

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, September 16th, 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 August 19th, 2025
- 6) Reports
 - A. Financial Report – Final for FY 2025
 - 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
 - B. REMC1 proposal
- 9) New Business
 - A. Fair Market Rent (FMR)
 - B. Commissioners term ending October 31, 2025
 - C. Budget adjustments
 - D. New Washer-resident charge
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting– October 21st, 2025 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday August 19th, 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 5:15 PM by Board Vice-President Robert Seid at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday August 19th, 2025. Present were Robert Seid, Sylvia Lehto, and Dot Phillips, absent was Rich Ernest and Danielle Reath. Also present was Secretary Karen Jackson.

Public Comment – None

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

Approval of Meeting Minutes – Motion was made by S Lehto, supported by D Phillips, to approve the meeting minutes from July 15^h as presented. All voting aye, motion carried.

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

Executive Directors Report –

- Picnic went well, there were less attending than normal.
- This is from PHADA (public housing authorities directors association) which we now have a membership. Legislative update: Notice PIH 2025-20, some of the most concerning provisions include those requiring HAs to now classify rental income and other revenue sources as “program income”. In Notice PIH 2025-20, HUD dictates that such program income **must be expended first before operating subsidy**. Under current law congress has granted HAs the ability to accumulate reserves for larger projects. Requiring program income to be spent first will eliminate any interest or other earned income, which will mean HAs do not get to keep any of that money. This creates disincentives for HA to be entrepreneurial. Similarly, it will create counterproductive incentives for HAs to spend more money, more quickly, so they can access their operating funds.
- I have provided a copy of the estimated cost to heat and run the Administration building.
- Generator has been installed, just needs to do the final hookups
- The gas line is installed.
- Our MML liability insurance went from \$23,903 to \$24,400 due to an increase in property value of \$427,284 (4%) and a small increase in rates.

Motion was made by S Lehto, supported by D Phillips, 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 S Lehto, supported by D Phillips, to acknowledge and approve the Expenditure for the month of August, Aye – S Lehto, D Phillips and R Seid. Nay-none, motion carried.

Unfinished Business

- Motion was made by S Lehto, supported by D Phillips, to approve an increase of up to \$2,000 to the bid received by Stops Heating in November 2024 to install a Mini-Split in the Community Room to provide heating and cooling. Aye – S Lehto, D Phillips and R Seid, Nay – none, motion carried.
- Motion was made by D Phillips, supported by S Lehto, to accept the bid from Burke Construction for the Kitchen remodeling project. Aye – D Phillips, S Lehto and R Seid, nay- none, motion carried.

New Business.

- The board requested that the ED see who other businesses use as Tec support before we accept the proposal from REMC1 SupportNet.
- Motion was made by D Phillips, Supported by S Lehto, to give the ED permission to dispose of the bike that was left here as she see fit as it is not property of Village Housing.
- Motion was made by S Lehto, supported by D Phillips, to accept Dusty Linder's bid to cut down 4 trees that are dead or a wind hazard. Aye – S Lehto, D Phillips and R Seid, nay – none, motion carried.
- Motion was made by R Seid, supported by D Philips, to accept the proposal from Halonen Landscaping to plant 9 - 10 foot trees throughout the complex. Aye – R Seid, D Phillips and R Seid, nay – none, motion carried.
- Motion was made by D Phillips, supported by S Lehto, to sign the contract to purchase 400 gallons from Settlers Coop at the price of \$1.52 per gallon. Aye – D Phillips, S Lehto and R Seid, nay – none, motion carried.

Commissioners Comments – none

Next Meeting date – September 16th, 2025 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Phillips, supported by R Seid, to adjourn the meeting at 6:16 PM.

Chairperson

Date

Secretary

Date

Financial Report As of August 31, 2025				
Financial Account balances				Total
Citizens State Bank - Checking	0.00%	\$71,671.41	Citizen	\$895,387.95
Citizen Security Deposit Trust acct	0.00%	\$19,237.00		
ICS Citizen Account	3.50%	\$804,479.54		
Miners Money Market	1.30%	\$52,430.04		\$52,430.04
Total of financial accounts		\$947,817.99		
Capital Funds Available				
Capital Funds 2024		\$59,386.92		
Capital Funds 2025		\$141,147.00		
Total Capital funds available		\$200,533.92		
Total funds available		\$1,148,351.91		
Income				
Rent collected		\$24,201.00	\$28,807.31	to balance
Security & Pet deposit		\$431.00		
Storage sheds-Gazebo		\$100.00		
Excess utility charge		\$277.25		
Late fee/Bank charges				
Community room				
stamps		\$14.60		
Misc		\$60.78		
laundry Machines		\$577.00		
2 resident keys ordered		\$30.00		
Pop Machine		\$360.60	Balance \$465.15	
Snack Machine		\$310.00	Balance (\$1788.90)	
Resident Advisory account		\$2,445.08	Balance \$176.57	
Interest		\$2,445.08		
eLOCCS draw of Operating funds		\$9,995.00		
eLOCCS draw CFP 2024				
Total income		\$41,247.39		
Total Expenses		\$49,182.51	\$24,400 Liability insurance, 2 month water bill	
Net Income		-\$7,935.12		

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended June 30, 2025

	1 Month Ended	12 Months Ended		
	<u>June 30, 2025</u>	<u>June 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 24,486.00	\$ 294,137.20	\$ 275,000	\$ (19,137.20)
3120 - Tenant Revenue - Excess Utilities	180.41	2,331.29	2,000	(331.29)
3690 - Tenant Revenue - Tenant Charges	377.71	2,153.49	1,500	(653.49)
Total Tenant Rental Revenue	<u>25,044.12</u>	<u>298,621.98</u>	<u>278,500</u>	<u>(20,121.98)</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	12,053.00	124,637.00	125,000	363.00
Total HUD PHA Grant Revenue	<u>12,053.00</u>	<u>124,637.00</u>	<u>125,000</u>	<u>363.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	600.00	1,520.00	1,000	(520.00)
3610 - Interest Income	2,352.50	29,551.02	24,000	(5,551.02)
3690.1 - Other Revenue	1,354.53	10,922.31	9,000	(1,922.31)
3690.2 - Gain/Loss-Disposal of Fixed Assets	400.00	9,500.75	0	(9,500.75)
Total Other Revenue	<u>4,707.03</u>	<u>51,494.08</u>	<u>34,000</u>	<u>(17,494.08)</u>
Total Operating Revenue	<u>\$ 41,804.15</u>	<u>\$ 474,753.06</u>	<u>\$ 437,500</u>	<u>\$ (37,253.06)</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 3,983.52	\$ 47,330.72	\$ 52,984	\$ 5,653.28
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	4,467.00	5,750	1,283.00
4171 - Auditing	0.00	5,200.00	5,500	300.00
4182 - Employee Benefits - Admin	325.49	7,385.25	8,052	666.75
4185 - Telephone/Internet	120.12	1,414.92	1,350	(64.92)
4190.1 - Publications	0.00	239.00	0	(239.00)
4190.2 - Membership Dues and Fees	0.00	545.00	200	(345.00)
4190.3 - Admin Service Contracts	(463.04)	4,531.28	4,750	218.72
4190.4 - Office Supplies	225.60	539.64	500	(39.64)
4190.5 - Other Sundry Expense	340.19	3,147.76	2,000	(1,147.76)
4190.6 - Advertising	0.00	74.00	150	76.00
Total Administration	<u>4,810.38</u>	<u>75,152.62</u>	<u>82,736</u>	<u>7,583.38</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
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended June 30, 2025

	1 Month Ended	12 Months Ended		
	<u>June 30, 2025</u>	<u>June 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	2,265.26	24,125.01	28,600	4,474.99
4320 - Electricity	4,239.30	76,842.59	65,000	(11,842.59)
4340 - Propane	0.00	507.00	850	343.00
Total Utilities	<u>6,504.56</u>	<u>101,474.60</u>	<u>94,450</u>	<u>(7,024.60)</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,362.40	54,668.06	56,303	1,634.94
4420 - Materials	10,159.78	20,637.07	17,000	(3,637.07)
4430.01 - Garbage Removal Contracts	2,526.06	11,398.26	10,000	(1,398.26)
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	287.50	287.50	1,000	712.50
4430.07 - Electrical Contracts	0.00	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	89.70	105.01	0	(105.01)
4430.12 - Miscellaneous Contracts	405.13	852.03	1,000	147.97
4433 - Employee Benefits - Maint.	365.29	9,214.28	9,840	625.72
Total Ordinary Maint. & Oper	<u>18,195.86</u>	<u>98,119.41</u>	<u>100,143</u>	<u>2,023.59</u>
General Expense				
4510 - Insurance	2,180.57	26,410.44	30,000	3,589.56
4520 - Payments in Lieu of Taxes	2,816.66	19,371.66	20,000	628.34
4550 - Compensated Absences	8,366.15	8,366.15	2,000	(6,366.15)
4570 - Bad Debt - Tenant Rents	0.00	0.00	200	200.00
Total General Expense	<u>13,363.38</u>	<u>54,148.25</u>	<u>52,200</u>	<u>(1,948.25)</u>
Total Routine Expense	<u>42,874.18</u>	<u>329,794.88</u>	<u>330,429</u>	<u>634.12</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>42,874.18</u>	<u>329,794.88</u>	<u>330,429</u>	<u>634.12</u>
Operating Income (Loss)	<u>\$ (1,070.03)</u>	<u>\$ 144,958.18</u>	<u>\$ 107,071</u>	<u>\$ (37,887.18)</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended June 30, 2025**

	1 Month Ended	12 Months Ended		
	<u>June 30, 2025</u>	<u>June 30, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	14,335.29	106,900.29	95,000	(11,900.29)
Total Depreciation Expense	14,335.29	106,900.29	95,000	(11,900.29)
Capital Expenditures				
7530 - Admin Equipment	0.00	68,038.06	0	(68,038.06)
7540 - Building Improvements	0.00	665.68	0	(665.68)
Total Capital Expenditures	0.00	68,703.74	0	(68,703.74)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 \$ (1,470.03)	 \$ 66,753.69	 \$ 107,071	 \$ 40,317.31
GAAP Net Income (Loss)	<u>\$ (15,405.32)</u>	<u>\$ 38,057.89</u>		

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended July 31, 2025

	1 Month Ended	1 Month Ended		
	<u>July 31, 2025</u>	<u>July 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 24,538.00	\$ 24,538.00	\$ 295,000	\$ 270,462.00
3120 - Tenant Revenue - Excess Utilities	168.59	168.59	2,400	2,231.41
3690 - Tenant Revenue - Tenant Charges	<u>172.78</u>	<u>172.78</u>	<u>1,000</u>	<u>827.22</u>
Total Tenant Rental Revenue	<u>24,879.37</u>	<u>24,879.37</u>	<u>298,400</u>	<u>273,520.63</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	<u>9,995.00</u>	<u>9,995.00</u>	<u>107,484</u>	<u>97,489.00</u>
Total HUD PHA Grant Revenue	<u>9,995.00</u>	<u>9,995.00</u>	<u>107,484</u>	<u>97,489.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	20.00	20.00	1,500	1,480.00
3610 - Interest Income	2,437.93	2,437.93	28,000	25,562.07
3690.1 - Other Revenue	<u>1,334.39</u>	<u>1,334.39</u>	<u>9,500</u>	<u>8,165.61</u>
Total Other Revenue	<u>3,792.32</u>	<u>3,792.32</u>	<u>39,000</u>	<u>35,207.68</u>
Total Operating Revenue	<u>\$ 38,666.69</u>	<u>\$ 38,666.69</u>	<u>\$ 444,884</u>	<u>\$ 406,217.31</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 1,807.10	\$ 1,807.10	\$ 53,982	\$ 52,174.90
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	0.00	400	400.00
4170 - Accounting Fees	278.50	278.50	5,750	5,471.50
4171 - Auditing	0.00	0.00	5,500	5,500.00
4182 - Employee Benefits - Admin	138.25	138.25	8,208	8,069.75
4185 - Telephone/Internet	123.57	123.57	1,500	1,376.43
4190.2 - Membership Dues and Fees	0.00	0.00	400	400.00
4190.3 - Admin Service Contracts	3,726.86	3,726.86	5,500	1,773.14
4190.4 - Office Supplies	0.00	0.00	500	500.00
4190.5 - Other Sundry Expense	436.70	436.70	3,500	3,063.30
4190.6 - Advertising	<u>0.00</u>	<u>0.00</u>	<u>100</u>	<u>100.00</u>
Total Administration	<u>6,510.98</u>	<u>6,510.98</u>	<u>86,590</u>	<u>80,079.02</u>
Tenant Services				
4220 - Tenant Services - Other	<u>0.00</u>	<u>0.00</u>	<u>1,000</u>	<u>1,000.00</u>
Total Tenant Services	<u>0.00</u>	<u>0.00</u>	<u>1,000</u>	<u>1,000.00</u>

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended July 31, 2025

	1 Month Ended	1 Month Ended		
	<u>July 31, 2025</u>	<u>July 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	0.00	0.00	28,600	28,600.00
4320 - Electricity	5,683.64	5,683.64	62,000	56,316.36
4330 - Gas	0.00	0.00	3,000	3,000.00
4340 - Propane	0.00	0.00	850	850.00
Total Utilities	<u>5,683.64</u>	<u>5,683.64</u>	<u>94,450</u>	<u>88,766.36</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	2,164.00	2,164.00	57,318	55,154.00
4420 - Materials	1,384.80	1,384.80	15,000	13,615.20
4430.01 - Garbage Removal Contracts	867.19	867.19	11,000	10,132.81
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	1,000	1,000.00
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	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	0.00	1,000	1,000.00
4433 - Employee Benefits - Maint	1,038.08	1,038.08	9,146	8,107.92
Total Ordinary Maint. & Oper	<u>5,454.07</u>	<u>5,454.07</u>	<u>99,464</u>	<u>94,009.93</u>
General Expense				
4510 - Insurance	2,176.52	2,176.52	28,000	25,823.48
4520 - Payments in Lieu of Taxes	1,670.00	1,670.00	20,000	18,330.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
Total General Expense	<u>3,846.52</u>	<u>3,846.52</u>	<u>50,000</u>	<u>46,153.48</u>
Total Routine Expense	<u>21,495.21</u>	<u>21,495.21</u>	<u>331,504</u>	<u>310,008.79</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>21,495.21</u>	<u>21,495.21</u>	<u>331,504</u>	<u>310,008.79</u>
Operating Income (Loss)	<u>\$ 17,171.48</u>	<u>\$ 17,171.48</u>	<u>\$ 113,380</u>	<u>\$ 96,208.52</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended July 31, 2025**

	1 Month Ended	1 Month Ended		
	<u>July 31, 2025</u>	<u>July 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	<u>8,930.00</u>	<u>8,930.00</u>	<u>0</u>	<u>(8,930.00)</u>
Total Depreciation Expense	<u>8,930.00</u>	<u>8,930.00</u>	<u>0</u>	<u>(8,930.00)</u>
Capital Expenditures				
Total Capital Expenditures	0.00	0.00	0	0.00
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 <u>\$ 17,171.48</u>	 <u>\$ 17,171.48</u>	 <u>\$ 113,380</u>	 <u>\$ 96,208.52</u>
GAAP Net Income (Loss)	<u>\$ 8,241.48</u>	<u>\$ 8,241.48</u>		

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 2 Months Ended August 31, 2025

	1 Month Ended	2 Months Ended		
	<u>August 31, 2025</u>	<u>August 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 24,512.00	\$ 49,050.00	\$ 295,000	\$ 245,950.00
3120 - Tenant Revenue - Excess Utilities	231.67	400.26	2,400	1,999.74
3690 - Tenant Revenue - Tenant Charges	111.00	283.78	1,000	716.22
Total Tenant Rental Revenue	<u>24,854.67</u>	<u>49,734.04</u>	<u>298,400</u>	<u>248,665.96</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	9,995.00	19,990.00	107,484	87,494.00
Total HUD PHA Grant Revenue	<u>9,995.00</u>	<u>19,990.00</u>	<u>107,484</u>	<u>87,494.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	0.00	20.00	1,500	1,480.00
3610 - Interest Income	2,445.08	4,883.01	28,000	23,116.99
3690.1 - Other Revenue	1,270.48	2,604.87	9,500	6,895.13
Total Other Revenue	<u>3,715.56</u>	<u>7,507.88</u>	<u>39,000</u>	<u>31,492.12</u>
Total Operating Revenue	<u>\$ 38,565.23</u>	<u>\$ 77,231.92</u>	<u>\$ 444,884</u>	<u>\$ 367,652.08</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 4,086.25	\$ 5,893.35	\$ 53,982	\$ 48,088.65
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	0.00	400	400.00
4170 - Accounting Fees	278.50	557.00	5,750	5,193.00
4171 - Auditing	0.00	0.00	5,500	5,500.00
4182 - Employee Benefits - Admin	312.60	450.85	8,208	7,757.15
4185 - Telephone/Internet	126.38	249.95	1,500	1,250.05
4190.2 - Membership Dues and Fees	0.00	0.00	400	400.00
4190.3 - Admin Service Contracts	344.93	3,650.53	5,500	1,849.47
4190.4 - Office Supplies	0.00	0.00	500	500.00
4190.5 - Other Sundry Expense	512.06	948.76	3,500	2,551.24
4190.6 - Advertising	0.00	0.00	100	100.00
Total Administration	<u>5,660.72</u>	<u>11,750.44</u>	<u>86,590</u>	<u>74,839.56</u>
Tenant Services				
4220 - Tenant Services - Other	450.00	450.00	1,000	550.00
Total Tenant Services	<u>450.00</u>	<u>450.00</u>	<u>1,000</u>	<u>550.00</u>

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Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 2 Months Ended August 31, 2025

	1 Month Ended	2 Months Ended		
	<u>August 31, 2025</u>	<u>August 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	4,516.24	4,516.24	28,600	24,083.76
4320 - Electricity	4,850.88	10,534.52	62,000	51,465.48
4330 - Gas	0.00	0.00	3,000	3,000.00
4340 - Propane	0.00	0.00	850	850.00
Total Utilities	<u>9,367.12</u>	<u>15,050.76</u>	<u>94,450</u>	<u>79,399.24</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,621.60	6,785.60	57,318	50,532.40
4420 - Materials	1,321.13	2,705.93	15,000	12,294.07
4430.01 - Garbage Removal Contracts	925.39	1,792.58	11,000	9,207.42
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.05 - Landscape & Grounds Contracts	1,950.00	1,950.00	1,000	(950.00)
4430.06 - Unit Turnaround Contracts	0.00	0.00	1,000	1,000.00
4430.07 - Electrical Contracts	0.00	0.00	1,000	1,000.00
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	0.00	0.00	500	500.00
4430.12 - Miscellaneous Contracts	0.00	0.00	1,000	1,000.00
4433 - Employee Benefits - Maint.	334.28	1,372.36	9,146	7,773.64
Total Ordinary Maint. & Oper	<u>9,152.40</u>	<u>14,606.47</u>	<u>99,464</u>	<u>84,857.53</u>
General Expense				
4510 - Insurance	2,176.52	4,353.04	28,000	23,646.96
4520 - Payments in Lieu of Taxes	1,670.00	3,340.00	20,000	16,660.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
Total General Expense	<u>3,846.52</u>	<u>7,693.04</u>	<u>50,000</u>	<u>42,306.96</u>
Total Routine Expense	<u>28,476.76</u>	<u>49,550.71</u>	<u>331,504</u>	<u>281,953.29</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>28,476.76</u>	<u>49,550.71</u>	<u>331,504</u>	<u>281,953.29</u>
Operating Income (Loss)	<u>\$ 10,088.47</u>	<u>\$ 27,681.21</u>	<u>\$ 113,380</u>	<u>\$ 85,698.79</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 2 Months Ended August 31, 2025**

	1 Month Ended	2 Months Ended		
	<u>August 31, 2025</u>	<u>August 31, 2025</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,930.00	17,860.00	0	(17,860.00)
Total Depreciation Expense	8,930.00	17,860.00	0	(17,860.00)
Capital Expenditures				
Total Capital Expenditures	0.00	0.00	0	0.00
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 \$ 10,088.47	 \$ 27,681.21	 \$ 113,380	 \$ 85,698.79
GAAP Net Income (Loss)	<u>\$ 1,158.47</u>	<u>\$ 9,821.21</u>		

Directors report Sept 16, 2025

- Kitchen project is on track. I have a sample sink and faucet and cabinets are in the works. We will also need more flooring and stoves
- The 9 new trees have been planted and look good. We are waiting for the 4 trees that has been approved to be cut down to be put on the schedule.
- Fall color tour ORV ride is on the 25th. They will not be bringing the school bus to Housing parking lot due to the lack of individuals that have signed up in the past. Anyone wanting to go must sign up by the 22nd.
- I will be on vacation from the 22nd to the 26th. Billy will be gone from the 26th to the 30th.

Bills for September 2025			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$301.59	\$19.52 postage, \$35 office, rest mis material
10050	Settlers Cooperative	\$598.62	pre pay propane contract
Auto	Waste Management-Dumpster	\$131.93	dumpster
	Total	\$1,032.14	
	<u>Expenses to Approve</u>		
	VOID		
10055	Specialty Sales	\$153.26	
	Ontonagon Water Service		
10062	Patriot Disposal	\$735.00	
10057	906 Services INC	\$14.82	
10059	Housing Authority Accounting	\$653.50	\$375 unaudited REAC
10056	Ontonagon Telephone	\$123.68	
10058	U Save Ace Hardware	\$59.51	
10063	Hancock Bottling	\$274.00	
10060	Halonon Landscaping	\$2,250.00	9 - 10 foot trees planted
10064	Ron's Plumbing and Heating	\$125.00	Help remove a pipe
10065	Village of Ontonagon	\$19,371.66	PILOT
10066	Great Lakes Recovery Center	\$44.00	EAP services
10061	Keweenaw Power & Lite	\$13,554.00	10% remaining
10068	VOID		
echeck	UPPCO	\$5,487.87	
	Total	\$42,846.30	
	<u>Employee Expense-Gross</u>		
10051	Karen Jackson	\$1,857.50	8/16/25 to 8/31/25 (70 hrs)
10053	Karen Jackson	\$2,030.75	9/01/25 to 9/15/25 (77 hrs)
	Payroll taxes	\$297.45	for the month
10052	Billy Marks	\$2,042.00	8/16/25 to 8/31/25 (80 hrs)
10054	Billy Marks	\$2,238.00	9/01/25 to 9/15/25 (88, .50 OT hrs)
	Payroll taxes	\$327.42	for the month
	Total	\$8,793.12	
Grand Total - Expenses		\$52,671.56	
	<u>Non-expense items</u>		
10067	Aflac	\$251.94	individual policy
	Total	\$251.94	



Business Hours: 7:30-5:00 (Eastern) Monday thru Friday

Managed Services and Onboarding Proposal

SupportNet Onboarding Scope:

- Facilitate accounts and access transition from previous provider where applicable
- Establish network and critical services access and monitoring
- Documentation (service catalog and networking credentials rotated and saved, network diagram, compliance documentation, etc)
- Onboarding for up to 3 total workstations into our systems for streamlined services
 - Installation of SupportNet KACE agent, Windows Defender AV installation, Asset tagged
- Validate existing backups (BackBlaze) on each workstation and configure monitoring if available

Managed Services Scope:

- 2 Onsite days per year (*to be utilized on an as needed basis*)
- 3 Windows Machines under management (monitoring, patching, remote maintenance)
- Use of the helpdesk within business hours (call, email, livechat, livetext)
- 24x7 monitoring of the local network and critical services
- Access to a staff of 7 senior network engineers

*One time onboarding fee\$ 320.00

*Managed Services (billed quarterly).....\$1,280.00 per year
(\$ 320.00 per quarter)

SupportNet Services Overview

Overview of Services <http://support.remc1.net/>

REMC1 offers many technical and network services. SupportNet focuses on enterprise level support, integration, and utilization of technology. SupportNet's team approach ensures that industry standards and best practices are utilized, maintaining legal and regulatory compliance while increasing efficiency via centralized support, proactive automation, and remote access tools. We currently support over 8,000 computers.

Helpdesk

SupportNet has a helpdesk available 5 days a week, 7:30-5 EDT. This helpdesk is available via phone, email, web form, and online chat. The first level of support has a mix of full-time staff and part-time interns (Michigan Tech students in computing fields). The helpdesk provides unlimited real-time first-come support, and can resolve many issues immediately utilizing remote tools and system management features.

Central Office

SupportNet has several full-time staff that work directly with our first level helpdesk staff. They provide helpdesk escalation on complex issues, as well as support servers, networks, and Internet access services.

Onsite support

We have full-time staff that rotate among our districts and members, based on the SupportNet contractual agreements. These staff work on issues identified by agency staff as well as coordinating issues and support with the helpdesk and central office staff. REMC1 will provide you with as much onsite support as you contract with SupportNet - it could be a half day every week, 2 days a week, 4 days a week, etc. Onsite support works directly with end users, and provides support that cannot be done remotely like installing new computers, troubleshooting network connectivity, etc.

Support tickets

SupportNet leverages a trouble ticketing system with email notifications to ensure that issues are taken care of in a timely manner, fully resolved, and documented. Agency administrators have access to see all detail of the tickets for their agency, regardless of what REMC1 staff member performed the work, and what agency staff member requested it.

System Management (Kace, Google Management and Moysle)

All supported computers are enrolled in one of several enterprise management and mobile device management systems (depending on the operating system). These systems help us provide more streamlined support as well as software and hardware inventory through automation. Each supported machine will also be tagged with an identifier for tracking. Recommendations, vision, planning, enterprise network design and integration
SupportNet goes beyond simple 'break/fix' tech support, providing full technology

planning and assistance, visioning and helping implement long term plans. REMC has significant experience designing and implementing advanced networks.

Ownership

SupportNet is a non-commercial, not for profit consortium, owned by the agency members. We have an annual meeting every spring to review progress, statistics, and budget, as well as plan for the following year. Each agency is a full member of SupportNet, with access to our complete team. Currently SupportNet members include K-8 and K-12 school districts, the Health Department, Townships, and a local University.

Fees and Billing

REMC1 operates on a July 1-June 30 fiscal year. SupportNet is billed quarterly in August, November, February, and May. SupportNet fees are based on a formula that is adjusted annually, with factors including number of staff, students, number and type of computers, and frequency of onsite support. Contractually, SupportNet is a 2-year rolling commitment. Members have an opportunity each spring to revise their committed minimum onsite time for the following year, or to submit formal notification that they want out of the consortium the following June 30.

Statistics

SupportNet strives for full transparency. Stats are available at the annual meeting, at any time by request, and through a variety of on demand dashboards.

Staff <http://support.remc1.net/?page=team>

REMC currently has 15 full time employees, as well as up to 20 part time staff. The REMC1 team has extensive experience, with more than 100 combined years in technology, along with certifications, bachelors and masters degrees.

Team

SupportNet utilizes a team approach in all aspects of our work. We use a shared cloud documentation tool for living documentation on all agencies and systems. We have a highly secure password management system to ensure all system passwords are secure, but also are shared for multiple staff access. Instantaneous connections are possible with our enterprise communication collaboration tools.

Monitoring and notification

REMC1 monitors all key equipment for all member networks, including servers, gateways, wireless access, network switches and more. There are currently over 2,500 devices monitored every 3 minutes, 24x7. Staff are immediately notified of all issues for proactive

Integration with other optional services

REMC1 offers additional technology services that are not included under the SupportNet contract. These services are optional, but can be integrated and supported seamlessly by the SupportNet team. Some of these services include Internet access (25,000+ computers), VoIP

and SIP phone services (over 1,200 phones), Domain Name registration and hosting (DNS), backup/disaster recovery/business continuity services (over 1,000,000 files), hosted servers and storage in our data center (over 150 server), video security (over 200 cameras), building access security, website creation and hosting, etc.

Disclaimers:

*This pricing is valid for the period July 22nd 2025 thru September 23rd 2025

** This is a proposal and **does not** constitute as a guarantee, a binding contract or a master-services agreement

	Current Flat rate rent	Unadjusted rent for area	80%		Fair Market Rent Ont. County	80%
One bedroom	\$ 525.00	\$ 677.00	\$ 541.60	up \$17.00	\$ 888.00	\$ 710.40
Two Bedroom	\$ 590.00	\$ 742.00	\$ 593.60	up \$4.00	\$ 973.00	\$ 778.40
History of changes						
	2011	2013	2015	2019	2023	2024
One Bedroom	\$ 400.00	\$ 425.00	\$ 475.00	\$ 484.00	\$ 525.00	\$ 525.00
Two Bedroom			\$ 510.00	\$ 560.00	\$ 590.00	\$ 590.00
	2025					
One Bedroom	\$ 542.00					
Two Bedroom	\$ 594.00					

Budget Adjustment			
Sinks	\$ 13,650.00		
Faucets	\$ 6,000.00		
Stoves	\$ 14,000.00		
Flooring	\$ 7,000.00		
Total	\$ 40,650.00		
To either 4420 Material or 7540 Bulding Improvements			
work with accountant			
Electric	\$ 62,000.00	\$ 80,000.00	
Natural Gas	\$ 3,000.00	\$ 100.00	