

Jackson Housing Commission

Board of Commissioners
Regular Meeting
January 16, 2019 @ 12:00pm
Reed Manor Board Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
Gerald Montgomery, Commissioner
James Stark, Commissioner
Caroline Parker, Commissioner
Carmen Wade, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: December 19, 2018
6. Approval of the Previously Paid Liabilities: December 2018
7. RESOLUTIONS
Resolution No.2019-01: Approval of Fair Market Rents (FMR) Sharon Ann Apartments
8. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
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
9. OTHER BUSINESS
10. ADJOURNMENT

NEXT MEETING: February 20, 2019- Chalet Terrace Community Room

Jackson Housing Commission

Regular Meeting
December 19, 2018
12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on December 19, 2018 in the Reed Manor Board Room. President Michelle Woods called the meeting to order at 12:00pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, James Stark, Caroline Parker and Carmen Wade

Also present were:

Laurie Ingram, Executive Director
Shari Boyce, Section 8 Program Director

- 18-12-19-01** President Woods requested that the Closed Session be removed from the consent agenda. Commissioner Parker **MOVED**. Commissioner Montgomery **SECONDED**.
- 18-12-19-02** **Public Comments**
President Woods extended an invitation for those in attendance to make comments; however, none was made.

Newly appointed commissioner, Carmen Wade attended her first meeting and BOC introductions were made.
- 18-12-19-03** **Approval of the Minutes of the Regular Meeting held October 17, 2018**
Commissioner Stark **MOVED** to approve the Minutes of the Regular Meeting held October 17, 2018. Commissioner Montgomery **SECONDED** and upon voice vote, the motion adopted:

AYES: M. Woods, G. Montgomery, J. Stark, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: None
- 18-12-19-04** **Approval of Previously Paid Liabilities: October 2018 & November 2018**
After a discussion of the rising cost and frequency of emergency plumbing services, Commissioner Stark recommended exploring the possibility of a fixed contract. Laurie will speak with Jason Omo and request an RFP after the first of the year. Commissioner Stark also had questions regarding the varying charges for service provided by Griffin Pest Services. Ms. Ingram explained that heat treatments needed to address difficult infestations are more expensive than regular treatments. Commissioner Parker inquired about substantial payments to INK Contracting. Ms. Ingram advised that JHC paid INK final installments for the hallway renovations and unit work.

Commissioner Stark **MOVED** to approve Previously Paid Liabilities for October 2018 & November 2018. Commissioner Parker **SECONDED** and upon roll call, the motion adopted:

AYES: M. Woods, G. Montgomery, J. Stark, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: None

18-12-19-05 Resolution No.2018-17: Approval of Collection Losses- December 2018

Commissioner Stark **MOVED** to approve Collection Losses for \$837.55. Commissioner Montgomery **SECONDED** and upon voice vote, the motion adopted:

AYES: M. Woods, G. Montgomery, J. Stark, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: None

18-12-19-06 Resolution No.2018-18: Approval of HCV Monthly Utility Allowances 2019

The board approved the 2019 Utility Allowances, although omitted from the board packet was a complete analysis of 2018 and 2019 rates given to Ms. Poole. As a result, Ms. Boyce assured that the changes from 2018 were within a few dollars.

Commissioner Stark **MOVED** to approve the HCV Monthly Utility Allowances 2019. Commissioner Parker **SECONDED**.

18-12-19-07 Resolution No.2018-19 Approval of JHC Board Meeting Schedule 2019

Commissioner Montgomery suggested that BOC Meetings convene at each property in an even rotation. He also recommended that transportation be provided to residents wanting to attend from other sites.

Commissioner Montgomery **MOVED** to approve the JHC BOC Meeting Schedule 2019 with changes allowing meetings to rotate among the properties. Commissioner Parker **SECONDED** and upon voice vote, the motion adopted:

AYES: M. Woods, G. Montgomery, J. Stark, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: None

18-12-19-08

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Executive

E. Income Statement

F. PH Income Statement

- G. Petty Cash Fund Register
- H. After Hours/Emergency Response Report
- I. Utility Costs and Consumption

18-12-19-09 Other Business

- Ms. Ingram reminded the board about the holiday party on December 20, 2018. She also informed that due to a participant's illness, the Intern Graduation was postponed and recognition will be made at the holiday party, instead of immediately following today's BOC meeting. In addition, Ms. Ingram reminded the board that the agency is closed between Christmas and New Year's. CAA and on-call maintenance staff will respond to the needs of residents during the office closures.
- Commissioner Montgomery asked Ms. Ingram to remind residents that growing marijuana is prohibited. Ms. Ingram advised that the current No Smoking Policy is applicable and addresses the recently passed Marijuana Law, but she will remind residents in writing that growing Marijuana plants in their units is prohibited.
- Ms. Ingram informed that she is now co-chair of the Henry Ford SIMS Grant and will attend meetings with the State to discuss applying Medicare funds to support recipient's housing needs.
- Recently JHC new cellular contract with T-Mobile opened an opportunity for JHC Public Housing residents to participate in the company's tablet program for residents. Under this program, participating residents can pay a \$10.00 monthly technology fee on their resident accounts and receive a tablet and Wi-Fi service. The tablet will become property of the residents and is their responsibility. In the event that the tablet is damaged, lost or stolen, the plan can be cancelled. In addition, the plan can be cancelled for non-payment or at the request of the resident at any time. After meeting with staff, Ms. Ingram stated that management staff is excited about the program and is willing to manage the entire process for residents.

RAD Application

- Meetings to discuss the RAD Conversion are scheduled this week as a follow-up to the letters mailed to residents. Upon receiving the application, Ms. Ingram will call a Special Meeting for the board to review the application. After a physical needs assessment will determine the extent of modernization/rehabilitation necessary to update the properties. As the process continues, the agency will use the services of a consultant to draft a Relocation Plan. Lastly, public meetings with residents and their support systems are scheduled to keep residents informed.

Credit Card

- Ms. Ingram asked for approval to open a Delta Credit Card to apply travel expenses. The board was in support.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

Payment Register
December 2018 Pay Liabilities

PH
Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
64805	A-1 LOCK SHOP	12/13/2018	12-2018	Check	6001	amp2	3.78	INV# 6001. \$3.78 KEYS
Total 64805							3.78	
64806	ALLEGIANCE OCCUPATIONAL HEAL	12/13/2018	12-2018	Check	80753974	amp1	116.00	ACCT# 801753974 \$116.00 PRE EMPLOYMENT SCREENING
					80753974	amp2	173.00	ACCT# 801753974 \$173.00 PRE EMPLOYMENT SCREENING
					80753974	amp3	173.00	ACCT# 801753974 \$173.00 PRE EMPLOYMENT SCREENING
Total 64806							462.00	
64807	AMBS CALL CENTER	12/13/2018	12-2018	Check	181110140	amp3	132.67	1909/181110140 \$132.67 AFTER HRS PHONE
					181110140	amp1	136.97	1909/181110140 \$136.97 AFTER HRS PHONE
					181110140	amp2	320.76	1909/181110140 \$320.76 AFTER HRS PHONE
Total 64807							590.40	
64808	American Office Solutions	12/13/2018	12-2018	Check	182265/174794	amp2	70.61	IN182265 \$70.61 COPSYS COST PER MONTH
Total 64808							70.61	
64809	Brooklyn Plumbing, Heating & A/C,	12/13/2018	12-2018	Check	659634/	amp1	540.44	659305 \$307.05 659306 \$233.39 PLB
					659634/	amp2	899.86	659634 \$899.86 PLUMBING SERVICES
Total 64809							1,440.30	
64810	CASLER HARDWARE	12/13/2018	12-2018	Check	125060/125033/125090	amp2	48.36	33561/125060 \$32.37 125033 \$15.99
					125060/125033/125090	amp3	27.57	33561/125090 \$27.57
Total 64810							75.93	
64811	CONSUMERS ENERGY	12/13/2018	12-2018	Check	17799	amp3	25.24	KWH CONSUMPTION 124
					17799	amp1	1,348.67	KWH CONSUMPTION 9523
					17799	amp2	33.54	MCF CONSUMPTION 3
					17799	amp3	38.44	MCF CONSUMPTION 4
Total 64811							1,445.89	
64812	COMCAST	12/13/2018	12-2018	Check	852911 4280358478	amp2	229.70	852911 4280358478 \$229.70
Total 64812							229.70	
64813	DBI BUSINESS INTERIORS	12/13/2018	12-2018	Check	64379-0/57312-0	amp2	99.42	224241/57312-0 \$99.42 OFC SUPPLIES
Total 64813							99.42	
64814	ETNA Supply	12/13/2018	12-2018	Check	102869978/102873638/	amp1	527.03	S102869978.001 \$527.03 W/HEATER
					102869978/102873638/	amp2	199.05	S102872814.001 \$199.05
					102869978/102873638/	amp2	527.03	S102872830.001 \$527.03
					102869978/102873638/	amp2	59.80	S102873638.001 \$59.80
Total 64814							1,312.91	
64815	GRIFFIN PEST SOLUTIONS	12/13/2018	12-2018	Check	1683449	amp1	405.00	1683449 \$405.00 1681867 \$325.00
					1683449	amp2	80.00	1694555 \$40.00 1705882 \$40.00

Payment Register
December 2018 Pay Liabilities
PH

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 64815					1683449 1683449	amp2 amp2	3,147.22 120.00 3,752.22	1696200 \$3107.22 1694554 \$40.00 1705884 \$40.00 1705881 \$80.00
64816	GRIMES PLUMBING COMPANY, INC	12/13/2018	12-2018	Check	5891/5911/5884/5886 5891/5911/5884/5886 5891/5911/5884/5886	amp3 amp1 amp2	550.50 400.00 400.00 1,350.50	\$152.5886 \$398.50 PLB SVS \$400.00 CFP W. HEATER \$400.00 CFP W. HEATER
Total 64816								
64817	HAMMOND HARDWARE	12/13/2018	12-2018	Check	11912/C292038/8384660/8387 11912/C292038/8384660/8387	amp1 amp1	106.83 34.67 141.50	8384660 \$26.08 8387441 \$80.75 C292038 \$10.78
Total 64817								
64818	JOHN C. DIPIERO, P.C	12/13/2018	12-2018	Check	REAC AUDIT REAC AUDIT REAC AUDIT	amp1 amp2 amp3	150.00 150.00 150.00 450.00	REAC AUDIT \$150.00 BILLED ALL AMPS REAC AUDIT \$150.00 BILLED ALL AMPS REAC AUDIT \$150.00 BILLED ALL AMPS
Total 64818								
64819	Jackson Housing Commission	12/13/2018	12-2018	Check	17796 17796 17796	amp1 amp2 amp3	6,326.48 13,826.42 5,816.28 25,969.18	DEC. 2018 PH MANAGEMENT FEES DEC. 2018 PH MANAGEMENT FEES DEC. 2018 PH MANAGEMENT FEES
Total 64819								
64820	Jackson Housing Commission	12/13/2018	12-2018	Check	17795 17795 17795	amp2 amp3 amp1	2,168.00 908.00 870.00 3,946.00	DEC. 2018 PH BOOKKEEPING FEES \$2168.00 DEC. 2018 PH BOOKKEEPING FEES \$908.00 DEC. 2018 PH BOOKKEEPING FEES 870.00
Total 64820								
64821	Jackson Housing Commission	12/13/2018	12-2018	Check	17794 17794 17794	amp1 amp2 amp3	516.00 1,176.00 480.00 2,172.00	DEC. 2018 ASSET MANAGEMENT FEES \$717.00 DEC. 2018 ASSET MANAGEMENT FEES \$2172.00 DEC. 2018 ASSET MANAGEMENT FEES \$2172.00
Total 64821								
64822	MENARDS - JACKSON	12/13/2018	12-2018	Check	17736/39818/17737/ 17736/39818/17737/ 17736/39818/17737/	amp2 amp1 amp1	299.14 216.84 171.86 687.84	38675 \$384.18 39758 -\$48.99 39836 \$25.98 39819 \$190.86 39897 \$143.88 39682 \$27.98
Total 64822								
64823	MINUTEMAN SEWER & DRAIN INC	12/13/2018	12-2018	Check	18-2381/18-2329/18-2411... 18-2381/18-2329/18-2411...	amp2 amp2	380.00 1,920.00 2,300.00	18-2381 \$185.00 18-2329 \$195.00 18-2411 \$500.00 CFP 18-2395 \$435.00 CFP 18-2412 \$985.00 CFP
Total 64823								
64824	NAN MCKAY & Associates, Inc.	12/13/2018	12-2018	Check	INV233294	amp2	1,192.50 1,192.50	JAC49201/INV233294 \$1192.50 J. NORMAN PHS TRAINING INDIANAPOLIS, IN 11/26/2018 5 DAYS DURATTION
Total 64824								
64825	NAPOLEON LAWIN & LEISURE	12/13/2018	12-2018	Check	01-19631	amp2	761.17 761.17	INV# 01-19631 \$761.17

Payment Register
December 2018 Pay Liabilities
PH

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 64825							761.17	
64826	Hi-Tech Safe & lock Inc.	12/13/2018	12-2018	Check	29843 29793	amp2	188.90	29843 \$76.50 29793 \$112.40
Total 64826							188.90	
64827	OSBORNE PROCESS SERVICE	12/13/2018	12-2018	Check	3496/3495/3502/3516/3524 3496/3495/3502/3516/3524 3496/3495/3502/3516/3524	amp2 amp3 amp2	178.00	2018003495 \$150.00 2018003502 \$28.00 118.53 2018003496 \$118.53 307.00 2018003516 \$157.00 2018003524 \$150.00
Total 64827							603.53	
64828	PC Solutions	12/13/2018	12-2018	Check	M22274 M22274 M22274	amp1 amp2 amp3	152.80	M22274 \$152.80 DEC. 2018 IT CONTRACT COST M22274 \$152.80 DEC. 2018 IT CONTRACT COST M22274 \$152.80 DEC. 2018 IT CONTRACT COST
Total 64828							458.40	
64829	PDQ SUPPLY, INC.	12/13/2018	12-2018	Check	SI-286764	amp2	102.93	SI286764 \$154.20
Total 64829							102.93	
64830	PITNEY BOWES GLOBAL FINANCIA	12/13/2018	12-2018	Check	9001221 9001221 9001221	amp1 amp2 amp3	28.05	ORDER# 9001221 INK FOR POSTAGE MACHINE 68.84 ORDER# 9001221 INK FOR POSTAGE MACHINE 30.60 ORDER# 9001221 INK FOR POSTAGE MACHINE
Total 64830							127.49	
64831	Postmaster	12/13/2018	12-2018	Check	17783/17784/17809/17814 17783/17784/17809/17814	amp3 amp2	25.00	MITCHELL 100.00 PINEDA, BUSH, PHILLIPS, HERNANDEZ
Total 64831							125.00	
64832	REPUBLIC SERVICES # 249	12/13/2018	12-2018	Check	1530/4904/4905 1530/4904/4905 1530/4904/4905 1530/4904/4905 1530/4904/4905	amp1 amp3 amp2 amp1 amp2	501.48	0142776/ INV# 006184904 501.47 0142776/ INV# 006184904 679.00 0142777/ INV# 006184905 175.93 142326/ INV#0061881530 175.92 142326/ INV#0061881530 175.93 142326/INV#0061881530
Total 64832							2,209.73	
64833	SCOTT ACCOUNTING & COMPUTE	12/13/2018	12-2018	Check	138992 138992 138992	amp1 amp2 amp3	12.00	11421/138992 \$12.00 DEC. 2018 IT MAINT 12.00 11421/138992 \$12.00 DEC. 2018 IT MAINT 12.00 11421/138992 \$12.00 DEC. 2018 IT MAINT
Total 64833							36.00	
64834	SPRINT	12/13/2018	12-2018	Check	128763256-051 128763256-051 128763256-051	amp1 amp2 amp3	63.45	12876256 INV#128763256-051 63.45 12876256 INV#128763256-051 80.70 12876256 INV#128763256-051
Total 64834							207.60	
64835	TALX THE WORK NUMBER	12/13/2018	12-2018	Check	B2-704482	amp1	34.90	8865983/INVB2-704482 \$34.90 PRE TENANT SCREENING

Payment Register
December 2018 Pay Liabilities

PH
 Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 64835					B2-70482	amp3	34.90	8805983/INV#2-704482 \$34.90 PRE TENANT SCREENING
							69.80	
64836	TDS Metrocom	12/13/2018	12-2018	Check	17800	amp3	684.66	517-787-0168 \$437.02
					17800	amp2	1,167.91	517-787-1188 \$169.72
					17800	amp1	589.90	517-787-6494 \$94.75
Total 64836							2,442.47	
64837	TEACHOUT SECURITY SOLUTIONS	12/13/2018	12-2018	Check	0011937642/0011937809	amp1	217.50	0011937809/0011937642
					0011937642/0011937809	amp2	2,631.72	0011937809/0011937642
					0011937642/0011937809	amp3	217.50	0011937809/0011937642
Total 64837							3,066.72	
64838	The Craft Agency, Inc.	12/13/2018	12-2018	Check	1000635093	amp1	201.34	INV#1000635093 \$201.34 DEC.2018 CHARGES
					1000635093	amp3	219.65	INV#1000635093 \$219.65 DEC.2018 CHARGES
					1000635093	amp2	494.21	INV#1000635093 \$494.20 DEC.2018 CHARGES
Total 64838							915.20	
64839	ALLEGRA	12/13/2018	12-2018	Check	44724	amp1	52.50	7225/#44724 BLANK P. REQ'S
					44724	amp2	52.50	7225/#44724 BLANK P. REQ'S
					44724	amp3	52.50	7225/#44724 BLANK P. REQ'S
Total 64839							157.50	
64840	FERGUSON ENTERPRISES, INC. - J	12/13/2018	12-2018	Check	4966663	amp1	103.98	31919#4966663 \$103.98 MAINTENANCE SUPPLIES
Total 64840							103.98	
64841	THE SHERWIN -WILLIAMS CO.	12/13/2018	12-2018	Check	0989-1	amp2	1,055.60	5291-3816-6 0919-1 \$1055.60 PAINT
Total 64841							1,055.60	
64842	TILE HOME DEPOT SUPPLY	12/13/2018	12-2018	Check	07326/17309/23968	amp1	40.56	2770-00001-07326 \$40.56
					07326/17309/23968	amp1	169.00	2770-00001-17309 \$169.00
					07326/17309/23968	amp2	128.71	2770-00001-23968 \$128.71
Total 64842							338.27	
64843	THE WATER STORE INC	12/13/2018	12-2018	Check	004793	amp2	16.45	174728 \$16.45 CUPS FOR DISPENSER
					004793	amp3	5.00	185333 \$5.00 MONTHLY FEE
					004793	amp1	5.00	185334 \$5.00 MONTHLY FEE
					004793	amp2	5.00	185335 \$5.00 MONTHLY FEE
Total 64843							31.45	
64844	TRANS UNION LLC	12/13/2018	12-2018	Check	11829220	amp2	383.75	4408R0064047 INV# 11829220 \$383.75
Total 64844							383.75	
64845	Trail Supply LLC	12/13/2018	12-2018	Check	46253/46063/46252/46021	amp2	190.92	46063 \$190.92 JANITORIAL
					46253/46063/46252/46021	amp3	1,165.00	46252 \$582.50 SALT
					46253/46063/46252/46021	amp1	582.50	46253 \$582.50 SALT

Payment Register
December 2018 Pay Liabilities
PH

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 64845							1,938.42	
64846	White & Hotchkiss, PLLC	12/13/2018	12-2018	Check	91439	amp1	104.40	FILE1919 INV#91439 \$450.00
					91439	amp2	244.49	FILE1919 INV#91439 \$450.00
					91439	amp3	101.11	FILE1919 INV#91439 \$450.00
Total 64846							450.00	
64848	YARDI SYSTEMS, INC	12/13/2018	12-2018	Check	2666292	amp2	154.10	100079025 \$154.10 2666292 check scan and ach fees
					2666292	amp3	37.35	100079025 \$237.35 2666292 check scan and ach fees
					2666292	amp1	52.80	100079025 \$52.80 2666292 check scan and ach fees
Total 64848							244.25	
64849	AMAZON	12/13/2018	12-2018	Check	604578781 0569323	amp2	138.70	437479476477/748766976589
					604578781 0569323	amp1	143.55	438877874644/58547959797/456883399949
Total 64849							282.25	
64850	JOAN SUMNER	12/13/2018	12-2018	Check	17763	amp3	50.00	COMMUNITY ROOM RENTAL REIMBURSEMENT
Total 64850							50.00	
64851	Cabic	12/13/2018	12-2018	Check		amp2	55.00	Refund Q-6421
Total 64851							55.00	
64852	Williams	12/13/2018	12-2018	Check		amp3	109.00	Refund Q-6476
Total 64852							109.00	
64853	WISE CONSULTING	12/17/2018	12-2018	Check	#91	amp1	532.32	INV# 91 DECEMBER 2018 ON SITE COSTS
					#91	amp2	532.32	INV# 91 DECEMBER 2018 ON SITE COSTS
					#91	amp3	512.12	INV# 91 DFCFMRFR 2018 ON SITE COSTS
Total 64853							1,596.96	
64854	CONSUMERS ENERGY	12/19/2018	12-2018	Check	17819 17825	amp1	5.94	KHW CONSUMPTION 29
					17819 17825	amp1	7,232.29	KHW CONSUMPTION 57749
					17819 17825	amp3	25.31	KWH CONSUMPTION 123
					17819 17825	amp1	9,467.01	MCF CONSUMPTION 007
					17819 17825	amp1	12.13	MCF CONSUMPTION 1
					17819 17825	amp3	46.11	MCF CONSUMPTION 5
Total 64854							16,788.79	
64855	Community Action Agency	12/19/2018	12-2018	Check	11.1.2018-11.30.2018	amp1	1,145.84	11.1.2018-11.30.2018 TENANT SERVICE CONTRACT COSTS
					11.1.2018-11.30.2018	amp2	1,145.84	11.1.2018-11.30.2018 TENANT SERVICE CONTRACT COSTS
					11.1.2018-11.30.2018	amp3	1,145.84	11.1.2018-11.30.2018 TENANT SERVICE CONTRACT COSTS
Total 64855							3,437.52	
64856	DAUGHERTY TREE SERVICE	12/19/2018	12-2018	Check	18204	amp1	700.00	TREE/ LIMB REMOVAL 1713 S. MILWAUKEE
Total 64856							700.00	

Payment Register
December 2018 Pay Liabilities
PH

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
64857	GRIMES PLUMBING COMPANY, INC	12/19/2018	12-2018	Check	5936	amp1	400.00	#5936 \$400.00 CFP WATER HEATER 1215 MERRIMAN
Total 64857							400.00	
64858	HD Supply Facilities Maintenance	12/19/2018	12-2018	Check	9168338695	amp2	11.54	46100 / #9168338695 \$11.54 MAINTENANCE SUPPLIES
Total 64858							11.54	
64859	Jackson Transportation Authority (12/19/2018	12-2018	Check	0029113-IN	amp2	278.65	0029113-IN \$78.65 FUEL SERVICE NOV. 2018
					0029113-IN	amp1	84.85	0029113-IN \$84.85 FUEL SERVICE NOV. 2018
					0029113-IN	amp3	87.67	0029113-IN \$87.67 FUEL SERVICE NOV. 2018
Total 64859							451.17	
64860	Lammers Heating & A/C	12/19/2018	12-2018	Check	12741-24224/12741-24246	amp1	185.00	12741-24246 \$100.00 12741-24224 \$85.00
Total 64860							185.00	
64861	TEACHOUT SECURITY SOLUTIONS	12/19/2018	12-2018	Check	0011937931	amp1	105.00	12.6.2018-12.12.2018 \$105.00
					0011937931	amp3	105.00	12.6.2018-12.12.2018 \$105.00
					0011937931	amp2	1,292.76	12.6.2018-12.12.2018 \$1292.76
Total 64861							1,502.76	
64862	The SBAM Plan	12/19/2018	12-2018	Check	01.01.2019-01.31.2019	amp1	7.00	ADMIN FEE
					01.01.2019-01.31.2019	amp2	7.00	ADMIN FEE
					01.01.2019-01.31.2019	amp3	7.00	ADMIN FEE
					01.01.2019-01.31.2019	amp1	1,786.07	ADMIN INSURANCE
					01.01.2019-01.31.2019	amp2	2,751.80	ADMIN INSURANCE
					01.01.2019-01.31.2019	amp1	1,854.59	MAINTENANCE INSURANCE
					01.01.2019-01.31.2019	amp2	2,832.40	MAINTENANCE INSURANCE
					01.01.2019-01.31.2019	amp3	406.32	MAINTENANCE INSURANCE
Total 64862							9,652.18	
64863	WISE CONSULTING	12/19/2018	12-2018	Check	92 93	amp1	693.75	OCT 2018/NOV 2018 FINANCIALS AND YRADI SUPPORT
					92 93	amp2	693.75	OCT 2018/NOV 2018 FINANCIALS AND YRADI SUPPORT
					92 93	amp3	693.75	OCT 2018/NOV 2018 FINANCIALS AND YRADI SUPPORT
Total 64863							2,081.25	
64864	Fletcher	12/19/2018	12-2018	Check	:Refund 12/17/2018:48:50 Ph	amp1	151.00	Refunding Q-6643
Total 64864							151.00	
64865	Summers	12/19/2018	12-2018	Check	:Refund 12/14/2018:4:34:55 Ph	amp2	245.00	Refunding Q-6611
Total 64865							245.00	
64866	Styles	12/19/2018	12-2018	Check	:Refund 12/17/2018:48:48 Ph	amp3	49.01	Refunding Q-6637
Total 64866							49.01	
64867	Howard	12/19/2018	12-2018	Check	:Refund 12/17/2018:7:24:19 Ph	amp1	279.00	Refunding Q-6639
Total 64867							279.00	

Payment Register
December 2018 Pay Liabilities
PH
Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
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Grand Total 101,738.27

**Payment Register
December 2018 Pay Liabilities**

COCC

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
3384	First National Bank Omaha	12/3/2018	12-2018	Check	VG STATEMENT 11/15	COCC	3,052.47	STATEMENT ENDING 11/19/2018
Total 3384							3,052.47	
3385	ALLEGRA	12/13/2018	12-2018	Check	44724	COCC	52.50	7225/#44724 BLANK P. REQ'S
Total 3385							52.50	
3386	AMAZON	12/13/2018	12-2018	Check	604578781 0569323	COCC	686.93	434577987957/677535899334
Total 3386							686.93	
3387	American Office Solutions	12/13/2018	12-2018	Check	182265/174794	COCC	30.00	IN174794 \$30.00 SEPT. 2018 RETURNED CHK FEE WRONG ACCOUNT NUMBER
Total 3387							30.00	
3388	DBI BUSINESS INTERIORS	12/13/2018	12-2018	Check	64379-0/57312-0	COCC	64.48	224241/64379-0 \$64.48 OFC SUPPLIES
Total 3388							64.48	
3389	First National Bank Omaha	12/13/2018	12-2018	Check	4988 659183672469	COCC	3,913.27	JOANN/ WALMART/ CAKE CONNECTIONS
Total 3389							3,913.27	
3390	JOHN C. DIPIERO, P.C	12/13/2018	12-2018	Check	REAC AUDIT	COCC	150.00	REAC AUDIT \$150.00 BILLED ALL AMPS
Total 3390							150.00	
3391	PC Solutions	12/13/2018	12-2018	Check	M22274	COCC	152.80	M22274 \$152.80 DEC. 2018 IT CONTRACT COST
Total 3391							152.80	
3392	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	12/13/2018	12-2018	Check	9001221	COCC	76.49	ORDER# 9001221 INK FOR POSTAGE MACHINE
Total 3392							76.49	
3393	SCOTT ACCOUNTING & COMPUTER SERVICE, INC	12/13/2018	12-2018	Check	138992	COCC	12.00	11421/138992 \$12.00 DEC. 2018 IT MAINT
Total 3393							12.00	
3394	SPRINT	12/13/2018	12-2018	Check	128763256-051	COCC	93.45	12876256 INV#128763256-051
Total 3394							93.45	
3395	TDS Metrocom	12/13/2018	12-2018	Check	17800	COCC	67.06	517-787-9241 \$67.06
Total 3395							67.06	
3396	The Craft Agency, Inc.	12/13/2018	12-2018	Check	1000635093	COCC	549.11	INV#1000635093 \$549.11 DEC.2018 CHARGES

**Payment Register
December 2018 Pay Liabilities
COCC**

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 3396							549.11	
3398	YARDI SYSTEMS, INC	12/13/2018	12-2018	Check	2666292	COCC	4.00	100079025 \$4.00 2666292 check scan and ach fees
Total 3398							4.00	
3399	WISE CONSULTING	12/17/2018	12-2018	Check	#91	COCC	532.32	532.32 INV# 91 DECEMBER 2018 ON SITE COSTS
Total 3399							532.32	
3400	Pentluk, Couvreur & Kobijjak, P.C	12/19/2018	12-2018	Check	38787	COCC	144.00	144.00 114310.001/#38787 \$144.00
Total 3400							144.00	
3401	The SBAM Plan	12/19/2018	12-2018	Check		COCC	7.00	7.00 ADMIN FEE
					11.01.2019-01.31.2019	COCC	6,861.94	6,861.94 ADMIN INSURANCE
					11.01.2019-01.31.2019	COCC	2,675.73	2,675.73 RETIREES INSURANCE
Total 3401							9,544.67	
3402	WISE CONSULTING	12/19/2018	12-2018	Check	92 93	COCC	693.75	693.75 OCT 2018/NOV 2018 FINANCIALS AND YARDI SUPPORT
Total 3402							693.75	
Grand Total							19,819.30	

**Payment Register
December 2018 Pay Liabilities
HCV**

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
54989	JOHN C. DIPIERO, P.C	12/13/2018	12-2018	Check	REAC AUDIT	hcv	150.00	REAC AUDIT \$150.00 BILLED ALL AMPS
Total 54989							150.00	
54990	Jackson Housing Commission	12/13/2018	12-2018	Check	17793	hcv	3,000.00	DEC. 2018 S8 MANAGEMENT FEES \$3000.00
Total 54990							3,000.00	
54991	PC Solutions	12/13/2018	12-2018	Check	M22274	hcv	152.79	M22274 \$152.79 DEC. 2018 IT CONTRACT COST
Total 54991							152.79	
54992	PITNEY BOWES GLOBAL FINANCIAL SERVIC	12/13/2018	12-2018	Check	9001221	hcv	50.99	ORDER# 9001221 INK FOR POSTAGE MACHINE
Total 54992							50.99	
54993	SCOTT ACCOUNTING & COMPUTER SERVICE	12/13/2018	12-2018	Check	138992	hcv	12.00	11421/138992 \$12.00 DEC. 2018 IT MAINT
Total 54993							12.00	
54994	SPRINT	12/13/2018	12-2018	Check	128763256-05	hcv	63.45	128763256 INV# 128763256-051
Total 54994							63.45	
54995	TALX THE WORK NUMBER	12/13/2018	12-2018	Check	R7-7104487	hcv	277.90	8805983/INVB2-704482 \$69.80 PRE TENANT SCREENING
Total 54995							277.90	
54996	TDS Metrocom	12/13/2018	12-2018	Check	17800	hcv	93.00	517-787-6326 \$93.00
Total 54996							93.00	
54997	The Craft Agency, Inc.	12/13/2018	12-2018	Check	1000635093	hcv	366.08	INV# 1000635093 \$366.08 DEC. 2018 CHARGES
Total 54997							366.08	
54999	YARDI SYSTEMS, INC	12/13/2018	12-2018	Check	2666292	hcv	3.50	100079025 \$3.50 2666292 check scan and ach fees
Total 54999							3.50	
55000	Mark Oakley	12/13/2018	12-2018	Check	21	hcv	93.50	11/13/18 4.25 HRS @ \$22= \$93.50

**Payment Register
December 2018 Pay Liabilities
HCV**

Period: From 12/2018 to 12/2018

Check #	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 55000					21	hcv	110.00	11/14/18 5 HRS @ \$22= \$110.00
							203.50	
55001	GLG PRINT	12/14/2018	12-2018	Check	58329	hcv	161.60	58640 \$143.50 58212 \$12.85 58244 \$5.25
Total 55001							161.60	
55002	REPUBLIC SERVICES #249	12/14/2018	12-2018	Check	249-00610494	hcv	44.44	0249-006108427
Total 55002							44.44	
55003	WISE CONSULTING	12/17/2018	12-2018	Check	#91	hcv	532.32	INV# 91 DECEMBER 2018 ON SITE COSTS
Total 55003							532.32	
55004	Community Action Agency	12/19/2018	12-2018	Check	..2018-11.30.17	hcv	1,145.81	11.1.2018-11.30.2018 TENANT SERVICE CONTRACT COSTS
Total 55004							1,145.81	
55005	Jackson Housing Commission	12/19/2018	12-2018	Check	17835 17834	hcv	135.90	11/19/2018-11/30/2018 \$135.90 CRAM
					17835 17834	hcv	1,014.33	12/3/2018-12/14/2018 \$1014.33 CRAM
Total 55005							1,150.23	
55006	The SBAM Plan	12/19/2018	12-2018	Check	1.2019-01.31.	hcv	7.00	ADMIN FEE
					1.2019-01.31.	hcv	1,310.87	ADMIN INSURANCE
Total 55006							1,317.87	
55007	WISE CONSULTING	12/19/2018	12-2018	Check	92.93	hcv	693.75	OCT 2018/NOV 2018 FINANCIALS AND YARDI SUPPORT
Total 55007							693.75	
Grand Total							9,419.23	

Jackson Housing Commission

Jackson, Michigan

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

RESOLUTION NO. 2019-01

WHEREAS the U.S. Department of Housing and Urban Development has published data on the FY 2019 Fair Market Rent Documentation System, which details FMRs for all bedroom sizes.

WHEREAS the Department of Housing and Urban Development requires PHAs to establish Payment Standards annually for the HCV Program.

THEREFORE BE IT RESOLVED THAT the Commission hereby approves the attached Fair Market Rent Schedule for Western Washtenaw County and the FMR to be effective January 2019 is as follows:

Commissioner _____ **MOTIONED** that the Resolution be adopted as introduced and read. Commissioner _____ **SUPPORTED** and, upon roll call, the "AYES" and "NAYS" were as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

Commissioner _____ declared the motion carried.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission held January 16, 2019.

Michelle Woods
President

FY 2019 Fair Market Rent

Washtenaw County 2019

Sharon Ann Apartments

Chelsea, Michigan

FMRs for One and Two Bedroom Sizes

Resolution No. 2019-01

Year	One Bedroom	Two Bedroom
FY 2019 FMR	\$929.00	\$1140.00
FY 2018 FMR	\$850.00	\$1025.00



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 FMRs for All Bedroom Sizes

Final FY 2019 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2019 FMR	\$900	\$929	\$1,140	\$1,499	\$1,843
<u>FY 2018 FMR</u>	\$875	\$905	\$1,103	\$1,485	\$1,842

Washtenaw County, Michigan is part of the Ann Arbor, MI MSA, which consists of the following counties: Washtenaw County, MI. All information here applies to the entirety of the Ann Arbor, 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. 2012-2016 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 FY2019 provided the estimate is statistically reliable. For FY2019, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2012-2016 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test

Leasing and HAP Utilization

CY2018

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											80,911
January	221,652	214,503	96.8%	461	465.30	97.1%	475	404	5	7,149	88,469
February	219,748	221,090	100.7%	457	483.79	96.3%	475	1,829	5	(1,342)	88,961
March	221,647	213,885	96.5%	467	458.00	98.4%	475	972	5	7,762	97,700
April	222,333	222,576	100.1%	471	472.56	99.2%	475	1,491	5	(243)	98,953
May	218,793	227,477	104.0%	475	478.90	100.0%	475	831	5	(8,684)	91,105
June	139,077	223,532	161.0%	478	467.64	100.7%	475	428	5	(84,455)	07,083
July	220,800	220,381	99.9%	480	461.05	101.0%	475	636	24	1,079	08,162
August	224,988	233,584	104.0%	477	489.69	100.5%	475	230	28	(8,596)	-00,176
September	224,988	224,483	99.8%	478	466.70	100.7%	475	80	25	610	00,434
October	227,292	215,911	95.0%	473	456.47	99.6%	475	140	21	11,381	11,976
November	218,835	212,840	97.3%	468	454.79	98.6%	475	836	26	5,995	18,833
December	224,789	207,011	92.1%	467	443.28	98.4%	475	379	28	17,778	37,018
	\$2,584,942	\$2,637,273	103.9%	5,652	\$ 466.52	99.2%	5,700	\$ 8,256	\$ 182	\$ (51,566)	

Tenant Accounts Receivables Report

Age As Of: 12/31/2018 Post To: 12/2018

Property	Property Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
AMP1	Chalet Terrace	52,641.57	15,240.95	10,325.42	1,020.69	26,054.51	-3,263.50	49,378.07
AMP2	Reed Manor	67,599.38	16,576.41	15,262.00	1,088.00	34,672.97	-6,221.50	61,377.88
AMP3	Shahan-Blackstone	35,983.85	7,153.94	8,479.94	77.83	20,272.14	-1,832.50	34,151.35
Total		156,224.80	38,971.30	34,067.36	2,186.52	80,999.62	-11,317.50	144,907.30

Jackson Housing Commission Move Out Report

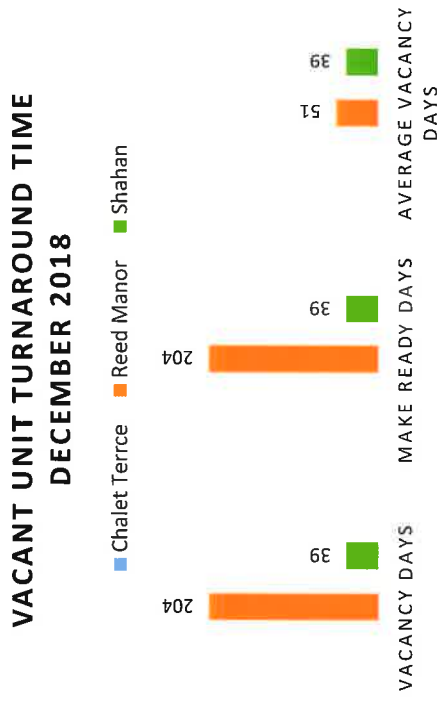
December 2018

Property	Account	EOP	Reason
AMP2	t0000695	12/3/2018	Eviction
AMP3	t0000571	12/4/2018	Deceased
AMP2	t0000490	12/4/2018	Eviction
AMP2	t0000678	12/6/2018	Relocation
AMP3	t0000860	12/10/2018	Relocation

Jackson Housing Commission Vacant Unit Turn Around Report December 2018

Analysis

Five units were turned during December 2018, four at Reed Manor and one at Shahan Blackstone North. Reed Manor turned four units with an average of 51 days.



**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT
Dec-18**

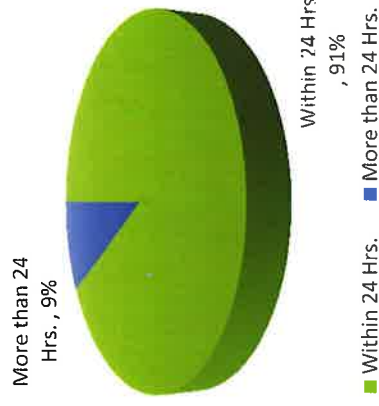
DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
12.6.2018	920	Anthony Gittens \$25 for R. Grubbs mailbox key	91900.2	25.00		
			91800.1	\$ 8.32		\$ 1,661.64
			91800.2	\$ 8.32		
			91800.3	\$ 8.32		
12.6.2018	921	Lynne Smereka mileage reimbursement 11.2.2018-11.30.2018	91800.4	33.25		\$ 1,628.39
12.12.2018	922	Gary Cram mileage reimbursement 12.1.2018-12.5.2018	91800.2	30.52		\$ 1,597.87
12.12.2018	923	Jason Norman quarters for bed bug prep in 2 units	92400.2	20.00		\$ 1,577.87
12.14.2018	924	Jamey Jones hotel reimbursement for HCV training (out of pocket)		89.90		\$ 1,487.97
12.14.2018	925	Roy Nethercott hotel reimbursement for hcv training (out of pocket)		67.35		\$ 1,420.62
12.14.2018	926	Jannaa Pool 25.00 for Mike Lewis' license	91900.1	30.80		\$ 1,389.82
12.19.2018	927	Lynne Smereka court filing cost	91700.2	70.00		\$ 1,319.82
12.20.2018	928	Roy Nethercott mileage reimbursement 12.7.2018-12.13.2018	91800.2	30.80		\$ 1,289.02
			91800.1	\$32.54		
12.20.2018	929	Jannaa Pool mileage reimbursement 11.01.2018-11.30.2018	91800.3	65.08		\$ 1,223.94
12.20.2018	930	Lynne Smereka court filing cost	91700.1	55.00		\$ 1,168.94
				USED:		BALANCE
				\$		\$

Jackson Housing Commission After Hours Emergency Response Report December 2018

Emergency Work Order Breakdown December 2018

Total number of emergency work orders:	67
Total number of emergency work orders completed more than 24 hours:	6
Total number of emergency work orders completed/abated within 24 hours:	61
Percentage of emergency work orders completed/abated within 24 hours:	91 %

Emergency Work Order Completion Rate December 2018



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 2017-18
Jan-18	67,252	\$ 8,482.44	1,587	\$ 11,183.44	-	-	-	\$ -	\$ 19,665.88
Jan-17	52,856	\$ 6,850.81	1,193	\$ 8,693.31	-	-	-	\$ -	\$ 15,544.12
Feb-18	53,483	\$ 7,113.56	1,210	\$ 9,814.33	331,500	\$ 12,218.89	\$ 6,676.54	\$ 18,895.43	\$ 35,823.32
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-18	49,494	\$ 6,669.40	1,020	\$ 8,101.11	25,700	\$ 937.62	\$ 525.03	\$ 1,462.65	\$ 16,233.16
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-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32	-	-	-	\$ -	\$ 14,554.61
Apr-17	36,254	\$ 12,559.54	8	\$ 76.92	-	-	-	\$ -	\$ 12,636.46
May-18	43,613	\$ 5,998.15	428	\$ 3,184.04	263,400	\$ 10,075.32	\$ 5,481.25	\$ 15,556.57	\$ 24,738.76
May-17	45,552	\$ 5,735.68	312	\$ 2,489.97	262,900	\$ 9,189.57	\$ 4,962.93	\$ 14,152.50	\$ 22,378.15
Jun-18	47,512	\$ 6,924.55	408	\$ 2,970.14	43,900	\$ 1,469.15	\$ 837.17	\$ 2,306.32	\$ 12,201.01
Jun-17	42,298	\$ 5,724.13	386	\$ 3,106.90	22,500	\$ 770.40	\$ 426.93	\$ 1,197.33	\$ 10,028.36
Jul-18	64,140	\$ 8,913.78	681	\$ 1,373.15	343,500	\$ 12,481.12	\$ 6,861.34	\$ 19,342.46	\$ 10,286.93
Jul-17	55,164	\$ 7,235.60	223	\$ 1,798.73	382,000	\$ 14,222.86	\$ 8,285.34	\$ 22,508.20	\$ 28,376.79
Aug-18	62,144	\$ 8,701.94	158	\$ 1,235.37	21,800	\$ 827.38	\$ 459.05	\$ 1,286.43	\$ 32,445.51
Aug-17	53,307	\$ 7,072.76	145	\$ 1,197.39	26,500	\$ 1,003.70	\$ 593.23	\$ 1,596.93	\$ 9,556.58
Sep-18	66,713	\$ 8,966.94	173	\$ 1,373.64	-	-	-	\$ -	\$ 11,937.51
Sep-17	49,579	\$ 6,668.97	239	\$ 1,973.39	-	-	-	\$ -	\$ 8,642.36
Oct-18	53,155	\$ 6,798.53	232	\$ 1,865.17	-	-	-	\$ -	\$ 8,663.70
Oct-17	46,679	\$ 5,983.99	231	\$ 1,914.93	-	-	-	\$ -	\$ 7,898.92
Nov-18	45,624	\$ 5,962.02	527	\$ 4,369.13	326,100	\$ 12,432.60	\$ 7,208.41	\$ 19,641.01	\$ 29,972.16
Nov-17	46,743	\$ 5,952.22	564	\$ 3,494.18	290,400	\$ 10,994.57	\$ 5,966.25	\$ 16,960.82	\$ 26,407.22
Dec-18	57,900	\$ 7,263.39	1,018	\$ 9,513.55	29,000	\$ 1,074.19	\$ 638.94	\$ 1,713.13	\$ 18,490.07
Dec-17	51,784	\$ 5,764.27	813	\$ 5,109.51	23,700	\$ 877.86	\$ 490.45	\$ 1,368.31	\$ 12,242.09
2018	665,754	\$ 88,860.99	8,452	\$ 62,471.39	1,428,100	\$ 53,434.33	\$ 30,245.91	\$ 83,680.24	\$ 235,012.62
2017	591,561	\$ 83,160.30	6,463	\$ 45,678.85	1,239,800	\$ 44,941.49	\$ 24,450.52	\$ 69,392.01	\$ 198,231.16

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		WATER		SEWER		TOTAL		TOTAL		
	KW HOURS	NET BILL	MCF	CONSUMP	NET BILL	CCF	CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	TOTAL MONTHLY UTILITY 2017-18
Jan-18	162,240	\$ 20,046.02	1,349		\$ 10,151.46	136,000		\$ 4,086.40		\$ 2,510.91			\$ 6,597.31		\$		\$ 36,794.79
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-18	126,720	\$ 16,500.43	1,230		\$ 9,923.86	115,000		\$ 3,625.83		\$ 2,792.27			\$ 6,418.10		\$		\$ 32,842.39
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-18	125,040	\$ 16,171.87	950		\$ 7,575.31	135,000		\$ 4,100.19		\$ 2,503.98			\$ 6,604.17		\$		\$ 30,351.35
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-18	118,600	\$ 15,478.19	901		\$ 6,668.32	115,000		\$ 3,566.95		\$ 2,143.60			\$ 5,710.55		\$		\$ 27,847.06
Apr-17	114,960	\$ 13,721.92	819		\$ 6,369.58	103,000		\$ 3,063.25		\$ 1,768.47			\$ 4,831.72		\$		\$ 24,923.22
May-18	105,640	\$ 14,146.42	593		\$ 4,312.62	119,000		\$ 3,748.35		\$ 2,227.55			\$ 5,975.90		\$		\$ 24,434.94
May-17	97,240	\$ 12,027.30	517		\$ 3,991.10	121,000		\$ 3,286.58		\$ 2,011.52			\$ 5,298.10		\$		\$ 21,316.50
Jun-18	125,580	\$ 19,720.24	287		\$ 2,099.13	132,000		\$ 4,056.29		\$ 2,458.00			\$ 6,514.29		\$		\$ 28,333.66
Jun-17	124,280	\$ 16,314.56	338		\$ 2,723.58	142,000		\$ 3,754.34		\$ 2,343.38			\$ 6,097.72		\$		\$ 25,135.86
Jul-18	162,800	\$ 21,748.51	207		\$ 1,536.05	108,000		\$ 3,436.47		\$ 2,028.01			\$ 5,464.48		\$		\$ 28,749.04
Jul-17	150,720	\$ 18,870.67	194		\$ 1,532.92	153,000		\$ 4,746.42		\$ 2,942.28			\$ 7,688.70		\$		\$ 28,092.29
Aug-18	152,240	\$ 20,391.54	236		\$ 1,735.36	91,000		\$ 3,181.73		\$ 1,953.14			\$ 5,134.87		\$		\$ 27,261.77
Aug-17	147,963	\$ 18,594.14	175		\$ 1,365.90	144,000		\$ 4,277.54		\$ 2,642.91			\$ 6,920.45		\$		\$ 26,880.49
Sep-18	159,600	\$ 20,466.11	201		\$ 1,502.09	100,350		\$ 3,452.23		\$ 2,115.06			\$ 5,567.29		\$		\$ 27,535.49
Sep-17	177,520	\$ 16,545.24	203		\$ 1,657.80	195,000		\$ 5,459.10		\$ 3,534.52			\$ 8,993.62		\$		\$ 27,196.66
Oct-18	116,480	\$ 14,976.98	264		\$ 2,052.03	177,444		\$ 5,177.21		\$ 3,539.60			\$ 8,716.81		\$		\$ 25,745.82
Oct-17	100,840	\$ 12,620.28	297		\$ 2,379.89	187,000		\$ 5,257.78		\$ 3,383.68			\$ 8,641.46		\$		\$ 23,641.63
Nov-18	113,840	\$ 14,215.37	529		\$ 4,340.60	114,000		\$ 3,735.77		\$ 2,360.72			\$ 6,096.49		\$		\$ 24,652.46
Nov-17	112,000	\$ 13,904.77	564		\$ 3,494.18	172,000		\$ 4,920.28		\$ 3,130.72			\$ 8,051.00		\$		\$ 25,449.95
Dec-18	126,120	\$ 15,771.22	1,102		\$ 10,278.38	140,000		\$ 4,334.71		\$ 2,936.05			\$ 7,270.76		\$		\$ 33,320.36
Dec-17	121,960	\$ 13,260.56	873		\$ 6,351.39	166,000		\$ 4,679.29		\$ 3,002.27			\$ 7,681.56		\$		\$ 27,293.51
2018	1,594,900	\$ 209,632.90	7,849	\$	\$ 62,165.21	1,482,794	\$	\$ 46,502.13	\$	\$ 29,568.89	\$	\$	\$ 76,071.02	\$	\$	\$	\$ 347,869.13
2017	1,442,843	\$ 180,170.42	7,234	\$	\$ 56,046.60	1,745,000	\$	\$ 49,748.45	\$	\$ 30,884.80	\$	\$	\$ 80,633.25	\$	\$	\$	\$ 316,850.27

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017-18
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$	14,127.08	
Jan-17	2,823	\$ 501.07	90	\$ 724.74	217,600	\$ 8,058.63	\$ 4,041.48	\$ 12,100.11	\$	13,325.92	
Feb-18	1,862	\$ 333.96	66	\$ 532.74				\$ -	\$	866.70	
Feb-17	2,623	\$ 468.39	79	\$ 627.20				\$ -	\$	1,095.59	
Mar-18	1,699	\$ 308.46	51	\$ 442.68				\$ -	\$	751.14	
Mar-17	2,454	\$ 436.65	68	\$ 524.70				\$ -	\$	961.35	
Apr-18	1,971	\$ 352.64	61	\$ 472.15	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$	13,048.48	
Apr-17	1,690	\$ 332.20	32	\$ 283.12	190,500	\$ 7,333.36	\$ 3,619.33	\$ 10,952.69	\$	11,568.01	
May-18	1,457	\$ 266.32	17	\$ 176.52				\$ -	\$	442.84	
May-17	1,524	\$ 274.12	16	\$ 145.75				\$ -	\$	419.87	
Jun-18	1,948	\$ 340.26	5	\$ 96.16				\$ -	\$	436.42	
Jun-17	1,950	\$ 339.09	10	\$ 85.50				\$ -	\$	424.59	
Jul-18	2,866	\$ 461.70	4	\$ 74.71	224,100	\$ 9,420.06	\$ 4,671.90	\$ 14,091.96	\$	14,628.37	
Jul-17	2,191	\$ 377.68	4	\$ 85.72	301,600	\$ 11,490.10	\$ 5,936.11	\$ 17,426.21	\$	17,889.61	
Aug-18	2,990	\$ 482.79	4	\$ 78.81				\$ -	\$	561.60	
Aug-17	2,868	\$ 482.54	33	\$ 85.29				\$ -	\$	567.83	
Sep-18	2,798	\$ 447.73	4	\$ 84.61				\$ -	\$	532.34	
Sep-17	1,660	\$ 301.51	5	\$ 97.71				\$ -	\$	399.22	
Oct-18	1,882	\$ 313.19	8	\$ 105.45	256,200	\$ 10,373.24	\$ 5,622.51	\$ 15,995.75	\$	16,414.39	
Oct-17	1,775	\$ 316.28	7	\$ 111.50	245,800	\$ 9,323.14	\$ 4,772.20	\$ 14,095.34	\$	14,523.12	
Nov-18	1,632	\$ 280.17	35	\$ 294.46				\$ -	\$	574.63	
Nov-17	1,499	\$ 266.41	15	\$ 158.56				\$ -	\$	424.97	
Dec-18	2,716	\$ 455.57	123	\$ 702.84				\$ -	\$	1,158.41	
Dec-17	1,687	\$ 260.56	32	\$ 264.35				\$ -	\$	524.91	
2018	27,114	\$ 4,623.60	490	\$ 3,898.17	878,400	\$ 36,430.30	\$ 18,590.33	\$ 55,020.63	\$	63,542.40	
2017	24,744	\$ 4,356.50	391	\$ 3,194.14	955,500	\$ 36,205.23	\$ 18,369.12	\$ 54,574.35	\$	62,124.99	

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		NET		TOTAL	
	KW HOURS	CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	WATER BILL	MONTHLY UTILITY 2017-18	MONTHLY UTILITY 2017-18	
Jan-18	232,785		\$ 29,109.27	3,048	\$ 22,171.94	339,500	\$ 12,557.57	\$ 6,748.97	\$ 19,306.54	\$ 70,587.75				
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-18	182,065		\$ 23,947.95	2,506	\$ 20,270.93	446,500	\$ 15,844.72	\$ 9,468.81	\$ 25,313.53	\$ 69,532.41				
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-18	176,233		\$ 23,149.73	2,021	\$ 16,119.10	160,700	\$ 5,037.81	\$ 3,029.01	\$ 8,066.82	\$ 47,335.65				
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-18	175,295		\$ 22,897.12	1,972	\$ 14,618.79	309,600	\$ 11,732.78	\$ 6,201.46	\$ 17,934.24	\$ 55,450.15				
Apr-17	152,904		\$ 26,613.66	859	\$ 6,729.62	293,500	\$ 10,396.61	\$ 5,387.80	\$ 15,784.41	\$ 49,127.69				
May-18	150,710		\$ 20,410.89	1,038	\$ 7,673.18	382,400	\$ 13,823.67	\$ 7,708.80	\$ 21,532.47	\$ 49,616.54				
May-17	144,316		\$ 18,037.10	845	\$ 6,626.82	383,900	\$ 12,476.15	\$ 6,974.45	\$ 19,450.60	\$ 44,114.52				
Jun-18	175,040		\$ 26,985.05	700	\$ 5,165.43	175,900	\$ 5,525.44	\$ 3,295.17	\$ 8,820.61	\$ 40,971.09				
Jun-17	168,528		\$ 22,377.78	734	\$ 5,915.98	164,500	\$ 4,524.74	\$ 2,770.31	\$ 7,295.05	\$ 35,588.81				
Jul-18	229,806		\$ 31,123.99	892	\$ 2,983.91	332,100	\$ 12,856.53	\$ 6,699.91	\$ 19,556.44	\$ 53,664.34				
Jul-17	208,075		\$ 26,483.95	421	\$ 3,417.37	798,100	\$ 28,717.64	\$ 15,739.73	\$ 44,457.37	\$ 74,358.69				
Aug-18	217,374		\$ 29,576.27	398	\$ 3,049.54	473,000	\$ 17,404.59	\$ 10,238.48	\$ 27,643.07	\$ 60,268.88				
Aug-17	201,270		\$ 26,149.44	353	\$ 2,648.58	165,800	\$ 5,104.92	\$ 3,101.96	\$ 8,206.88	\$ 37,004.90				
Sep-18	229,111		\$ 29,880.78	378	\$ 2,960.34	126,850	\$ 4,455.93	\$ 2,708.29	\$ 7,164.22	\$ 40,005.34				
Sep-17	178,759		\$ 23,515.72	441	\$ 3,728.90	195,000	\$ 5,450.10	\$ 3,534.52	\$ 8,993.02	\$ 36,238.24				
Oct-18	171,517		\$ 22,088.70	504	\$ 4,022.65	433,644	\$ 15,550.45	\$ 9,162.11	\$ 24,712.56	\$ 50,823.91				
Oct-17	149,294		\$ 18,920.55	535	\$ 4,406.32	432,800	\$ 14,580.92	\$ 8,155.88	\$ 22,736.80	\$ 46,063.67				
Nov-18	161,096		\$ 20,457.56	1,091	\$ 9,004.19	440,100	\$ 16,168.37	\$ 9,569.13	\$ 25,737.50	\$ 55,199.25				
Nov-17	160,242		\$ 20,123.40	1,143	\$ 7,146.92	462,400	\$ 15,914.85	\$ 9,096.97	\$ 25,011.82	\$ 52,282.14				
Dec-18	186,736		\$ 23,490.18	2,243	\$ 20,494.77	169,000	\$ 5,408.90	\$ 3,574.99	\$ 8,983.89	\$ 52,968.84				
Dec-17	175,431		\$ 19,285.39	1,718	\$ 11,725.25	189,700	\$ 5,557.15	\$ 3,492.72	\$ 9,049.87	\$ 40,060.51				
2018	2,287,768		\$ 303,117.49	16,791	\$ 128,534.77	3,789,294	\$ 136,366.76	\$ 78,405.13	\$ 214,771.89	\$ 646,424.15				
2017	2,056,280		\$ 267,687.22	14,088	\$ 104,292.39	3,940,300	\$ 130,895.17	\$ 73,704.44	\$ 204,599.61	\$ 577,206.42				