

Jackson Housing Commission

Board of Commissioners

Regular Meeting

March 16, 2022

Reed Manor Board Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
 - Michelle Woods, President
 - Caroline Parker, Commissioner
 - Carmen Wade, Commissioner
 - Josh Burgett, Commissioner
 - James Johnson, Commissioner
4. Motion to approve/change the agenda
5. Public Comments (limited to 3 minutes)
7. Approval of Regular Meeting Minutes: February 16, 2022
8. Approval of the Previously Paid Liabilities: February 2022
9. RESOLUTIONS
 - Resolution Number 2022-04: Collection Losses March 2022
 - Resolution Number 2022-05: Approval of JHC Annual Budget FYE 2023
10. DIRECTOR'S REPORTS
 - Section 8
 - Leasing and HAP Utilization Report
 - Admin Fee Insolvency Update
 - Public Housing
 - Tenant Accounts Receivable
 - Move Outs
 - Vacant Unit Turnaround
 - Executive
 - Balance Sheets
 - Budget v. Actual
 - Petty Cash Fund Register
 - After Hours/Emergency Response Report
 - Utility Costs and Consumption
 - HUD Subsidy Update
11. Other Business
12. ADJOURNMENT

NEXT MEETING: Regular Meeting – April 20, 2022

Jackson Housing Commission
Board of Commissioners
Regular Meeting
March 16, 2022 @ 12:00pm
Reed Manor Board Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday February 16, 2022.

Commissioner Woods called the meeting to order at 12:01 pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:

Michelle Woods
Josh Burgett
James Johnson
Carmen Wade

Also present:

Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Chelsea Poole, Compliance & Contract Specialist
Anita Kelley, Administrative Assistant

Approval of the Regular Meeting Agenda February 16, 2022

Commissioner Burgett MOTIONED to approve the Regular Meeting Agenda . Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker

Commissioner Woods extended an invitation for members of the public to comment; no comments were made.

Approval of the Regular Meeting Minutes January 19, 2022

Commissioner Johnson MOTIONED to table the Regular Meeting Minutes January 19, 2022.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker

Approval of Previously Paid Liabilities-January 2022

Commissioner Johnson MOTIONED to approve the Previously Paid Liabilities- January 2022.
Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker

RESOLUTION 2022-02 Approval of Collection Losses Write-Offs February 2022
Commissioner Burgett MOTIONED to approve the Collection Losses Write-Offs February 2022.
Commissioner Johnson SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker

Directors Report

Section 8

A. Leasing HAP Utilization Report

Public Housing

- B. Tenant Account Receivables
- C. Vacant Unit Turnaround
- D. Move Out Report

Executive Directors Report

- E. PH Income Statement
- F. Petty Cash Fund Register
- G. After Hours/Emergency Response Report
 - More timely closing of work orders
 - Maintenance changes

H. Utility Costs and Consumption

Other Business-Executive Director Reporting:

Tenant Account Receivables are now being reported to Christi and numbers are now down.

Choice Neighborhood Debriefing with HUD and the consultants went well, we are working on a budget to have local community partners come in.

Final amended Choice Neighborhood budget will be done by Monday, which includes one part time staff person to work on community engagement outreach for JHC.

Commissioner Johnson MOTIONED to adjourn to the Regular Meeting at approximately 12:37 PM.
Commissioner Burgett SECONDED and upon voice vote the meeting adjourned.

Respectfully Submitted,

Laurie Ingram, MBA, PHM Executive Director

ATTESTED: Michelle Woods, President

**Jackson Housing Commission
Previously Paid Liabilities
COCC
February 01, 2022- February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4669	cocc	First National Bank Omaha	2/1/2022	02-2022	Check				
						Buffalo Wild Wings, Office Max	cocc	125.00	Buffalo Wild Wing Gift Cards \$125.00
						Buffalo Wild Wings, Office Max	cocc	258.75	FP Mailings \$258.75- Postage Added
						Buffalo Wild Wings, Office Max	cocc	96.51	Office Max \$96.51 1096's/ Envelopes
Total 4669								480.26	
4670	cocc	AT&T	2/1/2022	02-2022	Check				
						287312254822x01142022	cocc	439.24	New Tablet-Employee
Total 4670								439.24	
4671	cocc	TDS Metrocom	2/7/2022	02-2022	Check				
						Due 02.17.2022	cocc	57.99	787-9241
Total 4671								57.99	
4672	cocc	AMAZON	2/9/2022	02-2022	Check				
						448838666384	cocc	27.99	\$27.99 896737673957 KN95 Masks
						448838666384	cocc	71.94	\$71.94 448838666384 Galaxy Cases
						448838666384	cocc	0.27	L634638384955-140 Late Fee
						448838666384	cocc	1.00	L653933486473-140 Late Fee
Total 4672								101.20	
4673	cocc	AccuShred, LLC	2/9/2022	02-2022	Check				
						70857	cocc	28.98	70857 \$28.98 Jan.2022 Document Destruction
Total 4673								28.98	
4674	cocc	GLG PRINT	2/9/2022	02-2022	Check				
						0122-0323	cocc	25.50	A. Kelley Business Cards \$25.50
						0122-0323	cocc	5.00	Additional Change Fees
Total 4674								30.50	
4675	cocc	AMERICAN OFFICE SOLUTIONS	2/9/2022	02-2022	Check				
						31020320	cocc	98.99	31020320 \$98.99 Copier/Fax Monthly Costs
Total 4675								98.99	
4676	cocc	PC Solutions	2/9/2022	02-2022	Check				
						M32090 M32022 M32151	cocc	44.00	M32022 \$44.00 IT Support C. Poole
						M32090 M32022 M32151	cocc	206.80	M32151 \$206.80 Monthly IT Support Contract
Total 4676								250.80	
4677	cocc	THE WATER STORE INC	2/9/2022	02-2022	Check				
						507721	cocc	25.25	501169 \$25.25 Feb.2022 Water/ Cups
Total 4677								25.25	
4678	cocc	YARDI SYSTEMS, INC	2/9/2022	02-2022	Check				
						3756394	cocc	4.50	3756394 \$4.50 Jan.2022 ACH/Check Scan Fees
Total 4678								4.50	
4679	cocc	T-MOBILE	2/9/2022	02-2022	Check				
						964817515 Due 02.13.2022	cocc	203.85	Employee Cellphone/Tablet Cost
Total 4679								203.85	

**Jackson Housing Commission
Previously Paid Liabilities
COCC
February 01, 2022- February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4680	cocc	First National Bank Omaha	2/9/2022	02-2022	Check	Google Apps, 4 All Promos	cocc	135.41	Google Apps \$135.41 Jan.2022
Total 4680								135.41	
4681	cocc	AFLAC	2/14/2022	02-2022	Check	860551	cocc	125.60	860551 \$125.60 Jan.2022 Supplemental Insurance
Total 4681								125.60	
4682	cocc	First National Bank Omaha	2/14/2022	02-2022	Check	Indeed, Macino's, Los Tres, Indeed, Macino's, Los Tres,	cocc cocc	40.82 280.80	\$40.82 Los Tres- Staff Lunch Mancino's \$280.80 Maint. Lunch
Total 4682								321.62	
4683	cocc	Mary Williams-Forbes	2/16/2022	02-2022	Check	02.12.2022-02.17.2022 02.12.2022-02.17.2022 02.12.2022-02.17.2022 02.12.2022-02.17.2022 02.12.2022-02.17.2022 02.12.2022-02.17.2022	cocc cocc cocc cocc cocc cocc	35.00 35.00 35.00 35.00 35.00 35.00	02.12.2022 @\$35.00 a day meal stipend/Temp Displacement 02.13.2022 @\$35.00 a day meal stipend/Temp Displacement 02.14.2022 @\$35.00 a day meal stipend/Temp Displacement 02.15.2022 @\$35.00 a day meal stipend/Temp Displacement 02.16.2022 @\$35.00 a day meal stipend/Temp Displacement 02.17.2022 @\$35.00 a day meal stipend/Temp Displacement
Total 4683								210.00	
4684	cocc	Blue Care Network Of Michigan	2/16/2022	02-2022	Check	220350026750 220350026750	cocc cocc	4,731.55 2,104.76	Admin March.2022 Hospital Ins. Retirees March.2022 Hospital Ins.
Total 4684								6,836.31	
4685	cocc	City Of Jackson - Finance Departme	2/16/2022	02-2022	Check	Jan.2022- Pension Contribution Jan.2022- Pension Contribution	cocc cocc	2,403.02 4,329.69	Employee Admin Contribution Employer Admin Contribution
Total 4685								6,732.71	
4686	cocc	SOCIETY FOR HUMAN RESOURCE	2/16/2022	02-2022	Check	S01555122 Renewal	cocc	229.00	S01555122 Renewal D. Davis 4.1.2022-03.31.2023
Total 4686								229.00	
4687	cocc	WISE CONSULTING	2/16/2022	02-2022	Check	542	cocc	90.00	542 \$90.00 02/2022 Monthly Managed Accounting Fees
Total 4687								90.00	
4688	cocc	BLUE CROSS BLUE SHIELD OF MICH	2/16/2022	02-2022	Check	03.01.2022-03.31.2022 Retiree Ins.	cocc	871.23	Mar.2022 Retiree Ins- Buhler
Total 4688								871.23	
4689	cocc	ADVANCED KIOSKS	2/16/2022	02-2022	Check	RNW2022-127	cocc	1,918.40	RNW2022-127 03.18.2022-03.17.2023 Software Renewal
Total 4689								1,918.40	
4690	cocc	Mary Williams-Forbes	2/22/2022	02-2022	Check				

**Jackson Housing Commission
Previously Paid Liabilities
COCC
February 01, 2022- February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						02.18.2022-02.21.2022 Food Stipend	cocc	35.00	2.18.2022 @\$35 a day food stipend
						02.18.2022-02.21.2022 Food Stipend	cocc	35.00	2.19.2022 @\$35 a day food stipend
						02.18.2022-02.21.2022 Food Stipend	cocc	35.00	2.20.2022 @\$35 a day food stipend
						02.18.2022-02.21.2022 Food Stipend	cocc	35.00	2.21.2022 @\$35 a day food stipend
Total 4690								140.00	
4691	cocc	Mary Williams-Forbes	2/28/2022	02-2022	Check				
						02.24.2022-02.27.2022	cocc	35.00	02.24.2022 @ \$35 A Day Food Stipend
						02.24.2022-02.27.2022	cocc	35.00	02.25.2022 @ \$35 A Day Food Stipend
						02.24.2022-02.27.2022	cocc	35.00	02.26.2022 @ \$35 A Day Food Stipend
						02.24.2022-02.27.2022	cocc	17.50	02.27.2022 @ 17.50 A Day/Check out.
Total 4691								122.50	
Grand Total								19,454.34	

**Jackson Housing Commission
Previously Paid Liabilities
HCV
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55945	hcv	First National Bank Omaha	2/1/2022	02-2022	Check				
						Buffalo Wild Wings, Office Max	hcv	189.00	Compliance Prime \$189 Training S. Boyce
						Buffalo Wild Wings, Office Max	hcv	258.75	FP Mailings \$258.75- Postage Added
						Buffalo Wild Wings, Office Max	hcv	96.51	Office Max \$96.51 1096's/ Envelopes
Total 55945								544.26	
55946	hcv	Jackson Housing Commission	2/7/2022	02-2022	Check				
						Feb.2022 S8 Management Fees	hcv	3,000.00	Feb.2021 S8 Management Fees
Total 55946								3,000.00	
55947	hcv	TDS Metrocom	2/7/2022	02-2022	Check				
						Due 02.17.2022	hcv	71.79	787-6326
Total 55947								71.79	
55948	hcv	AMAZON	2/9/2022	02-2022	Check				
						448838666384	hcv	27.99	\$27.99 896737673957 KN95 Masks
						448838666384	hcv	71.94	\$71.94 448838666384 Galaxy Cases
Total 55948								99.93	
55949	hcv	AccuShred, LLC	2/9/2022	02-2022	Check				
						70857	hcv	28.98	70857 \$28.98 Jan.2022 Document Destruction
Total 55949								28.98	
55950	hcv	DBI BUSINESS INTERIORS	2/9/2022	02-2022	Check				
						239274-2 241998-0	hcv	22.55	239274-2 \$22.55 Calendar
						239274-2 241998-0	hcv	154.48	241998-0 \$154.48 Cover, Pens
Total 55950								177.03	
55951	hcv	AMERICAN OFFICE SOLUTIONS	2/9/2022	02-2022	Check				
						31020320	hcv	98.98	31020320 \$98.98 Copier/Fax Monthly Costs
Total 55951								98.98	
55952	hcv	PC Solutions	2/9/2022	02-2022	Check				
						M32090 M32022 M32151	hcv	48.00	M32090 \$48.00 It Support S. Boyce
						M32090 M32022 M32151	hcv	206.79	M32151 \$206.79 Monthly IT Support Contract
Total 55952								254.79	
55953	hcv	T-MOBILE	2/9/2022	02-2022	Check				
						964817515 Due 02.13.2022	hcv	79.17	Employee Cellphone/Tablet Cost
Total 55953								79.17	
55954	hcv	First National Bank Omaha	2/9/2022	02-2022	Check				
						Google Apps, 4 All Promos	hcv	135.41	Google Apps \$135.41 Jan.2022
Total 55954								135.41	
55955	hcv	AFLAC	2/14/2022	02-2022	Check				
						860551	hcv	250.44	860551 \$250.44 Jan.2022 Supplemental Insurance
Total 55955								250.44	
55956	hcv	Blue Care Network Of Michigan	2/16/2022	02-2022	Check				

**Jackson Housing Commission
Previously Paid Liabilities
HCV
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						220350026750	hcv	4,172.37	Admin March.2022 Hospital Ins.
Total 55956									4,172.37
55957	hcv	City Of Jackson - Finance Departme	2/16/2022	02-2022	Check	Jan.2022- Pension Contribution	hcv	918.68	Employee Admin Contribution
						Jan.2022- Pension Contribution	hcv	1,373.32	Employer Admin Contribution
Total 55957									2,292.00
55958	hcv	MLive Media Group	2/16/2022	02-2022	Check	20008879 Bill Date 12.31.2021	hcv	1,059.86	20008879 \$1059.86 Senior Lofts Opening- Ad
Total 55958									1,059.86
55959	hcv	TALX THE WORK NUMBER	2/16/2022	02-2022	Check	2051155532	hcv	214.94	2051155532 \$214.94 Jan.2022 Pre-Tenant Screening
Total 55959									214.94
55960	hcv	TRANS UNION LLC	2/16/2022	02-2022	Check	01225616	hcv	65.50	01225616 \$65.50 Jan.2022 Pre Tenant Screening
Total 55960									65.50
55961	hcv	The Nelrod Company	2/16/2022	02-2022	Check	12-ZRAR-1529-2021	hcv	190.00	\$190.00 EZ-Reasonable Rent Determination Beginning Dec. 1st.2021
Total 55961									190.00
55962	hcv	WISE CONSULTING	2/16/2022	02-2022	Check	542	hcv	60.00	542 \$60.00 02/2022 Monthly Managed Accounting Fees
Total 55962									60.00
55963	hcv	ADVANCED KIOSKS	2/16/2022	02-2022	Check	RNW2022-127	hcv	1,918.40	RNW2022-127 03.18.2022-03.17.2023 Software Renewal
Total 55963									1,918.40
Grand Total									14,713.85

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69455	ph	Jonathon Kendrick	2/1/2022	02-2022	Check	Jan.2022 Mileage Reimbursement	amp1	162.63	Jan.2022 Mileage Reimbursement 278 Miles*.585
Total 69455								162.63	
69456	ph	First National Bank Omaha	2/1/2022	02-2022	Check	Answer First	amp1	262.18	Answer First \$262.18 After Hours Call Service
						Answer First	amp3	262.18	Answer First \$262.18 After Hours Call Service
						Answer First	amp2	262.19	Answer First \$262.19 After Hours Call Service
Total 69456								786.55	
69457	ph	AT&T	2/1/2022	02-2022	Check	287312254822x01142022	amp1	1,244.38	New Tablet-Employee
						287312254822x01142022	amp2	1,219.47	New Tablet-Employee
						287312254822x01142022	amp3	1,219.48	New Tablet-Employee
Total 69457								3,683.33	
69458	ph	Jackson Housing Commission	2/7/2022	02-2022	Check	Feb.2022 Ph Management Fees	amp1	6,502.60	Feb.2022 Ph Management Fees
						Feb.2022 Ph Management Fees	amp2	12,099.10	Feb.2022 Ph Management Fees
						Feb.2022 Ph Management Fees	amp3	5,809.70	Feb.2022 Ph Management Fees
Total 69458								24,411.40	
69459	ph	Jackson Housing Commission	2/7/2022	02-2022	Check	Feb.2022 Asset Management Fees	amp1	516.00	Feb.2022 Asset Management Fees
						Feb.2022 Asset Management Fees	amp2	1,176.00	Feb.2022 Asset Management Fees
						Feb.2022 Asset Management Fees	amp3	480.00	Feb.2022 Asset Management Fees
Total 69459								2,172.00	
69460	ph	Jackson Housing Commission	2/7/2022	02-2022	Check	Feb.2022 Bookkeeping Fees	amp1	870.00	Feb.2022 Bookkeeping Fees
						Feb.2022 Bookkeeping Fees	amp2	2,168.00	Feb.2022 Bookkeeping Fees
						Feb.2022 Bookkeeping Fees	amp3	908.00	Feb.2022 Bookkeeping Fees
Total 69460								3,946.00	
69461	ph	Seymour Ford Lincoln	2/7/2022	02-2022	Check	Shahan Vehicle Maint.	amp3	2,288.13	FOCS195806 \$2288.13 2011 Ford F-250 Truck Shahan Vehicle Maint.
Total 69461								2,288.13	
69462	ph	TDS Metrocom	2/7/2022	02-2022	Check	Due 02.17.2022	amp2	1,342.26	787-0168 780-0125 780-0181
						Due 02.17.2022	amp1	1,011.31	787-1188
						Due 02.17.2022	amp3	1,039.53	787-6495
Total 69462								3,393.10	
69463	ph	Mary Williams-Forbes	2/9/2022	02-2022	Check	Meal Stipend 2.7.2022-02.11.2022	amp1	35.00	02.07.2022 @\$35 A Day
						Meal Stipend 2.7.2022-02.11.2022	amp1	35.00	02.08.2022 @\$35 A Day
						Meal Stipend 2.7.2022-02.11.2022	amp1	35.00	02.09.2022 @\$35 A Day
						Meal Stipend 2.7.2022-02.11.2022	amp1	35.00	02.10.2022 @\$35 A Day
						Meal Stipend 2.7.2022-02.11.2022	amp1	35.00	02.11.2022 @\$35 A Day
Total 69463								175.00	
69464	ph	Diane McMiller	2/9/2022	02-2022	Check	Meal Stipend 2.7.2022-2.9.2022	amp1	35.00	02.07.2022 \$35.00 a Day
						Meal Stipend 2.7.2022-2.9.2022	amp1	35.00	02.08.2022 \$35.00 a Day
						Meal Stipend 2.7.2022-2.9.2022	amp1	35.00	02.09.2022 \$35.00 a Day
Total 69464								105.00	

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69465	ph	A-1 LOCK SHOP	2/9/2022	02-2022	Check	7520	amp1	1.89 7520 \$1.89	Keys
Total 69465								1.89	
69466	ph	AMAZON	2/9/2022	02-2022	Check	448838666384	amp1	159.96 \$159.96	654495744678 Folding Chairs Cases
						448838666384	amp1	27.99 \$27.99	896737673957 KN95 Masks
						448838666384	amp2	27.99 \$27.99	896737673957 KN95 Masks
						448838666384	amp3	27.99 \$27.99	896737673957 KN95 Masks
						448838666384	amp1	71.93 \$71.93	448838666384 Galaxy Cases
						448838666384	amp3	71.93 \$71.93	448838666384 Galaxy Cases
						448838666384	amp2	71.94 \$71.94	448838666384 Galaxy Cases
Total 69466								459.73	
69467	ph	AMBS CALL CENTER	2/9/2022	02-2022	Check	220100150	amp1	0.08 220100150	\$0.08 Final Bill
						220100150	amp2	0.08 220100150	\$0.08 Final Bill
						220100150	amp3	0.08 220100150	\$0.08 Final Bill
Total 69467								0.24	
69468	ph	AccuShred, LLC	2/9/2022	02-2022	Check	70857	amp2	28.99 70857	\$28.99 Jan.2022 Document Destruction
						70857	amp1	65.95 70857	\$65.95 Jan.2022 Document Destruction
Total 69468								94.94	
69469	ph	ETNA Supply	2/9/2022	02-2022	Check	S104391441.001	amp1	103.11 S104391441.001	Delta Assembly
Total 69469								103.11	
69470	ph	FERGUSON ENTERPRISES, INC.- J	2/9/2022	02-2022	Check	6354593	amp2	219.99 6279151	\$219.99 Drain Snake
						6354593	amp1	138.93 6341219	\$138.93 Trim Kit
						6354593	amp1	14.94 6354349	\$14.94 Flapper
						6354593	amp1	7.64 6354593	\$7.64 Nuts
Total 69470								381.50	
69471	ph	GLG PRINT	2/9/2022	02-2022	Check	0122-0323	amp2	25.50 A. Brand Business Cards	\$25.50
						0122-0323	amp1	25.50 C. Breedlove Business Cards	\$25.50
						0122-0323	amp2	25.50 G. Cram Business Cards	\$25.50
						0122-0323	amp1	25.50 J. Arnold Business Cards	\$25.50
						0122-0323	amp3	25.50 L. Murray Business Cards	\$25.50
						0122-0323	amp2	25.50 R. Hatcher Business Cards	\$25.50
						0122-0323	amp3	25.50 S. Davis Business Cards	\$25.50
						0122-0323	amp2	25.50 T. Pryor Business Cards	\$25.50
Total 69471								204.00	
69472	ph	AMERICAN OFFICE SOLUTIONS	2/9/2022	02-2022	Check	31020320	amp1	98.99 31020320	\$98.99 Copier/Fax Monthly Costs
						31020320	amp2	98.99 31020320	\$98.99 Copier/Fax Monthly Costs
						31020320	amp3	98.99 31020320	\$98.99 Copier/Fax Monthly Costs
Total 69472								296.97	
69473	ph	Granger	2/9/2022	02-2022	Check	23587055	amp1	1,965.74 23587055	\$1965.74 Feb.2022 Reg Cart Service
						23587055	amp2	789.87 23587055	\$789.87 Feb.2022 Reg Cart Service

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						23587055	amp3	245.70	23587057 \$245.70 Feb.2022 Reg Cart Service
						23587055	amp2	2,004.46	23617069 \$2004.46 Yard Service
						23587055	amp3	3,935.50	23617070 \$3935.50 Yard Service
Total 69473								8,941.27	
69474	ph	HAMMOND HARDWARE	2/9/2022	02-2022	Check				
						C405145	amp1	35.78	C404832 \$35.78 Binder Bar
						C405145	amp1	75.54	C405033 \$75.54 Bulbs, De-Icer
						C405145	amp1	88.68	C405091 \$88.68 Stripper, Test Kit
						C405145	amp1	39.75	C405145 \$39.75 Masking Tape
						C405145	amp1	2.48	C405325 \$2.48 Fastener
Total 69474								242.23	
69475	ph	HD Supply Facilities Maintenance	2/9/2022	02-2022	Check				
						9199054630	amp1	84.49	9199054630 \$84.49 Gallon Funnels
Total 69475								84.49	
69476	ph	INK CONTRACTING LLC	2/9/2022	02-2022	Check				
						1718	amp1	5,600.00	1718 \$5600.00 Nov.2021 Mulching Costs
Total 69476								5,600.00	
69477	ph	Lammers Heating & A/C	2/9/2022	02-2022	Check				
						22-0205	amp1	416.00	22-0205 \$416.00 1241 Laurel New Gas Valve
Total 69477								416.00	
69478	ph	MINUTEMAN SEWER & DRAIN INC	2/9/2022	02-2022	Check				
						21-1270	amp1	225.00	21-1270 \$225.00 Minor Plumbing Service 1235 Laurel
Total 69478								225.00	
69479	ph	PC Solutions	2/9/2022	02-2022	Check				
						M32090 M32022 M32151	amp1	206.80	M32151 \$206.80 Monthly IT Support Contract
						M32090 M32022 M32151	amp2	206.80	M32151 \$206.80 Monthly IT Support Contract
						M32090 M32022 M32151	amp3	206.80	M32151 \$206.80 Monthly IT Support Contract
Total 69479								620.40	
69480	ph	PDQ SUPPLY, INC.	2/9/2022	02-2022	Check				
						SI-335787	amp2	70.87	SI-335787 \$70.87 Gasket Door
Total 69480								70.87	
69481	ph	Postmaster	2/9/2022	02-2022	Check				
						3 Mailbox Keys	amp2	25.00	C. Mckee G-19
						3 Mailbox Keys	amp3	25.00	M Campbell 336 Moor
						3 Mailbox Keys	amp3	25.00	N. Zuke 345 Moor
Total 69481								75.00	
69482	ph	SAFETY SYSTEMS INC	2/9/2022	02-2022	Check				
						11474547	amp1	804.00	11474547 \$804.00 Feb.2022-Jan.2023 Lease Maint.
Total 69482								804.00	
69483	ph	PATRIOT PEST CONTROL	2/9/2022	02-2022	Check				
						666	amp2	1,073.66	666 \$1073.66 Monthly Contract Costs
						666	amp1	1,073.67	666 \$1073.67 Monthly Contract Costs
						666	amp3	1,073.67	666 \$1073.67 Monthly Contract Costs
Total 69483								3,221.00	
69484	ph	THE SHERWIN -WILLIAMS CO.	2/9/2022	02-2022	Check				
						4941-8	amp1	590.23	4941-8 \$590.23- Paint for Vacant Units

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						4941-8	amp2	590.24	4941-8 \$590.24- Paint for Vacant Units
						4941-8	amp3	590.24	4941-8 \$590.24- Paint for Vacant Units
Total 69484								1,770.71	
69485	ph	THE HOME DEPOT SUPPLY	2/9/2022	02-2022	Check				
						3014140	amp2	1,017.74	14413 \$1017.74 Fire Alarms, Broom /dust Pan
						3014140	amp1	88.00	3014140 \$88.00 Glass Set, Screw Driver
						3014140	amp3	81.85	6014762 \$81.85 Sherlock Pro, Painter Pad
						3014140	amp2	555.60	9014542 \$555.60 Studs
Total 69485								1,743.19	
69486	ph	THE WATER STORE INC	2/9/2022	02-2022	Check				
						507721	amp3	25.00	497539 \$25.00 Coffee Maker Rent
						507721	amp1	5.00	507721 \$5.00 Feb.2021 Water Dispenser Fee
						507721	amp2	5.00	507722 \$5.00 Feb.2022 Water Dispenser Fee
						507721	amp2	5.00	507723 \$5.00 Feb.2022 Water Dispenser Fee
Total 69486								40.00	
69487	ph	TOMMARK, INC.	2/9/2022	02-2022	Check				
						S7225406.001	amp1	216.90	S7225406.001 \$216.90 Capacitor
Total 69487								216.90	
69488	ph	Trail Supply LLC	2/9/2022	02-2022	Check				
						61816	amp2	1,222.00	61816 \$1222.00 Ice Melt
Total 69488								1,222.00	
69489	ph	White & Hotchkiss, PLLC	2/9/2022	02-2022	Check				
						16045	amp3	101.11	16045 \$101.11 Jan.2022 General Legal Expense
						16045	amp1	104.40	16045 \$104.40 Jan.2022 General Legal Expense
						16045	amp2	244.49	16045 \$244.49 Jan.2022 General Legal Expense
Total 69489								450.00	
69490	ph	YARDI SYSTEMS, INC	2/9/2022	02-2022	Check				
						3756394	amp3	31.75	3756394 \$31.75 Jan.2022 ACH/Check Scan Fees
						3756394	amp1	37.65	3756394 \$37.65 Jan.2022 ACH/Check Scan Fees
						3756394	amp2	97.20	3756394 \$97.20 Jan.2022 ACH/Check Scan Fees
Total 69490								166.60	
69491	ph	THE HOME DEPOT PRO	2/9/2022	02-2022	Check				
						663458453	amp3	47.04	663458453 \$47.04 Window Shades
						663458453	amp3	110.59	663695641 \$110.59 Chrom, 9Volt
						663458453	amp3	109.76	664745668 \$109.76 Window Shades
Total 69491								267.39	
69492	ph	T-MOBILE	2/9/2022	02-2022	Check				
						964817515 Due 02.13.2022	amp1	131.60	Employee Cellphone/Tablet Cost
						964817515 Due 02.13.2022	amp2	406.98	Employee Cellphone/Tablet Cost
						964817515 Due 02.13.2022	amp3	136.11	Employee Cellphone/Tablet Cost
						964817515 Due 02.13.2022	amp1	85.79	Tablet Cost- Tenant/Tablet
						964817515 Due 02.13.2022	amp2	85.79	Tablet Cost- Tenant/Tablet
						964817515 Due 02.13.2022	amp3	85.79	Tablet Cost- Tenant/Tablet
Total 69492								932.06	
69493	ph	First National Bank Omaha	2/9/2022	02-2022	Check				
						Google Apps, 4 All Promos	amp2	225.81	4 All Promos \$225.81 Key Tags - Reed
						Google Apps, 4 All Promos	amp1	135.40	Google Apps \$135.40 Jan.2022
						Google Apps, 4 All Promos	amp2	135.40	Google Apps \$135.40 Jan.2022

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						Google Apps, 4 All Promos	amp3	135.40	Google Apps \$135.40 Jan.2022
Total 69493								632.01	
69494	ph	AFLAC	2/14/2022	02-2022	Check				
						860551	amp1	122.80	860551 \$122.80 Jan.2022 Supplemental Insurance
						860551	amp2	147.80	860551 \$147.80 Jan.2022 Supplemental Insurance
						860551	amp3	82.34	860551 \$82.34 Jan.2022 Supplemental Insurance
Total 69494								352.94	
69495	ph	First National Bank Omaha	2/14/2022	02-2022	Check				
						Indeed, Macino's, Los Tres,	amp1	167.88	Indeed \$167.88 Jan.2022 Job Advertising
						Indeed, Macino's, Los Tres,	amp2	167.89	Indeed \$167.89 Jan.2022 Job Advertising
						Indeed, Macino's, Los Tres,	amp3	167.89	Indeed \$167.89 Jan.2022 Job Advertising
						Indeed, Macino's, Los Tres,	amp1	5.91	Indeed \$5.91 Dec.2022 Job Advertising
						Indeed, Macino's, Los Tres,	amp2	5.91	Indeed \$5.91 Dec.2022 Job Advertising
						Indeed, Macino's, Los Tres,	amp3	5.91	Indeed \$5.91 Dec.2022 Job Advertising
Total 69495								521.39	
69496	ph	Roy Nethercott	2/14/2022	02-2022	Check				
						Jan.2022 Mileage Reimbursement	amp1	8.49	Jan.2022 Mileage Reimbursement 14.50 miles @ .585
Total 69496								8.49	
69497	ph	BIOCLEAN TEAM Inc.	2/16/2022	02-2022	Check				
						I-22-0128	amp3	1,772.00	I-22-0128 \$1772.00 357 Moorman Bio- Cleaning
Total 69497								1,772.00	
69498	ph	Blue Care Network Of Michigan	2/16/2022	02-2022	Check				
						220350026750	amp1	2,974.11	Admin March.2022 Hospital Ins.
						220350026750	amp2	6,401.65	Admin March.2022 Hospital Ins.
						220350026750	amp3	2,691.28	Admin March.2022 Hospital Ins.
						220350026750	amp1	4,803.25	Maint. March.2022 Hospital Ins.
						220350026750	amp2	5,399.06	Maint. March.2022 Hospital Ins.
						220350026750	amp1	1,420.78	Retirees March.2022 Hospital Ins.
						220350026750	amp2	1,946.08	Retirees March.2022 Hospital Ins.
Total 69498								25,636.21	
69499	ph	CONSUMERS ENERGY	2/16/2022	02-2022	Check				
						100035146164 + 14 More	amp3	283.73	KWH Consumption 1472
						100035146164 + 14 More	amp1	7,449.49	KWH Consumption 57489
						100035146164 + 14 More	amp2	10,806.89	MCF Consumption 1109
						100035146164 + 14 More	amp1	11,184.16	MCF Consumption 1196
						100035146164 + 14 More	amp3	511.82	MCF Consumption 52
Total 69499								30,236.09	
69500	ph	COMCAST	2/16/2022	02-2022	Check				
						0369921, 0363940, 0104708 due 2.25.2022	amp3	358.63	11 428 0104708 \$358.63 109 Shahan Internet
						0369921, 0363940, 0104708 due 2.25.2022	amp2	374.18	11 428 0363940 \$374.18 301 Steward Internet
						0369921, 0363940, 0104708 due 2.25.2022	amp3	44.98	11 428 0369921 \$44.98 221 Janke Maint. Garage Internet
Total 69500								777.79	
69501	ph	FERGUSON ENTERPRISES, INC.- J	2/16/2022	02-2022	Check				
						6342945-1, 6342985	amp3	154.63	6342945-1 \$154.63 Tank Belt
						6342945-1, 6342985	amp3	65.55	6342985 \$65.55 Tank Bowl, Tank Belts
Total 69501								220.18	
69502	ph	GLG PRINT	2/16/2022	02-2022	Check				
						0222-0113	amp1	35.66	0222-0113 \$35.66 Business Cards, McMiller, T.jo, Quinn, Gittens, Additional charges

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						0222-0113	amp2	35.67	0222-0113 \$35.67 Business Cards, McMiller, T.jo, Quinn, Gittens, Additional charges
						0222-0113	amp3	35.67	0222-0113 \$35.67 Business Cards, McMiller, T.jo, Quinn, Gittens, Additional charges
Total 69502								107.00	
69503	ph	HAMMOND HARDWARE	2/16/2022	02-2022	Check	E21738	amp3	23.71	E21738 \$23.71 Roller, Cover, Paint Cup
Total 69503								23.71	
69504	ph	Environmental Resources Group	2/16/2022	02-2022	Check	1026	amp1	1,075.00	INV1026 \$1075.00 1216 Laurel Lane Mold Inspection
Total 69504								1,075.00	
69505	ph	Advanced Communications & Data	2/16/2022	02-2022	Check	44598, 17200, 17199, 44617	amp2	422.09	17199-100 \$141.77 44617-100 \$280.32
						44598, 17200, 17199, 44617	amp3	524.84	44598-100 \$283.54 17200-100 \$241.30
Total 69505								946.93	
69506	ph	City Of Jackson - Finance Departm	2/16/2022	02-2022	Check	Jan.2022- Pension Contribution	amp1	622.06	Employee Admin Contribution
						Jan.2022- Pension Contribution	amp2	692.76	Employee Admin Contribution
						Jan.2022- Pension Contribution	amp3	498.12	Employee Admin Contribution
						Jan.2022- Pension Contribution	amp1	1,612.73	Employee Maint. Contribution
						Jan.2022- Pension Contribution	amp2	2,934.18	Employee Maint. Contribution
						Jan.2022- Pension Contribution	amp3	452.50	Employee Maint. Contribution
						Jan.2022- Pension Contribution	amp1	1,120.80	Employer Admin Contribution
						Jan.2022- Pension Contribution	amp2	1,174.58	Employer Admin Contribution
						Jan.2022- Pension Contribution	amp3	897.49	Employer Admin Contribution
						Jan.2022- Pension Contribution	amp1	2,552.58	Employer Maint. Contribution
						Jan.2022- Pension Contribution	amp2	4,950.29	Employer Maint. Contribution
						Jan.2022- Pension Contribution	amp3	815.31	Employer Maint. Contribution
Total 69506								18,323.40	
69507	ph	HireRight, Inc.	2/16/2022	02-2022	Check	G3389375	amp2	82.94	G3389375 \$82.94 Pre Employment Screening- Dingee
Total 69507								82.94	
69508	ph	Jackson Transportation Authority (2/16/2022	02-2022	Check	0031456-IN	amp3	108.67	0031456-IN \$108.67 Jan.2022 Vehicle Gas Cost
						0031456-IN	amp2	301.12	0031456-IN \$301.12 Jan.2022 Vehicle Gas Cost
						0031456-IN	amp1	55.54	0031456-IN \$55.54 Jan.2022 Vehicle Gas Cost
Total 69508								465.33	
69509	ph	Lammers Heating & A/C	2/16/2022	02-2022	Check	12741-43682, 12741-43521	amp3	245.50	12741-43521 \$245.50 421 Madison HVAC Service
						12741-43682, 12741-43521	amp3	106.20	12741-43682 \$106.20 206 Janke HVAC Service
Total 69509								351.70	
69510	ph	M.C. Smith Associates and Architec	2/16/2022	02-2022	Check	3	amp2	6,413.00	#3 \$6413.00 D-Fire Restoration Project
Total 69510								6,413.00	
69511	ph	MODERN WASTE SYSTEMS	2/16/2022	02-2022	Check	74176	amp2	1,352.50	74176 \$1352.50 April.2021 Roll Off- Late Invoicing
Total 69511								1,352.50	
69512	ph	PC Solutions	2/16/2022	02-2022	Check	M32201	amp3	752.99	M32201 \$752.99 R.Mcmiller IT Support/ Shahan

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 69512								752.99	
69513	ph	PATRIOT PEST CONTROL	2/16/2022	02-2022	Check				
						59, 36, 691, 675, 19	amp3	2,435.00	#19 \$2435.00 12 Shahan Units Treated
						59, 36, 691, 675, 19	amp3	3,835.00	#36 \$3835.00 Shahan Pest Maint.
						59, 36, 691, 675, 19	amp3	2,975.00	#59 \$2975.00 Shahan Pest. Maint.
						59, 36, 691, 675, 19	amp3	1,785.00	675 \$1785.00 7 Shahan Units Treated
						59, 36, 691, 675, 19	amp3	1,745.00	691 \$1745.00 9 Shahan Units Treated
Total 69513								12,775.00	
69514	ph	John Sweeter Jr.	2/16/2022	02-2022	Check				
						357 Moorman	amp3	150.00	357 Moorman \$150.00 Clean Out Unit
Total 69514								150.00	
69515	ph	SAFETY SYSTEMS INC	2/16/2022	02-2022	Check				
						524212, 524214, 524213	amp2	25.00	524212 \$25.00 RM Service on Alarm Codes
						524212, 524214, 524213	amp3	25.00	524213 \$25.00 Shahan Service on Codes
						524212, 524214, 524213	amp2	25.00	524214 \$25.00 RM Garage Service on Alarm Codes
Total 69515								75.00	
69516	ph	TALX THE WORK NUMBER	2/16/2022	02-2022	Check				
						2051155532	amp3	214.93	2051155532 \$214.93 Jan.2022 Pre-Tenant Screening
						2051155532	amp1	214.94	2051155532 \$214.94 Jan.2022 Pre-Tenant Screening
Total 69516								429.87	
69517	ph	TRANS UNION LLC	2/16/2022	02-2022	Check				
						01225616	amp2	65.50	01225616 \$65.50 Jan.2022 Pre Tenant Screening
Total 69517								65.50	
69518	ph	The Nelrod Company	2/16/2022	02-2022	Check				
						12-ZRAR-1529-2021	amp1	190.00	\$190.00 EZ-Reasonable Rent Determination Beginning Dec. 1st.2021
						12-ZRAR-1529-2021	amp2	190.00	\$190.00 EZ-Reasonable Rent Determination Beginning Dec. 1st.2021
						12-ZRAR-1529-2021	amp3	190.00	\$190.00 EZ-Reasonable Rent Determination Beginning Dec. 1st.2021
Total 69518								570.00	
69519	ph	WISE CONSULTING	2/16/2022	02-2022	Check				
						542	amp1	33.00	542 \$33.00 02/2022 Monthly Managed Accounting Fees
						542	amp3	36.00	542 \$36.00 02/2022 Monthly Managed Accounting Fees
						542	amp2	81.00	542 \$81.00 02/2022 Monthly Managed Accounting Fees
Total 69519								150.00	
69520	ph	ADVANCED KIOSKS	2/16/2022	02-2022	Check				
						RNW2022-127	amp1	1,918.40	RNW2022-127 03.18.2022-03.17.2023 Software Renewal
						RNW2022-127	amp2	1,918.40	RNW2022-127 03.18.2022-03.17.2023 Software Renewal
						RNW2022-127	amp3	1,918.40	RNW2022-127 03.18.2022-03.17.2023 Software Renewal
Total 69520								5,755.20	
69521	ph	ETNA Supply	2/16/2022	02-2022	Check				
						S104389813.001	amp3	209.08	S104389813.001 \$209.08 Thermostat Valves
Total 69521								209.08	
69522	ph	First National Bank Omaha	2/22/2022	02-2022	Check				
						Mary Williams Forbes- New Bed	amp1	296.80	Mary Williams Forbes- New Bed \$296.80 St. Vincent De Paul
Total 69522								296.80	
69523	ph	Saquenta Arnold	2/28/2022	02-2022	Check				
						02.25.2022-02.28.2022 Food Stipend	amp1	105.00	02.25.2022 @ \$17.50 per 6 people Half Day

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
February 01, 2022-February 28, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						02.25.2022-02.28.2022	Food Stipend	amp1	210.00 02.26.2022 @\$35.00 per 6 people Full Day
						02.25.2022-02.28.2022	Food Stipend	amp1	210.00 02.27.2022 @\$35.00 per 6 people Half Day
						02.25.2022-02.28.2022	Food Stipend	amp1	105.00 02.28.2022 @\$17.50 per 6 people Half Day- Check out
Total 69523								630.00	
69524	ph	HAMMOND HARDWARE	2/28/2022	02-2022	Check				
						C406921	amp1	45.74	C387563 \$45.74 Passage Knob
						C406921	amp1	42.60	C406183 \$42.60 Paint Brushes
						C406921	amp1	84.90	C406308 \$84.90 Rock Salt
						C406921	amp1	25.99	C406706 \$25.99 Thermostat
						C406921	amp1	11.32	C406921 \$11.32 Sealant
						C406921	amp1	40.47	E15657 \$40.47 Flip Knife, Blades
						C406921	amp1	20.23	E18912 \$20.23 Hole Saw
						C406921	amp1	28.79	E20862 \$28.79 Bath Drain
Total 69524								300.04	
Grand Total								181,232.72	

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by President Woods and considered:

RESOLUTION NO. 2022-04

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

AMP 1: Chalet Terrace	\$ -
AMP 2: Reed Manor	\$ 3,256.10
AMP 3: Shahan-Blackstone Apts.	\$ 2,400.64
Total	\$ 5,656.74

The attached Collection Losses Report reflects the delinquent amount of \$ **5,656.74** and is hereby approved for fiscal year 2022 write-off.

Commissioner _____ **MOVED** to adopt the foregoing Resolution as read.
Commissioner _____ **SECONDED** the motion and by roll call 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 March 16, 2022.

Michelle Woods
President

Jackson Housing Commission
Collection Losses
March 2022

Property	Acct #	EOP	Amount
Reed Manor	T0000479	12/15/2021	\$3,256.10
Shahan Blackstone North	T0001337	12/01/2021	\$628.09
Shahan Blackstone North	T0000899	12/08/2021	\$1,772.55

Property	March 2021	March 2022
Chalet Terrace	\$1,227.00	\$ -
Reed Manor	\$200.00	\$3,256.10
Shahan Blackstone North	-	\$2,400.64

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2022-05

WHEREAS, an operating budget shall be developed for each AMP, Section 8 and COCC;

WHEREAS, the operating budget shall be approved by the Board prior to the start of the fiscal year;

WHEREAS, the operating budgets include estimates of all revenue and expenses that directly or indirectly support the operations of each AMP, Section 8 and COCC;

THEREFORE BE IT RESOLVED THAT the Commission adopts the attached Fiscal Year 2022 (April 1, 2022 to March 31, 2023) Operating Budgets for each AMP, COCC and Section 8.

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on March 16, 2022.

Michelle Woods
President



MEMO

To: JHC Board of Commissioners
From: Laurie Ingram, Executive Director
Date: March 16, 2022

RE: Proposed budget for FY2022-2023

Dear Commissioners:

In this month's Board packet you will find our proposed budget for the Fiscal Year beginning April 1, 2022. All of our budgets are balanced this year.

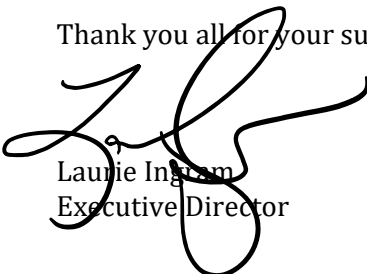
In Public Housing and COCC there is a reliance on consultants and contractors, as we move through both the RAD and Choice Neighborhood programs. I anticipate that Shahan Blackstone and Chalet Terrace will both need budget revisions in the 3rd fiscal quarter, as we move forward with our development partner(s) and RAD financing plans with HUD.

In Section 8, as we move through the year, we will likely see some budget fluctuation as a result of difficulty with voucher-holders ability to locate housing. We are already making changes to the way we lease up, but we have to have more housing stock for people to move to. However, eventually HUD may adjust our monthly HAP allowance downward, because we have not been able to spend the amount that they have anticipated we would, based on previous spending- and that may mean that we have to make some budget adjustments later in the year. In the meantime, we will work to get our leasing numbers up and more vouchers out on the street.

You will notice that in some cost centers staffing costs are lower. This is not due to a purposeful reduction in staffing, but due to 1) the length of time it is taking us to fill positions; and 2) some reorganization that happened at the end of 2021, with some positions that were not refilled. I do not anticipate any significant staffing reorganizations being necessary as we move through this fiscal year.

This has been two years of tremendous change, uncertainty, and upheaval. This budget represents what I hope to be the beginning of better, more stable times for JHC, our staff, and our tenants. There are so many exciting pieces here – Choice Neighborhoods, RAD, tenant supports and services, events, living wages, redevelopment and planning – so many pieces of things that we have been planning for so long. I am so excited to be part of this process, and I am so glad to have this staff, these partners, and all of you along for this ride, as well.

Thank you all for your support, and please let me know if you have any questions or concerns.



Laurie Ingram
Executive Director

"Housing Jackson, one family at a time."



Jackson Housing Commission
Operating Budget - Recap
For Period Ending March 31, 2023

Operating Budget - Chalet Terrace

Operating Income	\$ 1,103,520
Operating Expenses	\$ 1,103,470
Net Profit / (Loss)	<u>\$ 50</u>

Operating Budget - Reed Manor

Operating Income	\$ 1,783,730
Operating Expenses	\$ 1,781,717
Net Profit / (Loss)	<u>\$ 2,013</u>

Operating Budget - Shahan Blackstone

Operating Income	\$ 749,874
Operating Expenses	\$ 744,164
Net Profit / (Loss)	<u>\$ 5,710</u>

Operating Budget - COCC

Operating Income	\$ 506,479
Operating Expenses	\$ 505,682
Net Profit / (Loss)	<u>\$ 797</u>

Operating Budget - Section 8

Operating Income	\$ 2,999,758
Operating Expenses	\$ 2,912,605
Net Profit / (Loss)	<u>\$ 87,153</u>

Jackson Housing Commission			
Operating Budget - Chalet Terrace			
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference
Rent Revenue	\$ 325,000	\$ 293,646	\$ 31,354
Vacancy Lost (5%)	\$ (16,125)	\$ -	\$ (16,125)
Util Reimbursement LIPH	\$ 4,200	\$ 5,733	\$ (1,533)
Rental/Fee Income	\$ 313,075	\$ 299,379	\$ 13,696
Other Income	\$ 5,500	\$ 3,154	\$ 2,346
Laundry and vending	\$ 1,200	\$ 400	\$ 800
Damages	\$ 2,500	\$ 73	\$ 2,427
Late Charges	\$ 9,025	\$ 8,081	\$ 944
Legal Fees - Tenant	\$ 5,200	\$ 2,535	\$ 2,665
Misc Tenant Income	\$ 8,250	\$ 2,256	\$ 5,994
TPA Rent	\$ -	\$ 9,853	\$ (9,853)
TPA Damages	\$ -	\$ 563	\$ (563)
TPA Legal	\$ -	\$ 98	\$ (98)
Total Other Tenant Income	\$ 26,175	\$ 23,859	\$ 2,316
NET TENANT INCOME	\$ 339,250	\$ 323,238	\$ 16,012
GRANT INCOME			
HUD PHA Operating Subsidy Grant	\$ 639,270	\$ 630,831	\$ 8,439
Other Government Grants	\$ -	\$ 29,657	\$ (29,657)
Capital Fund Grants	\$ 125,000	\$ 127,573	\$ (2,573)
TOTAL GRANT INCOME	\$ 764,270	\$ 788,061	\$ (23,791)
Investment Income	\$ -	\$ 35	\$ (35)
Donation Income	\$ -	\$ 1,745	\$ (1,745)
Misc Other Income	\$ -	\$ 1,078	\$ (1,078)
TOTAL OTHER INCOME	\$ -	\$ 2,858	\$ (2,858)
TOTAL OPERATING INCOME	\$ 1,103,520	\$ 1,114,157	\$ (10,637)

EXPENSES

Administrative Salaries	\$ 125,000	\$ 139,738	\$ (14,738)
Annual Bonus	\$ 3,750	\$ 4,192	\$ (442)
Benefit Contribution - Admin	\$ 45,341	\$ 45,431	\$ (90)
Total Admin Salaries	\$ 174,091	\$ 189,361	\$ (15,270)
Legal Expense			
Criminal Background Checks	\$ 33	\$ -	\$ 33
Tenant Screening	\$ 300	\$ 1,435	\$ (1,135)
General Legal Expense	\$ 3,750	\$ 3,124	\$ 626
Total Legal Expense	\$ 4,083	\$ 4,559	\$ (476)
Other Admin Expenses			
Staff Training	\$ 5,000	\$ 1,512	\$ 3,488

Jackson Housing Commission			
Operating Budget - Chalet Terrace			
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference
Travel	\$ -	\$ -	\$ -
Meals	\$ -	\$ -	\$ -
Accounting Fees	\$ 4,000	\$ 3,563	\$ 437
Auditing Fees	\$ 2,200	\$ 10,949	\$ (8,749)
Management Fees	\$ 72,000	\$ 72,960	\$ (960)
Asset Management Fees	\$ 6,192	\$ 6,192	\$ -
Bookkeeping Fees	\$ 4,350	\$ 4,350	\$ -
Total Other Admin Expenses	\$ 93,742	\$ 99,526	\$ (5,784)
Misc Admin Expenses			
Memberships and Fees	\$ 1,400	\$ 860	\$ 540
Advertising	\$ 200	\$ 200	\$ -
Office Supplies	\$ 2,750	\$ 1,460	\$ 1,290
Telephone	\$ 6,600	\$ 6,485	\$ 115
Postage	\$ 750	\$ 902	\$ (152)
Software License Fees	\$ 6,000	\$ 13,996	\$ (7,996)
Copiers	\$ 1,250	\$ 1,227	\$ 23
Software	\$ 1,750	\$ 1,946	\$ (196)
Internet	\$ 3,500	\$ 4,182	\$ (682)
Cell Phones	\$ 2,200	\$ 2,094	\$ 106
Payroll Service Fees	\$ 5,100	\$ 11,000	\$ (5,900)
Small Office Equipment	\$ 400	\$ 464	\$ (64)
Bank Fees	\$ 300	\$ 295	\$ 5
Other Misc Admin Expenses	\$ 1,500	\$ 1,500	\$ -
Total Misc Admin Expenses	\$ 33,700	\$ 46,611	\$ (12,911)
TOTAL ADMINISTRATIVE EXPENSES	\$ 305,616	\$ 340,057	\$ (34,441)
Tenant Services			
Other Tenant Services	\$ 5,500	\$ 6,249	\$ (749)
Tenant Service Contract Costs	\$ 3,750	\$ 3,750	\$ -
Tenant Relocation	\$ 4,500	\$ 6,277	\$ (1,777)
Community Living Room	\$ -	\$ -	\$ -
TOTAL TENANT SERVICES EXPENSES	\$ 13,750	\$ 16,276	\$ (2,526)
Utilities			
Water	\$ 59,200	\$ 56,028	\$ 3,172
Electricity	\$ 74,900	\$ 77,546	\$ (2,646)
Electricity - Vacant Units	\$ -	\$ 167	\$ (167)
Gas	\$ 40,244	\$ 35,678	\$ 4,566
Gas - Vacant Units	\$ -	\$ 153	\$ (153)
Garbage	\$ 29,500	\$ 30,691	\$ (1,191)
Sewer	\$ 32,304	\$ 31,154	\$ 1,150
TOTAL UTILITY EXPENSE	\$ 236,148	\$ 231,417	\$ 4,731

Maintenance Operations

Jackson Housing Commission				
Operating Budget - Chalet Terrace				
For Period Ending March 31, 2023		Budgeted FY2023	Actual FYE2022	Difference
General Maintenance Expense				
Maintenance Salaries	\$	150,000	\$ 185,304	\$ (35,304)
Maintenance Bonuses	\$	5,400	\$ 5,500	\$ (100)
Benefit Contribution - Maint	\$	75,000	\$ 82,276	\$ (7,276)
Maintenance Uniforms	\$	1,200	\$ 1,098	\$ 102
Maintenance Travel/Training	\$	6,000	\$ 1,039	\$ 4,961
Vehicle Gas/Oil	\$	650	\$ 327	\$ 323
Total General Maintenance Expense	\$	238,250	\$ 275,544	\$ (37,294)
Materials				
Supplies - Grounds	\$	3,000	\$ 3,081	\$ (81)
Supplies - Appliances	\$	8,900	\$ 2,224	\$ 6,676
Supplies - Electrical	\$	250	\$ 206	\$ 44
Supplies - Janitorial/Cleaning	\$	2,500	\$ 3,475	\$ (975)
Supplies - Maint/Repairs	\$	50,000	\$ 48,995	\$ 1,005
Supplies - Plumbing	\$	1,200	\$ 2,147	\$ (947)
Total Materials	\$	65,850	\$ 60,128	\$ 5,722
Contract Costs				
Contract - Alarm/Extinguisher	\$	500	\$ 125	\$ 375
Contract - Building Repairs	\$	10,000	\$ 1,258	\$ 8,742
Contract - Painting	\$	1,500	\$ 925	\$ 575
Contract - Electrical	\$	3,200	\$ 1,679	\$ 1,521
Contract - Pest Control	\$	12,000	\$ 28,188	\$ (16,188)
Contract - Flooring	\$	250	\$ 250	\$ -
Contract - Grounds	\$	23,000	\$ 46,000	\$ (23,000)
Contract - Janitorial/Cleaning	\$	3,500	\$ 3,500	\$ -
Contract - Plumbing	\$	18,000	\$ 11,000	\$ 7,000
Contract - Consultants	\$	1,500	\$ 440	\$ 1,060
Contract - Bookkeeping	\$	10,440	\$ 6,090	\$ 4,350
Contract - Fee for Service	\$	100,000	\$ 10,500	\$ 89,500
Contract - HVAC	\$	1,500	\$ 440	\$ 1,060
Contract - Vehicle Maintenance	\$	900	\$ 1,476	\$ (576)
Contract - Elevator	\$	1,000	\$ 1,000	\$ -
Contract - Alarm	\$	5,500	\$ 5,569	\$ (69)
Contract - IT	\$	1,800	\$ 2,269	\$ (469)
Contract - Other	\$	10,000	\$ 15,928	\$ (5,928)
Total Contract Costs	\$	204,590	\$ 136,637	\$ 67,953
TOTAL MAINTENANCE EXPENSES	\$	508,690	\$ 472,309	\$ 36,381

GENERAL EXPENSES

Insurance	\$	15,000	\$ 2,081	\$ 12,919
Property Insurance	\$	12,000	\$ 8,000	\$ 4,000
Liability Insurance	\$	4,240	\$ 1,060	\$ 3,180
PILOT	\$	4,500		\$ 4,500

Jackson Housing Commission			
Operating Budget - Chalet Terrace			
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference
Employee Benefits	\$ 276	\$ 276	\$ -
Retiree Insurnce	\$ 1,375	\$ 1,375	\$ -
Workers Compensation	\$ 359	\$ 359	\$ -
Bad Debt - Tenant Rents	\$ 1,516	\$ 1,516	\$ -
Security/Law Enforcement			\$ -
TOTAL GENERAL EXPENSES	\$ 39,266	\$ 14,667	\$ 24,599
			\$ -
TOTAL EXPENSES	\$ 1,103,470	\$ 1,074,726	\$ 28,744
			\$ -
Net Income (Loss)	\$ 50	\$ 39,431	\$ (39,381)

Jackson Housing Commission				
Operating Budget - Reed Manor				
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference	
Rent Revenue	\$ 692,000	\$ 632,516	\$ 59,484	
Vacancy Lost (5%)	\$ (34,600)	\$ -	\$ (34,600)	
Util Reimbursement LIPH	\$ -	\$ 102	\$ (102)	
Rental/Fee Income	\$ 657,400	\$ 632,618	\$ 24,782	
Other Income				
Laundry and vending	\$ 7,500	\$ 9,448	\$ (1,948)	
Damages	\$ 14,555	\$ 231	\$ 14,324	
Late Charges	\$ 725	\$ 13,575	\$ (12,850)	
Legal Fees - Tenant	\$ 10,500	\$ 1,666	\$ 8,834	
Misc Tenant Income	\$ 1,500	\$ 330	\$ 1,170	
TPA Rent		\$ 16,560	\$ (16,560)	
TPA Damages		\$ (50)	\$ 50	
TPA Legal		\$ 110	\$ (110)	
Total Other Tenant Income	\$ 34,780	\$ 41,870	\$ (7,090)	
NET TENANT INCOME	\$ 692,180	\$ 674,488	\$ 17,692	
			\$ -	
GRANT INCOME			\$ -	
HUD PHA Operating Subsidy Grant	\$ 836,500	\$ 881,633	\$ (45,133)	
Other Government Grants	\$ 225,000	\$ 114,338	\$ 110,662	
Capital Fund Grants	\$ 18,000	\$ 30,003	\$ (12,003)	
TOTAL GRANT INCOME	\$ 1,079,500	\$ 1,025,974	\$ 53,526	
Investment Income	\$ 550	\$ (159,805)	\$ 160,355	
Donation Income	\$ 10,000	\$ 2,157	\$ 7,843	
Misc Other Income	\$ 1,500	\$ 69,802	\$ (68,302)	
TOTAL OTHER INCOME	\$ 12,050	\$ (87,846)	\$ 99,896	
TOTAL OPERATING INCOME	\$ 1,783,730	\$ 1,612,616	\$ 171,114	

EXPENSES

Administrative Salaries	\$ 180,000	\$ 178,391	\$ 1,609	
Annual Bonus	\$ 5,400	\$ 5,351	\$ 49	
Benefit Contribution - Admin	\$ 50,000	\$ 57,992	\$ (7,992)	
Total Admin Salaries	\$ 235,400	\$ 241,734	\$ (6,334)	
Legal Expense				
Criminal Background Checks	\$ 400	\$ 344	\$ 56	
Tenant Screening	\$ 1,500	\$ 914	\$ 586	
General Legal Expense	\$ 12,000	\$ 7,129	\$ 4,871	
Total Legal Expense	\$ 13,900	\$ 8,387	\$ 5,513	
Other Admin Expenses				
Staff Training	\$ 2,500	\$ 887	\$ 1,613	
Travel	\$ -	\$ 68	\$ (68)	
Meals	\$ -	\$ 1,400	\$ (1,400)	
Accounting Fees	\$ 8,400	\$ 8,391	\$ 9	
Auditing Fees	\$ 2,200	\$ 14,484	\$ (12,284)	
Management Fees	\$ 175,000	\$ 161,583	\$ 13,417	
Asset Management Fees	\$ 14,112	\$ 14,112	\$ -	
Bookkeeping Fees	\$ 10,840	\$ 10,840	\$ -	
Total Other Admin Expenses	\$ 213,052	\$ 211,765	\$ 1,287	
Misc Admin Expenses				
Memberships and Fees	\$ 1,500	\$ 534	\$ 966	
Advertising	\$ 200	\$ 1,400	\$ (1,200)	
Office Supplies	\$ 4,775	\$ 5,614	\$ (839)	
Telephone	\$ 15,000	\$ 13,438	\$ 1,562	

Postage	\$	1,700	\$	1,230	\$	470
Software License Fees	\$	9,900	\$	13,672	\$	(3,772)
Copiers	\$	875	\$	1,128	\$	(253)
Software	\$	2,700	\$	2,483	\$	217
Internet	\$	2,650	\$	3,675	\$	(1,025)
Cell Phones	\$	2,700	\$	4,638	\$	(1,938)
Payroll Service Fees	\$	6,100	\$	11,480	\$	(5,380)
Small Office Equipment	\$	-	\$	464	\$	(464)
Bank Fees	\$	2,600	\$	1,617	\$	983
Other Misc Admin Expenses	\$	15,000	\$	11,230	\$	3,770
Total Misc Admin Expenses	\$	65,700	\$	72,603	\$	(6,903)
TOTAL ADMINISTRATIVE EXPENSES	\$	528,052	\$	534,489	\$	(6,437)

Tenant Services

Other Tenant Services	\$	20,000		\$	20,000	
Tenant Service Contract Costs	\$	10,000	\$	9,993	\$	7
Tenant Relocation	\$	2,000	\$	27,564	\$	(25,564)
Community Living Room	\$	11,000		11875	\$	(875)
TOTAL TENANT SERVICES EXPENSES	\$	43,000	\$	49,432	\$	(6,432)

Utilities

Water	\$	45,000	\$	52,154	\$	(7,154)
Electricity	\$	160,000	\$	148,614	\$	11,386
Electricity - Vacant Units					\$	-
Gas	\$	55,000	\$	69,657	\$	(14,657)
Gas - Vacant Units					\$	-
Garbage	\$	60,000	\$	35,813	\$	24,187
Sewer	\$	29,000	\$	30,790	\$	(1,790)
TOTAL UTILITY EXPENSE	\$	349,000	\$	337,028	\$	11,972

Maintenance Operations

General Maintenance Expense

Maintenance Salaries	\$	197,000	\$	291,790	\$	(94,790)
Maintenance Bonuses	\$	5,910	\$	8,753	\$	(2,843)
Benefit Contribution - Maint	\$	98,851	\$	112,438	\$	(13,587)
Maintenance Uniforms	\$	2,000	\$	2,445	\$	(445)
Maintenance Travel/Training	\$	135	\$	6,000	\$	(5,865)
Vehicle Gas/Oil	\$	2,289	\$	2,850	\$	(561)
Total General Maintenance Expense	\$	306,185	\$	424,276	\$	(118,091)

Materials

Supplies - Grounds	\$	-	\$	528	\$	(528)
Supplies - Appliances	\$	5,500	\$	1,375	\$	4,125
Supplies - Electrical	\$	750	\$	638	\$	112
Supplies - Janitorial/Cleaning	\$	7,950	\$	6,691	\$	1,259
Supplies - Maint/Repairs	\$	100,000	\$	91,454	\$	8,546
Supplies - Plumbing	\$	750	\$	1,136	\$	(386)
Total Materials	\$	114,950	\$	101,822	\$	13,128

Contract Costs

Contract - Alarm/Extinguisher	\$	800	\$	244	\$	556
Contract - Building Repairs	\$	5,000	\$	-	\$	5,000
Contract - Painting	\$	5,000	\$	-	\$	5,000
Contract - Electrical	\$	5,000	\$	-	\$	5,000
Contract - Pest Control	\$	75,000	\$	188,047	\$	(113,047)
Contract - Flooring	\$	-	\$	-	\$	-
Contract - Grounds	\$	24,000	\$	23,660	\$	340
Contract - Janitorial/Cleaning	\$	-	\$	5,227	\$	(5,227)
Contract - Plumbing	\$	12,000	\$	9,541	\$	2,459
Contract - Consultants	\$	4,000	\$	5,651	\$	(1,651)
Contract - Bookkeeping	\$	26,000	\$	15,176	\$	10,824

Contract - Fee for Service	\$ 15,000	\$ 3,750	\$ 11,250
Contract - HVAC	\$ 5,000	\$ 1,249	\$ 3,751
Contract - Vehicle Maintenance	\$ 1,500	\$ 1,033	\$ 467
Contract - Elevator	\$ 12,000	\$ 21,447	\$ (9,447)
Contract - Alarm	\$ 7,500	\$ 9,770	\$ (2,270)
Contract - IT	\$ 4,000	\$ 8,376	\$ (4,376)
Contract - Other	\$ 185,000	\$ -	\$ 185,000
Total Contract Costs	\$ 386,800	\$ 293,171	\$ 93,629
TOTAL MAINTENANCE EXPENSES	\$ 807,935	\$ 819,269	\$ (11,334)

GENERAL EXPENSES

Insurance	\$ 16,000	\$ 8,331	\$ 7,669
Property Insurance	\$ 25,000	\$ 18,750	\$ 6,250
Liability Insurance	\$ 6,000	\$ 2,749	\$ 3,251
PILOT	\$ 7,500	\$ 14,984	\$ (7,484)
Employee Benefits	\$ 500	\$ 4,068	\$ (3,568)
Retiree Insurance	\$ -	\$ 15,356	\$ (15,356)
Workers Compensation	\$ -	\$ 883	\$ (883)
Bad Debt - Tenant Rents	\$ (1,270)	\$ (240)	\$ (1,030)
Security/Law Enforcement	\$ -	\$ -	\$ -
TOTAL GENERAL EXPENSES	\$ 53,730	\$ 64,881	\$ (11,151)

TOTAL EXPENSES	\$ 1,781,717	\$ 1,805,099	\$ (23,382)
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Net Income (Loss)	\$ 2,013	\$ (192,483)	\$ 194,496
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Jackson Housing Commission				
Operating Budget - Shahan Blackstone				
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference	
Rent Revenue	\$ 185,000	\$ 170,793	\$ 14,207	
Vacancy Lost (5%)	\$ 9,250	\$ -	\$ 9,250	
Util Reimbursement LIPH	\$ 14,400	\$ 11,362	\$ 3,038	
Rental/Fee Income	\$ 208,650	\$ 182,155	\$ 26,495	

Other Income

Laundry and vending	\$ 500	\$ 419	\$ 81	
Damages	\$ 1,000	\$ 250	\$ 750	
Late Charges	\$ 5,750	\$ 5,387	\$ 363	
Legal Fees - Tenant	\$ 2,500	\$ 680	\$ 1,820	
Misc Tenant Income	\$ -	\$ -	\$ -	
TPA Rent	\$ -	\$ 11,073	\$ (11,073)	
TPA Damages	\$ -	\$ -	\$ -	
TPA Legal	\$ -	\$ 55	\$ (55)	
Total Other Tenant Income	\$ 9,750	\$ 17,864	\$ (8,114)	
NET TENANT INCOME	\$ 218,400	\$ 200,019	\$ 18,381	

GRANT INCOME

HUD PHA Operating Subsidy Grant	\$ 531,474	\$ 522,866	\$ 8,608	
Other Government Grants	\$ -	\$ 22,737	\$ (22,737)	
Capital Fund Grants	\$ -	\$ 7,731	\$ (7,731)	
TOTAL GRANT INCOME	\$ 531,474	\$ 553,334	\$ (21,860)	

Investment Income	\$ -	\$ 35.03	\$ (35)	
Donation Income	\$ -	\$ 1,745	\$ (1,745)	
Misc Other Income	\$ -	\$ 58	\$ (58)	
TOTAL OTHER INCOME	\$ -	\$ 1,838	\$ (1,838)	

TOTAL OPERATING INCOME	\$ 749,874	\$ 755,191	\$ (5,317)	
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EXPENSES

Administrative Expenses

Administrative Salaries	\$ 140,000	\$ 137,990	\$ 2,010	
Annual Bonus	\$ 4,200	\$ 4,139	\$ 61	
Benefit Contribution - Admin	\$ 17,152	\$ 59,354	\$ (42,202)	
Total Admin Salaries	\$ 161,352	\$ 201,483	\$ (40,131)	

Legal Expense			\$ -	
Criminal Background Checks			\$ -	
Tenant Screening	\$ 500	\$ 1,360	\$ (860)	
General Legal Expense	\$ 1,500	\$ 1,443	\$ 57	
Total Legal Expense	\$ 2,000	\$ 2,803	\$ (803)	

Other Admin Expenses			\$ -	
Staff Training	\$ 6,000	\$ 2,162	\$ 3,838	
Travel	\$ -	\$ 68	\$ (68)	
Meals	\$ -	\$ 1,694	\$ (1,694)	
Accounting Fees	\$ 4,200	\$ 3,846	\$ 354	
Auditing Fees	\$ 2,200	\$ 10,949	\$ (8,749)	
Management Fees	\$ 72,000	\$ 68,032	\$ 3,968	
Asset Management Fees	\$ 5,760	\$ 5,760	\$ -	
Bookkeeping Fees	\$ 4,540	\$ 4,540	\$ -	
Total Other Admin Expenses	\$ 94,700	\$ 97,051	\$ (2,351)	

Misc Admin Expenses

Memberships and Fees	\$ 2,000	\$ 893	\$ 1,107	
Advertising	\$ -	\$ 711	\$ (711)	
Office Supplies	\$ 3,000	\$ 1,818	\$ 1,182	
Telephone	\$ 7,500	\$ 7,479	\$ 21	

Postage	\$	750	\$	961	\$	(211)
Software License Fees	\$	10,000	\$	13,996	\$	(3,996)
Copiers	\$	1,300	\$	1,126	\$	174
Software	\$	1,200	\$	1,851	\$	(651)
Internet	\$	3,000	\$	3,756	\$	(756)
Cell Phones	\$	1,680	\$	1,895	\$	(215)
Payroll Service Fees	\$	5,200	\$	11,254	\$	(6,054)
Small Office Equipment	\$	-	\$	464	\$	(464)
Bank Fees	\$	-	\$	86	\$	(86)
Other Misc Admin Expenses	\$	30,000	\$	1,148	\$	28,852
Total Misc Admin Expenses	\$	65,630	\$	47,438	\$	18,192
TOTAL ADMINISTRATIVE EXPENSES	\$	323,682	\$	348,775	\$	(25,093)
				\$		-
Tenant Services				\$		-
Other Tenant Services	\$	6,000	\$	4,505	\$	1,495
Tenant Service Contract Costs	\$	-	\$	-	\$	-
Tenant Relocation	\$	2,000	\$	1,209	\$	791
Community Living Room	\$	-	\$	-	\$	-
TOTAL TENANT SERVICES EXPENSES	\$	8,000	\$	5,714	\$	2,286
				\$		-
Utilities				\$		-
Water	\$	50,000	\$	51,843	\$	(1,843)
Electricity	\$	4,558	\$	3,793	\$	765
Electricity - Vacant Units				\$		-
Gas	\$	3,492	\$	1,873	\$	1,619
Gas - Vacant Units				\$		-
Garbage	\$	25,743	\$	24,081	\$	1,662
Sewer	\$	23,207	\$	30,439	\$	(7,232)
TOTAL UTILITY EXPENSE	\$	107,000	\$	112,029	\$	(5,029)
				\$		-
Maintenance Operations				\$		-
General Maintenance Expense				\$		-
Maintenance Salaries	\$	80,229	\$	137,547	\$	(57,318)
Maintenance Bonuses	\$	11,742	\$	25,266	\$	(13,524)
Benefit Contribution - Maint	\$	-	\$	382	\$	(382)
Maintenance Uniforms	\$	640	\$	1,214	\$	(574)
Maintenance Travel/Training	\$	-	\$	-	\$	-
Vehicle Gas/Oil	\$	640	\$	1,214	\$	(574)
Total General Maintenance Expense	\$	93,251	\$	165,623	\$	(72,372)
				\$		-
Materials				\$		-
Supplies - Grounds	\$	649	\$	2,051	\$	(1,402)
Supplies - Appliances	\$	900	\$	225	\$	675
Supplies - Electrical	\$	200	\$	49	\$	151
Supplies - Janitorial/Cleaning	\$	1,400	\$	1,009	\$	391
Supplies - Maint/Repairs	\$	32,000	\$	27,240	\$	4,760
Supplies - Plumbing	\$	-	\$	-	\$	-
Total Materials	\$	35,149	\$	30,574	\$	4,575
				\$		-
Contract Costs				\$		-
Contract - Alarm/Extinguisher	\$	600	\$	248	\$	352
Contract - Building Repairs	\$	3,000	\$	248	\$	2,752
Contract - Painting	\$	-	\$	-	\$	-
Contract - Electrical	\$	300	\$	406	\$	(106)
Contract - Pest Control	\$	24,000	\$	62,634	\$	(38,634)
Contract - Flooring	\$	1,000	\$	250	\$	750
Contract - Grounds	\$	30,000	\$	68,000	\$	(38,000)
Contract - Janitorial/Cleaning	\$	2,000	\$	1,650	\$	350
Contract - Plumbing	\$	2,000	\$	1,104	\$	896
Contract - Consultants			\$	4,373	\$	(4,373)
Contract - Bookkeeping	\$	15,000	\$	6,318	\$	8,682

Contract - Fee for Service	\$	40,000	\$	-	\$	40,000
Contract - HVAC	\$	1,500	\$	440	\$	1,060
Contract - Vehicle Maintenance	\$	1,000	\$	559	\$	441
Contract - Elevator	\$	-	\$	1,000	\$	(1,000)
Contract - Alarm	\$	3,750	\$	4,681	\$	(931)
Contract - IT	\$	2,000	\$	1,858	\$	142
Contract - Other	\$	2,500	\$	4,452	\$	(1,952)
Total Contract Costs	\$	128,650	\$	158,221	\$	(29,571)
TOTAL MAINTENANCE EXPENSES	\$	257,050	\$	354,418	\$	(97,368)
				\$		-
GENERAL EXPENSES				\$		-

Jackson Housing Commission				
Operating Budget - Section 8				
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference	
Housing Assistance Revenue	\$ 2,706,766	\$ 2,642,530	\$	64,236
Administration Fees	\$ 278,528	\$ 246,939	\$	31,589
Port-In HAP			\$	-
Port-In Admin			\$	-
Grant Income	\$ 2,985,294	\$ 2,889,469	\$	95,825
Investment Income	\$ 6,464	\$ 1,679	\$	4,785
Fraud Recovery	\$ 8,000	\$ 2,000	\$	6,000
Other Income	\$ 14,464	\$ 3,679	\$	10,785
TOTAL OPERATING INCOME	\$ 2,999,758	\$ 2,893,148	\$	106,610
EXPENSES				
Administrative Salaries	\$ 149,869	\$ 110,464	\$	39,405
Annual Bonus	\$ 4,496.00	\$ 3,300	\$	1,196
Employee benefits - Admin	\$ 57,810	\$ 89,484	\$	(31,674)
Total Admin Salaries	\$ 212,175	\$ 203,248	\$	8,927
Legal Expense				
Tenant Screening	\$ 3,600	\$ 2,799	\$	801
General Legal Expense		\$ 140	\$	(140)
Total Legal Expenses	\$ 3,600	\$ 2,939	\$	661
Other Admin Expenses				
Staff Training	\$ 2,000	\$ 2,093	\$	(93)
Accounting Fees	\$ 5,900	\$ 6,134	\$	(234)
Auditing Fees	\$ 2,300	\$ 5,907	\$	(3,607)
Port Out Admin Fees Paid	\$ 750	\$ 850	\$	(100)
Management Fee	\$ 36,000	\$ 36,000	\$	-
Total Other Admin Expense	\$ 46,950	\$ 50,984	\$	(4,034)
Misc Admin Expenses				
Memberships and Fees	\$ 400	\$ 259	\$	141
Advertising	\$ -	\$ 2,951	\$	(2,951)
Office Supplies	\$ 1,300	\$ 1,374	\$	(74)
Telephone	\$ 1,279	\$ 1,062	\$	217
Software License Fees	\$ 10,000	\$ 13,246	\$	(3,246)
Copiers	\$ 500	\$ 926	\$	(426)
Software	\$ -	\$ 3,213	\$	(3,213)
Cell Phones	\$ 1,000	\$ 647	\$	353
Small Office Equipment	\$ -	\$ 464	\$	(464)
Other Misc Admin Expenses	\$ 2,500	\$ 20,392	\$	(17,892)
Total Miscellaneous Admin Expenses	\$ 16,979	\$ 44,534	\$	(27,555)
TOTAL ADMINISTRATIVE EXPENSES	\$ 279,704	\$ 301,705	\$	(22,001)
UTILITIES				
Water	\$ 720	\$ 732	\$	(12)
Garbage	\$ 360	\$ 167	\$	193
Sewer	\$ 360	\$ 264	\$	96
TOTAL UTILITY EXPENSE	\$ 1,440	\$ 1,163	\$	277

Jackson Housing Commission			
Operating Budget - COCC			
For Period Ending March 31, 2023	Budgeted FY2023	Actual FYE2022	Difference
Management Fee	\$ 355,000	\$ 364,051	\$ (9,051)
Asset Management Fee	\$ 26,064	\$ 12,985	\$ 13,079
Bookkeeping Fee	\$ 19,730	\$ 20,642	\$ (912)
CFP Administration Fee	\$ 85,000	\$ 153,000	\$ (68,000)
Other Income	\$ 20,685	\$ 43,664	\$ (22,979)
Revenue Income	\$ 506,479	\$ 594,342	\$ (87,863)
Administrative Salaries	\$ 240,000	\$ 272,940	\$ (32,940)
Annual Bonus	\$ 7,200	\$ 8,188	\$ (988)
Employee benefits - Admin	\$ 120,000	\$ 196,513	\$ (76,513)
Membership and Dues	\$ 5,289	\$ 2,120	\$ 3,169
Telecommunications	\$ 7,522	\$ 2,449	\$ 5,073
Audit Fees	\$ 2,450	\$ 2,200	\$ 250
Staff Travel	\$ 3,000	\$ 1,824	\$ 1,176
Legal Expense	\$ 25,000	\$ 2,000	\$ 23,000
Utilities	\$ 3,000	\$ 1,818	\$ 1,182
Postage	\$ 2,500	\$ 1,241	\$ 1,259
Printing	\$ 2,000	\$ 565	\$ 1,435
Payroll Service	\$ 1,206	\$ 6,212	\$ (5,006)
Office Supplies	\$ 6,000	\$ 6,804	\$ (804)
Employee Contributions	\$ 14,736	\$ 7,971	\$ 6,765
Service Contracts	\$ 6,945	\$ 31,887	\$ (24,942)
Insurance Health Employee Portion	\$ 2,400	\$ 20,559	\$ (18,159)
Aflac/YMCA	\$ 21,808	\$ -	\$ 21,808
Advertising/Marketing	\$ 5,000	\$ -	\$ 5,000
Other Administrative Expenses	\$ 29,625	\$ 41,793	\$ (12,168)
Operating Expenditures	\$ 505,682	\$ 607,084	\$ (101,403)
Net Income (Loss)	\$ 797	\$ (12,742)	\$ 13,539

Leasing and HAP Utilization

CY2022

Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											157,481
January	231,855	196,708	84.8%	413	476.29	84.8%	489	0	1	35,147	192,629
February	210,118	191,897	91.3%	412	465.77	84.2%	489	0	1	18,221	210,851
March							489				
April							489				
May							489				
June							489				
July							489				
August							489				
September							489				
October							489				
November							489				
December							489				
	\$441,973	\$388,605	88.0%	825	\$471.03	84.5%	5,865	\$ -	\$ 2	\$ 53,368	\$210,851

Reasons For Move Out

For Selected Properties

Date = 02/01/2022-02/28/2022

Property	Resident	Name	Move In	Move Out	Days Reason For Move Out
Unit	Code				Occupied
Chalet Terrace(amp1)					
00000148	t0000562		5/11/2018	2/1/2022	1,362.00 Relocating
Total 1					1,362.00
Reed Manor(amp2)					
	t0000227		10/1/2020	2/22/2022	509.00 Death
	t0000041		3/18/1999	2/12/2022	8,367.00 Death
	t0000446		10/12/2020	2/11/2022	487.00 Relocating
	t0000918		8/12/2016	2/28/2022	2,026.00 Skip
	t0000312		4/26/2021	2/14/2022	294.00 Death
Total 5					11,683.00

Summary Information

Reason	Counts	Percentage
Death	3	50.00
Relocating	2	33.33
Skip	1	16.67
Total	6	100.0000

Vacant Unit Turnaround Time

All Public Housing Properties (.alpha)

Units Turned between 02/01/2022 and 02/28/2022

Property:	Shahan-Blackstone(amp3)	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			
							Make Ready	Lease Up	Total non-exempt	
Unit / Move-Out										
103	103 Shahan Drive									
01/01/1900	HUD: MI038000-003 2 BR: 2									
		Vacant - Down	12/02/2021	02/13/2022	74	74	-	-	74	
					<u>74</u>	<u>74</u>	0	0	<u>74</u>	
		Units Turned:	1		Property Totals:	<u>74</u>	<u>74</u>	0	0	<u>74</u>
					Averages:		74.00	0.00	0.00	74.00

Units Turned:	1	Grand Totals:	Vacancy Days	Down	Turnaround Days		
					Make Ready	Lease Up	Total non-exempt
			74	74	0	0	74
		Averages:		74.00	0.00	0.00	74.00

Exempt Days	
Capital Fund	Other
-	-
0	0
0	0
0.00	0.00

Exempt Days	
Capital Fund	Other
0	0
0.00	0.00

Jackson Housing Commission

February 01 2022

			AMP#	AMOUNT	ADJUSTMENT	REMAINING
DATE	TRANS#	DESCRIPTION		<i>USED:</i>		<i>BALANCE</i>
02.10.2022	1288	Gary Cram Jan.2022 Mileage Reimbursement	4150.00.002	\$ 59.09		\$ 1,339.64
02.10.2022	1289	Gary Cram Dec.2021 Mileage Reimbursement	4150.00.002	\$ 81.90		\$ 1,257.74
02.10.2022	1290	Jonathan Kendrick Jan.2022 Mileage Reimbursement	4150.00.002	\$ 17.55		\$ 1,240.19
02.10.2022	1291	Lynne Smereka Dec.2021 Mileage Reimbursement	4150.00.004	\$ 26.10		\$ 1,214.09

Emergency Work Order Detail

All Properties (.all)

Emergency Work Orders active between 02/01/2022 and 03/01/2022

Work Orders Completed within 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1		10542	Emergency	HVAC	no heat	02/03/2022 9:44 AM	02/03/2022 12:12 PM	2.47
amp1		10701	Emergency	HVAC	No heat	02/20/2022 1:51 PM	02/20/2022 3:30 PM	1.65
amp1		10706	Emergency	HVAC	No heat	02/23/2022 9:46 AM	02/23/2022 11:47 AM	2.02
amp1		10574	Emergency	Appliances	fridge	02/06/2022 3:50 PM	02/06/2022 4:50 PM	1.00
amp1		10693	Emergency	HVAC	No heat	02/22/2022 11:24 AM	02/23/2022 9:46 AM	22.37
amp1		10707	Emergency	HVAC	No heat	02/21/2022 9:50 AM	02/21/2022 11:50 AM	2.00
amp1		10589	Emergency	Plumbing	toilet	02/07/2022 4:00 PM	02/07/2022 6:41 PM	2.68
amp1		10635	Emergency	HVAC	No heat	02/11/2022 1:29 PM	02/12/2022 10:06 AM	20.62
amp1		10723	Emergency	Plumbing	Leak	02/24/2022 9:21 AM	02/24/2022 2:00 PM	4.65
amp1		10708	Emergency	HVAC	Heat Issue	02/19/2022 9:56 AM	02/19/2022 9:56 AM	0.00
amp1		10543	Emergency	HVAC	No heat	02/03/2022 2:38 PM	02/03/2022 3:09 PM	0.52
amp1		10713	Emergency	Plumbing	Plumbing Issues	02/21/2022 10:20 AM	02/21/2022 2:22 PM	4.03
amp1		10725	Emergency	HVAC	No heat	02/23/2022 11:09 AM	02/23/2022 1:00 PM	1.85
amp1		10537	Emergency	Plumbing	Toilet	01/31/2022 2:58 PM	02/01/2022 11:21 AM	20.38
amp1		10572	Emergency	HVAC	furnace	02/04/2022 11:00 PM	02/05/2022 12:00 AM	1.00
amp1		10705	Emergency	HVAC	Clogged furnace drain	02/08/2022 9:29 AM	02/08/2022 10:29 AM	1.00
amp1		10539	Emergency	Plumbing	Toilet	02/01/2022 7:30 AM	02/01/2022 11:26 AM	3.93
amp1		10745	Emergency	Plumbing	No hot water	02/25/2022 2:55 PM	02/25/2022 4:00 PM	1.08
amp2		10561	Emergency	Plumbing	toilet	02/04/2022 8:45 AM	02/04/2022 3:45 PM	7.00
amp2		10598	Emergency	HVAC	furnace	02/08/2022 1:06 PM	02/08/2022 3:30 PM	2.40
amp2		10612	Emergency	Plumbing	water heater	02/10/2022 8:28 AM	02/10/2022 9:30 AM	1.03
amp2		10670	Emergency	Plumbing	water heater	02/17/2022 9:49 AM	02/17/2022 11:15 AM	1.43
amp2		10709	Emergency		Unlocked door	02/21/2022 10:02 AM	02/21/2022 10:03 AM	0.02
amp2		10652	Emergency	HVAC	furnace	02/15/2022 8:47 AM	02/15/2022 11:15 AM	2.47
amp2		10566	Emergency	Plumbing	sink	02/06/2022 4:45 PM	02/06/2022 5:00 PM	0.25
amp2		10762	Emergency	Plumbing	kitchen sink	02/28/2022 1:59 PM	02/28/2022 2:47 PM	0.80
amp2		10753	Emergency	Plumbing	leak	02/28/2022 8:47 AM	02/28/2022 1:43 PM	4.93
amp2		10683	Emergency	Appliances	fridge	02/22/2022 9:32 AM	02/22/2022 2:00 PM	4.47
amp2		10562	Emergency	Doors/Locks	lockout	02/04/2022 3:45 PM	02/04/2022 4:00 PM	0.25
amp2		10617	Emergency	Doors/Locks	locks	02/10/2022 10:11 AM	02/10/2022 10:30 AM	0.32
amp2		10620	Emergency			02/10/2022 12:52 PM	02/10/2022 1:15 PM	0.38
amp2		10564	Emergency	Plumbing	leak	02/02/2022 10:30 AM	02/02/2022 11:00 AM	0.50
amp2		10756	Emergency	Plumbing	leak	02/28/2022 11:17 AM	02/28/2022 1:41 PM	2.40
amp2		10544	Emergency	Doors/Locks		02/04/2022 8:25 AM	02/04/2022 10:10 AM	1.75
amp2		10591	Emergency	Doors/Locks	locks	02/08/2022 7:29 AM	02/08/2022 8:15 AM	0.77
amp2		10565	Emergency	Emergency	lockout	02/05/2022 2:45 PM	02/05/2022 3:30 PM	0.75
amp2		10737	Emergency			02/25/2022 10:00 AM	02/25/2022 10:30 PM	12.50
amp2		10606	Emergency	Plumbing	toilet	02/09/2022 9:11 AM	02/09/2022 10:45 AM	1.57
amp2		10638	Emergency			02/14/2022 10:36 AM	02/14/2022 5:00 PM	6.40
amp2		10630	Emergency			02/11/2022 11:15 AM	02/11/2022 12:15 PM	1.00
amp2		10576	Emergency	Plumbing	leak	02/07/2022 10:23 AM	02/07/2022 10:50 AM	0.45
amp2		10600	Emergency	Appliances	freezer	02/08/2022 2:30 PM	02/08/2022 3:00 PM	0.50
amp2		10657	Emergency	Plumbing	toilet	02/15/2022 10:40 AM	02/15/2022 1:30 PM	2.83
amp2		10710	Emergency		Unlocked door	02/21/2022 10:05 AM	02/21/2022 10:05 AM	0.00
amp2		10587	Emergency	Doors/Locks	locks	02/07/2022 3:54 PM	02/07/2022 3:54 PM	0.00
amp2		10712	Emergency		Unclogged Toilet	02/21/2022 10:16 AM	02/21/2022 11:35 AM	1.32
amp2		10624	Emergency			02/11/2022 10:21 AM	02/11/2022 10:37 AM	0.27
amp2		10588	Emergency	HVAC	furnace	02/08/2022 7:18 AM	02/08/2022 8:10 AM	0.87
amp2		10747	Emergency	Plumbing	toilet	02/28/2022 7:29 AM	02/28/2022 1:45 PM	6.27
amp2		10559	Emergency	Emergency	elevator	02/07/2022 8:40 AM	02/07/2022 9:10 AM	0.50
amp2		10590	Emergency	Plumbing	leak	02/07/2022 7:15 PM	02/07/2022 8:15 PM	1.00
amp2		10594	Emergency	Exterior Repairs	salt	02/08/2022 10:34 AM	02/08/2022 10:42 AM	0.13
amp2		10757	Emergency	Doors/Locks	door	02/28/2022 11:22 AM	02/28/2022 12:14 PM	0.87

amp2	10732	Emergency	Emergency	elevator	02/24/2022 2:23 PM	02/24/2022 2:45 PM	0.37
amp2	10569	Emergency	Exterior Repairs	snow removal	02/06/2022 5:00 PM	02/06/2022 6:00 PM	1.00
amp2	10579	Emergency	Doors/Locks		02/07/2022 12:05 PM	02/07/2022 1:10 PM	1.08
amp2	10570	Emergency	Plumbing	water leak	02/05/2022 6:10 PM	02/05/2022 9:15 PM	3.08
amp3	10714	Emergency	Plumbing	Plumbing Issues	02/18/2022 10:29 AM	02/18/2022 11:29 AM	1.00
amp3	10571	Emergency	Plumbing	plumbing	02/04/2022 8:50 PM	02/04/2022 11:00 PM	2.17
amp3	10573	Emergency	Doors/Locks	lockout	02/05/2022 4:00 PM	02/05/2022 4:30 PM	0.50
amp3	10625	Emergency	Plumbing	Hot water heater issues	02/11/2022 10:46 AM	02/11/2022 11:00 PM	12.23
amp3	10608	Emergency	HVAC	Hot water heater problems	02/09/2022 1:12 PM	02/09/2022 2:18 PM	1.10
amp3	10736	Emergency	HVAC	No heat	02/25/2022 9:42 AM	02/25/2022 11:32 AM	1.83
amp3	10626	Emergency	HVAC	No heat	02/11/2022 10:52 AM	02/11/2022 12:00 PM	1.13

Work Orders Completed within 24 Hours

64

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1		10536	Emergency	HVAC	Heat issues	02/01/2022 9:00 AM	02/02/2022 12:04 PM	27
amp1		10724	Emergency	HVAC	No heat	02/24/2022 7:42 AM	02/25/2022 10:08 AM	26
amp2		10547	Emergency	HVAC		02/04/2022 12:59 PM	02/07/2022 8:39 AM	68
amp2		10730	Emergency	Appliances	fridge	02/24/2022 2:14 PM	02/25/2022 3:00 PM	25
amp2		10696	Emergency	Doors/Locks	lock out	02/01/2022 11:33 AM	02/02/2022 2:00 PM	26
amp2		10702	Emergency			02/22/2022 2:00 PM	02/23/2022 2:30 PM	24.50
amp2		10637	Emergency			02/11/2022 1:38 PM	02/14/2022 11:15 AM	70
amp2		10746	Emergency	Plumbing	leak	02/25/2022 3:38 PM	02/28/2022 11:32 AM	68
amp2		10743	Emergency	Plumbing	toilet	02/25/2022 12:42 PM	02/28/2022 11:33 AM	71
amp2		10648	Emergency	Plumbing	water heater	02/15/2022 8:01 AM	02/16/2022 9:10 AM	25
amp2		10398	Emergency	Doors/Locks	locks	01/13/2022 1:08 PM	02/15/2022 12:45 PM	792

Work Orders Completed in more than 24 Hours

11

Total number of emergency work orders:	75
Total number of emergency work orders completed/abated within 24 hours	64
Percentage of emergency work orders completed/abated within 24 hours	85%

Jackson Housing Commission

Public Housing Amp 1

January 01 2022

<u>MONTH</u>	<u>ELECTRICITY</u> <u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>GAS</u> <u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>WATER</u> <u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>TOTAL</u> <u>WATER</u> <u>BILL</u>	<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2021-2022</u>
Jan-22	62,062	\$ 7,685.62	938	\$ 8,787.71	-	-	-	\$ -	\$ 16,473.33
Jan-21	54,576	\$ 7,071.90	1,032	\$ 9,756.36				\$ -	\$ 16,828.26
Feb-22	57,489	\$ 7,449.49	1,196	\$ 11,184.16	236,950	\$ 11,479.48	\$ 6,285.08	\$ 17,764.56	\$ 36,398.21
Feb-21	51,514	\$ 6,955.99	968	\$ 9,266.56	222,590	\$ 13,931.86	\$ 8,195.72	\$ 22,127.58	\$ 38,350.13
Mar-22								\$ -	\$ -
Mar-21	52,550	\$ 6,888.98	1,105	\$ 10,894.61	16,700	\$ 763.31	\$ 456.55	\$ 1,219.86	\$ 19,003.45
Apr-22								\$ -	\$ -
Apr-21	46,066	\$ 5,879.03	658	\$ 5,790.57				\$ -	\$ 11,669.60
May-22								\$ -	\$ -
May-21	40,066	\$ 5,896.58	465	\$ 4,197.31	232,100	\$ 9,917.49	\$ 5,788.15	\$ 15,705.64	\$ 25,799.53
Jun-22								\$ -	\$ -
Jun-21	45,926	\$ 7,233.37	335	\$ 2,734.39	16,300	\$ 763.71	\$ 454.11	\$ 1,217.82	\$ 11,185.58
Jul-22								\$ -	\$ -
Jul-21	64,703	\$ 9,027.46	149	\$ 1,509.71				\$ -	\$ 10,537.17
Aug-22								\$ -	\$ -
Aug-21	59,879	\$ 8,834.51	133	\$ 829.23	391,700	\$ 16,887.57	\$ 9,440.96	\$ 26,328.53	\$ 35,992.27
Sep-22								\$ -	\$ -
Sep-21	67,905	\$ 9,651.22	146	\$ 1,346.87	19,200	\$ 966.46	\$ 538.12	\$ 1,504.58	\$ 12,502.67
Oct-22								\$ -	\$ -
Oct-21	58,209	\$ 7,738.51	212	\$ 2,061.68				\$ -	\$ 9,800.19
Nov-22								\$ -	\$ -
Nov-21	50,327	\$ 7,006.14	341	\$ 3,238.99	281,514	\$ 12,692.90	\$ 6,857.40	\$ 19,550.30	\$ 29,795.43
Dec-22								\$ -	\$ -
Dec-21	56,357	\$ 7,470.21	769	\$ 7,196.95	16,100	\$ 845.73	\$ 468.04	\$ 1,313.77	\$ 15,980.93
2022	119,551	\$ 15,135.11	2,134	\$ 19,971.87	236,950	\$ 11,479.48	\$ 6,285.08	\$ 17,764.56	\$ 52,871.54
2021	648,078	\$ 89,653.90	6,313	\$ 58,823.23	1,196,204	\$ 56,769.03	\$ 32,199.05	\$ 88,968.08	\$ 237,445.21

Jackson Housing Commission

Public Housing Amp 2
January 01 2022

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
Jan-22	105,760	\$ 13,612.75	919	\$ 8,977.70	89,000	\$ 3,936.72	\$ 2,286.57	\$ 6,223.29	\$ 28,813.74
Jan-21	119,040	\$ 15,353.32	940	\$ 8,879.76	152,000	\$ 5,724.04	\$ 4,048.60	\$ 9,772.64	\$ 34,005.72
Feb-22	106,360	\$ 13,771.01	1,109	\$ 10,821.69	105,000	\$ 4,738.89	\$ 2,586.66	\$ 7,325.55	\$ 31,918.25
Feb-21	115,160	\$ 15,454.96	921	\$ 8,879.65	139,000	\$ 5,319.72	\$ 3,088.22	\$ 8,407.94	\$ 32,742.55
Mar-22								\$ -	\$ -
Mar-21	88,960	\$ 14,905.15	1,051	\$ 10,341.75	111,000	\$ 3,775.69	\$ 2,593.29	\$ 6,368.98	\$ 31,615.88
Apr-22								\$ -	\$ -
Apr-21	101,480	\$ 13,495.34	593	\$ 5,200.39	115,000	\$ 4,517.77	\$ 2,683.37	\$ 7,201.14	\$ 25,896.87
May-22								\$ -	\$ -
May-21	92,320	\$ 13,354.87	494	\$ 4,353.68	143,000	\$ 5,524.36	\$ 3,298.95	\$ 8,823.31	\$ 26,531.86
Jun-22								\$ -	\$ -
Jun-21	133,440	\$ 19,209.36	346	\$ 3,215.04	106,000	\$ 4,177.51	\$ 2,481.21	\$ 6,658.72	\$ 29,083.12
Jul-22								\$ -	\$ -
Jul-21	140,840	\$ 19,997.74	206	\$ 1,982.83	139,000	\$ 6,011.31	\$ 3,342.47	\$ 9,353.78	\$ 31,334.35
Aug-22								\$ -	\$ -
Aug-21	143,640	\$ 20,386.63	119	\$ 1,178.20	12,300	\$ 5,353.36	\$ 2,972.61	\$ 8,325.97	\$ 29,890.80
Sep-22								\$ -	\$ -
Sep-21	153,840	\$ 21,390.80	143	\$ 1,463.42	143,000	\$ 6,180.55	\$ 3,436.06	\$ 9,616.61	\$ 32,470.83
Oct-22								\$ -	\$ -
Oct-21	115,680	\$ 15,777.79	183	\$ 1,809.13	119,000	\$ 5,212.62	\$ 2,885.84	\$ 8,098.46	\$ 25,685.38
Nov-22								\$ -	\$ -
Nov-21	94,960	\$ 13,249.11	317	\$ 3,075.14	115,000	\$ 5,032.46	\$ 2,789.60	\$ 7,822.06	\$ 24,146.31
Dec-22								\$ -	\$ -
Dec-21	105,400	\$ 13,969.42	746	\$ 7,286.94	105,000	\$ 4,769.90	\$ 2,594.08	\$ 7,363.98	\$ 28,620.34
2022	212,120	\$ 27,383.76	2,028	\$ 19,799.39	194,000	\$ 8,675.61	\$ 4,873.23	\$ 13,548.84	\$ 60,731.99
2021	1,404,760	\$ 196,544.49	6,059	\$ 57,665.93	1,399,300	\$ 61,599.29	\$ 36,214.30	\$ 97,813.59	\$ 352,024.01

Jackson Housing Commission

Public Housing Amp 3

January 01 2022

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
Jan-22	3,308	\$ 606.88	199	\$ 947.19	262,800	\$ 13,073.52	\$ 6,746.62	\$ 19,820.14	\$ 21,374.21
Jan-21	1,768	\$ 373.13	71	\$ 676.49	338,800	\$ 14,293.27	\$ 8,113.93	\$ 22,407.20	\$ 23,456.82
Feb-22	3,922	\$ 759.36	157	\$ 1,533.97				\$ -	\$ 2,293.33
Feb-21	1,834	\$ 397.79	86	\$ 760.37				\$ -	\$ 1,158.16
Mar-22								\$ -	\$ -
Mar-21	3,277	\$ 674.44	118	\$ 1,028.49				\$ -	\$ 1,702.93
Apr-22								\$ -	\$ -
Apr-21	1,802	\$ 388.85	44	\$ 472.54	305,100	\$ 12,969.36	\$ 7,346.61	\$ 20,315.97	\$ 21,177.36
May-22								\$ -	\$ -
May-21	1,553	\$ 346.01	37	\$ 372.84				\$ -	\$ 718.85
Jun-22								\$ -	\$ -
Jun-21	1,812	\$ 405.20	9	\$ 213.47				\$ -	\$ 618.67
Jul-22								\$ -	\$ -
Jul-21	2,309	\$ 536.37	5	\$ 278.70	364,700	\$ 17,069.98	\$ 9,058.25	\$ 26,128.23	\$ 26,943.30
Aug-22								\$ -	\$ -
Aug-21	2,704	\$ 596.12	1	\$ 205.32			\$ -	\$ -	\$ 801.44
Sep-22								\$ -	\$ -
Sep-21	4,316	\$ 945.19	11	\$ 433.56				\$ -	\$ 1,378.75
Oct-22								\$ -	\$ -
Oct-21	3,587	\$ 810.99	18	\$ 429.05	367,200	\$ 15,554.94	\$ 8,232.00	\$ 23,786.94	\$ 25,026.98
Nov-22								\$ -	\$ -
Nov-21	2,621	\$ 569.53	41	\$ 554.87				\$ -	\$ 1,124.40
Dec-22								\$ -	\$ -
Dec-21	3,161	\$ 569.07	70	\$ 705.66				\$ -	\$ 1,274.73
2022	7,230	\$ 1,366.24	356	\$ 2,481.16	262,800	\$ 13,073.52	\$ 6,746.62	\$ 19,820.14	\$ 23,667.54
2021	30,744	\$ 6,612.69	511	\$ 6,131.36	1,375,800	\$ 59,887.55	\$ 32,750.79	\$ 92,638.34	\$ 105,382.39

Jackson Housing Commission

Public Housing All Amps

January 01 2022

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>NET WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
Jan-22	171,130	\$ 21,905.25	2,056	\$ 18,712.60	351,800	\$ 17,010.24	\$ 9,033.19	\$ 26,043.43	\$ 66,661.28
Jan-21	175,384	\$ 22,798.35	2,043	\$ 19,312.61	490,800	\$ 20,017.31	\$ 12,162.53	\$ 32,179.84	\$ 74,290.80
Feb-22	167,771	\$ 21,979.86	2,462	\$ 23,539.82	341,950	\$ 16,218.37	\$ 8,871.74	\$ 25,090.11	\$ 70,609.79
Feb-21	168,508	\$ 22,808.74	1,975	\$ 18,906.58	361,590	\$ 19,251.58	\$ 11,283.94	\$ 30,535.52	\$ 72,250.84
Mar-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Mar-21	144,787	\$ 22,468.57	2,274	\$ 22,264.85	127,700	\$ 4,539.00	\$ 3,049.84	\$ 7,588.84	\$ 52,322.26
Apr-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Apr-21	149,348	\$ 19,763.22	1,295	\$ 11,463.50	420,100	\$ 17,487.13	\$ 10,029.98	\$ 27,517.11	\$ 58,743.83
May-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
May-21	133,939	\$ 19,597.46	996	\$ 8,923.83	375,100	\$ 15,441.85	\$ 9,087.10	\$ 24,528.95	\$ 53,050.24
Jun-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Jun-21	181,178	\$ 26,847.93	690	\$ 6,162.90	122,300	\$ 4,941.22	\$ 2,935.32	\$ 7,876.54	\$ 40,887.37
Jul-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Jul-21	207,852	\$ 29,561.57	360	\$ 3,771.24	503,700	\$ 23,081.29	\$ 12,400.72	\$ 35,482.01	\$ 68,814.82
Aug-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Aug-21	203,519	\$ 29,817.26	253	\$ 2,212.75	404,000	\$ 22,240.93	\$ 12,413.57	\$ 34,654.50	\$ 66,684.51
Sep-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Sep-21	226,061	\$ 31,987.21	300	\$ 3,243.85	162,200	\$ 7,147.01	\$ 3,974.18	\$ 11,121.19	\$ 46,352.25
Oct-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Oct-21	177,476	\$ 24,327.29	413	\$ 4,299.86	486,200	\$ 20,767.56	\$ 11,117.84	\$ 31,885.40	\$ 60,512.55
Nov-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Nov-21	147,908	\$ 20,824.78	699	\$ 6,869.00	396,514	\$ 17,725.36	\$ 9,647.00	\$ 27,372.36	\$ 55,066.14
Dec-22	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Dec-21	<u>164,918</u>	<u>\$ 22,008.70</u>	<u>1,585</u>	<u>\$ 15,189.55</u>	<u>121,100</u>	<u>\$ 5,615.63</u>	<u>\$ 3,062.12</u>	<u>\$ 8,677.75</u>	<u>\$ 45,876.00</u>
2022	338,901	\$ 43,885.11	4,518	\$ 42,252.42	693,750	\$ 33,228.61	\$ 17,904.93	\$ 51,133.54	\$ 137,271.07
2021	2,080,878	\$ 292,811.08	12,883	\$ 122,620.52	3,971,304	\$ 178,255.87	\$ 101,164.14	\$ 279,420.01	\$ 694,851.61