

JACKSON HOUSING COMMISSION
REGULAR MEETING – NOVEMBER 19, 2014
Reed Manor Board Room
AGENDA

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Michelle Orthaus, President
James Stark, Vice President
Patricia Davis-Dye, Commissioner
Gerald Montgomery, Commissioner
Michelle Woods, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of the Minutes of the Regular Meeting on October 15, 2014
6. Approval of the Previously Paid Liabilities from October 16, 2014 to November 20, 2014
7. RESOLUTIONS
Resolution No. 2014-36: Collection Losses Write Off October 2014
Resolution No. 2014-37: JHC Housing Choice voucher Administrative Plan
Resolution No. 2014-38: FMR Payment Standards for HCV Program
Resolution No. 2014-39: Board Meeting Schedule for January 2015 to December 2015
- DIRECTORS' REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Consolidated TARS
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
8. OTHER BUSINESS
Discussion of policies and plans for review
9. ADJOURNMENT
10. NEXT REGULAR MEETING: **December 17, 2014 – Reed Manor-Board Room**

Jackson Housing Commission
Minutes of the Regular Meeting
October 15, 2014

The Jackson Housing Commission's Regular Meeting was held on October 15, 2014, in the Reed Manor Board Room. Commissioner Michelle Pultz-Orthaus called the meeting to order at 12:00pm.

Upon roll call, the following commissioners were present: Michelle Pultz-Orthaus, Michelle Woods, James Stark and Gerald Montgomery. Commissioner Patricia Davis-Dye entered the meeting at 12:01pm.

Also present were:

- Patricia Tyus, Executive Director
- Katie Dickerson, Reports and Contract Analyst
- Gloria Harris, Comptroller
- Chelsea Bryant, Executive Secretary

14-10-001 PUBLIC COMMENTS

There was no representation from the public in attendance.

14-10-002 APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 17, 2014

Commissioner Pultz-Orthaus advised that corrections were needed on pages 3-4.

Commissioner Woods **MOVED** to approve with corrections, the Regular Meeting Minutes of the meeting held September 17, 2014. Commissioner Montgomery **SECONDED** the motion, and upon voice vote, the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods

NAYS: None

ABSTAIN: None

ABSENT: None

14-10-003 APPROVAL OF THE MINUTES OF THE SPECIAL MEETING HELD SEPTEMBER 30, 2014

Commissioner Pultz-Orthaus advised that a correction was needed in Resolution 14-09-008.

Commissioner Stark **MOVED** to approve with corrections the Special Meeting Minutes of the meeting held September 30, 2014. Commissioner Davis-Dye **SECONDED** the motion, and upon voice vote, the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods

NAYS: None
ABSTAIN: None
ABSENT: None

14-10-004 APPROVAL OF THE PREVIOUSLY PAID LIABILITIES FROM SEPTEMBER 18, 2014 TO OCTOBER 15, 2014

Commissioner Davis-Dye **MOVED** to approve the Previously Paid Liabilities from September 18, 2014 to October 15, 2014. Commissioner Pultz-Orthaus **SECONDED** the motion and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods

NAYS: None
ABSTAIN: None
ABSENT: None

14-10-005 RESOLUTIONS

A. Resolution No. 2014-28: Collections Losses Write Off August 2014

Commissioner Woods **MOVED** to approve the Write-Off of Collection Losses of \$6, 526.44 for August 2014. Commissioner Montgomery **SECONDED** the motion and upon roll call vote, the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods

NAYS: None
ABSTAIN: None
ABSENT: None

B. Resolution No. 2014-29: Collections Services Contract

Katie Dickerson discussed the rationale for selecting PHAMAC.

Commissioner Stark **MOVED** to approve the Collections Services Contract with PHA Management & Audit Consultants (PHAMAC). Commissioner Davis-Dye **SECONDED** the motion and upon roll call vote, the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods

NAYS: None
ABSTAIN: None
ABSENT: None

C. Resolution No. 2014-30: Pest Control Service Contract

Patricia Davis-Dye expressed concerns from residents regarding the thoroughness of Rose Pest Controls services. Ms. Tyus mentioned that there were also complaints regarding the use of Eradico. The rationale for selecting Rose Pest Control Service was discussed, and if the service is not satisfactory, the contract can be re-procured after one year.

Commissioner Stark **MOVED** to approve the Pest Control Service Contract with Rose Pest Solutions. Commissioner Woods **SECONDED** the motion and upon roll call vote, the motion was adopted:

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

D. Resolution No. 2014-31: Work Order Charge List

Commissioner Stark **MOVED** to approve the updated work order charge list. Commissioner Woods **SECONDED** the motion and upon roll call vote, the motion was adopted:

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

E. Resolution No. 2014-32: ACOP Update

Commissioner Woods **MOVED** to approve the revised Public Housing Admissions and Continued Occupancy Policy (ACOP). Commissioner Montgomery **SECONDED** the motion and upon roll call vote, the motion was adopted:

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

F. Resolution No. 2014-33: Tenant Handbook

Commissioner Pultz-Orthaus advised that grammatical corrections were needed.

Commissioner Stark **MOVED** to approve the updated Tenant Handbook with corrections. Commissioner Montgomery **SECONDED** the motion and upon roll call vote, the motion was adopted:

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

G. Resolution No. 2014-34: Lease

Commissioner Davis-Dye **MOVED** to approve the JHC updated public housing dwelling lease Commissioner Woods **SECONDED** the motion and upon roll call vote, the motion was adopted:

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

H. Resolution No. 2014-35: Revised Annual Plan

Commissioner Davis-Dye **MOVED** to approve the revised JHC Annual Plan. Commissioner Woods **SECONDED** the motion and upon roll call vote, the motion was adopted:

AYES: M. Pultz-Orthaus, J. Stark, P. Davis-Dye, G. Montgomery,
M. Woods
NAYS: None

ABSENT: None

14-10-006 DIRECTOR'S REPORTS

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivable

C. Consolidated TARS

D. Move Outs

E. Vacant Unit Turnaround

Executive

Ms. Tyus mentioned that per the fee accountant's recommendation, adjustments to the budget will be made on a quarterly basis.

F. S8 Income Statement

G. PH Income Statement

H. Petty Cash Fund Register

I. After Hours/Emergency Response Report

J. Utility Costs and Consumption

14-10-007 OTHER BUSINESS

- Ms. Tyus mentioned to the board that the HUD representative discussed using the new ACC instead of the current one. Ms. Tyus stated that she will research the difference, between the existing ACC and the new one, the impact of the use of the new ACC, and the steps necessary to transition to the new ACC should, the board approve doing so.
- Per Ms. Tyus, the property managers are in place for Chalet Terrance, Reed Manor and Shahan/Blackstone. As a result, these managers will receive property management training during their six month probationary period. Ms Tyus shared with the board her plan to acquire additional training. Also, Ms. Tyus mentioned to the Board that there are wonderful training opportunities on a state and national level, for Public Housing Commissioners. Attending such trainings will help them stay abreast of current information and lead public policy.
- Ms. Tyus discussed the impact the current inspections by the City of Jackson on staffing needs and overall productivity. If provided with a list of compliance items, the JHC could address concerns in a proactive manner. However, since the Resolution of Cooperation between the City of Jackson and the JHC is in place, its implementation could remedy the inspection process and thus provide a platform for working with the City of Jackson to assure that proper housing standards are maintained.

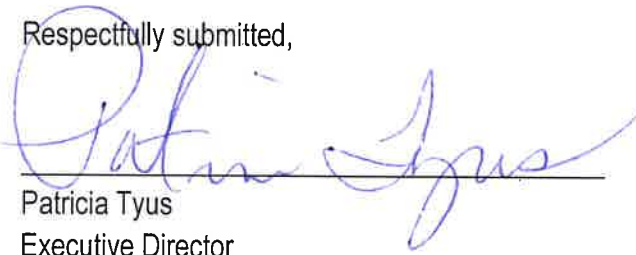
- The list of audit findings given to the JHC from HUD was reviewed and the status of completion was discussed.

During the review of audit findings, a previous invoice from the City of Jackson indicating an inspection late fee assessment of 1.5 million dollars was discussed. Commissioner Pultz-Orthaus provided clarification on behalf of the City of Jackson. According to Ms. Pultz-Orthaus the fees were never charged to the JHC, but presented to the previous JHC administration as a hypothetical situation in the event actual late inspection fees were assessed.

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

The Regular Meeting on October 15, 2014, adjourned at 1:39pm.

Respectfully submitted,



Patricia Tyus
Executive Director

ATTESTED:



Michelle Pultz-Orthaus, President

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059898	10/16/2014	CONSUMERS ENERGY	Payment	30,783.70	Gas & Elec. Bills #93200.1 - Cons. 52,608 kwh #93300.1 - Cons. 190.3 mcf #93200.2 - Cons. 140,440kwh #93300.2 - Cons. 225.9 mcf #93200.3 - Cons. 805 kwh #93300.3 - Cons. 6.8 mcf
059899	10/16/2014	FIRESTONE PAYMENT CENTER	Payment	1,137.70	Customer #103083613 Invoice #0882710014 - Vehicle Maintenance Invoice #0884980021 - Oil Change & Tire Vavle Service Kit Invoice #0887470019 - Maintenance On Ford Van Invoice #0889880026 - Battery For F-250 Truck
059900	10/16/2014	AMBS CALL CENTER	Payment	644.91	Account #1909 Service Period 10/01/14-10/31/14 Usage Period 08/30/14-09/29/14
059901	10/16/2014	TALX THE WORK NUMBER	Payment	122.54	Customer #8805983
059902	10/16/2014	ERADICO SERVICES, INC.	Payment	1,312.50	Invoice #1661152 - Employment Verification For The Month Of Aug. 2014 Acct #153858, 153859 & 153860 Invoice #199927B - BB CDT For 316 Barberry Invoice #199902B - BB CDT For 301 Steward Ave. Main Office Invoice #200223B - Comm. Contract 2 Per Month For 301 Steward Ave. Invoice #199906B - BB CDT For 109 Shahan Dr. Main Office
059903	10/16/2014	Tractor Supply Company	Payment	109.98	Ticket #342693 Replaced Mont Motor For Weed Sprayer & 1 Yr. Warranty
059904	10/16/2014	Jackson Housing Commission	Payment	24,937.66	Management Fees Management Fees For The Month Of Sept. 2014. To Be Deposited In General COCC Account Per Emerge Accounting
059905	10/16/2014	DAKINS	Payment	22.28	Account #27395 Invoice #314336 - (1) Blade-Mower
059906	10/16/2014	Modernistic	Payment	150.00	(3) Invoices Invoice #35787 - Clean Carpet @ RM F-4 Invoice #47961 - Clean Carpet @ F-10 Invoice #49482 - Clean Carpet @ H-10
059907	10/16/2014	Denny Blaschko	Payment	575.00	(1) Invoice Kitchen Flooring Replaced @ RM I-29
059908	10/16/2014	TransUnion Rental Screening	Payment	1,061.00	Customer #4408R0064047 Invoice #08433232 - Monthly charges For Background Checks
059909	10/16/2014	OSBORNE PROCESS SERVICE	Payment	200.30	(4) Invoices Invoice #8589 - Eviction Processed For Shahrazad Mack @ SBN 335 Moorman Dr. Invoice #8590 - Eviction Processed For Alex Martin @ SBN 312 Madison Invoice #8591 - Eviction Processed For Linda Artis @ CT 938 Maple

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059910	10/16/2014	Jackson Transportation Authority	Payment	437.68	Invoice #8791 - Eviction Processed For Miguel A Vega @ RM 301 Steward Ave. G-10 (2) Invoices
059911	10/16/2014	Shred-it USA - Grand Rapids	Payment	122.50	Invoice #0025336-IN - Fuel For August 2014 Invoice #0025408-IN - Late Charge On Inv #25234 Account #11661270 Invoice #9404049646 - On Site Shredding Services (3) Consoles Service Date: August 13,2014 Invoice #9404172803 - On Site Shredding Services (3) Consoles Service Date: September 10,2014
059912	10/16/2014	MODERN WASTE SYSTEMS	Payment	8,995.70	Account #23056 Monthly Garbage Service For October 2014
059913	10/16/2014	O'LEARY PAINT CO.	Payment	939.75	Customer #8236 Invoice #0412225 - (5) 5 Gallon Ivory Cloud Paint & (2) 5 Gallon Antique White Paint
059914	10/16/2014	Mr. Stephen Glaspie	Payment	150.65	Security Deposit
059915	10/16/2014	Ms. Kwanna Woods	Payment	67.81	Final Accounting For 207 Steward Ave. H-5, Vacated On September 8,2014 Security Deposit
059916	10/16/2014	Ms. Michelle Stewart	Payment	63.90	Final Accounting For 112 Laurel Court, Vacated On September 18,2014 Security Deposit
059917	10/16/2014	Ms. Kristina Heck	Payment	28.00	Final Accounting For 207 Steward Ave. H-35, Vacated On September 2,2014 Security Deposit
059918	10/16/2014	Ms. Sandra Johnston	Payment	15.00	Final Accounting For 301 Steward Ave. B-22, Vacated On September 25,2014 Security Deposit
059919	10/16/2014	Mr. Bob Snider	Payment	123.00	Final Accounting For 301 Steward Ave. G-6, Vacated On October 3,2014 Security Deposit
059920	10/16/2014	IPRINT TECHNOLOGIES, INC	Payment	420.00	Final Accounting For 301 Steward Ave. F-13, Vacated On September 30,2014 Customer #JACK070
059921	10/16/2014	OFFICE DEPOT	Payment	71.16	Invoice #372527 - (2) HP 2035/2055 Toner Invoice #274402 - (2) HP 5P/6P Toner Invoice #374730 - (1) HP LaserJet Toner Account #61339606
059922	10/16/2014	Keepin It Clean	Payment	490.00	Invoice #727497158001 - (3) Germic Wipes Invoice #727497362001 - (1) Fire Safe Chest (7) Invoices
059923	10/16/2014	ALLEGIANCE OCCUPATIONAL HEALTH	Payment	461.00	Carpet Cleaning @ RM G-10, E-6, J-59, G-9, G-25, D-12, I-47, H-5 & H-13 (2) Invoices
					Invoice #151117 - Physical Exam For Brian Hammer Invoice #151119 - Lab-Drug & Breath Alcohol Test For Gary C Physical Exam For Brian Hammer & Roy Nethercott. Lab-Drug rysical Exam

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059924	10/16/2014	ETNA Supply	Payment	295.41	For Pamela Stilson Postma Customer #4218 Invoice #S101177555.001 - (1) Lochinvar LTN04040 Residential Gas Water Heater Invoice #S101197814.001 - (2) Lochinvar RLY1003 Resettable Thermal Switch
059925	10/16/2014	APCO SUPPLY	Payment	90.00	Account #178131 Invoice #1159172-00 - (2) Imperial Oak Doors
059926	10/16/2014	FERGUSON ENTERPRISES, INC.-JACKSON #934	Payment	1,098.21	Customer #31919 Invoice #3130065 - (1) 40 Gallon Water Heater #LG34757605 Invoice #3143516 - (1) 40 Gallon Gas Water Heater #LG34757736 Invoice #3164745 - (1) 40 Gallon Gas Water Heater #LG34865762
059927	10/16/2014	CASLER HARDWARE	Payment	86.70	Customer #33561 Invoice #07377 - (1) Gallon Roof Cement Invoice #07482 - Various Maintenance Supplies Invoice #07697 - (1) Gorilla Duct Tape Invoice #07715 - (1) Pkg. AA4 Batteries Invoice #07757 - Extension Cords Invoice #08117 - Various Maintenance Supplies
059928	10/16/2014	PERFORMANCE AUTOMOTIVE	Payment	490.19	(3) Invoices Invoice #1-1564435 - Shop Labor For Work On Trimmer Invoice #1595114 - Lawn Tractor Repair Invoice #1-1604718 - 22" Hedge Trimmers
059929	10/16/2014	Trail Supply LLC	Payment	1,160.82	Account #10014 Invoice #22048 - Various Maintenance Supplies Invoice #22071 - (1) Grit Sand Screen Invoice #22294 - (50) Industrial Ice Melt
059930	10/16/2014	COLLINS BROTHERS	Payment	344.26	(3) Invoices Invoice #49081 - Stair Treads Invoice #49121 - 12ft. 21/2 Bar Invoice #49138 - (4) Tri-Tac Concrete
059931	10/16/2014	Rusty's Tree Service	Payment	500.00	(1) Invoice Tree Trimming Around All Buildings @ RM
059932	10/16/2014	SMALL APPLIANCE & VACUUM CLEANER HOSPITAL	Payment	249.95	(1) Invoice Vacuum For Main Office
059933	10/16/2014	A-1 LOCK SHOP	Payment	19.84	(2) Invoices Invoice #2414 - (1) Key Invoice #2494 - Spare Locks & Door Keys
059934	10/16/2014	LIBERTY ENVIRONMENTALISTS, INC.	Payment	62.00	(6) Invoices Invoice #142815 - Dump Brush Invoice #143552 - Dump Brush

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059935	10/16/2014	JACKSON KEY WORKS	Payment	335.00	Invoice #143951 - Dump Brush Invoice #144117 - Dump Brush Invoice #144465 - Dump Brush Invoice #144497 - Dump Brush (2) Invoices
059936	10/16/2014	WEATHERPROOF INC	Payment	100.87	Invoice #37185 - (50) Key Blanks Invoice #37067 - Vacant Unit Lock Cores & Blank Keys Customer #JAC HOUS COM
059937	10/16/2014	MENARDS - JACKSON	Payment	1,332.76	Invoice 3303457 - Replaced Insulated Window Glass Account #31610470 Invoice #89156 - Various Maintenance Supplies Invoice #89281 - Various Maintenance Supplies Invoice #89724 - Various Maintenance Supplies Invoice #89865 - Various Maintenance Supplies Invoice #90113 - Various Maintenance Supplies Invoice #90123 - Various Maintenance Supplies Invoice #90139 - Various Maintenance Supplies Invoice #91031 - (2) Concrete Repair Invoice #91063 - Various Maintenance Supplies (3) Invoices
059938	10/16/2014	Ralph Friedland & Brothers Inc.	Payment	1,674.00	Invoice #61293 - (60) White Linen Shades & (20) Wood Rollers Invoice #62252 - (70) White Linen Shades, (25) Wood Rollers & (25) Wood Slats Invoice #61070 - (50) White Linen Shades & (50) Wood Rollers Customer #644
059939	10/16/2014	CUT-RATE PLUMBING	Payment	49.11	Invoice #675788- (2) Spanner Flange Invoice #675896 - Various Maintenance Supplies Invoice #676011 - Various Maintenance Supplies
059940	10/16/2014	PURCHASE POWER	Payment	1,052.97	Account #8000-9000-0062-0884 Customer #00678952003 - Postage Refill
059941	10/16/2014	HAMMOND HARDWARE	Payment	48.66	Customer #33515 Invoice #B253301 - Construction Adhesive Invoice #B255260 - Tape Ruler Invoice #B259616 - Various Maintenance Supplies Invoice #C149159 - 1/2" Black Cap Customer #00938
059942	10/16/2014	SAFETY SYSTEMS INC	Payment	226.00	Invoice #433425 - Service On Alarm 08/01/14 @ 410 E. High St. Ayieko Building Invoice #434453 - Service On Alarm 09/09/14 @ 316 Barbary Dr.
059943	10/16/2014	Professional Tree Care	Payment	400.00	(2) Invoices Invoice #420 - Removed Tree From Back Yard @ 905 Chittcock Invoice #421 - Trim Trees From House @ 1411 Merriman

Date: 11/13/2014
Time: 13:4

Jackson Housing Commission
Register Basic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059944	10/16/2014	PDQ SUPPLY, INC.	Payment	387.65	Account #118660 Invoice #SI-188737 - Various Maintenance Supplies Invoice #SI-188047 - Various Maintenance Supplies Invoice #SI-191978 - Various Maintenance Supplies
059945	10/16/2014	HD Supply Facilities Maintenance	Payment	1,938.79	Customer #461000 Invoice #9131073967 - Various Maintenance Supplies Invoice #9131445370 - Various Maintenance Supplies Invoice #9131481642 - Various Maintenance Supplies Invoice #9131697961 - Various Maintenance Supplies Invoice #9131922459 - Various Maintenance Supplies Invoice #9132382284 - Various Maintenance Supplies
059946	10/16/2014	DBI BUSINESS INTERIORS	Payment	334.72	Customer #224241 Invoice #08100100 - (1) Case Paper Invoice #08100769 - Various Office Supplies Invoice #08101761 - Various Office Supplies Invoice #08106841 - Various Office Supplies Invoice #08108821 - Various Office Supplies
059947	10/16/2014	STAMPCO	Payment	99.95	Invoice #29574 (1) Signature Stamp & Name Plate For Pamela Stilson-Postma, (1) Name Plate For Cheryl Hegwood, Janna Pool
059948	10/16/2014	Acuity	Payment	1,059.64	Policy #X65576-4 Workers Compensation Policy Term 03-26-14-03-26-15
059949	10/16/2014	City Of Jackson - Finance Department	Payment	3,580.08	Pension Employee/Employer Pension Contribution For Payroll 09/15/14-09/28/14
059950	10/16/2014	AFLAC	Payment	171.54	Account #VX312 Invoice #101411 - Monthly Bill For October 2014
059951	10/16/2014	Consumer Energy	Payment	3,790.50	Utility Reimbursement
059952	10/23/2014	City Of Jackson - Finance Department	Payment	3,765.41	Pension Employee/Employer Pension Contribution For Payroll 09/29/14-10/12/14
059953	10/23/2014	M.C. Smith Associates and Arciitectural Group	Payment	1,040.00	Invoice #3 Architectural Services For CT Re-Roofing Of (8) Buildings, Including: Specifications And Details 2013 CFP
059954	10/23/2014	DAKINS	Payment	664.84	Account #27295 Invoice #313152 - Tire Repairs On Tractor Invoice #313155 - (1) Pole Saw Gas Powered Stihl For Tree Trimming Invoice #315096 - (3) Blade Sharpen Balance

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059955	10/23/2014	TOMMARK, INC.	Payment	28.90	Invoice #315039 - Tracker Deck Pens Customer ID:100596
059956	11/12/2014	CONSUMERS ENERGY	Payment	26,829.29	Invoice #812389235 - Armstrong Ignitor Gas & Elec. Bills #93200.1 - Cons. 39,368 kwh #93300.1 - Cons. 624.7 mcf #93200.2 - Cons. 95,800 kwh #93300.2 - Cons. 282.5 mcf #93200.3 - Cons. 1,021 kwh #93300.3 - Cons. 6.8 mcf
059957	11/12/2014	JACKSON WATER COLLECTION	Payment	6,114.06	Water & Sewer Bills CT 06/02/14 - 09/02/14 RM 07/29/14-08/27/14
059958	11/12/2014	SAFETY SYSTEMS INC	Payment	1,562.00	Customer #00938 Invoice #433359 - (200) Infnas-Keytag (Classic) Invoice #434606 - Service On Alarm On 09/22/14 @ RM Invoice #435709 - Service On Code Numbers @ CT 320 Barberry Invoice #435710 - Service On Code Numbers @ SBN 221 Janke Invoice #435711 - Service On Code Numbers @ CT 410 E. High St. Invoice #435712 - Service On Code Numbers @ RM C-Building Invoice #435713 - Service On Code Numbers @ RM 301 Steward Ave.
059959	11/12/2014	OSBORNE PROCESS SERVICE	Payment	547.86	(19) Invoices Invoice #3583 - Eviction For Janet Purdy 315 Steward I-56, Invoice #8859-Michelle Perusse 314 Moorman, Invoice #8870-Alex Martin 312 Madison, Invoice #8871-Felicia Reed 309 Moorman, Invoice #8874-John Hammond 106 Laurel Crt., Invoice #8875-Shareema Fells 110 Laurel Crt, Invoice #8893-Seondra Russel 120 Shahan Dr., Invoice #8894-Ollire Sealie 914 N.Blackstone, Invoice #8895-Brian Hicks 301 Steward D-19, Invoice #8896-Earl Young E-5, Invoice #8897-Teddy Curtis 108 Laurel Crt., Invoice #8898-Linda Artis 938 Maple, Invoice #8905-William C Hall H-9, Invoice #8912-Dorrece Brewer 1268 Laurel Lane, Invoice #8913-Michael Jackson 309 Barberry, Invoice #8914-Iesha Gaspie 1215 Merriman, Invoice #8941-James Williams D-20, Invoice #9016-Deana Oliver 1229 Laurel Lane & Invoice #9029-Amanda Freeman 324 Barberry Dr.
059960	11/12/2014	MODERN WASTE SYSTEMS	Payment	8,995.70	Account #23056 Monthly Garbage Service For November 2014 & Trash Pick Up @ SBN 335 Madison
059961	11/12/2014	HAMMOND HARDWARE	Payment	214.76	Customer #33515 Invoice #B261559 - Various Maintenance Supplies Invoice #B262941 - Various Maintenance Supplies Invoice #C151199 - Various Maintenance Supplies Invoice #C151199 - Various Maintenance Supplies
059962	11/12/2014	White & Hotchkiss, PLLC	Payment	450.00	File #1919 Invoice #64117 - Monthly Service For the Month Of Septembe ,14

Jackson Housing Commission
Register - .sic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059963	11/12/2014	Home Depot Credit Services	Payment	1,585.88	Account #6035322540175928 Invoice #9970523 - Flooring For Vacant Unit Turns
059964	11/12/2014	J McEldowney Inc.	Payment	389.62	(2) Invoices Invoice #67656 - Service Agreement On Kyocera FS-1135 Invoice #67657 - Contract Coverage Charge On Kyocera FS-1135
059965	11/12/2014	ALLEGIANCE OCCUPATIONAL HEALTH	Payment	362.00	(1) Invoice Invoice #152086 - Lab-Drug Screen For Mark Fountain, Cheryl Fox, (Physical Exam) Jason Newell & (Physical Exam) Jim Osborn
059966	11/12/2014	ServiceMaster Absolute Home and Restoration Serv.	Payment	764.92	(1) Invoice Invoice #2335 - Residential Trauma Service Provided @ RM I-13
059967	11/12/2014	CUT-RATE PLUMBING	Payment	18.30	Customer ID#644 Invoice #869207 - Various Maintenance Supplies
059968	11/12/2014	CASLER HARDWARE	Payment	5.87	Customer 333561 Invoice #08643 - Floor Anchors
059969	11/12/2014	Keepin It Clean	Payment	115.00	Invoice #08668 - Various Maintenance Supplies (1) Invoice Carpet Cleaning @ I-16 & D-17
059970	11/12/2014	Knitbloe Hardware	Payment	42.58	(1) Invoice Invoice #190673 - Various Maintenance Supplies
059971	11/12/2014	JACKSON GLASS WORKS INC	Payment	1,035.66	Customer #JHOU Invoice #378908 - Replaced Glass @ CT 324 Barberry Dr. Invoice #378909 - Replaced Glass @ CT 1101 Maple St. Invoice #381731 - Replaced Glass @ CT 1215 Merriman Invoice #382052 - Replaced Glass @ CT1215 Laurel Lane Invoice #381028 - (1) 18x22 Mirror For CT 1215 Laurel Lane
059972	11/12/2014	O'LEARY PAINT CO.	Payment	346.75	Customer #8236 Invoice #413175 - (10) Pro-Tech Antique White Paint Invoice #408358 - (5) Pro-Hide Eggshell Paint
059973	11/12/2014	A-1 LOCK SHOP	Payment	20.79	(4) Invoices Invoice #2518 - (3) Keys Invoice #2550 - (2) Keys Invoice #2559 - (3) Keys Invoice #2583 - (3) Keys
059974	11/12/2014	Trail Supply LLC	Payment	378.92	Account #10014 Invoice #22702 - Various Maintenance Supplies Invoice #22447 - (1) Professional's Choice Degreaser
059975	11/12/2014	MENARDS - JACKSON	Payment	1,563.01	Account #31610470 Invoice #90543 - Various Maintenance Supplies Invoice #91455 - Various Maintenance Supplies Invoice #91721 - Various Maintenance Supplies

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059976	11/12/2014	JACKSON OUTDOOR EQUIPMENT	Payment	88.74	Invoice #91831 - (1) Heavy Duty Poly Rig
					Invoice #92353 - Various Maintenance Supplies
					Invoice #92405 - Various Maintenance Supplies
					Invoice #92621 - Various Maintenance Supplies
					Invoice #92949 - Various Maintenance Supplies
					Invoice #93272 - Various Maintenance Supplies
					Invoice #93404 - Various Maintenance Supplies
					Invoice #93824 - Various Maintenance Supplies
					Invoice #94265 - Various Maintenance Supplies
					Customer #104542
					Invoice #43568 - (3) Hi-Lift Blade
059977	11/12/2014	Lammers Heating & A/C	Payment	181.00	(1) Invoice
059978	11/12/2014	COLLINS BROTHERS	Payment	260.95	Invoice #144606 - Repair Furnace @ CT 1421 Plymouth
					(1) Invoice
					(3) 4" Base Board
059979	11/12/2014	NAN MCKAY & Associates, Inc.	Payment	3,577.50	Seminar
					Public Housing Management Seminar For Jannaa Pool, Pamela Stilson & Erica Estelle
					Dec. 8-12th In Orlando, Florida
					CFP 2014
059980	11/12/2014	Ms. Patricia Badowski	Payment	195.00	Security Deposit
					Final Accounting For 207 Steward Ave. H-39, Vacated On October 1,2014
059981	11/12/2014	Mr. Greg Ball	Payment	144.00	Security Deposit
					Final Accounting For 301 Steward Ave. F-22, Vacated On September 25,2014
059982	11/12/2014	Ms. Tannika Deloach	Payment	159.00	Security Deposit
					Final Accounting For 1213 Heather Lane, Vacated On October 3,2014
059983	11/12/2014	Ms. Farrah Webb	Payment	175.00	Security Deposit
					Final Accounting For 200 Janke, Vacated On September 4, 2014
059984	11/12/2014	Ms. Jennifer Salyers	Payment	136.00	Security Deposit
					Final Accounting For 216 Janke, Vacated On September 8, 2014
059985	11/12/2014	TALX THE WORK NUMBER	Payment	28.90	Customer #8805983
					Invoice #1683266 - Employment Verification For The Month Of Sept. 2014
059986	11/12/2014	Shred-It USA - Grand Rapids	Payment	30.63	Account #11661270
					Invoice #9404250963 - On Site Shredding Services (3) Consoles Service Date: September 24, 2014
059987	11/12/2014	Verizon Wireless	Payment	461.64	Account #587119039-00001
					Invoice #9732618318 - Cell Phone Charges For The Period O

Date: 11/13/2014
Time: 13:4

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
059988	11/12/2014	Jackson Transportation Authority	Payment	379.59	08/24/14-09/23/14 Invoice #0025391-IN Fuel For September 2014
059989	11/12/2014	TransUnion Rental Screening	Payment	316.00	Customr ID #4408R0064047 Invoice #09433402 - Monthly Charges For Background Checks & Evictions
059990	11/12/2014	TDS Metrocom	Payment	1,213.58	(4) Bills Enclosed (517) 787-0168 - \$464.74 (517) 787-9241 - \$550.23 (517) 787-0218 - \$222.83 (517) 787-1188 - \$523.01
059991	11/12/2014	PLIC - SBD Grand Island	Payment	132.89	Account #1044559-10001 Principal Life Insurance For Employees 11/01/14-11/30/14
059992	11/12/2014	City Of Jackson - Finance Department	Payment	3,713.49	Pension Employee/Employer Pension Contribution For Payroll 10/13/14-10/26/14
059993	11/12/2014	The SBAM Plan	Payment	15,104.63	CID #281224 Insurance Coverage For Active Employees & Retirees For November 2014
059994	11/13/2014	PURCHASE POWER	Payment	538.33	Account #8000-9000-0062-0884 Postage Meter Refill Tran Date 10/03/14 Post Date 10/05/14 & Tran Date 10/17/14 Post Date 10/19/14
059995	11/13/2014	Hirst Electric Company	Payment	168.00	(1) Invoice Invoice #56856 - Electrical Repair @ RM
059996	11/13/2014	Modernistic	Payment	475.00	(1) Invoice Invoice #52705 - Clean Carpet @ RM I-Building
059997	11/13/2014	Midwest Air Filter, Inc.	Payment	351.00	Invoice #L0545351 (100) 10"x18"x1" Furnace Filters
059998	11/13/2014	Aspen One Hour Heating & Air Conditioning	Payment	1,056.00	(4) Invoices Invoice #343111 - Diagnosed Furnace @ 354 Moorman Invoice #343114 - Diagnosed Furnace @ 360 Moorman Invoice #344077 - Change Gas Valve On Furnace @ 204 Janke Invoice #344098 - Repaired Wiring Harness On Furnace @ 356 Moorman
059999	11/13/2014	T.L. Plumbing & Drain Cleaning	Payment	100.00	(2) Invoices Ran Out Sink Drain @ RM H-10 09/23/14 Ran Out Sink Drain (Backing Up Into Tub) @ RM H-10 09/30/14
060000	11/13/2014	Denny Blaschko	Payment	275.00	(1) Invoice Patch Holes, Prime & Paint @ RM E-13, H-21 & I-Building
060001	11/13/2014	DBI BUSINESS INTERIORS	Payment	243.70	Customer #224241 Invoice #08IP1559 - (2) Cases Copy Paper Invoice #08IP2848 - Various Office Supplies Invoice #08IP3219 - Various Office Supplies Invoice #08IP3580 - Various Office Supplies

Date: 11/13/2014
Time: 13:45:29

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
					Invoice #08IP5752 - (1) BX File Folders
					Invoice #08IP7517 - (3) Cases Copy Paper

Total: (180,771.03)

Jackson Housing Commission
Register - Basic Listing
General COCC Account
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002053	10/16/2014	DBI BUSINESS INTERIORS	Payment	111.56	Customer #224241 Invoice #08100100 - (1) Case Paper Invoice #08100769 - Various Office Supplies Invoice #08101761 - Various Office Supplies Invoice #08106841 - Various Office Supplies Invoice #08108821 - Various Office Supplies
002054	10/16/2014	COMCAST	Payment	361.50	COCC ACCOUNT (2) Bills Account #017214223344-01-1 - Telephone Service For SBN 221 Janke Maintenance Garage Account #01721425384-01-3 - Internet & Basic Cable For 301 Steward Ave. Main Office Account #017217425384-01-4 - Internet & Phone Service For CTTA
002055	10/16/2014	STAMPSCO	Payment	19.50	COCC ACCOUNT Invoice #29574 (1) Name Plate For Debra Davis
002056	10/16/2014	Acuity	Payment	636.23	COCC ACCOUNT Policy #X65676-4 Workers Compensation Policy Term 03-26-14-03-26-15
002057	10/16/2014	City Of Jackson - Finance Department	Payment	2,032.23	COCC ACCOUNT Pension Employee/Employer Pension Contribution For Payroll 09/15/14-09/28/14
002058	10/16/2014	AFLAC	Payment	516.42	COCC ACCOUNT Account #VX312 Invoice #101411 - Monthly Bill For October 2014
002059	10/16/2014	Manpower Of Lansing MI Inc	Payment	504.00	COCC ACCOUNT Customer #07403518 Invoice #27724579 - Clerical Support Specialist For Diana Bradley
002060	10/16/2014	HOUSING DATA SYSTEMS, INC.	Payment	430.00	COCC ACCOUNT Client #6183 Invoice #217154 - Laser 2-Part Cash Receipt & Shipping

Jackson Housing Commission
Register - Basic Listing
General COCC Account

From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002061	10/23/2014	COMCAST	Payment	628.48	COCC ACCOUNT (4) Bills Enclosed Account #01721422344-01-1 - Telephone Service For SBN 221 Janke Maintenance Garage Account #01721413438-01-3 - Internet & Basic Cable For 301 Steward Ave. OFC Account #01721422342-01-5 - Internet & Phone For CT 316 Barberry OFC Account #01721346503-01-6 - Internet & Phone For 410 E. High Ayieko Bdhg. COCC ACCOUNT
002062	10/23/2014	Manpower Of Lansing MI Inc	Payment	504.00	Customer #07403518 Invoice #27789150 - Clerical Support Specialist, Diana Bradley Week Ending 10/19/14
002063	10/23/2014	HOUSING DATA SYSTEMS, INC.	Payment	240.00	COCC ACCOUNT Client #6183 MTCS Transmittal Service For 07/01/14-09/30/14
002064	10/23/2014	City Of Jackson - Finance Department	Payment	1,934.03	COCC ACCOUNT Pension Employee/Employer Pension Contribution For Payroll 09/29/14-10/12/14
002065	10/23/2014	Housing Authority Risk Retention Group	Payment	1,349.00	COCC ACCOUNT Invoice #385093014 Legal Deductable For Claim #1RJA
002066	10/23/2014	T.L. Plumbing & Drain Cleaning	Payment	2,005.00	COCC ACCOUNT (14) Invoices Ran Out Main Line @ 911 Spring St. Removed And Replaced Old Flange @ SBN 350 Moorman Removed And Replaced Broken Drain Pipe @ H-28 Run Out Kitchen Drain @ RM G-2 Ran Out Main Line @ CT 1211 Heather Lane Ran Out Main Line @ CT 1215 Heather Lane Repair Leak @ H-21 Ran Out Kitchen Sink Drain @ CT 1246 Laurel Lane Ran Out Sink Drain @ RM H-10 Ran Out Sink Drain @ RM H-10 Installed Water Heater @ CT 1228 Heather Lane Installed Water Heater @ CT 1215 Heather Lane Installed Water Heater @ RM H-29

Jackson Housing Commission
Register - Basic Listing
General COCC Account
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002066	10/23/2014	**VOID** T.L. Plumbing & Drain Cleaning	Payment	(2,005.00)	Installed Water Heater @ CT 112 Laurel Ct. (14) Invoices Void Refer 002066 - Check Written For Incorrect Amount
002067	11/12/2014	Shred-It USA - Grand Rapids	Payment	18.37	Account #11661270 Invoice #9404250963 - On Site Shredding Services (3) Consoles Service Date: September 24,2014
002068	11/12/2014	Verizon Wireless	Payment	54.90	COCC ACCOUNT Account #587119039-00001 Invoice #9732618318 - Cell Phone Charges For The Period Of 08/24/14-09/23/14
002069	11/12/2014	TransUnion Rental Screening	Payment	30.00	COCC ACCOUNT Customer ID #4408R0064047 Invoice #09433402 - Monthly Charges For Background Checks & Evictions
002070	11/12/2014	TDS Metrocom	Payment	363.58	COCC Account (4) Bills Enclosed (517) 787-0168 - \$464.74 (517) 787-9241 - \$550.23 (517) 787-0218 - \$222.83 (517) 787-1188 - \$523.01
002071	11/12/2014	First National Bank Omaha	Payment	2,949.19	COCC Account Account #4988659157764912 Card Charges For The Period Of 10/06/14-10/17/14
002072	11/12/2014	COMCAST	Payment	519.65	COCC Account Account #01721423972-01-9 Internet & Phone Service For RM Resident Council
002073	11/12/2014	COMCAST	Payment	388.39	COCC Account (2) Bill Enclosed Internet & Phone Service For CT 316 Barberry Main Office & 410 E. High St. Ayleko Center
002074	11/12/2014	United Way Of Jackson County	Payment	88.00	COCC Account Contribution Payroll Contribution For The Period Of 01/01/13-10/31/14

Date: 11/13/2014
Time: 13:53:14

Jackson Housing Commission
Register - Basic Listing
General COCC Account
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002075	11/12/2014	Manpower Of Lansing MI Inc	Payment	504.00	Customer #07403518 Invoice #27820666 - Clerical Support Specialist For Diana Bradley Week Ending 10/26/14
002076	11/12/2014	PLIC - SBD Grand Island	Payment	36.43	COCC Account Account #1044559-10001 Principal Life Insurance For Employees 11/01/14-11/30/14
002077	11/12/2014	City Of Jackson - Finance Department	Payment	2,278.70	COCC Account Pension Employee/Employer Pension Contribution For Payroll 10/13/14-10/26/14
002078	11/12/2014	The SBAM Plan	Payment	7,298.23	COCC Account CID #281224 Insurance Coverage For Active Employees & Retirees For November 2014
002079	11/12/2014	HireRight, Inc.	Payment	165.07	COCC Account (3) Invoices Invoice #G1484113 - Background Check Application & Surcharges Invoice #G1522427 - Background Check Application & Surcharges Invoice #G1541270 - Background Check Application & Surcharges
002080	11/12/2014	Printer Source Plus	Payment	602.03	COCC ACCOUNT (1) Invoice Catridges For Samsung Printer For RM Resident Council
002081	11/12/2014	Computer Ties LLC	Payment	130.00	COCC Account Invoice #1694 Repaired Computer For RM Resident Council
002082	11/13/2014	PURCHASE POWER	Payment	322.99	COCC Account Account #8000-9000-0062-0884 Postage Meter Refill Tran Date 10/03/14 Post Date 10/05/14 & Tran Date 10/17/14 Post Date 10/19/14
002083	11/13/2014	DBI BUSINESS INTERIORS	Payment	79.89	COCC ACCOUNT Customer #224241 Invoice #08IP1559 - (2) Cases Copy Paper Invoice #08IP2848 - Various Office Supplies

Jackson Housing Commission
Register - Basic Listing
General COCC Account
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
002084	11/13/2014	T.L. Plumbing & Drain Cleaning	Payment	1,905.00	Invoice #08IP3219 - Various Office Supplies Invoice #08IP3580 - Various Office Supplies Invoice #08IP5752 - (1) BX File Folders Invoice #08IP7517 - (3) Cases Copy Paper COCC ACCOUNT
					(12) Invoices
					Ran Out Main Line @ 911 Spring St.
					Removed And Replaced Old Flange @ SBN 350 Moorman
					Removed And Replaced Broken Drain Pipe @ H-28
					Run Out Kitchen Drain @ RM G-2
					Ran Out Main Line @ CT 1211 Heather Lane
					Ran Out Main Line @ CT 1215 Heather Lane
					Repair Leak @ H-21
					Ran Out Kitchen Sink Drain @ CT 1246 Laurel Lane
					Installed Water Heater @ CT 1228 Heather Lane
					Installed Water Heater @ CT 1215 Heather Lane
					Installed Water Heater @ RM H-29
					Installed Water Heater @ CT 112 Laurel Ct.
					COCC ACCOUNT

Total: (27,001.37)

Jackson Housing Commission
Register - Basic Listing
Section 8 Housing Voucher Prog
From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054046	10/16/2014	DBI BUSINESS INTERIORS	Payment	299.23	Customer #224241 Invoice #08103994 - Various Office Supplies Invoice #08IN7857 - (1) Case Paper
054047	10/16/2014	Acuity	Payment	424.15	S8P ACCOUNT Policy #X65676-4 Workers Compensation Policy Term 03-26-14-03-26-15
054048	10/16/2014	City Of Jackson - Finance Department	Payment	835.26	S8P ACCOUNT Pension Employee/Employer Pension Contribution For Payroll 09/15/14-09/28/14
054049	10/16/2014	AFLAC	Payment	456.57	S8P ACCOUNT Account #VX312 Invoice #101411 - Monthly Bill For October 2014
054050	10/16/2014	Internal Revenue Service	Payment	1,127.00	S8P ACCOUNT ID #382726106 Levy On Wages And Other Income For Basil Hampton 38-6004701
054051	10/16/2014	ALLEGIANCE OCCUPATIONAL HEALTH	Payment	65.00	S8P ACCOUNT Invoice #152086 Lab-Drug Screen For Danielle Lamb
054052	10/17/2014	MSHDA	Payment	100.00	S8P ACCOUNT Training Housing Quality Standards Training On November 19-20, For Shari Boyce & Mark Oakley
054053	10/23/2014	City Of Jackson - Finance Department	Payment	835.26	S8P ACCOUNT Pension Employee/Employer Pension Contribution For Payroll 09/29/14-10/12/14
054054	11/12/2014	TALX THE WORK NUMBER	Payment	31.89	S8P ACCOUNT Customer #8805983 Invoice #1683266- Employment Verification For The Month Of Sept. 2014
					S8P ACCOUNT

Date: 11/13/2014
 Time: 13:5

Jackson Housing Commission
Register - Basic Listing
 Section 8 Housing Voucher Prog
 From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054055	11/12/2014	Shred-It USA - Grand Rapids	Payment	12.25	Account #11661270 Invoice #9404250963 - On Site Shredding Services (3) Consoles Service Date: September 24,2014
054056	11/12/2014	Jackson Transportation Authority	Payment	95.49	S8P ACCOUNT Invoice #0025391-IN Fuel For September 2014
054057	11/12/2014	TransUnion Rental Screening	Payment	107.90	S8P ACCOUNT Customer ID#4408R0064047 Invoice #09433402 - Monthly Charges For Background Checks & Evictions
054058	11/12/2014	TDS Metrocom	Payment	186.65	S8P ACCOUNT (4) Bills Enclosed (517) 787-0168 - \$464.74 (517) 787-9241 - \$550.23 (517) 787-0218 - \$222.83 (517) 787-1188 - \$523.01
054059	11/12/2014	PLIC - SBD Grand Island	Payment	42.41	S8P ACCOUNT Account #1044559-10001 Principal Life Insurance For Employees 11/01/14-11/30/14
054060	11/12/2014	City Of Jackson - Finance Department	Payment	847.91	S8P ACCOUNT Pension Employee/Employer Pension Contribution For Payroll 10/13/14-10/26/14
054061	11/12/2014	The SBAM Plan	Payment	1,662.86	S8P ACCOUNT CID #281224 Insurance Coverage For Active Employees & Retirees For November 2014
054062	11/12/2014	Internal Revenue Service	Payment	1,117.00	S8P ACCOUNT ID #382726106 Levy On Wages And Other Income For Basil Hampton 38-6004701
054063	11/13/2014	PURCHASE POWER	Payment	215.33	S8P ACCOUNT Account #8000-9000-0062-0884 Postage Meter Refill Tran Date 10/03/14 Post Date 10/05/14 & Tran Date 10/17/14 Post Date 10/19/14
					S8P ACCOUNT

Jackson Housing Commission
Register - Basic Listing
 Section 8 Housing Voucher Prog
 From: 10/16/2014 To: 11/13/2014

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054064	11/13/2014	Jackson Housing Commission	Payment	19,581.00	S8P Reimbursement To COCC NOTE TO CASHIER: PLEASE DEPOSIT INTO GENERAL FUND ENTILED SECTION 8 PROGRAM REIMBURSEMENT TO COCC PER EMERGE ACCOUNTING FOR THE MONTH OF AUG 2014.
054065	11/13/2014	Jackson Housing Commission	Payment	16,368.00	S8P ACCOUNT S8P Reimbursement To COCC NOTE TO CASHIER: PLEASE DEPOSIT INTO GENERAL FUND ENTILED SECTION 8 PROGRAM REIMBURSEMENT TO COCC PER EMERGE ACCOUNTING FOR THE MONTH OF SEPT. 2014.
Total:				(44,411.16)	S8P ACCOUNT

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2014-36

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

AMP 1: Chalet Terrace	\$1,127.00
AMP 2: Reed Manor	\$4,167.05
AMP 3: Shahan-Blackstone Apts.	<u>\$1,262.67</u>
Total	\$6,556.72

The attached Collection Losses Report reflects the delinquent amount of **\$6,556.72** and is hereby approved for fiscal year 2014 write-off.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

President _____ 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 November 19, 2014.

Patricia Tyus
Executive Director

**JACKSON HOUSING COMMISSION
JACKSON, MICHIGAN**

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

RESOLUTION NO. 2014-37

WHEREAS, under recent Nan McKay updates to the Model Administration Plan, a number of items within the Jackson Housing Commission's, Housing Choice Voucher Administrative Plan need updates with current regulations and procedures; and

WHEREAS, JHC Staff have secured the Nan McKay and Associates current version of the updates for the Model Administrative Plan and have reviewed and modified language to adapt to the JHC's programs;

THEREFORE BE IT RESOLVED THAT the heretofore stated revisions are hereby approved for immediate implementation.

Commissioner _____ **MOVED** to adopt the foregoing Resolution as introduced and read. Commissioner _____ **SECONDED** the motion and, upon the following roll call 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 November 19, 2014

Patricia Tyus,
Executive Director

Revision Instructions – 5/1/14 Revision to Model Administrative Plan

Remove Pages	Insert Pages	Changes Made in Admin Plan
A-1/2	A-1/2	Updated text and corrected formatting on pp. A-1 and A-2 for Temporary Addendum Document
Revision Page	Revision Page	Added new revision date
TOC-1 thru TOC-30 (Entire TOC)	TOC-1 thru TOC-30	Updated TOC
Intro-iii/iv	Intro-iii/iv	Updated 6th item on LEP Final Guidance in Document and Location table on p. Intro-iii
2-3/4	2-3/4	Changed bullet for VAWA on p. 2-3
2-15/16	2-15/16	Changed text throughout 2-III.B. Oral Interpretation , including changes in PHA Policy on p. 2-16
3-3/4	3-3/4	VAWA 2013 change: Added “sexual assault” text into 1st bullet and last paragraph of PHA Policy under 2nd bullet, based on regulations on p. 3-4
3-21/22	3-21/22	VAWA 2013 change: Added “sexual assault” text into last bullet on p. 3-21
3-25 thru 3-32	3-25 thru 3-32	VAWA 2013 change: Added “sexual assault” text into: last paragraph (before the PHA Policy) on p. 3-26, 4th paragraph under PHA Policy on p. 3-27, last paragraph on p. 3-29, and first PHA Policy on p. 3-31. Added “sexual assault” text into title of 3-III.G, and added and changed text throughout the page, including under the PHA Policy on p. 3-30
5-5 thru 5-8	5-5 thru 5-8	VAWA 2013 change: Changed date of VAWA and added “sexual assault” text into 3rd paragraph in PHA Policy on p. 5-5, and into 1st PHA Policy on p. 5-7 Corrected typo in 1st paragraph under Family Obligations on p. 5-6
6-29 thru 6-36	6-29 thru 6-36	Changed Federal Register references in title of 6-I.L. and last bullet on p. 6-30, and in 1st paragraph and last bullet on p. 6-32 Added and/or changed text on pp. 33 and 34 Formatting correction in 1st paragraph on p. 6-30, in “(c)” under last bullet on p. 6-32 and in first paragraph on p. 6-36
8-5 thru 8-8	8-5 thru 8-8	Rearranged paragraphs and added new subhead for <i>Toilets</i> below the <i>Sinks</i> subhead under the PHA Policy on p. 8-5, pagination changed through p. 8-6 Added CFR reference into title for 8-I.F., and added or changed text under this section on p. 8-8
9-1/2	9-1/2	Changed date of VAWA in 3rd paragraph, and added “sexual Assault” text into 7th paragraph on p.9-2
10-1 thru 10-4	10-1 thru 10-4	Added “sexual assault” text into 2nd bullet into 1st paragraph of the PHA Policy on p. 10-2, and into 1st paragraph on p. 10-4

Revision Instructions – 5/1/14 Revision to Model Administrative Plan

Remove Pages	Insert Pages	Changes Made in Admin Plan
10-7 thru 10-10	10-7 thru 10-10	Added “sexual assault” text into last paragraph in last PHA Policy on p. 10-8 Changed date of VAWA and added “sexual assault” text into 1st paragraph on p. 10-9
10-19/20	10-19/20	Changed text under PHA Policy on p. 10-19
12-1/2	12-1/2	Added “sexual assault” text into 1st paragraph under Eviction on p. 12-2
12-5/6	12-5/6	Changed date of VAWA and added “sexual assault” text into 1st paragraph on p.12-6
12-9 thru 12-22	12-9 thru 12-22	Added “sexual assault” text into 4th paragraph of the last PHA Policy on page 12-10. Added “sexual assault” text into heading for 12-II.E; changed date of VAWA, added “sexual assault,” and changed other text throughout p. 12-12 Added “sexual assault” text into 1st and 2nd paragraph, and into 1st and 2nd paragraph of PHA Policy on p. 12-13 Added “sexual assault” text into 1st paragraph of PHA Policy on p. 12-14 Changed text throughout page, including in both PHA Policies on p. 12-15 Changed text in 3rd and last paragraphs on p. 12-17 Added “sexual assault” text and changed date of VAWA in 2nd to last paragraph on p. 12-20 Added “sexual assault” text into 2nd paragraph of 2nd PHA Policy on p. 12-21
13-7/8	13-7/8	Changed date of VAWA in last bullet on p. 13-7 (No change to Guide file)
16-1/2	16-1/2	Added “sexual assault” text into last paragraph on p. 16-1
16-37 thru 16-40	16-37 thru 15-40	Corrected formatting in paragraph under UIV Records on p. 16-38 Added “sexual assault” text into last subtitle and last paragraph on p. 16-39

Revision Instructions – 5/1/14 Revision to Model Administrative Plan

Remove Pages	Insert Pages	Changes Made in Admin Plan
16-45 thru 16-58	16-45 thru 16-58	<p>Changed date of VAWA and added “sexual assault” text into 1st paragraph on p. 16-45</p> <p>Changed definition of “<i>immediate family member</i>” to now be “<i>affiliated individual</i>” and added a new definition for “<i>sexual assault</i>” on p. 16-46</p> <p>Added “sexual assault” text into 3rd and 4th paragraph under PHA Policy on p. 16-47</p> <p>Changed text into 1st paragraph on p. 16-48</p> <p>Added text into 1st, 3rd and 5th paragraphs and added “sexual assault text to 1st paragraph under PHA Policy on p. 16-49</p> <p>Added “sexual assault” text into paragraph under 2nd PHA Policy and paragraph under 16-IX.E. heading on p. 16-50</p> <p>Changed date of VAWA in 1st paragraph and added “sexual assault” text throughout p. 16-51</p> <p>Added “sexual assault” and other text throughout p. 16-52</p> <p>Added new 2nd to last paragraph on p. 16-53</p> <p>Changed date of VAWA in first paragraph and added “sexual assault” text throughout p. 16-55</p> <p>Added “sexual assault” text to 1st heading throughout p. 56</p> <p>Added new 2nd to last paragraph on p. 16-57</p>
17-33/34	17-33/34	<p>Added “sexual assault” text into paragraph above the 2nd PHA Policy on p. 17-34 (No change to Guide file)</p>
Entire Glossary	GL-1 thru GL-16	<p>Glossary updated throughout with formatting corrections and the following:</p> <p>Under A. Acronyms, added AIDS, FHEO, HA, LEP, OGC, PASS, SWICA, and UFAS, plus changed date of VAWA.</p> <p>Under B. Terms, added <i>Affiliated individual</i>, updated <i>Drug-related criminal activity</i> and deleted <i>Drug trafficking</i>, updated <i>Family</i>, added <i>Gender identity</i>, deleted <i>Immediate family member</i>, changed <i>Imputed income</i> to <i>Imputed asset income</i>, added <i>Living/Sleeping Room</i>, <i>Overcrowded</i>, <i>Sexual assault</i>, <i>Sexual orientation</i>, <i>Utilities</i>, <i>Veteran</i>, <i>Violence Against Women Reauthorization Act (VAWA) of 2013</i>, and <i>Waiting list</i></p>

- Unless a live-in-aide resides with a family, the family unit size for any family consisting of a single person must be either a zero- or one-bedroom unit, as determined under the PHA subsidy standards.

PHA Policy

The PHA will assign one bedroom for each two persons within the household, except in the following circumstances:

Persons of the opposite sex (other than spouses, and children under age 5) will be allocated separate bedrooms.

Live-in aides will be allocated a separate bedroom.

Single person families will be allocated one bedroom.

Children of the same gender with an age difference exceeding **10** years will be allocated separate bedroom.

At age 5, a child who previously shared a bedroom with his/her parent will be allocated his/her own bedroom. Allocation of additional bedroom(s) subject to funding availability.

Space will be provided for a child who is away at school but who lives with the family during school recesses.

Unrelated adults of the same gender will be allocated separate bedrooms.

Space will not be provided for a family member, other than a spouse, who will be absent most of the time, such as a member who is away in the military.

If the family selects a smaller unit than the size allocated on the voucher, the voucher size will be adjusted to reflect the actual size of the unit the family selected.

If the family selected a larger unit than the size allocated on the voucher, the voucher size will not be adjusted and will remain the same as long as the family composition remains the same.

The PHA will reference the following chart in determining the appropriate voucher size for a family:

Voucher Size	Persons in Household (Minimum – Maximum)
1 Bedroom	1-2
2 Bedrooms	2-4
3 Bedrooms	3-6
4 Bedrooms	4-8
5 Bedrooms	6-10

JACKSON HOUSING COMMISSION
JACKSON, MICHIGAN

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

RESOLUTION NO. 2014-38

WHEREAS the U.S. Department of Housing and Urban Development has published data on the Federal Fiscal Year 2015 Fair Market Rents.

WHEREAS HUD requires PHAs to establish Payment Standards annually;

WHEREAS there has been an increase in the amount of Housing Assistance Payments due to the Commission lease up rate.

THEREFORE BE IT RESOLVED THAT the Commission hereby approves unit Housing Assistance Payment Standards at 100% of the Fair Market Rents for 0 and 1 bedrooms and 90% of the 2015 Fair Market Rents for 2, 3, 4, 5 and 6 bedrooms effective December 1, 2014 as follows:

Number of Bedrooms	FMR 2015	HVC PS 2014	HVC PS 2015 90%	PS 2015 100%
0	483	\$512	n/a	\$483
1	560	\$594	n/a	\$560
2	728	\$695	\$655	n/a
3	1001	\$956	\$901	n/a
4	1005	\$959	\$905	n/a
5	1156	\$1103	\$1040	n/a
6	1329	\$1269	\$1196	n/a

Commissioner _____ **MOVED** that the Resolution be adopted as introduced and read.

Commissioner _____ **SUPPORTED** the motion, and, upon roll call the "AYES" and "NAYS" were as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

_____ declared said motion carried and said Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission held November 19, 2014.

Patricia Tyus,
Executive Director



FY 2015 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2015 Jackson County FMRs for All Bedroom Sizes

The following table shows the Final FY 2015 FMRs by unit bedrooms for **Jackson County, Michigan**.

Final FY 2015 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$483	\$560	\$728	\$1,001	\$1,005

[Click Here for FY2014 FMRs](#)

FY 2015 FMR areas continue to use the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD Defined Metropolitan Areas (HMFAs) as described in the FY2011 FMR documentation, which can be found at ([Jackson County FY2011 FMR Documentation system](#)). Although OMB issued new Metropolitan area definitions in February 2013, the Census Bureau did not incorporate these definitions into the 2012 American Community Survey (ACS) data. No changes have been made to these OMB-defined areas since the publication of Final FY2011 FMRs.

Jackson County, Michigan is part of the Jackson, MI MSA, which is comprised of the following counties: Jackson County, Michigan. All information here applies to the entirety of the Jackson, MI MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2008-2012 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2015.

In areas where the 2008-2012 5-year ACS 2-bedroom adjusted standard quality gross rent estimate is less than its respective margin of error, the

Housing Choice Voucher Payment Standards

These figures reflect rents **if all utilities are included in the rent**. All proposed rents and rent increases are subject to a "Rent reasonableness Test" which compares the proposed rent with current area rents for unassisted units to determine if the rent to be charged is in line with the current market.

These figures are only a part of the rental assistance calculation formula required by the Department of Housing and Urban Development (HUD) in determining the amount of rental assistance to be received by a HCV Program participant. They **DO NOT** reflect the amount of assistance to be received or a maximum allowable rent. The actual rental assistance calculation is quite complicated and will be explained to you in detail during the eligibility interview.

Following are the new HCV Payment Standards. The zero and 1 bedroom is set at 100% of the FMR: The 2,3,4,5 and 6 bedrooms are set at 90% of the FMR for 2015. These amounts are effective December 1, 2014.

<u>No. of Bedrooms</u>	<u>Fair Market Rents</u>
0	483
1	560
2	655
3	901
4	905
5	1040
6	1196

Final FY 2015 FMRs By Unit Bedrooms as published

<u>No. of Bedrooms</u>	<u>Fair Market Rents</u>
0	483
1	560
2	728
3	1001
4	1005
5	1156
6	1329

3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE

HUD permits, but does not require, the PHA to deny assistance for the reasons discussed in this section.

Criminal Activity [24 CFR 982.553]

HUD permits, but does not require, the PHA to deny assistance if the PHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.

PHA Policy

If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past **five years**, the family will be denied assistance.

Individual(s) should be **two years** removed from the end date of parole.

Drug-related criminal activity, defined by HUD as the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug [24 CFR 5.100].

Violent criminal activity, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100].

Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or

Criminal activity that may threaten the health or safety of property owners, management staff, and persons performing contract administration functions or other responsibilities on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor, or agent).

Immediate vicinity means within a three-block radius of the premises.

Evidence of such criminal activity includes, but is not limited to:

Any conviction for drug-related or violent criminal activity within the past **5** years.

Any arrests for drug-related or violent criminal activity within the past **5** years.

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past **5** years.

A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity.

In making its decision to deny assistance, the PHA will consider the factors discussed in Section 3-III.E. Upon consideration of such factors, the PHA may, on a case-by-case basis, decide not to deny assistance.

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2014-39

WHEREAS, meeting dates for the 2015 calendar year have been determined;

THEREFORE BE IT RESOLVED THAT the Commission hereby approves the attached 2015 meeting schedule.

_____, MOVED adoption of the foregoing Resolution as introduced and read. _____, SECONDED the motion, and, upon roll call the "AYES" and "NAYS" were as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

_____ thereupon declared said motion carried and said Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission held November 19, 2014

Patricia Tyus
Executive Director

Jackson Housing Commission
Regular Meeting Schedule with Annual Meeting Dates and Times
January 2015 thru December 2015

Month	Time	Location
January 21, 2015	12:00pm	Reed Manor Board Room
February 18, 2015	12:00pm	Shahan/Blackstone North Community Room
March 18, 2015	12:00pm	Reed Manor Board Room
April 15, 2015	12:00pm	Reed Manor Board Room
April 29, 2015	12:00pm	Reed Manor Board Room
May 20, 2015	12:00pm	Reed Manor Board Room
June 17, 2015	12:00pm	Chalet Terrace Community Room
July 15, 2015	12:00pm	Reed Manor Board Room
August 19, 2015	12:00pm	Reed Manor Board Room
September 16, 2015	12:00pm	Reed Manor Board Room
October 21, 2015	12:00pm	Reed Manor Board Room
November 18, 2015	12:00pm	Reed Manor Board Room
December 16, 2015	12:00pm	Reed Manor Board Room

Leasing and HAP Utilization

CY 14

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)	NRA Available
Balance Forward											00,000
January	209,109	197,502	94.4%	455	434.07	95.8%	475	0	3	11,607	11,610
February	304,194	195,760	64.4%	453	432.14	95.4%	475	0	3	108,434	120,047
March	209,109	207,284	99.1%	448	462.69	94.3%	475	0	5	1,825	121,877
April	205,440	202,834	98.7%	446	454.78	94.0%	475	2,829	5	2,606	127,317
May	208,192	208,745	100.0%	445	469.09	93.6%	475	759	5	(553)	127,528
June	208,192	201,502	96.8%	442	455.89	93.1%	475	2,711	5	6,690	136,934
July	208,192	201,506	96.8%	439	458.01	92.4%	475	2,151	5	6,686	145,776
August	208,192	203,292	92.0%	444	457.86	93.6%	475	841	6	4,900	151,523
September	113,107	205,176	181.4%	440	466.31	92.6%	475	1,529	3	(92,069)	60,986
October	201,506	209,944	104.2%	445	471.86	93.7%	475	545	3	(8,438)	53,096
November											
December											
	2,075,233	2,033,545	102.8%	4457	456.27	93.9%	4750	11,365	43	41,688	

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - October 2014
 Project: 001 - Chalet Terrace

A. Basic Identification Data

3. Total Units Available: 127 5. Fiscal Year Beginning: 04/01/2014 6. Report Period Ending Date: 10/31/2014

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 126 2. Total Charges: 29,911.73 3. Dwelling Rental: 26,412.02 4. Retroactive Rent: 257.25 5. Excess Utility: 450.50 6. Additional Charges: 2,791.96

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	12	549.35	0.00	25.00	753.13	1,327.48
Over One Month Delinquent	61	5,312.44	1,221.00	1,106.88	7,000.49	14,640.81
Total for TIP	73					15,968.29
Vacated TAR	4					1,128.00
Total	77					17,096.29

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	14	3,426.09
Under Formal Repayment Agreement with Payments Up-to-Date	14	3,426.09
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	59	12,542.20

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Pr or FY (one year to date)	Previous FY (two years to date)
	10/31/2014	10/31/2013	10/31/2012
1. Percent of Accounts Delinquent to No. of Tenants In Possession	58	61	44
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	42	41	22

F. Collection Losses

1. Amount Charged to Loss this Period 1,220.64
 2. Amount Charged to Loss this Year to Date 13,711.92

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - October 2014
 Project: 002 - Reed Manor

A. Basic Identification Data

3. Total Units Available: 292 5. Fiscal Year Beginning: 04/01/2014 6. Report Period Ending Date: 10/31/2014

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 283 2. Total Charges: 56,121.00 3. Dwelling Rental: 54,008.90 4. Retroactive Rent: 890.00 5. Excess Utility: 7.00 6. Additional Charges: 1,215.10

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	11	653.20	0.00	0.00	715.00	1,368.20
Over One Month Delinquent	64	3,281.10	5,374.00	253.00	12,526.32	21,434.42
Total for TIP	75					22,802.62
Vacated TAR	13					6,411.56
Total	88					29,214.18

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	21	10,896.48
Under Formal Repayment Agreement with Payments Up-to-Date	21	10,896.48
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	54	11,906.14

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)
	10/31/2014	10/31/2013	10/31/2012
1. Percent of Accounts Delinquent to No. of Tenants In Possession	27	22	22
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	21	6	4

F. Collection Losses

1. Amount Charged to Loss this Period	5,120.95
2. Amount Charged to Loss this Year to Date	15,579.50

Report of Tenants Accounts Receivable (TARs)

Public Housing - October 2014

Project: 003 - Shahan-Blackstone

A. Basic Identification Data3. Total Units Available: 1205. Fiscal Year Beginning: 04/01/20146. Report Period Ending Date: 10/31/2014**B. Charges to Tenants**1. No. of Units Occupied by TIP on
the Last Day of this Reporting Period:118

2. Total Charges:

18,465.30

3. Dwelling Rental:

16,727.50

4. Retroactive Rent:

537.00

5. Excess Utility:

0.00

6. Additional Charges:

1,200.80**C. Receivables**

Tenants in Possession (TIP)

No. of Accounts
Delinquent**Accounts Receivable**Dwelling
RentalRetroactive
RentExcess
UtilityAdditional
ChargesAmounts
DelinquentOne Month or
Less Delinquent

10

223.28

0.00

0.00

210.97

434.25

Over One
Month Delinquent

30

1,601.10

1,710.00

0.00

3,931.20

7,242.30

Total for TIP

40

7,676.55

Vacated TAR

6

1,745.15

Total**46****9,421.70****D. TARs**

Tenants Accounts Receivable

No. of Accounts

Balances

Under Formal Repayment Agreement

7

1,854.50

Under Formal Repayment Agreement
with Payments Up-to-Date

7

1,854.50

Excluding Amounts Covered by Formal
Up-to-Date Repayment Agreements

33

5,822.05

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable

Current Reporting
Period (end date)Pr or FY
(one year to date)Previous FY
(two years to date)

10/31/2014

10/31/2013

10/31/2012

1. Percent of Accounts Delinquent to No. of Tenants In Possession

34

33

29

5. Percent of Amount Delinquent (excluding amounts covered by
formal up-to-date repayment agreement) to Total Charges

32

21

21

F. Collection Losses

1. Amount Charged to Loss this Period

171.10

2. Amount Charged to Loss this Year to Date

6,415.90

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - October 2014
 Project: ALL - Summary

A. Basic Identification Data

3. Total Units Available: 539 5. Fiscal Year Beginning: 04/01/2014 6. Report Period Ending Date: 10/31/2014

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 527 2. Total Charges: 104,498.03 3. Dwelling Rental: 97,148.42 4. Retroactive Rent: 1,684.25 5. Excess Utility: 457.50 6. Additional Charges: 5,207.86

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	33	1,425.83	0.00	25.00	1,679.10	3,129.93
Over One Month Delinquent	155	10,194.64	8,305.00	1,359.88	23,458.01	43,317.53
Total for TIP	188					46,447.46
Vacated TAR	23					9,284.71
Total	211					55,732.17

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	42	16,177.07
Under Formal Repayment Agreement with Payments Up-to-Date	42	16,177.07
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	146	30,270.39

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)
	10/31/2014	10/31/2013	10/31/2012
1. Percent of Accounts Delinquent to No. of Tenants In Possession	36	34	29
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	29	18	12

F. Collection Losses

1. Amount Charged to Loss this Period	6,512.69
2. Amount Charged to Loss this Year to Date	35,707.32

Jackson Housing Commission

Consolidated TARS Report

October, 2014

Category	Chalet Terrace*		Reed Manor		Shahan Blackstone		Totals	
Total Rents	125		292		122		539	
Rents Collected	122	98%	282	97%	118	97%	522	97%
Vacant Units	3	2%	7	2%	4	3%	14	3%
Notices to Vacate	0		0		0		0	
14 Day Notices	33		30		20		83	
Court Filings	0		3		0		3	

*One unit off line due to casualty loss

PHAS - Vacant Unit Turnaround Time

Public Housing
for Units Re-Occupied between: 10/01/2014 and 10/31/2014

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
002-4465	315 Steward Avenue	I-52	08/14/2014	08/14/2014	0	09/09/2014	26	10/03/2014	23	49	0	0	0	
002-4382	207 Steward Avenue	H-13	08/18/2014	08/18/2014	0	09/11/2014	24	10/03/2014	21	45	0	0	0	
003-5516	114 Shaham Drive		08/27/2014	08/27/2014	0	09/10/2014	14	10/03/2014	22	36	0	0	0	
002-3281	301 Steward Ave	E-8	09/02/2014	09/08/2014	5	09/11/2014	4	10/01/2014	19	28	0	0	0	
003-5539	200 Janke Street		09/04/2014	09/29/2014	24	09/30/2014	2	10/10/2014	9	35	0	0	0	
003-5531	216 Janke Street		09/08/2014	09/08/2014	0	09/12/2014	4	10/03/2014	20	24	0	0	0	
002-4374	207 Steward Avenue	H-5	09/08/2014	09/08/2014	0	09/22/2014	14	10/03/2014	10	24	0	0	0	
002-3279	301 Steward Ave	E-6	09/11/2014	09/11/2014	0	09/25/2014	14	10/06/2014	10	24	0	0	0	
001-1175	1216 Laurel Lane		09/15/2014	09/15/2014	0	09/16/2014	1	10/07/2014	20	21	0	0	0	
001-1191	112 Laurel Court		09/18/2014	09/18/2014	0	09/29/2014	11	10/03/2014	3	14	0	0	0	
002-3321	301 Steward Ave	F-22	09/25/2014	09/29/2014	3	10/03/2014	5	10/10/2014	6	14	0	0	0	
002-3245	301 Steward Ave	B-22	09/25/2014	09/29/2014	3	10/02/2014	4	10/31/2014	28	35	0	0	0	
003-7616	421 Madison		10/02/2014	10/02/2014	0	10/10/2014	8	10/17/2014	6	14	0	0	0	
001-1160	1213 Heather Lane		10/03/2014	10/06/2014	2	10/08/2014	3	10/10/2014	1	6	0	0	0	
Total Units:		14			37		134		198	369	0	0	0	

PHAS - Vacant Unit Turnaround Time

Public Housing
for Units Re-Occupied between: 10/01/2014 and 10/31/2014

Element # - Description	
V12400 - Total number of turnaround days:	369
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:	14
V12800 - Average number of days units were in down time:	2.64
V12900 - Average number of days units were in make-ready:	9.57
V13000 - Average number of days units were in lease-up:	14.14
V13100 - Average unit turnaround days:	26.35

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT**

<i>DATE:</i>	<i>NUMBER:</i>	<i>DESCRIPTION:</i>	<i>AMOUNT USED:</i>	<i>REMAINING BALANCE:</i>
13-Oct-14	287	Court Filing Fee For (2) Evictions & (2) WRITS/B.Fridd	\$ 120.00	\$ 1,213.67
16-Oct-14	288	Mileage Reimb. For On-Call 10/03-10/10/C.Davis	\$ 59.92	\$ 1,153.75
17-Oct-14	289	Mileage Reimb. For Various Errands/K.Dickerson	\$ 11.70	\$ 1,142.05
22-Oct-14	290	Balance For Mileage Reimb. For On-Call/C.Davis	\$ 15.68	\$ 1,126.37
27-Oct-14	291	Mileage Reimb. For On-Call 10/17-10/24/L.Neal	\$ 26.32	\$ 1,100.05
29-Oct-14	292	Mileage Reimb. For Various Errands/P.Tyus	\$ 26.37	\$ 1,073.68
30-Oct-14	293	Mail Package To Emerge Accounting/B.Fridd	\$ 20.00	\$ 1,053.68
30-Oct-14	294	Mileage Reimb. For On-Call 10/10-10/17/J.Arnold	\$ 16.01	\$ 1,037.67
05-Nov-14	295	Mileage Reimb. For On-Call 10/24-10/31/M.Weston	\$ 2.68	\$ 1,034.99
05-Nov-14	296	Mileage Reimb. For On-Call 10/10-10/17/M.Weston	\$ 8.28	\$ 1,026.71
07-Nov-14	297	Court Filing Fee For (3) Evictions/B.Fridd	\$ 135.00	\$ 891.71
12-Nov-14	298	Court Filing Fee For (1) Eviction/B.Fridd	\$ 45.00	\$ 846.71
12-Nov-14	299	Mileage Reimb. For Various Errands/B.Fridd	\$ 49.84	\$ 796.87

MAINTENANCE AFTER HOURS/EMERGENCY RESPONSE REPORT

OCTOBER, 2014

DATE COMPLETE	DV/PJ	ACTIVITY	TENANT	STAFF
10/03	04:10p-04:30p	CT	No heat	J. Everett Davis
10/03	04:30p-05:15p	CT	No power, fire alarm going off	Ayieko Ctr Davis
10/03	05:45p-06:15p	CT	No power, no alarm, met Consumers	Ayieko Ctr Davis
10/03	07:05p-07:40p	RM	Water heater leaking	C. Jackson Arnold
10/03	07:40p-08:10p	CT	No hot water, and is leaking	S. Fitzgerald Arnold
10/04	01:15p-02:30p	CT	Broken window in living room	R. Thomas Davis
10/04	04:15p-04:35p	RM	No hot water	S. Gomez Davis
10/04	04:35p-05:00p	RM	Toilet stopped up	D. Napier Davis
10/04	05:20p-06:20p	CT	Black smoke coming out of furnace	K. Honeycutt Davis
10/06	12:45a-01:45a	RM	Lockout	R. Hamilton Davis
10/06	09:15p-10:15p	RM	Lockout	D. Siefken Davis
10/10	10:30p-11:05p	CT	Alarm not set	Ayieko Bldg Arnold
10/10	04:05p-04:35p	CT	Faucet arm on bath tub broken off	M. Martin Arnold/Weston
10/11	01:55p-02:45p	CT	Gas leak at dryer	K. Gant Arnold Weston
10/15	05:04p-05:25p	RM	Lockout	C.Suddeth Arnold/Weston
10/16	05:50p-07:40p	RM	Water coming through ceiling	C. Dunson Arnold/Weston
10/17	04:15p-04:50p	CT	Kitchen pipe leaking	C. Stephenson Neal
10/17	04:50p-05:30p	RM	T-L plumbing needed water heater that was locked up in garage	Neal
10/17	06:00p-06:15p	RM	Lockout	D. Jones Neal
10/17	06:15p-06:30p	RM	Lockout	H. Boxley Neal
10/17	06:35p-07:15p	SBN	No hot water	C. McGee-Smith Neal
10/18	08:00p-08:30p	RM	Alarm not set	C-Bldg Neal
10/19	07:15p-07:50p	RM	Lockout	T. Kinard Neal
10/21	03:45a-04:30a	RM	Lockout	D. Ford Neal
10/21	04:00p-05:30p	SBN	No heat	M. Barczak Neal
10/22	07:00p-07:50p	RM	Lockout	R. Daugherty Neal
10/22	09:00p-09:45p	RM	Toilet not flushing, T-L Plumbing had to snake toilet	A. Oliver Neal
10/23	08:55p-09:50p	SBN	No heat	M. Barczak Neal
10/24	04:00p-05:15p	SBN	Furnace not working	M. Barczak Weston
10/26	02:50p-03:10p	RM	Locked out of laundry room	B. Ohlinger Weston

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2013/14
Jan-14	66,827	\$ 7,973.18	1,592.80	\$ 14,546.81					\$ 22,519.99
Jan-13	59,409	\$ 6,294.37	1,066.60	\$ 7,920.98					\$ 14,215.35
Feb-14	49,319	\$ 6,403.01	1,119.1	\$ 13,652.51	1,726	\$ 6,313.83	\$ 4,365.04	\$ 10,678.87	\$ 30,734.39
Feb-13	53,055	\$ 5,806.43	1,066.6	\$ 7,920.98	1,883	\$ 6,695.97	\$ 4,088.20	\$ 10,784.17	\$ 24,511.58
Mar-14	58,161	\$ 7,119.25	1,668.30	\$ 26,073.37	224	\$ 697.25	\$ 386.11	\$ 1,083.36	\$ 34,275.98
Mar-13	41,806	\$ 4,478.49	1,111.20	\$ 8,157.34	Storm Fee	\$ 60.00		\$ 60.00	\$ 12,695.83
Apr-14	49,116	\$ 6,324.74	1,057.20	\$ 11,002.46				\$ -	\$ 17,327.20
Apr-13	51,257	\$ 5,761.21	1,053.80	\$ 9,044.24				\$ -	\$ 14,805.45
May-14	46,151	\$ 5,882.59	700.90	\$ 6,786.01	2,349	\$ 7,643.10	\$ 5,061.05	\$ 12,704.15	\$ 25,372.75
May-13	46,660	\$ 5,463.87	580.00	\$ 5,178.56	1,712	\$ 6,152.82	\$ 5,657.47	\$ 11,810.29	\$ 22,452.72
Jun-14	42,053	\$ 6,033.82	321.40	\$ 3,119.79	224	\$ 696.12	\$ 477.24	\$ 1,173.36	\$ 10,326.97
Jun-13	48,556	\$ 6,530.50	335.80	\$ 3,073.54	220	\$ 692.72	\$ 502.59	\$ 1,195.31	\$ 10,799.35
Jul-14	53,975	\$ 7,657.03	215.10	\$ 2,092.00				\$ -	\$ 9,749.03
Jul-13	51,702	\$ 7,049.86	110.80	\$ 1,075.47				\$ -	\$ 8,125.33
Aug-14	44,144	\$ 6,557.06	178.10	\$ 1,434.28	2,574	\$ 8,388.67	\$ 3,433.08	\$ 11,821.75	\$ 19,813.09
Aug-13	51,462	\$ 7,307.85	421.50	\$ 3,249.58	2,219	\$ 7,430.18	\$ 3,244.33	\$ 10,674.51	\$ 21,231.94
Sep-14	52,608	\$ 7,475.55	190.30	\$ 1,800.34	205	\$ 652.32	\$ 326.34	\$ 978.66	\$ 10,254.55
Sep-13	52,783	\$ 7,316.63	249.20	\$ 2,338.33	234	\$ 723.44	\$ 338.66	\$ 1,062.10	\$ 10,717.06
Oct-14	39,368	\$ 5,231.35	624.70	\$ 5,188.19				\$ -	\$ 10,419.54
Oct-13	47,506	\$ 5,864.94	264.40	\$ 2,300.57				\$ -	\$ 8,165.51
Nov-14									\$ -
Nov-13									\$ -
Dec-14									\$ -
Dec-13									\$ -
2014	501,722.00	\$ 66,657.58	7,667.90	\$ 85,695.76	7,302.00	24,391.29	14,048.86	\$ 38,440.15	\$ 190,793.49
2013	504,196.00	\$ 61,874.15	6,259.90	\$ 50,259.59	6,268.00	21,755.13	13,831.25	\$ 35,586.38	\$ 147,720.12

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2013/14
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL WATER BILL	TOTAL			
Jan-14	108,440	\$ 12,707.27	1,336.8	\$ 12,205.87	1,479	\$ 3,746.85	\$ 2,271.68	\$ 6,018.53	\$ 30,931.67				
Jan-13	123,360	\$ 12,846.49	934.6	\$ 6,785.05	1,461	\$ 2,988.19	\$ 1,884.75	\$ 4,872.94	\$ 24,504.48				
Feb-14	169,960	\$ 20,457.11	1,307.7	\$ 16,150.43	965	\$ 2,625.51	\$ 2,616.79	\$ 5,242.30	\$ 41,849.84				
Feb-13	121,560	\$ 12,706.02	1,135.3	\$ 8,372.26	835	\$ 2,278.50	\$ 1,926.75	\$ 4,205.25	\$ 25,283.53				
Mar-14	117,560	\$ 14,314.02	1,318.8	\$ 20,325.96	1,185	\$ 3,052.56	\$ 2,316.16	\$ 5,368.72	\$ 40,008.70				
Mar-13	107,320	\$ 11,491.28	1,076.8	\$ 7,885.59	771	\$ 2,241.60	\$ 1,432.99	\$ 3,674.59	\$ 23,051.46				
Apr-14	100,360	\$ 12,546.80	934.6	\$ 9,932.39	1,386	\$ 3,498.61	\$ 2,536.42	\$ 6,035.03	\$ 28,514.22				
Apr-13	120,240	\$ 12,866.37	866.1	\$ 7,442.63	840	\$ 2,398.07	\$ 2,260.57	\$ 4,658.64	\$ 24,967.64				
May-14	99,000	\$ 12,286.84	596.6	\$ 5,759.21	1,142	\$ 2,960.89	\$ 1,767.79	\$ 4,728.68	\$ 22,774.73				
May-13	46,660	\$ 5,463.87	580.0	\$ 5,178.56	943	\$ 2,625.27	\$ 1,969.57	\$ 4,594.84	\$ 15,237.27				
Jun-14	130,080	\$ 17,016.55	306.3	\$ 2,819.43	798	\$ 2,254.60	\$ 1,273.43	\$ 3,528.03	\$ 23,364.01				
Jun-13	125,800	\$ 16,204.36	551.9	\$ 7,897.35	1,088	\$ 2,813.50	\$ 2,826.71	\$ 5,640.21	\$ 29,741.92				
Jul-14	99,320	\$ 13,720.98	239.3	\$ 2,269.26	1,430	\$ 3,538.57	\$ 2,142.02	\$ 5,680.59	\$ 21,670.83				
Jul-13	148,120	\$ 21,413.75	1.6	\$ 26.38	1,210	\$ 3,178.59	\$ 2,387.05	\$ 5,565.64	\$ 27,005.77				
Aug-14	128,560	\$ 17,850.75	245.6	\$ 1,814.67	1,319	\$ 3,187.28	\$ 1,948.12	\$ 5,135.40	\$ 24,800.82				
Aug-13	132,280	\$ 18,980.91	1.5	\$ 22.70	1,136	\$ 2,959.91	\$ 1,759.67	\$ 4,719.58	\$ 23,723.19				
Sep-14	140,440	\$ 19,188.27	225.9	\$ 2,042.70				\$ -	\$ 21,230.97				
Sep-13	143,520	\$ 18,962.90	1.3	\$ 24.33				\$ -	\$ 18,987.23				
Oct-14	95,800	\$ 12,243.66	282.5	\$ 3,868.70				\$ -	\$ 16,112.36				
Oct-13	103,440	\$ 12,401.43	264.3	\$ 218.87				\$ -	\$ 12,620.30				
Nov-14								\$ -	\$ -				
Nov-13								\$ -	\$ -				
Dec-14								\$ -	\$ -				
Dec-13								\$ -	\$ -				
2014	1,189,520	\$ 152,332.25	6,794.10	\$ 77,188.62	9,704.00	\$ 24,864.87	\$ 16,872.41	\$ 41,737.28	\$ 271,258.15				
2013	1,172,300	\$ 143,337.38	5,413.40	\$ 43,853.72	8,284	\$ 21,483.63	\$ 16,448.06	\$ 37,931.69	\$ 225,122.79				

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2013/14
Jan-14	1,992	\$ 337.35	92.9	\$ 815.82	2,164	\$ 7,430.44	\$ 3,742.84	\$ 11,173.28	\$ 12,326.45
Jan-13	2,574	\$ 381.06	62.1	\$ 522.34	2,327	\$ 7,746.23	\$ 4,638.86	\$ 12,385.09	\$ 13,288.49
Feb-14	1,201	\$ 276.95	68.6	\$ 838.94		\$ -	\$ -	\$ -	\$ 1,115.89
Feb-13	4,896	\$ 630.55	57.4	\$ 462.59		\$ -	\$ -	\$ -	\$ 1,093.14
Mar-14	945	\$ 1,009.60	68.2	\$ 178.37		\$ -	\$ -	\$ -	\$ 1,187.97
Mar-13	9,930	\$ 1,196.19	56.6	\$ 412.97		\$ -	\$ -	\$ -	\$ 1,609.16
Apr-14	929	\$ 208.22	43.9	\$ 433.33	2,046	\$ 6,714.77	\$ 5,506.92	\$ 12,221.69	\$ 12,863.24
Apr-13	990	\$ 169.23	49.3	\$ 426.35	2,092	\$ 7,056.53	\$ 4,233.27	\$ 11,289.80	\$ 11,885.38
May-14	1,008	\$ 259.79	28.4	\$ 294.04		\$ -	\$ -	\$ -	\$ 553.83
May-13	3	\$ 0.63	0.1	\$ 1.18		\$ -	\$ -	\$ -	\$ 1.81
Jun-14	968	\$ 176.66	13.8	\$ 145.24		\$ -	\$ -	\$ -	\$ 321.90
Jun-13	1,773	\$ 448.19	20.8	\$ 354.35		\$ -	\$ -	\$ -	\$ 802.54
Jul-14	492	\$ 115.84	3.6	\$ 53.51	3,080	\$ 7,496.50	\$ 2,963.30	\$ 10,459.80	\$ 10,629.15
Jul-13	707	\$ 157.79	2.0	\$ 59.89	1,782	\$ 7,613.43	\$ 4,605.96	\$ 12,219.39	\$ 12,437.07
Aug-14	860	\$ 168.57	5.1	\$ 71.92		\$ -	\$ -	\$ -	\$ 240.49
Aug-13	911	\$ 158.59	3.8	\$ 58.46		\$ -	\$ -	\$ -	\$ 217.05
Sep-14	805	\$ 176.21	6.8	\$ 100.63		\$ -	\$ -	\$ -	\$ 276.84
Sep-13	20	\$ 3.75	0.2	\$ 3.17		\$ -	\$ -	\$ -	\$ 6.92
Oct-14	1,021	\$ 199.50	6.8	\$ 97.89		\$ -	\$ -	\$ -	\$ 297.39
Oct-13	734	\$ 118.90	3.7	\$ 66.59		\$ -	\$ -	\$ -	\$ 185.49
Nov-14									\$ -
Nov-13									\$ -
Dec-14									\$ -
Dec-13									\$ -
2014	10,221	\$ 2,928.69	338.10	\$ 3,029.69	7,290	21,641.71	\$ 12,213.06	\$ 33,854.77	\$ 39,813.15
2013	22,538	\$ 3,264.88	256.00	\$ 2,367.89	6,201	22,416.19	\$ 13,478.09	\$ 35,894.28	\$ 41,527.05

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		NET		TOTAL		
	KW HOURS	CONSUMP	MCF	CONSUMP	NET	BILL	WATER	CCF	WATER	BILL	SEWER	BILL	WATER	BILL	MONTHLY
Jan-14	177,259	\$ 21,017.80	3,023	\$ 27,568.50	3,643	\$ 11,177.29	\$ 6,014.52	\$ 17,191.81	\$ 65,778.11						
Jan-13	185,343	\$ 19,521.92	2,063	\$ 15,228.37	3,788	\$ 10,734.42	\$ 6,523.61	\$ 17,258.03	\$ 52,008.32						
Feb-14	220,480	\$ 27,137.07	2,495	\$ 30,611.88	2,691	\$ 8,939.31	\$ 6,981.83	\$ 15,921.17	\$ 73,700.12						
Feb-13	179,511	\$ 19,143.00	2,259	\$ 16,755.83	2,718	\$ 8,974.47	\$ 6,014.95	\$ 14,989.42	\$ 50,888.25						
Mar-14	176,666	\$ 22,442.87	3,055	\$ 46,577.70	1,409	\$ 3,749.81	\$ 2,702.27	\$ 6,452.08	\$ 75,472.65						
Mar-13	159,056	\$ 17,165.96	2,245	\$ 16,455.90	771	\$ 2,301.60	\$ 1,432.99	\$ 3,734.59	\$ 37,356.45						
Apr-14	150,405	\$ 19,079.76	2,036	\$ 21,368.18	3,432	\$ 10,213.38	\$ 8,043.34	\$ 18,256.72	\$ 58,704.66						
Apr-13	172,487	\$ 18,796.81	1,969	\$ 16,913.22	2,932	\$ 9,454.60	\$ 6,493.84	\$ 15,948.44	\$ 51,658.47						
May-14	146,159	\$ 18,429.22	1,326	\$ 12,839.26	3,491	\$ 10,603.99	\$ 6,828.84	\$ 17,432.83	\$ 48,701.31						
May-13	93,323	\$ 10,928.37	1,160	\$ 10,358.30	2,655	\$ 8,778.09	\$ 7,627.04	\$ 16,405.13	\$ 37,691.80						
Jun-14	173,101	\$ 23,227.03	642	\$ 6,084.46	1,022	\$ 2,950.72	\$ 1,750.67	\$ 4,701.39	\$ 34,012.88						
Jun-13	176,129	\$ 23,183.05	909	\$ 11,325.24	1,308	\$ 3,506.22	\$ 3,329.30	\$ 6,835.52	\$ 41,343.81						
Jul-14	153,787	\$ 21,493.85	458	\$ 4,414.77	4,510	\$ 11,035.07	\$ 5,105.32	\$ 16,140.39	\$ 42,049.01						
Jul-13	200,529	\$ 28,621.40	114	\$ 1,161.74	2,992	\$ 10,792.02	\$ 6,993.01	\$ 17,785.03	\$ 47,568.17						
Aug-14	173,564	\$ 24,576.38	429	\$ 3,320.87	3,893	\$ 11,575.95	\$ 5,381.20	\$ 16,957.15	\$ 44,854.40						
Aug-13	184,653	\$ 26,447.35	427	\$ 3,330.74	3,355	\$ 10,390.09	\$ 5,004.00	\$ 15,394.09	\$ 45,172.18						
Sep-14	193,853	\$ 26,840.03	423	\$ 3,943.67	205	\$ 652.32	\$ 326.34	\$ 978.66	\$ 31,762.36						
Sep-13	196,323	\$ 26,283.28	251	\$ 2,365.83	234	\$ 723.44	\$ 338.66	\$ 1,062.10	\$ 29,711.21						
Oct-14	136,189	\$ 17,674.51	914	\$ 9,154.78	-	\$ -	\$ -	\$ -	\$ 26,829.29						
Oct-13	151,680	\$ 18,385.27	532	\$ 2,586.03	-	\$ -	\$ -	\$ -	\$ 20,971.30						
Nov-14	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -						
Nov-13	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -						
Dec-14	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -						
Dec-13	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -						
2014	1,701,463	\$ 221,918.52	14,800	\$ 165,914.07	24,296	\$ 70,897.87	\$ 43,134.33	\$ 114,032.20	\$ 501,864.79						
2013	1,699,034	\$ 208,476.41	11,929	\$ 96,481.20	20,753	\$ 65,654.95	\$ 43,757.40	\$ 109,412.35	\$ 414,369.96						