

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

Order of Business:

- 1) Pledge of Allegiance
- 2) Roll Call – Welcome new member
- 3) Public Comment – 5 minutes per person
- 4) Approval of Agenda
- 5) Approval of Meeting Minutes August 18th, 2026
- 6) Reports
 - A. Financial Report – Year end
 - 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. Fair Market Rent
 - B. Resolution 2027-02 Budget revision
 - C. Security camera
 - D. Reschedule Octobers meeting
- 10) Commissioner's Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting October 27th, 2026 (tentative) @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday August 18th, 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 August 18th, 2026. Present were Rich Ernest, Danielle Reath, and Robert Seid. Two positions are currently vacant. Also present was Secretary Karen Jackson.

Public Comment – None.

Approval of Agenda – Motion was made by R Seid, supported by R Ernest, to approve the agenda with the addition of - G. v. Transfer Policy. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by D Reath supported by R Seid, to approve the meeting minutes from July 21st as presented. All voting aye, motion carried.

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

Executive Directors Report – None

Resident Advisory Committee Report – None

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 July as presented, Aye – R Seid, D Reath and R Ernest, Nay-none, motion carried.

Unfinished Business - None

New Business.

- Motion was made by R Ernest, supported by R Seid, to rebid the bathroom tub conversion in a couple of months as we only received one bid. All voting aye, motion carried.
- Motion was made by D Reath, supported by R Seid, to approve Resolution 2027-01 to dispose of 6 stoves as the ED see fit. Aye – R Ernest, R Seid and D Reath, nay – none, motion carried.
- Motion was made by D Reath, supported by R Seid, to allow Citizen Bank to do an IntraFi sweep automatically. Aye – D Reath, R Seid and D Reath, nay – none, motion carried.
- Motion was made by D Reath, supported by R Ernest, to sign the 2026-2027 contract for Propane with Settlers Co-Op. for \$1.62 per gallon. Aye – D Reath, R Ernest and R Seid, nay – none, motion carried.
- Motion was made by R Ernest, supported by D Reath, to approve the rate increase and renew the property/liability insurance through MML after verification of the increase in property values to be 10,709.30 not 10,709,300. Aye - R Ernest, D Reath and R Seid, nay – none, motion carried
- Item that will be put out for 45-day review were presented and discussed. The Public Meeting will be in October where public comments will be taken and then voted on.

Commissioner's Comments

Next Meeting date –September 15th, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Reath, supported by R Seid, to adjourn the meeting at 5:45 PM.

Chairperson

Date

Secretary

Date

Financial Report As of August 31, 2026			
<u>Financial Account balances</u>			
Citizens State Bank - Checking	0.00%	\$60,000.00	
Citizen Security Deposit Trust acct	0.00%	\$20,062.00	
ICS Citizen Account	3.50%	\$866,850.65	
Miners Money Market	1.30%	\$53,135.43	
Total of financial accounts		\$1,000,048.08	
<u>Capital Funds Available</u>			
CFP funds 2026		\$120,943.05	
Total Capital funds available		\$120,943.05	
Total funds available		\$1,120,991.13	
<u>Income</u>			
Rent collected		\$27,081.00	\$29,391.12
Security & Pet deposit		\$259.00	
Storage sheds-Gazebo		\$90.00	
Excess utility charge		\$282.47	
Late fee/Bank charges		\$40.00	
Community room stamps		\$0.00	
Misc		\$227.00	\$150 cleaning, \$75 stoves, 2 copies
laundry Machines		\$738.00	
Pop Machine		\$372.65	Balance \$894.34
Snack Machine		\$301.00	Balance (\$)
Resident Advisory account		\$0.00	Balance \$176.57
interest		\$2,653.66	
eLOCCS draw of Operating funds		\$3,842.50	
eLOCCS draw of CFP 2026		\$22,883.95	
Total income		\$58,771.23	
Total Expenses		\$40,148.30	
Net Income		\$18,622.93	

Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended June 30, 2026

	1 Month Ended	12 Months Ended		
	<u>June 30, 2026</u>	<u>June 30, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Operating Revenue				
Tenant Rental Revenue				
3110 - Net Tenant Rental Revenue	\$ 25,899.00	\$ 302,273.00	\$ 295,000	\$ (7,273.00)
3120 - Tenant Revenue - Excess Utilities	135.51	2,478.86	2,400	(76.86)
3690 - Tenant Revenue - Tenant Charges	127.40	2,272.81	1,000	(1,272.81)
Total Tenant Rental Revenue	<u>26,161.91</u>	<u>307,022.67</u>	<u>298,400</u>	<u>(8,622.67)</u>
HUD PHA Grant Revenue				
3401.2 - Operating Subsidy	6,344.00	98,147.00	107,484	9,337.00
Total HUD PHA Grant Revenue	<u>6,344.00</u>	<u>98,147.00</u>	<u>107,484</u>	<u>9,337.00</u>
Other Revenue				
3190 - Nondwelling Rental Revenue	0.00	1,040.00	1,500	460.00
3610 - Interest Income	(25,608.60)	1,118.94	28,000	26,881.06
3690.1 - Other Revenue	1,495.22	15,248.34	9,500	(5,748.34)
3690.2 - Gain/Loss-Disposal of Fixed Assets	0.00	2,320.00	0	(2,320.00)
Total Other Revenue	<u>(24,113.38)</u>	<u>19,727.28</u>	<u>39,000</u>	<u>19,272.72</u>
Total Operating Revenue	<u>\$ 8,392.53</u>	<u>\$ 424,896.95</u>	<u>\$ 444,884</u>	<u>\$ 19,987.05</u>
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Salaries	\$ 5,399.25	\$ 47,203.52	\$ 54,482	\$ 7,278.48
4130 - Legal Expense	0.00	2,084.57	1,000	(1,084.57)
4140 - Staff Training	0.00	0.00	250	250.00
4150 - Travel Expense	0.00	0.00	400	400.00
4170 - Accounting Fees	233.90	4,280.50	5,750	1,469.50
4171 - Auditing	0.00	5,300.00	5,500	200.00
4182 - Employee Benefits - Admin	2,449.31	8,238.14	8,286	47.86
4185 - Telephone/Internet	121.59	1,474.33	1,500	25.67
4190.1 - Publications	0.00	239.00	0	(239.00)
4190.2 - Membership Dues and Fees	200.00	750.00	400	(350.00)
4190.3 - Admin Service Contracts	(25.00)	5,585.91	5,500	(85.91)
4190.4 - Office Supplies	121.92	495.92	500	4.08
4190.5 - Other Sundry Expense	635.18	5,897.38	3,500	(2,397.38)
4190.6 - Advertising	0.00	0.00	100	100.00
Total Administration	<u>9,136.15</u>	<u>81,548.27</u>	<u>87,168</u>	<u>5,618.73</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 12 Months Ended June 30, 2026

	1 Month Ended	12 Months Ended		
	<u>June 30, 2026</u>	<u>June 30, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Utilities				
4310 - Water	2,096.65	28,567.60	28,600	32.40
4320 - Electricity	5,041.40	82,492.53	80,000	(2,492.53)
4330 - Gas	0.00	96.72	100	3.28
4340 - Propane	0.00	598.62	850	251.38
Total Utilities	<u>7,138.05</u>	<u>111,755.47</u>	<u>109,550</u>	<u>(2,205.47)</u>
Ordinary Maint. & Operations				
4410 - Labor, Maintenance	6,484.40	55,823.08	57,821	1,997.92
4420 - Materials	4,517.81	19,751.10	48,650	28,898.90
4430.01 - Garbage Removal Contracts	224.00	10,439.45	11,000	560.55
4430.02 - Heating & Cooling Contracts	0.00	0.00	1,000	1,000.00
4430.03 - Snow Removal Contracts	0.00	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	1,207.66	1,000	(207.66)
4430.08 - Plumbing Contracts	0.00	685.00	1,000	315.00
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	89.70	89.70	500	410.30
4430.12 - Miscellaneous Contracts	554.67	5,342.32	1,000	(4,342.32)
4433 - Employee Benefits - Maint.	2,584.82	8,769.86	9,221	451.14
Total Ordinary Maint. & Oper	<u>14,455.40</u>	<u>115,872.85</u>	<u>140,692</u>	<u>24,819.15</u>
General Expense				
4510 - Insurance	2,217.92	26,508.78	28,000	1,491.22
4520 - Payments in Lieu of Taxes	726.15	19,096.15	20,000	903.85
4550 - Compensated Absences	8,354.76	8,354.76	2,000	(6,354.76)
4570 - Bad Debt - Tenant Rents	1,652.65	1,652.65	0	(1,652.65)
Total General Expense	<u>12,951.48</u>	<u>55,612.34</u>	<u>50,000</u>	<u>(5,612.34)</u>
Total Routine Expense	<u>43,681.08</u>	<u>365,239.93</u>	<u>388,410</u>	<u>23,170.07</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>43,681.08</u>	<u>365,239.93</u>	<u>388,410</u>	<u>23,170.07</u>
Operating Income (Loss)	<u>\$ (35,288.55)</u>	<u>\$ 59,657.02</u>	<u>\$ 56,474</u>	<u>\$ (3,183.02)</u>

+ 25,608.60

85,265.62

**Ontonagon Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended June 30, 2026**

	1 Month Ended	12 Months Ended		
	<u>June 30, 2026</u>	<u>June 30, 2026</u>	<u>BUDGET</u>	<u>VARIANCE</u>
Depreciation Expense				
4800 - Depreciation - Current Year	16,223.87	114,453.87	0	(114,453.87)
Total Depreciation Expense	16,223.87	114,453.87	0	(114,453.87)
Capital Expenditures				
7530 - Admin Equipment	0.00	1,949.50	0	(1,949.50)
7540 - Building Improvements	0.00	40,205.28	0	(40,205.28)
Total Capital Expenditures	0.00	42,154.78	0	(42,154.78)
Other Financial Items				
8010 - CFP Operating Transfer	0.00	1,000.00	0	(1,000.00)
Total Other Financial Items	0.00	1,000.00	0	(1,000.00)
 HUD Net Income (Loss)	 \$ (35,288.55)	 \$ 18,502.24	 \$ 56,474	 \$ 37,971.76
GAAP Net Income (Loss)	\$ (51,512.42)	\$ (53,796.85)		

Directors Report September 15, 2026

- You have a copy of the letter from ACM which has branched off from Anderson Tackman and will be doing our audit for FY 2026
- We will be doing fall inspections next Thursday and Friday. Notice was given to the residents yesterday so they can prepare.
- The complex will be appraised on the 23rd by a representative of our insurance company. Currently the complex is valued at \$10,709,300.
- I may have to start the eviction process on Oct 1st for a non-renewal of lease on one of the residents. Unfortunately, this will be approximately \$2,000 expense for the lawyer and filing costs.



A., CEDRIC, & MICHAELS

CPA • PLLC

ACCOUNTING • TAX • ADVISORY

September 1, 2026

To the Board of Commissioners
Ontonagon Housing Commission

We are engaged to audit the financial statements of the governmental activities, each major fund, and each fiduciary fund type of the Ontonagon Housing Commission for the year ended June 30, 2026. Professional standards require that we provide you with the following information related to our audit. We would also appreciate the opportunity to meet with you to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

Our Responsibilities under U.S. Generally Accepted Auditing Standards and Government Auditing Standards

As stated in our engagement letter dated September 1, 2026, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we will consider the internal control of Ontonagon Housing Commission. Such considerations are solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will also perform tests of Ontonagon Housing Commission's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests is not to provide an opinion on compliance with such provisions.

Generally accepted accounting principles provide for certain required supplementary information (RSI) to supplement the basic financial statements. Our responsibility with respect to the Management's Discussion and Analysis, which supplements the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI will not be audited and, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance, we will not express an opinion or provide any assurance on the RSI.

Planned Scope and Timing of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

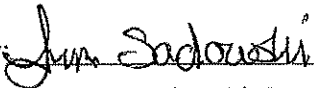
We expect to begin our preliminary testing in September or October 2026 and plan to issue our reports no later than December 31, 2026. Shane M. Ellison, CPA, CGMA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

This information is intended solely for the use of HUD and management of the Ontonagon Housing Commission and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

A., CEDRIC, & MICHAELS CPAS, PLLC

By: Lynn Sadowski, MSA

By: _____
Lynn Sadowski, Partner

Bills for September 2026			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echek	Chase Ink-credit card	\$567.91	office supplies \$206.61, Material \$361.30
Auto	ADP	\$64.95	
Auto	Waste Management-Dumpster	\$140.60	
Auto	Semco	\$24.71	
	Total	\$798.17	
	<u>Expenses to Approve</u>		
10239	Ewen Building Supply	\$241.75	Counter top paid for from security deposit
10318	Dusty Linder	\$1,200.00	Removal of 2 trees and stumps plus soil
10321	Specialty Sales	\$135.72	
10322	Dusty Linder	\$350.00	load of dirt
10323	Harbortown Auto	\$65.98	new tube for lawnmower
10324	Ontonagon Telephone	\$125.45	
10326	Village of Ontonagon	\$19,096.15	PILOT
10327	Housing Authority Accounting	\$256.20	
10328	Hancock Bottling	\$236.00	
10331	Landlordlock	\$14.50	2 new keys
10332	Krist Oil	\$233.51	
10333	Ontonagon Water Service	\$2,214.80	
10334	U Save Ace Hardware	\$166.56	
10335	resident	\$940.00	Security deposit and overpayment of rent
	Patriot Disposal		
echek	UPPCO	\$4,612.23	
	Total	\$29,888.85	
	<u>Employee Expense-Gross</u>		
10317	Karen Jackson	\$2,069.25	8/16/26 to 8/31/26 (77 hrs)
10320	Karen Jackson	\$2,069.25	9/01/26 to 9/15/26 (77 hrs)
	Payroll taxes	\$158.30	for the month
10316	Billy Marks	\$2,260.80	8/16/26 to 8/31/26 (88 hrs)
10319	Billy Marks	\$2,260.81	9/01/26 to 9/15/26 (88 hrs)
	Payroll taxes	\$172.95	for the month
	Total	\$6,922.11	
	Grand Total - Expenses	\$37,609.13	
	<u>Non-expense items</u>		
10330	Aflac	\$251.94	individual policy
	Total	\$251.94	

revised.

Bills for August 2026			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$24,651.88	CFP 2026 \$22883.95 (medicine cab, walk in showers, 2 stove, 2 refrig), printer contract \$399.98, base cove \$1007.00
Auto	ADP	\$64.95	
Auto	Waste Management-Dumpster	\$139.06	
Auto	Semco	\$56.66	
10296	resident	\$170.00	cleaning
10297	resident	\$80.00	cleaning
	Total	\$25,162.55	
	<u>Expenses to Approve</u>		
10300	Specialty Sales	\$157.25	
10301	Landlordlock	\$97.05	3 new cylinders and keys
10302	Housing Authority Accounting	\$256.20	
10303	Ontonagon Telephone	\$128.93	
10304	U Save Ace Hardware	\$691.08	
10305	Syl's Café	\$400.00	resident picnic, from resident account
10306	Hancock Bottling	\$290.00	
10307	Copper Country ISD	\$330.00	quarterly tech support
10308	Kevin Rautiola	\$125.00	install new fan
10309	Krist Oil	\$151.62	
10311	resident	\$3.54	
10314	Patriot Disposal	\$735.00	
	Ontonagon Water Service		
echeck	UPPCO	\$4,902.24	
	Total	\$8,267.91	
	<u>Employee Expense-Gross</u>		
10298	Karen Jackson	\$2,246.00	7/16/26 to 7/31/26 (84 hrs)
10313	Karen Jackson	\$1,892.50	8/01/26 to 8/15/26 (77 hrs)
	Payroll taxes	\$144.78	for the month
10298	Billy Marks	\$2,443.60	7/16/26 to 7/31/26 (96 hrs)
10312	Billy Marks	\$2,078.00	8/01/26 to 8/15/26 (88 hrs)
	Payroll taxes	\$158.97	for the month
	Total	\$6,717.84	
	Grand Total - Expenses	\$40,148.30	
	<u>Non-expense items</u>		
10310	Aflac	\$251.94	individual policy
	Total	\$251.94	

Bills for August 2026

<u>Expense to Acknowledged</u>		<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$24,651.88	CFP 2026 \$22883.95 (medicine cab, walk in showers, 2 stove, 2 refrig), printer contract \$399.98, base cove \$1007.00
Auto	ADP		
Auto	Waste Management-Dumpster	\$139.06	
Auto	Semco	\$56.66	
	Total	\$24,847.60	
<u>Expenses to Approve</u>			
10300	Specialty Sales	\$157.25	
10301	Landlordlock	\$97.05	3 new cylinders and keys
10302	Housing Authority Accounting	\$256.20	
10303	Ontonagon Telephone	\$128.93	
10304	U Save Ace Hardware	\$691.08	
10305	Syl's Café	\$400.00	resident picnic, from resident account
10306	Hancock Bottling	\$290.00	
10307	Copper Country ISD	\$330.00	quarterly tech support
10308	Kevin Rautiola	\$125.00	install new fan
10309	Krist Oil	\$151.62	
10311	resident	\$3.54	
10314	Patriot Disposal	\$735.00	
	Ontonagon Water Service		
echeck	UPPCO	\$4,902.24	
	Total	\$8,267.91	
<u>Employee Expense-Gross</u>			
	Karen Jackson		6/16/26 to 6/30/26 (77 hrs)
10313	Karen Jackson	\$1,892.50	8/01/26 to 8/15/26 (77 hrs)
	Payroll taxes	\$144.78	for the month
	Billy Marks		6/16/26 to 6/31/26 (88 hrs)
10312	Billy Marks	\$2,078.00	8/01/26 to 8/15/26 (88 hrs)
	Payroll taxes	\$158.97	for the month
	Total	\$4,274.24	
Grand Total - Expenses		\$37,389.75	
<u>Non-expense items</u>			
10310	Aflac	\$251.94	individual policy
	Total	\$251.94	

	Current Flat rate rent	Fair Market Rent Ont. County	80%	SAFMR	80%
One bedroom	\$711.00	\$931.00	\$ 744.80	\$ 930.00	\$ 744.00
Two Bedroom	\$779.00	\$1,014.00	\$ 811.20	\$ 1,010.00	\$ 808.00
History of changes					
	one bedroom	two bedroom			
2011	\$400.00				
2013	\$425.00				
2015	\$475.00	\$510.00			
2023	\$484.00	\$560.00			
2024	\$525.00	\$590.00			
2025	\$525.00	\$590.00			
2026	\$711.00	\$779.00			
2027	\$744.00	\$808.00			

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Ont Village Housing PHA Code: M1042

PHA Fiscal Year Beginning July 1, 2026 Board Resolution Number: 2027-2

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

☒ Operating Budget approved by Board resolution on:

DATE
5-19-2026

☐ Operating Budget submitted to HUD, if applicable, on:

☒ Operating Budget revision approved by Board resolution on:

9-15-2026

☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
---------------------------------	------------	-------

ONTONAGON VILLAGE HOUSING COMMISSION												
BUDGET												
		FY 2020		FY 2021		FY 2022		FY 2023		FY 2024		FY 2025
		(2019-2020)		(2020-2021)		(2021-2022)		(2022-2023)		(2023-2024)		(2024-2025)
Act. #	Operating Income	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
3110	Unit Rents	\$ 237,205.00	\$ 243,279.00	\$ 230,560.00	\$ 266,902.00	\$ 281,399.00	\$ 294,137.20	\$ 2,331.29	\$ 2,476.86	\$ 2,200.00	\$ 2,200.00	\$ 8,000.00
3120	Excess Utilities-	\$ 635.00	\$ 975.00	\$ 830.00	\$ 1,201.79	\$ 2,231.52	\$ 2,331.29	\$ 2,331.29	\$ 2,476.86	\$ 2,200.00	\$ 2,200.00	\$ 8,000.00
3690	Other Tenant In-House Electricity, Storage, Sewer, etc.	\$ 570.00	\$ 2,135.97	\$ 3,298.43	\$ 3,593.73	\$ 2,152.84	\$ 2,153.49	\$ 2,153.49	\$ 2,272.81	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
3401.1	HUD CFP to Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3401.2	HUD CFP to Operations	\$ 99,983.00	\$ 116,043.00	\$ 127,235.00	\$ 126,492.00	\$ 126,862.00	\$ 124,637.00	\$ 124,637.00	\$ 124,637.00	\$ 124,637.00	\$ 124,637.00	\$ 124,637.00
3401.4	HUD Operating Grant	\$ 1,885.66	\$ 5,476.19	\$ 4,315.35	\$ -	\$ 1,140.00	\$ 1,520.00	\$ 1,520.00	\$ 1,118.94	\$ 26,500.00	\$ 500.00	\$ 500.00
3190	Other Rents-Comm Room	\$ 640.00	\$ 640.00	\$ 1,030.00	\$ 7,969.35	\$ 24,780.03	\$ 29,551.02	\$ 29,551.02	\$ 15,248.94	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00
3610	Investment Interest	\$ 2,429.66	\$ 2,880.91	\$ 2,403.93	\$ 18,469.31	\$ 10,103.02	\$ 9,500.75	\$ 9,500.75	\$ 2,320.00	\$ 437,046.00	\$ 419,046.00	\$ 419,046.00
3690.1	Non-Tenant Income-Utility, copy, propane, storage, etc.	\$ 54,853.97	\$ 175,320.98	\$ 18,469.31	\$ 10,120.28	\$ 10,103.02	\$ 9,500.75	\$ 9,500.75	\$ 2,320.00	\$ 437,046.00	\$ 419,046.00	\$ 419,046.00
3690.2	Gain/Loss Disposal fixed asset	\$ 700.00	\$ 547.20	\$ -	\$ (208.06)	\$ 448,668.41	\$ 474,753.06	\$ 474,753.06	\$ 424,896.95	\$ 437,046.00	\$ 419,046.00	\$ 419,046.00
	TOTAL	\$ 398,900.29	\$ 547,307.25	\$ 488,112.02	\$ 417,071.09	\$ 448,668.41	\$ 474,753.06	\$ 474,753.06	\$ 424,896.95	\$ 437,046.00	\$ 419,046.00	\$ 419,046.00
Act. #	Operating Expense	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	\$ 47,330.72	\$ 2,084.57	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4130	Legal Expense	\$ -	\$ 300.00	\$ -	\$ 2,310.00	\$ 195.00	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
4140	Staff Training	\$ -	\$ -	\$ -	\$ 239.00	\$ 548.02	\$ 278.05	\$ 278.05	\$ -	\$ 500.00	\$ 500.00	\$ 500.00
4170	Travel/Training	\$ 3,933.83	\$ 3,858.43	\$ 3,969.94	\$ 3,666.62	\$ 4,467.00	\$ 4,467.00	\$ 4,467.00	\$ 4,280.50	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00
4171	Accounting-H&S monthly fee	\$ 5,200.00	\$ 4,600.00	\$ 4,700.00	\$ 5,000.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,300.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00
4182	Employee Benefits-Admin-Payroll tax, retirement	\$ 5,969.49	\$ 6,396.72	\$ 6,681.80	\$ 7,129.17	\$ 7,266.36	\$ 7,385.25	\$ 7,385.25	\$ 8,238.14	\$ 8,447.25	\$ 8,447.25	\$ 8,447.25
4185	Telephone	\$ 1,665.23	\$ 1,275.14	\$ 1,264.45	\$ 1,313.12	\$ 1,332.04	\$ 1,414.92	\$ 1,414.92	\$ 1,474.33	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
4190.1	Publications	\$ 350.00	\$ 350.00	\$ -	\$ -	\$ 1,557.00	\$ 239.00	\$ 239.00	\$ -	\$ 600.00	\$ 600.00	\$ 600.00
4190.2	Membership & Dues	\$ 122.00	\$ 122.00	\$ 122.00	\$ 140.00	\$ 200.00	\$ 545.00	\$ 545.00	\$ 558.91	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
4190.3	Admin. Service Contracts	\$ 3,697.19	\$ 3,722.36	\$ 3,832.02	\$ 3,155.12	\$ 5,832.96	\$ 4,531.28	\$ 4,531.28	\$ 495.92	\$ 500.00	\$ 500.00	\$ 500.00
4190.4	Office Supplies	\$ 621.29	\$ 910.90	\$ 339.88	\$ 366.47	\$ 394.29	\$ 539.64	\$ 539.64	\$ 5,897.38	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00
4190.5	Other-Pop. snacks, amputee copes	\$ 2,279.28	\$ 5,246.93	\$ 2,644.72	\$ 1,560.92	\$ 2,884.79	\$ 3,147.76	\$ 3,147.76	\$ -	\$ 150.00	\$ 150.00	\$ 150.00
4190.6	Advertising	\$ -	\$ 33.00	\$ 44.00	\$ 24.00	\$ 24.00	\$ 74.00	\$ 74.00	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 54,943.97	\$ 67,688.98	\$ 66,772.13	\$ 71,193.28	\$ 75,060.66	\$ 75,152.62	\$ 75,152.62	\$ 81,549.27	\$ 92,006.85	\$ 92,256.85	\$ 92,256.85
Act. #	Tenant Services	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
4220	Tenant Serv-Recreation-Kinaplele	\$ 747.23	\$ 60.97	\$ 1,184.05	\$ 706.74	\$ 890.97	\$ 900.00	\$ 900.00	\$ 450.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	TOTAL	\$ 747.23	\$ 60.97	\$ 1,184.05	\$ 706.74	\$ 890.97	\$ 900.00	\$ 900.00	\$ 450.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Act. #	Utility Expenses	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
4310	Water & Sewer	\$ 22,654.24	\$ 22,830.28	\$ 22,387.04	\$ 21,748.96	\$ 22,649.76	\$ 24,125.01	\$ 28,567.60	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 85,000.00
4320	Electricity	\$ 75,202.43	\$ 70,480.18	\$ 67,994.83	\$ 63,985.28	\$ 71,231.58	\$ 76,842.59	\$ 96.72	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
4330	Natural Gas (Admin. water heater, generator)	\$ 520.23	\$ 564.00	\$ 802.53	\$ 780.02	\$ 671.48	\$ 507.00	\$ 598.62	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00
4340	Propane	\$ 98,376.80	\$ 93,874.46	\$ 91,184.40	\$ 86,514.26	\$ 94,552.82	\$ 101,474.60	\$ 111,755.47	\$ 106,200.00	\$ 114,200.00	\$ 114,200.00	\$ 114,200.00
	TOTAL	\$ 98,376.80	\$ 93,874.46	\$ 91,184.40	\$ 86,514.26	\$ 94,552.82	\$ 101,474.60	\$ 111,755.47	\$ 106,200.00	\$ 114,200.00	\$ 114,200.00	\$ 114,200.00
Act. #	Ordinary Maintenance	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
4410.2	Labor + 100 hours OT -wage, extra pay, longevity	\$ 40,515.66	\$ 41,521.63	\$ 48,614.87	\$ 53,323.40	\$ 53,106.69	\$ 54,668.06	\$ 55,823.08	\$ 59,851.99	\$ 58,851.99	\$ 58,851.99	\$ 58,851.99
4410.4	Labor - Part Time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4420	Materials	\$ 17,993.48	\$ 16,432.55	\$ 21,808.52	\$ 17,896.03	\$ 13,533.65	\$ 20,637.07	\$ 19,751.10	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
4430.01	Garbage Removal	\$ 6,828.63	\$ 7,277.75	\$ 7,744.03	\$ 9,353.36	\$ 8,775.07	\$ 11,398.26	\$ 10,439.45	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00
4430.2	HVAC Contracts	\$ 140.00	\$ -	\$ -	\$ 156.25	\$ 370.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4430.3	Snow Removal Contracts	\$ 50.00	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ -	\$ 1,600.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
4430.5	Landscape & Grounds Contracts	\$ 1,535.00	\$ -	\$ 3,959.98	\$ 549.00	\$ -	\$ 287.50	\$ 5,464.68	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4430.6	Unit Turnaround Contracts	\$ 95.00	\$ 280.00	\$ 1,050.00	\$ 80.00	\$ 507.55	\$ 957.20	\$ 1,207.66	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4430.7	Electrical Contracts	\$ 365.40	\$ 366.30	\$ 1,042.25	\$ 80.00	\$ 1,201.67	\$ -	\$ 685.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4430.8	Plumbing Contracts	\$ -	\$ 300.00	\$ 1,095.00	\$ 1,785.65	\$ -	\$ -	\$ 1,880.00	\$ -	\$ -	\$ -	\$ -
4430.09	Extermination Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4430.1	Janitorial Contracts	\$ 28.00	\$ -	\$ 28.00	\$ -	\$ 89.70	\$ 105.02	\$ 89.70	\$ 500.00	\$ 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	\$ 5,342.32	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
4430.12	Miscellaneous Contracts	\$ 8,233.33	\$ 8,619.54	\$ 8,738.47	\$ 8,994.13	\$ 8,866.01	\$ 9,214.28	\$ 8,769.86	\$ 9,374.00	\$ 9,374.00	\$ 9,374.00	\$ 9,374.00
4433	Employee Benefits - payroll & retirement, life/disability	\$ 76,708.50	\$ 77,686.18	\$ 93,912.52	\$ 94,977.63	\$ 87,375.34	\$ 98,119.41	\$ 115,872.85	\$ 103,225.99	\$ 103,225.99	\$ 103,225.99	\$ 103,225.99
	TOTAL	\$ 76,708.50	\$ 77,686.18	\$ 93,912.52	\$ 94,977.63	\$ 87,375.34	\$ 98,119.41	\$ 115,872.85	\$ 103,225.99	\$ 103,225.99	\$ 103,225.99	\$ 103,225.99

