



MEMBERS OF THE PUBLIC MAY ATTEND VIA ZOOM BY CLICKING ON THE FOLLOWING LINK:

<https://us06web.zoom.us/j/89516630980?pwd=AYvZaaCONnVBRuRIYLSUwXkHwu2fl9.1>

OR BY CALLING 1-669-444-9171 AND ENTERING MEETING ID NUMBER 895 1663 0980 FOLLOWED BY PASSCODE 251535. MEMBERS OF THE PUBLIC CAN ALSO LISTEN TO THE MEETING BY LOGGING ONTO THE CITY'S WEBSITE USING THIS LINK: http://www.winslowaz.gov/government/agendas_and_minutes/index.php

**AGENDA
NOTICE OF SPECIAL MEETING
OF THE WINSLOW PUBLIC HOUSING AUTHORITY**

MAY 27, 2025 – 6:00 P.M. ~ DOORS OPEN AT 5:30 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Public Housing Authority of the City of Winslow, Arizona, and to the general public that the Winslow Public Housing Authority will hold a special meeting on Tuesday, May 27, 2025 at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona. Members of the Winslow Public Housing Authority will attend either in person or via Zoom. The public may be asked to temporarily relocate if an executive session occurs and will be invited back in when the Housing Authority returns from executive session.

- 1. PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE**
- 2. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 3. CONSIDERATION AND POSSIBLE ACTION**
 - A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – April 8, 2025 (Suzy Wetzel)
 - B. Discussion and/or Action Regarding Resolution No. 1974 Approving the Housing Authority's 2025/2026 Operating Budget (Kim Salazar)
- 4. ADJOURNMENT**

The Housing Authority reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to the Housing Authority is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday and at the Winslow Public Library, 617 West Second Street, Winslow, Arizona during regular library hours.

Pursuant to the Americans with Disabilities Act (ADA) the Housing Authority endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Housing Authority are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Minutes of the special meeting of the Winslow Housing Authority held on April 8, 2025, at 6:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

MEMBERS PRESENT:

Chairperson Cano, Commissioner Cake, Commissioner MacLean, Commissioner McKee, Commissioner Salazar, Commissioner Tafoya

MEMBERS ABSENT:

Commissioner Crisp

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Kim Salazar Public Housing Director

Chairperson Cano called the meeting to order. The Pledge was given and the Invocation was offered by Commissioner Tafoya. Roll call was taken and Commissioner Crisp was absent. Motion: Moved by Chairperson Cano, seconded by Commissioner Cake, to excuse the absent member. Motion passed unanimously with Chairperson Cano and Commissioners Cake, MacLean, McKee, Salazar and Tafoya voting yes.

CONSIDERATION AND POSSIBLE ACTION

A. Discussion and/or Action to Approve Minutes of Public Housing Authority Special Meeting – September 10, 2024

Motion: Moved by Commissioner MacLean, seconded by Commissioner McKee, to approve minutes of the Public Housing Authority Special Meeting of September 10, 2024. Motion passed unanimously with Chairperson Cano and Commissioners Cake, MacLean, McKee, Salazar and Tafoya voting yes.

B. Discussion and/or Action Regarding Resolution No. 1968 Approving the Write Off of Fully Depreciated Fixed Assets in the Public Housing Program

The Public Housing Director stated that the items shown on the resolution exhibit have been on the asset list since 1991 and she would like to write them off to clean up the list.

Motion: Moved by Commissioner Cake, seconded by Commissioner Tafoya, to approve Resolution No. 1968. Motion passed unanimously

with Chairperson Cano and Commissioners Cake, MacLean, McKee, Salazar and Tafoya voting yes.

C. Discussion and/or Action to Adopt Resolution No. 1969 Approving the Housing Authority's 2025 Five Year Plan

The Public Housing Director explained that the Five Year Plan includes Public Housing's goals and objectives to serve the needs of low income families. The Public Housing Director also discussed department accomplishments and provided detailed information related to renovations made to the Public Housing units.

The Public Housing Director responded to questions and comments from the Commission including a suggestion from Chairperson Cano to partner with residents to build a community garden in some of the common areas. The Public Housing Director also extended an invitation to the Commission to tour one of the renovated units.

Motion: Moved by Chairperson Cano, seconded by Commissioner McKee, to approve Resolution No. 1969. Motion passed unanimously with Chairperson Cano and Commissioners Cake, MacLean, McKee, Salazar and Tafoya voting yes.

ADJOURNMENT

Motion: Moved by Commissioner Cake, seconded by Commissioner Tafoya, to adjourn at 6:10 p.m. Motion passed unanimously with Chairperson Cano and Commissioners Cake, MacLean, McKee, Salazar and Tafoya voting yes.

Chairperson

Attest:

City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Winslow Housing Authority held on April 8, 2025 at 6:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this 27th day of *May*, 2025.

Suzy Wetzel

City Clerk

RESOLUTION NO. 1974

**RESOLUTION OF THE GOVERNING BOARD OF THE CITY
OF WINSLOW PUBLIC HOUSING AUTHORITY TO
APPROVE THE HOUSING AUTHORITY'S 2025/2026
OPERATING BUDGET**

WHEREAS, the Department of Housing and Urban Development requires all Housing Authorities to annually review and update their budgets as necessary and in accordance with Section 6 (c) of the U.S. Housing Act of 1937; and

WHEREAS, the preparation and approval of this budget meets with current and federal accounting guidelines and is within the Housing Authorities approved policies.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BOARD OF THE WINSLOW PUBLIC HOUSING AUTHORITY approves the Housing Authority's annual operating budget to accurately reflect the current year's expenditures.

PASSED AND ADOPTED by the Governing Board of the Winslow Public Housing Authority this 27th day of May, 2025.

Roberta W. Cano, Board Chairman

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

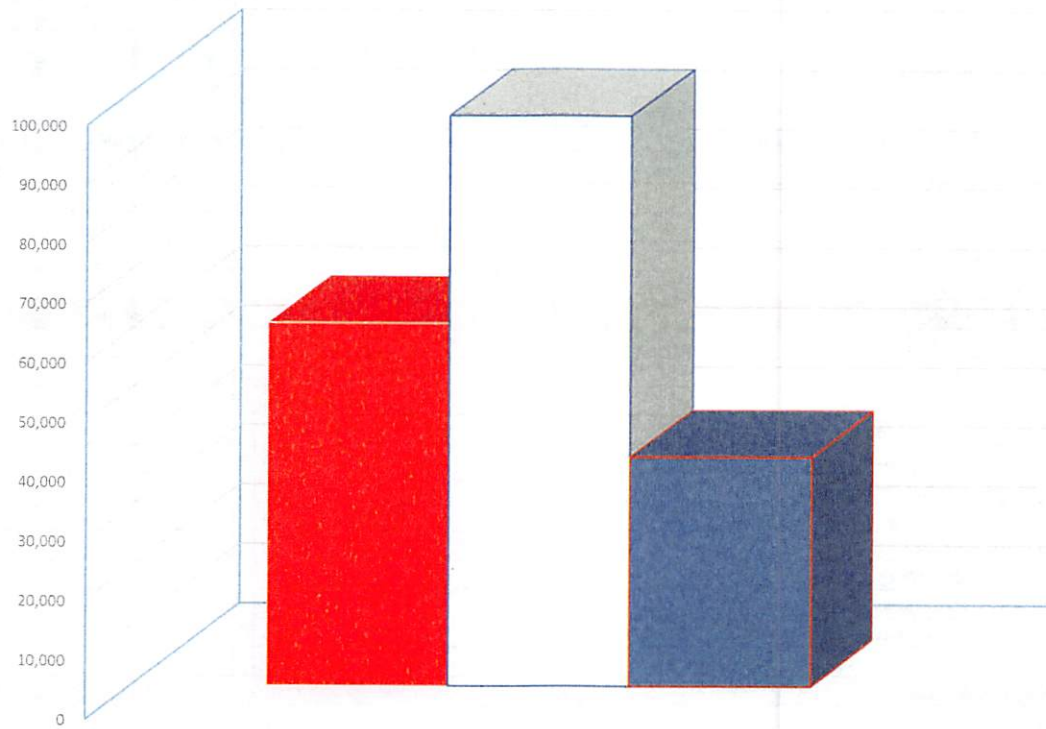
Trish Stuhan, City Attorney

Winslow Public Housing Authority

Public Housing Operating Budget

July 1, 2025 through June 30, 2026

2026



60,975 6/30/2024 Actual	95,975 6/30/2025 Estimated	38,534 6/30/2026 Estimated
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Expendable Fund Balance (EFB)

Prepared by: Karen Tanner
Email: Karen.Tanner@mrisoftware.com
LINDSEY
An MRI Software Company

Winslow Public Housing Authority
900 Henderson St
Winslow, AZ 86047

Public Housing Operating Budget				Project Number: AZ008000001			
				ACC Units:	55	Available Dwelling Units for FDS:	55
Asset Management ☐ Yes ☒ No				Eligible Units OFF:	55	Unit Months Available FDS:	660
July 1, 2025 through June 30, 2026				Built Date: 1958 and 1984			
ACC: SF131				Last Renovation: Not Recent			
Number of Projects: [2] Number of AMPs: [1]				Occupancy Type: Family			
UEI: UCR4F6KPM3L6				Estimated Occupancy Rate: 98%			
PHA Code: AZ008				Average Bed Room Size: 3 BR			
Type of Submission Below				Building Type: Duplex/Semi-Detached			
☒ Original				Anticipated Number of Turnovers: 11			
☐ Revision Revision No. []				Project Expense Level: 484.20 CY2025			
				Utility Expense Level: 87.43 CY2025			
HUD Field Office: Phoenix, AZ				Average Units Occupied: 54			
Winslow Public Housing Authority						ACC Units	Unit Months for PUM Calculations
						55	660
				AZ008000001	AZ008000001	AZ008000001	AZ008000001
FDS Line Numbers	Acc't No.	Account Description	Actual FYE PUM	Previous Budgeted PUM	PH Budget PUM	PH Budget Dollars	
Tenant Revenues			2024	2025	2026	2026	
70300	3110	Net Tenant Rental Revenue	388.82	315.67	386.85	255,320	
70400	3120	Excess Utilities	0.05	0.00	0.00	0	
70400	3690	Tenant Revenue - Other	9.73	4.06	8.18	5,400	
70400	3690.FSS	FSS Escrow Forfeitures	0.00	0.00	0.00	0	
70500		Total Tenant Revenue	398.60	319.73	395.03	260,720	
Other Revenue							
71500	3190	Non-Dwelling Rental Revenue	0.00	0.00	0.00	0	
71100	3610	Investment Income - Unrestricted	0.13	0.00	0.00	0	
72000	3610.1	Investment Income - Restricted	0.00	0.00	0.00	0	
71500	3690.1	Other Revenue - Non Tenant	5.88	0.00	0.00	0	
71400	3690.70	Fraud Recovery or Collections on Losses	0.00	0.00	0.00	0	
71300	3690.86	Proceeds from disposition of assets held for sale	0.00	0.00	0.00	0	
71310	3690.87	Cost of sale of assets	0.00	0.00	0.00	0	
71600	3690.88	Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	0	
70800	3690.97	Other Government Grants, Donations to Operations	0.00	0.00	0.00	0	
10010	3690.99	Operating Transfers In From Capital Fund 1406	0.00	40.91	0.00	0	
71500	7560.5	Proceeds from Insurance & Others (Due to Casualty Loss)	0.00	0.00	0.00	0	
		Total Other Revenues	6.01	40.91	0.00	0	
Operating Revenue HUD Receipts							
70600	8020	Total Subsidy for Request Fiscal Year	259.91	262.96	195.80	129,229	
70600		Total HUD Operating Fund Receipts	259.91	262.96	195.80	129,229	
70000		Total Operating Revenues	664.52	623.60	590.83	389,949	

Winslow Public Housing Authority					ACC Units	Unit Months for PUM Calculations
					55	660
			AZ008000001	AZ008000001	AZ008000001	AZ008000001
FDS Line Numbers	Acc't No.	Account Description	Actual FYE PUM	Previous Budgeted PUM	PH Budget PUM	PH Budget Dollars
Administrative Expenses						
91100	4110	Administrative Salaries	116.69	123.98	125.20	82,630
11050	4110.75	Administrative - Change to Compensated Absences	0.00	0.00	0.00	0
91700	4130	Legal Expense	0.00	0.76	0.61	400
91600	4140	Staff Training	4.34	3.79	3.79	2,500
91800	4150	Travel;	0.00	5.30	5.30	3,500
91900	4170	Outside Accounting Service	10.13	6.80	7.05	4,650
91200	4171	Auditing	0.00	5.30	5.76	3,800
91500	4182	Employee Benefit Contributions-Administrative	41.90	52.71	54.89	36,230
91400	4190.08	Advertising and Marketing	0.00	0.45	0.45	300
91600	4190.11	Publications	1.18	0.45	0.38	250
91600	4190.12	Membership and Dues	0.09	0.76	0.76	500
91600	4190.13	Telephone	0.00	1.97	1.97	1,300
91600	4190.14	Rental of Office Space	0.00	0.00	0.00	0
96200	4190.15	Collection Agent Fees	0.00	0.45	0.00	0
96200	4190.16	Fiscal Agent Fees	0.00	0.00	0.38	250
91600	4190.17	Forms, Stationary and Office Supplies	6.49	5.68	5.68	3,750
91900	4190.18	Other Operating - Administrative	1.24	4.92	4.92	3,250
91900	4190.19	Administrative Service Contracts	38.92	30.68	27.50	18,150
91900	4190.20	Outside Management Fee	0.00	0.00	0.00	0
91000		Total Administrative Expenses	220.98	244.00	244.64	161,460
Tenant Services						
92100	4210	Tenant Services - Salaries	0.00	0.00	0.00	0
11050	4210.75	Tenant Services - Change in Compensated Absences	0.00	0.00	0.00	0
92400	4220	Recreation, Publications, Miscellaneous	0.00	0.00	0.00	0
92400	4220.1	Resident Participation Expenses	0.00	1.76	1.64	1,080
92300	4222	Employee Benefit Contributions - Tenant Services	0.00	0.00	0.00	0
92400	4230	Contract Cost - Training, Etc.	0.00	0.00	0.00	0
92200	4230.10	Relocation Cost	0.00	0.00	0.00	0
92400	4230.20	Tenant Services - Other	0.00	0.00	0.00	0
92500		Total Tenant Service Expense	0.00	1.76	1.64	1,080
Utilities Expense						
93100	4310	Water	25.55	28.03	28.79	19,000
93200	4320	Electricity	7.75	13.18	13.64	9,000
93200	4320.9	Security Lights	0.00	0.00	0.00	0
93300	4330	Gas	3.01	5.53	6.06	4,000
93400	4340	Fuel	0.00	0.00	0.00	0
93500	4350	Utility Labor	0.00	0.00	0.00	0
93700	4352	Utility Employee Benefits	0.00	0.00	0.00	0
93600	4390	Sewer	48.29	50.38	51.89	34,250
93800	4390.1	Other Utility Expenses	0.00	0.00	0.00	0
93000		Total Utility Expenses	84.60	97.12	100.38	66,250

Winslow Public Housing Authority					ACC Units	Unit Months for PUM Calculations
					55	660
			AZ008000001	AZ008000001	AZ008000001	AZ008000001
FDS Line Numbers	Acc't No.	Account Description	Actual FYE PUM	Previous Budgeted PUM	PH Budget PUM	PH Budget Dollars
Ordinary Maintenance & Operations						
94100	4410	Ordinary Maintenance and Operations - Labor	94.27	103.15	89.55	59,100
11050	4410.75	Maintenance Change to Compensated Absences	0.00	0.00	0.00	0
94200	4420	Ordinary Maintenance and Operations - Materials	65.51	68.18	77.27	51,000
94300-090	4430.01	Extermination	5.66	4.55	7.58	5,000
94300-040	4430.02	Elevator Maintenance	0.00	0.00	0.00	0
94300-020	4430.17	Heating and Cooling	0.00	0.00	0.00	0
94300-030	4430.18	Snow Removal	0.00	0.00	0.00	0
94300-050	4430.19	Landscape and Grounds	0.00	2.27	2.27	1,500
94300-060	4430.20	Unit Turnaround	0.00	12.88	12.88	8,500
94300-070	4430.21	Electrical	0.00	4.55	4.55	3,000
94300-080	4430.22	Plumbing	8.01	15.15	15.15	10,000
94300-100	4430.23	Janitorial	0.00	0.00	0.00	0
94300-010	4431	Garbage and Trash	33.06	39.02	32.58	21,500
Other Preventive Maintenance & Miscellaneous Maintenance Contracts Listed Below 94300-110						
	4430.03	Maintenance Contracts - Other Repairs	0.36	0.00	0.00	0
	4430.11	Maintenance Contracts - Uniforms/Cleaning	0.00	0.00	0.00	0
	4430.13	Maintenance Contracts - Other	22.76	13.64	27.27	18,000
94300-110		Total Other Maintenance Contracts	23.12	13.64	27.27	18,000
94300		Total Maintenance Contracts	69.85	92.06	102.27	67,500
94500	4433	Employee Benefit Contributions - Ordinary Maintenance	20.09	33.41	30.30	20,000
94000		Total Ordinary Maintenance & Operations	249.72	296.80	299.39	197,600
Protective Services						
95100	4460	Protective Services - Labor	0.00	0.00	0.00	0
11050	4460.75	Protective Services - Change to Compensated Absences	0.00	0.00	0.00	0
95200	4470	Protective Services - Materials	0.00	0.00	0.00	0
95200	4480	Protective Services - Contract Costs	0.00	0.00	0.00	0
95500	4482	Protective Services - Employee Benefits	0.00	0.00	0.00	0
95300	4483	Protective Services - Other	0.00	0.00	0.00	0
95000		Total Protective Services	0.00	0.00	0.00	0
Insurance Expense						
96110	4510.01	Property Insurance	0.00	0.00	0.00	0
96120	4510.02	Liability Insurance	0.00	0.00	0.00	0
96130	4510.04	Workers Compensation	3.80	6.06	7.58	5,000
Other Insurance Listed Below 96140						
	4510.03	Insurance - Automobile	0.00	3.79	3.79	2,500
	4510.15	Insurance - Other-Flood	21.36	19.70	20.45	13,500
96140		Total Other Insurance	21.36	23.49	24.24	16,000
		Total Insurance Premium	25.16	29.55	31.82	21,000
Other General Expense						
96300	4520	Payments in Lieu of Taxes	0.00	0.00	0.00	0
96800	4530	Severance Expense	0.00	0.00	0.00	0
96400	4570	Bad Debt - Tenant Rents	0.98	0.00	0.00	0
96500	4570.1	Bad Debt - Mortgages	0.00	0.00	0.00	0
96600	4570.2	Bad Debts - Other	0.00	0.00	0.00	0
96200	4590	Other General Expense	0.00	0.00	0.00	0
96200	4590.1	Cable TV Expense (Tenant Reimbursable)	0.00	0.00	0.00	0
96200	4590.FSS	FSS Escrow	0.00	0.00	0.00	0
96000		Total Other General Expense	0.98	0.00	0.00	0

Winslow Public Housing Authority					ACC Units	Unit Months for PUM Calculations
					55	660
			AZ008000001	AZ008000001	AZ008000001	AZ008000001
FDS Line Numbers	Acc't No.	Account Description	Actual FYE PUM	Previous Budgeted PUM	PH Budget PUM	PH Budget Dollars
Interest Expense and Amortization Cost						
96720	4580	Interest on Notes Payable (Long & Short Term)	0.00	0.00	0.00	0
96710	4920	Interest on Mortgage or Bonds	0.00	0.00	0.00	0
96810	4920.01	Amortization of Debt Issue Costs	0.00	0.00	0.00	0
96700		Total Interest Expense and Amortization Cost	0.00	0.00	0.00	0
96900		Total Operating Expenditures	581.44	669.23	677.86	447,390
Non-Routine Expenditures						
97700		Debt Service Payment (Principal & Interest)	0.00	0.00	0.00	0
97100	4610.1	Extraordinary Maintenance - Labor	0.00	0.00	0.00	0
97100	4610.2	Extraordinary Maintenance - Materials	0.00	0.00	0.00	0
97100	4610.3	Extraordinary Maintenance - Contracts	24.42	0.00	0.00	0
97200	4620	Casualty Losses - (Non-Capitalized)	0.00	0.00	0.00	0
	7520	Replacement of Equipment (Capitalized)	11.63	0.00	0.00	0
97100	7520.9	Replacements of Equipment (Non-Depreciable)	0.00	0.00	0.00	0
	7540.2	Property Betterments and Additions Materials (Capitalized)	0.00	0.00	0.00	0
	7540.3	Property Betterments and Additions Equipment (Capitalized)	0.00	0.00	0.00	0
	7540.4	Property Betterments/Additions Contracts (Capitalized)	0.00	0.00	0.00	0
97100	7540.93	Property Betterments and Additions (Non-Depreciable)	0.00	0.00	0.00	0
	7560	Casualty Losses - (Capitalized)	0.00	0.00	0.00	0
		Total Non-Routine Expenditures	36.05	0.00	0.00	0
1000		Net Cash Flow	47.03	(45.63)	(87.03)	(57,441)

Winslow Public Housing Authority Provision for Estimated or Actual Expendable Fund Balance Budget Certification						AZ008
Calculation of Estimated Fund Balance and Number of Months Fund Balance for the Period Ending 6/30/2026	Expendable Fund Balance at End of Prior Year:	6/30/2024	☐ Audited	☒ Un-Audited	60,975	
	Increase/Decrease to Expendable Fund Balance	6/30/2025	☒ Estimated	☐ Actual	35,000	
	Estimated/Actual Expendable Fund Balance FYE	6/30/2025	☒ Estimated	☐ Audited ☐ Un-Audited	95,975	
	Estimated Increase/Decrease to EFB	6/30/2026			(57,441)	
	Estimated Expendable Fund Balance Request Budget Year	6/30/2026			38,534	
	Estimated Operating Expense for Request Budget Year	6/30/2026			447,390	
	Estimated Average Monthly Expense for Request Budget Year	6/30/2026			37,283	
	Estimated Number of Months Expendable Fund Balance Request Year	6/30/2026			1.03	
Comments: The 2025 Budget projects that Expendable Fund Balance would decrease by \$30,129. This is re-estimated based on December 2024 Financial Statements and expected activity for January - June 2025. PHA will need to keep expense with current trend and draw the \$27,000 CFP from account 1406 that will increase income in the Operating Budget.						
PHA Approval Name <u>Kimberly Salazar</u> Title <u>Executive Director</u> Signature _____ Date _____						
If Requested or Required Field Office Approval Name _____ Title _____						

Signature

Date

Prepared by:
LINDSEY
An MRI Software Company

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EFB Budget Certification
Printed 4/1/2025 1:01 PM

Winslow Public Housing Authority
Public Housing Budget Other Income Detail Summary
July 1, 2025 through June 30, 2026

AZ008

Description		Dollars	Remarks
Estimated Rent Income Eligible Tenants		255,320	Estimated base on December 2024 Dwelling Rent Charges.
Estimated Rent Over Income Tenants		0	
Estimated Rent Police Officer Residence		0	
Estimated Rent Employee Residence		0	
Estimated Loss or Gain for Changes		0	
Total Estimated Rent		<u>\$255,320</u>	
Gross Potential Rent		\$260,048	
Excess Utilities			
☐ Water ☐ Electric ☐ Gas ☐ Other ☒ None		\$0	
<u>Other Tenant Revenue</u>			
Late Fees		600	
Tenant Damages		3,400	
Cable TV Reimbursements		0	
Mowing Fee		400	
Other Tenant Revenue		1,000	
Other Tenant Revenue		0	
Other Tenant Revenue		0	
Other Tenant Revenue		0	
Other Tenant Revenue		0	
Total Other Tenant Revenue		<u>\$5,400</u>	
FSS Escrow Forfeitures	3690.FSS	0	
<u>Operating Subsidy Estimate</u>			
Potential Subsidy	2025	80,180	Estimated with 100% occupancy by Income Eligible Tenants for full Reporting Period.
Actual Calculated 100%	2025	80,167	Estimated based on most recent available Calculations.
Unfunded or Extra Funds for Pro-Ration	2025	(16,033)	Estimated Unfunded 20.000% Estimated based on Current Obligations with Offsets
Months of CY in Request FY	6	0	Other Adjustments
Estimated Subsidy from CY 2025		\$64,134	
Estimate Pro-Ration	2025	80.000%	Estimated
Estimate Pro-Ration	2026	80.000%	Estimated
Potential Subsidy	2026	81,382	Estimated based on latest calculations and 100% Occupancy by Income Eligible with inflation if applicable.
Estimate with vacancies	2026	81,370	Estimated based on most recent available calculations with estimated inflation if applicable.
Unfunded or Extra Funds for Pro-Ration	2026	(16,274)	Estimated Unfunded 20.000% Estimate when actuals not available
Months of CY in Request FY	6	0	Other Adjustments
Estimated Subsidy from CY 2026		\$65,096	
<u>Capital Fund 1406</u>	3690.99		
2024 CFP Grant 1406 to Operations		0	
CFP Grant 1406 to Operations		0	
CFP Grant 1406 to Operations		0	
Total CFP for use in Budget Year		<u>\$0</u>	
<u>Other Government Grants or Donations</u>	3690.97		
Other Grant or Donations to Operations		0	
Other Grant or Donations to Operations		0	
Total other Government Grants		<u>\$0</u>	
Estimated Interest		0	Current Trend
Proceeds assets held		\$0	
Cost of sale of Assets		\$0	
Fraud Recovery		\$0	
<u>Other Non Tenant Revenue</u>	3690.1		
Laundry		0	
Vending		0	
Royalties		0	
Management Fee Income		0	
Total Other Non-Tenant Revenue		<u>\$0</u>	
Insurance Proceeds from Casualty loss to be entered as credit on Schedule of Non-routine but will show as Income in Budget.			
<u>Non-Dwelling Rent Revenue</u>			
Community Center		0	
Other		0	
Other		0	
Total Non-Dwelling Revenue		<u>\$0</u>	
Gain/Loss on Sale of Fixed Assets		\$0	
Investment Income - Restricted		\$0	

Winslow Public Housing Authority Schedule of Positions and Salaries July 1, 2025 through June 30, 2026	
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[illegible]

Winslow Public Housing Authority
Schedule of Positions and Salaries
July 1, 2025 through June 30, 2026

	Current	Proposed	Total Public Housing		CFP		S8 Voucher		Other 2		Other 3		Other 4	
	Salary for	Salary for	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars
Positions	2025	2026	Of Total		Of Total		Of Total		Of Total		Of Total		Of Total	
Tenant Services														
	100%	100%												
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Tenant Service Salaries	\$0	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0
Protective Services														
	100%	100%												
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
			100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
Total Protective Service Salaries	\$0	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0
Grand Total of All Salaries	\$193,966	\$186,233	76.11%	\$141,738	0.00%	\$0	23.89%	\$44,495	0.00%	\$0	0.00%	\$0	0.00%	\$0

July 1, 2025 through June 30, 2026

Benefit Schedule
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Winslow Public Housing Authority

Schedule of Employee Benefits

July 1, 2025 through June 30, 2026

Maximum for Wage for full FICA				\$176,100												
Total FICA Rate				7.65%	Proposed	Total Public Housing	CFP		S8 Voucher		Other 2		Other 3		Other 4	
SS Tax Rate	6.20%	Medicare Rate	1.45%	Total Benefits	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars	%	Dollars
Positions	Do not Include Employee Portions				2026											
	Health/Dental/Life & Other Health Related	Retirement 12.27%	State Unemployment SUTA or Other	FICA												
Tenant Services																
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total Tenant Service Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
Protective Services																
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
				0.00	0	100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total Protective Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!	\$0	#DIV/0!
Grand Total Benefits	\$32,990.52	\$22,850.79	\$5,652.00	\$14,246.82	\$75,740.13	74.24%	\$56,232	0.00%	\$0	25.76%	\$19,508	0.00%	\$0	0.00%	\$0	0.00%

Winslow Public Housing Authority
Schedule of Administration Expense
Other than Salaries and Benefits
July 1, 2025 through June 30, 2026

	FDS Line #	Description	PH Account #	Total Agency	Public Housing	CFP	S8 Voucher	Other 2	Other 3	Other 4
1.	91700	Legal Expense	4130	600	400	0	200	0	0	0
2.	91900	Staff Training	4140	4,000	2,500	0	1,500	0	0	0
3.	91800	Travel:	4150							
		Trips to Conventions and Meetings		5,500	3,500	0	2,000	0	0	0
		Local & Other Outside Area Non-Taxable		0	0	0	0	0	0	0
		Taxable Auto Allowance		0	0	0	0	0	0	0
		Total Travel		5,500	3,500	0	2,000	0	0	0
4.	91900	Outside Accounting Service	4170	7,860	4,650	0	3,210	0	0	0
5.	91200	Auditing	4171	6,300	3,800	0	2,500	0	0	0
6.	91400	Advertising and Marketing	4190.08	600	300	0	300	0	0	0
7.	91600	Publications	4190.11	500	250	0	250	0	0	0
8.	91600	Membership and Dues	4190.12	500	500	0	0	0	0	0
9.	91600	Telephone	4190.13	1,550	1,300	0	250	0	0	0
10.	91600	Rental of Office Space	4190.14	0	0	0	0	0	0	0
11.	96200	Collection Agent Fees	4190.15	0	0	0	0	0	0	0
12.	96200	Fiscal Agent Fees	4190.16	400	250	0	150	0	0	0
13.	91600	Forms, Stationary and Office Supplies	4190.17	4,750	3,750	0	1,000	0	0	0
14.	91900	Other Operating - Administrative	4190.18	4,450	3,250	0	1,200	0	0	0
15.	91900	Administrative Service Contracts	4190.19	33,740	18,150	0	15,590	0	0	0
16.	91900	Outside Management Fee	4190.20	0	0	0	0	0	0	0
		Total		\$70,750	\$42,600	\$0	\$28,150	\$0	\$0	\$0

Remarks for Administrative Expense:

Line: 3. Travel Summary: Itinerary is not available at this time. Estimating cost for possible meetings and trainings regarding HA management and HUD updates.

Line 4. Outside Accounting Service. Includes Monthly Financial Reporting, Annual Unaudited FDS Preparation, Monthly Grant Fees, GASB 68 Entries if applicable prepared by MRI.

Line 14. Includes Postage Shipping and Other Miscellaneous Charges.

Line 15. Includes Computer Support, Software License Fees, Tenant Background Checks, Budget, Operating Subsidy, MD&A, SAS 112, Copy Machine Contract, Off Site Vault, Postage Meter, Consulting and Other Administrative Services as needed.

Winslow Public Housing Authority
900 Henderson St
Winslow, AZ 86047

July 1, 2025 through June 30, 2026

Winslow Public Housing Authority Detailed Summary of Budget Data and Justification 6/30/2026

Tenant Services:

Relocation Cost

Total Account 4231 0
\$0

Recreation Publication & Other

Recreation 0
Publications 0
Miscellaneous 0
Total Account 4220 \$0

Tenant Service Contracts

Tenant Service Contract or Training 0
Tenant Service Contract or Training 0
Tenant Service Contract or Training 0
Tenant Service Contract or Training 0
Tenant Service Contract or Training 0
Tenant Service Contract or Training 0
Total Account 4230 \$0

Resident Participation

Estimated Resident Participation from	2025	2025	540	6 months of CY in FY
Estimated Resident Participation from	2026	2026	540	6 months of CY in FY
		Total Account 4220.10	\$1,080	Use Estimated Subsidy Pro-ratio

Tenant Service Other 92400 0
Total Account 4231 \$0

Utilities:

Detail is entered on Budget Summary and based on current trend with expected inflation.

Ordinary Maintenance and Operation:

Materials

Total Account 4420 51,000
\$51,000

Maintenance Contract Costs

Extermination	4430.01	5,000
Elevator Maintenance	4430.02	0
Heating and Cooling	4430.17	0
Snow Removal	4430.18	0
Landscape and Grounds	4430.19	1,500
Unit Turnaround	4430.20	8,500
Electrical	4430.21	3,000
Plumbing	4430.22	10,000
Janitorial	4430.23	0
Garbage and Trash Removal	4431	21,500
		\$49,500

All of the above have separate line and account numbers

Below are all part of Other Maintenance Contracts

Maintenance Contracts - Other Repairs	4430.03	0
Maintenance Contracts - Uniforms/Cleaning	4430.11	0
Maintenance Contracts - Other	4430.13	18,000
		\$18,000
Total Other Maintenance Contracts 4430		\$18,000
Total Maintenance Contract Costs		\$67,500

Remarks:

Protective Services:**Protective Service Contracts**

Contracts Prot Svc		0
Contracts Prot Svc		0
Contracts Prot Svc		0
Contracts Prot Svc		0
Contracts Prot Svc		0
	Total Prot Svc Contracts 4480	\$0
Materials	Total Prot Svc Materials 4470	0
Other	Total Prot Svc Other 4483	0

Insurance Expense**Insurance Premiums that are not Employee Benefits**

Property/Fire & Extended		0
Liability		0
Workers Compensation		5,000
All the above have separate lines		\$5,000
Below are Part of Other Insurance Expense		
Insurance - Automobile	4510.03	2,500
Insurance - Other-Flood	4510.15	13,500
	Total Other Insurance	\$16,000
	Total Insurance Expense	\$21,000

Other General Expense

General Expense		\$0
Cable TV Expense (Tenant Reimbursable)	4590.1	\$0
FSS Escrow	4590.FSS	\$0
Payment in Lieu of Taxes		\$0
Bad Debt - Tenant Rents		\$0
Bad Debt - Mortgages		\$0
Bad Debt Other		\$0
Severance Expense		\$0

Waived

Interest Expense and Amortization Cost

Interest on Mortgage or Bonds Expense		\$0
Interest on Notes Payable		\$0
Amortization of Debt Issue Cost		\$0

Winslow Public Housing Authority
900 Henderson St
Winslow, AZ 86047

Extraordinary Maintenance

Extraordinary Maintenance	List Replacements and Additions Separately

Winslow Public Housing Authority	Extra-ordinary Labor	Extra-ordinary Materials	Extra-ordinary Contracts	No.	Cost	6/30/2026
				of	per	Estimated

Number	Description	Labor	Materials	Contracts	Description	or	per	Estimated			
		Acct 4610.1	Acct 4610.2	Acct 4610.3		Items	Item	Expenditure			
1.					Replacements:			0			
2.							0				
3.							0				
4.							0				
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Winslow Public Housing Authority		Description	Extra-ordinary Labor Acct 4610.1	Extra-ordinary Materials Acct 4610.2	Extra-ordinary Contracts Acct 4610.3	Description	No. of Items	Cost per Item	6/30/2026 Estimated Expenditure
Casualty Loss-Non-Capitalized						Casualty Loss Capitalized			
1.									0
2.									0
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