

MHP ADVISORY BOARD AGENDA

Date: Thursday, August 12, 2021

Time: 6PM

Location: MHP Clubhouse

Call to Order: 6PM

Pledge of Allegiance

Roll Call

Approval of Minutes: June 10, 2021

Approval of Agenda

Public Comment

Board Comment

Manager's Report

Business:

- Lease- Kathy
- Brush Hog the Beach-
- Capital Improvement-
 - Kitchen- Tracy
 - Pavilion- Tracy

Close:

- Next Meeting Date: September 9, 2021
- Public Comment
- Board Comment
- Adjournment

**LEXINGTON NORTH SHORES MOBILE HOME PARK
ADVISORY BOARD MEETING MINUTES
6/10/2021 - LNS CLUBHOUSE**

DRAFT

CALL TO ORDER: By Chairperson Judi Resk at 6:08 PM

ROLL CALL:

Present: Judi Resk, Kathy Parraghi, Ed Jarosz, Tracy Zysk, Peggy Moran

Absent: Tootie Reckinger

Others: Michelle Irwin, Park Manager Judy Vandewarker, Recorder, and approximately ten residents

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES: Minutes of the meeting of 5/13/2021 were approved as presented, on a motion by Parraghi, seconded by Zysk, and carried with all ayes.

APPROVAL OF AGENDA: The agenda was approved on a motion by Jarosz with the addition of "Water/Sewer Questions" under Capital Improvement. It was seconded by Parraghi, and carried with all ayes.

PUBLIC COMMENT:

- Would like to see a box placed down by the beach so people can clean up after their dogs
- Do security cameras meet current needs, or should more be budgeted for?
- Water bill concerns
- Questions regarding expenses on financial statement in packet
- Questions regarding late lease payment fees, repeat offenders, progressive consequences
- Would like key added to map of the park to make easier to read
- Blight concerns
- Utility charge questions
- Lease agreement signature concerns
- High risk erosion concerns

BOARD COMMENT: None

MANAGER'S REPORT: See the agenda packet for the complete report.

- Irwin said the lease cycle begins July 1st, so they went out with Rules & Regulations. Water meters will be installed as soon as possible. Bills will have separate line items. They will be exactly like village bills on a full page format rather than a post

expenses. The turn off fee is \$50.

- The DPW power washed the stairs last week. The Work Crew will paint them and pull the weeds from the entrance area. They will use a better quality paint so it lasts longer.
- The garage door is in and will be installed.
- Jim Pierce, new Village Zoning Administer, has been working on blight issues, especially grass issues.
- Irwin is exchanging signed Rules & Regs sheets for a copy of the new directory.
- Margaret Twigg is working on a project to gather emergency contact numbers, which can also be left in the office.

BUSINESS

Landscaping at Entrance—Removal of Grasses

Parraghi said the grasses and weeds growing in the rocky entrance area impairs the vision of drivers, and should be removed, to reduce the liability and increase visibility. After discussion, Jarosz will get the Work Crew to pull the weeds, and Parraghi will request that an item be added to Council agenda to revisit the landscaping in that area.

Forth Shed Request

After discussion Parraghi made a motion to recommend to council amending the current rule so tenants would be allowed not one, but two utility sheds totaling no more than 80 square feet. Moran seconded, and the motion passed with all ayes except Jarosz who opposed the motion.

Capital Improvements

Playground

Parraghi reported she has been working with a representative from the same company Renee and Margaret were working with, who met with her, and took measurements. She is awaiting his recommendations, and will e-mail the information when she gets it, as we need it for the budget meeting scheduled for 6/17/2021.

Club House Kitchen

Jerosz suggested considering the cost involved in putting in a commercial kitchen, and getting pay back on it. Zysk is working with Tony Solis, Jr. who is going to give us a quote.

Pavilion

Solis is going to quote adding a pavilion, too. Zysk will e-mail the information, too.

Water/Sewer Questions were discussed during Manager's Report.

PUBLIC COMMENT:

- The box holding directories is in the way, and is a safety issue.
- On-going road maintenance did not occur as expected.

- Can residents still use auto pay for utility bills?
- Pine tree at Lot 30 needs to be trimmed.

BOARD COMMENT:

- The recycled newspaper box will be moved to a better location near the office.
- Late fees are an administration issue—Jarosz will discuss with Holly.
- Jarosz will check to see if road maintenance is part of the grant.
- Jarosz will ask why the erosion statement is no longer on leases.
- Jarosz will check into how auto pay works with a variable bill.
- Jarosz will check into an area on the beach, beside the down stairway that needs to be filled in.
- Would like to see efforts to market the park be started again.
- Irwin to request DPW put box for doggie bags on beach.
- Some cameras are not working.; Irwin will check into.
- Parraghi will check the status of the huge pine tree at lot 30.m

ADJOURNMENT:

Meeting was adjourned at 7:37 PM on a motion by Jarosz, seconded by Parraghi, and carried with all ayes.

Next Meeting: 6:00 PM Thursday, July 8, 2021, in the Club House.

Respectfully submitted:

Judy Vandewarker, Recorder

6/15/2021

Fund 595 LEX MOBILE HOME PARK

GL Number	Description	Balance
*** Assets ***		
595-000-001.800	INVESTMENT-CADRE	53,010.93
595-000-002.000	EASTERN MICHIGAN BANK	1,007,179.52
595-000-015.000	ACCOUNTS RECEIVABLE	(2,322.27)
595-000-015.700	ACCT REC. LATE FEES PENALTIES	1,118.00
595-000-025.000	MHP WATER RENT RECEIVABLE	(5,805.58)
595-000-030.000	ACCRUAL DEPRECIATION	2,823,128.82
595-000-030.150	BUILDINGS	51,238.42
595-000-030.300	DEFERRED OUTFLOW	1,986.00
595-000-031.000	DEFERRED OUTFLOWS	388.00
595-000-035.000	MHP RUBBISH REVENUE RECEIVABLE	(7.60)
595-000-036.000	MHP SEWER REVENUE RECEIVABLE	10.43
595-000-123.000	PREPAID EXPENSES	6,473.84
595-000-144.000	EQUIPMENT	9,846.73
595-000-264.000	ACCUMULATED DEPRECIATION	(1,723,655.49)
Total Assets		2,222,589.75
*** Liabilities ***		
595-000-202.000	ACCOUNTS PAYABLE	729.34
595-000-204.700	TENANT DEPOSIT	42,604.21
595-000-204.725	TENANT DEPOSIT MAIL BOX KEYS	890.00
595-000-205.000	OPEB OBLIGATION	7,045.00
595-000-205.600	NET PENSION LIABILITY	25,611.00
595-000-251.000	ACCRUED INTEREST PAYABLE	544.95
595-000-258.000	ACCRUED WAGES	504.82
595-000-260.000	ACCRUED VACATION LEAVE PAYABLE	13,740.45
595-000-300.400	CITIZENS FIRST NOTE PAYABLE	120,701.40
595-000-300.500	DEFERRED INFLOWS	289.00
595-000-300.501	DEFERRED INFLOWS OPEB	601.00
Total Liabilities		213,261.17
*** Fund Balance ***		
595-000-390.000	FUND BALANCE ACCOUNT	1,673,133.34
595-000-395.000	RETAINED EARNINGS	50,632.57
Total Fund Balance		1,723,765.91
Beginning Fund Balance		1,723,765.91
Net of Revenues VS Expenditures		285,562.67
Ending Fund Balance		2,009,328.58
Total Liabilities And Fund Balance		2,222,589.75

GL NUMBER	DESCRIPTION	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	YTD BALANCE 06/30/2021 NORM (ABNORM)	ACTIVITY FOR MONTH 06/30/21 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDT USED
Fund 595 - LEX MOBILE HOME PARK							
Revenues							
Dept 000							
595-000-520.000	MHPK RENT REVENUE	751,500.00	708,500.00	708,557.31	59,062.52	(57.31)	100.01
595-000-525.000	MHPK WATER REVENUE	67,400.00	63,775.00	63,776.16	5,314.68	(1.16)	100.00
595-000-530.000	MHPK SEWER REVENUE	46,600.00	44,098.00	44,097.48	3,674.79	0.52	100.00
595-000-535.000	MHPK RUBBISH REVENUE	30,000.00	27,312.00	27,312.12	2,276.01	(0.12)	100.00
595-000-662.000	PENALTIES-LATE FEES	0.00	1,725.00	2,030.00	315.00	(305.00)	117.68
595-000-665.000	INTEREST EARNED	0.00	53.00	57.22	4.31	(4.22)	107.96
595-000-671.500	MISC ACCT OF REVENUE	1,000.00	2,035.00	2,335.00	300.00	(300.00)	114.74
595-000-671.595	Hall Rental MHP	500.00	200.00	200.00	0.00	0.00	100.00
Total Dept 000		897,000.00	847,698.00	848,365.29	70,947.31	(667.29)	100.08
TOTAL REVENUES							
TOTAL REVENUES		897,000.00	847,698.00	848,365.29	70,947.31	(667.29)	100.08
Expenditures							
Dept 595 - MOBILE HOME PARK							
ADMINISTRATIVE REIMBURSEMENT							
595-595-699.940	TR PARK MANAGER/CLERICAL	636,989.00	33,287.32	33,224.22	(25,165.87)	63.10	99.81
595-595-702.400	MHP MANAGER	7,500.00	7,500.00	6,462.38	661.05	1,037.62	86.17
595-595-702.420	DPW WAGES	32,000.00	35,000.00	33,496.17	3,768.62	1,503.83	95.70
595-595-703.600	MATCH - SOCIAL SECURITY	8,000.00	8,000.00	10,984.18	4,850.44	(2,984.18)	137.30
595-595-704.100	BLUE CROSS	3,060.00	3,500.00	3,897.46	710.71	(397.46)	111.36
595-595-704.201	OPEB EXPENSE	22,000.00	22,900.00	21,080.26	232.23	1,819.74	92.05
595-595-704.250	RETIREES HEALTH INSURANCE	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00
595-595-704.300	LIFE INSURANCE	6,620.00	7,712.00	7,711.80	0.00	0.20	100.00
595-595-704.400	PENSION	500.00	500.00	503.59	42.94	(3.59)	100.72
595-595-704.500	AXA EQUITABLE MATCH	1,700.00	1,700.00	1,691.18	158.15	8.82	99.48
595-595-704.550	MICH EMP SEC COM	2,800.00	2,800.00	2,699.60	290.98	100.40	96.41
595-595-707.000	WORKERS COMP INSURANCE	320.00	352.00	351.97	3.19	0.03	99.99
595-595-727.000	POSTAGE	6,533.00	4,842.00	4,841.49	0.00	0.51	99.99
595-595-740.000	SUPPLIES	1,120.00	600.00	600.00	0.00	0.00	100.00
595-595-740.700	DPW EQUIPMENT	4,400.00	4,600.00	4,727.28	735.47	(127.28)	102.77
595-595-770.000	RUBBISH EXPENDITURES	6,491.00	5,855.00	5,794.23	593.57	60.77	98.96
595-595-801.000	ELECTRIC-DETROIT EDISON	33,000.00	35,000.00	34,659.24	2,888.27	340.76	99.03
595-595-802.000	HEAT-SEMCO ENERGY	2,500.00	2,150.00	2,139.56	177.38	10.44	99.51
595-595-803.000	PHONE	1,000.00	1,200.00	1,130.46	36.03	69.54	94.21
595-595-805.000	ADVERT/PUBLICATIONS	3,200.00	3,500.00	3,572.15	287.37	(72.15)	102.06
595-595-811.000	LEGAL	1,200.00	1,160.00	1,289.71	718.59	(129.71)	111.18
595-595-814.000	TRAFFIC / STREET LIGHTS	2,025.00	2,025.00	6,814.15	126.00	185.85	97.35
595-595-820.000	CONTRACTED SERVICES	16,000.00	10,000.00	2,016.00	336.00	9.00	99.56
595-595-822.000	IMPROVEMENT	5,000.00	2,664.00	2,664.01	0.00	338.54	96.61
595-595-829.000	TRAILER PARK - TAXES	44,000.00	38,000.00	37,653.31	855.00	(0.01)	100.00
595-595-910.000	LIABILITY INSURANCE	500.00	500.00	384.11	0.00	115.89	99.09
595-595-952.000	MHP-CITIZENS LOAN PRINCIPAL	60,351.00	60,351.00	0.00	0.00	60,351.00	0.00
595-595-952.500	MHP-CITIZENS LOAN INTEREST	11,140.00	7,923.00	6,833.07	(1,089.88)	1,089.93	86.24
595-595-971.000	CAPITAL OUTLAY	20,000.00	0.00	0.00	0.00	0.00	0.00
595-595-973.100	WATER-UTILITIES	60,000.00	66,100.00	61,731.45	5,271.28	4,368.55	93.39
595-595-973.200	SEWER-UTILITIES	43,000.00	47,600.00	44,603.26	3,807.10	2,996.74	93.70
595-595-999.000	TRANS TO OTHER FUNDS	272,712.00	206,155.00	209,584.87	12,396.87	(3,429.87)	101.66
Total Dept 595 - MOBILE HOME PARK		1,323,661.00	637,476.32	562,802.62	13,248.49	74,673.70	88.29
TOTAL EXPENDITURES							
TOTAL EXPENDITURES		1,323,661.00	637,476.32	562,802.62	13,248.49	74,673.70	88.29

PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 06/30/2021 NORM (ABNORM)	ACTIVITY FOR MONTH 06/30/21 INCR (DECR)		AVAILABLE BALANCE NORM (ABNORM)		% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET						
Fund 595 - LEX MOBILE HOME PARK									
Fund 595 - LEX MOBILE HOME PARK:									
TOTAL REVENUES		897,000.00	847,698.00	848,365.29	70,947.31		(667.29)		100.08
TOTAL EXPENDITURES		1,323,661.00	637,476.32	562,802.62	13,248.49		74,673.70		88.29
NET OF REVENUES & EXPENDITURES		(426,661.00)	210,221.68	285,562.67	57,698.82		(75,340.99)		135.84

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TRANSACTIONS FROM 06/01/2021 TO 06/30/2021

DB: Village Of Lexington

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 595 LEX MOBILE HOME PARK							
06/01/2021			595-595-699.940 ADMINISTRATIVE REIMBURSEMENT	BEG. BALANCE			58,390.09
06/15/2021	GJ	JE	TRUE UP ADMIN 2021	2110		25,068.48	33,321.61
06/23/2021	GJ	JE	TRUE UP B4 YE 2021	2114		35.00	33,286.61
06/30/2021	GJ	JE	YEAR END TRUE UP ADMIN 2021	2141		62.39	33,224.22
06/30/2021			595-595-699.940	END BALANCE	0.00	25,165.87	33,224.22
595-595-702.400 TR PARK MANAGER/CLERICAL							
06/01/2021				BEG. BALANCE			5,801.33
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		119.16		5,920.49
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		198.60		6,119.09
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		178.74		6,297.83
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		139.02		6,436.85
06/30/2021	GJ	JE	ACCRUED PAYROLL JUNE 30 YE. AND SS	2126	25.53		6,462.38
06/30/2021			595-595-702.400	END BALANCE	661.05	0.00	6,462.38
595-595-702.420 MHP MANAGER							
06/01/2021				BEG. BALANCE			29,727.55
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		725.80		30,453.35
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		725.80		31,179.15
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		496.60		31,675.75
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		582.55		32,258.30
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		764.00		33,022.30
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		150.00		33,172.30
06/30/2021	GJ	JE	ACCRUED PAYROLL JUNE 30 YE. AND SS	2126	323.87		33,496.17
06/30/2021			595-595-702.420	END BALANCE	3,768.62	0.00	33,496.17
595-595-703.600 DPW WAGES							
06/01/2021				BEG. BALANCE			6,133.74
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		173.67		6,307.41
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		120.07		6,427.48
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		239.61		6,667.09
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		187.38		6,854.47
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		368.46		7,222.93
06/30/2021	GJ	JE	ACCRUED PAYROLL JUNE 30 YE. AND SS	2126	119.55		7,342.48
06/30/2021	GJ	JE	ACCRUED SICK AND VACATION JUNE 2021	2127	9,312.25		16,654.73
06/30/2021	GJ	JE	ACCRUED SICK AND VACATION JUNE 2021	2128		5,670.55	10,984.18
06/30/2021			595-595-703.600	END BALANCE	10,520.99	5,670.55	10,984.18
595-595-704.100 MATCH - SOCIAL SECURITY							
06/01/2021				BEG. BALANCE			3,186.75
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		77.92		3,264.67
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		79.89		3,344.56
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		56.34		3,400.90
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		72.56		3,473.46
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		97.27		3,570.73
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		11.47		3,582.20
06/30/2021	GJ	JE	ACCRUED PAYROLL JUNE 30 YE. AND SS	2126	35.87		3,618.07
06/30/2021	GJ	JE	DPW WAGES	2127	712.39		4,330.46
06/30/2021	GJ	JE	ACCRUED SICK AND VACATION JUNE 2021	2128		433.00	3,897.46
06/30/2021			595-595-704.100	END BALANCE	1,143.71	433.00	3,897.46
595-595-704.200 BLUE CROSS							
06/01/2021				BEG. BALANCE			20,848.03
06/24/2021	AP	INV	JUNE 2021 HEALTH INSURANCE	JUNE 2021	232.23		21,080.26
06/30/2021			595-595-704.200	END BALANCE	232.23	0.00	21,080.26
595-595-704.250 RETIREES HEALTH INSURANCE							
06/01/2021				BEG. BALANCE			7,711.80
06/30/2021			595-595-704.250	END BALANCE	0.00	0.00	7,711.80
595-595-704.300 LIFE INSURANCE							
06/01/2021				BEG. BALANCE			460.65
06/09/2021	AP	INV	LIFE INSURANCE	35868957213	42.94		503.59
06/30/2021			595-595-704.300	END BALANCE	42.94	0.00	503.59
595-595-704.400 PENSION							
06/01/2021				BEG. BALANCE			1,533.03
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		44.98		1,578.01
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		30.11		1,608.12
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		32.08		1,640.20
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		50.98		1,691.18
06/30/2021			595-595-704.400	END BALANCE	158.15	0.00	1,691.18
595-595-704.401 AXA EQUITABLE MATCH							
06/01/2021				BEG. BALANCE			2,408.62
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		58.00		2,466.62
06/10/2021	PR	CHK	SUMMARY PR 06/10/2021		61.22		2,527.84
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		36.97		2,564.81
06/24/2021	PR	CHK	SUMMARY PR 06/24/2021		54.02		2,618.83
06/30/2021	PR	CHK	SUMMARY PR 06/30/2021		80.77		2,699.60
06/30/2021			595-595-704.401	END BALANCE	290.98	0.00	2,699.60
595-595-704.500 MICH EMP SEC COM							
06/01/2021				BEG. BALANCE			348.78
06/03/2021	PR	CHK	SUMMARY PR 06/03/2021		0.50		349.28
06/17/2021	PR	CHK	SUMMARY PR 06/17/2021		2.69		351.97
06/30/2021			595-595-704.500	END BALANCE	3.19	0.00	351.97
595-595-704.550 WORKERS COMP INSURANCE							
06/01/2021				BEG. BALANCE			4,841.49
06/30/2021			595-595-704.550	END BALANCE	0.00	0.00	4,841.49

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DB: Village Of Lexington

TRANSACTIONS FROM 06/01/2021 TO 06/30/2021

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
06/01/2021			595-595-727.000 POSTAGE		BEG. BALANCE		600.00
06/30/2021			595-595-727.000	END BALANCE	0.00	0.00	600.00
06/01/2021			595-595-740.000 SUPPLIES		BEG. BALANCE		3,991.81
06/09/2021	AP	INV	MULTI FUND	8136 DUE 6-22-21	553.60		4,545.41
06/09/2021	AP	INV	ENVELOPES	538294	19.18		4,564.59
06/09/2021	AP	INV	MULTI FUNDS	STMT 192	38.96		4,603.55
06/30/2021	AP	INV	BNECHES CEM, PARKS CLERK CLASS	DUE JULY 22 2021	15.89		4,619.44
06/30/2021	AP	INV	SUPPLY PARKS/WTP/DPW	STMT 192 JUNE 20	64.72		4,684.16
06/30/2021	AP	INV	OFFICE SUPPLY	215950	16.53		4,700.69
06/30/2021	AP	INV	OFFICE SUPPLY	215990	26.59		4,727.28
06/30/2021			595-595-740.000	END BALANCE	735.47	0.00	4,727.28
06/01/2021			595-595-740.700 DPW EQUIPMENT		BEG. BALANCE		5,200.66
06/30/2021	GJ	JE	DPW EQUIPMENT REIMBURSEMENT	2124	593.57		5,794.23
06/30/2021			595-595-740.700	END BALANCE	593.57	0.00	5,794.23
06/01/2021			595-595-770.000 RUBBISH EXPENDITURES		BEG. BALANCE		31,770.97
06/17/2021	AP	INV	UTILITY BILL JUNE 2021	WATER BILL JUNE	2,888.27		34,659.24
06/30/2021			595-595-770.000	END BALANCE	2,888.27	0.00	34,659.24
06/01/2021			595-595-801.000 ELECTRIC-DETROIT EDISON		BEG. BALANCE		1,962.18
06/17/2021	AP	INV	ELECTRIC MULTI FUNDS	DUE JULY 1	177.38		2,139.56
06/30/2021			595-595-801.000	END BALANCE	177.38	0.00	2,139.56
06/01/2021			595-595-802.000 HEAT-SEMCO ENERGY		BEG. BALANCE		1,094.43
06/24/2021	AP	INV	HEAT GAS HEAT	DUE 7/8/21	36.03		1,130.46
06/30/2021			595-595-802.000	END BALANCE	36.03	0.00	1,130.46
06/01/2021			595-595-803.000 PHONE		BEG. BALANCE		3,284.78
06/09/2021	AP	INV	CELL PHONES	300141181 JN 2021	72.37		3,357.15
06/17/2021	AP	INV	MHP INTERNET	10020175-5 MHP	52.95		3,410.10
06/24/2021	AP	INV	LAND LINES	1106289	162.05		3,572.15
06/30/2021			595-595-803.000	END BALANCE	287.37	0.00	3,572.15
06/01/2021			595-595-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		571.12
06/17/2021	AP	INV	ADVERTISING FOR MHP	ADVERTISING FOR M	588.09		1,159.21
06/30/2021	AP	INV	ADVERTISINGWATER REPORTS BUDGET HELP	305998,307736,308	130.50		1,289.71
06/30/2021			595-595-805.000	END BALANCE	718.59	0.00	1,289.71
06/01/2021			595-595-811.000 LEGAL		BEG. BALANCE		6,688.15
06/30/2021	AP	INV	JUNE ATTY FEES	1880	126.00		6,814.15
06/30/2021			595-595-811.000	END BALANCE	126.00	0.00	6,814.15
06/01/2021			595-595-814.000 TRAFFIC / STREET LIGHTS		BEG. BALANCE		1,680.00
06/09/2021	AP	INV	ORNAMENTAL STREET LIGHTS	910040652729 MY20	168.00		1,848.00
06/30/2021	AP	INV	ORNAMENTAL LIGHTS JUNE 2021	910040652729 JN2	168.00		2,016.00
06/30/2021			595-595-814.000	END BALANCE	336.00	0.00	2,016.00
06/01/2021			595-595-820.000 CONTRACTED SERVICES		BEG. BALANCE		9,104.46
06/09/2021	AP	INV	CREDIT CHECKS ON NEW RENTERS	16835	72.00		9,176.46
06/09/2021	AP	INV	JUNE 2021 CLEANING	JUNE 2021 CLEANIN	170.00		9,346.46
06/17/2021	AP	INV	MINUTES MHP MEETING 6-10-21	MHP MTG 6-10-21	35.00		9,381.46
06/30/2021	AP	INV	MHP	48767	100.00		9,481.46
06/30/2021	AP	INV	CREDIT CHECK FOR MHP	16914	180.00		9,661.46
06/30/2021			595-595-820.000	END BALANCE	557.00	0.00	9,661.46
06/01/2021			595-595-822.000 IMPROVEMENT		BEG. BALANCE		2,664.01
06/30/2021			595-595-822.000	END BALANCE	0.00	0.00	2,664.01
06/01/2021			595-595-829.000 TRAILER PARK - TAXES		BEG. BALANCE		36,798.31
06/09/2021	AP	INV	MAY 2021 MHP TAX	MAY 2021 TAX	427.50		37,225.81
06/24/2021	AP	INV	JUNE 2021 MHP TAX	JUNE 2021 MHP TAX	427.50		37,653.31
06/30/2021			595-595-829.000	END BALANCE	855.00	0.00	37,653.31
06/01/2021			595-595-910.000 LIABILITY INSURANCE		BEG. BALANCE		384.11
06/30/2021			595-595-910.000	END BALANCE	0.00	0.00	384.11
06/01/2021			595-595-952.500 MHP-CITIZENS LOAN INTEREST		BEG. BALANCE		7,922.95
06/29/2021	GJ	JE	YEAR END ACCRUED INTEREST2021	2121		1,089.88	6,833.07
06/30/2021			595-595-952.500	END BALANCE	0.00	1,089.88	6,833.07
06/01/2021			595-595-973.100 WATER-UTILITIES		BEG. BALANCE		56,460.17
06/17/2021	AP	INV	UTILITY BILL JUNE 2021	WATER BILL JUNE	5,271.28		61,731.45
06/30/2021			595-595-973.100	END BALANCE	5,271.28	0.00	61,731.45
06/01/2021			595-595-973.200 SEWER-UTILITIES		BEG. BALANCE		40,796.16
06/17/2021	AP	INV	UTILITY BILL JUNE 2021	WATER BILL JUNE	3,807.10		44,603.26

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TRANSACTIONS FROM 06/01/2021 TO 06/30/2021

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
			595-595-973.200 SEWER-UTILITIES		(Continued)		
06/30/2021			595-595-973.200	END BALANCE	3,807.10	0.00	44,603.26
06/01/2021			595-595-999.000 TRANS TO OTHER FUNDS		BEG. BALANCE		197,188.00
06/16/2021	GJ	JE	TRUE UP MHP TRANSFER JUNE 2021	2111	8,966.34		206,154.34
06/30/2021	GJ	JE	YEAR END TRUE UP MHP ALLOCATION 2021	2143	3,430.53		209,584.87
06/30/2021			595-595-999.000	END BALANCE	12,396.87	0.00	209,584.87
TOTAL FOR FUND 595 LEX MOBILE HOME PARK					45,607.79	32,359.30	562,802.62

Fund 595 LEX MOBILE HOME PARK

GL Number	Description	Balance
*** Assets ***		
595-000-001.800	INVESTMENT-CADRE	53,010.93
595-000-002.000	EASTERN MICHIGAN BANK	1,013,176.53
595-000-015.000	ACCOUNTS RECEIVABLE	(930.29)
595-000-015.200	A/R MISC.	(549.00)
595-000-015.700	ACCT REC. LATE FEES PENALTIES	1,085.00
595-000-025.000	MHP WATER RENT RECEIVABLE	(4,513.46)
595-000-030.000	ACCRUAL DEPRECIATION	2,823,128.82
595-000-030.150	BUILDINGS	51,238.42
595-000-030.300	DEFERRED OUTFLOW	1,986.00
595-000-031.000	DEFERRED OUTFLOWS	388.00
595-000-035.000	MHP RUBBISH REVENUE RECEIVABLE	25.12
595-000-036.000	MHP SEWER REVENUE RECEIVABLE	61.61
595-000-123.000	PREPAID EXPENSES	6,473.84
595-000-144.000	EQUIPMENT	9,846.73
595-000-264.000	ACCUMULATED DEPRECIATION	(1,723,655.49)
Total Assets		2,230,772.76
*** Liabilities ***		
595-000-204.700	TENANT DEPOSIT	42,185.21
595-000-204.725	TENANT DEPOSIT MAIL BOX KEYS	890.00
595-000-205.000	OPEB OBLIGATION	7,045.00
595-000-205.600	NET PENSION LIABILITY	25,611.00
595-000-251.000	ACCRUED INTEREST PAYABLE	544.95
595-000-258.000	ACCRUED WAGES	504.82
595-000-260.000	ACCRUED VACATION LEAVE PAYABLE	13,740.45
595-000-300.400	CITIZENS FIRST NOTE PAYABLE	120,701.40
595-000-300.500	DEFERRED INFLOWS	289.00
595-000-300.501	DEFERRED INFLOWS OPEB	601.00
Total Liabilities		212,112.83
*** Fund Balance ***		
595-000-390.000	FUND BALANCE ACCOUNT	1,673,133.34
595-000-395.000	RETAINED EARNINGS	50,632.57
Total Fund Balance		1,723,765.91
Beginning Fund Balance - 20-21		1,723,765.91
Net of Revenues VS Expenditures - 20-21		285,562.67
*20-21 End FB/21-22 Beg FB		2,009,328.58
Net of Revenues VS Expenditures - Current Year		9,331.35
Ending Fund Balance		2,018,659.93
Total Liabilities And Fund Balance		2,230,772.76

* Year Not Closed

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TRANSACTIONS FROM 07/01/2021 TO 07/31/2021

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 595 LEX MOBILE HOME PARK							
07/01/2021			595-595-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		0.00
07/30/2021	GJ	JE	ADMIN. REIMBURSEMENT	2148	3,422.42		3,422.42
07/31/2021			595-595-699.940	END BALANCE	3,422.42	0.00	3,422.42
07/01/2021			595-595-702.400 TR PARK MANAGER/CLERICAL		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		59.58		59.58
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		194.37		253.95
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		102.30		356.25
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		153.45		509.70
07/31/2021			595-595-702.400	END BALANCE	509.70	0.00	509.70
07/01/2021			595-595-702.420 MHP MANAGER		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		775.69		775.69
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		786.80		1,562.49
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		786.80		2,349.29
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		786.81		3,136.10
07/31/2021			595-595-702.420	END BALANCE	3,136.10	0.00	3,136.10
07/01/2021			595-595-703.600 DPW WAGES		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		278.94		278.94
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		230.46		509.40
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		174.69		684.09
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		391.39		1,075.48
07/31/2021			595-595-703.600	END BALANCE	1,075.48	0.00	1,075.48
07/01/2021			595-595-704.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		85.23		85.23
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		92.68		177.91
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		81.38		259.29
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		101.88		361.17
07/31/2021			595-595-704.100	END BALANCE	361.17	0.00	361.17
07/01/2021			595-595-704.200 BLUE CROSS		BEG. BALANCE		0.00
07/08/2021	AP	INV	SEPT 2021	SEPT 2021	1,723.47		1,723.47
07/29/2021	AP	INV	JULY 2021 INS.	JULY 2021 INS.	219.20		1,942.67
07/29/2021	AP	INV	OCT 2021 INSURANCE	OCT 2021 INSUR.	1,796.55		3,739.22
07/31/2021			595-595-704.200	END BALANCE	3,739.22	0.00	3,739.22
07/01/2021			595-595-704.250 RETIREES HEALTH INSURANCE		BEG. BALANCE		0.00
07/15/2021	AP	INV	AUG 2021 RETIREES	AUG. 2021 RETIRES	233.70		233.70
07/31/2021			595-595-704.250	END BALANCE	233.70	0.00	233.70
07/01/2021			595-595-704.300 LIFE INSURANCE		BEG. BALANCE		0.00
07/08/2021	AP	INV	LIFE INSURANCE	035869482175	42.94		42.94
07/31/2021			595-595-704.300	END BALANCE	42.94	0.00	42.94
07/01/2021			595-595-704.400 PENSION		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		39.81		39.81
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		71.80		111.61
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		89.31		200.92
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		156.27		357.19
07/31/2021			595-595-704.400	END BALANCE	357.19	0.00	357.19
07/01/2021			595-595-704.401 AXA EQUITABLE MATCH		BEG. BALANCE		0.00
07/08/2021	PR	CHK	SUMMARY PR 07/08/2021		66.36		66.36
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		68.37		134.73
07/22/2021	PR	CHK	SUMMARY PR 07/22/2021		57.60		192.33
07/29/2021	PR	CHK	SUMMARY PR 07/29/2021		68.97		261.30
07/31/2021			595-595-704.401	END BALANCE	261.30	0.00	261.30
07/01/2021			595-595-704.500 MICH EMP SEC COM		BEG. BALANCE		0.00
07/15/2021	PR	CHK	SUMMARY PR 07/15/2021		0.20		0.20
07/31/2021			595-595-704.500	END BALANCE	0.20	0.00	0.20
07/01/2021			595-595-740.700 DPW EQUIPMENT		BEG. BALANCE		0.00
07/30/2021	GJ	JE	DPW EQUIPMENT REIMBURSEMENTJULY2021	2150	603.34		603.34
07/30/2021	GJ	JE	BACK HO JULY 2021	2151	61.56		664.90
07/31/2021			595-595-740.700	END BALANCE	664.90	0.00	664.90
07/01/2021			595-595-770.000 RUBBISH EXPENDITURES		BEG. BALANCE		0.00
07/15/2021	AP	INV	WATER SEWER RUBBISH	WATER SEWER RUBBI	2,888.27		2,888.27
07/31/2021			595-595-770.000	END BALANCE	2,888.27	0.00	2,888.27
07/01/2021			595-595-801.000 ELECTRIC-DETROIT EDISON		BEG. BALANCE		0.00
07/15/2021	AP	INV	ELECTRIC MULTI FUNDS	DUE JULY 30 2021	192.37		192.37
07/31/2021			595-595-801.000	END BALANCE	192.37	0.00	192.37
07/01/2021			595-595-802.000 HEAT-SEMCO ENERGY		BEG. BALANCE		0.00
07/29/2021	AP	INV	GAS/ HEAT	DUE 8/9/21	15.47		15.47
07/31/2021			595-595-802.000	END BALANCE	15.47	0.00	15.47

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
07/01/2021			595-595-803.000 PHONE		BEG. BALANCE		0.00
07/08/2021	AP	INV	CELL PHONES	300141181 JULY 202	72.37		72.37
07/21/2021	AP	INV	MHP INTERET	10020175-5 MHP	52.95		125.32
07/21/2021	AP	INV	LAND LINES	1108426	165.43		290.75
07/31/2021			595-595-803.000	END BALANCE	290.75	0.00	290.75
07/01/2021			595-595-820.000 CONTRACTED SERVICES		BEG. BALANCE		0.00
07/15/2021	AP	INV	JULY CLEANING 2021	JULY 2021	170.00		170.00
07/28/2021	AP	INV	MHP PORTA POTTY	49405	100.00		270.00
07/31/2021			595-595-820.000	END BALANCE	270.00	0.00	270.00
07/01/2021			595-595-824.500 EQUIPMENT		BEG. BALANCE		0.00
07/08/2021	AP	INV	POSTAGE MACHINE RENTAL	3313804633	76.91		76.91
07/31/2021			595-595-824.500	END BALANCE	76.91	0.00	76.91
07/01/2021			595-595-829.000 TRAILER PARK - TAXES		BEG. BALANCE		0.00
07/15/2021	AP	INV	SUMMER TAX 2021	15203030001214 2	13,593.58		13,593.58
07/31/2021			595-595-829.000	END BALANCE	13,593.58	0.00	13,593.58
07/01/2021			595-595-910.000 LIABILITY INSURANCE		BEG. BALANCE		0.00
07/08/2021	AP	INV	LIABILITY POOL	1533206	394.02		394.02
07/31/2021			595-595-910.000	END BALANCE	394.02	0.00	394.02
07/01/2021			595-595-973.100 WATER-UTILITIES		BEG. BALANCE		0.00
07/15/2021	AP	INV	WATER SEWER RUBBISH	WATER SEWER RUBBI	6,874.18		6,874.18
07/31/2021			595-595-973.100	END BALANCE	6,874.18	0.00	6,874.18
07/01/2021			595-595-973.200 SEWER-UTILITIES		BEG. BALANCE		0.00
07/15/2021	AP	INV	WATER SEWER RUBBISH	WATER SEWER RUBBI	4,981.78		4,981.78
07/31/2021			595-595-973.200	END BALANCE	4,981.78	0.00	4,981.78
07/01/2021			595-595-999.000 TRANS TO OTHER FUNDS		BEG. BALANCE		0.00
07/30/2021	GJ	JE	MHP ALLOCATION JULY 2021	2149	18,010.00		18,010.00
07/31/2021			595-595-999.000	END BALANCE	18,010.00	0.00	18,010.00
TOTAL FOR FUND 595 LEX MOBILE HOME PARK					61,391.65		61,391.65

PERIOD ENDING 07/31/2021

GL NUMBER	DESCRIPTION	2021-22		2021-22		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	07/31/2021 NORM (ABNORM)	07/31/21 INCR (DECR)	NORM (ABNORM)	BALANCE (ABNORM)					
Fund 595 - LEX MOBILE HOME PARK												
Revenues												
Dept 000												
595-000-520.000	MHPK RENT REVENUE	708,500.00	708,500.00	59,062.52	59,062.52	649,437.48	8.34					
595-000-525.000	MHPK WATER REVENUE	63,775.00	63,775.00	5,314.68	5,314.68	58,460.32	8.33					
595-000-530.000	MHPK SEWER REVENUE	44,098.00	44,098.00	3,674.79	3,674.79	40,423.21	8.33					
595-000-535.000	MHPK RUBBISH REVENUE	27,312.00	27,312.00	2,276.01	2,276.01	25,035.99	8.33					
595-000-662.000	PENALTIES-LATE FEES	0.00	0.00	245.00	245.00	(245.00)	100.00					
595-000-671.500	MISC ACCT OF REVENUE	1,000.00	1,000.00	150.00	150.00	850.00	15.00					
595-000-671.595	Hall Rental MHP	200.00	200.00	0.00	0.00	200.00	0.00					
Total Dept 000		844,885.00	844,885.00	70,723.00	70,723.00	774,162.00	8.37					
TOTAL REVENUES												
		844,885.00	844,885.00	70,723.00	70,723.00	774,162.00	8.37					
Expenditures												
Dept 595 - MOBILE HOME PARK												
595-595-699.940	ADMINISTRATIVE REIMBURSEMENT	41,069.00	41,069.00	3,422.42	3,422.42	37,646.58	8.33					
595-595-702.400	TR PARK MANAGER/CLERICAL	7,725.00	7,725.00	509.70	509.70	7,215.30	6.60					
595-595-702.420	MHP MANAGER	30,000.00	30,000.00	3,136.10	3,136.10	26,863.90	10.45					
595-595-703.600	DPW WAGES	8,000.00	8,000.00	1,075.48	1,075.48	6,924.52	13.44					
595-595-704.100	MATCH - SOCIAL SECURITY	3,743.00	3,743.00	361.17	361.17	3,381.83	9.65					
595-595-704.200	BLUE CROSS	50,000.00	50,000.00	3,739.22	3,739.22	46,260.78	7.48					
595-595-704.201	OPEB EXPENSE	8,750.00	8,750.00	0.00	0.00	8,750.00	0.00					
595-595-704.250	RETIREEES HEALTH INSURANCE	6,620.00	6,620.00	233.70	233.70	6,386.30	3.53					
595-595-704.300	LIFE INSURANCE	500.00	500.00	42.94	42.94	457.06	8.59					
595-595-704.400	PENSION	1,700.00	1,700.00	357.19	357.19	1,342.81	21.01					
595-595-704.401	AXA EQUITABLE MATCH	2,800.00	2,800.00	261.30	261.30	2,538.70	9.33					
595-595-704.500	MICH EMP SEC COM	340.00	340.00	0.20	0.20	339.80	0.06					
595-595-704.550	WORKERS COMP INSURANCE	2,398.00	2,398.00	0.00	0.00	2,398.00	0.00					
595-595-727.000	POSTAGE	600.00	600.00	0.00	0.00	600.00	0.00					
595-595-740.700	SUPPLIES	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00					
595-595-746.000	DPW EQUIPMENT	11,548.00	11,548.00	664.90	664.90	10,883.10	5.76					
595-595-770.000	LOT PADS	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00					
595-595-801.000	RUBBISH EXPENDITURES	33,000.00	33,000.00	2,888.27	2,888.27	30,111.73	8.75					
595-595-801.000	ELECTRIC-DETROIT EDISON	2,500.00	2,500.00	192.37	192.37	2,307.63	7.69					
595-595-802.000	HEAT-SEMCO ENERGY	1,100.00	1,100.00	15.47	15.47	1,084.53	1.41					
595-595-803.000	PHONE	3,200.00	3,200.00	290.75	290.75	2,909.25	9.09					
595-595-805.000	ADVERT/PUBLICATIONS	600.00	600.00	0.00	0.00	600.00	0.00					
595-595-811.000	LEGAL	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00					
595-595-814.000	TRAFFIC / STREET LIGHTS	2,025.00	2,025.00	0.00	0.00	2,025.00	0.00					
595-595-820.000	CONTRACTED SERVICES	12,000.00	12,000.00	270.00	270.00	11,730.00	2.25					
595-595-822.000	IMPROVEMENT	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00					
595-595-824.500	EQUIPMENT	0.00	0.00	76.91	76.91	(76.91)	100.00					
595-595-829.000	TRAILER PARK - TAXES	38,000.00	38,000.00	13,593.58	13,593.58	24,406.42	35.77					
595-595-910.000	LIABILITY INSURANCE	450.00	450.00	394.02	394.02	55.98	87.56					
595-595-952.000	MHP-CITIZENS LOAN PRINCIPAL	60,351.00	60,351.00	0.00	0.00	60,351.00	0.00					
595-595-952.500	MHP-CITIZENS LOAN INTEREST	7,923.00	7,923.00	0.00	0.00	7,923.00	0.00					
595-595-971.000	CAPITAL OUTLAY	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00					
595-595-973.100	WATER-UTILITIES	60,000.00	60,000.00	6,874.18	6,874.18	53,125.82	11.46					
595-595-973.200	SEWER-UTILITIES	43,000.00	43,000.00	4,981.78	4,981.78	38,018.22	11.59					
595-595-999.000	TRANS TO OTHER FUNDS	181,998.00	181,998.00	18,010.00	18,010.00	163,988.00	9.90					
Total Dept 595 - MOBILE HOME PARK		679,440.00	679,440.00	61,391.65	61,391.65	618,048.35	9.04					

PERIOD ENDING 07/31/2021

GL NUMBER	DESCRIPTION	2021-22		2021-22		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	07/31/2021 NORM (ABNORM)	07/31/2021 NORM (ABNORM)	MONTH 07/31/21 INCR (DECR)	MONTH 07/31/21 INCR (DECR)	NORM (ABNORM)	NORM (ABNORM)			
Fund 595 - LEX MOBILE HOME PARK												
Expenditures												
TOTAL EXPENDITURES		679,440.00	679,440.00		61,391.65	61,391.65		618,048.35		9.04		
Fund 595 - LEX MOBILE HOME PARK:												
TOTAL REVENUES		844,885.00	844,885.00		70,723.00	70,723.00		774,162.00		8.37		
TOTAL EXPENDITURES		679,440.00	679,440.00		61,391.65	61,391.65		618,048.35		9.04		
NET OF REVENUES & EXPENDITURES		165,445.00	165,445.00		9,331.35	9,331.35		156,113.65		5.64		

LNS Manager's Report

8/12/21

Over the last several weeks I have been working with Holly trying to finalize all the paperwork required by EGLE. It has been an arduous process, but we should be at the end of it. I cannot wait to see the new trailers move into the park. I have a few other leads on new residents and look forward to working with them to find the best fit for their situation. We have processed a lot of new applications and have had several homes change hands. The park is still a very busy place. There are still a few places that are up for sale and would not expect them to stay for sale for long. Homes are moving quick in the park.

DPW replaced the garage door that had been damaged during a hit and run. It really is nice having that project completed. There are a few other tasks that they have been working on around the park resolving issues that have been around for a while. They have done a nice job at maintaining the beach. Thank you to all the DPW for your attentiveness!

I continue to handle resident complaints and collecting the paper work from each resident to assure that their files are up to date and are in good order. Compliance has improved greatly. I am still collecting leases and rules and regulations from the packet that was sent out in May. Please continue to turn in documentation as needed!

The 4th of July is usually a very busy time around the park and this year was no exception. There were very few issues reported to me this year and everyone seem to have a great weekend. The LPD did a fantastic job. Thank you to all the officers and residents for making this year a great holiday!

I have taken another position in the Village offices and will be stepping down as manager of the mobile home park. I am very proud of the positive changes that have occurred in the past few years and look forward to that momentum remaining and the park continuing to get better and better. A special thank you to those that have volunteered and helped out around the park. I have appreciated that more than you know.

Total Number of lots 171- 34 Lakefront, 122 Single, 7 -1.5 Lots, 8 Double Lots

Village of Lexington North Shores Mobile Home Park

Lease Agreement

THIS AGREEMENT is entered into on _____, between the, LEXINGTON NORTH SHORE Agent for Owner ("**Landlord**") Village of Lexington and _____ ("**Tenant**"), by which the Landlord hereby leases to Tenant Lot # _____ located at 5203 Main Street, Lexington, MI 48450 in the Village of Lexington Municipal Mobile Home Park, Village of Lexington, Sanilac County, Michigan ("**Premises**"), to use and occupy as a private residence by the Tenant and those members of his/her family stated below on a month to month basis with the Tenant paying rent in the amount of \$ _____ **per month**. This rent payment includes land use and garbage removal. This payment does not include the cost of water and sewer utilities, which are billed separately to Tenant based on Tenant's actual usage. A Security Deposit equal to one months rent is due upon signing this lease for all **NEW** tenants. Checks are to be made payable to the Village of Lexington. Automatic withdraw is also available.

If a Tenant shall default in the payment of any rent provided herein, including late charges, or breach any covenant hereof or any of the park rules and regulations incorporated herein by reference, then it shall be lawful for the Landlord, its attorney, representatives, and assigns to reenter into, repossess said premises, and to remove the Tenant and each and every occupant pursuant to applicable state law.

Additional terms and conditions incorporated in this Lease are as follows:

1. Type of Lease: Year-round Lot - Annual automatic renewal unless a thirty-day notice of cancellation by either party.

2. Names of persons to occupy the premises other than those named above are:

Name	Age	Relationship to Tenant

3. Pets occupying the premises with approval of the Landlord are: (2 dog max and must provide pet records)

4. Tenant's mobile home to be placed on the premises leased hereunder is more particularly described as:

Make of Mobile Home

Year

Size of Mobile Home

Serial Number

5. Each tenant must carry fire, liability, and extended coverage insurance insuring the mobile home contents and other property and/or improvement owned by Tenant. Said insurance must include liability limits of at least \$100,000.00. Tenant must submit proof of insurance from an insurance company licensed with the State of Michigan to Landlord at time of executing this lease and annually upon renewal of insurance.
6. Landlord reserves the right to subject and subordinate this lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon Landlord's interest in the said premises.
7. Tenant shall make no alterations, additions or improvements to the premises without the Landlord's prior written consent. Landlord or its agent shall have free access at all reasonable hours to the premises for the purpose of inspection and repairs. Work may be contracted to another provided the individual is licensed by the State of Michigan and is fully insured.
8. Tenant hereby acknowledges that he/she has examined the premises prior to the making of this Lease and knows the condition thereof, and that no representations as to the condition or state thereof have been made by Landlord which are not herein expressed and the Tenant hereby covenants and agrees that the premises meet the standards of fitness and habitability set forth under No. 292 of Public Acts of 1968. Tenant hereby agrees that he will not cause, allow or permit any waste, misuse or neglect of the premises.
9. Landlord, its employees and agents, are not responsible or liable to Tenant for any loss or damage that may be occasioned by or through acts or omissions of other Tenants, their guests or invitees, or of any trespassers, or any loss or damages resulting to Tenant from bursting, stoppage, backing up or leaking of water, gas, electricity or sewers, or cause or causes whatsoever, except those imposed on Landlord by law. Further, Tenant agrees that Landlord shall not be liable for any damage or injury to persons or property occurring on the common areas, playground, or recreational facilities of the Landlord, except for injuries and damages caused by the Landlord's negligence or otherwise imposed by law. In the event of injuries to the Tenant or his/her family through negligence of the Landlord, the Tenant agrees to give the Landlord a written notice of the occurrence of said injury within five (5) days of the happening thereof. Said notice must be in writing and delivered to Landlord Agent at its office in the Village Office. In the event the said premises hereby leased is damaged by fire or any other cause due to the acts, omissions, neglect and/or negligence of Tenant, his family, guests or invitees, the Tenant hereby covenants and agrees to restore the damaged premises to its original condition and the Tenant shall utilize contractors, mechanics, painters, and other workmen approved by the Landlord. There shall be no abatement for any rent under this Lease if the premise is destroyed

partially or in whole by fire or others of nature. It is expressly understood and agreed that there shall be no rent abatement for any delay in repairs to be made by Landlord unless said delay exceeds 30 days and the premises are rendered uninhabitable by the need for said repairs in which event any abatement shall only commence on the 31st day. It is further expressly understood and agreed that, whenever repairs to be made by Landlord are delayed because of factors beyond its control, the obligations of Tenant hereunder shall not be affected thereby nor shall any claim accrue to the Tenant against the Landlord or its assigns by reason thereof.

10. If the Tenant shall default on any of the covenants herein or violates any of the Park Rules and Regulations, or if the Landlord shall deem any conduct objectionable or improper on the part of Tenant, Tenant's children or guests, Landlord may terminate this Lease forthwith.
11. Tenant agrees to pay a late charge of \$35.00 for any payment not paid in full within five (5) days of its due date. Non-payment by the 15th of the month will result in written legal notice.
12. Upon termination of this Lease, Tenant shall surrender the premises to Landlord in the same condition they were in on the commencement of Tenant's tenancy, given reasonable wear and tear. Upon satisfactory inspection the security deposit payment will be returned to the tenant.
13. The Landlord may release the tenant from this lease with 30-day notice provided there is just cause and all monies owed are paid to date.
14. NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS LEASE AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT, IF YOU HAVE ANY QUESTIONS ABOUT THE INTERPRETATION OF LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.
15. Tenant shall address all correspondence and all notices required herein to Landlord's Agent at the following address, which this address may be modified from time to time

**Village of Lexington Office
7227 Huron Avenue, Suite 100
Lexington, Michigan 48450**

16. All notices may be sent to the Tenant at the following address or at such other address as provided to Landlord in writing:

Number/Street

City/State/Zip Code

Email Address

Home/Work Phone

Cell Phone

17. The execution of this Lease does not guarantee or reserve a lot in the Lexington North Shores Mobile Home Park for any term beyond that specifically provided herein. Landlord retains exclusive control over the selection of persons to whom lots shall be leased.
18. Landlord will not discriminate against anyone based on sex, race, color, creed, national origin, age, marital status, size or handicap.
19. In the event that the Michigan Legislature changes the amount of fee in lieu of tax on Mobile Homes that the fee is passed on to the Mobile Home Owner. Personal property tax assessments are the responsibility of the tenant.
20. Tenant acknowledges receipt of the Park Rules and Regulations, which govern the premises, and hereby agrees to comply with the same.

Tenants Initial _____

Tenant Date

Tenant

Date

Tenant

Date

Holly Tatman, Village Manager

Date

Elizabeth Grohman, Village Clerk

Date