

PUBLIC HOUSING BUDGET PH AND HCV PROGRAMS COMBINED PROGRAM BUDGET - 2021

<u>PROGRAM</u>	<u>PUBLIC HOUSING</u>	<u>HCV</u>	<u>COMBINED</u>
Rent	11,806	11,806	23,612
Sundry	5,684	62,607	68,290
Contract Inspections	0	7,500	7,500
Bank Service Charges	600	5,400	6,000
Utility - Electricity	15,500	1,742	17,241
Water	18,000	0	18,000
Sewer	38,000	0	38,000
Gas	15,000	0	15,000
Maintenance Labor	31,060	0	31,060
Maintenance Material	7,000	0	7,000
Maintenance Contract Costs (including unit turn-over)	5,000	0	5,000
Exterminator	6,000	0	6,000
Trash Removal	8,000	0	8,000
Snow Removal / Landscaping	3,000	0	3,000
Protective Services	1,000	0	1,000
Other General Expenses	500	500	1,000
Insurance Expense	32,000	8,000	40,000
Employee Benefits - Hospitalization / Dental	42,499	51,932	94,430
Employee Benefits Medicare	1,592	3,129	4,721
Employee Benefits - Work Comp	3,295	6,473	9,768
Employee Benefits - Life Ins	116	156	272
Employee Benefits - PERS	15,376	30,209	45,585
Employee Benefits - Eye Care	251	298	550
Employee Benefits - Longevity	1,960	2,440	4,400
Employee Benefits - Sick Payout	3,592	1,695	5,288
Employee Benefits - Clothing Allowance	900	2,300	3,200
Property Betterment and Addition - CFP Activities	204,690	0	204,690
Replacement of Non-Expendable Equipment	0	0	0
Housing Assistance Payments	0	5,162,467	5,162,467
FSS Escrow Payments	0	32,064	32,064
HAP Payment - portability	0	0	0



PUBLIC HOUSING BUDGET PH AND HCV PROGRAMS COMBINED PROGRAM BUDGET - 2021

	<u>PROGRAM</u>	<u>PUBLIC HOUSING</u>	<u>HCV</u>	<u>COMBINED</u>
Total Expenses		616,969	5,673,344	6,290,313
Net Income/Loss		19,244	28,563	47,807

**PUBLIC HOUSING BUDGET PH AND HCV PROGRAMS COMBINED PROGRAM BUDGET - 2021**

<u>PROGRAM</u>	<u>PUBLIC HOUSING</u>	<u>HCV</u>	<u>COMBINED</u>
<b><u>REVENUES</u></b>			
Dwelling Rent	170,000	0	170,000
Interest Earned	81	67	148
Interest Earned HAP	0	7	7
Other Income	24,000	0	24,000
Other Income - Laundry	2,100	0	2,100
Other Income EIV Admin.	0	18,854	18,854
Other Income - EIV HAP	0	18,854	18,854
HUD Operating Subsidy	235,632	0	235,632
Port-in HAP	0	0	0
Port-in Admin. Fee	0	0	0
Sect 8 ACC - HAP Earned	0	5,194,531	5,194,531
HCV Admin. Earned	0	409,306	409,306
FSS Forfeited Escrow	0	0	0
PH Tenant URP	(290)	0	(290)
Admin - CFP	0	0	0
Capital Improvement - CFP	204,690	0	204,690
FSS Grant	0	60,288	60,288
OFND Reserve	0	0	0
<b>Total Revenues</b>	<b>636,213</b>	<b>5,701,907</b>	<b>6,338,120</b>

<b><u>EXPENSES</u></b>			
Administrative Salaries	125,398	215,777	341,175
Staff Training Expense	250	2,250	2,500
Travel Expense	750	6,750	7,500
Office Expense	3,000	29,500	32,500
Accounting Fees	13,500	13,500	27,000
Audit Fees	850	7,650	8,500
Telephone Expenses	800	7,200	8,000

2015	2016	2017	2018	2019	2020	2021	Notes
\$66,849.38	\$79,027.52	\$81,793.40	\$81,414.32	\$83,042.61	\$86,397.65	\$86,397.74	
\$33,199.19	\$40,002.82	\$42,127.54	\$42,665.74	\$43,519.05	\$45,944.84	\$46,719.40	
\$29,429.15	\$35,344.18	\$40,421.20	\$41,620.58	\$43,158.31	\$45,628.92	\$46,409.78	
\$35,950.95	\$40,998.88	\$42,433.82	\$42,237.00	\$43,081.74	\$44,822.25	\$44,822.18	
\$32,828.44	\$0.00	\$14,916.72	\$5,705.00	\$15,129.66	\$15,872.22	\$0.00	
\$23,128.04	\$27,645.06	\$28,577.68	\$28,449.76	\$28,998.76	\$30,559.19	\$31,060.16	
\$17,625.34	\$27,999.92	\$37,000.08	\$38,117.30	\$38,879.65	\$40,799.96	\$40,799.98	
\$40,685.67	\$47,499.92	\$57,000.06	\$58,721.00	\$59,895.42	\$62,315.10	\$29,400.00	
\$10,425.22	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
\$4,000.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	
\$4,733.30	\$1,600.00	\$1,600.00	\$1,600.00	\$3,100.00	\$3,900.00	\$4,400.00	
\$5,032.00	\$8,895.55	\$10,328.12	\$10,167.92	\$10,671.16	\$7,446.80	\$9,768.28	
\$255.68	\$462.00	\$462.00	\$462.00	\$315.84	\$420.00	\$272.16	
\$85,000.00	\$96,588.00	\$98,287.20	\$106,484.40	\$103,942.08	\$107,880.00	\$94,430.40	
\$40,456.48	\$43,285.15	\$48,197.87	\$47,450.30	\$49,798.73	\$53,989.00	\$30,208.95	
\$4,157.98	\$4,328.52	\$4,480.02	\$4,636.82	\$4,636.82	\$4,636.82	\$4,799.11	
\$994.00	\$1,080.00	\$1,080.00	\$1,080.00	\$954.72	\$780.00	\$549.60	
\$31,792.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$466,543.70	\$460,257.52	\$514,205.71	\$516,312.14	\$534,624.54	\$556,892.75	\$475,537.74	

Account Number	Account Description	2011	2012	2013	2014
270-270-51050-00000	EXECUTIVE HOUSING DIRECTOR - Priscilla	\$72,314.53	\$74,050.10	\$78,076.16	\$79,896.00
270-270-51069-00000	HQS INSPECTOR - Bill	\$38,230.70	\$39,456.49	\$41,822.25	\$40,179.00
270-270-51071-00000	OCCUPANCY SPECIALIST - Janessa	\$32,145.08	\$32,719.76	\$34,694.04	\$35,099.00
270-270-51072-00000	PUBLIC HOUSING ADMINISTRATOR - Roman	\$39,340.60	\$40,263.72	\$42,996.35	\$41,900.00
270-270-51464-00000	MAINTENANCE - Part time staff	\$35,404.16	\$36,234.85	\$38,198.57	\$38,657.00
270-270-51688-00000	RESIDENT INITIATIVE ASST. - Don	\$24,939.08	\$25,524.24	\$26,949.44	\$27,231.00
270-270-51755-00000	FSS ADMINISTRATOR - Spencer Majka	\$29,999.84	\$29,999.84	\$31,133.91	\$22,000.00
270-270-51757-00000	PUBLIC HOUSING MANAGER - Denise Thompson	\$48,762.75	\$49,933.04	\$52,700.72	\$54,461.00
270-270-53116-00000	OVERTIME*****	\$7,685.37	\$11,368.55	\$14,992.99	\$15,000.00
270-270-54027-00000	CLOTHING ALLOWANCE	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
270-270-54062-00000	LONGEVITY	\$3,300.00	\$4,200.00	\$5,400.00	\$5,100.00
270-270-55036-00000	C. A. D. WORKMANS COMPENSATION	\$10,135.80	\$5,327.23	\$5,494.00	\$5,032.00
270-270-55040-00000	EMPLS. INS. (LIFE & ACCIDENT)	\$360.96	\$360.96	\$357.20	\$480.00
270-270-55046-00000	HOSPITALIZATION \ Dental	\$85,944.00	\$83,320.00	\$77,648.64	\$129,588.00
270-270-55075-00000	P. E. R. S.	\$46,471.29	\$47,934.81	\$49,876.92	\$48,639.00
270-270-55122-00000	MEDICARE-CITY PORTION	\$4,707.16	\$4,827.59	\$5,179.82	\$4,864.00
270-270-55146-00000	EYE CARE	\$944.64	\$1,020.96	\$1,145.80	\$1,401.00
270-270-66293-00000	ADVANCES OUT	\$25,500.00	\$29,707.95	\$31,000.00	\$31,793.00
		\$510,185.96	\$520,250.09	\$541,666.81	\$585,320.00

NOTES:	PROFESSIONAL SERVICES	OPERATING SUPPLIES & MATERIALS
	270-270-62110-00000	270-270-61014-00000
Travel Expense	\$7,500	
Accounting Fees - Fee paid accountant	\$27,000	
Staff Training Expense	\$2,500	
Auditor Fees - State Audit	\$8,500	
Telephone Expense	\$8,000	
Office Expense (i.e. supplies, postage, copier, shredding, etc.)		\$32,500
Rent - 1440 Rockside Road	\$23,612	
Bank Service Charges	\$6,000	
Inspections LBP		
Water - Chevybrook		\$18,000
Sewer - Chevybrook		\$38,000
Electric - Chevybrook		\$15,500
Gas - Chevybrook		\$15,000
Maintenance Material Chevybrook		\$7,000
Maintenance Contract Costs	\$5,000	
Maintenance Contract - Exterminator	\$6,000	
Maintenance Contract - Trash	\$8,000	
Maintenance Contract - Snow	\$2,500	
Maintenance Contract - Landscaping	\$500	
Maintenance Contract - Unit Turnaround	\$7,000	
Maintenance Contract - Routine Maint	\$1,000	
Protective Services - Alarms Chevybrook	\$1,000	
Lead Inspection Insurance		\$0
Insurance Expense - Chevybrook/HCV Program		\$40,000
Other General Expenses	\$1,000	
Bad Debts - tenants	\$10,000	
Metro Inspections - HQS and PH QC Inspections	\$7,500	
<b>TOTAL</b>	<b>\$132,612</b>	<b>\$166,000</b>

Program Manager - Denise Thompson	\$29,400	11/15/2019
Public Housing Administrator - Roman Fedkiw	\$44,822	6/13/2008
FSS Coordinator - Spencer Majka	\$40,800	8/23/2019
Executive Director - Priscilla Pointer-Hicks	\$86,398	2/10/2015
	\$535,609	

TOTAL LINE ITEM 2021

	PUBLIC HSG.	HCV	TOTAL	PH	Admin	Maint
Medical mutual	\$42,499	\$51,932	\$94,430	\$0	16,245	26,253
Eye Care	\$251	\$298	\$550	\$0	79	171
Life insurance	\$116	\$156	\$272	\$0	70	45
Longevity	\$1,960	\$4,440	\$6,400	\$0	1,160	800
Salaries	\$109,833	\$215,777	\$325,609	\$0	78,773	31,060
Medicare	\$1,592	\$4,721	\$6,313	\$0	0	0
PERS	\$15,376	\$30,209	\$45,585	\$0	0	0
Workers Comp	\$3,295	\$9,768	\$13,063	\$0	0	0
	\$174,922	\$310,414	\$485,336		96,327	58,329

Salaries 2021

	PH RATIO	PH	SL PH	PH TOTAL	HCV RATIO	HCV	SL HCV	HCV TOTAL	TOTAL
Don Oehlstrom	100%	\$30,060	\$30,060	\$30,060	0%	\$0	\$0	\$0	\$30,060
Part-time Maintenance Staff									
Janessa Ervin	20%	\$45,410	\$9,082	150,96	80%	\$36,328	\$604	\$36,932	\$46,165
Bill Schram	0%	\$46,719	\$0	0,00	100%	\$46,719	\$864	\$47,583	\$47,583
Denise Thompson	5%	\$29,400	\$1,470	58,56	95%	\$27,930	\$1,113	\$29,043	\$30,571
Roman Fedkiw	95%	\$44,822	\$42,581	856,02	5%	\$2,241	\$45	\$2,286	\$45,723
Spencer Majka	20%	\$40,800	\$8,160	0,00	80%	\$32,640	\$0	\$32,640	\$40,800
Priscilla Pointer-Hicks	20%	\$86,398	\$17,280	260,53	80%	\$69,118	\$608	\$69,726	\$87,265
		\$323,609	\$108,633	\$1,912	\$110,544	\$214,977	\$6,401	\$218,210	\$328,754

SL PAYOUT

	PH RATIO	PH	SL PH	PH TOTAL	HCV RATIO	HCV	SL HCV	HCV TOTAL	TOTAL
Don Oehlstrom	100%	\$1,321	\$1,321	\$1,321	0%	\$0	\$0	\$0	\$1,321
Part-time Maintenance Staff									
Janessa Ervin	20%	\$399	\$79,800	\$79,800	80%	\$1,996	\$0	\$1,996	\$1,996
Bill Schram	0%	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
Denise Thompson	5%	\$0	\$0	\$0	95%	\$0	\$0	\$0	\$0
Roman Fedkiw	95%	\$1,872	\$1,872	\$1,872	5%	\$98	\$1,970	\$1,970	\$1,970
Spencer Majka	20%	\$0	\$0	\$0	80%	\$0	\$0	\$0	\$0
Priscilla Pointer-Hicks	30%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
		\$5,288	\$3,592	\$1,695	\$5,288	\$5,288	\$0	\$5,288	\$5,288

MEDICARE

	PH	HCV
Resident Initiative - Don Oehlstrom	100%	0%
Part-time Maintenance Staff	100%	0%
Program Specialist - Janessa Ervin	20%	80%
HQS Inspector - Bill Schram	0%	100%
Program Manager - Denise Thompson	5%	95%
Public Housing Administrator - Roman Fedkiw	95%	5%
FSS Coordinator - Spencer Majka	20%	80%
Executive Director - Priscilla Pointer-Hicks	20%	80%

Public Housing Agency

	SALARY	HIRE DATE
Resident Initiative - Don Oehlstrom	\$31,060	8/17/2007
Part-time Maintenance Staff	\$0	
Program Specialist - Janessa Ervin	\$46,410	5/6/2003
HQS Inspector - Bill Schram	\$46,719	1/28/2013



WORKERS COMP  
3% of total of all salary line items

\$9,768

PH  
\$3,295

HCV  
\$6,473

Longevity	Hire Date	Current Date	Years Worked	PH RATIO	PH	HCV RATIO	HCV
Don Oehlstrom	08/17/07	08/26/20	13.00	100%	\$800	0%	\$0
Janessa Ervin	05/06/03	08/26/20	17.00	20%	\$1,200	80%	\$960
Bill Schram	01/28/13	08/26/20	7.00	0%	\$800	100%	\$800
Roman Fedkov	06/13/08	08/26/20	12.00	95%	\$800	5%	\$40
FSS Coordinator - Spencer Mejka	08/23/19	08/26/20	1.00	20%	\$0	80%	\$0
Priscilla Pointer-Hicks	02/18/15	08/26/20	5.00	20%	\$800	80%	\$640
<b>TOTAL</b>					<b>\$4,400</b>		<b>\$2,440</b>

OT Pay	Reg Salary	PH RATIO	PH	HCV RATIO	HCV	TOTAL
\$1,000	\$30,060	100%	\$31,060	0%	\$0	\$31,060
\$0	\$0	100%	\$0	0%	\$0	\$0
\$1,000	\$45,410	20%	\$9,282	80%	\$37,128	\$46,410
\$0	\$46,719	0%	\$0	100%	\$46,719	\$46,719
\$0	\$29,400	5%	\$1,470	95%	\$27,930	\$29,400
\$0	\$44,822	95%	\$42,581	5%	\$2,241	\$44,822
\$0	\$40,800	20%	\$8,160	80%	\$32,640	\$40,800
\$0	\$86,398	20%	\$17,280	80%	\$69,118	\$86,398
<b>\$2,000</b>	<b>\$323,609</b>		<b>\$109,833</b>		<b>\$215,777</b>	<b>\$325,609</b>

OT Pay	Reg Salary	PH RATIO	PH	HCV RATIO	HCV	TOTAL
\$1,000	\$30,060	100%	\$450	0%	\$0	\$450
\$1,000	\$45,410	20%	\$135	80%	\$538	\$673
\$0	\$46,719	0%	\$0	100%	\$677	\$677
\$0	\$29,400	5%	\$21	95%	\$405	\$426
\$0	\$44,822	95%	\$618	5%	\$33	\$651
\$0	\$40,800	20%	\$118	80%	\$474	\$592
\$0	\$86,398	20%	\$251	80%	\$1,002	\$1,253
<b>\$2,000</b>	<b>\$323,609</b>		<b>\$1,592</b>		<b>\$3,129</b>	<b>\$4,721</b>

OT Pay	Reg Salary	PH RATIO	PH	HCV RATIO	HCV	TOTAL
\$1,000	\$30,060	100%	\$4,348	0%	\$0	\$4,348
\$1,000	\$45,410	20%	\$1,299	80%	\$5,198	\$6,497
\$0	\$46,719	0%	\$0	100%	\$6,541	\$6,541
\$0	\$29,400	5%	\$206	95%	\$3,910	\$4,116
\$0	\$44,822	95%	\$5,961	5%	\$314	\$6,275
\$0	\$40,800	20%	\$1,142	80%	\$4,570	\$5,712
\$0	\$86,398	20%	\$2,419	80%	\$9,677	\$12,096
<b>\$2,000</b>	<b>\$323,609</b>		<b>\$15,376</b>		<b>\$30,209</b>	<b>\$45,585</b>

OT Pay	Reg Salary	PH RATIO	PH	HCV RATIO	HCV	TOTAL
\$1,000	\$30,060	100%	\$0	0%	\$0	\$0
\$1,000	\$45,410	20%	\$0	80%	\$5,198	\$6,198
\$0	\$46,719	0%	\$0	100%	\$6,541	\$6,541
\$0	\$29,400	5%	\$206	95%	\$3,910	\$4,116
\$0	\$44,822	95%	\$5,961	5%	\$314	\$6,275
\$0	\$40,800	20%	\$1,142	80%	\$4,570	\$5,712
\$0	\$86,398	20%	\$2,419	80%	\$9,677	\$12,096
<b>\$2,000</b>	<b>\$323,609</b>		<b>\$15,376</b>		<b>\$30,209</b>	<b>\$45,585</b>

Salaries 2021  
 FILL IN TO AUTOPOPULATE ALL SALARIES

Don Oehlstrom  
 2 Part-time Maintenance Staff  
 Janessa Ervin  
 Bill Schram  
 Denise Thompson - Part-time  
 Roman Fedkov  
 Spencer Mejka  
 Priscilla Pointer-Hicks

1820 hrs per yr  
 30,060.16  
 0.00  
 45,409.78  
 46,719.40  
 29,400.00  
 44,822.18  
 40,799.98  
 86,397.74

323,609.24

Medical Mutual Coverage 2021

	PH RATIO	PH	HCV RATIO	HCV	PH	Admin	Maint
Don Oehlstrom	100%	\$2,188	0%	\$0			
Janessa Ervin	20%	\$175	80%	\$699		2,056	26,253
Bill Schram	0%	\$0	100%	\$2,188		0	
Roman Fedkiw	95%	\$830	5%	\$44		9,957	
Spencer Majka	20%	\$175	80%	\$699		2,056	
Priscilla Pointer-Hic	20%	\$175	80%	\$699		2,056	
<b>TOTAL</b>		<b>\$3,642</b>		<b>\$4,328</b>		<b>16,245</b>	<b>26,253</b>
<b>ANNUAL TOTAL</b>		<b>\$94,430</b>		<b>\$51,932</b>			
Don Oehlstrom	100%	\$14,26	0%	\$0.00			
Janessa Ervin	20%	\$0.86	80%	\$3.46		\$10.00	\$171.00
Bill Schram	0%	\$0.00	100%	\$14.26		\$0.00	
Roman Fedkiw	95%	\$4.10	5%	\$0.22		\$49.00	
Spencer Majka	20%	\$0.86	80%	\$3.46		\$10.00	
Priscilla Pointer-Hic	20%	\$0.86	80%	\$3.46		\$10.00	
<b>TOTAL</b>		<b>\$21</b>		<b>\$25</b>		<b>79</b>	<b>171</b>
<b>ANNUAL TOTAL</b>		<b>\$550</b>		<b>\$298</b>			
Don Oehlstrom	100%	\$3.78	0%	\$0.00			
Janessa Ervin	20%	\$0.76	80%	\$3.02		9	45
Bill Schram	0%	\$0.00	100%	\$3.78		0	
Roman Fedkiw	95%	\$3.59	5%	\$0.19		43	
Spencer Majka	20%	\$0.76	80%	\$3.02		9	
Priscilla Pointer-Hic	20%	\$0.76	80%	\$3.02		9	
<b>TOTAL</b>		<b>\$10</b>		<b>\$13</b>		<b>70</b>	<b>45</b>
<b>ANNUAL TOTAL</b>		<b>\$272</b>		<b>\$166</b>			

Eye Care

Life Insurance

Anticipated SL Conversion  
 Don Oehlstrom  
 Janessa Ervin  
 Bill Schram  
 Theresa Lee  
 Roman Fedkiw  
 FSS Coordinator - Spencer Majka  
 Priscilla Pointer-Hicks

	<u>PH</u>	<u>HCV</u>	<u>Total</u>
<b>Sundry Expenses Detail:</b>			
- Occupancy Certificate	\$1,000	\$0	\$1,000
- ICNS	\$702	\$7,020	\$7,722
- HAPPY software support	\$1,673	\$18,000	\$19,673
- TALX / Equifax - Employment Verification	\$500	\$10,500	\$11,000
- Core Logic - background check	\$500	\$4,919	\$5,419
- Membership Dues (i.e. NAHRO, OHAC)	\$209	\$1,881	\$2,090
- Legal Notices	\$100	\$500	\$600
- Consulting	\$0	\$1,000	\$1,000
- Misc (i.e. drinking water, shredding, First Aid, Etc.)	\$1,000	\$10,500	\$11,500
- Metro Inspections	\$0	\$8,287	\$8,287
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
<b>- Go Section 8</b>	\$0	\$0	\$0
<b>Total Sundry Expenses</b>	\$5,684	\$62,607	\$68,290