

JACKSON HOUSING COMMISSION

REGULAR MEETING – February 15, 2017

Reed Manor Board Room

AGENDA

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Michelle Pultz- Orthaus, President
Michelle Woods, Vice-President
Teresa Gibson, Commissioner
Gerald Montgomery, Commissioner
James Stark, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: January 18, 2017
6. Approval of the Previously Paid Liabilities January 2017
7. RESOLUTIONS
Resolution No. 2017-03: Collection Losses Write Offs February 2017

DIRECTOR'S REPORTS

Section 8

Leasing and HAP Utilization Report

Public Housing

Tenant Accounts Receivable

Consolidated TARS

Move Outs

Vacant Unit Turnaround

Executive

S8 Income Statement

PH Income Statement

Petty Cash Fund Register

After Hours/Emergency Response Report

Utility Costs and Consumption

8. OTHER BUSINESS

9. ADJOURNMENT

NEXT REGULAR MEETING: **Reed Manor Board Room- March 15, 2017**

Jackson Housing Commission

Regular Meeting

January 18, 2017

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on January 18, 2017 in the Reed Manor Board Room. President Pultz-Orthaus called the meeting to order at 12:00pm. Upon roll call the following commissioners were present: Michelle Pultz-Orthaus, James Stark and Michelle Woods. The following commissioners were absent: Teresa Gibson and Gerald Montgomery.

Also present were:

Laurie Ingram, Executive Director
Shari Boyce, Section 8 Director
Tremachel Johnson, Finance Director
Chelsea Bryant, Executive Secretary

17-01-18-001 Public Comments

Lucinda McGinnis, President of the Reed Manor Resident Council expressed concerns regarding the malfunctioning refrigerator in her apartment and inquired about the new refrigerators previously promised for the complex. President Pultz-Orthaus encouraged Ms. McGinnis to make her maintenance concerns known to the property manager.

17-01-18-002 Approval of the Minutes of the Regular Meeting held December 21, 2016

Commissioner Woods **MOVED** to approve the Regular Meeting Minutes of the meeting held December 21, 2016. Commissioner Stark **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, J. Stark

NAYS: None

ABSTAIN: None

ABSENT: G. Montgomery, T. Gibson

17-01-18-003 Approval of the Previously Paid Liabilities: December 2016

During the review of the previously Paid Liabilities, Commissioner Woods asked questions regarding large expenditures appearing on the Paid Liabilities Report. Ms. Ingram explained that the expenditures in question were payments for insurance work, extensive tree services and the new accounting software.

Commissioner Stark **MOVED** to approve Previously Paid Liabilities for December 2016.

Commissioner Woods **SECONDED** and upon roll call the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, J. Stark
NAYS: None
ABSTAIN: None
ABSENT: G. Montgomery, T. Gibson

17-01-18-004 Resolution No. 2017-01: Collection Losses: January 2017

Ms. Ingram noted that an extensive year end clean-up of aging receivable accounts occurred. Because of this, the Collection Write Offs for January 2016 was considerably higher than normal.

Commissioner Woods **MOVED** to approve the Collection Losses January 2017 in the amount of \$14,531.06. Commissioner Stark **SECODED** and upon roll call the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, J. Stark
NAYS: None
ABSTAIN: None
ABSENT: G. Montgomery, T. Gibson

17-01-18-005 Resolution No. 2017-02: Approval of EPC Contract Honeywell

Ms. Ingram stated that Honeywell and Johnson Controls were very close contenders for the Energy Performance Contract. Although both companies were highly qualified and capable of performing the scope of work, differences in the fees assessed for fulfilling the contract gave Honeywell an advantage. For this reason, Honeywell was awarded the contract.

Commissioner Stark **MOVED** to approve to award Honeywell the Energy Performance Contract (EPC). Commissioner Woods **SECONDED** and upon roll call the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, J. Stark
NAYS: None
ABSTAIN: None
ABSENT: G. Montgomery, T. Gibson

17-01-18-006 DIRECTORS' REPORTS

Staff gave reports regarding the Section 8 and Public Housing Programs.

Section 8

A. Leasing HAP Utilization Report
Per Ms. Boyce, HUD allocated January 2017 HAP Funds in December.

Public Housing

B. Tenant Accounts Receivables

C. Consolidated TARS

D. Move Outs

E. Vacant Unit Turnaround

Ms. Ingram advised that the agency will contract a vendor to quickly turn six units, (three at each AMP).

Executive

Ms. Ingram advised that Ms. Johnson is working with SACS Accounting to resolve limitations of the accounting software. If these limitations are not cured, the agency will procure a more robust accounting system.

F. S8 Income Statement

G. PH Income Statement

H. Petty Cash Fund Register

I. After Hours/Emergency Response Report

Mr. Stark suggested that scheduling an evening shift may minimize the burden of paying overtime for maintenance emergencies. Staff will evaluate the suggestion.

J. Utility Costs and Consumption

17-01-18-01 Other Business

During a discussion of other business, Ms. Ingram noted that recent PHAS scores designated the JHC as a Standard Performer. However, two points were lost as a result of JHC employees are still under the City of Jackson's Pension Plan. Therefore, staff is working towards a resolution with the City of Jackson. Ms. Ingram also advised that she previously met with the City of Jackson to discuss the pension, deeds, RAD and the Pilot fees. A meeting with HUD and the City of Jackson is being scheduled.

Also during a discussion of recent activities, Ms. Ingram shared that she will attend Race Forward, a training addressing social injustice and racial inequality at Baker College, as well as, a Housing Stability Conference in Las Vegas with the Housing/Section 8 Managers. Ms. Ingram also noted that she and the Human Resource Director are working to revise the existing step compensation structure to prepare for a transition to a merit based assessment system.

Commissioner Woods **MOVED** to adjourn, Commissioner Stark **SECONDED**. All members of the board were in favor of adjournment.

The Regular Meeting held January 18, 2016 adjourned at 12:34pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Pultz-Orthaus, President

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
061992	01/05/2017	Consumer Energy	Payment	2,002.00	Utility Reimbursement
061993	01/11/2017	PAMELA STILSON- POSTMA	Payment	224.00	Housing Stabilization Training 01.25.17 - 01.28.17 Las Vegas
061994	01/11/2017	Jannaa Pool	Payment	422.68	Housing Stabilization Training 01.25.2017 - 01.28.2017 Las Vegas
061995	01/12/2017	Grand River Insurance Agency, LLC	Payment	610.08	GRB WC5002339 01 POLICY PERIOD 7/30/2016-7/30/2017
061996	01/13/2017	AMBS CALL CENTER	Payment	665.46	ACCT# 1909 INV# 161210646
061997	01/13/2017	American Office Solutions	Payment	71.66	ACCT# J1087 IN103316
061998	01/13/2017	Brooklyn Plumbing, Heating & A/C, Inc	Payment	3,641.79	1 INVOICE 649092 \$442.00 649088 \$262.67 648886 \$266.00 649284 \$2012.00 649306 \$417.72 CFP 649300 \$138.70 649358 \$102.70
061999	01/13/2017	CASLER HARDWARE	Payment	38.84	CUST#33561 I11355 \$27.23 I11173 \$3.25 I11411 \$8.36
062000	01/13/2017	City Of Jackson - Finance Department	Payment	9,708.92	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS DECEMBER 2016
062001	01/13/2017	CUT-RATE PLUMBING	Payment	164.02	1 INVOICE 878749 \$ 143.32 878883 \$ 20.70
062002	01/13/2017	DBI BUSINESS INTERIORS	Payment	371.22	CUST# 224241 03JJ2253 \$281.12 03JJ2650 \$90.10
062003	01/13/2017	ETNA Supply	Payment	600.61	CUST# 4218

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062004	01/13/2017	FERGUSON ENTERPRISES, INC.-JACKSON #934	Payment	42.11	S102071129.001 \$464.77 CFP S102068663.001 \$135.84 CUST# 31919 4109159 \$42.11
062005	01/13/2017	HAMMOND HARDWARE	Payment	252.88	CUST# 33515 B349302 \$25.78 B349285 \$34.99 C216310 \$15.71 C216691 \$20.67 B349389 \$21.59 B349632 \$33.23 C216589 \$17.99 C217276 \$25.53 C215810 \$30.57 C212831 \$26.82
062006	01/13/2017	Jackson Housing Commission	Payment	24,416.15	PH MANAGEMENT FEES PH MANAGEMENT FEES- DECEMBER
062007	01/13/2017	Lammers Heating & A/C	Payment	145.00	1 INVOICE 12741-12720 \$145.00
062008	01/13/2017	LIBERTY ENVIRONMENTALISTS, INC.	Payment	132.00	4 INVOICES 158155 \$30.00 158219 \$45.00 158221 \$30.00 158152 \$27.00
062009	01/13/2017	LIBRA INDUSTRIES, INC. OF MI	Payment	89.99	CUST# 37126 43723800 \$89.99
062010	01/13/2017	MENARDS - JACKSON	Payment	1,652.87	ACCT# 31610470 76570 \$10.19 77231 \$227.60 76058 \$270.98 CFT 76141 \$17.29 77236 \$67.56 76545 \$16.32 76124 \$629.41 77230 \$404.52
062011	01/13/2017	OSBORNE PROCESS SERVICE	Payment	1,084.62	4 INVOICES OBP-2016003761 \$42.59 OBP-2016003785 \$42.75 OBP-2016003758 \$251.43 OBP-2016003786 \$42.75 OBP-2016003756 \$202.43 OBP-2016003787 \$42.00 OBP-2016003755 \$317.00 OBP-2017000018 \$28.92 OBP-2017000019 \$28.92 OBP-2017000017 \$28.92 OBP-2016003836 \$28.92 OBP-2016003835 \$28.00
062012	01/13/2017	PC Solutions	Payment	476.41	JACKSON HOUSING CO M16723 \$476.41
062013	01/13/2017	PDQ SUPPLY, INC.	Payment	2,230.85	CUST# 118660 SI-245209 \$181.30 SI-245705 \$654.55

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062014	01/13/2017	SPRINT	Payment	685.63	SI-245463 \$1395.00 128763256 128763256-028 \$685.63
062015	01/13/2017	TDS Metrocom	Payment	2,323.03	5 INVOICES 517-787-6494 \$88.58 517-787-1188 \$1702.28 517-787-0168 \$408.76 517-780-0620 \$92.75 517-780-0181 \$30.68
062016	01/13/2017	TOMMARK, INC.	Payment	283.92	1 INVOICE 812608084 \$283.92
062017	01/13/2017	WEATHERPROOF INC	Payment	49.98	JAC HOUS COM 316527 \$49.98
062018	01/13/2017	White & Hotchkiss, PLLC	Payment	450.00	FILE# 1919 79000 \$450.00
062019	01/13/2017	CONSUMERS ENERGY	Payment	15,181.68	11 INVOICES 103023724448 \$101.26 10000012098 \$1723.76 100000121028 \$4194.52 100000473114 \$1957.37 100000473429 \$3543.21 100035144961 \$1922.50 103023559570 \$145.29 100034180867 \$103.99 103023559315 \$54.11 103023724497 \$92.42 103023559737 \$120.20 103023559737 \$74.64 100000121093 \$1143.64 103024421614 \$4.77
062020	01/13/2017	Housing Insurance Services, Inc.	Payment	522.00	POLICY NUMBER 105741616 HP00076499
062021	01/13/2017	WILMAR INDUSTRIES	Payment	1,168.71	01/14/2017-02/14/2018 ACCT# 70585 387558471 \$60.38 387558489 \$36.78 388508160 \$99.50 388090391 \$228.40 388508178 \$111.75 388641920 \$86.98 388378242 \$543.92
062022	01/13/2017	Aspen One Hour Heating & Air Conditioning	Payment	247.00	1 INVOICE 364946 \$247.00
062023	01/20/2017	APCO SUPPLY	Payment	94.34	ACCT# 178131 1307047-00 \$94.34
062024	01/20/2017	COLLINS BROTHERS	Payment	392.05	1 INVOICE 50885 \$392.05

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062025	01/20/2017	ERADICO PEST SERVICES, AN EHRlich CO	Payment	1,138.00	CUST# 14338735 3817474 \$1138.00
062026	01/20/2017	Jackson Transportation Authority	Payment	216.41	1 INVOICE 0027340-IN \$216.41
062027	01/20/2017	MODERN WASTE SYSTEMS	Payment	7,930.64	ACCT# 23056 53629 \$7930.64 Chuck called from Modern Waste. He stated that we were incorrectly billed for this invoice. A new contract had started on Jan 1st 2017 with Jackson Housing Commission. The correct amount is \$5876.56. A new check will be reissued for the correct amount.
062027	01/20/2017	**VOID** MODERN WASTE SYSTEMS	Payment	(7,930.64)	ACCT# 23056 Void Refer 062027 Chuck called from Modern Waste. Said this invoice is incorrect. The new contract started and the correct amount is \$5876.56. not the old amount of \$7,930.64
062028	01/20/2017	Petty Cash	Payment	1,263.96	REPLENISH PETTY CASH REPLENISH PETTY CASH LAST TRANS# 597 TENANT BINGO
062029	01/20/2017	SAFETY SYSTEMS INC	Payment	1,009.00	CUST# 00938 464366 \$235.00 464365 \$225.00 464188 \$549.00
062030	01/20/2017	THE SHERWIN -WILLIAMS CO.	Payment	1,076.75	5291-3816-6 8994-3 \$600.45 9246-7 \$158.70 4116-7 \$317.40
062031	01/20/2017	SMALL APPLIANCE & VACUUM CLEANER HOSPITAL	Payment	133.11	1 INVOICE 2 BELTS 2 ROLLER BAGS
062032	01/20/2017	TALX THE WORK NUMBER	Payment	127.15	CUST# 8805983 B1-188396 \$127.15
062033	01/20/2017	Trail Supply LLC	Payment	200.92	ACCT# 10014 INVOICE# 34139
062034	01/20/2017	TRANS UNION LLC	Payment	238.00	CUST ID# 4408R0064047 12631027 \$238.00
062035	01/20/2017	INK CONTRACTING LLC	Payment	33,109.36	REMODELING OF 307 MOORMAN CLAIM# A7TF4
Print	01/27/2017	MODERN WASTE SYSTEMS	Payment	5,876.56	1086 \$33109.36 1 INVOICE

Date: 02/01/2017
Time: 09:25:07

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
					# 53629 \$5876.56

Total: (114,831.72)

Jackson Housing Commission
Register - Basic Listing

General COCC Account

From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002748	01/10/2017	First National Bank Omaha	Payment	4,878.86	ACCT# 4988659183672469 PLEASE SEE ATTACHMENT
002749	01/11/2017	LAURIE INGRAM	Payment	386.35	Housing Stabilization Training January 25, 2017 - January 28, 2017 Las Vegas
002750	01/12/2017	Grand River Insurance Agency, LLC	Payment	366.04	GRB WC5002339 01 POLICY PERIOD 7/30/2016-7/30/2017
002751	01/13/2017	City Of Jackson - Finance Department	Payment	5,233.65	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS COCC DECEMBER
002752	01/13/2017	PC Solutions	Payment	158.79	JACKSON HOUSING CO M16723 \$158.79
002753	01/13/2017	SCOTT ACCOUNTING & COMPUTER SERVICES, INC	Payment	60.00	CUST# 11421
002754	01/13/2017	SPRINT	Payment	150.00	128471 \$60.00 128763256
002755	01/13/2017	TDS Metrocom	Payment	53.24	128763256-08 \$150.00 1 INVOICE
002756	01/20/2017	Pentiuk, Couvreur & Kobijlak, P.C	Payment	1,464.00	517-787-9241 \$53.24 ACCT# 114310.001 29445 \$1464.00
Total:				(12,750.93)

Jackson Housing Commission
Register - Basic Listing
Section 8 Housing Voucher Prog
From: 01/01/2017 To: 01/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054454	01/11/2017	SHARI BOYCE	Payment	416.37	Housing Stabilization Training January 25, 2017 - January 28, 2017
054455	01/12/2017	Grand River Insurance Agency, LLC	Payment	244.02	GRB WC50023339 01 POLICY PERIOD 7/30/2016-7/30/2017
054456	01/13/2017	City Of Jackson - Finance Department	Payment	1,720.72	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS S8 DECEMBER
054457	01/13/2017	PC Solutions	Payment	158.79	JACKSON HOUSING CO M16723 \$158.79
054458	01/13/2017	SPRINT	Payment	15.00	128763256 128763256-28 \$15.00
054459	01/13/2017	TDS Metrocom	Payment	74.99	1 INVOICE 517-787-6326 \$74.99
054460	01/20/2017	Jackson Transportation Authority	Payment	54.45	1 INVOICE 0027340-IN \$54.45
054461	01/20/2017	TALX THE WORK NUMBER	Payment	265.40	CUST# 8805983 B1-188396 \$265.40
054462	01/20/2017	TRANS UNION LLC	Payment	12.00	CUST# 4408R0064047 12631027 \$12.00

Total: (2,961.74)

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by _____ read in full and considered:

RESOLUTION NO. 2017-03

Pursuant to the Uncollectible Tenants Accounts Policy which authorizes the Commission to write off delinquent accounts after 3 months as shown below:

AMP 1: Chalet Terrace	\$1,462.12
AMP 2: Reed Manor	\$ 137.00
AMP 3: Shahan-Blackstone Apts.	<u>\$ 65.63</u>
Total	\$1,664.65

The attached Collection Losses Report reflects the delinquent amount of **\$1,664.65** and is hereby approved for fiscal year 2016-2017 write-off.

Commissioner _____ **MOVED** to adopt the foregoing Resolution as read. Commissioner _____ **SECONDED** the motion, and, roll call vote the "AYES" and "NAYS" were as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on February 15, 2017.

Michele Pultz-Orthaus
President

Collection Losses Report

Three months or greater

February 2017

Board Resolution 2017-03

Property	Account Number	Move Out	Amount
Chalet Terrace	001-1144-08	11/15/2016	\$1,403.10
Chalet Terrace	001-1136-05	09/08/2015	\$ 59.02
Reed Manor	002-4393-06	10/18/2016	\$ 137.00
Shahan Blackstone North	003-6575-13	09/01/2016	\$ 65.53

Property	Total
Chalet Terrace	\$1,462.12
Reed Manor	\$ 137.00
Shahan Blackstone North	\$ 65.53
Total Write Off	\$1,664.65

Note: Accounts are written off after three or more months of delinquency.

Leasing and HAP Utilization

CY 2017

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											289,281
January	000,000	209,149	0.0%	460	454.67	96.9%	475	452	5	-	80,589
February											
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											
	0	209149	0.0%	460	454.67	96.9%	475	452	5		

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - January 2017
 Project: 001 - Chalet Terrace

A. Basic Identification Data

3. Total Units Available: 128 5. Fiscal Year Beginning: 04/01/2016 6. Report Period Ending Date: 01/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 116 2. Total Charges: 26,514.00 3. Dwelling Rental: 24,782.30 4. Retroactive Rent: -141.00 5. Excess Utility: 319.50 6. Additional Charges: 1,553.20

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable					Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges		
One Month or Less Delinquent	7	152.00	0.00	9.50	950.00	1,111.50	
Over One Month Delinquent	46	7,210.79	0.00	362.00	14,329.60	21,902.39	
Total for TIP	53					23,013.89	
Vacated TAR	8					7,047.73	
Total	61					30,061.62	

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	34	13,586.78
Under Formal Repayment Agreement with Payments Up-to-Date	34	13,586.78
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	19	9,427.11

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	01/31/2017	01/31/2016	01/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	46	58	59
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	36	62	44

F. Collection Losses

1. Amount Charged to Loss this Period 6,526.54
 2. Amount Charged to Loss this Year to Date 6,540.54

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - January 2017
 Project: 002 - Reed Manor

A. Basic Identification Data

3. Total Units Available: 292 5. Fiscal Year Beginning: 04/01/2016 6. Report Period Ending Date: 01/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 286 2. Total Charges: 58,825.49 3. Dwelling Rental: 55,896.25 4. Retroactive Rent: 223.00 5. Excess Utility: 0.00 6. Additional Charges: 2,707.24

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	15	847.50	0.00	0.00	1,323.50	2,171.00
Over One Month Delinquent	75	4,087.75	0.00	24.00	22,486.50	26,598.25
Total for TIP	90					28,769.25
Vacated TAR	12					6,446.40
Total	102					35,215.65

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	54	21,877.63
Under Formal Repayment Agreement with Payments Up-to-Date	54	21,877.63
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	36	6,891.62

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	01/31/2017	01/31/2016	01/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	31	33	32
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	12	26	27

F. Collection Losses

1. Amount Charged to Loss this Period	18,334.18
2. Amount Charged to Loss this Year to Date	24,716.96

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - January 2017
 Project: 003 - Shahan-Blackstone

A. Basic Identification Data

3. Total Units Available: 120 5. Fiscal Year Beginning: 04/01/2016 6. Report Period Ending Date: 01/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 111 2. Total Charges: 12,971.10 3. Dwelling Rental: 12,740.85 4. Retroactive Rent: -592.65 5. Excess Utility: -131.97 6. Additional Charges: 954.87

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	8	281.99	0.00	0.00	225.50	507.49
Over One Month Delinquent	33	1,412.50	0.00	134.12	5,250.74	6,797.36
Total for TIP	41					7,304.85
Vacated TAR	2					1,688.53
Total	43					8,993.38

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	11	5,518.17
Under Formal Repayment Agreement with Payments Up-to-Date	11	5,518.17
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	30	1,786.68

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 01/31/2017	Prior FY (one year to date) 01/31/2016	Previous FY (two years to date) 01/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	37	36	33
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	14	97	61

F. Collection Losses

1. Amount Charged to Loss this Period 5,805.25
 2. Amount Charged to Loss this Year to Date 7,944.12

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - January 2017
Project: ALL - Summary

A. Basic Identification Data

3. Total Units Available: 540 5. Fiscal Year Beginning: 04/01/2016 6. Report Period Ending Date: 01/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 513 2. Total Charges: 98,310.59 3. Dwelling Rental: 93,418.40 4. Retroactive Rent: -510.65 5. Excess Utility: 187.53 6. Additional Charges: 5,215.31

C. Receivables

Tenants in Possession (TIP)

	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	30	1,281.49	0.00	9.50	2,499.00	3,789.99
Over One Month Delinquent	154	12,711.04	0.00	520.12	42,066.84	55,298.00
Total for TIP	184					59,087.99
Vacated TAR	22					15,182.66
Total	206					74,270.65

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	99	40,982.58
Under Formal Repayment Agreement with Payments Up-to-Date	99	40,982.58
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	85	18,105.41

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	01/31/2017	01/31/2016	01/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	36	39	38
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	18	44	37

F. Collection Losses

1. Amount Charged to Loss this Period	30,665.97
2. Amount Charged to Loss this Year to Date	39,201.62

Jackson Housing Commission Consolidated TARS Report

January 2017

AMP	Total Rents	Rents Collected	% of Rents Collected	Vacant Units	% of Units Vacant	Notices to Vacate	14 Day Notices	Court Filings
Chalet Terrace	128	68	.53	12	.09	32	N/A	16
Reed Manor	292	198	.68	6	.02	63	N/A	25
Shahan Blackstone	120	74	.62	9	.08	19	N/A	18

Jackson Housing Commission
PHAS - Vacant Unit Turnaround Time
Public Housing
for Units Re-Occupied between: 01/01/2017 and 01/31/2017

Prj-Unit	Street	Apt #	Vacated	Issued to Maintenance	Down-Time Days	Maintenance Completed	Make-Ready Days	Re-Occupied	Lease-Up Days	Vacancy Days	Capital Funds	Exempt Days	
												Down Time	Make Ready
003-6550	307 Moorman Drive		07/31/2016	01/09/2017	161	01/10/2017	2	01/20/2017	9	172	0	0	0
003-6581	338 Moorman Drive		08/31/2016	08/31/2016	0	01/12/2017	134	01/20/2017	7	141	0	0	0
001-7625	1421 Plymouth		09/08/2016	09/08/2016	0	01/05/2017	119	01/06/2017	0	119	0	0	0
003-6555	312 Moorman Drive		10/01/2016	10/01/2016	0	01/24/2017	114	01/24/2017	0	114	0	0	0
001-1190	110 Laurel Court		10/31/2016	11/01/2016	0	01/13/2017	73	01/13/2017	0	73	0	0	0
001-1171	325 Barbary Drive		11/01/2016	11/01/2016	0	01/12/2017	72	01/17/2017	4	76	0	0	0
001-1128	310 Barbary Drive		11/05/2016	11/05/2016	0	01/10/2017	66	01/25/2017	14	80	0	0	0
001-1144	1204 Heather Lane		11/15/2016	11/15/2016	0	01/13/2017	59	01/20/2017	6	65	0	0	0
002-3368	301 Steward Avenue	G-43	11/30/2016	12/01/2016	0	12/28/2016	28	01/04/2017	6	34	0	0	0
002-3362	301 Steward Avenue	G-37	12/01/2016	12/02/2016	0	01/09/2017	38	01/09/2017	0	38	0	0	0
002-4417	315 Steward Avenue	I-4	12/18/2016	12/19/2016	0	01/09/2017	22	01/10/2017	0	22	0	0	0
002-3296	301 Steward Ave	E-23	12/23/2016	12/23/2016	0	01/11/2017	19	01/19/2017	7	26	0	0	0
002-4381	207 Steward Avenue	H-12	01/02/2017	01/02/2017	0	01/13/2017	11	01/19/2017	5	16	0	0	0
002-3234	301 Steward Ave	B-11	01/02/2017	01/02/2017	0	01/24/2017	22	01/31/2017	6	28	0	0	0
002-4490	315 Steward Avenue	I-77	01/03/2017	01/04/2017	0	01/23/2017	20	01/31/2017	7	27	0	0	0
002-4404	207 Steward Avenue	H-35	01/05/2017	01/05/2017	0	01/19/2017	14	01/23/2017	3	17	0	0	0
Total Units:	16				161		813		74	1048	0	0	0

PHAS - Vacant Unit Turnaround Time

Public Housing

for Units Re-Occupied between: 01/01/2017 and 01/31/2017

Element # - Description

V12400 - Total number of turnaround days:	1048
V12500 - Total number of vacancy days exempted for Capital Funds:	0
V12600 - Total number of vacancy days exempted for other reasons:	0
V12700 - Total number of vacant units turned around:	16
V12800 - Average number of days units were in down time:	10.06
V12900 - Average number of days units were in make-ready:	50.81
V13000 - Average number of days units were in lease-up:	4.63
V13100 - Average unit turnaround days:	65.50

Move-Outs Report

January 2017

AMP	Account Number	Move Out Date	Reason
Chalet Terrace	P -001-1197-10	1/27/2017	Eviction
Chalet Terrace	P -001-7636-09	1/20/2017	No Reason Given
Reed Manor	P -002-2209-08	1/19/2017	Evicted
Reed Manor	P -002-2219-06	1/13/2017	Wanted a Change
Reed Manor	P -002-3234-07	1/2/2017	Deceased
Reed Manor	P -002-3274-17	1/5/2017	Not Affordable
Reed Manor	P -002-3300-18	1/4/2017	Evicted
Reed Manor	P -002-4381-10	1/2/2017	Notice Given
Reed Manor	P -002-4404-12	1/5/2017	Notice Given
Reed Manor	P -002-4472-11	1/19/2017	Need Assisted Living
Reed Manor	P -002-4492-12	1/19/2017	Evicted
Shahan Blackstone	P -003-6583-16	1/17/2017	Notice to Quit

Jackson Housing PH AMP 1

Board Operating Statement / Budget

January, 2017

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Dwelling Rent	25,430.93	197.14	25,258.00	195.80	278,167.93	215.63	252,580.00	195.80
Excess Utilities	327.50	2.54	0.00	0.00	1,391.99	1.08	0.00	0.00
Interest Earned	68.49	0.53	0.00	0.00	181.49	0.14	0.00	0.00
Other Income	7,128.42	55.26	7,519.58	58.29	96,797.90	75.04	75,195.83	58.29
Subsidy Earned	20,799.24	161.23	45,987.58	356.49	660,537.72	512.04	459,875.83	356.49
Operating Income	53,754.58	416.70	78,765.16	610.58	1,037,077.03	803.94	787,651.66	610.58
Expenses								
Administrative Salaries	5,444.80	42.21	4,265.67	33.07	47,856.87	37.10	42,656.67	33.07
Legal Expense	801.12	6.21	428.75	3.32	2,726.10	2.11	4,287.50	3.32
Staff Training	0.00	0.00	294.25	2.28	0.00	0.00	2,942.50	2.28
Travel	0.00	0.00	0.00	0.00	52.51	0.04	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00	2,000.00	1.55	0.00	0.00
Audit Fee	0.00	0.00	333.33	2.58	0.00	0.00	3,333.33	2.58
Sundry - Administrative	3,838.65	29.76	5,056.66	39.20	30,575.18	23.70	50,566.66	39.20
Management Fee Expense	6,763.36	52.43	7,005.83	54.31	27,185.65	21.07	70,058.33	54.31
Tenant Services - Materials	0.00	0.00	710.83	5.51	26.00	0.02	7,108.33	5.51
Tenant Services - Contract	0.00	0.00	0.00	0.00	1,249.80	0.97	0.00	0.00
Water	0.00	0.00	4,167.58	32.31	30,429.21	23.59	41,675.83	32.31
Electricity	32.89	0.25	12,500.00	96.90	55,373.37	42.93	125,000.00	96.90
Gas	64.51	0.50	7,559.42	58.60	31,369.68	24.32	75,594.17	58.60
Other Utilities Expense	0.00	0.00	0.00	0.00	8,114.48	6.29	0.00	0.00
Labor	10,381.78	80.48	8,127.58	63.00	26,156.80	97.80	81,275.83	63.00
Materials	1,850.96	14.35	15,655.00	121.36	35,764.88	27.72	156,550.00	121.36
Contract Cost	2,977.27	23.08	4,863.75	37.70	20,209.55	15.67	48,637.50	37.70
Garbage	0.00	0.00	0.00	0.00	9,405.92	7.29	0.00	0.00
Insurance-Comp Liability	174.00	1.35	3,293.08	25.53	11,478.57	8.90	32,930.83	25.53
Payments in Lieu of Taxes	0.00	0.00	997.42	7.73	9,602.90	7.44	9,974.17	7.73
Employee Benefits - Maint	4,931.94	38.23	6,032.58	46.76	79,204.65	61.40	60,325.83	46.76
Collection Losses	0.00	0.00	333.33	2.58	0.00	0.00	3,333.33	2.58
Operating Expenses	37,261.28	288.85	81,625.06	632.75	528,782.12	409.91	816,250.81	632.75
Operating Profit / (Loss)	16,493.30	127.86	(2,859.90)	(22.17)	508,294.91	394.03	(28,599.15)	(22.17)
Non-Operating Expenses								
Total Operating Funds Available	16,493.30	127.86	(2,859.90)	(22.17)	508,294.91	394.03	(28,599.15)	(22.17)
Retained Earnings					508,294.91	394.03	(28,599.15)	(22.17)

Jackson Housing PH AMP 2

Board Operating Statement / Budget

January, 2017

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Dwelling Rent	57,715.92	196.31	54,614.42	185.76	620,875.93	211.18	546,144.17	185.76
Excess Utilities	41.00	0.14	0.00	0.00	699.50	0.24	0.00	0.00
Interest Earned	0.00	0.00	22.33	0.08	313.31	0.11	223.33	0.08
Other Income	16,190.65	55.07	17,869.83	60.78	53,538.20	18.21	178,698.33	60.78
Subsidy Earned	28,513.76	96.99	61,799.83	210.20	413,414.95	140.62	617,998.33	210.20
Operating Income	102,461.33	348.51	134,306.41	456.82	1,088,841.89	370.35	1,343,064.16	456.82
Expenses								
Administrative Salaries	6,483.21	22.05	7,965.50	27.09	85,329.93	29.02	79,655.00	27.09
Legal Expense	603.49	2.05	559.00	1.90	3,367.27	1.15	5,590.00	1.90
Staff Training	0.00	0.00	320.92	1.09	0.00	0.00	3,209.17	1.09
Travel	0.00	0.00	0.00	0.00	52.08	0.02	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00	2,000.00	0.68	0.00	0.00
Audit Fee	0.00	0.00	333.33	1.13	0.00	0.00	3,333.33	1.13
Sundry-Administrative	96.12	0.33	4,279.00	14.55	30,079.13	10.23	42,790.00	14.55
Management Fee Expense	17,305.93	58.86	15,694.42	53.38	60,240.48	20.49	156,944.17	53.38
Tenant Services - Salaries	0.00	0.00	0.00	0.00	498.00	0.17	0.00	0.00
Tenant Services - Materials	0.00	0.00	293.08	1.00	525.13	0.18	2,930.83	1.00
Tenant Services - Contract	0.00	0.00	0.00	0.00	1,911.80	0.65	0.00	0.00
Water	0.00	0.00	4,768.00	16.22	29,592.51	10.07	47,680.00	16.22
Electricity	13,363.24	45.45	13,646.92	46.42	136,350.82	46.38	136,469.17	46.42
Gas	0.00	0.00	3,237.25	11.01	23,367.61	7.95	32,372.50	11.01
Other Utilities Expense	0.00	0.00	0.00	0.00	8,802.62	2.99	0.00	0.00
Labor	17,229.65	58.60	15,518.50	52.78	172,094.41	58.54	155,185.00	52.78
Materials	2,480.06	8.44	4,816.00	16.38	56,564.35	19.24	48,160.00	16.38
Contract Cost	5,466.56	18.59	10,219.33	34.76	94,621.03	32.18	102,193.33	34.76
Garbage	0.00	0.00	0.00	0.00	12,435.84	4.23	0.00	0.00
Insurance-Comp Liability	174.00	0.59	2,806.92	9.55	21,676.62	7.37	28,069.17	9.55
Payments in Lieu of Taxes	0.00	0.00	2,385.83	8.12	32,476.00	11.05	23,858.33	8.12
Employee Benefits - Maint	7,660.70	26.06	9,352.83	31.81	114,038.66	38.79	93,528.33	31.81
Collection Losses	0.00	0.00	428.00	1.46	3,590.40	1.22	4,280.00	1.46
Operating Expenses	70,862.96	241.03	96,624.83	328.66	889,614.69	302.59	966,248.33	328.66
Operating Profit / (Loss)	31,598.37	107.48	37,681.58	128.17	199,227.20	67.76	376,815.83	128.17
Non-Operating Expenses								
Total Operating Funds Available	31,598.37	107.48	37,681.58	128.17	199,227.20	67.76	376,815.83	128.17
Retained Earnings					199,227.20	67.76	376,815.83	128.17

Jackson Housing PH AMP 3

Board Operating Statement / Budget

January, 2017

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Dwelling Rent	13,962.14	116.35	11,583.83	96.53	89,086.81	74.24	115,838.33	96.53
Excess Utilities	39.87	0.33	0.00	0.00	45.87	0.04	0.00	0.00
Interest Earned	0.00	0.00	0.00	0.00	44.74	0.04	0.00	0.00
Management Fee Income	9,739.98	81.17	5,327.75	44.40	17,299.25	14.42	53,277.50	44.40
Subsidy Earned	14,528.04	121.07	37,179.00	309.83	215,786.60	179.82	371,790.00	309.83
Operating Income	38,270.03	318.92	54,090.58	450.75	322,263.27	268.55	540,905.83	450.75
Expenses								
Administrative Salaries	2,167.20	18.06	4,265.75	35.55	31,130.45	25.94	42,657.50	35.55
Legal Expense	130.01	1.08	364.58	3.04	1,299.38	1.08	3,645.83	3.04
Staff Training	0.00	0.00	277.25	2.31	0.00	0.00	2,772.50	2.31
Travel	0.00	0.00	0.00	0.00	164.93	0.14	0.00	0.00
Accounting Fees	0.00	0.00	0.00	0.00	2,000.00	1.67	0.00	0.00
Audit Fee	0.00	0.00	333.33	2.78	0.00	0.00	3,333.33	2.78
Sundry	212.08	1.77	3,354.50	27.95	24,225.60	20.19	33,545.00	27.95
Management Fee Expense	6,379.04	53.16	6,319.59	52.66	26,236.12	21.86	63,195.84	52.66
Tenant Services - Materials	0.00	0.00	710.83	5.92	2,048.19	1.71	7,108.33	5.92
Water	0.00	0.00	3,764.00	31.37	38,451.08	32.04	37,640.00	31.37
Electricity	221.33	1.84	1,258.00	10.48	7,630.74	6.36	12,580.00	10.48
Gas	354.43	2.95	146.42	1.22	1,274.60	1.06	1,464.17	1.22
Other Utilities Expense	0.00	0.00	0.00	0.00	12,574.36	10.48	0.00	0.00
Labor	5,800.64	48.34	8,125.83	67.72	76,483.19	63.74	81,258.33	67.72
Materials	4,206.25	35.05	3,631.17	30.26	30,361.69	25.30	36,311.67	30.26
Contract Cost	2,426.80	20.22	3,731.33	31.09	41,260.52	34.38	37,313.33	31.09
Garbage	0.00	0.00	0.00	0.00	13,188.65	10.99	0.00	0.00
Insurance Comprehensive Liability	174.00	1.45	1,357.08	11.31	8,814.06	7.35	13,570.83	11.31
Payments in Lieu of Taxes	0.00	0.00	421.58	3.51	6,133.40	5.11	4,215.83	3.51
Employee Benefit Cont.	2,715.20	22.63	6,431.75	53.60	61,820.32	51.52	64,317.50	53.60
Collection Losses	0.00	0.00	227.42	1.90	0.00	0.00	2,274.17	1.90
Operating Expenses	24,786.98	206.56	44,720.41	372.67	385,097.28	320.91	447,204.16	372.67
Operating Profit / (Loss)	13,483.05	112.36	9,370.17	78.08	(62,834.01)	(52.36)	93,701.67	78.08
Non-Operating Expenses								
Total Operating Funds Available	13,483.05	112.36	9,370.17	78.08	(62,834.01)	(52.36)	93,701.67	78.08
Retained Earnings					(62,834.01)	(52.36)	93,701.67	78.08

Jackson Housing PH AMP 1

Balance Sheet

January, 2017

Balance

Assets

Current Assets

1	General Fund Cash	137,348.21
5	Cash in Bank	(225,349.85)
7	A/R due from COCC	22,520.95
11	Allowance for Doubtful Accounts	(4,160.53)
12	Tenants Accounts Receivable	25,179.72
15	Accounts Receivable Other	107,443.17
17	A/R from Amp 2	320,916.77
20	Accounts Receivable AMP 1	284,672.59
21	Prepaid Insurance	22,860.94
50	Deferred Compensation	(725.30)
169	CFP HUD Rec/Deferred Revenue	(66,872.64)

Total Current Assets 623,834.03

Non-Current Assets

170	Leasehold Improvements	63,357.84
174	Furn, Equip & Mach - Dwelling	81,701.00
175	Equipment - Admin	63,817.92
181	Buildings	5,329,598.78
185	Accumulated Depreciation	(4,106,742.55)

Total Fixed Assets 1,431,732.99

Total Assets

2,055,567.02

Liabilities

Current Liabilities

301	Tenants Security Deposit	15,378.05
304	Supplemental Insurance W/H - Aflac	40,864.27
305	Accounts Payable Other	(557.11)
310	Accrued Comp Absences	5,194.38
330	Pilot - Accrued	10,210.71

Total Current Liabilities 71,090.30

Non-Current Liabilities

470	Comp Absences - NonCurrent	6,794.20
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Total Non-Current Liabilities 6,794.20

Total Liabilities

77,884.50

Net Assets

600	Capitalized Assets	1,431,935.62
601	Unrestricted Assets	37,451.99
700	Current Year Net Income (Loss)	508,294.91

Total Net Assets 1,977,682.52

Jackson Housing PH AMP 1

Balance Sheet

January, 2017

Total Liabilities and Net Assets

Balance

2,055,567.02

Jackson Housing PH AMP 2

Authority 2

Page 1 of 1

Balance Sheet

January, 2017

Balance**Assets****Current Assets**

5	Cash in Bank	709,395.82
11	Allowance for Doubtful Accounts	67,926.54
15	Accounts Receivable Other	86.98
20	Accounts Receivable AMP 1	41,980.76
21	General Investments	413,414.12
29	Prepaid Insurance	16,736.15
50	MI City Tax	2.15
169	CFP HUD Rec/Deferred Revenue	(33,689.92)

Total Current Assets1,215,852.60**Non-Current Assets**

170	Leasehold Improvements	1,221,847.00
171	Accumulated Depreciation	(10,912,659.95)
174	Buildings	14,345,534.85
175	Furn, Equip, Mach - Dwelling	168,437.27
176	Equipment - Admin	135,269.04

Total Fixed Assets4,958,428.21**Total Assets****6,174,280.81****Liabilities****Current Liabilities**

300	Tenants Security Deposit	40,874.11
303	Accounts Payable Other	42,483.29
305	Supplemental Insurance W/H	328,695.49
310	A/P Due to COCC	4,422.90
311	A/P to Amp 1	100,725.19
325	Accrued Comp Absences	8,337.73
330	Pilot - Accrued	29,775.63

Total Current Liabilities555,314.34**Non-Current Liabilities**

470	Comp Absences - NonCurrent	5,375.20
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Total Non-Current Liabilities5,375.20**Total Liabilities****560,689.54****Net Assets**

600	Capitalized Assets	4,958,427.78
601	Unrestricted Assets	356,536.40
700	Current Year Net Income (Loss)	298,627.09

Total Net Assets5,613,591.27**Total Liabilities and Net Assets****6,174,280.81**

Jackson Housing PH AMP 3

Authority 3

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Balance Sheet

January, 2017

	<u>Balance</u>
Assets	
Current Assets	
5 Cash in Bank	331,027.08
11 Allowance for Doubtful Accounts	(1,779.53)
15 Accounts Receivable Other	337.76
20 Accounts Receivable AMP 1	11,295.77
29 Prepaid Insurance	10,080.14
169 CFP HUD Rec/Deferred Revenue	14,669.00
Total Current Assets	365,630.22
Non-Current Assets	
170 Leasehold Improvements	56,353.67
171 Accumulated Depreciation	(5,012,457.56)
174 Buildings	6,353,543.92
175 Furn, Equip, & Mach-Dwell	85,196.00
176 Equipment - Admin	64,685.18
Total Fixed Assets	1,547,321.21
Total Assets	1,912,951.43
Liabilities	
Current Liabilities	
300 Tenants Security Deposit	18,719.21
303 Accounts Payable Other	43,411.54
305 Supplemental Insurance W/H	147,662.77
310 Other Current Liabilities	(3,816.34)
311 A/P to Amp 3	40,180.50
325 Accrued Comp Absences	6,262.15
330 Pilot - Accrued	8,225.97
Total Current Liabilities	260,645.80
Non-Current Liabilities	
470 Comp Absences - NonCurrent	1,870.40
Total Non-Current Liabilities	1,870.40
Total Liabilities	262,516.20
Net Assets	
600 Capitalized Assets	1,547,320.75
601 Unrestricted Assets	119,215.15
700 Current Year Net Income (Loss)	(16,100.67)
Total Net Assets	1,650,435.23
Total Liabilities and Net Assets	1,912,951.43

Jackson Housing Commission - COCC

Board Operating Statement / Budget

January, 2017

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Management Fee Income	34,550.00	0.00	49,033.41	0.00	202,940.11	0.00	490,334.16	0.00
Operating Income	34,550.00	0.00	49,033.41	0.00	202,940.11	0.00	490,334.16	0.00
Expenses								
Administrative Salaries	27,028.37	0.00	27,581.33	0.00	272,307.05	0.00	275,813.33	0.00
Legal Expense	1,464.00	0.00	417.00	0.00	7,260.00	0.00	4,170.00	0.00
Staff Training	0.00	0.00	624.00	0.00	3,542.69	0.00	6,240.00	0.00
Travel	0.00	0.00	378.17	0.00	1,700.90	0.00	3,781.67	0.00
Accounting Fees	0.00	0.00	1,431.83	0.00	13,750.00	0.00	14,318.33	0.00
Audit Fee	0.00	0.00	333.33	0.00	0.00	0.00	3,333.33	0.00
Computer Support	1,300.60	0.00	5,156.08	0.00	53,480.35	0.00	51,560.83	0.00
Tenant Services - Materials	0.00	0.00	0.00	0.00	89.19	0.00	0.00	0.00
Tenant Services - Contract	0.00	0.00	0.00	0.00	4,166.33	0.00	0.00	0.00
Labor	(50.00)	0.00	0.00	0.00	(89.47)	0.00	0.00	0.00
Materials	0.00	0.00	0.00	0.00	352.79	0.00	0.00	0.00
Vehicle Maintenance	0.00	0.00	0.00	0.00	1,417.41	0.00	0.00	0.00
Insurance	0.00	0.00	1,163.75	0.00	2,169.26	0.00	11,637.50	0.00
Employee Benefit Cont.	5,075.67	0.00	11,898.42	0.00	157,230.96	0.00	118,984.17	0.00
Operating Expenses	34,818.64	0.00	48,983.91	0.00	520,377.46	0.00	489,839.16	0.00
Operating Profit / (Loss)	(268.64)	0.00	49.50	0.00	(317,437.35)	0.00	495.00	0.00
Non-Operating Expenses								
Total Operating Funds Available	(268.64)	0.00	49.50	0.00	(317,437.35)	0.00	495.00	0.00
Retained Earnings					(317,437.35)	0.00	495.00	0.00

Balance Sheet

January, 2017

	<u>Balance</u>
Assets	
Current Assets	
5 Cash in Bank	69,512.33
9 Petty Cash	1,099.17
15 Accounts Receivable Other	(56,684.15)
20 Accounts Receivable AMP 1	28,327.92
21 General Investments	25,154.17
29 Prepaid Insurance	2,119.95
50 MI City Tax	280.90
169 CFP HUD Rec/Deferred Revenue	17,361.95
Total Current Assets	87,172.24
Non-Current Assets	
171 Accumulated Depreciation	(606,679.54)
174 Buildings	583,527.00
175 Equipment - Admin	49,377.50
Total Fixed Assets	26,224.96
Total Assets	113,397.20
Liabilities	
Current Liabilities	
303 Accounts Payable Other	67,155.98
305 Supplemental Insurance W/H Aflac	75,110.88
315 Accrued Wages - Payroll	11,989.61
325 Accrued Comp Absences	7,707.18
Total Current Liabilities	161,963.65
Non-Current Liabilities	
470 Comp Absences - NonCurrent	4,243.00
Total Non-Current Liabilities	4,243.00
Total Liabilities	166,206.65
Net Assets	
600 Capitalized Assets	30,283.00
601 Unrestricted Assets	234,344.90
700 Current Year Net Income (Loss)	(317,437.35)
Total Net Assets	(52,809.45)
Total Liabilities and Net Assets	113,397.20

Jackson Housing Commission - Section 8 Board Operating Statement / Budget

January, 2017

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Interest Earned on GF	11.92	0.00	0.00	0.00	89.63	0.00	0.00	0.00
Fraud Recovery Income	452.12	0.00	2,342.08	0.00	9,942.22	0.00	23,420.83	0.00
Admin Fee Received	0.00	0.00	20,465.33	0.00	179,578.92	0.00	204,653.33	0.00
Annual Contributions Earned Units Rented 0								
Operating Income	464.04	0.00	22,807.41	0.00	189,610.77	0.00	228,074.16	0.00
Expenses								
Administrative Salaries	8,232.02	0.00	8,522.83	0.00	87,267.11	0.00	85,228.33	0.00
Staff Training	2,000.62	0.00	322.92	0.00	3,725.47	0.00	3,229.17	0.00
Travel	0.00	0.00	266.67	0.00	91.00	0.00	2,666.67	0.00
Audit Costs	0.00	0.00	333.33	0.00	2,000.00	0.00	3,333.33	0.00
Sundry	2,152.66	0.00	10,103.25	0.00	38,948.34	0.00	101,032.50	0.00
Port Out Admin Fees Pd	242.14	0.00	0.00	0.00	584.56	0.00	0.00	0.00
Other General Expense	195.00	0.00	0.00	0.00	2,807.21	0.00	0.00	0.00
Insurance	244.02	0.00	566.58	0.00	2,403.82	0.00	5,665.83	0.00
Employee Benefit Cont.	2,298.64	0.00	3,553.58	0.00	38,388.85	0.00	35,535.83	0.00
Operating Expenses	15,365.10	0.00	23,869.16	0.00	176,216.36	0.00	236,691.66	0.00
Operating Profit / (Loss)	(14,901.06)	0.00	(861.75)	0.00	13,394.41	0.00	(8,617.50)	0.00
Non-Operating Expenses								
Total Operating Funds Available	(14,901.06)	0.00	(861.75)	0.00	13,394.41	0.00	(8,617.50)	0.00
Retained Earnings					13,394.41	0.00	(8,617.50)	0.00
HAP Activity								
Prepaid Annual Contribution	0.00	0.00	198,300.08	0.00	1,829,340.00	0.00	1,983,000.83	0.00
Net	0.00	0.00	0.00	0.00	1,829,340.00	0.00	198,300.08	0.00
HAP Payments	207,846.86	0.00	196,394.17	0.00	2,001,077.62	0.00	1,963,941.67	0.00
Net HAP	(207,846.86)	0.00	0.00	0.00	(171,737.62)	0.00	394,694.25	0.00

Jackson Housing Commission - Section 8

Authority 5

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Balance Sheet

January, 2017

	<u>Balance</u>
Assets	
Current Assets	
5 Cash in Bank	261,231.04
15 Accounts Receivable Portable	21,022.95
21 General Investments	3,640.59
29 Prepaid Insurance	1,775.46
50 Deferred Compensation	(1,986.37)
Total Current Assets	<u>285,683.67</u>
Non-Current Assets	
173 Accumulated Depreciation	(33,341.00)
174 Furniture, Equipment - Admin	33,341.00
Total Fixed Assets	<u>0.00</u>
Total Assets	<u>285,683.67</u>
Liabilities	
Current Liabilities	
304 Retirement W/H	7,090.43
305 Accounts Payable Other	55,164.13
306 Accrued Compensated Absences	6,280.25
311 A/P to Amp 1	(4,272.22)
315 Other Current Liabilities	11,693.69
Total Current Liabilities	<u>75,956.28</u>
Non-Current Liabilities	
Total Non-Current Liabilities	<u>0.00</u>
Total Liabilities	<u>75,956.28</u>
Net Assets	
602 Invested in Capital Assets	82,063.00
604 Unrestricted Assets	50,674.60
669 Prepaid Annual Contribution	1,829,340.00
699 Net HAP	179,578.92
700 Current Year Net Income (Loss)	(1,931,929.13)
Total Net Assets	<u>209,727.39</u>
Total Liabilities and Net Assets	<u>285,683.67</u>

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT
Jan-17**

AMP#	AMOUNT	ADJUSTMENT	REMAINING	AMOUNT USED:	ADJUSTMENT	REMAINING
						<i>BALANCE</i>
01.11.2017	585	Replenish Petty Cash		\$ (1,862.15)		\$ 2,000.00
01.11.2017	586	Jason Omo shipping fees	91600.4	\$ 3.40		\$ 1,996.60
01.11.2017	587	Tammy Lovely mileage reimbursement 12.20.2016-1.5.2017	91800.4	\$ 33.26		\$ 1,963.34
01.11.2017	588	Deb Davis mileage reimbursement 12.13.2016-12.13.2016	91800.4	\$ 40.77		\$ 1,922.57
01.11.2017	589	Michael Spang mileage reimbursement 12.23.12.30.2016	91800.2	\$ 27.86		\$ 1,894.71
01.11.2017	590	Mark Oakley mileage reimbursement 12.30.2016-1.5.2017	91800.2	\$ 41.41		\$ 1,853.30
01.11.2017	591	Denny Parks mileage reimbursement 12.16.2016-12.22.2016	91800.3	\$ 46.98		\$ 1,806.32
01.11.2017	592	Laura Stevens mileage reimbursement 12.14.2016-12.14.2016	91800.1	\$ 25.59		\$ 1,780.73
01.11.2017	593	Roy Nethercott mileage reimbursement 12.9.2016-12.16.2016	91800.1	\$ 31.64		\$ 1,749.09
			91700.1	\$ 30.00		
01.12.2017	594	Tammy Lovely court filings	91700.2	\$ 955.00		\$ 794.09
01.13.2017	595	Lorenzo Neal mileage reimbursement 01.7.2017-1.9.2017	91800.2	\$ 45.03		\$ 749.06
01.13.2017	596	Lorenzo Neal mileage reimbursement	91800.2	\$ 5.50		\$ 743.56
01.13.2017	597	Jannaa Pool tenant bingo	92400.1	\$ 50.00		\$ 693.56
01.31.2017	598	Replenish Petty Cash		\$ (1,263.96)		\$ 1,957.52

Emergency Work Orders-January 2017

WO#	Date On	Time	Problem	Address	Elapsed Time
84623	1/3/2017	08:08 AM	No Heat	319 Barbary Drive, Jackson	1.8
84626	1/3/2017	08:26 AM	No Hot Water	1211 Heather Lane, Jackson	1.82
84628	1/3/2017	08:38 AM	No Heat	1215 Laurel Lane, Jackson	2.07
84648	1/3/2017	11:16 AM	No heat and the bathroom sink is plugged.	1241 Laurel Lane, Jackson	1.65
84657	1/3/2017	02:14 PM	No heat	148 Shahan Drive, Jackson	1.52
84688	1/4/2017	01:14 PM	No heat.	1254 Laurel Lane, Jackson	1.02
84751	1/9/2017	08:36 AM	Pipes frozen in kitchen	118 Shahan Drive, Jackson	0.4
84777	1/7/2017	03:31 PM	Lock Out	301 Steward Avenue #G-34, Jackson	7.98
84778	1/7/2017	03:33 PM	No heat	315 Steward Avenue #I-18, Jackson	6.2
84780	1/6/2017	03:40 PM	Lock out	301 Steward Ave #D-17, Jackson	4.25
84781	1/8/2017	03:46 PM	No power	301 Steward Ave #F-5, Jackson	5.73
84782	1/8/2017	03:48 PM	Lock out	301 Steward Ave #E-21, Jackson	3.78
84783	1/8/2017	03:50 PM	Lock out	315 Steward Avenue #I-25, Jackson	3.08
84784	1/7/2017	03:10 PM	Lock up C-Building after party	301 Steward Avenue, Bldg. C	0.58
84785	1/8/2017	02:30 PM	No heat	315 Steward Avenue #I-81, Jackson	1
84816	1/2/2017	11:00 AM	No hot water	144 Shahan Drive, Jackson	1.25
84829	1/3/2017	04:45 PM	No heat.	1209 Heather Lane, Jackson	1.5
84831	1/2/2017	09:50 AM	No Heat.	1215 Laurel Lane, Jackson	1.17
84874	1/3/2017	06:47 AM	Lock out	301 Steward Avenue #G-14, Jackson	0.68
84877	1/2/2017	04:50 PM	Lock out	315 Steward Avenue #I-25, Jackson	0.67
84910	1/12/2017	07:37 AM	No heat	1215 Laurel Lane, Jackson	1.97
84916	1/12/2017	08:33 AM	No hot water.	1265 Laurel Lane, JACKSON	2.45
84927	1/10/2017	08:30 PM	Fire alarm going off, fire dept was called		1
84929	1/12/2017	11:37 PM	Lock out	301 Steward Ave #D-6, Jackson	0.38
84930	1/12/2017	06:06 PM	Lock out	301 Steward Ave #F-24, Jackson	0.9
84938	1/13/2017	10:35 AM	No heat.	217 Summit, Jackson	1
85086	1/23/2017	01:06 PM	No heat.	1227 Heather Lane, Jackson	2.4
85113	1/2/2017	11:11 AM	No hot water	144 Shahan Drive, Jackson	1.05
85115	1/15/2017	03:05 PM	No heat	146 Shahan Drive, Jackson	1.17
85116	1/15/2017	06:15 PM	No heat	351 Moorman Drive, Jackson	1.08
85117	1/16/2017	09:30 AM	No heat	146 Shahan Drive, Jackson	1.42
85118	1/7/2017	01:05 PM	No heat	152 Shahan Drive, Jackson	4.08
85120	1/8/2017	07:00 AM	No Heat No Hot Water	107 Shahan Drive, JACKSON	1

Emergency Work Orders-January 2017

85121	1/8/2017	09:45	AM	Smoke coming from outlet or somewhere in kitchen Dryer not working	341 W. Monroe, Jackson	0.5
85126	1/15/2017	05:15	PM	Water leak in kitchen	100 Laurel Court, Jackson	0.58
85127	1/14/2017	01:05	PM	No heat	1201 Heather Lane, Jackson	1.17
85128	1/16/2017	07:40	AM	Open door for helping handman to paint, set paint in uni	1219 Laurel Lane, Jackson	0.5
85129	1/8/2017	10:46	AM	Window won't shut.	929 Maple, Jackson	0.73
85130	1/9/2017	07:00	PM	No heat.	1215 Laurel Lane, Jackson	1
85160	1/5/2017	11:25	PM	Alarm not set		0.83
85162	1/2/2017	04:50	PM	Lock out	315 Steward Avenue #I-25, Jackson	0.67
85163	1/3/2017	06:47	PM	Lock out	301 Steward Avenue #G-14, Jackson	0.68
85164	1/14/2017	02:35	AM	Lock out	207 Steward Avenue #H-4, Jackson	0.67
85165	1/14/2017	10:45	PM	Possible gas leak	315 Steward Avenue #I-2, Jackson	1.18
85166	1/13/2017	11:15	PM	Lock out	315 Steward Avenue #I-34, Jackson	0.58
85167	1/16/2017	03:55	PM	Lock out	207 Steward Avenue #H-34, Jackson	0.67
85168	1/16/2017	08:40	PM	Alarm not set		0.58
85169	1/6/2017	07:00	PM	Lock out	301 Steward Ave #D-17, Jackson	0.92
85170	1/7/2017	03:10	PM	Lock up building C part	301 Steward Avenue, Bldg. C	0.58
85171	1/7/2017	08:30	PM	No heat	315 Steward Avenue #I-7, Jackson	1.25
85172	1/7/2017	11:00	PM	Lock out	301 Steward Avenue #G-34, Jackson	0.5
85174	1/8/2017	06:00	PM	Lock out	315 Steward Avenue #I-25, Jackson	0.92
85176	1/8/2017	02:30	PM	No heat	315 Steward Avenue #I-81, Jackson	1
85177	1/8/2017	07:00	PM	Lock out	301 Steward Ave #E-21, Jackson	0.58
85178	1/8/2017	08:51	PM	No power	301 Steward Ave #F-5, Jackson	0.65
85179	1/10/2017	08:30	PM	Fire alarm going off, fire dept was called		1
85180	1/12/2017	06:06	PM	Lock out	301 Steward Ave #F-24, Jackson	0.9
85183	1/12/2017	11:37	PM	Lock out	301 Steward Ave #D-6, Jackson	0.38
85184	1/26/2017	09:15	AM	Do cleaning supply order, maintenance parts order		3.75
85209	1/26/2017	05:15	PM	No front lights.		0.75
85210	1/26/2017	06:30	PM	Close C Bldg	301 Steward Avenue, Bldg. C	0.5
85211	1/24/2017	07:15	PM	Locked out	207 Steward Avenue #H-14, Jackson	0.5
85212	1/21/2017	11:30	PM	Locked out	315 Steward Avenue #I-2, Jackson	0.5
85221	1/20/2017	07:00	PM	Lock out	315 Steward Avenue #I-56, Jackson	0.5
85223	1/26/2017	06:30	PM	Close up C-Building	301 Steward Bldg. C	0.5
85224	1/30/2017	08:37	AM	No heat.	330 Barbary Drive, Jackson	0.38
85225	1/24/2017	07:15	PM	Locked out	207 Steward Avenue #H-14, Jackson	0.5

Emergency Work Orders-January 2017

85226	1/21/2017	11:30	PM	Locked out	315 Steward Avenue #I-2, Jackson	-11.5
85246	1/30/2017	11:10	AM	No heat furnace making loud noise	202 Janke Street, Jackson	1.58
85285	1/31/2017	07:43	AM	No heat	354 Moorman Drive, Jackson	10.28
85310	1/29/2017	03:53	PM	It is leaking under the bathroom sink upstairs.	929 Maple, Jackson	0.78
85332	1/28/2017	09:30	AM	Toilet leaking	207 Steward Avenue #H-11, Jackson	1.03
85333	1/28/2017	01:04	AM	No heat	301 Steward Ave #B-1, Jackson	1.02
85334	1/28/2017	09:15	AM	Lock Out	301 Steward Ave #B-4, Jackson	0.5
85335	1/28/2017	09:45	AM	Open food drive in C-Building	301 Steward Bldg. C	0.75
85336	1/29/2017	12:09	PM	Tenant locked out of building, Diane Rimer		0.85
85337	1/29/2017	05:45	PM	Lock out		0.92
85338	1/30/2017	12:40	AM	Lost key and fob	301 Steward Ave #F-6, Jackson	1
85339	1/31/2017	07:30	PM	Alarm in board room	301 Steward Bldg. C	1.5

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2016
Jan-16	50,674	\$ 6,395.37	927	\$ 7,314.07	-	\$ -	\$ -	\$ -	\$ 13,709.44
Jan-17	52,856	\$ 6,850.81	1,193	\$ 8,693.31					\$ 15,544.12
Feb-16	53,802	\$ 6,630.98	946	\$ 7,676.79	234,300	\$ 7,713.28	\$ 4,123.68	\$ 11,836.96	\$ 26,144.73
Feb-17									\$ -
Mar-16	48,672	\$ 5,923.22	1,127	\$ 8,346.41	24,600	\$ 751.29	\$ 418.10	\$ 1,169.39	\$ 15,439.02
Mar-17									\$ -
Apr-16	51,640	\$ 6,539.83	866	\$ 10,760.42				\$ -	\$ 17,300.25
Apr-17									\$ -
May-16	45,200	\$ 5,914.46	470	\$ 5,666.76	249,400	\$ 8,077.28	\$ 4,335.05	\$ 12,412.33	\$ 23,993.55
May-17									\$ 15,544.12
Jun-16	47,380	\$ 6,146.72	361	\$ 2,411.12	27,400	\$ 805.93	\$ 450.38	\$ 1,256.31	\$ 9,814.15
Jun-17									\$ -
Jul-16	45,216	\$ 5,350.28	224	\$ 501.48	324,379	\$ 10,798.27	\$ 5,912.81	\$ 16,711.08	\$ 22,562.84
Jul-17									\$ -
Aug-16	40,419	\$ 5,640.32	172	\$ 522.53	19,000	\$ 745.56	\$ 393.26	\$ 1,138.82	\$ 7,301.67
Aug-17									\$ -
Sep-16	44,245	\$ 6,065.11	188	\$ 40.09	24,400	\$ 818.77	\$ 455.98	\$ 1,274.75	\$ 7,379.95
Sep-17									\$ -
Oct-16	49,928	\$ 6,378.64	201	\$ 706.64				\$ -	\$ 7,085.28
Oct-17									\$ -
Nov-16	68,661	\$ 5,422.74	418	\$ 2,129.16	301,821	\$ 9,568.10	\$ 5,182.18	\$ 14,750.28	\$ 22,302.18
Nov-17									\$ -
Dec-16	23,930	\$ 6,296.30	780	\$ 3,975.60	21,900	\$ 754.96	\$ 417.72	\$ 1,172.68	\$ 11,444.58
Dec-17									\$ -
2016	569,767	\$ 72,703.97	6,680	\$ 50,051.07	1,227,200	\$ 40,033.44	\$ 21,689.16	\$ 61,722.60	\$ 184,477.64
2017	52,856	\$ 6,850.81	1,193	\$ 8,693.31	-	\$ -	\$ -	\$ -	\$ 31,088.24

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2016
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2016		
Jan-16	137,240	\$ 16,186.52	980	\$ 7,324.78	106,832	\$ 2,854.29	\$ 1,667.13	\$ 4,521.42	\$ 28,032.72				
Jan-17	129,480	\$ 16,272.98	1,203	\$ 9,046.28	131,000	\$ 3,644.42	\$ 2,199.35	\$ 5,843.77	\$ 31,163.03				
Feb-16	107,320	\$ 13,307.44	1,096	\$ 8,355.90	127,333	\$ 3,297.12	\$ 1,964.79	\$ 5,261.91	\$ 26,925.25				
Feb-17									\$ -				
Mar-16	102,320	\$ 12,133.57	1,021	\$ 8,032.16	121,818	\$ 3,074.83	\$ 1,861.67	\$ 4,936.50	\$ 25,102.23				
Mar-17									\$ -				
Apr-16	101,640	\$ 12,748.07	769	\$ 5,076.35	125,500	\$ 3,289.13	\$ 1,943.25	\$ 5,232.38	\$ 23,056.80				
Apr-17									\$ -				
May-16	102,360	\$ 11,363.36	548	\$ 25.60	101,100	\$ 2,718.79	\$ 1,576.03	\$ 4,294.82	\$ 15,683.78				
May-17									\$ -				
Jun-16	114,200	\$ 14,106.71	292	\$ 1,939.95	83,300	\$ 2,349.84	\$ 1,322.65	\$ 3,672.49	\$ 19,719.15				
Jun-17									\$ -				
Jul-16	138,600	\$ 16,657.41	228	\$ 25.04	104,900	\$ 3,147.82	\$ 1,813.32	\$ 4,961.14	\$ 21,643.59				
Jul-17									\$ -				
Aug-16	160,440	\$ 19,393.01	189	\$ 1,427.16	418,779	\$ 13,637.57	\$ 7,542.58	\$ 21,180.15	\$ 42,000.32				
Aug-17									\$ -				
Sep-16	135,120	\$ 16,866.82	185	\$ 1,438.38	125,600	\$ 3,508.83	\$ 2,118.21	\$ 5,627.04	\$ 23,932.24				
Sep-17									\$ -				
Oct-16	114,200	\$ 14,689.27	268	\$ 2,062.35	147,700	\$ 4,064.60	\$ 2,470.82	\$ 6,535.42	\$ 23,287.04				
Oct-17									\$ -				
Nov-16	120,160	\$ 13,237.76	371	\$ 2,817.99	142,100		\$ -	\$ 16,055.75	\$ -				
Nov-17									\$ -				
Dec-16	126,280	\$ 14,082.56	890	\$ 7,016.59	291,831	\$ 3,006.33	\$ 1,760.06	\$ 4,766.39	\$ 25,865.54				
Dec-17									\$ -				
2016	1,459,880	\$ 174,772.50	6,837	\$ 45,542.25	1,896,793	\$ 44,949.15	\$ 26,040.51	\$ 70,989.66	\$ 291,304.41				
2017	129,480	\$ 16,272.98	1,203	\$ 9,046.28	131,000	\$ 3,644.42	\$ 2,199.35	\$ 5,843.77	\$ 31,163.03				

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

<u>MONTH</u>	<u>ELECTRICITY</u>		<u>GAS</u>		<u>WATER</u>		<u>SEWER</u>		<u>TOTAL</u>		<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2016</u>
	<u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>WATER</u> <u>BILL</u>	<u>WATER</u> <u>BILL</u>		
Jan-16	1,975	\$ 308.55	33	\$ 258.86	186,800	\$ 6,571.76	\$ 3,238.58	\$ 9,810.34	\$	10,377.75	
Jan-17	2,823	\$ 501.07	90	\$ 724.74	217,600	\$ 8,058.63	\$ 4,041.48	\$ 12,100.11	\$	13,325.92	
Feb-16	1,375	\$ 517.53	28	\$ 801.13				\$ -	\$	1,318.66	
Feb-17								\$ -	\$	-	
Mar-16	1,447	\$ 352.59	21	\$ 370.33				\$ -	\$	722.92	
Mar-17								\$ -	\$	-	
Apr-16	1,685	\$ 266.59	19	\$ 142.39	245,750	\$ 6,571.11	\$ 3,285.72	\$ 9,856.83	\$	10,265.81	
Apr-17								\$ -	\$	-	
May-16	1,172	\$ 197.90	6	\$ 65.96				\$ -	\$	263.86	
May-17								\$ -	\$	-	
Jun-16	1,974	\$ 315.79	3	\$ 47.94				\$ -	\$	363.73	
Jun-17								\$ -	\$	-	
Jul-16	2,722	\$ 416.02	2	\$ 39.23	256,050	\$ 8,885.56	\$ 4,610.25	\$ 13,495.81	\$	13,951.06	
Jul-17								\$ -	\$	-	
Aug-16	2,606	\$ 408.82	1	\$ 38.56				\$ -	\$	447.38	
Aug-17								\$ -	\$	-	
Sep-16	2,346	\$ 378.34	1	\$ 39.33				\$ -	\$	417.67	
Sep-17								\$ -	\$	-	
Oct-16	1,795	\$ 381.43	4	\$ 128.24	323,200	\$ 10,805.40	\$ 5,653.59	\$ 16,458.99	\$	16,968.66	
Oct-17								\$ -	\$	-	
Nov-16	1,431	\$ 427.27	9	\$ 365.06				\$ -	\$	792.33	
Nov-17								\$ -	\$	-	
Dec-16	1,687	\$ 722.53	26	\$ 895.90				\$ -	\$	1,618.43	
Dec-17								\$ -	\$	-	
2016	22,215	\$ 4,693.36	153	\$ 3,192.93	1,011,800	\$ 32,833.83	\$ 16,788.14	\$ 49,621.97	\$	57,508.26	
2017	2,823	\$ 501.07	90	724.74	217,600	\$ 8,058.63	\$ 4,041.48	\$ 12,100.11	\$	13,325.92	

MONTH	ELECTRICITY		GAS		WATER		SEWER		NET		TOTAL MONTHLY UTILITY 2016
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	NET BILL		
Jan-16	189,889	\$ 22,890.44	1,940	\$ 14,897.71	293,632	\$ 9,426.05	\$ 4,905.71	\$ 14,331.76	\$ 52,119.91		
Jan-17	185,159	\$ 23,624.86	2,486	\$ 18,464.33	348,600	\$ 11,703.05	\$ 6,240.83	\$ 17,943.88	\$ 60,033.07		
Feb-16	162,497	\$ 20,455.95	2,070	\$ 16,833.82	361,633	\$ 11,010.40	\$ 6,088.47	\$ 17,098.87	\$ 54,388.64		
Feb-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Mar-16	152,439	\$ 18,409.38	2,169	\$ 16,748.90	146,418	\$ 3,826.12	\$ 2,279.77	\$ 6,105.89	\$ 41,264.17		
Mar-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Apr-16	154,965	\$ 19,554.49	1,654	\$ 15,979.16	371,250	\$ 9,860.24	\$ 5,228.97	\$ 15,089.21	\$ 50,622.86		
Apr-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
May-16	148,732	\$ 17,475.72	1,024	\$ 5,758.32	350,500	\$ 10,796.07	\$ 5,911.08	\$ 16,707.15	\$ 39,941.19		
May-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Jun-16	163,554	\$ 20,569.22	656	\$ 4,399.01	110,700	\$ 3,155.77	\$ 1,773.03	\$ 4,928.80	\$ 15,544.12		
Jun-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Jul-16	186,538	\$ 22,423.71	454	\$ 565.75	685,329	\$ 22,831.65	\$ 12,336.38	\$ 35,168.03	\$ 58,157.49		
Jul-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Aug-16	203,465	\$ 19,801.83	362	\$ 1,988.25	437,779	\$ 14,383.13	\$ 7,935.84	\$ 22,318.97	\$ 49,749.37		
Aug-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Sep-16	181,711	\$ 23,310.27	374	\$ 1,517.80	150,000	\$ 4,327.60	\$ 2,574.19	\$ 6,901.79	\$ 31,729.86		
Sep-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Oct-16	165,923	\$ 21,449.34	473	\$ 2,897.23	470,900	\$ 14,870.00	\$ 8,124.41	\$ 22,994.41	\$ 47,340.98		
Oct-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Nov-16	190,252	\$ 19,087.77	798	\$ 5,312.21	443,921	\$ 9,568.10	\$ 5,182.18	\$ 14,750.28	\$ 39,150.26		
Nov-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Dec-16	151,897	\$ 21,101.39	1,696	\$ 11,888.09	313,731	\$ 3,761.29	\$ 2,177.78	\$ 5,939.07	\$ 38,928.55		
Dec-17	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
2016	2,051,862	\$ 246,529.51	13,670	\$ 98,786.25	4,135,793	\$ 117,816.42	\$ 64,517.81	\$ 182,334.23	\$ 527,649.99		
2015	185,159	\$ 39,897.84	2,486	\$ 18,464.33	348,600	\$ 11,703.05	\$ 6,240.83	\$ 17,943.88	\$ 76,306.05		