
Net Income		-\$17,115.02	

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 10 Months Ended April 30, 2025

	1 Month Ended	10 Months Ended		
	<u>April 30, 2025</u>	<u>April 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 24,749.00	\$ 244,902.20	\$ 275,000	\$ 30,097.80
3120 - Tenant Revenue - Excess Utilities	208.27	1,937.49	2,000	62.51
3690 - Tenant Revenue - Tenant Charges	149.90	1,675.78	1,500	(175.78)
Total Tenant Rental Revenue	<u>25,107.17</u>	<u>248,515.47</u>	<u>278,500</u>	<u>29,984.53</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	12,052.00	100,531.00	125,000	24,469.00
Total HUD PHA Grant Revenue	<u>12,052.00</u>	<u>100,531.00</u>	<u>125,000</u>	<u>24,469.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	80.00	880.00	1,000	120.00
3610 - Interest Income	2,338.93	24,774.61	24,000	(774.61)
3690.1 - Other Revenue	1,028.15	8,556.42	9,000	443.58
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	4,100.75	0	(4,100.75)
Total Other Revenue	<u>3,447.08</u>	<u>38,311.78</u>	<u>34,000</u>	<u>(4,311.78)</u>
Total Operating Revenue	<u>\$ 40,606.25</u>	<u>\$ 387,358.25</u>	<u>\$ 437,500</u>	<u>\$ 50,141.75</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 3,950.62	\$ 39,396.58	\$ 52,984	\$ 13,587.42
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	3,910.00	5,750	1,840.00
4171 - Auditing	0.00	5,200.00	5,500	300.00
4182 - Employee Benefits - Admin	302.22	6,757.54	8,052	1,294.46
4185 - Telephone/Internet	119.14	1,174.17	1,350	175.83
4190.1 - Publications	239.00	239.00	0	(239.00)
4190.2 - Membership Dues and Fees	0.00	350.00	200	(150.00)
4190.3 - Admin Service Contracts	30.75	4,693.19	4,750	56.81
4190.4 - Office Supplies	0.00	314.04	500	185.96
4190.5 - Other Sundry Expense	310.98	2,325.60	2,000	(325.60)
4190.6 - Advertising	0.00	39.00	150	111.00
Total Administration	<u>5,231.21</u>	<u>64,677.17</u>	<u>82,736</u>	<u>18,058.83</u>
Tenant Services				
4220 - Tenant Services - Other	0.00	900.00	900	0.00
Total Tenant Services	<u>0.00</u>	<u>900.00</u>	<u>900</u>	<u>0.00</u>

Ontonagon Housing Commission
Low Rent Public Housing
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	1 Month Ended	10 Months Ended		
	<u>April 30, 2025</u>	<u>April 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	1,914.24	19,550.85	28,600	9,049.15
4320 - Electricity	8,293.71	66,582.18	65,000	(1,582.18)
4340 - Propane	0.00	507.00	850	343.00
Total Utilities	<u>10,207.95</u>	<u>86,640.03</u>	<u>94,450</u>	<u>7,809.97</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	6,395.37	45,977.66	56,303	10,325.34
4420 - Materials	1,388.04	9,896.17	17,000	7,103.83
4430.01 - Garbage Removal Contracts	807.00	8,006.02	10,000	1,993.98
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	957.20	957.20	1,500	542.80
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	0.00	15.31	0	(15.31)
4430.12 - Miscellaneous Contracts	0.00	446.90	1,000	553.10
4433 - Employee Benefits - Maint.	648.34	8,537.18	9,840	1,302.82
Total Ordinary Maint. & Oper	<u>10,195.95</u>	<u>73,836.44</u>	<u>100,143</u>	<u>26,306.56</u>
General Expense				
4510 - Insurance	2,655.57	22,049.30	30,000	7,950.70
4520 - Payments in Lieu of Taxes	1,505.00	15,050.00	20,000	4,950.00
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	<u>4,160.57</u>	<u>37,099.30</u>	<u>52,200</u>	<u>15,100.70</u>
Total Routine Expense	<u>29,795.68</u>	<u>263,152.94</u>	<u>330,429</u>	<u>67,276.06</u>
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	<u>29,795.68</u>	<u>263,152.94</u>	<u>330,429</u>	<u>67,276.06</u>
Operating Income (Loss)	<u>\$ 10,810.57</u>	<u>\$ 124,205.31</u>	<u>\$ 107,071</u>	<u>\$ (17,134.31)</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 10 Months Ended April 30, 2025**

	1 Month Ended	10 Months Ended		
	<u>April 30, 2025</u>	<u>April 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,415.00	84,150.00	95,000	10,850.00
Total Depreciation Expense	8,415.00	84,150.00	95,000	10,850.00
Capital Expenditures				
7530 - Admin. Equipment	42,288.06	63,038.06	0	(63,038.06)
7540 - Building Improvements	0.00	665.68	0	(665.68)
Total Capital Expenditures	42,288.06	63,703.74	0	(63,703.74)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 \$ (31,477.49)	 \$ 56,400.82	 \$ 107,071	 \$ 50,670.18
GAAP Net Income (Loss)	\$ 2,395.57	\$ 40,056.31		

Directors Report

- The amount of the CFP funds for 2025 is \$141,147.00. This will be primarily used for the kitchen remodeling to be discussed later
- We purchased additional flooring with operation funds. The style we had been using has been discontinued. I was able to get the last of what they had in stock at a reduced rate and have selected a new style that will hopefully be available for many years.
- Department of Health and Human Services is requiring that the PHA return of interest earned exceeding \$500.00 per year on all Federal Grant funds (operating subsidy). I am hoping for more guidance on this issue but that could be approx. \$10,000 having to be given to HHS at the end of the year.
- I had the executive Director from Bessemer perform the required verification of tenant files. No major issues were found.
- Billy has the new tractor. He is enjoying using it to get around until we can get a better mode of transportation for him.
- I have purchased flowers and dirt to get the flower pots out again this year. I will have Billy water them on Fridays using water mixed with fertilizer. We will need to purchase a 20/30 gallon water container and pump for this.

Bills for May 2025			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$999.04	\$75.04 Postage, \$25.00 office, \$974.98 OPG printer contract
Auto	Waste Management-Dumpster	\$131.18	dumpster
	Total	\$1,130.22	
	<u>Expenses to Approve</u>		
9976	Ontonagon Water Service	\$2,308.90	up by \$296 per month for increase fee
9986	Specialty Sales	\$181.96	
9979	Patriot Disposal	\$735.00	went up by \$60.00 per month
9977	Petty Cash	\$58.48	
9980	Housing Authority Accounting	\$278.50	
9982	Ontonagon Telephone	\$120.63	
9981	Hancock Bottling	\$210.00	
9983	U Save Ace Hardware	\$382.82	
9984	Ontonagon Herald	\$35.00	add for bid for heat in admin building
9985	HDS	\$3,000.00	annual license fee
9975	VOID		
echeck	UPPCO	\$6,021.11	
	Total	\$13,332.40	
	<u>Employee Expense-Gross</u>		
9971	Karen Jackson	\$1,975.31	4/16/25 to 4/30/25 (77 hrs)
9973	Karen Jackson	\$1,975.31	5/01/25 to 5/15/25 (77 hrs)
	Payroll taxes	\$302.22	for the month
9972	Billy Marks	\$2,164.00	4/16/25 to 4/30/25 (88 hrs)
9974	Billy Marks	\$2,164.00	5/01/25 to 5/15/25 (88 hrs)
	Payroll taxes	\$331.09	for the month
	Total	\$8,911.93	
Grand Total - Expenses		\$23,374.55	
	<u>Non-expense items</u>		
9978	Aflac	\$251.94	individual policy
	Total	\$251.94	

ONTONAGON VILLAGE HOUSING COMMISSION																	
BUDGET		FY 2020		FY 2021		FY 2022		FY 2023		FY 2024		FY 2025		6 months		FY 2026	
		(2019-2020)		(2020-2021)		(2021-2022)		(2022-2023)		(2023-2024)		(2024-2025)				(2025-2026)	
Act. #	Operating Income	Actual		Actual		Actual		Actual		Actual		Budget		Budget		Budget	
3110	Unit Rents	\$ 237,205.00		\$ 243,279.00		\$ 250,560.00		\$ 266,902.00		\$ 281,399.00		\$ 275,000.00		\$ 145,411.20		\$ 295,000.00	
3120	Excess Utilities-	\$ 635.00		\$ 975.00		\$ 830.00		\$ 1,201.79		\$ 2,231.52		\$ 2,000.00		\$ 1,189.63		\$ 2,400.00	
3690	Other Tenant Inc-ltse fee,security, storage,move out	\$ 570.00		\$ 2,135.97		\$ 3,298.43		\$ 3,593.73		\$ 2,152.84		\$ 1,000.00		\$ 440.00		\$ 1,000.00	
3401.1	HUD CFP to Operations	\$ -		\$ -				\$ -								\$ -	
3401.2	HUD Operating Subsidy	\$ 99,983.00		\$ 116,043.00		\$ 127,235.00		\$ 126,492.00		\$ 126,862.00		\$ 125,000.00		\$ 71,074.00		\$ 107,484.00	
3401.4	HUD Operating Grant	\$ 1,885.66		\$ 5,476.19		\$ 4,315.35		\$ -								\$ -	
3190	Other Rents-Comm Room	\$ 640.00		\$ 640.00		\$ 1,000.00		\$ 980.00		\$ 1,140.00		\$ 1,500.00		\$ 1,025.91		\$ 1,500.00	
3610	Investment Interest	\$ 2,429.66		\$ 2,889.91		\$ 2,403.93		\$ 7,989.35		\$ 24,780.03		\$ 24,000.00		\$ 15,458.39		\$ 28,000.00	
3690.1	Non-Tenant Income-laundry, copy, pop,snacks, stamps,grant	\$ 54,851.97		\$ 175,320.98		\$ 18,469.31		\$ 10,120.28		\$ 10,103.02		\$ 9,000.00		\$ 5,244.16		\$ 9,500.00	
3690.2	Gain/loss Disposal fixed asset	\$ 700.00		\$ 547.20		\$ -		\$ (208.06)									
	TOTAL	\$ 398,900.29		\$ 547,307.25		\$ 408,112.02		\$ 417,071.09		\$ 448,668.41		\$ 437,500.00				\$ 444,884.00	
Act. #	Operating Expense	Actual		Actual		Actual		Actual									
4110	Director Salary-wage, extra pay	\$ 31,505.66		\$ 40,873.50		\$ 43,002.00		\$ 45,588.20		\$ 46,379.20		\$ 52,984.00		\$ 23,834.00		\$ 54,481.87	
4130	Legal Expense	\$ -		\$ 300.00		\$ -		\$ 2,310.00				\$ 1,000.00		\$ 0		\$ 1,000.00	
4140	Staff Training	\$ -		\$ -		\$ -		\$ 239.00		\$ 195.00		\$ 250.00		\$ 278.05		\$ 250.00	
4150	Travel/Training	\$ -		\$ -		\$ 171.32		\$ 366.62		\$ 548.02		\$ 250.00		\$ 278.05		\$ 400.00	
4170	Accounting-HASS monthly fee	\$ 3,933.83		\$ 3,858.43		\$ 3,969.94		\$ 4,000.66		\$ 4,467.00		\$ 5,750.00		\$ 2,646.00		\$ 5,750.00	
4171	Auditing	\$ 5,200.00		\$ 4,600.00		\$ 4,700.00		\$ 5,000.00		\$ 5,100.00		\$ 5,500.00		\$ 5,200.00		\$ 5,500.00	
4182	Employee Benefits-Admin-Payroll tax,retirement	\$ 5,969.49		\$ 6,396.72		\$ 6,681.80		\$ 7,129.17		\$ 7,232.06		\$ 8,052.00		\$ 3,676.50		\$ 8,286.41	
4185	Telephone	\$ 1,265.23		\$ 1,275.14		\$ 1,264.45		\$ 1,313.12		\$ 1,333.04		\$ 1,350.00		\$ 662.84		\$ 1,500.00	
4190.1	Publications	\$ 350.00		\$ 350.00		\$ -		\$ -		\$ 1,557.00							
4190.2	Membership & Dues	\$ 122.00		\$ 122.00		\$ 122.00		\$ 140.00		\$ 200.00		\$ 200.00		\$ 150.00		\$ 400.00	
4190.3	Admin. Service Contracts	\$ 3,697.19		\$ 3,722.36		\$ 3,832.02		\$ 3,155.12		\$ 5,832.96		\$ 4,750.00		\$ 4,385.59		\$ 5,500.00	
4190.4	Office Supplies	\$ 621.29		\$ 910.90		\$ 339.88		\$ 366.47		\$ 304.29		\$ 500.00		\$ 203.14		\$ 500.00	
4190.5	Other-Pop, snacks, stamps,OPG copies	\$ 2,279.28		\$ 5,246.93		\$ 2,644.72		\$ 1,560.92		\$ 1,884.79		\$ 2,000.00		\$ 1,261.88		\$ 3,500.00	
4190.6	Advertising	\$ -		\$ 33.00		\$ 44.00		\$ 24.00		\$ 24.00		\$ 150.00		\$ 39.00		\$ 100.00	
	TOTAL	\$ 54,943.97		\$ 67,688.98		\$ 66,772.13		\$ 71,193.28		\$ 75,060.66		\$ 82,736.00				\$ 87,168.28	
Tenant Services		Actual		Actual		Actual		Actual									
4220	Tenant Serv-Recreation-Xmas,picnic	\$ 747.23		\$ 60.97		\$ 1,184.05		\$ 708.74		\$ 890.97		\$ 900.00		\$ 450.00		\$ 1,000.00	
	TOTAL	\$ 747.23		\$ 60.97		\$ 1,184.05		\$ 708.74		\$ 890.97		\$ 900.00				\$ 1,000.00	
Utility Expenses		Actual		Actual		Actual		Actual									
4310	Water & Sewer	\$ 22,654.24		\$ 22,830.28		\$ 22,387.04		\$ 21,748.96		\$ 22,649.76		\$ 28,600.00		\$ 11,655.39		\$ 28,600.00	
4320	Electricity	\$ 75,202.43		\$ 70,480.18		\$ 67,994.83		\$ 63,985.28		\$ 71,231.58		\$ 65,000.00		\$ 28,417.51		\$ 62,000.00	
4340	Propane	\$ 520.13		\$ 564.00		\$ 802.53		\$ 780.02		\$ 671.48		\$ 850.00		\$ 507.00		\$ 850.00	
	Natural Gas (admin, water heater, generator)															\$ 3,000.00	
	TOTAL	\$ 98,376.80		\$ 93,874.46		\$ 91,184.40		\$ 86,514.26		\$ 94,552.82		\$ 94,450.00				\$ 94,450.00	
Ordinary Maintenance		Actual		Actual		Actual		Actual									
4410.2	Labor + 100 hours OT -wage, extra pay, longevity	\$ 40,915.66		\$ 41,521.63		\$ 48,614.87		\$ 53,323.40		\$ 53,106.69		\$ 56,303.00		\$ 26,280.27		\$ 57,821.46	
4410.4	Labor - Part Time	\$ -		\$ -		\$ -											
4420	Materials	\$ 17,993.48		\$ 16,432.55		\$ 21,808.52		\$ 17,896.03		\$ 13,533.65		\$ 17,000.00		\$ 5,869.93		\$ 15,000.00	
4430.01	Garbage Removal	\$ 6,828.63		\$ 7,277.75		\$ 7,744.03		\$ 9,353.36		\$ 8,775.07		\$ 10,000.00		\$ 4,836.05		\$ 11,000.00	
4430.2	HVAC Contracts	\$ 140.00		\$ -		\$ -		\$ 156.25		\$ 370.00		\$ 1,000.00		\$ -		\$ 1,000.00	
4430.3	Snow Removal Contracts	\$ 50.00		\$ -		\$ 125.00				\$ -		\$ -		\$ -			
4430.5	Landscape & Grounds Contracts	\$ 1,535.00		\$ -		\$ 3,959.98				\$ -		\$ 1,000.00		\$ -		\$ 1,000.00	

		FY 2020 (2019-2020)	FY 2021 (2020-2021)	FY 2022 (2021-2022)	FY 2023 (2022-2023)	FY 2024 (2023-2024)	FY 2025 (2024-2025)	6 months	FY 2026 (2025-2026)
4430.6	Unit Turnaround Contracts	\$ 95.00	\$ 280.00	\$ 1,050.00	\$ 549.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
4430.7	Electrical Contracts	\$ 365.40	\$ 366.30	\$ 104.25	\$ 80.00	\$ 507.55	\$ 1,500.00	\$ -	\$ 1,000.00
4430.8	Plumbing Contracts	\$ -	\$ 300.00	\$ 1,095.00	\$ 1,785.65	\$ 1,201.67	\$ 1,000.00	\$ -	\$ 1,000.00
4430.1	Janitorial Contracts	\$ -	\$ -	\$ 1,095.00	\$ 305.00	\$ -	\$ 500.00	\$ -	\$ 500.00
4430.11	Routine Maintenance Contracts	\$ 28.00	\$ -	\$ 28.00	\$ 89.70	\$ 89.70	\$ 1,000.00	\$ 15.31	\$ 500.00
4430.12	Miscellaneous Contracts	\$ 524.00	\$ 2,888.41	\$ 649.50	\$ 2,445.11	\$ 925.00	\$ 1,000.00	\$ 446.90	\$ 1,000.00
4433	Employee Benefits - payroll & retirement, life/disability	\$ 8,233.33	\$ 8,619.54	\$ 8,733.47	\$ 8,994.13	\$ 8,866.01	\$ 9,840.00	\$ 4,836.05	\$ 9,221.12
	TOTAL	\$ 76,708.50	\$ 77,686.18	\$ 93,912.62	\$ 94,977.63	\$ 87,375.34	\$ 100,143.00		\$ 100,042.58
	General Expense	Actual	Actual	Actual	Actual				
4510	Insurance	\$ 14,887.84	\$ 16,362.00	\$ 18,245.00	\$ 20,151.03	\$ 26,623.19	\$ 30,000.00	\$ 12,852.00	\$ 28,000.00
4520	Payment in Lieu of Taxes	\$ 12,886.68	\$ 13,893.11	\$ 15,824.15	\$ 17,841.01	\$ 18,558.14	\$ 20,000.00	\$ 9,030.00	\$ 20,000.00
4550	Compensated Absences	\$ 2,682.60	\$ 598.99	\$ 2,039.10	\$ 1,604.41	\$ 967.76	\$ 2,000.00	\$ -	\$ 2,000.00
4570	Collection Losses	\$ (9.00)	\$ -	\$ 368.00	\$ 133.31	\$ -	\$ 200.00	\$ -	\$ -
4590	Other Expense	\$ 565.32	\$ 11.06	\$ 42.85	\$ 125.97	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 31,013.44	\$ 30,865.16	\$ 36,519.10	\$ 39,855.73	\$ 46,149.09	\$ 52,200.00		\$ 50,000.00
	Operating ordinary Expenses	\$ 261,789.94	\$ 270,175.75	\$ 289,572.30	\$ 293,249.64	\$ 304,028.88	\$ 330,429.00		\$ 332,660.86
	Operating Income (loss)	\$ 137,110.35	\$ 277,131.50	\$ 118,539.72	\$ 123,821.45	\$ 144,639.53	\$ 107,071.00		\$ 112,223.14
	Extraordinary Expense	Actual	Actual	Actual	Actual				
	Casualty Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4800	Depreciation Expense	\$ 50,790.89	\$ 75,000.00	\$ 86,316.92	\$ 94,352.48	\$ 109,022.35	\$ 95,000.00	\$ 50,490.00	\$ 100,000.00
	Transfer to Capital Improvements	\$ 0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 50,790.89	\$ 75,000.00	\$ 83,316.92	\$ 94,352.48	\$ 109,022.35	\$ 95,000.00		\$ 100,000.00
	Operating Revenues	\$ 398,900.29	\$ 547,307.25	\$ 408,112.02	\$ 417,071.09	\$ 448,668.41	\$ 437,500.00		\$ 444,884.00
	Operating Expenditures	\$ 312,580.83	\$ 345,175.75	\$ 372,889.22	\$ 387,602.12	\$ 413,051.23	\$ 425,429.00		\$ 432,660.86
		\$ 86,319.46	\$ 202,131.50	\$ 35,222.80	\$ 29,468.97	\$ 35,617.18	\$ 12,071.00	\$ 12,223.14	\$ 12,223.14
	Cash Surplus	\$ 137,110.35	\$ 277,131.50	\$ 337,666.42	\$ 358,133.15	\$ 377,434.05	\$ 413,358.00		\$ 420,437.72
	Capital Expense	Actual	Actual	Actual	Actual				
7520	Dwelling Equipment	\$ 39,864.00			\$ 900.00				
7530	Admin Equipment	\$ (700.00)		\$ 1,163.00	\$ 5,802.95		\$ 19,000.00		
7540	Building Improvements	\$ 738.50	\$ 72,000.00	\$ 5,240.64	\$ 9,277.57	\$ 59,045.89			
7590	Operating Expenditures-Contr	\$ (39,902.50)		\$ (6,403.64)					
	TOTAL	\$ -	\$ 72,000.00	\$ -	\$ 15,980.52	\$ 59,045.89			
8010	CFP operating transfer				\$ 1,000.00	1350			
	HUD Net Income	\$ 96,489.85	\$ 110,266.56	\$ 112,136.08	\$ 109,048.99	\$ 86,943.64			
	GAAP Net Income	\$ 86,301.46	\$ 210,107.94	\$ 32,222.80	\$ 30,468.97	\$ 36,967.18			
	General Accepted Accounting Principals								

[illegible]



Public Housing Authorities
Directors Association

511 Capitol Court, NE Phone: 202-546-5445
Washington, DC Fax: 202-546-2280
20002-4937 www.phada.org

"PHADA talks about the issues at hand we're facing. Without them, I can only imagine the changes we would have endured that would have been devastating to our participants, tenants, and the programs we operate."

—PHADA member

April 2025

Dear Executive Director,

PHADA advocates on behalf of housing authorities like yours!

No matter the size and location of your agency, we work with Congress and HUD to enact changes that *positively impact your ability to provide safe and secure housing to households in need*. Housing authorities (HAs) are now confronting unprecedented challenges. Budget cuts, funding freezes, contract cancellations, ongoing litigation, and major reductions in the federal workforce—including many at HUD—are raising concerns. We urge you to invest in a PHADA membership and experience how our advocacy, expertise, and professional development opportunities can prepare you and your team to purposefully address these challenges.

PHADA provides expert analysis and trusted guidance on the issues impacting HAs. Over 40 years, we have covered a variety of issues, including:

- Build America, Buy America (BABA);
- The National Standards for the Physical Inspection of Real Estate (NSPIRE);
- HUD's 30-day notice requirement;
- Interest earned on operating funds;
- Fair housing and criminal records rules;
- The Rental Assistance Demonstration (RAD); and
- Housing Opportunity Through Modernization Act (HOTMA), among others.

Joining PHADA gives you real-time access to updates on these important topics and connects you to a nationwide community of housing authority professionals who share your commitment to providing safe, decent, and sanitary housing to all Americans in need. Additional member benefits:

- Discounted conference pricing.
- Meaningful educational experiences for professional development.
- Access to the PHADA website's member-only content including a library of technical resources and expert policy analysis, Position Papers on appropriations and legislative priorities, and detailed comment letters on critical issues.
- The ability to participate on one of PHADA's four major standing committees and several other panels to influence national policies that impact your local programs.
- A subscription to the Association's industry-leading biweekly newsletter, the *Advocate*, with in-depth analysis of key industry issues.

I have enclosed the latest issue of the *Advocate* and our Return on Investment publication to provide more evidence of the value of PHADA membership. Once you review it, I feel confident that you will make the choice to join.

Sincerely,

Shauna Boom, VP Membership Services
Executive Director, Owensboro (KY) Housing Authority



Membership Application

Executive Director or Representative _____

Housing Authority/Associated Nonprofit _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

Email _____

Congressional District(s) _____

PHA Code (by state, territory) _____

Recommended by PHADA Member (optional) _____

MEMBERSHIP CATEGORY (CHECK ONE)

☐ 1-100 \$195	☐ 801-900 \$1,485	☐ 3001-3250 \$5,420
☐ 101-125 \$215	☐ 901-1000 \$1,610	☐ 3251-3500 \$5,535
☐ 126-150 \$285	☐ 1001-1100 \$1,765	☐ 3501-3750 \$5,675
☐ 151-175 \$385	☐ 1101-1200 \$1,960	☐ 3751-4000 \$5,805
☐ 176-200 \$425	☐ 1201-1300 \$2,100	☐ 4001-4500 \$5,975
☐ 201-225 \$515	☐ 1301-1400 \$2,265	☐ 4501-5000 \$6,025
☐ 226-250 \$595	☐ 1401-1500 \$2,460	☐ 5001-6000 \$6,175
☐ 251-300 \$655	☐ 1501-1650 \$2,670	☐ 6001-7000 \$6,250
☐ 301-350 \$795	☐ 1651-1800 \$2,930	☐ 7001-8000 \$6,350
☐ 351-400 \$855	☐ 1801-1950 \$3,210	☐ 8001-9000 \$6,640
☐ 401-450 \$940	☐ 1951-2100 \$3,330	☐ 9001-10000 \$6,920
☐ 451-500 \$1,015	☐ 2101-2300 \$3,555	☐ 10001-12500 \$7,480
☐ 501-600 \$1,085	☐ 2301-2500 \$4,160	☐ 12501-15000 \$7,755
☐ 601-700 \$1,215	☐ 2501-2750 \$4,445	☐ 15001-20000 \$8,020
☐ 701-800 \$1,345	☐ 2751-3000 \$4,850	☐ Over 20000 \$8,300

What is your unit total for public housing: _____

Section 8: _____

Rental Assistance Demonstration (RAD): _____

Nonprofit: _____

Other: _____

TOTAL: _____

PAYMENT INFORMATION (CHECK ONE)

☐ A check in the following amount is enclosed: _____

Please bill my ☐ VISA ☐ MasterCard ☐ American Express

Account Number _____ CCV _____ Exp. Date _____

Signature _____

ADVROI3-25

Your dues are an acceptable housing authority expenditure under 7510.1 Low Rent Housing Accounting Handbook, ch. 3, section 13, paragraph 4190 Sundry.

Please fill out entirely and return with payment to:

PHADA Membership, 511 Capitol Court, NE, Washington, DC 20002-4937
or fax to Director of Membership, Norma Bellew, at: 202-546-4166

Thank You!



Karen Jackson <ontvilhc@villageofontonagon.org>

(no subject)

1 message

Karen Jackson <karen49953@gmail.com>

Tue, May 20, 2025 at 10:06 AM

To: ontvilhc@villageofontonagon.org

I think I got all the trees listed/covered from walking around / pics. We can modify accordingly.

All stumps to be ground or pulled if allowed depending on locations.
MISS DIGG prior to either method.

Trees to be cut, debris from site to be removed/disposed of.

\$2600-4000

Depending on back twin trees (power line) if want down or not.

Can bring in more top soil if need be for stumps pulled.

Estimated Time of Completion - 1 Day

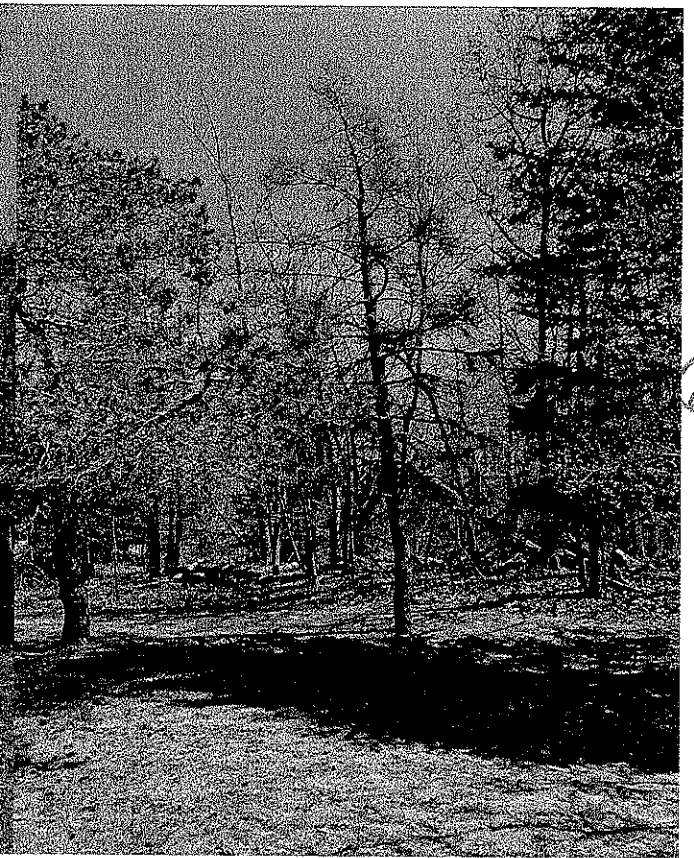
There are also some dead limbs that could be cut down on a few to alleviate clean ups from winds if desired

D&E Critter Ranch
16784 M-38
Ontonagon, MI 49953
MI Residential Builder # 242300281
NPN # 16158249
715-418-0644
dlinderooffice@gmail.com
Karen Jackson

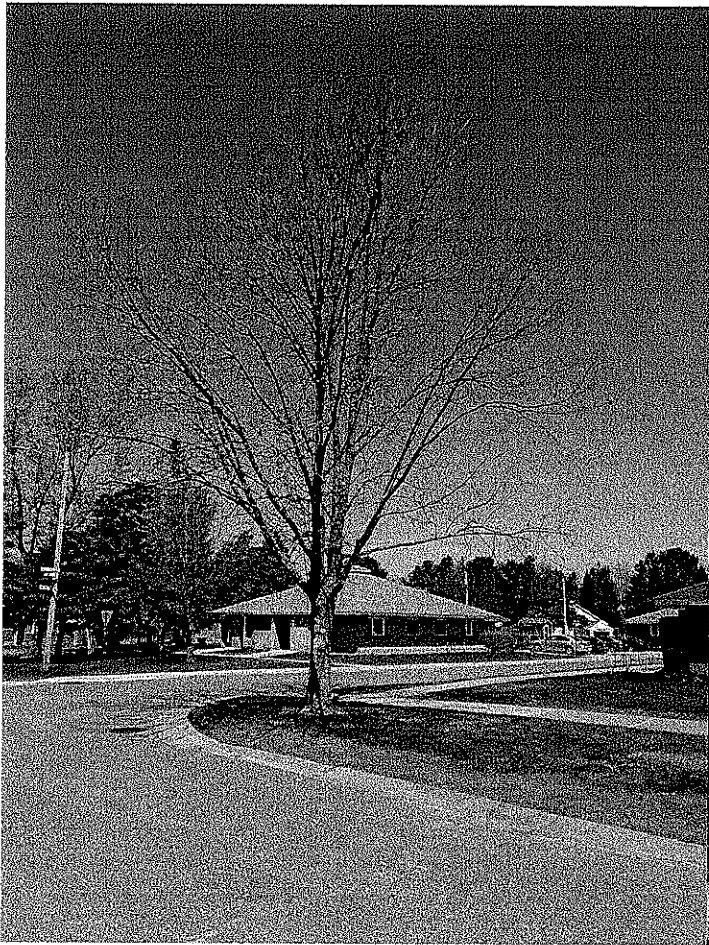
①



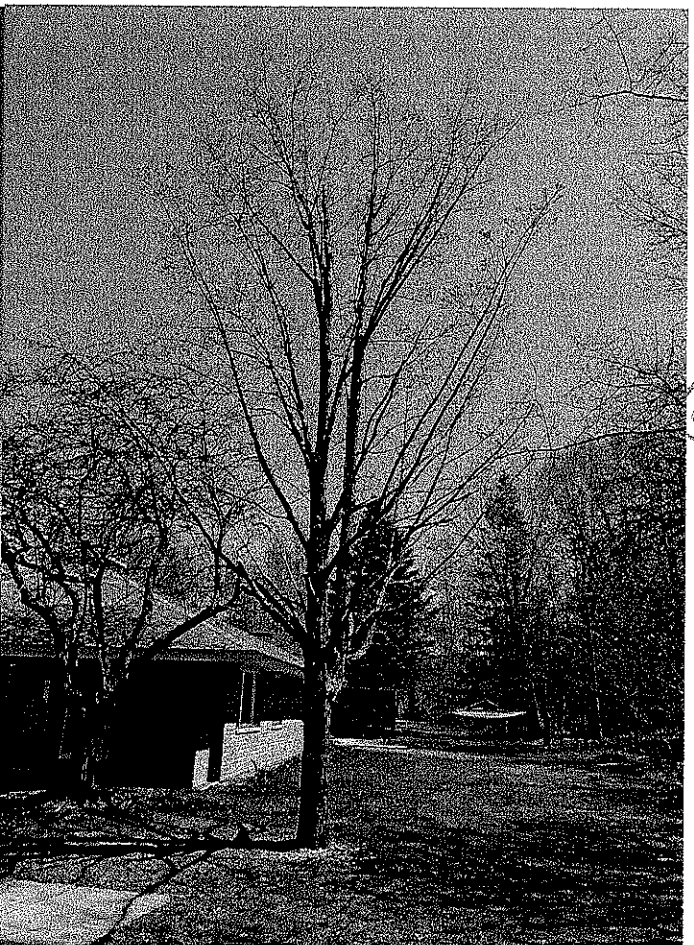
②



③



④



Not Dead

5

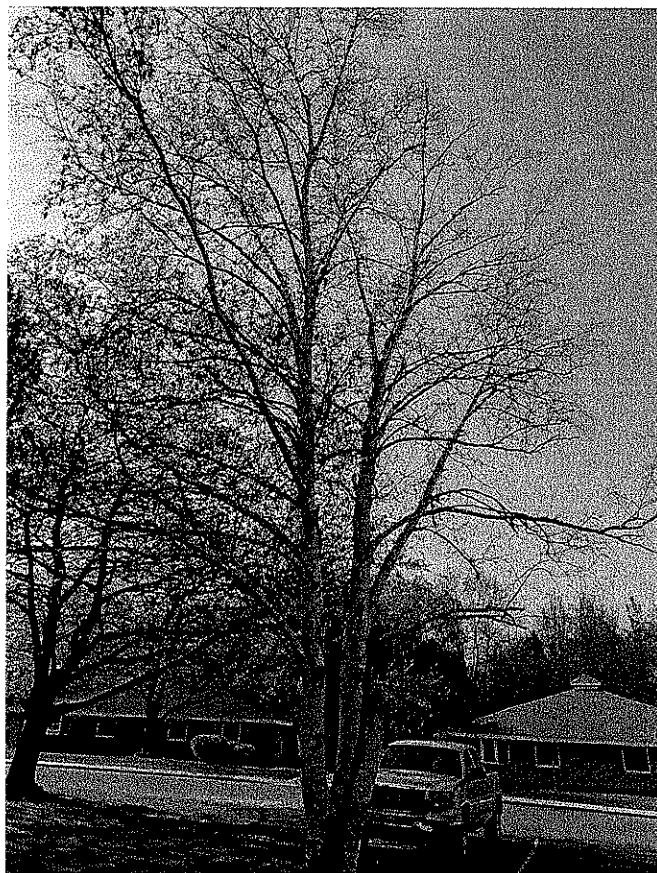


6

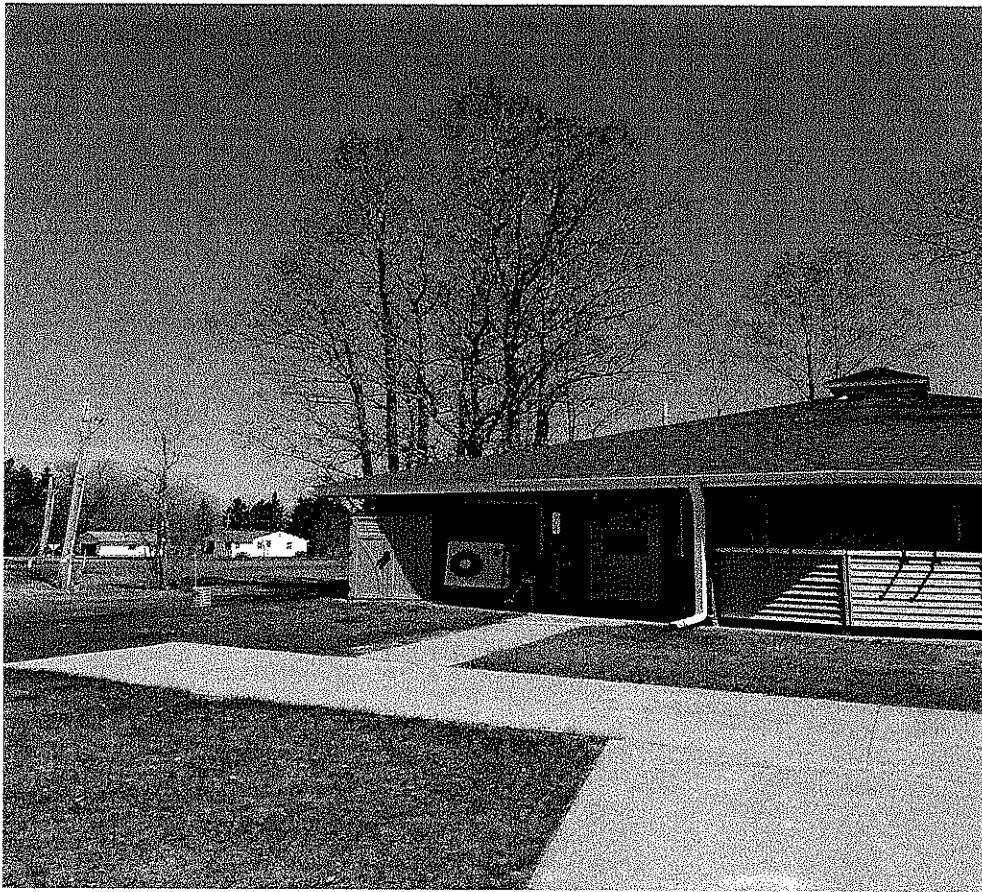


Not Dead

1



trim
only



8
9
10

Kitchen Survey				
Appliances	white	12	stainless	9
stove	20 inch	10	30 inch	11
sink	25 inch one bowl	14	33 inch two bowl	6
layout 1	18			
layout 2	3			
layout 3	0			

**Ontonagon Village Housing Commission
Annual Meeting – Cane Court Community Room
Following Regular Meeting - May 20st, 2025**

Order of Business:

- 1) Roll Call
- 2) Public Comment – 5 minutes per person
- 3) Approval of Agenda
- 4) New Business
 - a. Nominations for President
 - b. Nominations for Vice President
 - c. Dates and times for regular meetings FY 2026
 - d. Check signing authority
 - e. Approval of Financial Institution
 - Citizen State Bank, Ontonagon MI
 - Miners State Bank, Ontonagon MI
- 5) Adjourn Meeting