

## Jackson Housing Commission

Regular Meeting

March 22, 2017

12:30pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on March 22, 2017 in the Reed Manor Board Room. President Pultz-Orthaus called the meeting to order at 12:28pm. Upon roll call the following commissioners were present: Michelle Pultz-Orthaus, Gerald Montgomery and Michelle Woods. The following commissioner was absent: James Stark.

### Also present were:

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

### 17-03-22-001 Public Comments

Members of the public were present; no comments were made.

### 17-03-22-002 Approval of the Minutes of the Regular Meeting held February 15, 2017

Commissioner Woods **MOVED** to approve the Regular Meeting Minutes of the meeting held February 15, 2017. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, G. Montgomery

NAYS: None

ABSTAIN: None

ABSENT: J. Stark

### 17-03-22-003 Approval of the Previously Paid Liabilities: February 2017

Questions were asked regarding recently paid liabilities. Ms. Ingram advised that purchases from ATCO Supply were for maintenance supplies. Also, late invoicing was the cause of recently paid lawn care services. Jarnaa Pool was reimbursed for baggage fees paid during travel to Las Vegas for industry training. Ms. Ingram also advised that the Helping Handyman is a contracted vendor used to paint six units at Shahan Blackstone.

**Commissioner Woods MOVED** to approve Previously Paid Liabilities for February 2017. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, M. Woods, G. Montgomery

NAYS: None

ABSTAIN: None

ABSENT: J. Stark

**17-03-22-004 Resolution No.2017-04: Collection Losses: March 2017**  
Commissioner Woods **MOVED** to approve the Collection Losses March 2017 in the amount of \$5,947.20 Commissioner Montgomery **SECONDED** and upon roll call the motion was adopted:

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

**17-03-22-005 Resolution No.2017:05: Approval of Revisions to the By-Laws of the JHC**  
Ms. Ingram pointed out that the agency attorney revised the JHC By-Laws which are now current and in line with HUD regulations.

Commissioner Woods **MOVED** to approve the revised JHC By-Laws. Commissioner Montgomery **SECONDED** and upon roll call the motion was adopted:

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

**17-03-22-006 Resolution No.2017:06: Approval of FY2017-18 Operating Budget**

**Salary Increase**

Per Ms. Ingram a four-percent increase was calculated into the FY2017-18 Operating Budget to compensate for salary increases. However, Ms. Ingram explained that actual increases will be contingent upon the need to increase the salaries of the lowest paid JHC employees in an effort to pay a competitive wage. The remaining positions will receive the standard two-percent increase.

**Security Services**

After a careful review of HUD regulations and conversations with the Detroit Field Office, it was confirmed that there was nothing precluding Security Services from being paid from the Operating Subsidy. Security Services were added to the FY2017-18 Operating Budget based on the concerns identified in the 2017 JHC Tenant Survey.

Commissioner Montgomery **MOVED** to approve the JHC Operating Budget FY2017. Commissioner Montgomery **SECONDED** and upon roll call the motion was adopted:

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

**17-03-22-007 Resolution No.2017:07: Approval of JHC Section 3 Policy**  
Commissioner Woods **MOVED** to approve the JHC Section 3 Policy. Commissioner Montgomery

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

AYES: M. Pultz-Orthaus, M. Woods, G. Montgomery  
NAYS: None

ABSTAIN: None  
ABSENT: J. Stark

**17-03-22-008 Director's Reports**

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

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

A discussion regarding Chalet Terrace's high rate of non-paid rents occurred. Ms. Ingram proposed that there are many variables that contribute to residents not paying rents. However, residents that have not contacted the Central Office to set up a payment plan for the amount due will be referred to case management prior to filing for eviction.

C. Consolidated Tars

D. Move Outs

E. Vacant Unit Turnaround

Ms. Ingram also commented that staff is working diligently to turn units by the end of the fiscal year; very few vacant units are expected to remain. She also mentioned that INK Contracting provided a highly competitive rate to turn units at little cost to the agency. A cost analysis of each vacant unit will determine the most feasible approach to turn a vacant unit.

Executive

F. S8 Income Statement

G. PH Income Statement

H. Petty Cash Fund Register

I. After Hours/Emergency Response Report

J. Utility Costs and Consumption

**17-03-22-010 Other Business**

**Commissioner Vacancy**

Three strong candidates were interviewed for the Resident Commissioner vacancy. A candidate was selected and a recommendation was submitted to the City Commissioners.

**EPC**

Honeywell has been on site evaluating data to make recommendations to set priorities for the EPC. A meeting to discuss outcomes is scheduled for mid-April.

**State Innovation Model Update**

A series of discussions resulted in a joint effort with JHC, The Center for Family Health (CFH) and Community Action Agency (CAA) that further delineated the roles of each agency as it pertains to helping residents acquire comprehensive health care coordination instead of emergency room treatment. If the grant is awarded, the Community Action Agency will provide medical case management for JHC residents, the Center for Family will provide a nurse dedicated to JHC residents. Screenings and education will be conducted on site for JHC residents, as well as transportation to appointments

**United Way Grant**

Funding announcements for the agency's recent grant submission are pending.

**SAMSA**

The Agency is applying for a grant in collaboration with Lifeways.

**Head Start**

Community Action Agency will re-open a Head Start classroom at Chalet Terrace

**Q&A with HUD Secretary Carson**

Ms. Ingram discussed highlights of a Q&A with Secretary Carson hosted by the Detroit HUD Field Office along with other PHA, MHSDA and other organizations.

**Jackson Housing Alliance**

Jason Omo gave an overview of the newly formed Jackson Housing Alliance which is comprised of various Jackson Housing providers and agencies with the goal of creating housing stability in the City of Jackson.

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

The Regular Meeting held March 22, 2017 adjourned at 1:31pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM  
Executive Director

ATTESTED: \_\_\_\_\_  
Michelle Pultz-Orthaus, President

Jackson Housing Commission  
**Check Register Detail Report**  
Section 8 Housing Voucher Prog  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/07/2017	054487	AccuShred, LLC	Payment	25.00	( 556,396.42)	1 INVOICE
		91900.5 Other Expenses - S8P #37326 \$25.00	25.00			PAPER SHRED SERVICE- FEB
03/07/2017	054488	GLG PRINT	Payment	17.20	( 556,413.62)	1 INVOICE
		91900.5 Other Expenses - S8P #49882 \$17.20	17.20			OFFICE SUPPLIES
03/07/2017	054489	Jackson Housing Commission	Payment	3,000.00	( 559,413.62)	S8 MANAGEMENT FEES
		91900.5 Other Expenses - S8P SECTION 8 MANAGEMENT FEES	3,000.00			S8 MANAGEMENT FEES
03/07/2017	054490	LANDUA BLAND	Payment	1.00	( 559,414.62)	LANDUA BLAND
		91900.5 Other Expenses - S8P SECTION 8 REIMBURSEMENT OF OVER PAYMENT	1.00			REIMBURSEMENT OF OVER PAYMENT
03/07/2017	054491	PC Solutions	Payment	158.83	( 559,573.45)	CUST ID# JACKSON HOUSING CO
		91900.5 Other Expenses - S8P M17155 \$158.83	158.83			COMPUTER SUPPORT
03/07/2017	054492	TDS Metrocom	Payment	75.23	( 559,648.68)	1 INVOICE
		91900.5 Other Expenses - S8P 517-787-6326 \$75.23	75.23			TELEPHONE SERVICE
03/13/2017	054493	American Speedy Printing	Payment	84.00	( 559,732.68)	1 INVOICE
		91900.5 Other Expenses - S8P #38049 \$84.00	84.00			OFFICE EXPENSE
03/13/2017	054494	City Of Jackson - Finance Department	Payment	1,753.10	( 561,485.78)	EE & ER CONTRIBUTIONS
		91500.5 Employee Benefit Contributions, EE & ER CONTRIBUTIONS FEB SECTION 8	1,753.10			EE & ER CONTRIBUTIONS FEB
03/13/2017	054495	The SBAM Plan	Payment	2,235.45	( 563,721.23)	CID# 281224
		91500.5 Employee Benefit Contributions, 91900.5 Other Expenses - S8P CID# 281224 SBAM ID# 92594 04.01.2017-04.30.2017	2,228.45 7.00			EMPLOYEE BENEFITS CONTRIBUTIONS ADMIN FEE
03/13/2017	054496	SPRINT	Payment	8.46	( 563,729.69)	ACCT# 128763256
		91910.5 Telecommunications - S8P #128763256-030 \$8.46	8.46			CELL PHONE SERVICE FEB
03/13/2017	054497	TALX THE WORK NUMBER	Payment	272.59	( 564,002.28)	CUST# 8805983
		91900.5 Other Expenses - S8P #B1-307153 \$272.59	272.59			PRE TENANT SCREENING

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Section 8 Housing Voucher Prog  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/13/2017	054498	TRANS UNION LLC	Payment	24.01	( 564,026.29)	CUST ID# 4408R00064047 PRE TENANT SCREENING
		91900.5 Other Expenses - S8P #02730955 \$24.01	24.01			
03/24/2017	054499	AFLAC	Payment	375.66	( 564,401.95)	ACCT# VX312 SUPPLEMENTAL INSUANCE
		96140.5 All Other Insurance - S8P # 598497 \$375.66 MARCH BILLING	375.66			
03/24/2017	054500	DBI BUSINESS INTERIORS	Payment	104.98	( 564,506.93)	CUST# 224241 OFFICE SUPPLIES
		91600.5 Office Expenses - S8P # 03JL.3423 \$104.98	104.98			
03/24/2017	054501	Jackson Transportation Authority	Payment	53.43	( 564,560.36)	1 INVOICE FEB FUEL SERVICE
		91900.5 Other Expenses - S8P #0027512-IN FEB INVOICE	53.43			
03/24/2017	054502	PURCHASE POWER	Payment	36.71	( 564,597.07)	INVOICE/STATEMENT 1003509643 POSTAGE
		91610.5 Postage - S8P INVOICE/STATEMENT 1003509643 \$36.71	36.71			
03/27/2017	054503	HOUSING DATA SYSTEMS, INC.	Payment	48.12	( 564,645.19)	CLIENT ID# 6813 CASH RECEIPTS
		91900.5 Other Expenses - S8P #222846 \$48.12	48.12			
03/31/2017	054504	SHARI BOYCE	Payment	152.50	( 564,797.69)	Training Developing/Managing Project
		91210.5 Staff Training - S8P Developing/Managing Project Based Vouchers Springfield, IL 04.03.2017-04.06.2017	152.50			
03/31/2017	054504	**VOID** SHARI BOYCE	Payment	( 152.50)	( 564,645.19)	Training Developing/Managing Project
		91210.5 Staff Training - S8P Void Refer 054504	( 152.50)			
03/31/2017	054505	SHARI BOYCE	Payment	152.50	( 564,797.69)	Training Training
		91210.5 Staff Training - S8P Developing/Management Project Based Vouchers Springfield, ILL 04.03.2017-04.06.2017	152.50			
03/31/2017	054506	AccuShred, LLC	Payment	35.00	( 564,832.69)	1 INVOICE PAPER SHRED SERVICE
		91900.5 Other Expenses - S8P #37780 \$35.00	35.00			

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Section 8 Housing Voucher Prog  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/31/2017	054507	The Nelrod Company 91900.5 Other Expenses - S8P #ZR1529-2016 \$1163.00	Payment 1,163.00	1,163.00	( 565,995.69)	CUST ID# JACKSON, MI RENT DETERMINATION SECTION 8
03/31/2017	054508	PITNEY BOWES GLOBAL 91610.5 Postage - S8P LEASE INVOICE# 3303130191 \$82.37	Payment 82.37	82.37	( 566,078.06)	LEASE INVOICE# 3303130191 POSTAGE METER LEASE AGREEMENT
03/31/2017	054509	PLIC - SBD Grand Island 96140.5 All Other Insurance - S8P ACCT# 1044559-10001 \$17.55 04/01/2017-04/30/2017	Payment 17.55	17.55	( 566,095.61)	ACCT# 1044559-10001 LIFE AD&D APRIL
03/31/2017	054510	TDS Metrocom 91910.5 Telecommunications - S8P 517876326 \$72.08	Payment 72.08	72.08	( 566,167.69)	1 INVOICE TELEPHONE SERVICE/FAX
03/31/2017	054511	Jackson Housing Commission 91900.5 Other Expenses - S8P SECTION 8 MANAGEMENT FEES- MARCH	Payment 3,000.00	3,000.00	( 569,167.69)	SECTION 8 MANAGEMENT FEES MARCH MANAGEMENT FEES
03/31/2017	054512	SPRINT 91910.5 Telecommunications - S8P INV# 128763256-031 MARCH	Payment 10.00	10.00	( 569,177.69)	ACCT# 128763256 CELL PHONE SERVICE MARCH
03/31/2017	054513	Grand River Insurance Agency, LLC 96130.5 Worker's Compensation - S8P GRB WC5002339 01 POLICY TERM 07.30.2016-07.30.2017	Payment 244.03	244.03	( 569,421.72)	GRB WC5002339 01 workers compensation

Jackson Housing Commission  
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General COCC Account  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/07/2017	002788	AccuShred, LLC	Payment	25.00	( 964,535.19)	1 INVOICE
		91900.4 Other Expenses - COCC	25.00			SHRED SERVICE- FEB
		#37326 \$185.00				
03/07/2017	002789	COMCAST	Payment	325.33	( 964,860.52)	2 INVOICES
		91900.1 Other Expenses- CT	325.33			INTERNET SERVICE
		8529114280369913 \$126.53				
		316 BARBERRY				
		8529114280358478 \$198.80				
		410 E HIGH ST				
03/07/2017	002790	First National Bank Omaha	Payment	2,790.94	( 967,651.46)	4988659183672469
		91900.1 Other Expense COCC	104.70			HUNGARY HOWIES
		91900.4 Other Expenses - COCC	10.00			CRAIGLIST ADS
		1408.115 CFP MANAGEMENT	25.00			BAGGAGE FEE
		1408.215 CFP MANAGEMENT	25.00			BAGGAGE FEE
		1408.415 CFP MANAGEMENT	25.00			BAGGAGE FEE
		91800.5 Travel - S8P	25.00			BAGGAGE FEE
		1408.415 CFP MANAGEMENT	30.97			TAXI SERVICE
		1408.415 CFP MANAGEMENT	452.25			HOTEL LAS VEGAS
		1408.115 CFP MANAGEMENT	452.25			HOTEL LAS VEGAS
		1408.215 CFP MANAGEMENT	452.25			HOTEL LAS VEGAS
		91800.5 Travel - S8P	452.25			HOTEL LAS VEGAS
		91900.4 Other Expenses - COCC	4.00			INDEED JOB POSTING
		91900.5 Other Expenses - S8P	257.14			GOOGLE APPS
		91900.4 Other Expenses - COCC	40.00			NAHRO
		91900.4 Other Expenses - COCC	3.51			WALMART
		91900.4 Other Expenses - COCC	58.70			WHITES CHICKEN
		91900.4 Other Expenses - COCC	56.06			AMAZON
		91900.4 Other Expenses - COCC	34.35			PICKLE BARREL
		91900.4 Other Expenses - COCC	35.96			MANCINOS
		91900.4 Other Expenses - COCC	179.00			SHRMA MEMBERSHIP RENEWAL
		91900.4 Other Expenses - COCC	39.00			LATE FEE
		91900.4 Other Expenses - COCC	28.55			INTEREST FEE
		4988659183672469 \$2790.94				
03/07/2017	002791	GLG PRINT	Payment	17.20	( 967,668.66)	1 INVOICE
		91900.4 Other Expenses - COCC	17.20			OFFICE SUPPLIES
		#49882 \$17.20				
03/07/2017	002792	JASON OMO	Payment	45.68	( 967,714.34)	JHC GAME NIGHT REIMBURSEMENT
		91900.4 Other Expenses - COCC	45.68			JHC GAME NIGHT- CHALET
		BUDDY'S \$13.88				
		LITTLE CAESARS \$31.80				



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From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/07/2017	002793	PC Solutions 91900.4 Other Expenses - COCC M17155 \$158.79	Payment 158.79	158.79	( 967,873.13)	CUST ID# JACKSON HOUSING CO COMPUTER SUPPORT
03/07/2017	002794	TDS Metrocom 91900.4 Other Expenses - COCC 517-787-9241 \$57.72	Payment 57.72	57.72	( 967,930.85)	1 INVOICE TELEPHONE SERVICE
03/07/2017	002795	DBI BUSINESS INTERIORS 91600.4 Office Expenses - COCC #03JK6651 \$23.45	Payment 23.45	23.45	( 967,954.30)	CUST# 224241 OFFICE SUPPLIES
03/13/2017	002796	American Speedy Printing 91900.4 Other Expenses - COCC #38049 \$84.00	Payment 84.00	84.00	( 968,038.30)	1 INVOICE OFFICE EXPENSE
03/13/2017	002797	Associates Financial Solutions, Inc. 91900.4 Other Expenses - COCC CLIENT NUMBER-AFS47766	Payment 82.61	82.61	( 968,120.91)	ACCT# COMM TENANT COLLECTION SERVICE FEE
03/13/2017	002798	City Of Jackson - Finance Department 91500.4 Employee Benefit Contributions, EE & ER CONTRIBUTIONS- FEB COCC	Payment 5,273.97	5,273.97	( 973,394.88)	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS FEB
03/13/2017	002799	JASON OMO 91900.4 Other Expenses - COCC RESIDENT FOOD REIMBURSEMENT FOR 3/8/2017 POWER OUTAGE	Payment 28.19	28.19	( 973,423.07)	RESIDENT FOOD REIMBURSEMENT REIMBURSMENT TO JASON FOR FOOD
03/13/2017	002800	SCOTT ACCOUNTING & COMPUTER 91900.4 Other Expenses - COCC #129439 \$60.00	Payment 60.00	60.00	( 973,483.07)	CUST# 11421 SOFTWARE MAINTENANCE MARCH 2017
03/13/2017	002801	The SBAM Plan 91500.4 Employee Benefit Contributions, 91501.4 Insurance Coverage-Retirees - 91900.4 Other Expenses - COCC CID# 281224 SBAM ID# 92594 04.04.2017-04.30.2017	Payment 5,069.35 3,344.16 7.00	8,420.51	( 981,903.58)	CID# 281224 EMPLOYEE BENEFOT CONTRIBUTIONS RETIRES INSURANCE COVERAGE ADMIN FEES
03/13/2017	002802	SPRINT 91910.4 Telecommunications - COCC #128763256-030 \$204.26	Payment 204.26	204.26	( 982,107.84)	ACCT# 128763256 CELL PHONE SERVICE FEB
03/13/2017	002803	THE WATER STORE INC 91900.4 Other Expenses - COCC #985479 \$16.75	Payment 21.75	21.75	( 982,129.59)	ACCT# 004793 WATER COOLER SERVICE

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Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/13/2017	002804	#984287 \$5.00 American Speedy Printing 91900.4 Other Expenses - COCC #38128 \$350.00	Payment 350.00	350.00	( 982,479.59)	ACCT# 7225 FLYERS FOR COCC
03/24/2017	002805	AFLAC 96140.4 All Other Insurance - COCC #598497 MARCH BILLING PERIOD	Payment 96.96	96.96	( 982,576.55)	ACCT# VX312 SUPPLEMENTAL INSURANCE
03/24/2017	002806	ALLEGIANCE OCCUPATIONAL 91900.4 Other Expenses - COCC #174071 \$106.12 RE:CHELSEA BRYANT	Payment 106.12	106.12	( 982,682.67)	1 INVOICE BRYANT- OFFICE VISIT
03/24/2017	002807	COMCAST 91910.4 Telecommunications - COCC 8529114280369913 \$77.77 316 BARBERRY 8529114280363940 \$157.32 301 STEWARD OFC 8529114280104708 \$97.08 109 SHAHAN DR. 8529114280369921 \$12.18 221 JANKE ST.	Payment 343.53	343.53	( 983,026.20)	4 INVOICES INTERNET SERVICE
03/24/2017	002808	DBI BUSINESS INTERIORS 91600.4 Office Expenses - COCC 03JL1951 \$11.28 03JL2302 \$103.00	Payment 217.28	217.28	( 983,243.48)	CUST# 224241 OFFICE SUPPLIES
03/24/2017	002809	MICHIGAN HR 1408.415 CFP MANANGEMENT DEBORAH DAVIS EMPLOYEE TRAINING ON 4/19/2017 LANSING, MI	Payment 35.00	35.00	( 983,278.48)	DEB DAVIS EMPLOYEE TRAINING DEB DAVIS TRAINING
03/24/2017	002810	PC Solutions 91900.4 Other Expenses - COCC M16704 \$74.25 M17344 \$164.00	Payment 238.25	238.25	( 983,516.73)	CUST ID# JACKSON HOUSING CO COMPUTER SUPPORT
03/24/2017	002811	Pentiuk, Couvreur & Kobijak, P.C 91700.4 Legal Expenses - COCC #30284 \$744.00	Payment 744.00	744.00	( 984,260.73)	ACCT# 114310.001 LEGAL SERVICES FEB
03/24/2017	002812	PURCHASE POWER	Payment	36.71	( 984,297.44)	INVOICE/STATEMENT 1003509643

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03/24/2017	002813	91610.4 Postage - COCC INVOICE/STATEMENT 1003509643	36.71			POSTAGE
03/24/2017	002813	The Nelrod Company 1408.415 CFP MANAGEMENT TAMMY LOVELY PUBLIC HOUSING WAITING LIST AND TENANT FILE MANAGEMENT TRAINING ON 2/22/2017	Payment 129.00	129.00	( 984,426.44)	1 INVOICE TRAINING FOR TAMMY LOVELY
03/24/2017	002814	First National Bank Omaha 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC 92400.2 Tenant Services - Other - RM 91900.4 Other Expenses - COCC 92400.2 Tenant Services - Other - RM 91900.4 Other Expenses - COCC 92400.2 Tenant Services - Other - RM 92400.2 Tenant Services - Other - RM 91900.4 Other Expenses - COCC 1408.416 CFP Management Improvements - 91900.4 Other Expenses - COCC 91900.4 Other Expenses - COCC ACCT# 4988659183672469 \$2997.17 DUE APRIL 15 2017	Payment 49.02 6.89 83.86 257.14 16.10 1,143.85 96.56 352.98 40.86 109.89 59.90 120.99 109.89 30.98 425.66 45.36 47.24	2,997.17	( 987,423.61)	ACCT#4988659183672469 MANCINO'S SECTION 3 TRAINING FOOD MANCINO'S SECTION 3 TRAINING FOOD OLIVE GARDEN COCC MEETING GOOGLE APPS - AMAZON REPLACEMENT CELL PHONE CASE AMAZON MS SURFACE PRO AND COVER BELLE NOTTE BAYMONT EVERETTE THOMAS HOTEL STAY GFS FOOD FOR MEETING IN BOARD ROOM BAYMONT RAY RADNEY HOTEL ROOM FOR AMAZON TABLET CASE REPLACEMENTS BAYMONT MICHAEL FLETCHER HOTEL STAY FOR BAYMONT MELANIE ELLINWOOD HOTEL STAY AMAZON TABLET CASE REPLACEMENT AMERICAN AIR- LAURIE TRAINING/ PHOENIX GRAND RIVER MARKETPLACE INTEREST ON CREDIT CARD
03/24/2017	002815	SmartSign 91900.4 Other Expenses - COCC # MPS-268054 \$101.75	Payment 101.75	101.75	( 987,525.36)	1 INVOICE 1 HOUR PARKING SIGN/HANDICAP SIGN
03/31/2017	002816	AccuShred, LLC 91900.4 Other Expenses - COCC #37780 \$25.00	Payment 25.00	25.00	( 987,550.36)	1 INVOICE PAPER SHRED SERVICE
03/31/2017	002817	PITNEY BOWES GLOBAL 91610.4 Postage - COCC LEASE INVOICE# 3303130191 \$123.55	Payment 123.55	123.55	( 987,673.91)	LEASE INVOICE# 3303130191 POSTAGE LEASE AGREEMENT
03/31/2017	002818	PLIC - SBD Grand Island 96140.4 All Other Insurance - COCC	Payment 35.10	35.10	( 987,709.01)	ACCT# 1044559-10001 LIFE AD&D APRIL

Jackson Housing Commission  
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Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
		ACCT# 1044559-10001				
		04/01/2017-04/30/2017				
03/31/2017	002819	TDS Metrocom	Payment	55.76	( 987,764.77)	1 INVOICE TELEPHONE SERVICE/ FAX
		91910.4 Telecommunications - COCC	55.76			
		517787-9241 \$55.76				
03/31/2017	002820	JACKSON YMCA	Payment	370.75	( 988,135.52)	1 INVOICE YMCA MEMBERSHIP FEES AND DUES
		91500.4 Employee Benefit Contributions, MARCH, APRIL, MAY, JUNE \$370.75	370.75			
03/31/2017	002821	ANGELLA ARNOLD	Payment	322.50	( 988,458.02)	1 INVOICE CONSULTATION ON RETIREE BENEFITS
		91900.4 Other Expenses - COCC	322.50			
		CONSULTATION ON RETIREES BENEFITS \$30/HR x 10.75 HRS				
03/31/2017	002822	DBI BUSINESS INTERIORS	Payment	449.69	( 988,907.71)	ACCT# 224241 OFFICE SUPPLIES
		91600.4 Office Expenses - COCC	449.69			
		03JL4449 \$63.80				
		03JL4435 \$313.96				
		03JL4835 \$71.93				
03/31/2017	002823	JASON OMO	Payment	56.78	( 988,964.49)	GAME NIGHT REIMBURSEMENT GAME NIGHT REIMBURSEMENT
		91900.4 Other Expenses - COCC	56.78			
		LITTLE CAESARS \$42.40				
		BUDDY'S \$ 14.38				
03/31/2017	002824	PC Solutions	Payment	30.00	( 988,994.49)	CUST ID# JACKSON HOUSING CO COMPUTER SUPPORT
		91900.4 Other Expenses - COCC	30.00			
		M17369 \$30.00				
03/31/2017	002825	TREMACHEL JOHNSON	Payment	38.14	( 989,032.63)	SECTION 3 REIMBURSEMENT SUPPLIES REIMBURSEMENT FOR SECTION 3
		91900.4 Other Expenses - COCC	38.14			
		WALMART \$38.14				
03/31/2017	002826	United Way Of Jackson County	Payment	162.00	( 989,194.63)	1 INVOICE PAYROLL CONTRIBUTIONS
		91900.4 Other Expenses - COCC	162.00			
		#2017-07				
		DUES FOR HUMAN SERVICES				
		COORDINATION ALLIANCE				
03/31/2017	002827	SPRINT	Payment	194.94	( 989,389.57)	ACCT# 128763256 CELL PHONE SERVICE MARCH
		91910.4 Telecommunications - COCC	194.94			
		INV# 128763256-031 MARCH				
03/31/2017	002828	Grand River Insurance Agency, LLC	Payment	366.05	( 989,755.62)	GRB WC5002339 01 WORKERS COMPENSATION
		96130.4 Worker's Compensation - COCC	366.05			
		GRB EC5002339 01				

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Time: 12:54:59

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General COCC Account  
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POLICY TERM 07.30.2016-07.30.2017

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Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/01/2017	062156	Payment		1,901.49	( 31,638,051.64)	REPLENISH PETTY CASH
		Legal Expenses - CT	385.00			#599 COURT FEES
		Legal Expenses - RM	110.00			#599 COURT FEES
		Legal Expenses - SBN	440.00			#599 COURT FEES
		Legal Expenses - RM	825.00			#600 COURT FEES
		Travel - COCC	34.45			#601 TAMMY MILEAGE REIMBURSEMENT
		Travel - COCC	34.45			#602 TAMMY MILEAGE REIMBURSEMENT
		Travel - CT	0.00			#603 JANNAA POOL MILEAGE WASNT GIVEN TO
		Travel - RM	61.02			#604 GARY MILEAGE REIMBURSEMENT
		Office Expenses - COCC	1.46			#605 POSTAGE REIMBURSEMENT TO USPS
			10.11			
		Tenant Services - Other - (1)	0.00			#606 REIMBURSEMENT FOR # 597 (21.38)
		Office Expenses - COCC	0.00			#607 FOR #562 REFUND FROM C. BRYANT
		Office Expenses - COCC	0.00			#608 CORRECTION IN PETTY CASH LED TO AN
		TRANSACTION # 599-608599 Tammy Lovely court filings				
		600 Tammy Lovely court filings				
		601 Tammy Lovely mileage reimbursement				
		01.6.2017-1.23.2017				
		602 Tammy Lovely mileage reimbursement				
		01.25.2017-02.06.2017				
		603 Jannaa Pool mileage reimbursement				
		01.10.2017-01.18.2017				
		604 Gary Cram mileage reimbursement				
		02.03.2017-02.10.2017				
		605 USPS reimbursement for postage from 12th district court				
		606 Reimbursement for # 597 tenant bingo				
		607 #562 refund from C. Bryant				
		608 Correction in petty cash led to an overage				
03/01/2017	062157	Consumer Energy		1,503.00	( 31,639,554.64)	Utility Reimbursement
		1122 URP	45.00			Abston, Cherice K: 100046010201
		1122 URP	45.00			Adams, Bethany Raquel: 103011998566
		1122 URP	63.00			Anderson, Tamara K.: 103007281696
		1122 URP	36.00			Andrew, Margaret D.: 1030 0503 7876
		1122 URP	45.00			Bacon, Laura L.: 103003912575
		1122 URP	22.00			Barker, Sirena E.: 103021682226
		1122 URP	50.00			Barnett, David Allen: 103023839998
		1122 URP	22.00			Blanden, Chanel
		1122 URP	28.00			Bright, Tenisha D.: 103012274314
		1122 URP	28.00			Brown, Yolanda Irene: 1030 0787 6677
		1122 URP	36.00			Cockream, Jessica L: 103007038096

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	1122	URP	20.00			Corleon, Leslie: 1030 0580 9829
	1122	URP	36.00			Crane, Rebecca L: 103024614606
	1122	URP	45.00			Davis, Robin R.: 103007408331
	1122	URP	22.00			Denard, Lashaunya C.: 103013101185
	1122	URP	28.00			Diggins, Ann G: 1030 0048 1475
	1122	URP	28.00			Fells, Jennifer M.: 103011601590
	1122	URP	22.00			Foster, Leah M: 103024475305
	1122	URP	22.00			Fowler, Charise: 103023029335
	1122	URP	38.00			Goodall, Tashara A.: 1030 1110 8034
	1122	URP	50.00			Hotchkin, Stacy: 103015771894
	1122	URP	57.00			Humphrey, Amber L.: 103020078798
	1122	URP	36.00			Jayne, Christina L: 100005645013
	1122	URP	22.00			Johnson, Jeffery S.: 1030 0627 8446
	1122	URP	22.00			Johnson, Sylvia A.: 103023950613
	1122	URP	22.00			Jones, Coir: 1030 1066 0423
	1122	URP	28.00			Lemaster, Misty: 103022285706
	1122	URP	45.00			Love, Anika N.: 103013538733
	1122	URP	22.00			Mack, Kimani: 1030221391166
	1122	URP	45.00			Mack, Shahrazad I: 103014989752
	1122	URP	45.00			Marizette, Naquelle L.: 1030 0160 6930
	1122	URP	50.00			Oldenburg, Gail M: 103019974809
	1122	URP	28.00			Oliver, Kimyahtha D: 1030 0180 9872
	1122	URP	22.00			Olivier, Jacqueline J.: 103003790260
	1122	URP	22.00			Perry, Christie M.: 103024774236
	1122	URP	45.00			Perusse, Monica M: 1000 5846 5673
	1122	URP	36.00			Keynolds, Shakayla: 103021215241
	1122	URP	36.00			Smith, Amber M.
	1122	URP	36.00			Taylor, Ariel: 103015419577
	1122	URP	22.00			Taylor-Hamby, Adrianna J.: 100078001763
	1122	URP	22.00			Webb, Maria E.: 103014133898
	1122	URP	45.00			White, Trista L: 103011181163
	1122	URP	28.00			Williams, Brandy M.: 103001711508
	1122	URP	36.00			Williams, Kimberly L.: 103003333012
03/07/2017	062158	A-1 LOCK SHOP	Payment	26.45	( 31,639,581.09)	1 INVOICE
	94200.1	Ord. Maint. And Operations, Material	26.45			MAINTENANCE SUPPLIES CHALET
	# 4499	\$26.45				
03/07/2017	062159	AccuShred, LLC	Payment	135.00	( 31,639,716.09)	1 INVOICE
	91900.1	Other Expenses- CT	55.00			PAPER SHRED SERVICE- FEB
	91900.2	Other Expenses - RM	25.00			PAPER SHRED SERVICE- FEB
	91900.3	Other Expenses - SBN	55.00			PAPER SHRED SERVICE-FEB
	# 37326	\$135.00				

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Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
03/07/2017	062160	AMBS CALL CENTER	Payment	452.92	( 31,640,169.01)	ACCT# 1909
		91900.1 Other Expenses- CT	105.08			ANSWERING SERVICE - FEB
		91900.2 Other Expenses - RM	246.07			ANSWERING SERVICE- FEB
		91900.3 Other Expenses - SBN	101.77			ANSWERING SERVICE- FEB
		# 170210608 \$452.92				
03/07/2017	062161	American Office Solutions	Payment	81.80	( 31,640,250.81)	ACCT# J1087
		94200.2 Ord. Maint. And Operations,	81.80			FUEL SERVICE- FEB
		# IN111078 \$81.80				
		C5486 4500830X MXM364IN				
		6698@ \$0.011858				
03/07/2017	062162	APCO SUPPLY	Payment	1,212.27	( 31,041,463.06)	ACCT# 178131
		94200.1 Ord. Maint. And Operations, Material	90.00			MAINTENANCE SUPPLIES CHALET
		94200.3 Ord. Main. And Operations, Materials	1,122.27			MAINTENANCE SUPPLIES- SHAHAN
		# 1316502-01 \$429.63				
		# 1316502-00 \$692.64				
		# 1313934-01 \$90.00				
03/07/2017	062163	Aspen One Hour Heating & Air	Payment	300.00	( 31,641,763.08)	ACCT# 151323
		1460.216 CFP Dwelling Structures 2016-RM	300.00			WATER HEATER INSTALL APT F-15
		# 366113 \$300.00 CFP				
03/07/2017	062164	Brooklyn Plumbing, Heating & A/C, Inc	Payment	1,391.16	( 31,643,154.24)	4 INVOICES
		1460.116 CFP Dwelling Structures 2016-CT	304.21			WATER HEATER 1217 HEATHER LANE
		94300.1 Ord. Main. And Operations,	474.07			PLUMBING SERVICE
		1460.316 CFP Dwelling Structures 2016-SBN	612.88			WATER HEATER 323 MOORMAN DR.
		#649718 \$304.21 CFP				
		#650004 \$127.00				
		#649918 \$347.07				
		#649690 \$612.88 CFP				
03/07/2017	062165	CASLER HARDWARE	Payment	102.33	( 31,643,256.57)	CUST# 33561
		94200.2 Ord. Maint. And Operations,	21.39			MAINTENANCE SUPPLIES
		94200.3 Ord. Main. And Operations, Materials	80.94			MAINTENANCE SUPPLIES
		# 111940 \$21.39				
		# 112521 \$80.94				
03/07/2017	062166	COLLINS BROTHERS	Payment	294.03	( 31,643,550.60)	1 INVOICE
		94200.3 Ord. Main. And Operations, Materials	294.03			MAINTENANCE SUPPLIES
		#50948 \$294.03				
03/07/2017	062167	CUT-RATE PLUMBING	Payment	35.09	( 31,643,585.69)	2 INVOICES
		94200.3 Ord. Main. And Operations, Materials	35.09			MAINTENANCE SUPPLIES
		#689372 \$33.96				
		#689304 \$1.13				



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03/07/2017	062168	DBI BUSINESS INTERIORS 91600.3 Office Expenses - SBN #03JK7048 \$47.88	Payment 47.88	47.88	( 31,643,633.57)	CUST# 224241 OFFICE SUPPLIES
03/07/2017	062169	ETNA Supply 1460.116 CFP Dwelling Structures 2016-CT 1460.216 CFP Dwelling Structures 2016-RM 1460.316 CFP Dwelling Structures 2016-SBN #S102120170.001 \$406.56 CFP #S102112389.001 \$406.56 CFP #s102110209.001 \$406.56 CFP	Payment 406.56 406.56 406.56	1,219.68	( 31,644,853.25)	CUST# 22603 WATER HEATER WATER HEATER F-15 WATER HEATER 323 MOORMAN
03/07/2017	062170	FERGUSON ENTERPRISES, 94200.1 Ord. Maint. And Operations, Material #4167410 \$9.99 #4167410-1 \$118.83	Payment 128.82	128.02	( 31,644,902.07)	CUST# 31919 MAINTENANCE SUPPLIES
03/07/2017	062171	GLG PRINT 91900.1 Other Expenses- CT 91900.2 Other Expenses - RM 91900.3 Other Expenses - SBN #49882 \$51.60	Payment 17.20 17.20 17.20	51.60	( 31,645,033.67)	1 INVOICE OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES
03/07/2017	062172	HAMMOND HARDWARE 94200.1 Ord. Maint. And Operations, Material 94200.2 Ord. Maint. And Operations, #C221454 \$65.70 #C221820 \$96.27 #C221716 \$75.10 #C221153 \$40.47 #B351223 \$114.54 #C221193 \$102.53 #B351371 \$14.38	Payment 494.61 14.38	508.99	( 31,645,542.66)	CUST# 33515 MAINTENANCE SUPPLIES- CHALET MAINTENANCE SUPPLIES- REED
03/07/2017	062173	HD Supply Facilities Maintenance 94200.1 Ord. Maint. And Operations, Material #9152310208 \$49.27	Payment 49.27	49.27	( 31,645,591.93)	CUST# 461000 MAINTENANCE SUPPLIES- CHALET
03/07/2017	062174	INK CONTRACTING LLC 94300.3 Ord. Main. And Operations, #1098 \$2840.00 #1097 \$3370.00	Payment 6,210.00	6,210.00	( 31,651,801.93)	2 INVOICES UNIT TURNS SHAHAN BLACKSTONE
03/07/2017	062175	JACKSON GLASS WORKS INC 94200.1 Ord. Maint. And Operations, Material 94200.2 Ord. Maint. And Operations,	Payment 35.00 203.00	438.00	( 31,652,237.93)	CUST# JHOU MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES

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		94200.3 Ord. Main. And Operations, Materials	198.00			MAINTENANCE SUPPLIES
		#402047 \$35.00				
		#401863 \$203.00				
		#402028 \$198.00				
03/07/2017	062176	Jackson Housing Commission	Payment	24,558.38	( 31,676,796.31)	PH MANAGMENT FEES
		92000.1 Management Fee - CT	5,736.61			PH MANAGEMENT FEES CHALET
		92000.2 Management Fee - RM	13,464.44			PH MANAGEMENT FEES REED
		92000.3 Management Fee - SBN	5,357.33			MANAGEMENT FEES SHAHAN
		PH MANAGEMENT FEES- FEB				
		\$24,558.38				
03/07/2017	062177	JACKSON WATER COLLECTION	Payment	19,254.09	( 31,696,050.40)	PI FAST STT A I ACHMFINIS
		93100.1 Water Expense - CT	9,066.86			WATER CONSUMPTION 253,700
		93600.1 Sewer Expense - CT	4,876.41			SEWER CHALET
		93100.2 Water Expense - RM	3,416.79			WATER CONSUMPTION 120,000
		93600.2 Sewer Expense - RM	1,894.03			SEWER REED
		PLEASE SEE ATTACHMENTS				
03/07/2017	062178	JOHNNY'S TREE SERVICE	Payment	10.00	( 31,696,060.40)	1 INVOICE
		94200.1 Ord. Maint. And Operations, Material	10.00			MAINTENANCE SUPPLIES
		#021254 \$10.00				
03/07/2017	062179	Lammers Heating & A/C	Payment	395.16	( 31,696,455.56)	2 INVOICES
		94300.1 Ord. Main. And Operations,	98.64			HVAC SERVICE 1513 MERRIMAN
		94300.3 Ord. Main. And Operations,	296.52			HVAC SERVICE 136 SHAHAN
		#12741-13825 \$98.64				
		#12741-13866 \$296.52				
03/07/2017	062180	LEUTZ CABINETS	Payment	680.00	( 31,697,135.56)	CUST# JAXH
		94200.2 Ord. Maint. And Operations,	240.00			MAINTENANCE SUPPLIES
		94200.3 Ord. Main. And Operations, Materials	440.00			MAINTENANCE SUPPLIES
		#52700 \$240.00				
		#52699 \$440.00				
03/07/2017	062181	LIBERTY ENVIRONMENTALISTS,	Payment	31.00	( 31,697,166.56)	3 INVOICES
		94200.1 Ord. Maint. And Operations, Material	31.00			MAINTENANCE SUPPLIES
		#158884 \$10.00				
		#158919 \$11.00				
		#158909 \$10.00				
03/07/2017	062182	LOLA LARKIN	Payment	60.51	( 31,697,227.07)	P-001-7636-09
		91900.1 Other Expenses- CT	60.51			FINAL ACCOUNTING
		FINAL ACCOUNTING				
		VACATED UNIT ON 01/20/2017				
03/07/2017	062183	MENARDS - JACKSON	Payment	2,216.66	( 31,699,443.73)	ACCT# 31610470

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		94200.1 Ord. Maint. And Operations, Material	596.94			MAINTENANCE SUPPLIES- CHALET
		1450.316 CFP Site Improvements - 2016 SBN	379.00			STOVE
		94200.3 Ord. Main. And Operations, Materials	1,240.72			MAINTENANCE SUPPLIES SHAHAN
		#81323 \$162.55				
		#81090 \$314.97				
		#80944 \$119.42				
		#79994 \$535.06				
		#80946 \$592.68				
		#80469 \$491.98 (\$379 CFP)				
03/07/2017	062184	MINUTEMAN SEWER & DRAIN INC.	Payment	165.00	( 31,699,608.73)	1 INVOICE
		94300.3 Ord. Main. And Operations,	165.00			PLUMBING SERVICE
		#17-0259 \$165.00				
03/07/2017	062185	MODERN WASTE SYSTEMS	Payment	48.60	( 31,699,657.33)	3 INVOICES
		94200.2 Ord. Maint. And Operations,	48.60			RUBBISH REMOVAL
		#738862 \$24.00				
		#738771 \$12.00				
		#738849 \$12.60				
03/07/2017	062186	Northwoods Plumbing LLC.	Payment	2,300.00	( 31,701,957.33)	1 INVOICE
		94300.3 Ord. Main. And Operations,	2,300.00			BATHTUB REPLACEMENTS
		#1524 \$2300.00				
03/07/2017	062187	OSBORNE PROCESS SERVICE	Payment	112.00	( 31,702,069.33)	4 INVOICES
		91700.2 Legal Expenses - RM	112.00			PROCESS SERVER FEES
		OBP-2017000452 \$28.00				
		OBP-2017000439 \$28.00				
		OBP-2017000441 \$28.00				
		OBP-2017000438 \$28.00				
03/07/2017	062188	OTIS ELEVATOR COMPANY	Payment	362.00	( 31,702,431.33)	CUST# 299178
		94300.2 Ord. Main And Operations, Contracts	362.00			SERVICE ON ELEVATOR
		#CVJ15675001 \$362.00				
03/07/2017	062189	PC Solutions	Payment	476.37	( 31,702,907.70)	CUST ID# JACKSON HOUSING CO
		91900.1 Other Expenses- CT	158.79			COMPUTER SUPPORT
		91900.2 Other Expenses - RM	158.79			COMPUTER SUPPORT
		91900.3 Other Expenses - SBN	158.79			COMPUTER SUPPORT
		#M17155 \$476.37				
03/07/2017	062190	PURCHASE POWER	Payment	987.92	( 31,703,895.62)	#800090000620884
		91610.1 Postage - CT	329.30			POSTAGE
		91610.2 Postage - RM	329.30			POSTAGE
		91610.3 Postage - SBN	329.32			POSTAGE
		#800090000620884 \$987.92				

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03/07/2017	062191	THE SHERWIN -WILLIAMS CO. 94200.3 Ord. Maint. And Operations, Materials #4410-4 \$476.10	Payment 476.10	476.10	( 31,704,371.72)	ACCT# 5291-3816-6 MAINTENANCE SUPPLIES
03/07/2017	062192	TDS Metrocom 91910.1 Telecommunications - CT 91910.2 Telecommunications - RM 91910.3 Telecommunications - SBN 517-787-6494 \$91.16 517-787-1188 \$1736.67 517-787-0168 \$420.48 517-780-0620 \$93.86 517-780-0181 \$31.75	Payment 578.89 1,124.94 670.09	2,373.92	( 31,706,745.64)	5 INVOICES TELEPHONE SERVICE TELEPHONE SERVICE TELEPHONE SERVICE
03/07/2017	062193	THE HELPING HAND HANDYMAN 94300.1 Ord. Maint. And Operations, #1016 \$650.00	Payment 650.00	650.00	( 31,707,395.64)	1 INVOICE UNIT TURNS CHALET
03/07/2017	062194	Trail Supply LLC 94200.1 Ord. Maint. And Operations, Material 94200.3 Ord. Maint. And Operations, Materials #34929 \$93.48 #34822 \$214.88	Payment 93.48 214.88	308.36	( 31,707,704.00)	ACCT# 10014 MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES
03/07/2017	062195	White & Hotchkiss, PLLC 91700.1 Legal Expenses - CT 91700.2 Legal Expenses - RM 91700.3 Legal Expenses - SBN #79708 \$450.00	Payment 104.41 244.49 101.10	450.00	( 31,708,154.00)	FILE# 1919 LEGAL FEES CHALET LEGAL FEES REED LEGAL FEES SHAHANS
03/07/2017	062196	WILMAR INDUSTRIES 94200.2 Ord. Maint. And Operations, 94200.3 Ord. Maint. And Operations, Materials #391885183 \$309.60 #393054226 \$210.08 #391615150 \$173.96	Payment 173.96 519.68	693.64	( 31,708,847.64)	ACCT# 70585 MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES
03/07/2017	062197	CONSUMERS ENERGY 93200.2 Electricity Expense - RM 93300.2 Gas Expense - RM 91900.2 Other Expenses - RM 93200.3 Electricity Expense - SBN 93300.3 Gas Expense - SBN 91900.3 Other Expenses - SBN 93300.1 Gas Expense - CT 91900.1 Other Expenses- CT	Payment 12,088.31 33.76 250.86 294.56 257.34 3.57 69.94 2.80	15,180.43	( 31,724,028.07)	19 INVOICES KWH CONSUMPTION 98,240 MCF CONSUMPTION 3 ADJUSTMENTS- REED KWH CONSUMPTION 1767 MCF CONSUMPTION 33 ADJUSTMENT SHAHAN BLACKSTONE MCF CONSUMPTION 10 ADJUSTMENTS CHALET

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		93200.2 Electricity Expense - RM	1,718.73			KWH CONSUMPTION 10040
		93200.3 Electricity Expense - SBN	129.70			KWH CONSUMPTION 791
		93300.3 Gas Expense - SBN	152.05			MCF CONSUMPTION 47
		91900.3 Other Expenses - SBN	178.81			ADJUSTMENTS SHAHAN
		100035140910 \$154.41 100034278091 \$324.79				
		100071426843 \$46.97 103024972228 \$47.30				
		100000473429 \$3358.89 100000120988 \$1684.94				
		100000121028 \$4086.69 100000121093 \$1050.31				
		100000473114 \$1873.37 100035145133 \$34.11				
		100000472256 \$1718.73 100075348746 \$72.74				
		100075348993 \$95.11 100071426801 \$178.81				
		103023559042 \$111.47 100074126793 \$48.41				
		100074126553 \$14.27 100071388217 \$112.04				
		100071426819 \$86.87 103024972277 \$80.20				
03/13/2017	062198	A-1 LOCK SHOP	Payment	22.68	( 31,724,050.75)	1 INVOICE
		94200.2 Ord. Maint. And Operations, # 4566	22.68			12 KEYS @ 1.68 MAINTENANCE SUPPLIES
		12 KEYS @1.89				
03/13/2017	062199	American Speedy Printing	Payment	252.00	( 31,724,302.75)	1 INVOICE
		91900.1 Other Expenses- CT	84.00			OFFICE EXPENSES
		91900.2 Other Expenses - RM	84.00			OFFICE EXPENSES
		91900.3 Other Expenses - SBN	84.00			OFFICE EXPENSES
		#38049 \$252.00				
03/13/2017	062200	Aspen One Hour Heating & Air	Payment	399.00	( 31,724,701.75)	ACCT# 151323
		1460.215 CFP Dwelling Structures - 2015 - RM	300.00			WATER HEATER I-44 INSTALL
		94300.2 Ord. Main And Operations, Contracts	99.00			PLUMBING SERVICE F-1
		#366478 \$300.00				
		#366513 \$99.00				
03/13/2017	062201	Brooklyn Plumbing, Heating & A/C, Inc	Payment	896.73	( 31,725,598.48)	3 INVOICES
		1460.115 CFP Dwelling Structures 2015-CT	312.23			WATER HEATER INSTALL 316 BARBERRY
		94300.2 Ord. Main And Operations, Contracts	196.96			PLUMBING SERVICE
		1460.315 CFP Dwelling Structures - 2015 - #649864 \$312.23 CFP	387.54			WATER HEATER INSTALL 220 JANKE
		#650094 \$196.96				
		#650068 \$387.54 CFP				
03/13/2017	062202	CASLER HARDWARE	Payment	11.99	( 31,725,610.47)	CUST# 33561
		94200.2 Ord. Maint. And Operations, # I-12859 \$11.99	11.99			1 FRAME @ \$11.99 MAINTENANCE SUPPLIES
		1 FRAME @ \$11.99				
03/13/2017	062203	City Of Jackson - Finance Department	Payment	9,481.60	( 31,735,092.07)	EE & ER CONTRIBUTIONS

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		91500.1 Employee Benefit Contributions,	3,124.12			EE & ER CONTRIBUTIONS FEB
		91500.2 Employee Benefit Contributions,	4,600.20			EE & ER CONTRIBUTIONS FEB
		91500.3 Employee Benefit Contributions,	1,757.28			EE & ER CONTRIBUTIONS FEB
		EE & ER CONTRIBUTIONS -FEB				
		PUBLIC HOUSING \$9481.60				
03/13/2017	062204	CONSUMERS ENERGY	Payment	86.98	( 31,735,179.05)	1 INVOICE
		93300.1 Gas Expense - CT	13.69			MCF CONSUMPTION 2
		91900.1 Other Expenses- CT	73.29			ADJUSTMENT
		100075348746 \$86.98 FINAL BILL				
03/13/2017	062205	CREATIVE PROMOTIONS OF	Payment	158.63	( 31,735,337.68)	1 INVOICE
		91900.1 Other Expenses- CT	52.07			KEY CHAINS FOR TENANT3 CHALET
		91900.2 Other Expenses - RM	52.89			KEY CHAINS FOR TENANTS- REED
		91900.3 Other Expenses - SBN	52.87			KEY CHAINS FOR TENANTS SHAHAN
		#31646 \$158.63				
		KEY CHAINS				
03/13/2017	062206	DBI BUSINESS INTERIORS	Payment	296.02	( 31,735,633.70)	CUST# 224241
		91600.1 Office Expenses - CT	82.21			OFFICE SUPPLIES CHALET
		91600.2 Office Expenses - RM	213.81			OFFICE SUPPLIES REED
		#03JK8862 \$82.21				
		#03JK8518 \$191.69				
		#03JL0720 \$22.12				
03/13/2017	062207	ETNA Supply	Payment	1,721.49	( 31,737,355.19)	CUST# 4218
		1460.215 CFP Dwelling Structures - 2015 - RM	406.56			WATER HEATER I-44 REED
		1460.315 CFP Dwelling Structures - 2015 -	0.00			WATER HEATER 220 JANKE AND 107 SHAHAN
		1460.315 CFP Dwelling Structures - 2015 -	1,314.93			WATER HEATER 220 JANKE AND 107 SHAHAN
		#S102130447.001 \$406.56 CFP				
		#S102125643.001 \$850.16 CFP				
		#S102130934.001 \$464.77 CFP				
03/13/2017	062208	GRIMES PLUMBING COMPANY, INC	Payment	347.25	( 31,737,702.44)	2 INVOICES
		94300.2 Ord. Main And Operations, Contracts	347.25			PLUMBING SERVICE I-28, H-34
		#2974 \$134.75				
		#2940 \$121.50				
03/13/2017	062209	HAMMOND HARDWARE	Payment	203.07	( 31,737,905.51)	CUST# 33515
		94200.1 Ord. Maint. And Operations, Material	203.07			MAINTENANCE SUPPLIES
		#C222426 \$73.68				
		#C222067 \$20.66				
		#B351629 \$3.13				
		#C222074 \$28.78				
		#C221942 \$48.03				

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03/13/2017	062210	#B351460 \$28.79 Hirst Electric Company 94300.2 Ord. Main And Operations, Contracts #60527 \$329.27	Payment 329.27	329.27	( 31,738,234.78)	1 INVOICE ELECTRICAL SERVICE I-27
03/13/2017	062211	INK CONTRACTING LLC 94300.3 Ord. Main. And Operations, #1100 TREE TRIM @ SHAHAN	Payment 920.00	920.00	( 31,739,154.78)	1 INVOICE TREE TRIM AT SHAHAN
03/13/2017	062212	JACKSON GLASS WORKS INC 94200.1 Ord. Maint. And Operations, Material #402208 \$50.86	Payment 50.86	50.86	( 31,739,205.64)	CUST# JHOU MAINTENANCE SUPPLIES
03/13/2017	062213	JACKSON KEY WORKS 94200.2 Ord. Maint. And Operations, #956 8@26.00 8@3.25	Payment 232.00	232.00	( 31,739,437.64)	1 INVOICE MAINTENANCE SUPPLIES
03/13/2017	062214	JOHNNY'S TREE SERVICE 94200.1 Ord. Maint. And Operations, Material #021255 \$10.00 WOOD CHIPS FOR PLAYGROUND	Payment 10.00	10.00	( 31,739,447.64)	1 INVOICE WOODCHIPS FOR PLAYGROUND
03/13/2017	062215	LUCINDA MCGINNIS 92400.2 Tenant Services - Other - RM REED MANOR TENANT ASSOCIATION - MARCH STIPEND \$175.00 SUPPLIES \$63.60	Payment 238.00	238.00	( 31,739,685.64)	REED MANOR TENANT ASSOCIATION RM TA STIPEND AND SUPPLIES
03/13/2017	062216	MENARDS - JACKSON 94200.1 Ord. Maint. And Operations, Material 94200.2 Ord. Maint. And Operations, 94200.3 Ord. Main. And Operations, Materials 1450.314 CFP Site Improvements - 2014 - #81984 \$296.11 #82185 \$94.78 #81387 \$104.42 #81387 \$379.00 CFP	Payment 296.11 94.78 104.42 379.00	874.31	( 31,740,559.95)	ACCT# 31610470 MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES GAS RANGE STOVE 313 MOORMAN
03/13/2017	062217	MODERN WASTE SYSTEMS 94300.1 Ord. Main. And Operations, 94300.2 Ord. Main And Operations, Contracts 94300.3 Ord. Main. And Operations, #54114 \$5876.56	Payment 1,704.20 2,086.18 2,086.18	5,876.56	( 31,746,436.51)	ACCT# 23056 GARBAGE CONTRACT MARCH GARBAGE SERVICE CONTRACT MARCH GARBAGE SERVICE CONTRACT MARCH

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03/13/2017	062218	MARCH SERVICES				
		OSBORNE PROCESS SERVICE	Payment	127.46	( 31,746,563.97)	3 INVOICES
		91700.1 Legal Expenses - CT	85.46			PROCESS SERVICE FEE- CHALET
		91700.2 Legal Expenses - RM	42.00			PROCESS SERVICE FEE- REED
		#OBP-2017000130 \$42.00				
		#OBP-2017000129 \$42.73				
		#OBP-2017000125 \$42.73				
03/13/2017	062219	OTTIS ELEVATOR COMPANY	Payment	263.38	( 31,746,827.35)	CUST# 299178
		94300.2 Ord. Main And Operations, Contracts	263.38			ELEVATOR MAINTENANCE- REED
		#CVJ15674001 \$263.38				
03/13/2017	062220	Rooney's Sewer Service	Payment	325.00	( 31,747,152.35)	2 INVOICES
		94300.2 Ord. Main And Operations, Contracts	325.00			PLUMBING SERVICE F-6, F-7, D-1, D-2
		#INV-3408 \$225.00				
		#INV-3427 \$100.00				
03/13/2017	062221	The SBAM Plan	Payment	15,279.58	( 31,762,431.93)	CID# 281224
		96140.1 All Other Insurance - CT	1,010.07			EMPLOYEE BENEFIT CONTRIBUTIONS
		91501.1 Insurance Coverage-Retirees -CT	1,494.28			RETIRES INSURANCE COVERAGE
		91900.1 Other Expenses- CT	7.00			ADMIN FEES
		94500.1 Maintenance Benefits - CT	2,063.91			MAINT. BENEFITS
		96140.2 All Other Insurance - RM	1,566.80			EMPLOYEE BENEFITS CONTRIBUTION
		91900.2 Other Expenses - RM	7.00			ADMIN FEE
		94500.2 Maintenance Benefits - RM	5,463.20			MAINT BENEFITS
		96140.3 All Other Insurance - SBN	1,645.08			EMPLOYEE BENEFITS CONTRIBUTIONS
		91900.3 Other Expenses - SBN	7.00			ADMIN FEE
		94500.3 Maintenance Benefits - SBN	2,015.24			MAINT BENEFITS
		CID# 281224 SBAM ID# 92594				
		04.01.2017-04.30.2017				
03/13/2017	062222	SPRINT	Payment	984.41	( 31,763,416.34)	ACCT# 128763256
		91910.1 Telecommunications - CT	459.23			CELL PHONE SERVICE FEB
		91910.2 Telecommunications - RM	370.48			CELL PHONE SERVICE FEB
		91910.3 Telecommunications - SBN	154.70			CELL PHONE SERVICE FEB
		128763256-030 \$984.41				
03/13/2017	062223	TALX THE WORK NUMBER	Payment	86.00	( 31,763,502.34)	CUST# 8805983
		91900.1 Other Expenses- CT	43.00			PRE TENANT SCREENING
		91900.3 Other Expenses - SBN	43.00			PRETENANT SCREENING
		#B1-307153 \$86.00				
		PUBLIC HOUSING				
03/13/2017	062224	THE HELPING HAND HANDYMAN	Payment	1,750.00	( 31,765,252.34)	2 INVOICES
		94300.1 Ord. Main. And Operations,	550.00			PAINTING OF UNITS 1256



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		94300.3 Ord. Main. And Operations, #1017 \$550.00 APT# 1256 #1018 \$120.00 APT# 115	1,200.00			PAINTING OF UNITS 115 SHAHAN
03/13/2017	062225	TRANS UNION LLC 91900.2 Other Expenses - RM #02730955 \$337.89	Payment 337.89	337.89	( 31,765,590.23)	CUST ID# 4408R0064047 PRETNANT SCREENING - REED
03/13/2017	062226	WEATHERPROOF INC 94200.1 Ord. Maint. And Operations, Material #317161 \$39.10	Payment 39.10	39.10	( 31,765,629.33)	CUST# JAC HOUS COM MAINTANCE SUPPLIES
03/13/2017	062227	WILMAR INDUSTRIES 94200.2 Ord. Maint. And Operations, 94200.3 Ord. Main. And Operations, Materials 94200.2 Ord. Maint. And Operations, #393731450 \$153.02 #393299557 \$538.83 #393173299 \$690.78 #393054234 \$1312.80 #393299565 \$125.32 #394303002 \$14.63	Payment 691.85 2,128.90 14.63	2,835.38	( 31,768,464.71)	ACCT# 70585 MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES
03/13/2017	062228	APCO SUPPLY 94200.3 Ord. Main. And Operations, Materials #1312734-00 \$137.18	Payment 137.18	137.18	( 31,768,601.89)	ACCT# 178131 MAINTENANCE SUPPLIES
03/13/2017	062229	LESTER BROTHERS EXCAVATING, 94200.1 Ord. Maint. And Operations, Material #80589 \$26.50	Payment 26.50	26.50	( 31,768,628.39)	1 INVOICE MAIN TENANCE SUPPLIES I OP SOIL
03/27/2017	062230	A-1 LOCK SHOP 94200.2 Ord. Maint. And Operations, 94200.3 Ord. Main. And Operations, Materials #4589 \$11.34 6 KEYS @ 1.89 #4621 \$10.00 4 KEYS @ 2.50	Payment 11.34 10.00	21.34	( 31,768,649.73)	1 INVOICE MAINTENANCE SUPPLIES- KEYS 4 KEYS @ 2.50
03/27/2017	062231	AFLAC 96140.1 All Other Insurance - CT # 598497 \$163.98 MARCH BILLING PERIOD	Payment 163.98	163.98	( 31,768,813.71)	ACCT# VX312 SUPPLEMENTAL INSURANCE CHALET
03/27/2017	062232	Aspen One Hour Heating & Air 1460.216 CFP Dwelling Structures 2016-RM	Payment 534.00	534.00	( 31,769,347.71)	ACCT# 151323 WATER HEATER INSTALL D3

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		# 366729 \$534.00				
		CFP WATER HEATER INSTALLATION D3				
03/27/2017	062233	BARRY TIPTON	Payment	252.00	( 31,769,599.71)	P-002-3234-08 FINAL ACCOUNTING
		91900.2 Other Expenses - RM	252.00			
		FINAL ACCOUNTING				
		VACATED UNIT ON 03/02/2017				
03/27/2017	062234	Brooklyn Plumbing, Heating & A/C, Inc	Payment	1,487.15	( 31,771,086.86)	2 INVOICES PLUMBING SERVICE 114 SHAHAN
		94300.3 Ord. Main. And Operations,	133.43			
		94300.2 Ord. Main And Operations, Contracts	285.85			PLUMBING IN SERVICE
		1460.316 CFP Dwelling Structures 2016-SDN	1,067.07			WATER HEATER3 SHAHAN
		#649883 \$375.22 CFP				
		#649948 \$370.04 CFP				
		#650208 \$133.43				
		#650404 \$285.85				
		#650122 \$323.30 CFP				
03/27/2017	062235	CALVIN LOVE	Payment	347.00	( 31,771,433.86)	P-002-3275-12 FINAL ACCOUNTING
		91900.2 Other Expenses - RM	347.00			
		FINAL ACCOUNTING				
		VACATED UNIT ON 02/28/2017				
03/27/2017	062236	CASLER HARDWARE	Payment	7.98	( 31,771,441.84)	CUST# 33561 MAINTENANCE SUPPLIES
		94200.2 Ord. Maint. And Operations,	7.98			
		112988 \$7.98				
		2 @ 3.99				
03/27/2017	062237	DBI BUSINESS INTERIORS	Payment	551.41	( 31,771,993.25)	CUST# 224241 OFFICE SUPPLIES OFFICE SUPPLIES
		91600.3 Office Expenses - SBN	215.45			
		91600.2 Office Expenses - RM	335.96			
		#03JL2310 \$139.17				
		#03JL4448 \$129.98				
		#03JL4829 \$205.98				
		#03JL4441 \$76.28				
03/27/2017	062238	ERADICO PEST SERVICES, AN	Payment	2,780.00	( 31,774,773.25)	CUST# 14338735 PEST SERVICE PEST SERVICE PEST SERVICE HEAT TREATMENT - SHAHAN
		94300.1 Ord. Main. And Operations,	494.00			
		94300.2 Ord. Main And Operations, Contracts	1,012.00			
		94300.3 Ord. Main. And Operations,	474.00			
		94300.3 Ord. Main. And Operations,	800.00			
		#4270339 \$800.00 HEAT TREAT 308 MRMN				
		#4153128 \$384.00 CDT CHALET				
		#4153127 \$687.00 CDT REED				



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		94300.3 Ord. Main. And Operations, #12741-14084 \$165.00 #12741-13067 \$57.00 #12741-14184 \$145.00 #12741-14183 \$115.00 #12741-14263 \$2650.00	2,650.00			EMEGENCY FURNACE REPAIR 333 SHAHAN
03/27/2017	062246	LIBRA INDUSTRIES, INC. OF MI 94200.2 Ord. Maint. And Operations, #43771000 \$159.98 MARK F.	Payment 159.98	159.98	( 31,780,055.08)	CUST# 37126 MAINTENANCE CLOTHES
03/27/2017	062247	MENARDS - JACKSON 94200.1 Ord. Maint. And Operations, Material 94200.2 Ord. Maint. And Operations, 94200.3 Ord. Main. And Operations, Materials 94200.2 Ord. Maint. And Operations, 1450.316 CFP Site Improvements - 2016 SBN #81984 \$296.11 #83913 \$53.45 #92640 \$159.83 #83505 \$235.69 #82839 \$71.83 #83708 565.38 (\$379.00 CFP) #82223 \$450.27 (\$379.00 CFP) #82747 \$453.09 #80997 \$264.14 #81965 \$43.56	Payment 455.94 71.83 1,211.06 289.14 565.38	2,593.35	( 31,782,648.43)	ACCT# 31610470 MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES MAINTENANCE SUPPLIES RANGE OVEN
03/27/2017	062248	MICHAEL LAFLEUR 91900.2 Other Expenses - RM FINAL ACCOUNTING VACATED UNIT ON 03/01/2017	Payment 94.00	94.00	( 31,782,742.43)	P-002-3339-12 FINAL ACCOUNTING
03/27/2017	062249	OSBORNE PROCESS SERVICE 91700.1 Legal Expenses - CT 91700.2 Legal Expenses - RM OBP-2017000759 \$28.00 OBP-2017000758 \$28.00 OBP-2017000661 \$28.00 OBP-2017000750 \$28.73 OBP-2017000749 \$28.00	Payment 56.73 84.00	140.73	( 31,782,883.16)	4 INVOICES PROCESS SERVICE FEE PROCESS SERVICE FEE
03/27/2017	062250	PATRICIA JACKSON 91900.3 Other Expenses - SBN FINAL ACCOUNTING VACATED ON 2/15/2017	Payment 34.00	34.00	( 31,782,917.16)	P-003-6600-03 FINAL ACCOUNTING
03/27/2017	062251	PDQ SUPPLY, INC.	Payment	366.66	( 31,783,283.82)	CUST ACCT# 118660

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		94200.1 Ord. Maint. And Operations, Material	185.36			MAINTENANCE SUPPLIES
		94200.3 Ord. Main. And Operations, Materials	181.30			MAINTENANCE SUPPLIES
		#SI-249207 \$185.36				
		#SI-249865 \$181.30				
03/27/2017	062252	PURCHASE POWER	Payment	110.15	( 31,783,393.97)	INVOICE/STATEMENT 1003509643
		91610.1 Postage - CT	36.71			POSTAGE REFILL
		91610.2 Postage - RM	36.71			POSTAGE REFILL
		91610.3 Postage - SBN	36.73			POSTAGE REFILL
		INVOICE/STATEMENT 1003509643				
		RED POSTAGE INK REFILL				
03/27/2017	062253	REGINALD OJETANT	Payment	211.00	( 31,783,604.97)	P-001-1171-07
		91900.1 Other Expenses- CT	211.00			FINAL ACCOUNTING
		FINAL ACCOUNTING				
		VACATED UNTI ON 03/13/2017				
03/27/2017	062254	Rooney's Sewer Service	Payment	450.00	( 31,784,054.97)	2 INVOICES
		94300.3 Ord. Main. And Operations,	450.00			PLUMBING SERVICE
		#INV-3484 \$180.00				
		#INV-3485 \$180.00				
		#INV-3565 \$90.00				
03/27/2017	062255	SAFETY SYSTEMS INC	Payment	892.00	( 31,784,946.97)	CUST# 00938
		94300.2 Ord. Main And Operations, Contracts	892.00			ELEVATOR SERVICE/ ANNUAL
		#467280 \$123.00				
		#58844 \$469.00 ANNUAL TEST				
03/27/2017	062256	TIE HELPING HAND HANDYMAN	Payment	3,200.00	( 31,788,146.97)	3 INVOICES
		94300.3 Ord. Main. And Operations,	3,200.00			PAINTING UNIT TURNS
		#1022 101 SHAHAN				
		#1020 107 SHAHAN, 327 MOORMAN				
		#1021 110 SHAHAN				
		#1023 330 MOORMAN				
03/27/2017	062257	THE HOME DEPOT SUPPLY	Payment	2,444.55	( 31,790,591.52)	COMM ACCT# 6035322540175928
		94200.1 Ord. Maint. And Operations, Material	469.24			MAINTENANCE SUPPLIES
		94200.2 Ord. Maint. And Operations,	1,975.31			MAINTENANCE SUPPLIES
		ACCT# 6035322540175928				
		#4011793 \$15.88				
		#4011819 \$453.36				
		#5970530 \$1975.31				
03/27/2017	062258	WILMAR INDUSTRIES	Payment	2,739.22	( 31,793,330.74)	ACCT# 70585
		94200.3 Ord. Main. And Operations, Materials	350.95			MAINTENANCE SUPPLIES
		94200.1 Ord. Maint. And Operations, Material	59.52			MAINTENANCE SUPPLIES

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		94200.2 Ord. Maint. And Operations,	2,328.75			MAINTENANCE SUPPLIES
		#395340672 \$361.16				
		#393731468 \$319.35				
		#395340664 \$31.60				
		#395479876 \$59.52				
		#395479868 \$816.47				
		#395752884 \$234.24				
		#395752876 \$916.88				
03/27/2017	062259	CONSUMERS ENERGY	Payment	27,249.54	( 31,820,580.28)	14 INVOICES
		93300.2 Gas Expense - RM	7,258.94			MCF CONSUMPTION 890.00
		93200.3 Electricity Expense - SBN	69.71			KWH CONSUMPTION 427
		93300.3 Gas Expense - SBN	61.81			MCF CONSUMPTION 10
		93200.1 Electricity Expense - CT	8,096.95			KWH CONSUMPTION 62199
		93300.1 Gas Expense - CT	7,984.17			MCF CONSUMPTION 1425
		93200.1 Electricity Expense - CT	3,773.43			ADJUSTMENTS
		91900.3 Other Expenses - SBN	4.53			ADJUSTMENTS
		100035146164 \$1160.08 100000120764 \$7258.94				
		103024972228 \$54.34 100075348993 \$15.90				
		100035146164 \$1820.78 100035145687 \$212.90				
		100000120905 \$4237.15 100000120798 \$3717.26				
		100000120855 \$3707.36 100035145554 \$2736.28				
		100000120954 \$2196.75 100034185205 \$65.99				
		100071426793 \$31.21				
03/27/2017	062260	LESTER BROTHERS EXCAVATING,	Payment	26.50	( 31,820,606.78)	1 INVOICE
		94200.1 Ord. Maint. And Operations, Material	26.50			MAINTENANCE SUPPLIES TOP SOIL
		#80897 \$26.50 TOP SOIL				
03/27/2017	062261	Trail Supply LLC	Payment	35.91	( 31,820,642.69)	ACCT# 10014
		94200.1 Ord. Maint. And Operations, Material	35.91			MAINTENANCE SUPPLIES
		#34929 \$35.91				
03/27/2017	062262	HOUSING DATA SYSTEMS, INC.	Payment	144.38	( 31,820,787.07)	CLIENT ID# 6183
		91900.1 Other Expenses- CT	48.12			CASH RECEIPTS
		91900.2 Other Expenses - RM	48.12			CASH RECEIPTS
		91900.3 Other Expenses - SBN	48.14			CASH RECEIPTS
		# 222846 \$144.36				
03/31/2017	062263	AccuShred, LLC	Payment	75.00	( 31,820,862.07)	1 INVOICE
		91900.1 Other Expenses- CT	25.00			PAPER SHRED SERVICE
		91900.2 Other Expenses - RM	25.00			PAPER SHRED SERVICE
		91900.3 Other Expenses - SBN	25.00			PAPER SHRED SERVICE
		#37780 \$75.00				
03/31/2017	062264	ADECCO EMPLOYMENT SERVICES	Payment	1,110.00	( 31,821,972.07)	OFFICE ID# 025807

Jackson Housing Commission  
**Check Register Detail Report**  
Public Housing  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
		91900.2 Other Expenses - RM	1,110.00			TEMP EMPLOYMENT SERVICES
		#68481120 \$592.00				
		#68490458 \$518.00				
03/31/2017	062266	AMBS CALL CENTER	Payment	350.97	( 31,822,323.04)	ACCT# 1909
		91900.1 Other Expenses- CT	81.43			ANSWERING SERVICE
		91900.2 Other Expenses - RM	190.68			ANSWERING SERVICE
		91900.3 Other Expenses - SBN	78.86			ANSWERING SERVICE
		#170310172 \$350.97				
03/31/2017	062266	American Office Solutions	Payment	86.86	( 31,822,409.90)	ACCT# J1087
		94200.2 Ord. Maint. And Operations,	86.86			FUEL SERVICE REED
		CONTRACT# CT1197-01				
		C5486 4500830X MXM364IN				
		7112 @ \$0.011858				
03/31/2017	062267	CONSUMERS ENERGY	Payment	14,792.61	( 31,837,202.51)	14 INVOICES
		93200.2 Electricity Expense - RM	13,646.19			KWH CONSUMPTION 104600
		93300.2 Gas Expense - RM	30.58			MCF CONSUMPTION 2
		91900.2 Other Expenses - RM	272.92			ADJUSMENTS
		93200.3 Electricity Expense - SBN	297.52			KWH CONSUMPTION 1714
		93300.3 Gas Expense - SBN	310.46			MCF CONSUMPTION 37
		91900.3 Other Expenses - SBN	4.35			ADJUSTMENT
		93200.3 Electricity Expense - SBN	69.42			KWH CONSUMPTION 313
		93300.3 Gas Expense - SBN	152.43			MCF CONSUMPTION 21
		91900.3 Other Expenses - SBN	8.74			ADJUSTMENT
		100000120988 \$1590.14 100000121028 \$3941.56				
		100000121093 \$981.56 1000004 /2256 \$1703.89				
		100000473114 \$1798.84 100000473429 \$3175.95				
		100035144961 \$724.70 100035145133 \$33.05				
		103024972277 \$57.05 100071426553 \$75.97				
		100071426819 \$97.57 100035140910 \$164.25				
		100034278091 \$334.10 103023559042 \$113.98				
03/31/2017	062268	CUT-RATE PLUMBING	Payment	24.91	( 31,837,227.42)	ID# 644
		94200.2 Ord. Maint. And Operations,	24.91			MAINTENANCE SUPPLIES
		#879670 \$24.91				
03/31/2017	062269	FERGUSON ENTERPRISES,	Payment	77.35	( 31,837,304.77)	CUST# 3919
		94200.1 Ord. Maint. And Operations, Material	77.35			MAINTENANCE SUPPLIES
		#4200766 \$77.35				
03/31/2017	062270	Grand River Insurance Agency, LLC	Payment	610.08	( 31,837,914.85)	GRB WC5002339 01
		96130.1 Worker's Compensation - CT	134.22			WORKERS COMPENSATION
		96130.2 Worker's Compensation - RM	329.44			WORKERS COMPENSATION
		96130.3 Worker's Compensation - SBN	146.42			WORKERS COMPENSATION

Jackson Housing Commission  
**Check Register Detail Report**  
Public Housing  
From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
		GRB WC5002339 01				
		07/30/2016-07/30/2017 POLICY PERIOD				
03/31/2017	062271	INK CONTRACTING LLC	Payment	15,075.00	( 31,852,989.85)	7 INVOICES- FINAL EMERGENCY UNIT TURNS SBN
		94300.3 Ord. Main. And Operations,	15,075.00			
		#1103 \$2845.00 340				
		#1104 \$3200.00 357				
		#1105 \$1100.00 126				
		#1106 \$1420.00 138				
		#1107 \$970.00 128				
		#1109 \$2680.00 208				
		#1108 \$2860.00 356				
03/31/2017	062272	JACKSON WATER COLLECTION	Payment	6,277.46	( 31,859,267.31)	17 INVOICES CONSUMPTION 111000
		93100.2 Water Expense - RM	3,242.66			
		93600.2 Sewer Expense - RM	1,893.91			
		93100.1 Water Expense - CT	733.73			
		93600.1 Sewer Expense - CT	407.16			
		PLEASE SEE ATTACHMENT				
03/31/2017	062273	Keepin It Clean	Payment	55.00	( 31,859,322.31)	1 INVOICE UNIT TURNS CLEANIND D-17
		94300.2 Ord. Main And Operations, Contracts	55.00			
		#1681 \$55.00				
03/31/2017	062274	LANES APPLIANCE REPAIR	Payment	232.56	( 31,859,554.87)	1 INVOICE APPLIANCE REPAIR SERVICE
		94300.2 Ord. Main And Operations, Contracts	232.56			
		#111545 \$232.56				
03/31/2017	062275	MINUTEMAN SEWER & DRAIN INC.	Payment	475.00	( 31,860,029.87)	1 INVOICE PLUMBING SERVICE D-14
		94300.2 Ord. Main And Operations, Contracts	475.00			
		#17-506 \$475.00				
03/31/2017	062276	MODERN WASTE SYSTEMS	Payment	345.00	( 31,860,374.87)	1 INVOICE GARBAGE- YARD BOX CHALET
		94200.1 Ord. Maint. And Operations, Material	345.00			
		#24451V \$345.00				
03/31/2017	062277	PITNEY BOWES GLOBAL	Payment	205.92	( 31,860,580.79)	LEASE INVOICE# 3303130191 POSTAGE METER LEASE AMOUNT
		91610.1 Postage - CT	45.30			
		91610.2 Postage - RM	111.20			
		91610.3 Postage - SBN	49.42			
		LEASE INVOICE# 3303130191 \$205.92				
03/31/2017	062278	PLIC - SBD Grand Island	Payment	97.40	( 31,860,678.19)	ACCT# 1044559-10001 LIFE AD&D INSURANCE APRIL
		96140.1 All Other Insurance - CT	40.95			
		96140.2 All Other Insurance - RM	33.05			
		96140.3 All Other Insurance - SBN	23.40			



Jackson Housing Commission  
Public Housing  
Check Register Detail Report

From: 03/01/2017 To: 03/31/2017

Date	Ref Num	Payee/Split Detail	Pmt/Dep	Amount	Balance	Memo
		04/01/2017-04/30/2017 BILLING PERIOD				
		\$97.40				
03/31/2017	062279	THE SHERWIN -WILLIAMS CO. 94200.1 Ord. Maint. And Operations, Material 94200.3 Ord. Main. And Operations, Materials #1992-4 \$317.40 #2081-5 \$476.10	Payment 317.40 476.10	793.50	( 31,861,471.69)	ACCT# 5291-3816-6 PAINTING SUPPLIES PAINTING SUPPLIES
03/31/2017	062280	TDS Metrocom 91910.1 Telecommunications - CT 91910.2 Telecommunications - RM 91910.3 Telecommunications - SBN 5177876494 \$89.76 5177871188 \$1731.84 5177870168 \$415.35 5177800620 \$92.00 5177800181 \$31.27	Payment 577.28 1,115.90 667.04	2,360.22	( 31,863,831.91)	5 INVOICES TELEPHONE SERVICE / FAX TELEPHONE SERVICE/ FAX TELEPHONE SERVICE/ FAX
03/31/2017	062281	JACKSON YMCA 91500.2 Employee Benefit Contributions, 91500.3 Employee Benefit Contributions, MARCH, APRIL, MAY, JUNE \$447.00	Payment 223.00 224.00	447.00	( 31,864,278.91)	1 INVOICE YMCA MEMEBERSHIP FEES AND DUES YMCA MEMEBERSHIP FEES AND DUES
03/31/2017	062283	Jackson Housing Commission 92000.1 Management Fee - CT 92000.2 Management Fee - RM 92000.3 Management Fee - SBN 2015, 2016, 2017 MANAGEMENT FEE CORRECTION	Payment 5,566.88 13,175.36 6,258.88	24,001.12	( 31,888,280.03)	PH MANAGEMENT FEE CORRECTION 2015, 2016, 2017 MANAGEMENT FEES 2015, 2016, 2017 MANAGEMENT FEES 2015, 2016, 2017 MANAGEMENT FEES
03/31/2017	062284	SPRINT 91910.1 Telecommunications - CT 91910.2 Telecommunications - RM 91910.3 Telecommunications - SBN INV# 128763256-031 MARCH	Payment 457.14 361.78 154.96	973.88	( 31,889,253.91)	ACCT# 128763256 CELL PHONE SERVICE MARCH CELL PHONE SERVICE MARCH CELL PHONE SERVICE MARCH



**Jackson Housing Commission**  
Jackson, MI

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

**RESOLUTION NO. 2017-08**

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	\$ 128.00
AMP 2: Reed Manor	\$ 5,621.30
AMP 3: Shahan-Blackstone Apts.	<u>\$ 1,179.00</u>
<b>Total</b>	<b>\$ 6,928.30</b>

The attached Collection Losses Report reflects the delinquent amount of **\$6,928.30** and is hereby approved for fiscal year 2017 write-off.

Commissioner \_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as read.  
Commissioner \_\_\_\_\_ **SECONDED** the motion and by voice 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 April 19, 2017.

\_\_\_\_\_  
Michele Pultz-Orthaus  
President

**Collection Losses Report  
Three Month or Greater  
April 2017**

**Resolution 2017-08**

<b>Property</b>	<b>Account</b>	<b>Move Out</b>	<b>Amount</b>
Chalet Terrace	P -001-1197-10	1/27/2017	\$128.00
Reed Manor	P -002-4381-10	1/2/2017	\$451.00
Reed Manor	P -002-3300-18	1/4/2017	\$1,374.10
Reed Manor	P -002-4404-12	1/5/2017	\$83.00
Reed Manor	P -002-3274-17	1/5/2017	\$1,566.00
Reed Manor	P -002-4492-12	1/19/2017	\$477.10
Reed Manor	P -002-2209-08	1/19/2017	\$1,670.10
Shahan Blackstone North	P -003-6583-16	1/17/2017	\$1,179.00

<b>Property</b>	<b>Total</b>
Chalet Terrace	\$ 128.00
Reed Manor	\$5,621.30
Shahan Blackstone North	\$1,179.00
<b>Total Write Off</b>	<b>\$6,928.30</b>

**Jackson Housing Commission**  
Jackson, MI

The following Resolution was introduced by \_\_\_\_\_, read in full and considered:

**RESOLUTION NO. 2017-09**

**WHEREAS**, after careful review it was determined that the current Jackson Housing Commission employee compensation schedule is not sustainable;

**WHEREAS**, it is recommended that the current four percent step increase be removed from the current Merit Compensation Schedule;

**WHEREAS**, the City of Jackson must approve all compensation;

**THEREFORE BE IT RESOLVED THAT** the Commission hereby approves the repeal of the current Merit Compensation Schedule.

\_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as introduced and read. \_\_\_\_\_ **SECONDED** the motion and, upon voice vote the "AYES" and "NAYS" were as follows:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_ 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 April 19, 2017.

\_\_\_\_\_  
Michelle Pultz-Orthaus  
President

**Jackson Housing Commission**  
Jackson, MI

The following Resolution was introduced by \_\_\_\_\_, read in full and considered:

**RESOLUTION NO. 2017-10**

**WHEREAS**, the Jackson Housing Commission Fiscal Year 2017-18 Operating Budget was approved with Resolution 2017-05;

**WHEREAS**, the approved Fiscal Year 2017-18 Operating Budget included increases of two percent, as well as up to an additional two percent bonus for high performing employees;

**WHEREAS**, increases will be based on a merit-based performance evaluation system;

**WHEREAS**, the City of Jackson must approve all compensation;

**THEREFORE BE IT RESOLVED THAT** the Commission hereby approves the implementation of a merit-based performance evaluation system with increases up to four percent for applicable JHC employees for Fiscal Year 2017-18 and upon approval of the City Council; increases shall be retroactive to April 1, 2017

\_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as introduced and read. \_\_\_\_\_ **SECONDED** the motion and, upon voice vote the "AYES" and "NAYS" were as follows:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_ 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 April 19, 2017.

\_\_\_\_\_  
Michelle Pultz-Orthaus  
President

**Jackson Housing Commission**  
Jackson, MI

The following Resolution was introduced by \_\_\_\_\_, read in full and considered:

**RESOLUTION NO. 2017-11**

**WHEREAS**, the Jackson Housing Commission Fiscal Year 2017-18 Operating Budget was approved with Resolution 2017-05;

**WHEREAS**, the Fiscal Year 2017-18 Operating Budget identified priorities for salary increases based on the necessity to increase the salaries of the lowest paid employees to reflect a fair and reasonable pay for the work performed;

**WHEREAS**, the City of Jackson must approve all compensation;

**THEREFORE BE IT RESOLVED THAT** the Commission hereby approves the proposed changes to the JHC compensations structure and upon approval of the City Council; increases shall be retroactive to April 1, 2017

\_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as introduced and read. \_\_\_\_\_ **SECONDED** the motion and, upon voice vote the "AYES" and "NAYS" were as follows:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_ 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 April 19, 2017.

\_\_\_\_\_  
Michelle Pultz-Orthaus  
President





Administrative Offices  
301 Steward Avenue, Bldg. C  
Jackson, MI 49201-1132



# MEMO

**To: JHC Board of Commissioners**  
**From: Laurie Ingram, Executive Director**  
**Date: April 19, 2017**

**RE: Proposed change to JHC employee compensation structure**

Dear Commissioners:

In accordance with the memo that accompanied last month's operating budget resolution, and the priorities that were identified by the JHC administrative team in budgeting for the 2017-18FY, you will find detailed in this memo the plan for a new merit-based performance system, and the details of the raises for each employee classification.

It is important to note that these raises were used to calculate the "Salaries" line items in the approved budget for the 17-18FY, so approving the new structure outlined here will not change the payroll expenses line item in the already approved budget.

First, there is the issue of raising the starting salary for some job classifications. I wish to do this in response to the salary survey that was conducted by JHC in 2016. The results of this survey are attached to this memo (Attachment A). As you can see, our median wage for almost every position is below the median wage for other agencies. In some cases, it is below even their lowest paid employees.

I am requesting, respectfully, to make an adjustment to our employee Compensation Schedule (Attachment B) to reflect a more fair and reasonable pay for the following employee classifications:

- Maintenance Team Leader, from annual starting salary of \$24,381.06 to starting salary range of \$35,360 to \$41,600
- Maintenance Worker, from annual starting salary of \$23,523.75 to starting salary range of \$26,000 to \$29,120.00
- Unit Turn Worker, from annual starting salary of \$20,910.00 to starting salary range of \$26,000 to \$29,120.00
- Housekeeper, from annual starting salary of \$20,910.00 to starting salary range of \$26,000 to \$29,120.00
- Housing Specialist, from annual starting salary of \$23,523.75 to starting salary range of \$29,120 to \$33,280
- Housing Aide, from annual starting salary of \$22,405.07 to starting salary range of \$22,880 to \$27,040
- Director-level positions, from starting salary of \$36,592 to starting salary range of \$41,600 to \$52,000
- Accounts Payable Clerk, from starting salary of \$27,151 to starting salary range of \$29,120 to \$33,280
- Accounts Receivable Clerk, from starting salary of \$27,151 to starting salary range of \$29,120 to \$33,280

*"Housing Jackson, one family at a time."*



Starting salaries for job classifications that are not being adjusted as a result of the salary survey will be:  
Executive Director, annual starting salary TBD by the Board of Commissioners, and approved by City Council  
Executive Secretary, starting salary range from \$29,120 to \$33,280

Current staff members will receive increases to bring them in-line with the new pay scale, and adjusted for their time of service with JHC. I have attached a de-identified payroll chart, showing the raises for each affected employee (Attachment C). Staff people who are not being given increases resulting from the salary survey will instead be given a step increase in 2017, consistent with previous years. Furthermore, JHC will not seek a COLA increase for the 17-18FY.

As you can see from the salary survey, many of our staffing categories are drastically underpaid. This not only presents a problem in our ability to recruit quality staff quickly when we have an open position, but also makes it very difficult to retain good staff once they are here. Staff turnover is very expensive, and salary is the most commonly cited reason for leaving the agency in an exit interview. These new starting salaries will make us competitive in Jackson, and bring us into alignment with like-sized Housing Authorities in Michigan.

Secondly, upon approval and enactment of the new Compensation Schedule under Attachment B, I would like to have repealed the Merit Compensation Schedule previously approved for Jackson Housing Commission employees. After careful study and review, the increases between steps defined by a prior administration are not sustainable, particularly as we look at possible funding changes and the uncertainties of a new Federal administration.

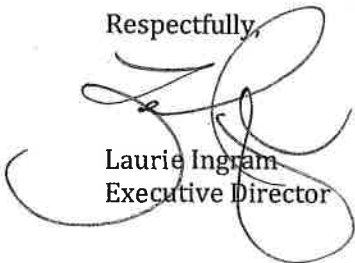
I am proposing a plan to implement a merit-based performance evaluation system, and will remove JHC employees from the current 4% "step" increases, using instead a more modest annual COLA increase of 2%, and the opportunity for a bonus (of up to an additional 2% of annual payroll) if budget and performance allow. This allows JHC to more predictably and responsibly manage staffing costs, and also rewards good employees to the greatest degree possible. Implementation of this proposal would further allow JHC the flexibility to still see some increase for staff each year, without being obligated to a full 4% step increase in years that the budget does not allow it. Further, a merit-based bonus system allows high-performing employees to be recognized through an additional bonus.

I hope that you will see that these changes will allow JHC to be more efficient in our use of federal dollars, better compensate our hard-working employees, and work more effectively in serving our tenant population.

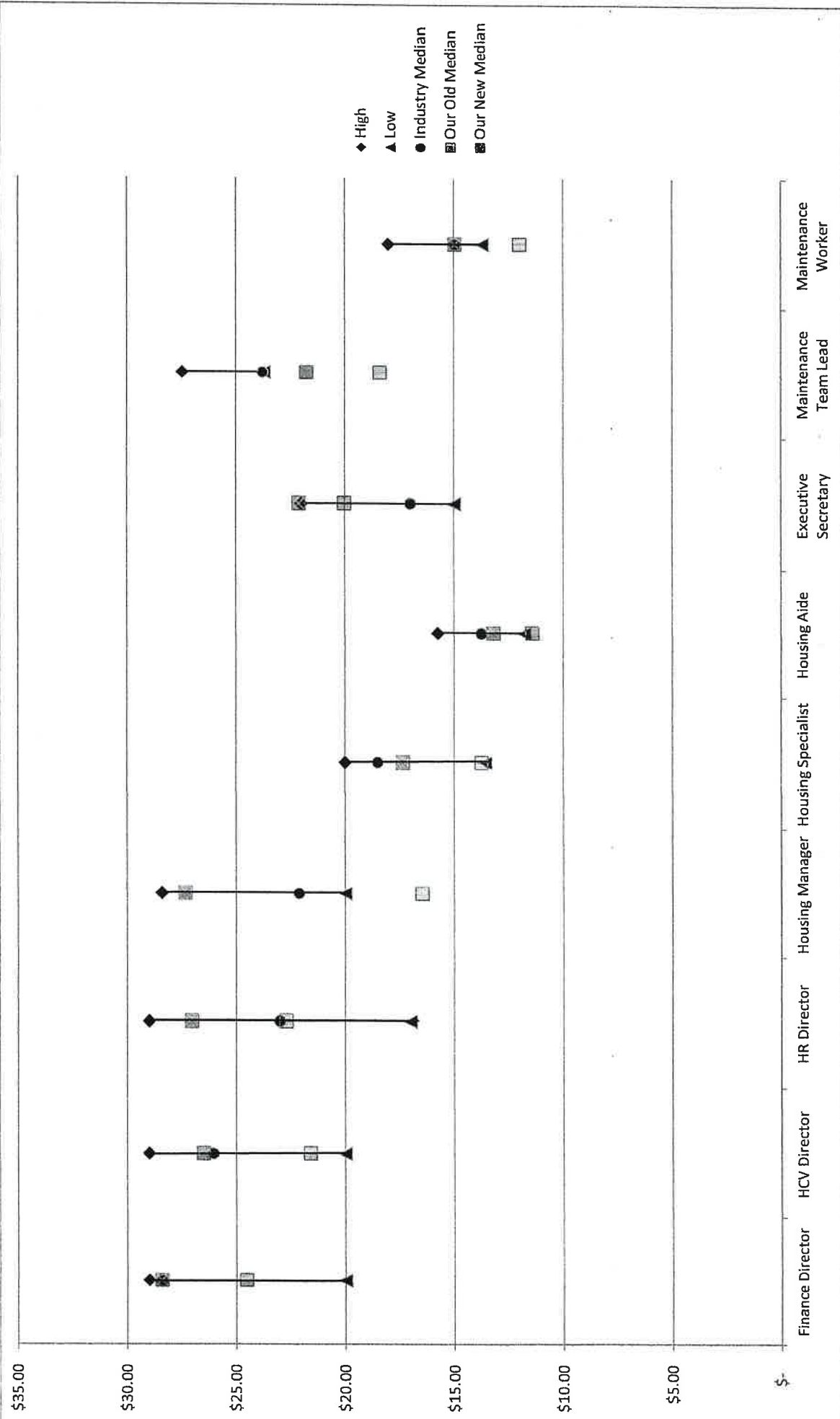
It is again worth mentioning that even with all of these changes in place I presented, and had approved, a balanced budget to the Commissioners at the March meeting, as part of the Annual Operating Budget.

Thank you for your consideration.

Respectfully,



Laurie Ingram  
Executive Director





# 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	214,217	215,112	100.5%	469	458.66	98.8%	475	1,031	3	(895)	80,728
March	212,241	219,062	103.3%	469	467.08	98.8%	475	1,286	2	(6,821)	75,195
April											
May											
June											
July											
August											
September											
October											
November											
December	426458	643323	101.9%	1398	460.13	98.2%	1425	2769	10	(7,716)	



## Report of Tenants Accounts Receivable (TARs)

Public Housing - March 2017

Project: 001 - Chalet Terrace

## A. Basic Identification Data

3. Total Units Available: 1285. Fiscal Year Beginning: 04/01/20166. Report Period Ending Date: 03/31/2017

## B. Charges to Tenants

1. No. of Units Occupied by TIP on  
the Last Day of this Reporting Period:124

2. Total Charges:

23,489.89

3. Dwelling Rental:

23,174.90

4. Retroactive Rent:

0.00

5. Excess Utility:

152.50

6. Additional Charges:

162.49

## 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	141.00	0.00	0.00	80.55	221.55
Over One Month Delinquent	39	-69.50	0.00	37.50	18,220.45	18,188.45
Total for TIP	47					18,410.00
Vacated TAR	7					7,802.50
<b>Total</b>	<b>54</b>					<b>26,212.50</b>

## D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	31	17,351.58
Under Formal Repayment Agreement with Payments Up-to-Date	31	17,351.58
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	16	1,058.42

## 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)
	03/31/2017	3/31/2016	03/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	38	46	52
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	5	26	35

## F. Collection Losses

1. Amount Charged to Loss this Period	0.00
2. Amount Charged to Loss this Year to Date	8,002.66

## Report of Tenants Accounts Receivable (TARs)

Public Housing - March 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: 03/31/2017

### B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 291      2. Total Charges: 57,363.76      3. Dwelling Rental: 56,137.60      4. Retroactive Rent: 273.00      5. Excess Utility: 36.00      6. Additional Charges: 917.16

### 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	17	438.23	0.00	0.00	551.50	989.73
Over One Month Delinquent	63	2,480.00	119.00	0.00	24,627.12	27,226.12
Total for TIP	80					28,215.85
Vacated TAR	10					6,111.50
<b>Total</b>	<b>90</b>					<b>34,327.35</b>

### D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	49	22,703.57
Under Formal Repayment Agreement with Payments Up-to-Date	49	22,703.57
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	31	5,512.28

### 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)
	03/31/2017	03/31/2016	03/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	27	25	36
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	10	9	23

### F. Collection Losses

1. Amount Charged to Loss this Period	0.00
2. Amount Charged to Loss this Year to Date	24,853.96



## Report of Tenants Accounts Receivable (TARs)

Public Housing - March 2017  
Project: 003 - Shahan-Blackstone**A. Basic Identification Data**3. Total Units Available: 1205. Fiscal Year Beginning: 04/01/20166. Report Period Ending Date: 03/31/2017**B. Charges to Tenants**1. No. of Units Occupied by TIP on  
the Last Day of this Reporting Period:115

2. Total Charges:

15,749.30

3. Dwelling Rental:

15,061.00

4. Retroactive Rent:

81.00

5. Excess Utility:

54.00

6. Additional Charges:

553.30**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	9	118.00	0.00	29.00	286.85	433.85
Over One Month Delinquent	27	286.00	0.00	134.12	6,569.56	6,989.68
Total for TIP	36					7,423.53
Vacated TAR	4					1,493.00
<b>Total</b>	<b>40</b>					<b>8,916.53</b>

**D. TARs**

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	17	6,158.62
Under Formal Repayment Agreement with Payments Up-to-Date	17	6,158.62
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	19	1,264.91

**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)
	03/31/2017	03/31/2016	03/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	31	26	26
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	8	47	70

**F. Collection Losses**

1. Amount Charged to Loss this Period	0.00
2. Amount Charged to Loss this Year to Date	8,009.65

# Jackson Housing Commission Consolidated TARS Report

March 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	101	79%	4	3%	0	24	3
Reed Manor	292	241	83%	1	1%	0	39	12
Shahan Blackstone	120	105	88%	5	4%	0	13	2

**Jackson Housing Commission  
Move Out Report  
March 2017**

<b>AMP</b>	<b>Account Number</b>	<b>Move Out Date</b>	<b>Reason</b>
Chalet Terrace	P -001-1171-07	3/13/2017	Notice Given
Reed Manor	P -002-3339-12	3/1/2017	Needed Change
Reed Manor	P -002-3234-08	3/2/2017	Needed Change
Reed Manor	P -002-3251-14	3/6/2017	Needed Change
Reed Manor	P -002-3319-14	3/8/2017	Needed Change
Reed Manor	P -002-3308-16	3/13/2017	Transfer
Reed Manor	P -002-3339-13	3/30/2017	Needed Change

### PHAS - Vacant Unit Turnaround Time

Public Housing  
for Units Re-Occupied between: 03/01/2017 and 03/31/2017

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	Lease Up			
003-5509	128 Shahan Drive		10/30/2016	11/01/2016	1	03/16/2017	135	03/16/2017	0	136	0	0	0				
003-5504	138 Shahan Drive		11/01/2016	11/04/2016	2	02/17/2017	106	03/28/2017	38	146	0	0	0				
003-5507	132 Shahan Drive		11/22/2016	11/28/2016	5	02/24/2017	89	03/08/2017	11	105	0	0	0				
003-5510	126 Shahan Drive		12/01/2016	12/01/2016	0	03/14/2017	103	03/15/2017	0	103	0	0	0				
001-1193	116 Laurel Court		12/13/2016	12/13/2016	0	02/21/2017	70	03/14/2017	20	90	0	0	0				
001-1129	306 Barbary Drive		12/29/2016	12/29/2016	0	02/15/2017	48	03/20/2017	32	80	0	0	0				
003-6583	340 Moorman Drive		01/17/2017	01/17/2017	0	03/10/2017	51	03/10/2017	0	51	0	0	0				
001-1132	300 Barbary Drive		01/24/2017	01/27/2017	2	03/16/2017	49	03/20/2017	3	54	0	0	0				
001-1197	1256 Laurel Lane		01/27/2017	01/27/2017	0	03/16/2017	48	03/21/2017	4	52	0	0	0				
002-3327	301 Steward Avenue	G-2	01/31/2017	02/09/2017	8	02/09/2017	1	03/13/2017	31	40	0	0	0				
002-2211	428 Wildwood Ave	A-11	01/31/2017	02/01/2017	0	02/21/2017	21	03/01/2017	7	28	0	0	0				
002-3254	301 Steward Ave	D-7	02/01/2017	02/02/2017	0	03/02/2017	29	03/06/2017	3	32	0	0	0				
001-7642	1101 Maple		02/06/2017	02/06/2017	0	03/31/2017	52	03/31/2017	0	52	0	0	0				
002-3361	301 Steward Avenue	G-36	02/14/2017	02/14/2017	0	03/02/2017	16	03/06/2017	3	19	0	0	0				
002-4443	315 Steward Avenue	I-30	02/15/2017	03/03/2017	15	03/07/2017	5	03/08/2017	0	20	0	0	0				
003-6600	357 Moorman Drive		02/15/2017	02/15/2017	0	03/02/2017	15	03/09/2017	6	21	0	0	0				
002-4385	207 Steward Avenue	H-16	02/16/2017	02/17/2017	0	03/02/2017	14	03/13/2017	10	24	0	0	0				
002-2220	428 Wildwood Ave	A-20	02/23/2017	02/24/2017	0	03/08/2017	13	03/13/2017	4	17	0	0	0				
001-1165	1201 Heather Lane		02/27/2017	02/27/2017	0	03/15/2017	16	03/27/2017	11	27	0	0	0				
002-3275	301 Steward Ave	E-2	02/28/2017	02/28/2017	0	03/10/2017	9	03/10/2017	0	9	0	0	0				
002-3339	301 Steward Avenue	G-14	03/01/2017	03/06/2017	4	03/07/2017	2	03/24/2017	16	22	0	0	0				
002-4415	315 Steward Avenue	I-2	03/05/2017	03/06/2017	0	03/10/2017	4	03/10/2017	0	4	0	0	0				
002-3264	301 Steward Ave	D-17	03/05/2017	03/06/2017	0	03/14/2017	9	03/24/2017	9	18	0	0	0				
002-3251	301 Steward Ave	D-4	03/06/2017	03/06/2017	0	03/14/2017	8	03/17/2017	2	10	0	0	0				
003-5527	101 Shahan Drive		03/08/2017	03/09/2017	0	03/29/2017	21	03/31/2017	1	22	0	0	0				
002-3319	301 Steward Ave	F-20	03/08/2017	03/08/2017	0	03/14/2017	6	03/17/2017	2	8	0	0	0				
002-3315	301 Steward Ave	F-16	03/12/2017	03/13/2017	0	03/17/2017	4	03/17/2017	0	4	0	0	0				
002-3271	301 Steward Ave	D-24	03/12/2017	03/13/2017	0	03/22/2017	10	03/31/2017	8	18	0	0	0				
002-3308	301 Steward Ave	F-9	03/13/2017	03/13/2017	0	03/17/2017	4	03/24/2017	6	10	0	0	0				
002-3339	301 Steward Avenue	G-14	03/30/2017	03/30/2017	0	03/31/2017	0	03/31/2017	0	0	0	0	0				
<b>Total Units:</b>											<b>30</b>	<b>958</b>	<b>227</b>	<b>1222</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Jackson Housing Commission

**PHAS - Vacant Unit Turnaround Time**

Public Housing

for Units Re-Occupied between: 03/01/2017 and 03/31/2017

Element # - Description	
V12400 - Total number of turnaround days:	1222
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:	30
V12800 - Average number of days units were in down time:	1.23
V12900 - Average number of days units were in make-ready:	31.93
V13000 - Average number of days units were in lease-up:	7.57
V13100 - Average unit turnaround days:	40.73



## Balance Sheet

March, 2017

Balance**Assets**

## Current Assets

1	General Fund Cash	139,023.21
5	Cash in Bank	(548,313.49)
7	A/R due from COCC	23,705.10
11	Allowance for Doubtful Accounts	(4,160.53)
12	Tenants Accounts Receivable	102,463.22
15	Accounts Receivable Other	106,962.17
17	A/R from Amp 2	321,845.80
20	Accounts Receivable AMP 1	284,521.57
21	Prepaid Insurance	22,860.94
50	Deferred Compensation	(733.73)
169	CFP HUD Rec/Deferred Revenue	(62,039.13)
Total Current Assets		<u>386,135.13</u>

## 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		<u>1,431,732.99</u>

**Total Assets****1,817,868.12****Liabilities**

## Current Liabilities

301	Tenants Security Deposit	15,931.05
304	Supplemental Insurance W/H - Aflac	43,090.91
305	Accounts Payable Other	(201,735.36)
310	Accrued Comp Absences	2,724.46
330	Pilot - Accrued	10,210.71
Total Current Liabilities		<u>(129,778.23)</u>

## Non-Current Liabilities

470	Comp Absences - NonCurrent	6,794.20
Total Non-Current Liabilities		<u>6,794.20</u>

**Total Liabilities****(122,984.03)****Net Assets**

600	Capitalized Assets	1,431,935.62
601	Unrestricted Assets	37,451.99
700	Current Year Net Income (Loss)	471,464.54
Total Net Assets		<u>1,940,852.15</u>

Balance Sheet

March, 2017

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Balance

**Total Liabilities and Net Assets**

**1,817,868.12**



## Balance Sheet

March, 2017

Balance**Assets**

## Current Assets

5	Cash in Bank	613,853.64
11	Allowance for Doubtful Accounts	238,772.54
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	(27,124.55)

Total Current Assets 1,297,721.79

## 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 Assets 4,958,428.21

**Total Assets****6,256,150.00****Liabilities**

## Current Liabilities

300	Tenants Security Deposit	42,117.11
303	Accounts Payable Other	42,483.29
305	Supplemental Insurance W/H	474,357.24
310	A/P Due to COCC	5,484.01
311	A/P to Amp 1	100,725.19
325	Accrued Comp Absences	8,337.73
330	Pilot - Accrued	29,775.63

Total Current Liabilities 703,280.20

## Non-Current Liabilities

470	Comp Absences - NonCurrent	5,375.20
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Total Non-Current Liabilities 5,375.20

**Total Liabilities****708,655.40****Net Assets**

600	Capitalized Assets	4,958,427.78
601	Unrestricted Assets	356,536.40
700	Current Year Net Income (Loss)	232,530.42

Total Net Assets 5,547,494.60

**Total Liabilities and Net Assets****6,256,150.00**

Balance Sheet

March, 2017

	<u>Balance</u>
<b>Assets</b>	
<b>Current Assets</b>	
5 Cash in Bank	304,059.58
11 Allowance for Doubtful Accounts	37,180.47
15 Accounts Receivable Other	(586.24)
20 Accounts Receivable AMP 1	11,295.77
29 Prepaid Insurance	10,080.14
169 CFP HUD Rec/Deferred Revenue	42,585.50
<b>Total Current Assets</b>	<u>404,615.22</u>
<b>Non-Current Assets</b>	
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
<b>Total Fixed Assets</b>	<u>1,547,321.21</u>
<b>Total Assets</b>	<u><b>1,951,936.43</b></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
300 Tenants Security Deposit	19,517.21
303 Accounts Payable Other	43,411.54
305 Supplemental Insurance W/H	207,113.88
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
<b>Total Current Liabilities</b>	<u>320,894.91</u>
<b>Non-Current Liabilities</b>	
470 Comp Absences - NonCurrent	1,870.40
<b>Total Non-Current Liabilities</b>	<u>1,870.40</u>
<b>Total Liabilities</b>	<u><b>322,765.31</b></u>
<b>Net Assets</b>	
600 Capitalized Assets	1,547,320.75
601 Unrestricted Assets	119,215.15
700 Current Year Net Income (Loss)	(37,364.78)
<b>Total Net Assets</b>	<u>1,629,171.12</u>
<b>Total Liabilities and Net Assets</b>	<u><b>1,951,936.43</b></u>

## Balance Sheet

March, 2017

	<u>Balance</u>
<b>Assets</b>	
<b>Current Assets</b>	
5 Cash in Bank	81,942.62
9 Petty Cash	1,099.17
15 Accounts Receivable Other	(59,708.68)
20 Accounts Receivable AMP 1	32,539.73
21 General Investments	25,154.17
29 Prepaid Insurance	2,119.95
50 MI City Tax	85.76
169 CFP HUD Rec/Deferred Revenue	18,658.83
<b>Total Current Assets</b>	<u>101,891.55</u>
<b>Non-Current Assets</b>	
171 Accumulated Depreciation	(606,679.54)
174 Buildings	583,527.00
175 Equipment - Admin	49,377.50
<b>Total Fixed Assets</b>	<u>26,224.96</u>
<b>Total Assets</b>	<u><u>128,116.51</u></u>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
303 Accounts Payable Other	68,390.13
305 Supplemental Insurance W/H Aflac	82,112.40
315 Accrued Wages - Payroll	11,989.61
325 Accrued Comp Absences	7,707.18
<b>Total Current Liabilities</b>	<u>170,199.32</u>
<b>Non-Current Liabilities</b>	
470 Comp Absences - NonCurrent	4,243.00
<b>Total Non-Current Liabilities</b>	<u>4,243.00</u>
<b>Total Liabilities</b>	<u><u>174,442.32</u></u>
<b>Net Assets</b>	
600 Capitalized Assets	30,283.00
601 Unrestricted Assets	234,344.90
700 Current Year Net Income (Loss)	(310,953.71)
<b>Total Net Assets</b>	<u>(46,325.81)</u>
<b>Total Liabilities and Net Assets</b>	<u><u>128,116.51</u></u>

Balance Sheet

March, 2017

Balance

**Assets**

Current Assets

5	Cash in Bank	238,354.24
15	Accounts Receivable Portable	21,022.95
21	General Investments	3,640.50
29	Prepaid Insurance	1,775.46
50	Deferred Compensation	(1,680.37)

Total Current Assets 263,112.78

Non-Current Assets

173	Accumulated Depreciation	(33,341.00)
174	Furniture, Equipment - Admir	33,341.00

Total Fixed Assets 0.00

**Total Assets 263,112.78**

**Liabilities**

Current Liabilities

304	Retirement W/H	8,948.49
305	Accounts Payable Other	55,410.11
306	Accrued Compensated Absences	6,280.25
311	A/P to Amp 1	(3,343.19)
315	Other Current Liabilities	11,693.69

Total Current Liabilities 78,989.35

Non-Current Liabilities

Total Non-Current Liabilities 0.00

**Total Liabilities 78,989.35**

**Net Assets**

602	Invested in Capital Assets	82,063.00
604	Unrestricted Assets	50,674.60
669	Prepaid Annual Contribution	2,256,417.00
699	Net HAP	221,310.92
700	Current Year Net Income (Loss)	(2,426,342.09)

Total Net Assets 184,123.43

**Total Liabilities and Net Assets 263,112.78**

# Jackson Housing PH AMP 1

## Board Operating Statement Percentages

Preview

March, 2017

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Dwelling Rent	53,134.44	411,657.20	303,096.00	(35.82)
Excess Utilities	427.37	2,191.49	0.00	0.00
Interest Earned	0.00	219.06	0.00	0.00
Other Income	1,400.47	94,130.30	90,235.00	(4.32)
Subsidy Earned	34,346.65	747,974.11	551,851.00	(35.54)
<b>Operating Income</b>	<b>89,308.93</b>	<b>1,256,172.16</b>	<b>945,182.00</b>	<b>(32.90)</b>
<b>Expenses</b>				
Administrative Salaries	5,444.80	59,412.01	51,188.00	(16.07)
Legal Expense	631.60	4,819.66	5,145.00	6.32
Staff Training	0.00	0.00	3,531.00	100.00
Travel	0.00	51.69	0.00	0.00
Accounting Fees	0.00	2,000.00	0.00	0.00
Audit Fee	0.00	0.00	4,000.00	100.00
Sundry - Administrative	2,595.05	35,358.71	60,680.00	41.73
Management Fee Expense	12,438.71	54,125.60	84,070.00	35.62
Tenant Services - Materials	0.00	6,093.19	8,530.00	28.57
Tenant Services - Contract	0.00	2,499.60	0.00	0.00
Water	9,800.59	40,984.76	50,011.00	18.05
Electricity	11,870.38	86,037.23	150,000.00	42.64
Gas	8,067.80	58,989.63	90,713.00	34.97
Other Utilities Expense	5,566.66	14,893.52	0.00	0.00
Labor	17,712.34	153,752.09	97,531.00	(57.64)
Materials	4,693.65	49,148.15	187,860.00	73.84
Contract Cost	4,192.91	50,060.04	58,365.00	14.23
Garbage	0.00	13,424.10	0.00	0.00
Insurance-Comp Liability	40.95	33,091.80	39,517.00	16.26
Payments in Lieu of Taxes	0.00	9,602.90	11,969.00	19.77
Employee Benefits - Maint	8,987.26	110,362.94	72,391.00	(52.45)
Collection Losses	0.00	0.00	4,000.00	100.00
<b>Operating Expenses</b>	<b>92,042.70</b>	<b>784,707.62</b>	<b>979,501.00</b>	<b>19.89</b>
<b>Operating Profit / (Loss)</b>	<b>(2,733.77)</b>	<b>471,464.54</b>	<b>(34,319.00)</b>	<b>1,473.77</b>
<b>Non-Operating Expenses</b>				
<b>Total Operating Funds Available</b>	<b>(2,733.77)</b>	<b>471,464.54</b>	<b>(34,319.00)</b>	<b>1,473.77</b>
<b>Retained Earnings</b>		<b>471,464.54</b>		

# Jackson Housing PH AMP 2

## Board Operating Statement Percentages

Preview

March, 2017

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Dwelling Rent	119,176.06	908,894.07	655,373.00	(38.68)
Excess Utilities	43.00	778.50	0.00	0.00
Interest Earned	0.00	313.31	268.00	(16.91)
Other Income	2,478.18	44,269.05	214,438.00	79.36
Subsidy Earned	31,452.56	477,270.75	741,598.00	35.64
<b>Operating Income</b>	<b>153,149.80</b>	<b>1,431,525.68</b>	<b>1,611,677.00</b>	<b>11.18</b>
<b>Expenses</b>				
Administrative Salaries	6,240.87	98,052.18	95,586.00	(2.58)
Legal Expense	1,417.49	7,036.74	6,708.00	(4.90)
Staff Training	0.00	0.00	3,851.00	100.00
Travel	61.02	213.72	0.00	0.00
Accounting Fees	0.00	2,000.00	0.00	0.00
Audit Fee	0.00	0.00	4,000.00	100.00
Sundry-Administrative	3,958.06	37,041.00	51,348.00	27.86
Management Fee Expense	29,779.46	119,931.85	188,333.00	36.32
Tenant Services - Salaries	238.00	1,251.00	0.00	0.00
Tenant Services - Materials	583.86	7,205.63	3,517.00	(104.88)
Tenant Services - Contract	0.00	3,161.60	0.00	0.00
Water	6,659.45	43,402.71	57,216.00	24.14
Electricity	27,453.23	197,444.44	163,763.00	(20.57)
Gas	7,323.28	46,784.87	38,847.00	(20.43)
Other Utilities Expense	4,311.72	16,724.22	0.00	0.00
Labor	7,623.96	195,575.76	186,222.00	(5.02)
Materials	7,325.95	71,131.63	57,792.00	(23.08)
Contract Cost	6,435.04	163,543.53	122,632.00	(33.36)
Garbage	0.00	17,360.86	0.00	0.00
Insurance-Comp Liability	33.05	72,530.64	33,683.00	(115.33)
Payments in Lieu of Taxes	0.00	32,476.00	28,630.00	(13.43)
Employee Benefits - Maint	13,744.89	161,936.37	112,234.00	(44.28)
Collection Losses	0.00	3,590.40	5,136.00	30.09
<b>Operating Expenses</b>	<b>123,189.33</b>	<b>1,298,395.15</b>	<b>1,159,498.00</b>	<b>(11.98)</b>
<b>Operating Profit / (Loss)</b>	<b>29,960.47</b>	<b>133,130.53</b>	<b>452,179.00</b>	<b>70.56</b>
<b>Non-Operating Expenses</b>				
<b>Total Operating Funds Available</b>	<b>29,960.47</b>	<b>133,130.53</b>	<b>452,179.00</b>	<b>70.56</b>
<b>Retained Earnings</b>		<b>133,130.53</b>		

# Jackson Housing PH AMP 3

## Board Operating Statement Percentages

Preview

March, 2017

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Dwelling Rent	29,328.00	157,337.98	139,006.00	(13.19)
Excess Utilities	25.00	95.87	0.00	0.00
Interest Earned	0.00	44.74	0.00	0.00
Management Fee Income	1,258.20	15,313.05	63,933.00	76.05
Subsidy Earned	58,195.89	310,165.59	446,148.00	30.48
<b>Operating Income</b>	<b>88,807.09</b>	<b>482,957.23</b>	<b>649,087.00</b>	<b>25.59</b>
<b>Expenses</b>				
Administrative Salaries	2,201.60	35,533.65	51,189.00	30.58
Legal Expense	541.10	2,723.13	4,375.00	37.76
Staff Training	0.00	0.00	3,327.00	100.00
Travel	0.00	185.99	0.00	0.00
Accounting Fees	0.00	2,000.00	0.00	0.00
Audit Fee	0.00	0.00	4,000.00	100.00
Sundry	2,152.12	27,706.24	40,254.00	31.17
Management Fee Expense	11,679.11	49,354.25	75,835.00	34.92
Tenant Services - Materials	0.00	2,048.19	8,530.00	75.99
Water	0.00	46,509.71	45,168.00	(2.97)
Electricity	860.91	9,824.24	15,096.00	34.92
Gas	934.09	3,650.99	1,757.00	(107.80)
Other Utilities Expense	1,496.00	21,456.74	0.00	0.00
Labor	7,322.47	90,511.12	97,510.00	7.18
Materials	9,649.80	46,830.11	43,574.00	(7.47)
Contract Cost	36,340.63	90,070.15	44,776.00	(101.16)
Garbage	0.00	18,064.05	0.00	0.00
Insurance Comprehensive Liability	23.40	30,189.51	16,285.00	(85.38)
Payments in Lieu of Taxes	0.00	6,133.40	5,059.00	(21.24)
Employee Benefit Cont.	6,483.30	84,263.88	77,181.00	(9.18)
Collection Losses	0.00	0.00	2,729.00	100.00
<b>Operating Expenses</b>	<b>79,684.53</b>	<b>567,055.35</b>	<b>536,645.00</b>	<b>(5.67)</b>
<b>Operating Profit / (Loss)</b>	<b>9,122.56</b>	<b>(84,098.12)</b>	<b>112,442.00</b>	<b>174.79</b>
<b>Non-Operating Expenses</b>				
<b>Total Operating Funds Available</b>	<b>9,122.56</b>	<b>(84,098.12)</b>	<b>112,442.00</b>	<b>174.79</b>
<b>Retained Earnings</b>		<b>(84,098.12)</b>		

Jackson Housing Commission - COCC  
Board Operating Statement Percentages

Preview

March, 2017

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Management Fee Income	27,598.38	284,137.67	588,401.00	51.71
<b>Operating Income</b>	<b>27,598.38</b>	<b>284,137.67</b>	<b>588,401.00</b>	<b>51.71</b>
<b>Expenses</b>				
Administrative Salaries	40,860.00	340,199.05	330,976.00	(2.79)
Legal Expense	744.00	10,596.79	5,004.00	(111.77)
Staff Training	0.00	6,542.69	7,488.00	12.62
Travel	68.90	1,834.38	4,538.00	59.58
Accounting Fees	0.00	13,750.00	17,182.00	19.97
Audit Fee	0.00	0.00	4,000.00	100.00
Computer Support	12,277.37	71,241.15	61,873.00	(15.14)
Tenant Services - Materials	109.89	199.08	0.00	0.00
Tenant Services - Contract	0.00	4,999.86	0.00	0.00
Labor	0.00	(139.47)	0.00	0.00
Materials	0.00	352.79	0.00	0.00
Vehicle Maintenance	0.00	1,417.41	0.00	0.00
Insurance	35.10	13,304.96	13,965.00	4.73
Employee Benefit Cont.	10,790.31	190,410.69	142,781.00	(33.36)
<b>Operating Expenses</b>	<b>64,885.57</b>	<b>654,709.38</b>	<b>587,807.00</b>	<b>(11.38)</b>
<b>Operating Profit / (Loss)</b>	<b>(37,287.19)</b>	<b>(370,571.71)</b>	<b>594.00</b>	<b>62,485.81</b>
<b>Non-Operating Expenses</b>				
<b>Total Operating Funds Available</b>	<b>(37,287.19)</b>	<b>(370,571.71)</b>	<b>594.00</b>	<b>62,485.81</b>
<b>Retained Earnings</b>		<b>(370,571.71)</b>		



# Jackson Housing Commission - Section 8 Board Operating Statement Percentages

Preview

March, 2017

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Interest Earned on GF	4.36	100.21	0.00	0.00
Fraud Recovery Income	1,286.32	12,259.93	28,105.00	56.38
Admin Fee Received	19,394.00	221,310.92	245,584.00	9.88
Annual Contributions Earned				
Units Rented 0				
<b>Operating Income</b>	<b>20,684.68</b>	<b>233,671.06</b>	<b>273,689.00</b>	<b>14.62</b>
<b>Expenses</b>				
Administrative Salaries	12,657.60	108,299.11	102,274.00	(5.89)
Staff Training	152.50	3,877.97	3,875.00	(0.08)
Travel	477.25	568.25	3,200.00	82.24
Audit Costs	0.00	2,000.00	4,000.00	50.00
Sundry	8,544.17	54,224.15	121,239.00	55.27
Port Out Admin Fees Pd	275.14	1,167.84	0.00	0.00
Other General Expense	25.00	4,044.78	0.00	0.00
Insurance	261.58	10,310.39	6,799.00	(51.65)
Employee Benefit Cont.	4,872.08	50,027.35	42,643.00	(17.32)
<b>Operating Expenses</b>	<b>27,265.32</b>	<b>234,519.84</b>	<b>284,030.00</b>	<b>17.43</b>
<b>Operating Profit / (Loss)</b>	<b>(6,580.64)</b>	<b>(848.78)</b>	<b>(10,341.00)</b>	<b>91.79</b>
<b>Non-Operating Expenses</b>				
<b>Total Operating Funds Available</b>	<b>(6,580.64)</b>	<b>(848.78)</b>	<b>(10,341.00)</b>	<b>91.79</b>
<b>Retained Earnings</b>		<b>(848.78)</b>		
<b>HAP Activity</b>				
Prepaid Annual Contribution	212,859.00	2,256,417.00	2,379,601.00	5.18
Net	212,859.00	2,256,417.00	0.00	0.00
HAP Payments	218,118.70	2,439,515.39	2,356,730.00	(3.51)
<b>Net HAP</b>	<b>(5,259.70)</b>	<b>(183,098.39)</b>	<b>0.00</b>	<b>0.00</b>





**Emergency Work Orders - March 2017**  
**Chalet Terrace, Reed Manor Shahan Blackstone North**

WO No.	Date On	Time On	Date Off	Time Off	Problem	Address	Elsprd. Hrs.
86045	3/1/2017	03:16	3/1/2017	04:00	Toilet overflowing	107 Shahan Drive, JACKSON	0.73
86950	3/1/2017	07:05	3/1/2017	07:50	No heat.	313 Wall, Jackson	0.75
86970	3/1/2017	10:30	3/1/2017	11:00	Alarm not set	Central Office	0.5
86948	3/2/2017	06:00	3/2/2017	06:15	Set alarm after class.	Reed Manor	0.25
86975	3/2/2017	10:30	3/2/2017	11:00	Lock out	207 Steward Avenue #H-3, Jackson	0.5
86119	3/3/2017	11:08	3/3/2017	11:30	No hot water.	116 Laurel Court, Jackson	0.37
86946	3/3/2017	09:00	3/3/2017	09:45	Close the community room.	Reed Manor	0.75
86947	3/3/2017	06:00	3/3/2017	06:45	Open the community room.	Reed Manor	0.75
86944	3/4/2017	07:45	3/4/2017	08:30	Close community room.	Reed Manor	0.75
86945	3/4/2017	02:15	3/4/2017	04:00	Opened community room.	Reed Manor	1.75
86943	3/5/2017	06:45	3/5/2017	06:45	No heat.	905 Chittock, Jackson	1
86949	3/5/2017	03:50	3/5/2017	04:35	Broken stair	140 Shahan Drive, Jackson	0.75
86145	3/6/2017	08:48	3/6/2017	10:30	No Heat	905 Chittock, Jackson	1.7
86165	3/6/2017	12:29	3/7/2017	01:00	Smoke alarm/ Install safety bar in shower and by toilet ASAP	105 Shahan Drive, Jackson	24.52
86981	3/7/2017	06:15	3/7/2017	06:45	Locked out	315 Steward Avenue #I-36, Jackson	0.5
86304	3/10/2017	07:54	3/10/2017	01:30	City of Jackson Violation - Remove mattresses/debris ASAP	217 Summit, Jackson	5.6
86321	3/10/2017	02:04	3/10/2017	02:30	No hot water.	1257 Laurel Lane, Jackson	0.43
86823	3/12/2017	07:30	3/12/2017	08:45	No heat	310 Moorman Drive, Jackson	1.25
86824	3/12/2017	11:10	3/12/2017	11:55	alarm sound	Shahan Office	0.75
86839	3/12/2017	04:00	3/12/2017	04:45	Alarm Door triggered on south door Garage	Reed Manor	0.75
86348	3/13/2017	10:52	3/13/2017	11:00	No hot water.	116 Laurel Court, Jackson	0.13
86842	3/13/2017	06:30	3/13/2017	07:15	Clogged sink and C-building alarm not set	301 Steward Ave #E-2, Jackson	0.75
86951	3/13/2017	06:30	3/13/2017	07:15	Clogged sink in E2 C building alarm not set	Reed Manor	0.75
86843	3/14/2017	06:30	3/14/2017	07:00	toilet fill valve leaking	315 Steward Avenue #I-63, Jackson	0.5
86405	3/15/2017	08:43	3/15/2017	09:00	No hot water.	1241 Laurel Lane, Jackson	0.28
86822	3/15/2017	08:30	3/15/2017	09:15	no heat	126 Shahan Drive, Jackson	0.75
86431	3/16/2017	01:09	3/16/2017	03:00	No hot water.	116 Laurel Court, Jackson	1.85
86829	3/16/2017	09:00	3/16/2017	09:45	lockout	315 Steward Avenue #I-71, Jackson	0.75
86845	3/16/2017	06:30	3/16/2017	07:15	Lock out	207 Steward Avenue #H-3, Jackson	0.75
86448	3/17/2017	09:52	3/17/2017	10:00	No Heat	333 Moorman Drive, Jackson	0.13
86452	3/17/2017	10:38	3/17/2017	01:30	No hot Water	353 Moorman Drive, Jackson	2.87
86821	3/17/2017	06:30	3/17/2017	07:30	Plugged toilet	301 Steward Avenue #G-23, Jackson	1
86833	3/17/2017	05:45	3/17/2017	06:30	No Hot water	332 Moorman Drive, Jackson	0.75
86820	3/18/2017	01:30	3/18/2017	06:30	Open and close community room.	Reed Manor	5
86848	3/18/2017	12:15	3/18/2017	04:45	Unlock community room	301 Steward Ave #B-4, Jackson	4.5
86828	3/19/2017	09:09	3/19/2017	02:45	LOCK OUT	301 Steward Ave #B-4, Jackson	5.6
86827	3/21/2017	02:00	3/21/2017	03:00	Lock-out	301 Steward Ave #B-12, Jackson	1
86830	3/21/2017	06:17	3/21/2017	06:45	Alarm not set on time C-building	Central Office	0.47
86826	3/22/2017	05:40	3/22/2017	07:30	Kitchen window busted out	140 Shahan Drive, Jackson	1.83
86831	3/22/2017	10:30	3/22/2017	11:00	Lock Out	301 Steward Ave #E-3, Jackson	0.5
86832	3/23/2017	06:30	3/23/2017	07:30	No Heat	207 Steward Avenue #H-26, Jackson	1
86837	3/25/2017	06:15	3/25/2017	07:30	Sink and bathtub backed up.	1226 Heather Lane, Jackson	1.25
86685	3/28/2017	02:11	3/28/2017	03:15	No heat.	1221 Laurel Lane, Jackson	1.07
86836	3/28/2017	10:45	3/28/2017	11:20	Alarm not set.	Central Office	0.58
86700	3/29/2017	07:41	3/29/2017	08:10	No hot water.	1241 Laurel Lane, Jackson	0.48
86747	3/31/2017	03:20	3/31/2017	03:50	No hot water	351 Moorman Drive, Jackson	0.5
86908	3/31/2017	07:51	3/31/2017	07:15	Alarm not Set in C-Building	Central Office	11.4

# Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS		NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017
			MCF	CONSUMP						
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	48,896	\$ 5,515.38	923		\$ 7,825.76	253,700	\$ 9,066.86	\$ 4,876.41	\$ 13,943.27	\$ 27,284.41
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	62,449	\$ 8,096.95	1,426		\$ 7,997.86	21,300	\$ 733.73	\$ 407.16	\$ 1,140.89	\$ 17,235.70
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										\$ -
<b>2016</b>	<b>569,767</b>	<b>\$ 72,703.97</b>	<b>6,680</b>		<b>\$ 50,051.07</b>	<b>1,227,200</b>	<b>\$ 40,033.44</b>	<b>\$ 21,689.16</b>	<b>\$ 61,722.60</b>	<b>\$ 184,477.64</b>
<b>2017</b>	<b>164,201</b>	<b>\$ 20,463.14</b>	<b>3,542</b>		<b>\$ 24,516.93</b>	<b>275,000</b>	<b>\$ 9,800.59</b>	<b>\$ 5,283.57</b>	<b>\$ 15,084.16</b>	<b>\$ 75,608.35</b>

# Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL		
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	111,280	\$ 14,391.81	1,165	\$ 9,844.46	120,000	\$ 3,416.79	\$ 2,031.79	\$ 5,448.58	\$ 29,684.85				
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	104,600	\$ 13,646.19	886	\$ 7,289.52	111,000	\$ 3,242.66	\$ 1,893.91	\$ 5,136.57	\$ 26,072.28				
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													
<b>2016</b>	<b>1,459,880</b>	<b>\$ 174,772.50</b>	<b>6,837</b>	<b>\$ 45,542.25</b>	<b>1,896,793</b>	<b>\$ 44,949.15</b>	<b>\$ 26,040.51</b>	<b>\$ 70,989.66</b>	<b>\$ 291,304.41</b>				
<b>2017</b>	<b>345,360</b>	<b>\$ 44,310.98</b>	<b>3,254</b>	<b>\$ 26,180.26</b>	<b>362,000</b>	<b>\$ 10,303.87</b>	<b>\$ 6,125.05</b>	<b>\$ 16,428.92</b>	<b>\$ 86,920.16</b>				

# Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
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	2,623	\$ 468.39	79	\$ 627.20				\$ -	\$ 1,095.59		
Mar-16	1,447	\$ 352.59	21	\$ 370.33				\$ -	\$ 722.92		
Mar-17	2,454	\$ 436.65	68	\$ 524.70				\$ -	\$ 961.35		
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								\$ -	\$ -		
<b>2016</b>	<b>22,215</b>	<b>\$ 4,693.36</b>	<b>153</b>	<b>\$ 3,192.93</b>	<b>1,011,800</b>	<b>\$ 32,833.83</b>	<b>\$ 16,788.14</b>	<b>\$ 49,621.97</b>	<b>\$ 57,508.26</b>		
<b>2017</b>	<b>7,900</b>	<b>\$ 1,406.11</b>	<b>237</b>	<b>1,876.64</b>	<b>217,600</b>	<b>\$ 8,058.63</b>	<b>\$ 4,041.48</b>	<b>\$ 12,100.11</b>	<b>\$ 15,382.86</b>		

# Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY		GAS		WATER		WATER		SEWER		NET		TOTAL	
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	NET BILL	WATER BILL	MONTHLY UTILITY 2017		
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	162,799	\$ 20,375.58	2,167	\$ 17,670.22	373,700	\$ 12,483.65	\$ 6,908.20	\$ 19,391.85	\$ 58,064.85					
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	169,503	\$ 22,179.79	2,380	\$ 15,812.08	132,300	\$ 3,976.39	\$ 2,301.07	\$ 6,277.46	\$ 44,269.33					
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	\$ -	-	\$ -	\$ -	\$ -	\$ 15,544.12					
Jun-16	163,554	\$ 20,569.22	656	\$ 4,399.01	110,700	\$ 3,155.77	\$ 1,773.03	\$ 4,928.80	\$ 29,897.03					
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	\$ 16,272.98	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	\$ -	-	\$ -	\$ -	\$ -	\$ -					
<b>2016</b>	<b>2,051,862</b>	<b>\$ 246,529.51</b>	<b>13,670</b>	<b>\$ 98,786.25</b>	<b>4,135,793</b>	<b>\$ 117,816.42</b>	<b>\$ 64,517.81</b>	<b>\$ 182,334.23</b>	<b>\$ 527,649.99</b>					
<b>2015</b>	<b>517,461</b>	<b>\$ 82,453.21</b>	<b>7,033</b>	<b>\$ 51,946.63</b>	<b>854,600</b>	<b>\$ 28,163.09</b>	<b>\$ 17,751.17</b>	<b>\$ 45,914.26</b>	<b>\$ 180,314.10</b>					





U.S. Department of Housing and Urban Development

Michigan State Office  
Office of Public Housing  
Patrick V. McNamara Federal Building  
477 Michigan Avenue  
Detroit, MI 48226-2592  
Tel. (313) 226-7900

APR 13 2017

Laurie Ingram  
Executive Director  
Jackson Housing Commission  
301 Steward Avenue  
Jackson, MI 49201

Subject: Request for Closure of Audit Finding MI038-03312016

Dear Ms. Ingram:

This letter is sent to notify you that the above referenced audit report is officially closed. The Housing Commission has provided documentation that supports it has accomplished all corrective actions to remedy findings issued by Barry E. Gaudette, CPA, P.C.

On behalf of the Detroit HUD Field Office of Public Housing, I want to personally thank the Housing Commission for its efforts. It is hoped that these actions will continue to provide value to your operations. I have confidence that you will sustain the progress you have made and will continue to work diligently to achieve your agency's mission.

If you have any questions or concerns, please feel free to contact Joseph Davis at 313-234-7460 or me at 313-234-7463.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas C. Gordon".

Douglas C. Gordon  
Director  
Office of Public Housing

Attachment A: Corrective Action Plan Matrix

cc:

Michelle Pultz-Orthaus  
Board Chairperson  
4700 Hendee Road  
Jackson, MI 49201

	PHA Planned Closure Date (Not to exceed FATD)	PHA - Progress Report Due Date (FATD Extensions Only)	Listing of Supporting Documentation Submitted for HUD Review (Note: PHA narrative of actions taken must be included with closure submissions)	Date of PHA Closure Submission	Status of Corrective Action (Open/Closed)	Date of HUD Closure Letter of Finding(s)
<p>re remaining findings and n HUD's remote review. The ie Commission, in November : and 2 of 8</p>	<p>5/31/2017</p>		<p>A. All documentation has previously been submitted to HUD-DFO.</p>	<p>3/13/2017</p>	<p>Closed</p>	<p>April 2017</p>

by personally identifiable information (social security numbers, DOB, etc.) when sending forth documentation to HUD's DFO.