

East Greenwich Housing Authority
Board of Commissioners
March 14, 2022 5:30PM
Location- MEETING WILL BE HELD VIA ZOOM

Agenda

- Chair calls meeting to order and roll call is taken
- Public Comment
- Approval of Minutes (for vote)
 - February 14, 2022 Regular Meeting
- Monthly Management Report
 - Update on Occupancy & Rent Received
- Election of Officers (for Vote; Tabled from February Meeting)
 - Chair
 - Vice Chair
- FYE 2023 Budget Discussion with Judy Kerkhoff (For possible vote)
 - Initial draft of 2022-2023 budget for review & discussion
- Adjourn

Per Governor McKee's Executive Order 22-01, the meeting will be conducted electronically via Zoom. Members of the public wishing to access the meeting, should contact the executive director, Tracy Johnson, at tjohnson@eghousing.com or call (401) 885-2610 ext. 13 in advance of the meeting. If you are having technical difficulties logging in, please call (401) 589-1928.

Posted March 10, 2022 Administrative Office, Shoreside Apts., EG Town hall, EGHA website , RI SOS

**MINUTES
HOUSING AUTHORITY OF THE
TOWN OF EAST GREENWICH
146 FIRST AVENUE
EAST GREENWICH, RI 02818
REGULAR MEETING
MEETING HELD VIA ZOOM**

**DATE: February 14, 2022
5:30PM**

MEMBERS PRESENT:

Cynthia White Overton, President
Ruth Feder, Vice Chair
Hector Vargas, Commissioner
Elizabeth Grumbach, Commissioner

MEMBERS ABSENT:

No Members Absent

OTHER ATTENDEES:

Mary Shekarchi, Attorney
Tracy Johnson, Executive Director

CALL TO ORDER:

Chair called the meeting to order at 5:32pm

PUBLIC COMMENT:

No members of the public were present

**APPROVAL OF THE MINUTES
OF THE DECEMBER 13, 2021
REGULAR MEETING**

Commissioner Feder made a motion to approve the minutes of the December 13, 2021 regular meeting, seconded by Commissioner Vargas and approved by Commissioners Overton, Feder & Vargas. Commissioner Grumbach abstained. No Discussion.

**APPROVAL OF THE MINUTES
OF THE JANUARY 10, 2022
REGULAR MEETING**

Commissioner Vargas made a motion to approve the minutes of the January 10, 2022 regular meeting, seconded by commissioner Feder and approved by Commissioners Vargas, Feder & Overton. Commissioner Grumbach abstained.
Discussion: Commissioner Feder clarified in the discussion about the agreement with Warwick Housing that she was inquiring why we were only receiving \$20, 000 of the full awards, but understood that we would be receiving the full amount from WHA. The lower amount was what EGHA received from WHA last year. Also, regarding the discussion about when work orders are being addressed by maintenance, that the minutes reflect tenants must wear masks.

**MONTHLY MANAGEMENT
REPORT FOR PERIODS ENDING
02/28/22**

Tracy discussed that although we are getting tenants to fill units, we still have people moving. Staff is working with the new leadership from THRIVE to fill the vacant units at 41-45 Marlborough. Rent payments are consistently good with full payments received before we file for eviction. Brookside Villa, the new multibuilding development near Ocean State Veterinary finally received their CO and tenant could move in. We have one EGHA voucher holder, along with 15 port-ins that leased up for 3/1. In discussing with our HUD contact, we will be absorbing the 15 ports along with the 12 individuals leasing for 4/1. She advised us to also try & issue some new vouchers as well. Chair Overton inquired if we will be absorbing from RI PHA's or elsewhere; Tracy stated RI PHA's (RIH, Warren, Warwick, Coventry, Providence, Central Falls). Tracy wanted to acknowledge that thanks to Fred Gomes, EG DPW & Erin McAndrew EG Senior Services, we were given COVID test kits for all residents of Shoreside & Regal Court.

Tenants have been coming down to pick them up from the manager. There were a few extras remaining that will be left at the main office: not enough for all residents or for EGHA families. Should another supply come in, the Town mentioned we may be able to receive more, and they will be distributed to the family units. Chair Overton asked how we were holding up with COVID. Most staff routinely get tested out of precaution. Over the last month 2 staff tested positive (1 admin, 1 main.). EGHA protocols still in place are wearing masks when we leave our offices, scattered staff, and are only seeing members of the public by appointment only. We have not had any reports from DOH of 3 or more cases in any of our developments/properties.

ELECTION OF OFFICERS

Tabled until the March 14, 2022 Meeting

APPROVAL OF 2022 OP FUND Resolution 2022-05

Resolved: The Board of Commissioners approves the East Greenwich Operating (OPFUND) submission for the 2022 year in the amount of \$205, 990. Approved as written.

Motion to approve: Commissioner Vargas, Seconded by Commissioner Feder

VOTE:

In favor: Commissioners Vargas, Feder, Overton

Opposed: None

Abstained: Commissioner Grumbach

Discussion: Chaput & Feeney submitted the 2022 OP FUND for the East Greenwich Housing Authority and the amount we will be receiving is \$205, 990. Derek from Chaput & Feeney requested a Board Approval as HUD has requested it in the past. Tracy explained that these funds are used to support the day to day functions of EGHA: staff, utilities, etc. EGHA also receives money for Capital Fund. CAP FUND monies for bigger agencies are used for upgrades to the Public Housing(PH) properties. Because EGHA is considered a small agency, with a PH program of only 28 units, we are allowed by HUD to use those funds to agency operations as well. It is estimated EGHA will be receiving \$72, 033 for FYE 2022.

LONDON BRIDGE CHILD CARE REQUEST

Resolved: EGHA will renew the lease with London Bridge for one year and remain at the same rent of \$550 for the term.

Motion to approve: Commissioner Feder, Seconded by Commissioner Vargas

VOTE:

In favor: Commissioners Vargas, Feder, Overton

Opposed: None

Abstained: Commissioner Grumbach

Discussion: London Bridge Child Care Center uses space within the Marlborough Crossings Public Housing Development. Two Directors ago, the entities (EGHA/LB) were intertwined financially & in Board membership. London Bridge was originally created to serve our development. One the surface, the relationship seemed to be working well; it was long after the fact that the Board review documents that was withheld from them that issues were found. When EGHA allowed London Bridge to lease space, it started off at a very low rent, and EGHA covered maintenance & utilities. The rent remained low for some time, as the Board was under the impression it was serving our residents. In 2018, it was decided the rent would be increased, and that lease

would be extended for two additional years. At the end of the lease term, the Board would then decide what to do with the space. The Board reviewed the financials submitted with the request from London Bridge, and reviewed income, and expenses including what the salaries were. Attorney Shekarchi advised that salaries are a personnel matter that should be discussed in an executive session, even though they are not EGHA staff. The Board asked how many of our residents are currently being served by London Bridge, and Tracy stated 4 children whose families receive HCV subsidy. Due to aging out, there are no daycare aged children currently residing in our PH program. Chair Overton explained that several years back, EGHA had outreached to service providers, mentoring programs or after school programs, and the police department to use the space, but there was no interest. There was a discussion with NEIT but that fell through. The Current rent is \$550. The Board decided to keep the rent as it is and extend the lease for 1 year, but during that time to actively search for potential lessees to use the space.

APPROVAL OF THE MINUTES FROM EXECUTIVE SESSION

Per RIGL 42-46-5.

A public body may hold a meeting closed to the public pursuant to RIGL § 42-46-4 for one or more of the following purposes: Any discussions of the job performance, character, or physical or mental health of a person or persons provided that such person or persons affected shall have been notified in advance in writing and advised that they may require that the discussion be held at an open meeting. Before going into a closed meeting pursuant to the RI Open Meetings Act, RIGL §42-46-5 (a)(1), this Board is stating for the record that any persons to be discussed have been so notified and this statement shall be noted in the minutes of the meeting.

Commissioner Vargas made a motion to go into executive session at 6:08p, seconded by Commissioner Feder and approved by all four commissioners present

Commissioner Feder made a motion to move out of executive session, seconded by Commissioner Vargas and approved by all four commissioners present

Commissioner Vargas made a motion to sign and seal the minutes of the executive session, seconded by Commissioner Grumbach and approved by all four commissioners present

Meeting returned to open session at 6:24pm

Vote taken in Executive Session:

To deny overtime compensation to exempt employee should they have the emergency phone due to a non-exempt employee being ill

Vote is favor was unanimous

Before adjourning, Chair Overton announced that this would be Commissioner Vargas's last meeting. Cindy expressed her gratitude, on behalf of the other members, for Commissioners Vargas years of service and active participation on this Board. She stated he has been an asset to EGHA and will be truly missed. Commissioner Vargas stated he valued his time on this Board and that his fellow commissioners were family who will be missed dearly.

AJOURN

Commissioner Vargas made a motion to adjourn at 6:32p

EG HOUSING AUTHORITY MONTHLY MANAGEMENT REPORT AS OF FEBRUARY 28, 2022

Occupancy and TARS

Facility	Occupancy	Intent to Vacate	This month UTOs	YTD UTOs	Rent	Wait List	Work orders	Updated Rent Roll to Accounting
PH	26 of 28	0	0	0	100%	36	9	Happy
HP 1	2 of 3	0	0	0	98%	11,658	0	Happy
Shoreside	102 of 106	0	0	0	100%	52, 1 bed 7, 2 bed	29	One-Site
Regal	33 of 35	0	2	2	100%	11,658	7	One-Site
CH	15 of 18	0	0	1	98%	11,658	2	Happy
EGHA (2880)	8 of 10	1	0	0	100%	11,658	0	Happy
EGHA (Marl)	3 of 5	0	0	0	100%	11,658	0	Happy

Rent collection: (households) 99.4%

Occupancy: 92 %

Previous Month

Total Allocation	292	292
# Leased	119	119
Utilization rate	47%	47%
Voucher Issuance	2	0
% of HUD HAP expended	100%	100%
# Porting in	18	0
# Porting out	1	1
# On wait list	11,658	10,938
# Homeowner	0	0

Resident Services

Service	This Month	Previous Month
Service Units: Medical	0	0
Benefits & personal assistance	0	2
Quality of Life	2	0
FSS	17	17

Inspections: Completed Scheduled

Annual (Cove/HP/PH)	1	0
Housekeeping		
Sec 8 re-insp /annual	0	0
Shoreside		
Regal Court		
Complaint		
Pre-Reac		

Extraordinary Maintenance	YEAR TO DATE	
CH		23
Paint		
Carpet/Vinyl		
Appliance		
Hood vent		
Toilet Seats		
Faucets		
Lighting		
Smoke Detector		
SS		159
interior painting		
Vinyl/Carpet	1	
Appliance Replacement	1	
SS toilet replacement/seat	1	
Electrical Upgrade		
Garbage Disposal		
Lighting	16	
Faucet/valves	1	
Handicapped showerhead	3	
Towel Bar/Soap Dish/Toothbrush		
Thermostats		
Vanity		
Smoke Detectors	3	
Ceiling Tiles	1	
Door/ Handles		
Cabinets		
PH		24
Paint		
Carpet/Floor		
Appliance		
Door Replacement		
Cabinet Replacement		
Countertop		
Faucets		
Handicapped Shower head		
Hood Vent		
Toilets		
Toilet Seat		
Vanity		
Ceiling lights		
Smoke Detector		
Towel Bar/Soap Dish/Toothbrush		
Fan Motor		
RC		
Paint		
Carpet, Flooring		16
Appliances		
Counter Tops		
Toilet		
Lighting	2	
Faucets		
TB/Soap Holder		
Smoke Detector		
Handicapped shower head		
Fill Valves		
HP1		3
Paint		
Carpet, Vinyl		
Door Replacement		
Appliance replacement		
Toilet		
Vanity		
Battens		
Doorbell		
Smoke Detectors	1	
EGHA Fee (2880/Marlborough)		
Paint		
Carpet/Floor		
Toilet/Seat		3
Appliance		
Door Replace		
Cabinet Replace		
Ceiling Lights		
Faucet		
Shower Head/towel		
bar/soap/tooth		
Doorbell		
Smoke Detector		

The SS/RC Manager gave notice she will be leaving. Her last day is 3/17

Ordinary Income/Expense				
Income				
70500 - Total Rental Revenue				
70300 - Tenant Rent Payments				
71520 - Fraud Recovery/Unpd Electric	\$2,000	9,191	1,180	8,011
71530 - Late Rent Fees	\$500	360	285	75
70300 - Tenant Rent Payments - Other	\$127,331	97,878	90,287	7,591
Total 70300 - Tenant Rent Payments	\$129,831	107,429	91,752	15,677
70350 - PH Admin Fee	\$100,000	94,010	102,410	-8,400
70400 - Tenant revenue - other	\$1,800	3,758	395	3,363
70410 - Excess Utility Fees	\$200	50	350	-300
Total 70500 - Total Rental Revenue	\$231,831	205,247	194,907	10,340
70800 - HUD PHA operating grants				
70811 - Operating Subsidy	\$205,980	161,631	257,126	-95,495
Total 70800 - HUD PHA operating grants	\$205,980	\$161,631	257,126	-95,495
70610 - Capital Grants				
70613 - Capital Fund Grant Revenue	\$68,033	54,384	69,886	-15,502
Total 70610 - Capital Grants	\$68,033	54,384	69,886	-15,502
70800 - Other Grants (FSS, CDBG etc.)				
71100 - Investment Income-unrestricted	\$72,070	65,473	65,473	0
71110 - Interest Earned Income	\$300	298	280	18
71100 - Investment Income-unrestricted - Other	\$300	298	280	18
Total 71100 - Investment Income-unrestricted	\$300	298	280	18
71300 - Proceeds from disp of assets	\$0	0	0	0
71500 - Other revenue				
70700 - FEE Revenue				
70710 - Property Management Fee				
600 - ECHA FEE	\$266,613	200,177	191,843	8,334
710.03 - Cove, Property Mgmt Fee	\$820,000	804,225	798,598	5,627
710.04 - HP1, ECHA Maintenance	\$9,500	6,880	9,860	-2,980
710.05 - HP1, Property Mgmt Fee	\$5,225	4,471	4,533	-62
710.06 - LB, Property Mgmt Fee	\$6,600	5,925	5,100	0
710.07 - Regal, Tax Mgr. Specialist	\$10,000	10,000	10,000	0
710.08 - Regal, ECHA Maintenance	\$25,500	45,410	16,930	28,480
710.09 - Regal, Property Mgmt Fee				
710.091 - Regal, Act. Director	\$5,460	5,670	5,460	210
710.2 - Regal Bookkeeping	\$4,800	4,800	4,800	0
710.09 - Regal, Property Mgmt Fee - Other	\$23,300	20,517	22,013	-1,496
Total 710.09 - Regal, Property Mgmt Fee	\$33,560	30,987	32,273	-1,286
Total 70710 - Property Management Fee	\$1,176,998	\$1,108,075	\$1,069,137	\$38,113
70712 - Services to other Housing Auth.				
712.01 - Snow Plowing	\$0	200	200	0
70712 - Services to other Housing Auth. - Other	\$0	150	75	75
Total 70712 - Services to other Housing Auth.	\$0	350	275	75
70750 - Other Fees				
750.01 - FSS Management Fee	\$43,286	21,648	43,286	-21,648
750.02 - Monitoring Agreement Fees	\$0	0	500	-500
Total 70750 - Other Fees	\$43,286	21,648	43,796	-22,148
Total 70700 - FEE Revenue	\$1,220,284	1,130,073	1,113,208	16,865
71510 - Laundry Income				
71550 - Donations - Tenant Events	\$2,000	1,426	2,063	-637
715GR - Graffiti Event Donations	\$0	0	0	0
715ME - Misc. Events Donations	\$2,000	1,075	1,679	-604
715MH - Winter Holiday Event Donations	\$2,000	1,075	1,679	-604
Total 71550 - Donations - Tenant Events	\$2,000	1,075	1,679	-604

EAST GREENWICH HOUSING AUTHORITY
Profit & Loss Prev Year Comparison
January through December 2021
DRAFT

	22-23 Budget	Jan - Dec 21	Jan - Dec 20	\$ Change
71560 - Cove Grant (Other)		0	0	
71500 - Other revenue - Other		1,905	3,960	
Total 71500 - Other revenue	1,224,284	1,134,479	1,120,910	13,569
Total Income	\$1,802,518	1,621,512	1,708,582	-87,070
Gross Profit	\$1,802,518	1,621,512	1,708,582	-87,070
Expense				
91000 - Total Operating-Admin				
91010 - Salaries				
010.01 - A700 Regal Tenant Soc. Service	\$0	0	0	
010.02 - A700, Cove Admin - Fee	\$52,000	41,988	50,705	-8,717
010.03 - A700, FSS Tenant Services	\$60,919	68,235	69,129	-894
010.04 - A700, PHA Admin	\$223,976	233,404	233,273	131
010.05 - A700, Section 8 Admin	\$84,137	59,846	58,246	1,602
010.06 - A700, SS Tenant Social Service	\$0	0	0	
010.09 - Accht - Payroll Clearing	\$0	0	0	
010.10 - M100 EGH4 Maintenance	\$80,588	127,567	97,474	30,093
010.11 - M200 Fee Maintenance	\$22,734	33,000	14,492	18,508
010.12 - M300 Cove Fee Maintenance	\$70,018	70,496	66,072	4,424
91135-Vacation/Sick Time Buyback	\$8,977	11,254	11,550	
Total 91010 - Salaries	\$593,349	645,792	600,941	44,851
91200 - Auditing Fees	\$7,140	7,500	7,140	360
91250-Professional Fees	\$0	0	0	
91400 - Board Commissioner Expense	\$1,000	1,052	799	253
91500 - EE benefit contrib- admin				
91509 - Payroll Taxes	\$49,347	46,257	46,807	-550
91510 - 414H2 TIAA-CREF Retirement ER	\$5,541	5,297	5,820	-523
91511 - RISERS MERS' Retirement	\$82,340	57,977	57,900	77
91512 - Medical Insurance	\$117,017	109,868	104,076	5,792
91513 - Dental Insurance	\$5,749	5,317	6,123	-806
91514-Employee Benefits-Other	\$0	0	5,208	0
91515 - Mut. of America Plan FEES	\$0	0	0	
91500 - EE benefit contrib- admin - Other	\$0	0	0	
Total 91500 - EE benefit contrib- admin	\$238,984	224,716	225,934	-1,218
91600 - Other Operating - Admin				
91610 - Legal Expense	\$10,000	9,477	6,978	2,499
840 - Legal FEE	\$15,000	14,766	17,139	-2,373
91610 - Legal Expense - Other	\$25,000	24,243	24,117	126
Total 91610 - Legal Expense				
91635 - Office Expense				
91637 - Licenses & Permits	\$400	291	330	-39
91638 - Postage & Delivery	\$5,000	2,776	5,298	-2,522
91640 - Office Supplies & Equipment Exp	\$10,000	7,375	10,952	-3,577
91680 - Bank Fees & POS Fees	\$50	30	70	-40
91670 - Telephones, Internet Expense	\$8,120	9,881	6,219	3,662
91680 - Advertising, Public Notices	\$1,000	475	1,481	-1,006
91690 - Publications, Memberships	\$7,000	7,453	7,560	-97
91635 - Office Expense - Other	\$0	0	0	
Total 91635 - Office Expense	\$31,570	28,281	31,900	-3,619
91800 - Travel	\$1,000	6,605	307	6,298
91600 - Other Operating - Admin - Other	\$0	0	0	
Total 91600 - Other Operating - Admin	\$57,570	59,129	56,324	2,805
91900 - Other Admin Expenses				
91620 - Accounting	\$22,740	22,740	22,740	0
91625 - Human Resource Materials	\$0	0	42	-42
91630 - IT and Software	\$28,000	20,488	43,414	-22,926
91645 - Payroll Service Fee	\$1,621	1,621	1,583	38
91650 - Training & Conferences	\$5,000	3,305	5,573	-2,268

EAST GREENWICH HOUSING AUTHORITY
Profit & Loss, Prev Year Comparison
January through December 2021
DRAFT

	22-23 Budget	Jan - Dec 21	Jan - Dec 20	\$ Change
91900 - Other Admin Expenses - Other	\$0	0	0	0
Total 91900 - Other Admin Expenses	\$57,361	48,154	73,352	-25,198
Total 91000 - Total Operating-Admin	\$955,414	\$986,343	\$964,490	\$21,853
92500 - Total Tenant Services	\$0	0	0	0
92120 - Tenant Pub. Printing & Reproduc	\$500	575	0	575
92210 - Moving&Storage-TenantEvictions	\$2,000	1,631	1,037	594
92400 - Tenant expenses - other		0	0	0
92500 Total Tenant Services - Other		0	0	0
92700 - Tenant Event Expenses	\$0	0	0	0
927GR - Grantit Contest Expense	\$800	0	0	0
927ME - Miscellaneous Events Expense	\$4,000	0	702	-702
927WH - Winter Holiday Events Expense	\$4,800	2,206	1,739	467
Total 92700 - Tenant Event Expense				
Total 92500 - Total Tenant Services	\$7,300	2,206	1,739	467
93000 - Total Utilities				
93200 - Electricity	\$3,027	5,496	2,899	2,597
93201 - Electricity, Office	\$1,815	1,800	2,584	-764
93222 - PH Utility Allowance Prints	\$18,158	13,813	6,938	6,875
93200 - Electricity - Other	\$23,000	21,109	12,421	8,688
Total 93200 - Electricity				
93300 - Gas	\$1,607	1,404	1,355	49
93301 - Gas, Office	\$55,393	53,557	47,527	6,030
93300 - Gas - Other	\$57,000	54,961	48,882	6,079
Total 93300 - Gas	\$57,000	54,961	48,882	6,079
93400 - Sewer	\$27,034	27,141	24,831	2,310
833 - Sewer FEE	\$5,966	6,172	6,360	-188
Total 9340 - Sewer	\$33,000	33,313	31,191	2,122
93500 - Water	\$2,812	3,656	3,101	555
834 - Water FEE	\$12,188	9,377	13,700	-4,323
93500 - Water - Other	\$15,000	13,033	16,801	-3,768
Total 93500 - Water				
93800 - Other Utilities	\$1,000	736	500	236
93802 - Other Utility, Garage	\$1,000	736	500	236
Total 93800 - Other Utilities				
Total 93000 - Total Utilities	\$128,000	\$123,152	\$109,795	\$13,357
94000 - Maintenance Costs				
94200 - Materials for Maintenance	\$2,000	839	1,533	-694
890 - Materials FEE	\$400	322	129	193
94230 - Fire Extinguishers				
94240 - Vehicle Maintenance	\$3,600	2,038	1,346	692
94241 - Gasoline	\$5,000	6,201	3,923	2,278
94242 - Vehicle Repairs & Maintenance	\$8,600	8,239	5,269	2,970
Total 94240 - Vehicle Maintenance	\$13,000	12,468	2,920	9,568
94200 - Materials for Maintenance - Other	\$24,000	\$21,898	\$9,851	12,037
Total 94200 - Materials for Maintenance				
94300 - Outside Maintenance Contractors	\$4,000	4,583	7,899	-3,316
300.01 - Electrical	\$2,500	5,394	2,244	3,150
300.02 - Extermination	\$5,000	4,401	2,618	1,783
300.03 - Heating & Cooling	\$19,000	18,396	16,311	2,085
300.05 - Landscape/Grounds	\$13,000	9,240	3,634	5,606
300.06 - On Call Routine Maintenance	\$3,000	2,603	2,869	-266
300.07 - Plumbing	\$9,500	8,435	6,194	2,241
300.09 - Trash Removal				

EAST GREENWICH HOUSING AUTHORITY
Profit & Loss: Prev Year Comparison
January through December 2021
DRAFT

	22-23 Budget	Jan - Dec 21	Jan - Dec 20	\$ Change
300.10 • Unit Turnaround				
300.11 • Will-Call Misc	\$30,000	17,535	45,495	-27,960
Total 94300 • Outside Maintenance Contractors	\$25,000	5,007	14,870	-9,863
	\$111,000	\$75,594	\$102,134	-26,540
94000 • Maintenance Costs - Other	\$0	0	0	0
Total 94000 • Maintenance Costs	\$135,000	\$97,482	\$111,985	-14,503
96100 • Insurance premiums	\$91,010	88,360	84,702	3,658
96300 • Payment in lieu of taxes	\$2,200	0	0	0
96400 • Bad debt - tenant rents	\$2,000	4,576	0	4,576
96700 • Interest expense - total				
96710 • Mortgage interest expense				
887 • Mort Int: FEE 2880 SCT	\$35,898	34,471	35,402	-931
351.1 Principal: FEE 2880 SCT	\$19,518	20,945	20,014	931
Total 96710 • Mortgage interest expense	\$55,416	55,416	55,416	0
Total 96700 • Interest expense - total	\$55,416	55,416	55,416	0
97825 • Misc Expense	\$0	4,745		
98900 • Reconciliation Discrepancies	\$0			
99999 • Review with Accountant	\$0			
Total Expense	\$1,377,340	\$1,362,280	\$1,328,127	\$34,153
Net Ordinary Income	\$425,178	259,232	380,455	-121,223
Other Income/Expense				
Other Income				
10010 • Operating Transfers In		0	0	0
10020 • Operating Transfer Out		0	0	0
Total Other Income		0	0	0
Other Expense				
97050 • Betterments and Additions	\$135,000	0	0	0
97100 • Extraordinary Maintenance	\$0	0	0	0
97400 • Depreciation expense	\$135,000	0	0	0
Total Other Expense	-135,000	0	0	0
Net Other Income	\$290,178	259,232	380,455	-121,223
Net Income				

Proposed budget is based on a 3% Salary Increase and a 100% Contribution to H.S.A. Accounts

Two Percent Salary Increase	4,104.00	Savings
One Percent Salary Increase	8,160.00	Savings
No Salary Increase	12,231.00	Savings
75% H.S.A. Contribution	6,000.00	Savings
50% H.S.A. Contribution	12,000.00	Savings
No H.S.A. Contribution	24,000.00	Savings
Fee Account balance as of 2/28/2022	2,182,178.00	
Fee Account balance as of 2/28/2021	1,795,815.00	

Extraordinary Maintenance Includes:
Physical Needs Assessment
New Hot Water Tank 2880 SCT
New Boiler 158 Marlborough
Repainting All Buildings Deford Farms and Marlborough Crossings

22-23 Budget	Jan - Dec 21	Jan - Dec 20	\$ Change
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