

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, March 17th, 2026

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 February 10th, 2026
- 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
- 9) New Business
 - A. Preliminary budget
 - B. Public hearing on budget and Annual meeting May 19th, 2026
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting
Next regular meeting April 21st, 2026 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday February 10th, 2026
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 February 10th, 2026. Present were Rich Ernest, Robert Seid, Danielle Reath and Jim Kangas. Absent, but listening via telephone, was Sylvia Lehto. Also present was Secretary Karen Jackson.

Public Comment – None.

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

Approval of Meeting Minutes – Motion was made by J Kangas, supported by D Reath, to approve the meeting minutes from January 20th as presented. All voting aye, motion carried.

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

Executive Directors Report –

- I will be on vacation the 16 to the 24th. Billy will be checking the answering machine for any work orders.
- The notice on the availability of the Community room during long term power outage was in the Herold
- We will be doing inspections Wednesday and Thursday this week. HUD will be inspecting March 2nd. We hope to find and fix any issue prior to them arriving
- Our waiting list is down to 7 of which most do not want to move in the winter. We have had/will have 3 openings in the past two months.
- There is some concern from the village about the application not allowing smokers. I have our lawyer looking it over.
- I have a small claims hearing on the 25th for some clothes left in the laundry room and an eviction hearing on March 3rd.

Motion was made by J Kangas, supported by R Seid, 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 R Ernest, supported by D Reath, to acknowledge and approve the Expenditure for the month of February, Aye – R Ernest, D Reath, J Kangas and R Seid. Nay-none, motion carried.

Unfinished Business - None

New Business.

- Public Hearing CFP Funding & PHA Plan
 - Motion was made by D Reath, supported by J Kangas, to close the regular meeting and open the public hearing at 5:20
 - No public or commission comments
 - Motion was made by R Seid, supported by D Reath to close the public hearing and go back into regular session at 5:23
- Motion was made by D Reath, supported by Kangas, to approve the CFP funding and PHA Plan as presented, Aye – D Reath, J Kangas, R Seid and R Ernest, nay – none, motion carried.
- Motion was made by R Ernest, supported by D Reath, to accept the proposal for electrical work in the community room presented by Northland Electric. Aye – R Ernest, D Reath, J Kangas and R Seid, nay – none, motion carried.
- Motion was made by R Seid, supported by J Kangas, to allow the ED to set up the SEMCO bill as auto payment. All voting aye, motion carried.

Commissioners Comments – none

Next Meeting date – March 17^h, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by R Ernest, supported by D Reath, to adjourn the meeting at 5:27 PM.

Chairperson

Date

Secretary

Date

Financial Report As of February 28, 2026

Financial Account balances

Citizens State Bank - Checking	0.00%	\$66,329.98	Citizen
Citizen Security Deposit Trust acct	0.00%	\$20,062.00	
ICS Citizen Account	3.50%	\$818,563.24	
Miners Money Market	1.30%	\$52,766.33	

Total of financial accounts **\$957,721.55**

Capital Funds Available

Capital Funds 2024	\$7,449.41
Capital Funds 2025	\$25,770.30

Total Capital funds available **\$33,219.71**

Total funds available **\$990,941.26**

Income

Rent collected	\$23,338.00	\$24,817.74
Security & Pet deposit	\$117.00	
Storage sheds-Gazebo	\$90.00	
Excess utility charge	\$147.93	
Late fee/Bank charges		
Community room stamps	\$80.00	
Misc	\$30.00	\$30-washer damage,
laundry Machines	\$506.00	
Pop Machine	\$260.56	Balance \$1059.59
Snack Machine	\$248.25	Balance (\$1505.11)
Resident Advisory account		Balance \$176.57
Interest	\$2,246.87	

eLOCCS draw of Operating funds \$7,122.00

eLOCCS draw CFP 2024 \$0.00

eLOCCS draw CFP 2025

Total income **\$34,186.61**

Total Expenses **\$22,846.26** \$3,388 Generator, \$1098 IRA

Net Income **\$11,340.35**

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 8 Months Ended February 28, 2026

	1 Month Ended	8 Months Ended		
	<u>February 28, 2026</u>	<u>February 28, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 25,440.00	\$ 199,026.00	\$ 295,000	\$ 95,974.00
3120 - Tenant Revenue - Excess Utilities	210.70	1,822.41	2,400	577.59
3690 - Tenant Revenue - Tenant Charges	190.41	1,679.02	1,000	(679.02)
Total Tenant Rental Revenue	<u>25,841.11</u>	<u>202,527.43</u>	<u>298,400</u>	<u>95,872.57</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	7,122.00	71,215.00	107,484	36,269.00
Total HUD PHA Grant Revenue	<u>7,122.00</u>	<u>71,215.00</u>	<u>107,484</u>	<u>36,269.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	80.00	840.00	1,500	660.00
3610 - Interest Income	2,246.87	19,303.00	28,000	8,697.00
3690.1 - Other Revenue	1,062.21	10,276.17	9,500	(776.17)
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	2,320.00	0	(2,320.00)
Total Other Revenue	<u>3,389.08</u>	<u>32,739.17</u>	<u>39,000</u>	<u>6,260.83</u>
Total Operating Revenue	<u>\$ 36,352.19</u>	<u>\$ 306,481.60</u>	<u>\$ 444,884</u>	<u>\$ 138,402.40</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 3,888.27	\$ 29,793.02	\$ 54,482	\$ 24,688.98
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	3,278.00	5,750	2,472.00
4171 - Auditing	0.00	5,300.00	5,500	200.00
4182 - Employee Benefits - Admin	454.97	4,370.04	8,286	3,915.96
4185 - Telephone/Internet	122.52	985.23	1,500	514.77
4190.2 - Membership Dues and Fees	250.00	250.00	400	150.00
4190.3 - Admin Service Contracts	377.48	4,713.01	5,500	786.99
4190.4 - Office Supplies	0.00	39.48	500	460.52
4190.5 - Other Sundry Expense	597.14	3,857.18	3,500	(357.18)
4190.6 - Advertising	0.00	0.00	100	100.00
Total Administration	<u>5,968.88</u>	<u>52,585.96</u>	<u>87,168</u>	<u>34,582.04</u>
Tenant Services				
4220 - Tenant Services - Other	0.00	450.00	1,000	550.00
Total Tenant Services	<u>0.00</u>	<u>450.00</u>	<u>1,000</u>	<u>550.00</u>

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 8 Months Ended February 28, 2026

	1 Month Ended	8 Months Ended		
	<u>February 28, 2026</u>	<u>February 28, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	2,222.10	16,552.87	28,600	12,047.13
4320 - Electricity	11,045.74	54,419.00	80,000	25,581.00
4330 - Gas	26.78	96.72	100	3.28
4340 - Propane	0.00	598.62	850	251.38
Total Utilities	<u>13,294.62</u>	<u>71,667.21</u>	<u>109,550</u>	<u>37,882.79</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	4,414.40	33,984.18	57,821	23,836.82
4420 - Materials	1,337.45	9,418.80	48,650	39,231.20
4430.01 - Garbage Removal Contracts	871.21	7,470.95	11,000	3,529.05
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.03 - Snow Removal Contracts	100.00	160.00	0	(160.00)
4430.05 - Landscape & Grounds Contracts	0.00	6,250.00	1,000	(5,250.00)
4430.06 - Unit Turnaround Contracts	0.00	5,464.68	8,000	2,535.32
4430.07 - Electrical Contracts	0.00	0.00	1,000	1,000.00
4430.08 - Plumbing Contracts	0.00	625.00	1,000	375.00
4430.09 - Extermination Contracts	0.00	1,890.00	0	(1,890.00)
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	50.00	1,430.40	1,000	(430.40)
4433 - Employee Benefits - Maint.	160.93	5,389.79	9,221	3,831.21
Total Ordinary Maint. & Oper	<u>6,933.99</u>	<u>72,083.80</u>	<u>140,692</u>	<u>68,608.20</u>
General Expense				
4510 - Insurance	2,217.91	17,637.10	28,000	10,362.90
4520 - Payments in Lieu of Taxes	1,670.00	13,360.00	20,000	6,640.00
4550 - Compensated Absences	0.00	0.00	2,000	2,000.00
Total General Expense	<u>3,887.91</u>	<u>30,997.10</u>	<u>50,000</u>	<u>19,002.90</u>
Total Routine Expense	<u>30,085.40</u>	<u>227,784.07</u>	<u>388,410</u>	<u>160,625.93</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>30,085.40</u>	<u>227,784.07</u>	<u>388,410</u>	<u>160,625.93</u>
Operating Income (Loss)	<u>\$ 6,266.79</u>	<u>\$ 78,697.53</u>	<u>\$ 56,474</u>	<u>\$ (22,223.53)</u>

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 8 Months Ended February 28, 2026**

	1 Month Ended	8 Months Ended		
	<u>February 28, 2026</u>	<u>February 28, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	8,930.00	71,440.00	0	(71,440.00)
Total Depreciation Expense	8,930.00	71,440.00	0	(71,440.00)
Capital Expenditures				
7540 - Building Improvements	0.00	18,932.87	0	(18,932.87)
Total Capital Expenditures	0.00	18,932.87	0	(18,932.87)
Other Financial Items				
Total Other Financial Items	0.00	0.00	0	0.00
 HUD Net Income (Loss)	 \$ 6,266.79	 \$ 57,444.66	 \$ 56,474	 \$ (970.66)
GAAP Net Income (Loss)	<u>\$ (2,663.21)</u>	<u>\$ 7,257.53</u>		

Directors Report

- Inspection results. We received at 98 out of 100 on the NSPIRE inspection. The findings we had were for 2 kitchens being torn up for remodeling, a toilet seat missing in a unit we were turning over and a toilet that was loose at the base.
- Electrical work is done in community room
- I will be on vacation for two weeks, April 6 through April 17
- Computers are in and are being set up and should be installed this week.
- We won the eviction case due to the resident not attending the hearing. He has until the 19th to be moved out or a filing will be made to evict with a police escort.
- First 3 kitchens have been completed, they will start in full force Monday.

Bills for March 2026			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$863.58	\$50.57 office, \$198.00 Backblaze, rest material
Auto	ADP	\$64.95	
Auto	Waste Management-Dumpster	\$132.55	
Auto	Semco	\$26.28	
	Total	\$1,087.36	
	<u>Expenses to Approve</u>		
10178	resident	\$721.00	rent ACH pulled twice
10179	resident	\$400.00	rent ACH pulled twice
10180	Specialty Sales	\$216.54	
10181	Krist Oil	\$316.44	2 months
10182	Ontonagon Water Service	\$2,390.54	
10183	Wards Sales and Service	\$160.85	
10184	HD Supply	\$43.12	
10185	Northland Electric	\$1,207.66	remove baseboard heater in comm room
10186	Kendricks Bordeaux	\$366.93	resident eviction
10187	People Driven Technology	\$1,958.08	3 new computers
10188	UPHO	\$100.00	2026 membership
10189	U Save Ace Hardware	\$190.63	
10190	Housing Authority Accounting	\$256.20	
10191	Bay Auto Parts	\$141.43	
10192	Ontonagon Telephone	\$121.69	
10194	resident	\$100.00	pet deposit refund
10195	resident	\$450.43	pet and security deposit refund
10198	Stops Heating & Cooling	\$9,807.00	final payment on heating CFP 2024 funds
10199	Patriot Disposal	\$735.00	
echeck	UPPCO	\$8,608.46	
	Total	\$28,292.00	
	<u>Employee Expense-Gross</u>		
10174	Karen Jackson	\$1,857.50	02/01/26 to 2/15/26 (70 hrs)
10176	Karen Jackson	\$1,857.50	2/16/26 to 2/28/26 (70 hrs)
10197	Karen Jackson	\$1,857.50	3/1/2026 to 3/15/2026 (70 hrs)
	Payroll taxes	\$284.20	for the month
10175	Billy Marks	\$2,058.80	2/01/26 to 2/15/26 (80 hrs, .5 OT)
10177	Billy Marks	\$2,042.00	02/16/2026 to 2/28/26 (80 hrs)
10196	Billy Marks	\$2,092.40	3/1/2026 to 3/15/2026 (80 hrs 1.5 OT)
	Payroll taxes	\$313.71	for the month
	Total	\$12,363.61	
Grand Total - Expenses		\$41,742.97	
	<u>Non-expense items</u>		
10193	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	FY 2026	Revised FY	6 month in	FY 2027		
		(2019-2020)	(2020-2021)	(2021-2022)	(2022-2023)	(2023-2024)	(2024-2025)	(2025-2026)	(2025-2026)		(2026-2027)		
Act #	Operating Income	Actual	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	\$ 294,137.20	\$ 295,000.00	\$ 295,000.00	\$ 148,050.00	\$ 297,000.00		
3120	Excess Utilities	\$ 653.00	\$ 975.00	\$ 830.00	\$ 1,201.79	\$ 2,231.52	\$ 2,331.29	\$ 2,400.00	\$ 2,400.00	\$ 1,483.56	\$ 2,200.00		
3690	Other Tenant Inc-fee fee,security, storage,move out	\$ 570.00	\$ 2,135.97	\$ 3,298.43	\$ 3,593.73	\$ 2,152.84	\$ 2,153.49	\$ 1,000.00	\$ 1,000.00	\$ 1,212.44	\$ 1,500.00		
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	\$ 124,637.00	\$ 107,484.00	\$ 107,484.00	\$ 56,971.00	\$ 94,846.00	x	
3401.4	HUD Operating Grant	\$ 1,885.66	\$ 5,476.13	\$ 4,315.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
3190	Other Rents-Comm Room	\$ 640.00	\$ 640.00	\$ 1,000.00	\$ 980.00	\$ 1,140.00	\$ 1,520.00	\$ 1,500.00	\$ 1,500.00	\$ 600.00	\$ 1,500.00		
3610	Investment Interest	\$ 2,429.66	\$ 2,889.91	\$ 2,403.93	\$ 7,989.35	\$ 24,780.03	\$ 29,551.02	\$ 28,000.00	\$ 28,000.00	\$ 14,575.44	\$ 27,000.00		
3690.1	Non-Tenant Income-Laundry, copy, postcards, stamp,grant	\$ 54,851.97	\$ 175,320.98	\$ 18,469.31	\$ 10,120.28	\$ 10,103.02	\$ 10,922.31	\$ 9,500.00	\$ 9,500.00	\$ 8,090.21	\$ 13,500.00		
3690.2	Gain/Loss Disposal fixed asset	\$ 700.00	\$ 547.20	\$ -	\$ (208.06)	\$ -	\$ 9,500.75	\$ -	\$ -	\$ 2,320.00	\$ -		
	TOTAL	\$ 398,900.29	\$ 547,307.25	\$ 408,112.02	\$ 417,071.09	\$ 448,668.41	\$ 474,753.06	\$ 444,884.00	\$ 444,884.00	\$ 233,302.65	\$ 437,546.00		
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	\$ 47,330.72	\$ 54,481.87	\$ 54,481.87	\$ 21,670.00	\$ 55,508.60	2%	
4130	Legal Expense	\$ -	\$ 900.00	\$ -	\$ 2,310.00	\$ 195.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00		
4140	Staff Training	\$ -	\$ -	\$ -	\$ 239.00	\$ 548.02	\$ -	\$ 250.00	\$ 250.00	\$ -	\$ 250.00		
4150	Travel/Training	\$ -	\$ 3,858.43	\$ 171.32	\$ 3,662.62	\$ 548.02	\$ 278.05	\$ 400.00	\$ 400.00	\$ -	\$ 500.00		
4171	Accounting-Hrs monthly fee	\$ 3,933.83	\$ 3,969.94	\$ 3,969.94	\$ 4,000.66	\$ 4,467.00	\$ 4,467.00	\$ 5,750.00	\$ 5,750.00	\$ 2,646.00	\$ 5,250.00		
4182	Auditing	\$ 5,200.00	\$ 4,600.00	\$ 4,700.00	\$ 5,000.00	\$ 5,100.00	\$ 5,200.00	\$ 5,500.00	\$ 5,500.00	\$ 5,300.00	\$ 5,500.00		
4185	Employee Benefits-Admin-Payroll tax,retirement	\$ 5,969.49	\$ 6,396.72	\$ 6,681.80	\$ 7,125.17	\$ 7,236.36	\$ 7,983.25	\$ 8,286.41	\$ 8,286.41	\$ 1,679.76	\$ 8,447.25		
4190.1	Telephone	\$ 1,265.23	\$ 1,275.14	\$ 1,264.45	\$ 1,313.12	\$ 1,332.04	\$ 1,414.92	\$ 1,500.00	\$ 1,500.00	\$ 737.84	\$ 1,500.00		
4190.4	Publications	\$ 350.00	\$ 350.00	\$ -	\$ -	\$ 1,557.00	\$ 239.00	\$ -	\$ -	\$ -	\$ -		
4190.2	Membership & Dues	\$ 122.00	\$ 122.00	\$ 122.00	\$ 140.00	\$ 200.00	\$ 545.00	\$ 400.00	\$ 400.00	\$ -	\$ 600.00		
4190.3	Admin Service Contracts	\$ 3,697.19	\$ 3,722.36	\$ 3,832.02	\$ 3,151.12	\$ 5,832.96	\$ 4,531.28	\$ 5,500.00	\$ 5,500.00	\$ 4,310.53	\$ 6,200.00		
4190.4	Office Supplies	\$ 621.29	\$ 910.90	\$ 339.88	\$ 366.47	\$ 304.29	\$ 539.64	\$ 500.00	\$ 500.00	\$ -	\$ 500.00		
4190.5	Other-Pop, snacks, stamps,Org copies	\$ 2,279.28	\$ 5,246.93	\$ 2,644.72	\$ 1,560.92	\$ 1,884.79	\$ 3,147.76	\$ 3,500.00	\$ 3,500.00	\$ 2,694.80	\$ 5,300.00		
4190.6	Advertising	\$ -	\$ 33.00	\$ 44.00	\$ 24.00	\$ 24.00	\$ 74.00	\$ 100.00	\$ 100.00	\$ -	\$ 150.00		
	TOTAL	\$ 54,943.97	\$ 67,688.98	\$ 66,772.13	\$ 71,193.28	\$ 75,060.66	\$ 75,152.62	\$ 87,168.28	\$ 87,168.28	\$ 39,038.93	\$ 90,706.85		
	Tenant Services	Actual	Actual	Actual	Actual								
4220	Tenant Serv-Recreation-Kiosk,signage	\$ 747.23	\$ 60.97	\$ 1,184.05	\$ 708.74	\$ 890.97	\$ 900.00	\$ 1,000.00	\$ 1,000.00	\$ 450.00	\$ 1,000.00		
	TOTAL	\$ 747.23	\$ 60.97	\$ 1,184.05	\$ 708.74	\$ 890.97	\$ 900.00	\$ 1,000.00	\$ 1,000.00	\$ 450.00	\$ 1,000.00		
	Utility Expenses	Actual	Actual	Actual	Actual								
4330	Water & Sewer	\$ 22,654.24	\$ 22,830.28	\$ 22,387.04	\$ 21,748.96	\$ 22,649.76	\$ 24,125.01	\$ 28,690.00	\$ 28,690.00	\$ 12,113.87	\$ 28,000.00		
4320	Electricity	\$ 75,202.43	\$ 70,480.18	\$ 67,994.83	\$ 63,985.28	\$ 71,231.58	\$ 76,842.59	\$ 82,000.00	\$ 80,000.00	\$ 32,704.52	\$ 77,000.00		
4330	Natural Gas (Admin, water heater, generator)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350.00		
4340	Propane	\$ 520.13	\$ 564.00	\$ 802.53	\$ 780.02	\$ 671.48	\$ 507.00	\$ 850.00	\$ 850.00	\$ 598.62	\$ 850.00		
	TOTAL	\$ 98,376.80	\$ 93,874.46	\$ 91,184.40	\$ 86,514.26	\$ 94,552.82	\$ 101,474.60	\$ 94,450.00	\$ 109,550.00	\$ 45,417.01	\$ 106,200.00		
	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	\$ 54,668.06	\$ 57,821.46	\$ 57,821.46	\$ 24,701.89	\$ 62,351.00	2%	
4410.4	Labor - Part Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4420	Materials	\$ 17,993.48	\$ 16,432.55	\$ 21,808.52	\$ 17,993.03	\$ 13,333.65	\$ 20,637.07	\$ 15,000.00	\$ 48,650.00	\$ 7,221.33	\$ 15,000.00		
4430.01	Garbage Removal	\$ 6,828.63	\$ 7,271.75	\$ 7,744.03	\$ 9,353.36	\$ 8,715.07	\$ 11,398.26	\$ 11,000.00	\$ 11,000.00	\$ 5,431.06	\$ 11,000.00		
4430.2	HVAC Contracts	\$ 140.00	\$ -	\$ -	\$ 156.25	\$ 370.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00		
4430.3	Snow Removal Contracts	\$ 50.00	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 6,250.00	\$ 3,000.00		
4430.5	Landscape & Grounds Contracts	\$ 1,535.00	\$ -	\$ 3,939.98	\$ 549.00	\$ -	\$ 287.50	\$ 1,000.00	\$ 8,000.00	\$ 5,464.68	\$ 1,000.00		
4430.6	Unit Turnaround Contracts	\$ 95.00	\$ 280.00	\$ 1,050.00	\$ 80.00	\$ 507.55	\$ 957.20	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00		
4430.7	Electrical Contracts	\$ 365.40	\$ 366.30	\$ 104.25	\$ 80.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 625.00	\$ 1,000.00		
4430.8	Plumbing Contracts	\$ -	\$ 300.00	\$ 1,095.00	\$ 1,785.65	\$ 1,201.67	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,840.00	\$ -		
4430.09	Extermination Contract	\$ -	\$ -	\$ -	\$ 305.00	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ 500.00		
4430.1	Janitorial Contracts	\$ -	\$ -	\$ 28.00	\$ 89.70	\$ 89.70	\$ 105.01	\$ 500.00	\$ 500.00	\$ -	\$ 500.00		
4430.11	Routine Maintenance Contracts	\$ 524.00	\$ 2,888.41	\$ 649.50	\$ 2,445.11	\$ 925.00	\$ 852.03	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00		
4430.12	Miscellaneous Contracts	\$ 8,233.33	\$ 8,619.44	\$ 8,733.47	\$ 8,994.13	\$ 8,866.01	\$ 9,214.28	\$ 9,221.12	\$ 9,221.12	\$ 2,687.85	\$ 9,374.00		
4433	Employee Benefits - payroll,retirement, life/disability	\$ 76,708.50	\$ 77,686.18	\$ 93,912.62	\$ 94,977.63	\$ 87,375.34	\$ 98,119.41	\$ 100,002.58	\$ 140,692.58	\$ 54,221.81	\$ 106,725.00		
	TOTAL	\$ 76,708.50	\$ 77,686.18	\$ 93,912.62	\$ 94,977.63	\$ 87,375.34	\$ 98,119.41	\$ 100,002.58	\$ 140,692.58	\$ 54,221.81	\$ 106,725.00		

[illegible]

	Current wage	1% increase	1.5% increase	2% increase	2.5% increase	3% increase	3.5% increase	4% increase	4.5% increase	5% increase
Karen										
hourly (2080)	\$24.75	\$25.00	\$25.12	\$25.25	\$25.37	\$25.49	\$25.62	\$25.74	\$25.86	\$25.99
Annual	\$51,480.00	\$51,994.80	\$52,252.20	\$52,509.60	\$52,767.00	\$53,024.40	\$53,281.80	\$53,539.20	\$53,796.60	\$54,054.00
extra pay	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Wage	\$54,480.00	\$54,994.80	\$55,252.20	\$55,509.60	\$55,767.00	\$56,024.40	\$56,281.80	\$56,539.20	\$56,796.60	\$57,054.00
IRA (8%)	\$4,118.40	\$4,159.58	\$4,180.18	\$4,200.77	\$4,221.36	\$4,241.95	\$4,262.54	\$4,283.14	\$4,303.73	\$4,324.32
FICA (7.65%)	\$4,167.72	\$4,207.10	\$4,226.79	\$4,246.48	\$4,266.18	\$4,285.87	\$4,305.56	\$4,325.25	\$4,344.94	\$4,364.63
Benefits	\$8,286.12	\$8,366.69	\$8,406.97	\$8,447.25	\$8,487.54	\$8,527.82	\$8,568.10	\$8,608.38	\$8,648.67	\$8,688.95
Total	\$62,766.12	\$63,361.49	\$63,659.17	\$63,956.85	\$64,254.54	\$64,552.22	\$64,849.90	\$65,147.58	\$65,445.27	\$65,742.95
Billy										
Hourly (2080)	\$22.40	\$22.62	\$22.74	\$22.85	\$22.96	\$23.07	\$23.18	\$23.30	\$23.41	\$23.52
Annual	\$46,592.00	\$47,057.92	\$47,290.88	\$47,523.84	\$47,756.80	\$47,989.76	\$48,222.72	\$48,455.68	\$48,688.64	\$48,921.60
extra pay	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Longevity (4%)	\$1,863.68	\$1,882.32	\$1,891.64	\$1,900.95	\$1,910.27	\$1,919.59	\$1,928.91	\$1,938.23	\$2,087.99	\$2,097.98
Wage-No OT	\$54,455.68	\$54,940.24	\$55,182.52	\$55,424.79	\$55,667.07	\$55,909.35	\$56,151.63	\$56,393.91	\$56,776.63	\$57,019.58
OT (100 hrs)	\$3,360.00	\$3,393.60	\$3,410.40	\$3,427.20	\$3,444.00	\$3,460.80	\$3,477.60	\$3,494.40	\$3,511.20	\$3,528.00
Wage	\$57,815.68	\$58,333.84	\$58,592.92	\$58,851.99	\$59,111.07	\$59,370.15	\$59,629.23	\$59,888.31	\$60,287.83	\$60,547.58
IRA (8%)	\$3,727.36	\$3,764.63	\$3,783.27	\$3,801.91	\$3,820.54	\$3,839.18	\$3,857.82	\$3,876.45	\$4,175.99	\$4,195.97
Life/Dis (set)	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00	\$1,070.00
FICA (7.65%)	\$4,422.90	\$4,462.54	\$4,482.36	\$4,502.18	\$4,522.00	\$4,541.82	\$4,561.64	\$4,581.46	\$4,612.02	\$4,631.89
Benefits	\$9,220.26	\$9,297.17	\$9,335.63	\$9,374.08	\$9,412.54	\$9,451.00	\$9,489.45	\$9,527.91	\$9,858.01	\$9,897.86
Total	\$67,035.94	\$67,631.01	\$67,928.54	\$68,226.08	\$68,523.61	\$68,821.15	\$69,118.68	\$69,416.22	\$70,145.84	\$70,445.44

	Act. #	Operating Income	
	3110	Unit Rents	
	3120	Excess Utilities	Air Conditioners, Freezers,
	3190	Other Rents	Community Room
	3401.1	HUD CFP to Operations	money from CFP to Operation
	3401.2	HUD Operating Subsidy	monthly payment
	3401.4	HUD Operating Grant	CFP funds moved to operations in year
	3610	Investment Interest	
	3690	Other Tenant Income	late fees, security/pet deposit, storage shed
	3690.1	Non-Tenant Income	Laundry, copies, FOYA, stamps, Pop, Rebates
	3690.2	Gain/loss Disposal fixed asset	
	Act. #	Operating Expense	
	4110.2	Director Salary	Salary, additional wage,
	4130	Legal Expense	
	4150	Travel/Training	
	4170	Accounting	HAAS monthly accting
	4171	Auditing	Anderson Tackman
	4182	Employee Benefits-Admin	IRA, FICA (7.65%),
	4185	Telephone	phone, internet, long distance, cabel
	4190.1	Publications	
	4190.2	Membership & Dues	Great lakes recovery, MHDA, UPHO,
	4190.3	Admin. Service Contracts	OPG (copier), HDS, MTCS (qtr), Patriot, computer backup, NanMakay, OPG monthly
	4190.4	Office Supplies	Quill, computer equip
	4190.5	Other Sundry Expense	OPG copies, PI-credlt checks, Postage, Pop, Comp repair
	4190.6	Advertising	Herold, Globe, Gazette
		Tenante Services	
	4220	Tenene Serv-Recreation	Recreation, games, crafts, Picni, Xmas party
	4230	Tenent Serv-contact, training	Contracts, training, cable TV
		Utility Expenses	
	4310	Water & Sewer	
	4320	Electricity	
	4330	Propane	heat the garage
		Ordinary Maintenance	
	4410.2	Labor	Salary, additional wage, longevity
	4410.4	Labor - Part Time	
	4420	Materials	Gas, U Save, HD supply, NAPA, Carquest
	4430.2	HVAC Contracts	
	4430.3	Snow Removal Contracts	
	4430.6	Unit Turnaround Contracts	paint, repairs
	4430.7	Electrical Contracts	
	4430.8	Plumbing Contracts	
	4430.11	Rountine Maintenance Contracts	
	4430.12	Miscellaneous Contracts	Fire Extinguisher
	4431	Garbage Removal	
	4433	Employee Benefits - Maint.	IRA, Life/short term dis, FICA (7.65%)
		General Expense	
	4510	Insurance	
	4520	Payment In Lieu of Taxes	
	4550	Compensated Absences	
	4570	Collection Losses	resolution by the board
	4590	Other Expense	refunds to residents (not deposits)
		Extrordinary Expense	
		Casualty Loss	
		Other Capital Expenses	
		Other Expenses	
	4800	Deprecation Expense	
		Transfer to Capital Improvements	
		Operating Revenues	
		Operating Expenditures	
		Cash Surplus	
		Capital Improvement Funds	
		CFP Funds	
		Capital Reserve Funds	
		Capital Expense	
	7520	Replacement of Equipment	stove, refrig, laundry
	7590	Property Improvements	
		Capital Revenues	
		Capital Expenditures	
		Total Revenues	
		Total Expenditures	
		Increase (Decrease) Net Position	
		Increase (Decrease) Net Cash	