

Jackson Housing Commission
Board of Commissioners
Regular Meeting
March 17, 2021 @ 12:00pm
Conference Call
Authorized Per Executive Order 2020-15 (COVID-19)

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
4. Motion to approve/change the consent agenda
5. Public Comments (limited to 3 minutes)
6. Approval of Regular Meeting Minutes: February 17, 2021
7. Approval of the Previously Paid Liabilities: February 2021
8. RESOLUTIONS
Resolution No.2021-03: Approval of Collection Losses Write Offs-March 2020
Resolution No.2021-04: Approval of Fair Market Rent (FMR) Schedule Effective June 1, 2021
9. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs (None to report)
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
10. Other Business
11. ADJOURNMENT

NEXT MEETING: Regular Meeting- April 21, 2021-Virtual Meeting

Jackson Housing Commission

Board of Commissioners

Regular Meeting

February 17, 2020

Meeting via Conference Call

Authorized Per State of Michigan Executive Order 2020-15(COVID-19)

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday, February 17, 2021 via conference call and per executive order the broadcast information was widely distributed. Commissioner Woods called the meeting to order at 12:01pm. Participants recited the Pledge of Allegiance.

Upon roll call, attendance was as follows:

Michelle Woods	Present (via conference line)
Caroline Parker	Present (via conference line)
Carmen Wade	Absent (Excused)
Josh Burgett	Present (via conference line)

Also, present:

Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Chelsea Poole, Compliance & Contract Specialist (Entered the meeting at 12:10pm)

21-02-17-01 Commissioner Woods extended an invitation for members of the public to comment; no comments were made.

21-02-17-02 **Approval of the Regular Meeting Minutes January 20, 2021**
Commissioner Burgett **MOTIONED** to approve the Regular Meeting Minutes-January 20, 2021. Commissioner Parker **SECONDED** and upon voice vote the motion adopted:

AYES: M. Woods, C. Parker, J. Burgett
NAYS: None
ABSTAIN: None
ABSENT: C. Wade

21-01-20-03 **Approval of Previously Paid Liabilities January 2021**
Questions were asked regarding previously paid liabilities. Commissioner Parker inquired if staff dedicated to snow removal would reduce the cost the agency currently pays for snow removal. In response Ms. Ingram stated that historically snow was removed by maintenance staff. Leadership is considering performing snow removal again after the two-year contract period with EPM is complete.

Commissioner Burgett **MOTIONED** to approve Previously Paid Liabilities-January 20, 2021. Commissioner Parker **SECONDED** and upon roll call the motion adopted:

AYES: M. Woods, C. Parker, J. Burgett
NAYS: None
ABSTAIN: None
ABSENT: C. Wade

21-02-17-05 Resolution No.2020-02: Approval to Perform Due Diligence for Considered Property on Louis Glick Highway-Purchase from the City of Jackson

Ms. Ingram met with the City of Jackson regarding the potential purchase of a City owned property located on Louis Glick Hwy for future development. Commissioner Burgett acknowledged the seemingly conflict of interest with the seller (the City of Jackson) conducting the environmental review. Ms. Ingram will seek alternatives to the City of Jackson conducting the environmental review, as well as, request previous surveys and preliminary studies concerning the mentioned property.

Commissioner Burgett **MOTIONED** to approve the Executive Director to execute an appraisal and environmental review as part of the due diligence process for the property on Louis Glick Highway. Commissioner Parker **SECONDED** and upon roll call the motion adopted:

AYES: M. Woods, C. Parker, J.Burgett

NAYS: None

ABSTAIN: None

ABSENT: C. Wade

**21-02-17-06 Director's Report
Section 8**

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Account Receivables

C. Vacant Unit Turnaround

D. Move Out Report

Executive Director's Report

E. PH Income Statement

F. Petty Cash Fund Register

G. After Hours/Emergency Response Report

H. Utility Costs and Consumption

Other Business-Executive Director Reporting:

RCPA/RAD Update

The physical needs assessment reports are finalized for Chalet Terrace and Shahan Blackstone North. ADA compliant upgrades, fire detection equipment replacement were the most significant items needing immediate attention. Chalet Terrace is in need of asbestos abatement prior to floor tile removal and renovations. The estimates for overall renovation and modernization are significant at both properties.

A site visit involving newly contracted architects Landon, Bone, Baker Architects (LBBA) and the agency's RAD consultant, DLSConsulting, will take place March 11, 2021. The BOC was invited to participate at their convenience and additional information is forth coming. In addition, recruitment for tenant ambassadors tasked with informing residents about upcoming developments is underway.

Reed Manor D Building Fire Update

The insurance adjusters report is pending until the receipt of quotes for asbestos abatement. Remediation is necessary and must be completed prior to renovating the damaged units in the D Building. In addition, an outpouring of community support continues in response to the fire. The Community Action Agency (CAA) recently authored a grant that provides \$500.00 per unit for the replacement of household items lost in the fire. A host of agencies, individuals and organizations have provided food, household items and monetary support for residents impacted by the fire.

Five-Year Plan Submission

The HUD Field Office provided an incorrect deadline date for the agency's Five-Year Plan submission and later informed that misinformation was given. However, staff did submit necessary documents preventing sanctions from HUD.

Commissioner Parker **MOTIONED** to adjourn the Regular Meeting at approximately 12:50pm. 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 1, 2021 - February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4219	cocc	AFLAC	2/3/2021	02-2021	Check	094790	cocc	188.40	188.40 Jan.2021 \$188.40 #094790 Supplemental Ins.
Total 4219								188.40	
4220	cocc	DBI BUSINESS INTERIORS	2/10/2021	02-2021	Check	195042-0	cocc	9.78	9.78 195042-0 \$9.78 MLA Folders
Total 4220								9.78	
4221	cocc	AMERICAN OFFICE SOLUTIONS	2/10/2021	02-2021	Check	28720353	cocc	92.12	92.12 28720353 \$92.12 Costs of Copies/Faxes Made
Total 4221								92.12	
4222	cocc	PC Solutions	2/10/2021	02-2021	Check	M28669/M28706/M28669	cocc	164.80	164.80 M28669 \$164.80 Feb.2021 IT. Support Cost
Total 4222						M28669/M28706/M28669	cocc	164.80	3.99 M28706 \$3.99 Annual Domain Subscription
4223	cocc	TDS Metrocom	2/10/2021	02-2021	Check	517-787-9241+6 more	cocc	63.97	63.97 517-787-9241 \$63.97
Total 4223								63.97	
4224	cocc	T-MOBILE	2/10/2021	02-2021	Check	964817515 Due 02.13.2021	cocc	299.68	299.68 964817515 \$299.68 Feb.2021 Cell Phone Cost
Total 4224								299.68	
4225	cocc	RENO & CAVANAUGH PLLC	2/10/2021	02-2021	Check	49795	cocc	280.00	280.00 #49795 \$280.00 General Legal Expenses
Total 4225								280.00	
4226	cocc	WISE CONSULTING	2/10/2021	02-2021	Check	4007399	cocc	90.00	90.00 399 \$90.00 Feb.2021 Accounting Costs
Total 4226								90.00	
4227	cocc	American Office Solutions	2/10/2021	02-2021	Check	IN256533	cocc	92.70	92.70 IN256533 \$92.70 Rented Printers Telework Cost
Total 4227								92.70	
4228	cocc	Christoff & Sons Floor Covering Inc.	2/10/2021	02-2021	Check	14668/14669	cocc	673.20	673.20 14668/14669 \$673.20 Office Disinfecting Covid-19
Total 4228								673.20	
4229	cocc	First National Bank Omaha	2/10/2021	02-2021	Check	Baymont, Compliance, Google	cocc	103.43	103.43 Google Apps \$103.43 Jan.2021
Total 4229								103.43	
4230	cocc	AccuShred, LLC	2/22/2021	02-2021	Check	62936	cocc	27.65	27.65 62936 \$27.65 Jan.2021 Document Destruction
Total 4230								27.65	
4231	cocc	Blue Care Network Of Michigan	2/22/2021	02-2021	Check	21036003365	cocc	4,789.03	4,789.03 March.2021 Admin Hospital Insurance.
Total 4231						21036003365	cocc	4,789.03	2,161.44 March.2021 Retiree Hospital Insurance

**Jackson Housing Commission
Previously Paid Liabilities
COCC**

February 1, 2021 - February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4232	cocc	Christoff & Sons Floor Covering Inc.	2/22/2021	02-2021	Check	14670	cocc	157.86	14670 \$157.86 Covid-19 Office Disinfecting
Total 4232								157.86	
4233	cocc	BLUE CROSS BLUE SHIELD OF MICHIGAN	2/22/2021	02-2021	Check	03.01.2021-03.31.2021	cocc	845.35	March.2021 \$845.35 Retiree Hospital Ins
Total 4233								845.35	
4234	cocc	Gregory Monroe	2/22/2021	02-2021	Check	Cares Act/Boots/ Gift Card Cares Act/Boots/ Gift Card	cocc	185.50	185.50 Apr.2020-Jan.2021 Telework/Distant Learning
Total 4234								205.50	20.00 Gift Card Reimbursement \$20.00
4235	cocc	Milive Media Group	2/22/2021	02-2021	Check	20008879 Bids/Affidavit Invoice	cocc	167.20	20008879 \$ 167.20 Bids/Affidavit Invoice
Total 4235								167.20	
4236	cocc	MICHBUSINESS	2/22/2021	02-2021	Check	MBPA41026	cocc	130.00	130.00 MBPA41026 \$130.00 1-Year Membership
Total 4236								130.00	
4237	cocc	Christoff & Sons Floor Covering Inc.	2/26/2021	02-2021	Check	14672/14671	cocc	315.72	14672/14671 \$315.72 Covid-19 Office Disinfecting
Total 4237								315.72	
4238	cocc	City Of Jackson - Finance Department	2/26/2021	02-2021	Check	Jan.2021 Pension Contribution Jan.2021 Pension Contribution	cocc	2,074.38	Admin Employee Pension Contribution
Total 4238								5,700.78	3,626.40 Admin Employer Pension Contribution
4239	cocc	Davis	2/26/2021	02-2021	Check	Dec.2020, Jan.2021 Cares Reimbursement Dec.2020, Jan.2021 Cares Reimbursement Dec.2020, Jan.2021 Cares Reimbursement	cocc	79.98	Verizon Cellphone Telework Dec.2020
Total 4239								380.07	80.09 Verizon Cellphone Telework Jan.2021 110.00 Xfinity Internet Telework Dec.2020 110.00 Xfinity Internet Telework Jan.2021
4240	cocc	KCL GROUP BENEFITS	2/26/2021	02-2021	Check	March.2021 LTD/STD Life AD&D Ins.	cocc	306.57	March.2021 \$306.57 LTD/STD Life AD&D Ins.
Total 4240								306.57	
4241	cocc	WISE CONSULTING	2/26/2021	02-2021	Check	407	cocc	421.87	#407 \$421.88 01/2021 Financials Cost
Total 4241								421.87	
4242	cocc	HARRG, INC	2/26/2021	02-2021	Check	HG00108373	cocc	13,394.70	HG00108373 \$13394.70 Commercial, Claims Made, Employment, Terrorism, Mold Ins.
Total 4242								13,394.70	
4243	cocc	MICHBUSINESS	2/26/2021	02-2021	Check	38191	cocc	30.00	38191 \$30.00 March.2021 Cobra Billing
Total 4243								30.00	
4244	cocc	Housing Insurance Services, Inc	2/26/2021	02-2021	Check				

**Jackson Housing Commission
Previously Paid Liabilities**

COCC

February 1, 2021 - February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						HAPIL00038500 Inv#814	COCC	47,868.90	HAPIL00038500 Inv#814 \$47868.90 Property Insurance
Total 4244								47,868.90	
4245	COCC	Unemployment Insurance Agency	2/26/2021	02-2021	Check	Acct#2005346000	COCC	10.06	10.06 Acct#2005346000 \$10.06 Outstanding Balance
Total 4245								10.06	
Grand Total								78,974.77	

**Jackson Housing Commission
Previously Paid Liabilities
HCV**

February 1, 2021-February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55613	hcv	AFLAC	2/3/2021	02-2021	Check	094790	hcv	375.66	Jan.2021 \$375.66 #094790 Supplemental Ins.
Total 55613								375.66	
55614	hcv	AMERICAN OFFICE SOLUTIONS	2/10/2021	02-2021	Check	28720353	hcv	92.13	28720353 \$92.13 Costs of Copies/Faxes Made
Total 55614								92.13	
55615	hcv	Jackson Housing Commission	2/10/2021	02-2021	Check	S8 Inspection Fees- Cram-	hcv	1,358.10	S8 Inspection Fees \$1358.10 G.Cram
Total 55615								1,358.10	
55616	hcv	Jackson Housing Commission	2/10/2021	02-2021	Check	Feb.2021 S8 Management Fee	hcv	3,000.00	Feb.2021 \$3000.00 S8 Management Fee
Total 55616								3,000.00	
55617	hcv	PC Solutions	2/10/2021	02-2021	Check	M28699/M28706/M28669	hcv	164.79	M28669 \$164.79 Feb.2021 IT- Support Cost
Total 55617								164.79	4.00 M28706 \$4.00 Annual Domain Subscription
55618	hcv	TALK THE WORK NUMBER	2/10/2021	02-2021	Check	1002408024	hcv	52.18	1002408024 \$52.18 Pre Tenant Screening
Total 55618								52.18	
55619	hcv	TDS Metrocom	2/10/2021	02-2021	Check	517-787-9241+6 more	hcv	86.61	517-787-9241+6 more
Total 55619								86.61	
55620	hcv	T-MOBILE	2/10/2021	02-2021	Check	964817515 Due 02.13.2021	hcv	102.03	964817515 \$102.03 Feb.2021 Cell Phone Cost
Total 55620								102.03	
55621	hcv	RENO & CAVANAUGH PLLC	2/10/2021	02-2021	Check	49795	hcv	280.00	#49795 \$280.00 General Legal Expenses
Total 55621								280.00	
55622	hcv	WISE CONSULTING	2/10/2021	02-2021	Check	400/ 399	hcv	60.00	399 \$60.00 Feb.2021 Accounting Costs
Total 55622								60.00	262.50 400 \$262.50 HCV Letter Programming
55623	hcv	American Office Solutions	2/10/2021	02-2021	Check	IN256533	hcv	92.70	IN256533 \$92.70 Rented Printers Telework Cost
Total 55623								92.70	
55624	hcv	Christoff & Sons Floor Covering Inc	2/10/2021	02-2021	Check	14668/14669	hcv	315.72	14668/14669 \$315.72office Disinfecting Covid-19
Total 55624								315.72	
55625	hcv	First National Bank Omaha	2/10/2021	02-2021	Check	Baymont, Compliance, Google	hcv	103.43	Google Apps \$103.43 Jan.2021
Total 55625								103.43	
55626	hcv	AccuShred, LLC	2/22/2021	02-2021	Check				

**Jackson Housing Commission
Previously Paid Liabilities**

February 1, 2021-February 28, 2021

HCV

Invoice #

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Property	Amount	Notes
Total 55626						hcv	27.65 62936 \$27.65 Jan.2021 Document Destruction	
55627	hcv	Blue Care Network Of Michigan	2/22/2021	02-2021	Check		27.65	
Total 55627						hcv	3,507.23	March.2021 Admin Hospital Insurance.
55628	hcv	Christoff & Sons Floor Covering Inc	2/22/2021	02-2021	Check		3,507.23	
Total 55628						hcv	336.60	14670 \$336.60 Covid-19 Office Disinfecting
55629	hcv	Christoff & Sons Floor Covering Inc	2/26/2021	02-2021	Check		673.20	14672/14671 \$673.20 Covid-19 Office Disinfecting
Total 55629						hcv	673.20	
55630	hcv	City Of Jackson - Finance Departm	2/26/2021	02-2021	Check		904.28	Admin Employee Pension Contribution
Total 55630						hcv	1,317.74	Admin Employer Pension Contribution
55631	hcv	DBI BUSINESS INTERIORS	2/26/2021	02-2021	Check		2,222.02	
Total 55631						hcv	258.31	198192-0 \$258.31 Paper, Scissors, Glue
55632	hcv	GLG PRINT	2/26/2021	02-2021	Check		275.00	E-65034 \$275.00 Envelopes
Total 55632						hcv	275.00	
55633	hcv	KCL GROUP BENEFITS	2/26/2021	02-2021	Check		109.62	March.2021 \$109.62 LTD/STD Life AD&D Ins.
Total 55633						hcv	109.62	
55634	hcv	WISE CONSULTING	2/26/2021	02-2021	Check		281.25	#407 \$281.25 01/2021 Financials Cost
Total 55634						hcv	281.25	
55635	hcv	HARRG, INC	2/26/2021	02-2021	Check		8,929.80	HG00108373 \$8929.80 Commercial, Claims Made, Employment, Terrorism, Mold Ins.
Total 55635						hcv	8,929.80	
55636	hcv	Housing Insurance Services, Inc	2/26/2021	02-2021	Check		31,912.60	HAPIL00038500 Inv#814 \$31912.60 Property Insurance
Total 55636						hcv	31,912.60	
Grand Total							54,883.13	

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing**

February 1, 2021-February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
67910	ph	AFLAC	2/3/2021	02-2021	Check				
Total 67910								251.28 Jan.2021 \$251.28 #094790 Supplemental Ins. 395.49 Jan.2021 \$395.49 #094790 Supplemental Ins. 80.28 Jan.2021 \$80.28 #094790 Supplemental Ins. 727.05	
67911	ph	HOLIDAY INN	2/3/2021	02-2021	Check				
Total 67911								2,419.20 Barton \$1209.60 Belden \$1209.60 1,209.60 Dingee \$1209.60 All Displaced/ Fire Reed 1,310.40 Glaspie \$100.00 Cox \$1209.60 2,419.20 Hill \$109.60 Cook \$1209.60 2,419.20 Larson \$1209.60 Brown \$1209.60 2,419.20 McNeil \$1209.60 Meyers \$1209.60 2,419.20 Snow \$1209.60 Valdez \$1209.60 2,419.20 Wahr \$1209.60 Letts \$1209.60 17,035.20	
67912	ph	A-1 LOCK SHOP	2/10/2021	02-2021	Check	7098	amp1	97.58	7098 \$97.58 Keys/Deadbolts
Total 67912								97.58	
67913	ph	AMBS CALL CENTER	2/10/2021	02-2021	Check				
Total 67913								167.12 210110145 \$167.12 Feb.2021 After Hours Call Services 172.55 210110145 \$172.55 Feb.2021 After Hours Call Services 404.08 210110145 \$404.08 Feb.2021 After Hours Call Services 743.75	
67914	ph	CASLER HARDWARE	2/10/2021	02-2021	Check				
Total 67914								24.48 I-35452 \$24.48 Meter/Basket 24.48	
67915	ph	CONSUMERS ENERGY	2/10/2021	02-2021	Check				
Total 67915								120.56 KWH Consumption 460 105.10 KWH Consumption 465 21.20 KWH Consumption 80 3,680.46 MCF Consumption 389 82.88 MCF Consumption 10 26.20 MCF Consumption 2 427.87 MCF Consumption 21 4,464.27	
67916	ph	COMCAST	2/10/2021	02-2021	Check				
Total 67916								116.85 4280358478 \$116.85 410 E. High Internet 216.22 4280369913 \$216.22 316 Barbary Internet 333.07	
67917	ph	GARY CRAM	2/10/2021	02-2021	Check				
Total 67917								86.83 Jan.2021 Mileage Reimbursement 97.75 Nov, Dec 2020 Mileage Reimbursement 184.58	
67918	ph	ETNA Supply	2/10/2021	02-2021	Check				
Total 67918								43.73 S103863009.001 \$43.73 PVCs 43.73	

Jackson Housing Commission
Previously Paid Liabilities
Public Housing

February 1, 2021 - February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month Payment Method	Invoice #	Property	Amount	Notes
67919	ph	GLG PRINT	2/10/2021	02-2021	0221-0076	amp3	25.50	0221-0076 \$25.50 Brand business cards
Total 67919					0221-0076	amp2	51.00	
67920	ph	GRIFFIN PEST SOLUTIONS	2/10/2021	02-2021	2037376	amp2	3,201.00	2037376 \$3201.00 1st Week Of Month Pest Maint
Total 67920							3,201.00	
67921	ph	AMERICAN OFFICE SOLUTIONS	2/10/2021	02-2021	28720353	amp1	92.13	28720353 \$92.13 Costs of Copies/Faxes Made
Total 67921					28720353	amp2	92.13	28720353 \$92.13 Costs of Copies/Faxes Made
67922	ph	CREATURE CONTROL	2/10/2021	02-2021	0072500/ 0072536	amp1	129.00	0072500/ \$129.00 Pest Treatment
Total 67922					0072500/ 0072536	amp1	258.00	0072536 \$129.00 Mice Treatment
67923	ph	EPM LAWNSCAPE	2/10/2021	02-2021	LMN-22123	amp3	9,025.00	LMN-22123 \$9025.00 Dec.16.2020-Dec.31.2020 Snow Removal, De-Icing
Total 67923							9,025.00	
67924	ph	FERGUSON ENTERPRISES, INC.- JF	2/10/2021	02-2021	5897669	amp1	60.08	5897669 \$60.08 Knobs
Total 67924							60.08	
67925	ph	HAMMOND HARDWARE	2/10/2021	02-2021	C368246 + 3 Inv's	amp1	17.52	B434207 \$17.52 Tester/Clip
Total 67925					C368246 + 3 Inv's	amp1	25.18	B434247 \$25.18 Brooms
67926	ph	HD Supply Facilities Maintenance	2/10/2021	02-2021	918827696	amp2	290.02	918827696 \$290.02 Toilet Seal/ Light Bulbs
Total 67926							290.02	
67927	ph	HOUSING DATA SYSTEMS, INC.	2/10/2021	02-2021	300213	amp1	54.18	300213 \$54.18 Blank General Funds- Checks
Total 67927					300213	amp3	54.18	300213 \$54.18 Blank General Funds- Checks
67928	ph	INK CONTRACTING LLC	2/10/2021	02-2021	1606 / 1577	amp2	400.00	1577 \$400.00 6.19.2020 Mow/Trim
Total 67928					1606 / 1577	amp3	700.00	1606 \$700.00 08.10.2020 Mow/Trim
67929	ph	JACKSON GLASS WORKS INC	2/10/2021	02-2021	435198/ 435445	amp2	223.89	435198 \$223.89 I Building Laundry Window Replacement
Total 67929					435198/ 435445	amp1	17.00	435445 \$17.00 Replace Storm Glass

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing**

February 1, 2021 - February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month Payment Method	Invoice #	Property	Amount	Notes
Total 67929							240.89	
67930	ph	JACKSON UTILITY BILLING	2/10/2021	02-2021		amp2	590.03	Adjustment due to misapplied payment
						amp2	3,458.57	Sewer
						amp3	8,113.93	Sewer
						amp2	5,724.04	Water Consumption
						amp3	14,293.27	Water Consumption
Total 67930							32,179.84	
67931	ph	Jackson Housing Commission	2/10/2021	02-2021		amp2	2,168.00	Feb.2021 Bookkeeping Fees
						amp1	870.00	Feb.2021 \$870.00 Bookkeeping Fees
						amp3	908.00	Feb.2021 \$908.00 Bookkeeping Fees
Total 67931							3,946.00	
67932	ph	Jackson Housing Commission	2/10/2021	02-2021		amp2	1,176.00	Feb.2021 Asset Management Fees
						amp3	480.00	Feb.2021 \$480.00 Asset Management Fees
						amp1	516.00	Feb.2021 \$516.00 Asset Management Fees
Total 67932							2,172.00	
67933	ph	Environmental Resources Group	2/10/2021	02-2021	5015	amp1	525.00	5015 \$525.00 1240 Laurel Ln Mold Check
Total 67933							525.00	
67934	ph	LIBRA INDUSTRIES, INC. OF MI	2/10/2021	02-2021	1203- 1269	amp2	78.00	Inv/2021/1203 \$78.00 Pryor Work Clothing
						amp2	6.00	Inv/2021/1269 \$6.00 Monroe Work Clothing
Total 67934							84.00	
67935	ph	MENARDS - JACKSON	2/10/2021	02-2021	05344/04049/ 99865	amp3	152.12	04049 \$152.12 Maint. Supplies
						amp2	212.00	05344 \$212.00 Luma flush
						amp3	-143.84	99865 \$-143.84 Credit on 04049
Total 67935							220.28	
67936	ph	MINUTEMAN SEWER & DRAIN INC.	2/10/2021	02-2021	21-035	amp2	285.00	# 21-035 \$285.00 Minor Plumbing A-Building
Total 67936							285.00	
67937	ph	PC Solutions	2/10/2021	02-2021	M28699/M28706/M28669	amp1	164.80	M28669 \$164.80 Feb.2021 IT. Support Cost
						amp2	164.80	M28669 \$164.80 Feb.2021 IT. Support Cost
						amp3	164.80	M28669 \$164.80 Feb.2021 IT. Support Cost
						amp1	99.00	M28699 \$99.00 L.Murray IT. Support
						amp1	4.00	M28706 \$4.00 Annual Domain Subscription
						amp3	4.00	M28706 \$4.00 Annual Domain Subscription
						amp2	4.00	M28706 \$4.00Annual Domain Subscription
Total 67937							605.40	
67938	ph	Postmaster	2/10/2021	02-2021	ibox Key Glaspie,McKenzie,Brt	amp1	25.00	Tenant Mailbox Key- Brown
						amp2	25.00	Tenant Mailbox Key- Glaspie

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iBox Key Glaspie, McKenzie, Br									
Total 67938							amp2	25.00	Tenant Mailbox Key- McKenzie
67939	ph	SAFETY SYSTEMS INC	2/10/2021	02-2021	Check	513426	amp1	804.00	513426 \$804.00 Feb.2021-Jan.2022 Lease Maint.
Total 67939								804.00	
67940	ph	THE SHERWIN - WILLIAMS CO.	2/10/2021	02-2021	Check	2969-1	amp2	931.80	931.80 2969-1 \$931.80 Paint-Vacant Units
Total 67940								931.80	
67941	ph	TALX THE WORK NUMBER	2/10/2021	02-2021	Check	1002408024	amp1	52.18	1002408024 \$52.18 Pre Tenant Screening
Total 67941							amp3	52.18	1002408024 \$52.18 Pre Tenant Screening
67942	ph	TDS Metrocom	2/10/2021	02-2021	Check	517-787-9241+6 more	amp2	1,181.27	517-787-9241+6 more 5177800620 5177800181
Total 67942							amp1	582.30	7871188 Telephone Cost
67943	ph	T-MOBILE	2/10/2021	02-2021	Check	517-787-9241+6 more	amp3	677.41	517-787-9241+6 more Telephone Costs
Total 67943								2,440.98	
67944	ph	PATRIOT PEST CONTROL	2/10/2021	02-2021	Check	964817515 Due 02.13.2021	amp3	190.24	964817515 \$190.24 Feb.2021 Cell Phone Cost
Total 67944							amp1	232.14	964817515 \$232.14 Feb.2021 Cell Phone Cost
67945	ph	RENO & CAVANAUGH PLLC	2/10/2021	02-2021	Check	964817515 Due 02.13.2021	amp2	342.72	964817515 \$342.72 Feb.2021 Cell Phone Cost
Total 67945							amp1	533.17	964817515 \$533.17 Feb.2021 Tenant Tablet
67946	ph	THE WATER STORE INC	2/10/2021	02-2021	Check	964817515 Due 02.13.2021	amp2	533.18	964817515 \$533.18 Feb.2021 Tenant Tablet
Total 67946							amp3	533.18	964817515 \$533.18 Feb.2021 Tenant Tablet
67947	ph	Trail Supply LLC	2/10/2021	02-2021	Check	377883/377884/377882	amp3	5.00	377882 \$5.00 Feb.2021 Dispenser Fee
Total 67947							amp1	5.00	377883 \$5.00 Feb.2021 Dispenser Fee
67948	ph	White & Hotchkiss, PLLC	2/10/2021	02-2021	Check	377883/377884/377882	amp2	5.00	377884 \$5.00 Feb.2021 Dispenser Fee
Total 67948							amp2	137.32	57334 \$137.32 Towel, Trash Bags
							amp3	101.11	12442 \$101.11 Jan.2021 General Legal Expense

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Total 67948						12442 12442	amp1 amp2	104.40 12442 \$104.40 Jan.2021 General Legal Expense 244.49 12442 \$244.49 Jan.2021 General Legal Expense 450.00	
67949	ph	WISE CONSULTING	2/10/2021	02-2021	Check	400/ 399 400/ 399 400/ 399	amp1 amp3 amp2	33.00 399 \$33.00 Feb.2021 Accounting Costs 36.00 399 \$36.00 Feb.2021 Accounting Costs 81.00 399 \$81.00 Feb.2021 Accounting Costs 150.00	
Total 67949									
67950	ph	THE HOME DEPOT PRO	2/10/2021	02-2021	Check	592066526	amp2	1,610.59 592066526 \$1610.59 EZ Flow Filters 1,610.59	
Total 67950									
67951	ph	American Office Solutions	2/10/2021	02-2021	Check	IN256533 IN256533	amp2 amp1	30.90 IN256533 \$30.90 Rented Printers Telework Cost 61.80 IN256533 \$61.80 Rented Printers Telework Cost 92.70	
Total 67951									
67952	ph	Christoff & Sons Floor Covering Inc	2/10/2021	02-2021	Check	14668/14669 14668/14669 14668/14669	amp2 amp3 amp1	327.96 14668/14669 \$327.96 Office Disinfecting Covid-19 653.22 14668/14669 \$653.22 Office Disinfecting Covid-19 905.40 14668/14669 \$905.40 Office Disinfecting Covid-19 1,886.58	
Total 67952									
67953	ph	ETNA Supply	2/10/2021	02-2021	Check	S103869091.001	amp1	523.89 S103869091.001 CFP W/H 523.89	
Total 67953									
67954	ph	FERGUSON ENTERPRISES, INC.- JA	2/10/2021	02-2021	Check	5906467	amp1	552.12 5906467 \$552.12 CFP W/h 552.12	
Total 67954									
67955	ph	Next Chapter Construction, LLC	2/10/2021	02-2021	Check	1042/ 1832/ 1041 1042/ 1832/ 1041 1042/ 1832/ 1041	amp2 amp2 amp2	2,350.00 1041 \$2350.00 Unit Turn/Outsourced Covid-19 340.00 1042 \$340.00 E23 unit Turn/Outsourced Unit Turn Covid-19 4,345.00 1832 \$4345.00 Unit Turn/Outsourced Covid-19 7,035.00	
Total 67955									
67956	ph	Caprisha Breedlove	2/10/2021	02-2021	Check	Covid-19 Dependent Care Covid-19 Dependent Care Covid-19 Dependent Care Covid-19 Dependent Care Covid-19 Dependent Care Covid-19 Dependent Care	amp2 amp2 amp2 amp2 amp2 amp2	100.00 Aug.2020 \$100.00 Covid-19 Dependent Care 100.00 Dec.2020 \$100.00 Covid-19 Dependent Care 100.00 Jan.2021 \$100.00 Covid-19 Dependent Care 100.00 Nov.2020 \$100.00 Covid-19 Dependent Care 100.00 Oct.2020 \$100.00 Covid-19 Dependent Care 100.00 Sept.2020 \$100.00 Covid-19 Dependent Care 600.00	
Total 67956									
67957	ph	Pineda	2/10/2021	02-2021	Check	:Refund 1/27/20218:10:53 PR	amp2	58.00 Refunding Q-36631 58.00	
Total 67957									
67958	ph	Norris	2/10/2021	02-2021	Check	:Refund 1/27/20215:16:12 PR	amp1	723.06 Refunding Q-36625	

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Total 67958							723.06	
67959	ph	First National Bank Omaha	2/10/2021	02-2021	Check	amp2	2,206.04	Baymont \$2206.04 Rowan/Glaspie Water/Fire Damage
						amp2	189.00	Compliance Prime \$189.00 Training-Aukerman
						amp1	103.43	Google Apps \$103.43 Jan.2021
						amp2	103.43	Google Apps \$103.43 Jan.2021
						amp3	103.43	Google Apps \$103.43 Jan.2021
Total 67959							2,705.33	
67960	ph	TRACIE SUTLIFF	2/10/2021	02-2021	Check	amp2	1,760.00	B-13/H-1 44Hrs@\$40.00 an hour Cleaning/Fire Clean Up
Total 67960							1,760.00	
67962	ph	TRACIE SUTLIFF	2/17/2021	02-2021	Check	amp2	480.00	B-7 12hrs@\$40.00 an hour \$480.00 Unit Cleaning
Total 67962							480.00	
67963	ph	AccuShred, LLC	2/22/2021	02-2021	Check	amp2	27.65	62936 \$27.65 Jan.2021 Document Destruction
						amp1	62.95	62936 \$62.95 Jan.2021 Document Destruction
Total 67963							90.60	
67964	ph	Blue Care Network Of Michigan	2/22/2021	02-2021	Check	amp1	1,263.55	March.2021 Admin Hospital Insurance.
						amp2	3,733.38	March.2021 Admin Hospital Insurance.
						amp3	2,992.09	March.2021 Admin Hospital Insurance.
						amp1	1,796.94	March.2021 Retiree Hospital Insurance
						amp2	1,840.23	March.2021 Retiree Hospital Insurance
						amp1	3,035.19	March.2021 Maint. Hospital Insurance
						amp2	7,832.50	March.2021 Maint. Hospital Insurance
						amp3	927.53	March.2021 Maint. Hospital Insurance
Total 67964							23,421.41	
67965	ph	CASLER HARDWARE	2/22/2021	02-2021	Check	amp2	53.10	I-36096 \$53.10 Wax Rings/Shut Off
						amp2	61.44	I-36288 \$61.44 Tube/Lock/Wrench
						amp2	17.88	I-36373 \$17.88 Hirages
Total 67965							132.42	
67966	ph	CONSUMERS ENERGY	2/22/2021	02-2021	Check	amp3	35.00	KWH Consumption 159
						amp1	6,915.56	KWH Consumption 51320
						amp1	5,483.63	MCF Consumption 566
						amp3	69.36	MCF Consumption 8
						amp2	8,853.01	MCF Consumption 919
Total 67966							21,356.56	
67967	ph	Christoff & Sons Floor Covering Inc	2/22/2021	02-2021	Check	amp3	168.66	14670 \$168.66 Covid-19 Office Disinfecting
						amp2	321.93	14670 \$321.93 Covid-19 Office Disinfecting
						amp1	452.70	14670 \$452.70 Covid-19 Office Disinfecting
Total 67967							943.29	

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67968	ph	COMCAST	2/22/2021	02-2021	Check				
Total 67968								236.48 0104708 \$236.48 109 Shahhan Internet 251.98 0363940 \$251.98 310 OFC Internet 42.88 0369921 \$42.88 221 Janke Internet 531.34	
67969	ph	DBI BUSINESS INTERIORS	2/22/2021	02-2021	Check	193904-0	amp2	60.89 193904-0 \$60.89 Office Supplies 60.89	
Total 67969									
67970	ph	CREATURE CONTROL	2/22/2021	02-2021	Check		amp1 amp1	129.00 0071139 \$129.00 Rodent Control 374.00 0072620 \$374.00 Rodent Control 503.00	
Total 67970									
67971	ph	EPM LAWNSCAPE	2/22/2021	02-2021	Check	LMV-22186	amp3	17,050.00 LMV-22186 Jan.2021 De-icing Snow Removal 17,050.00	
Total 67971									
67972	ph	Gregory Monroe	2/22/2021	02-2021	Check		amp2	36.93 Walmart \$36.93 Boots Reimbursement 36.93	
67973	ph	Baymont Inn	2/22/2021	02-2021	Check		amp2 amp2 amp2 amp2	2,864.70 Albert Hill \$503.82 02/09/2021-02/15/2021 3,050.59 Bobby Lee \$1930.16 1/23/2021-02/15/2021 3,320.59 Chris Wrentmore \$2160.16 01/23/2021-02/15/2021 83.97 James Giordano \$83.97 No Show Charge 9,319.85	
Total 67973									
67974	ph	GRIFFIN PEST SOLUTIONS	2/22/2021	02-2021	Check		amp1 amp1	80.00 2034516 \$80.00 Monthly Pest Service Cost 525.00 2051094 \$525.00 1208 Heath 88 Treatment 605.00	
Total 67974									
67975	ph	GRIMES PLUMBING COMPANY, INC	2/22/2021	02-2021	Check		amp1 amp2	544.42 10776 \$544.42 1215 Merriman Plumbing Service 282.40 10793 \$282.40 G-28 Plumbing service 826.82	
Total 67975									
67976	ph	HAMMOND HARDWARE	2/22/2021	02-2021	Check	C368851	amp1	41.88 C368851 \$41.88 Key and Key Sets 41.88	
67977	ph	HD Supply Facilities Maintenance	2/22/2021	02-2021	Check		amp2 amp2	592.56 9188347941 \$592.56 Smoke Alarms/Thermostats 206.77 9189031697 \$206.77 Batteries/Sponge 799.33	
Total 67977									
67978	ph	JACKSON GLASS WORKS INC	2/22/2021	02-2021	Check		amp2	353.34 435393 \$353.34 1205 Laurel Repair/Replace Window 353.34	
Total 67978									
67979	ph	Jackson Transportation Authority (J	2/22/2021	02-2021	Check				

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Total 67979						0030612-INV/0030628-IN 0030612-INV/0030628-IN 0030612-INV/0030628-IN 0030612-INV/0030628-IN 0030612-INV/0030628-IN	amp1 amp2 amp3 amp2 amp3	166.50 166.50 166.50 266.08 37.85	0030612-INV \$166.50 City Bust Tickets-Tenants 0030612-INV \$166.50 City Bust Tickets-Tenants 0030612-INV \$166.50 City Bust Tickets-Tenants 0030628-IN \$266.08 Jan.2021 Fuel Cost 0030628-IN \$37.85 Jan.2021 Fuel Cost
								803.43	
67980	ph	Jackson Housing Commission	2/22/2021	02-2021	Check	eb.2021 Ph. Management Fee eb.2021 Ph. Management Fee eb.2021 Ph. Management Fee	amp2 amp3 amp1	13,455.00 5,589.50 5,899.50	Feb.2021 \$13455.00 Ph. Management Fees Feb.2021 \$5589.00 Ph. Management Fees Feb.2021 \$5899.50 Ph. Management Fees
Total 67980								24,943.50	
67981	ph	Pool	2/22/2021	02-2021	Check	Telework. Soc. Distance/Mile Telework. Soc. Distance/Mile Telework. Soc. Distance/Mile Telework. Soc. Distance/Mile Telework. Soc. Distance/Mile	amp1 amp1 amp1 amp1 amp1	156.87 52.98 62.00 84.00 49.86	Amazon \$156.87 Telework Desk Purchased Amazon \$52.98 Telework Chair Purchased Dec.2020 \$62.00 AT&T Telework Cost Dec.2020&Jan2021 \$84.00 Mileage Reimbursement Jan.2021 \$49.86AT&T Telework Cost
Total 67981								405.71	
67982	ph	LIBRA INDUSTRIES, INC. OF MI	2/22/2021	02-2021	Check	INV/2021/1740	amp3	309.99	INV/2021/1740 \$309.99 Work Clothes Jamey Jones
Total 67982								309.99	
67983	ph	Lammers Heating & A/C	2/22/2021	02-2021	Check	37548/37642/38027/37783 37548/37642/38027/37783 37548/37642/38027/37783 37548/37642/38027/37783	amp1 amp3 amp3 amp3	415.00 65.00 190.00 14.84	12741-37548 \$415.00 Furnace Repair 1241 Laurel Lane 12741-37642 \$65.00 305 Furnace Repair 305 Moorman 12741-37783 \$190.00 Furnace Repair 348 Moorman 12741-38027 \$14.84 Counter Sale
Total 67983								684.84	
67984	ph	Hi-Tech Safe & lock Inc.	2/22/2021	02-2021	Check	31786/ 31768 31786/ 31768	amp2 amp2	188.50 302.56	31768 \$188.50 M-Key, H-Keyway 31786 \$302.56 M- Keys /Master Keys
Total 67984								491.06	
67985	ph	KUSTOM US, INC	2/22/2021	02-2021	Check	01-32508	amp1	983.65	01-32508 \$983.65 Final- Mold Remediation 1240 Laurel Lane
Total 67985								983.65	
67986	ph	HOLIDAY INN	2/22/2021	02-2021	Check	Folio Number 136654	amp2	1,713.60	Folio Number 136654 Annie McGuire Fire Displacement
Total 67986								1,713.60	
67987	ph	MENARDS - JACKSON	2/22/2021	02-2021	Check	05879/ 05828 05879/ 05828	amp3 amp2	530.87 426.26	05828 \$530.87 Flange, Stripper, Floor Tile 05879 \$426.26 Knobs, Pad, Towels
Total 67987								957.13	
67988	ph	MINUTEMAN SEWER & DRAIN INC.	2/22/2021	02-2021	Check	21-070/21-091/21-080/21-124 21-070/21-091/21-080/21-124 21-070/21-091/21-080/21-124	amp3 amp1 amp2	225.00 185.00 325.00	21-052 \$225.00 335-336 Moorman Minor Plumbing 21-070 \$185.00 1233 Heather Minor Plumbing 21-080 \$325.00 G-2 Minor Plumbing

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Total 67988								245.00 21-091 \$245.00 514 Summit Minor Plumbing 295.00 21-126 \$295.00 350 Moorman Minor Plumbing 1,275.00	
67989	ph	MODERN WASTE SYSTEMS	2/22/2021	02-2021	Check	68503/71248/71251	amp1	2,904.35 68466 \$2904.35 Sept.2021 Garbage Service	
						68503/71248/71251	amp2	6,224.90 68499 \$6224.90 Sept.2020 Garbage Service	
						68503/71248/71251	amp3	2,302.43 68503 \$2302.43 Sept.2020 Garbage Service	
						68503/71248/71251	amp1	863.70 71248 \$863.70 Jan.2021 Haul Service	
						68503/71248/71251	amp3	2,302.43 71249 \$2302.43 Feb.2021 Garbage Service	
						68503/71248/71251	amp1	2,991.47 71251 \$2991.47 Feb.2021 Garbage Service	
						68503/71248/71251	amp3	697.15 71252 \$697.15 Jan.2021 Haul Service	
						68503/71248/71251	amp2	6,224.90 71253 \$6224.90 Feb.2021 Garbage Service	
Total 67989								24,511.33	
67990	ph	OSBORNE PROCESS SERVICE	2/22/2021	02-2021	Check	0028/ 0028/	amp2	28.09 OBP-2021000028 \$28.09 R. Morris Process Service Fee	
Total 67990								28.09 OBP-2021000102 \$28.09 P. Perfect Process Service Fees 56.18	
67991	ph	PC Solutions	2/22/2021	02-2021	Check	M28753	amp2	49.50 M28753 \$49.50 Adjust Reed Camera	
Total 67991								49.50	
67992	ph	PDQ SUPPLY, INC.	2/22/2021	02-2021	Check	SI-322979	amp2	157.28 SI-322979 \$157.28 Drip Pans	
Total 67992								157.28	
67993	ph	Postmaster	2/22/2021	02-2021	Check	Belden, Davis McNeil, Larson Belden, Davis McNeil, Larson Belden, Davis McNeil, Larson Belden, Davis McNeil, Larson	amp2	25.00 D. McNeil H1 \$25.00 25.00 J. Larson I55 \$25.00 25.00 R. Belden I56 \$25.00 25.00 R. Davis E7 \$25.00	
Total 67993								100.00	
67994	ph	SAFETY SYSTEMS INC	2/22/2021	02-2021	Check	514066	amp2	413.00 514066 \$413.00 Reed Fire-Discrepancy Repair	
Total 67994								413.00	
67995	ph	Roy Nethercott	2/22/2021	02-2021	Check	20-Jan.2021 Mileage Reimbur	amp2	72.13 Dec.2020-Jan.2021 \$72.13 Mileage Reimbursement	
Total 67995								72.13	
67996	ph	MEDEXPRESS URGENT CARE, P.C.N	2/22/2021	02-2021	Check	1796538C3908 1796538C3908	amp2	146.00 1796538C3908 \$146.00 Suttiff Pre Employment Screening	
Total 67996								87.00 1796538C3908 \$87.00 Smith Pre Employment Screening 233.00	
67997	ph	PATRIOT PEST CONTROL	2/22/2021	02-2021	Check	214/ 209/ 212/ 205/ 213 214/ 209/ 212/ 205/ 213 214/ 209/ 212/ 205/ 213 214/ 209/ 212/ 205/ 213 214/ 209/ 212/ 205/ 213	amp2	1,460.00 205 \$1460.00 F20,G21 I78 I-Ofc Pest	
							amp2	660.00 209 \$660.00 F12, H27, E-8lg Pest Maint.	
							amp2	380.00 212 \$380.00 A18, B7 Pest Maintenance	
							amp2	2,240.00 213 \$2240.00 F19, F18, F20, I78, I71 Pest Maint.	
							amp2	200.00 214 \$200.00 A18, F6 Pest Maintenance	

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Total 67997								4,940.00	
67998	ph	Next Chapter Construction, LLC	2/22/2021	02-2021	Check	1046/ 1045/ 1054 1046/ 1045/ 1054 1046/ 1045/ 1054	amp1 amp1 amp1	14,250.00 1045 \$14250.00 1233 Heather Outsourced-Unit Turn Covid-19 3,028.50 1046 \$3028.50 1713 S. Milwaukee Outsourced/Unit turn Covid-19 3,175.00 1054 \$3175.00 323 Barberrry Outsourced/Unit Turn Covid-19	
Total 67998								20,453.50	
67999	ph	ETNA Supply	2/22/2021	02-2021	Check	S103872408.001 S103872408.001 S103872408.001	amp1 amp2 amp3	625.79 S103872408.001 \$625.79 CFP Water Heater 569.56 S103889148.001 \$569.56 CFP Water Heater 534.43 S103891086.001 \$534.43 CFP Water Heater	
Total 67999								1,729.78	
68000	ph	GRIMES PLUMBING COMPANY, INC	2/22/2021	02-2021	Check	10774/10822/10841/ 10743 10774/10822/10841/ 10743 10774/10822/10841/ 10743 10774/10822/10841/ 10743	amp3 amp1 amp2 amp2	400.00 10743 \$400.00 347 Moorman Water Heater Install 411.00 10774 \$411.00 1240 Laurel Lane Water Heater Install CFP 410.46 10822 \$410.46 A7 Water Heater Install CFP 630.50 10841 \$630.50 G2 Water Heater Install	
Total 68000								1,851.96	
68001	ph	THE HOME DEPOT SUPPLY	2/22/2021	02-2021	Check	1012141 1012141 1012141 1012141 1012141 1012141 1012141 1012141 1012141	amp1 amp2 amp3 amp1 amp2 amp2 amp2 amp2 amp1	284.29 1012141 \$284.29 Maint., Supplies 406.25 2012076 \$406.25 Maint. Supplies 213.32 2012083 \$213.32 Maint. Supplies 881.80 5010825 \$881.80 Maint. Supplies 2,357.34 5012685 \$2357.34 Maint. Supplies 1,870.52 6013418 \$1870.52 Maint. Supplies 639.86 6014216 \$639.86 Maint. Supplies 3,324.00 6973222 \$3324.00 Maint. Supplies 28.85 9520815 \$28.85 Maint. Supplies	
Total 68001								10,006.23	
68002	ph	Trail Supply LLC	2/22/2021	02-2021	Check	57484	amp2	418.12 57484 \$418.12 Janitorial Supplies	
Total 68002								418.12	
68003	ph	YARDI SYSTEMS, INC	2/22/2021	02-2021	Check	3526459 3526459 3526459	amp2 amp3 amp1	17.10 3526459 \$17.10 Jan.2021 ACH FEES 3.80 3526459 \$3.80 Jan.2021 ACH FEES 4.75 3526459 \$4.75 Jan.2021 ACH FEES	
Total 68003								25.65	
68004	ph	THE HOME DEPOT PRO	2/22/2021	02-2021	Check	597400647	amp1	404.80 597400647 \$404.80 Slab, Surface	
Total 68004								404.80	
68005	ph	CONSUMERS ENERGY	2/26/2021	02-2021	Check	100075348787 + 16 100075348787 + 16 100075348787 + 16 100075348787 + 16 100075348787 + 16 100075348787 + 16	amp2 amp3 amp3 amp1 amp1 amp2	15,454.96 KWH Consumption 115160 231.37 KWH Consumption 1152 120.42 KWH Consumption 510 40.43 KWH Consumption 194 102.47 MCF Consumption 13 26.64 MCF Consumption 2	

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Check #	Bank Code	Payee Name	Check Date	Post Month Payment Method	Invoice #	Property	Amount	Notes
Total 68005					100075348787 + 16 100075348787 + 16	amp3 amp3	229.83 MCF Consumption 25 443.57 MCF Consumption 52 16,649.69	
68006	ph	Christoff & Sons Floor Covering Inc	2/26/2021	02-2021	14672/14671 14672/14671 14672/14671	amp2 amp3 amp1	327.96 14672/14671 \$327.96 Covid-19 Office Disinfecting 653.22 14672/14671 \$653.22 Covid-19 Office Disinfecting 905.40 14672/14671 \$905.40 Covid-19 Office Disinfecting 1,886.58	
Total 68006								
68007	ph	City Of Jackson - Finance Departme	2/26/2021	02-2021		amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3	509.14 Admin Employee Pension Contribution 679.86 Admin Employee Pension Contribution 260.84 Admin Employee Pension Contribution 890.10 Admin Employer Pension Contribution 1,188.49 Admin Employer Pension Contribution 456.00 Admin Employer Pension Contribution 1,051.46 Maint. Employee Pension Contribution 2,691.48 Maint. Employee Pension Contribution 523.31 Maint. Employee Pension Contribution 1,583.92 Maint. Employee Pension Contribution 4,208.40 Maint. Employee Pension Contribution 914.84 Maint. Employee Pension Contribution 14,957.84	
Total 68007								
68008	ph	COMCAST	2/26/2021	02-2021	0369913/ 0369913/	amp1 amp1	233.70 4280358478 \$233.70 410 High St. Internet 216.22 4280369913 \$216.22 316 Bar Internet 449.92	
Total 68008								
68009	ph	Firestone Complete Auto Care	2/26/2021	02-2021	117773 117773 117773	amp1 amp2 amp3	189.32 # 117773 \$189.32 E-250 Van Oil Change/ Vehicle Check 189.32 # 117773 \$189.32 E-250 Van Oil Change/ Vehicle Check 189.32 # 117773 \$189.32 E-250 Van Oil Change/ Vehicle Check 567.96	
Total 68009								
68010	ph	GRIFFIN PEST SOLUTIONS	2/26/2021	02-2021	2022382	amp2	3,201.00 2022382 \$3201.00 1st Week of Month Pest Cost 3,201.00	
Total 68010								
68011	ph	HAMMOND HARDWARE	2/26/2021	02-2021	C369827 C370547 C369827 C370547	amp1 amp1	19.32 C369827 \$19.32 Drain Stick, Waste Arm 49.46 C370547 \$49.46 Pest Killer 68.78	
Total 68011								
68012	ph	4ALLPROMOS	2/26/2021	02-2021	Order Est. #887610	amp1	210.40 Order Est. #887610 \$210.40 Tenant Key Chains 210.40	
Total 68012								
68013	ph	FOCUS ON HOUSING	2/26/2021	02-2021	2101 2101 2101	amp2 amp1 amp3	1,083.33 2101 \$1083.33 JHC Energy Audit 2,633.33 2101 \$2633.33 JHC Energy Audit 2,633.33 2101 \$2633.33 JHC Energy Audit 6,349.99	
Total 68013								

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing**

February 1, 2021-February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
68014	ph	MODERN WASTE SYSTEMS	2/26/2021	02-2021	Check	64473	amp2	1,123.85	64473 \$1123.8 Haul Service Jan.2021 Reed/Garbage-Trash
Total 68014								1,123.85	
68015	ph	OTTIS ELEVATOR COMPANY	2/26/2021	02-2021	Check	CJV16204001	amp2	2,165.00	CJV16204001 \$2165.00 B-Building elevator stuck between floors.
Total 68015								2,165.00	
68016	ph	PDQ SUPPLY, INC.	2/26/2021	02-2021	Check	SI-323368	amp2	446.04	446.04 SI-323368 \$446.04 Surface Element
Total 68016								446.04	
68017	ph	Petty Cash	2/26/2021	02-2021	Check	#1185-1208 Transactions	amp1	237.68	Replenish Petty Cash \$237.68 #1185-1208 Transactions
						#1185-1208 Transactions	amp2	237.68	Replenish Petty Cash \$237.68 #1185-1208 Transactions
						#1185-1208 Transactions	amp3	237.68	Replenish Petty Cash \$237.68 #1185-1208 Transactions
Total 68017								713.04	
68018	ph	Postmaster	2/26/2021	02-2021	Check	enant Mailbox Keys Jones, Zul	amp2	25.00	Mailbox Keys Jones B-12
						enant Mailbox Keys Jones, Zul	amp3	25.00	Mailbox Keys Zulke 315 Moor
Total 68018								50.00	
68019	ph	THE SHERWIN-WILLIAMS CO.	2/26/2021	02-2021	Check	0039-5	amp1	484.50	0039-5 \$484.50 Paint.
Total 68019								484.50	
68020	ph	THE HOME DEPOT SUPPLY	2/26/2021	02-2021	Check	8014156	amp1	103.88	8014156 \$103.88 Thermostats
Total 68020								103.88	
68021	ph	KCL GROUP BENEFITS	2/26/2021	02-2021	Check	ch.2021 LTD/STD Life AD&D	amp1	247.74	March.2021 \$247.74 LTD/STD Life AD&D Ins.
						ch.2021 LTD/STD Life AD&D	amp2	344.97	March.2021 \$344.97 LTD/STD Life AD&D Ins.
						ch.2021 LTD/STD Life AD&D	amp3	94.04	March.2021 \$94.04 LTD/STD Life AD&D Ins.
Total 68021								686.75	
68022	ph	WISE CONSULTING	2/26/2021	02-2021	Check	407	amp1	154.69	#407 \$154.69 01/2021 Financials Cost
						407	amp3	168.75	#407 \$168.75 01/2021 Financials Cost
						407	amp2	379.69	#407 \$379.69 01/2021 Financials Cost
Total 68022								703.13	
68023	ph	THE HOME DEPOT PRO	2/26/2021	02-2021	Check	599235975	amp2	215.02	599235975 \$215.02 Glue Traps, Gloves
Total 68023								215.02	
68024	ph	HARRG, INC	2/26/2021	02-2021	Check	HG00108373	amp2	12,055.23	HG00108373 \$12055.23 Commercial, Claims Made, Employment, Terrorism, Mold Ins.
						HG00108373	amp1	4,911.39	HG00108373 \$4911.39 Commercial, Claims Made, Employment, Terrorism, Mold Ins.
						HG00108373	amp3	5,357.88	HG00108373 \$5357.88 Commercial, Claims Made, Employment, Terrorism, Mold Ins.
Total 68024								22,324.50	

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing**

February 1, 2021-February 28, 2021

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
68025	ph	HOUSING INSURANCE SERVICES, I	2/26/2021	02-2021	Check	HP00106372	amp1	164.40	HP00106372 #385 \$164.40 Alt-Fidelity Ins.
						HP00106372	amp3	164.40	HP00106372 #385 \$164.40 Alt-Fidelity Ins.
						HP00106372	amp2	219.20	HP00106372 #385 \$219.20 Alt-Fidelity Ins.
Total 68025								548.00	
68026	ph	Housing Insurance Services, Inc	2/26/2021	02-2021	Check	HAPIL00038500 Inv#814	amp1	17,551.93	HAPIL00038500 Inv#814 \$17551.93 Property Insurance
						HAPIL00038500 Inv#814	amp3	19,147.56	HAPIL00038500 Inv#814 \$19147.56 Property Insurance
						HAPIL00038500 Inv#814	amp2	43,082.01	HAPIL00038500 Inv#814 \$43082.01 Property Insurance
Total 68026								79,781.50	
Grand Total								436,301.29	

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by President Woods and considered:

RESOLUTION NO. 2021-03

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	\$1,227.00
AMP 2: Reed Manor	\$ 200.00
AMP 3: Shahan-Blackstone Apts.	<u>-0-</u>
Total	\$ 1,427.00

The attached Collection Losses Report reflects the delinquent amount of \$1,427.00 and is hereby approved for fiscal year 2020 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 17, 2020.

Michelle Woods
President

Jackson Housing Commission

Collection Losses

January 2021

Property	Account Number	EOP	Amount
Chalet Terrace	T0000864	12/01/20	\$1,227.00
Reed Manor	T0004559	12/20/20	\$ 200.00

Property	December 2020	December 2021
Chalet Terrace	-0-	\$1,227.00
Reed Manor	\$5,176.30	\$200.00
Shahan Blackstone North	\$ 300.00	-0-
Total	\$5,476.30	\$1427.00

JACKSON HOUSING COMMISSION
JACKSON, MICHIGAN

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

RESOLUTION NO. 2021-04

WHEREAS the U.S. Department of Housing and Urban Development has published data on the Federal Fiscal Year 2021, Section 8 Housing Choice Voucher Program Fair Market Rents to be effective June 1, 2021;

WHEREAS HUD requires PHAs to establish Payment Standards annually;

THEREFORE, BE IT RESOLVED THAT the Commission hereby approves the attached Fair Market Rent Schedule and establishes unit Housing Assistance Payment Standards between ninety and one hundred and ten percent of the Fair Market Rents to be effective June 1, 2021.

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

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

_____ declared the motion carried and the Resolution was adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission held March 17, 2021.

Michelle Woods
President

HCV/Section 8 Payment Standards

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

These figures are only a part of the rental assistance calculation formula required by the Department of Housing and Urban Development (HUD) in determining the amount of rental assistance to be received by a HCV/Section 8 Program participant. They **DO NOT** reflect the amount of assistance to be received or the maximum allowable rent. The actual rental assistance calculation is quite complicated and will be explained to you in detail during the eligibility interview.

The following are the new HCV/Section 8 Payment Standards. The rates for a 0, 1, 2, 3, 4, 5, and 6 bedrooms are set at FMR’S between 90% and 110%. These amounts are effective **June 1, 2021**.

<u>No. of Bedrooms</u>	<u>Payment Standards</u>
0	688
1	779
2	911
3	1186
4	1314
5	1430
6	1551

Leasing and HAP Utilization

CY2021

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											47,642
January	206,680	201,575	97.5%	433	465.53	91.1%	475	25	5	5,105	52,747
February	219,763	209,581	95.3%	456	459.60	92.6%	492	0	5	10,182	62,934
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											
	\$426,443	\$411,156	96.4%	889	\$462.56	91.9%	967	\$ 25	\$ 10	\$ 15,287	\$62,934

Total
Total
C/B
Total
C/E
Total
E/H
Total
Total
Total
B - C
L-K+J+I

Jackson Housing Commission Aged Receivables

Age As Of: 02/28/2021 Post To: 02/2021

Property Name	Total Unpaid	Charges			Over 90 days	Prepays	Balance
		0-30 days	31-60 days	61-90 days			
AMP1	76,889.04	11,199.36	9,698.93	8,598.11	47,392.64	-11,400.77	65,488.27
AMP2	236,385.51	26,039.72	20,057.11	17,602.32	172,686.36	-9,144.30	227,241.21
AMP3	51,589.42	7,879.40	6,853.00	6,043.35	30,813.67	-3,981.34	47,608.08
Total	364,863.97	45,118.48	36,609.04	32,243.78	250,892.67	-24,526.41	340,337.56

Jackson Housing Commission

Vacant Unit Turn Report

February 2021

Report Dashboard

Property	Units Turned	Vacancy Days	Make Ready Days
Chalet Terrace	2	286	282
Reed Manor	9	1320	1320
Shahan Blackstone North	0	0	0
Total	11	1606	1606
Total Average	11	145.64	145.64

Vacant Unit Turnaround Time

Chalet Terrace (amp1)
Units Turned between 02/01/2021 and 03/01/2021

Property / Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days	
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
00000109 01/01/1900	323 Barbary Drive HUD: MI038000-001.1 BR: 1	Vacant - Down	10/01/2020	02/24/2021	147 147	147 147	- 0	- 0	147 147	- 0	- 0
1713 10/14/2020	1713 S. Milwaukee HUD: MI038000-001.47 BR: 3	Vacant - Down	10/15/2020	02/26/2021	135 135	135 135	- 0	- 0	135 135	- 0	- 0
Units Turned: 2 Property Totals: Averages:					282 141.00	282 141.00	0 0.00	0 0.00	282 141.00	0 0.00	0 0.00
A-15 09/15/2020	428 Wildwood Ave A-15 HUD: MI038000-002 A-15 BR: 1	Vacant - Down	09/16/2020	02/07/2021	145 145	145 145	- 0	- 0	145 145	- 0	- 0
E-23 01/01/1900	301 Steward Ave E-23 HUD: MI038000-002 E-23 BR: 0	Vacant - Down	09/23/2020	02/07/2021	138 138	138 138	- 0	- 0	138 138	- 0	- 0
F-12 12/20/2020	301 Steward Ave F-12 HUD: MI038000-002 F-12 BR: 0	Vacant - Down	12/21/2020	02/07/2021	49 49	49 49	- 0	- 0	49 49	- 0	- 0
G-13 01/01/1900	301 Steward Avenue G-13 HUD: MI038000-002 G-13 BR: 1	Vacant - Down	08/07/2020	01/31/2021	178 178	178 178	- 0	- 0	178 178	- 0	- 0
H-1 01/01/1900	207 Steward Avenue H-1 HUD: MI038000-002 H-1 BR: 0	Vacant - Down	03/06/2020	02/07/2021	339 339	339 339	- 0	- 0	339 339	- 0	- 0

Property: Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days	
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
H-35 01/01/1900	207 Steward Avenue H-35 HUD: M1038000-002 H-35 BR: 0	Vacant - Down	06/27/2020	01/31/2021	219 219	219 219	- 0	- 0	219 219	- 0	- 0
I-47 10/07/2020	315 Steward Avenue I-47 HUD: M1038000-002 I-47 BR: 0	Vacant - Down	10/08/2020	02/07/2021	123 123	123 123	- 0	- 0	123 123	- 0	- 0
I-55 01/07/2021	315 Steward Avenue I-55 HUD: M1038000-002 I-55 BR: 0	Vacant - Down	01/08/2021	02/07/2021	31 31	31 31	- 0	- 0	31 31	- 0	- 0
I-56 01/01/1900	315 Steward Avenue I-56 HUD: M1038000-002 I-56 BR: 0	Vacant - Down	11/02/2020	02/07/2021	98 98	98 98	- 0	- 0	98 98	- 0	- 0
		Units Turned:	9		Property Totals:	1,320			1,320	0	0
					Averages:	146.67	0.00	0.00	146.67	0.00	0.00

Property: Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days	
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
H-35 01/01/1900	207 Steward Avenue H-35 HUD: M1038000-002 H-35 BR: 0	Vacant - Down	06/27/2020	01/31/2021	219 219	219 219	- 0	- 0	219 219	- 0	- 0
I-47 10/07/2020	315 Steward Avenue I-47 HUD: M1038000-002 I-47 BR: 0	Vacant - Down	10/08/2020	02/07/2021	123 123	123 123	- 0	- 0	123 123	- 0	- 0
I-55 01/07/2021	315 Steward Avenue I-55 HUD: M1038000-002 I-55 BR: 0	Vacant - Down	01/08/2021	02/07/2021	31 31	31 31	- 0	- 0	31 31	- 0	- 0
I-56 01/01/1900	315 Steward Avenue I-56 HUD: M1038000-002 I-56 BR: 0	Vacant - Down	11/02/2020	02/07/2021	98 98	98 98	- 0	- 0	98 98	- 0	- 0
		Units Turned:	11		Property Totals:	1,602			1,602	0	0
					Averages:	145.64	0.00	0.00	145.64	0.00	0.00

Central Offices - COCC (cocc)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-2,218.82
1111-90-000	Petty Cash	1,099.17
1111-99-000	Total Unrestricted Cash	<u>-1,119.65</u>
1119-00-000	TOTAL CASH	<u>-1,119.65</u>
1300-00-000	TOTAL CURRENT ASSETS	-1,119.65
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	583,527.00
1400-07-000	Furniture and Equipment-Dwelling	49,377.50
1405-01-000	Accum Depreciation-Buildings	-583,527.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-49,377.50
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>0.00</u>
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	-95,120.00
1499-00-000	TOTAL CFP FUNDING	<u>-95,120.00</u>
1999-00-000	TOTAL ASSETS	<u>-96,239.65</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2117-90-000	Supplemental Insurance W/H	-1,381.60
2260-00-000	Accrued Compensated Absences-Current	27,125.56
2299-00-000	TOTAL CURRENT LIABILITIES	<u>25,743.96</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	13,010.25
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>13,010.25</u>
2499-00-000	TOTAL LIABILITIES	<u>38,754.21</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	2,250.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>2,250.00</u>

Central Offices - COCC (cocc)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-137,243.86
2809-99-000	TOTAL RETAINED EARNINGS:	-137,243.86
2899-00-000	TOTAL EQUITY	-134,993.86
2999-00-000	TOTAL LIABILITIES AND EQUITY	-96,239.65

Central Offices - COCC (cocc)
Budget Comparison
 Period = Feb 2021

Book = Actual ; Tree = Ysl_jis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3600-00-000 OTHER INCOME									
3620-00-000 Management Fee Income	35,730.10	31,939.75	3,790.35	11.87	348,221.06	351,337.25	-3,116.19	-0.89	383,277.00
3635-00-000 Developer Fee Income	0.00	0.00	0.00	N/A	10,541.00	0.00	10,541.00	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	1,472.00	-1,472.00	-100.00	9,728.24	16,192.00	-6,463.76	-39.92	17,664.00
3655-00-000 Insurance Proceeds	0.00	0.00	0.00	N/A	4,983.96	0.00	4,983.96	N/A	0.00
3660-00-000 Operating Transfers IN	0.00	11,015.08	-11,015.08	-100.00	211,000.00	121,165.88	89,834.12	74.14	132,181.00
3699-00-000 TOTAL OTHER INCOME	35,730.10	44,426.83	-8,696.73	-19.58	584,474.26	488,695.13	95,779.13	19.60	533,122.00
3999-00-000 TOTAL INCOME	35,730.10	44,426.83	-8,696.73	-19.58	584,474.26	488,695.13	95,779.13	19.60	533,122.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	20,139.38	20,000.00	-139.38	-0.70	268,213.40	220,000.00	-48,213.40	-21.92	240,000.00
4110-04-000 Employee Benefit Contribution-Admin	18,283.58	10,000.00	-8,283.58	-82.84	247,779.77	110,000.00	-137,779.77	-125.25	120,000.00
4110-99-000 Total Administrative Salaries	38,422.96	30,000.00	-8,422.96	-28.08	515,993.17	330,000.00	-185,993.17	-56.36	360,000.00
4130-00-000 Legal Expense									
4130-02-000 Criminal Background Checks	0.00	0.00	0.00	N/A	707.22	0.00	-707.22	N/A	0.00
4130-03-000 Tenant Screening	-159.14	0.00	159.14	N/A	0.00	0.00	0.00	N/A	0.00
4130-04-000 General Legal Expense	280.00	833.33	-553.33	66.40	7,314.00	9,166.63	-1,852.63	-20.21	10,000.00
4131-00-000 Total Legal Expense	120.86	833.33	-712.47	85.50	8,021.22	9,166.63	-1,145.41	-12.50	10,000.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	0.00	833.33	-833.33	100.00	5,354.10	9,166.63	-3,812.53	41.59	10,000.00
4150-00-000 Travel	0.00	264.67	-264.67	100.00	2,911.37	2,911.37	0.00	100.00	3,176.00
4160-00-000 Meals	20.00	1,000.00	-980.00	98.00	5,615.10	11,000.00	-5,384.90	48.95	12,000.00
4170-00-000 Accounting Fees	511.87	625.00	-113.13	18.10	6,575.66	6,875.00	-299.34	4.35	7,500.00
4171-00-000 Auditing Fees	0.00	204.17	-204.17	100.00	14,660.00	2,245.87	-12,414.13	-552.75	2,450.00
4189-00-000 Total Other Admin Expenses	531.87	2,927.17	-2,395.30	81.83	32,204.86	32,198.87	-5.99	-0.02	35,126.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	130.00	440.75	-310.75	70.50	2,612.56	4,848.25	-2,235.69	46.11	5,289.00
4190-02-000 Publications	0.00	20.83	-20.83	100.00	90.50	229.13	-138.63	60.50	250.00
4190-03-000 Advertising	167.20	41.67	-125.53	-301.25	3,954.13	458.37	-3,495.76	-762.65	500.00
4190-04-000 Office Supplies	9.78	500.00	-490.22	98.04	3,374.31	5,500.00	-2,125.69	38.65	6,000.00
4190-07-000 Telephone	63.97	70.83	-6.86	9.69	712.10	779.13	-67.03	8.60	850.00
4190-08-000 Postage	0.00	152.58	-152.58	100.00	1,114.68	1,678.38	-563.70	33.59	1,831.00
4190-09-000 Software License Fees	0.00	833.33	-833.33	100.00	9,424.09	9,166.63	-257.46	-2.81	10,000.00
4190-10-000 Copiers	92.12	112.50	-20.38	18.12	1,237.50	1,237.50	0.00	-2.28	1,350.00
4190-12-000 Software	103.43	266.67	-163.24	61.21	1,822.97	2,933.37	-1,110.40	37.85	3,200.00
4190-15-000 Cell Phones/Pagers	299.68	62.50	-237.18	-379.49	2,356.27	687.50	-1,668.77	-242.73	750.00
4190-19-000 COVID 19 Expenses	1,815.11	0.00	-1,815.11	N/A	29,229.27	0.00	-29,229.27	N/A	0.00
4190-20-000 Bank Fees	5.00	25.00	-20.00	80.00	185.95	275.00	-89.05	32.38	300.00

Central Offices - COCC (cont)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = ysl_jis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-22-000	30.00	375.00	345.00	92.00	1,239.01	4,125.00	2,885.99	69.96	4,500.00
4191-00-000	2,716.29	2,901.66	185.37	6.39	57,381.60	31,918.26	-25,463.34	-79.78	34,820.00
4199-00-000	41,791.98	36,662.16	-5,129.82	-13.99	613,600.85	403,283.76	-210,317.09	-52.15	439,946.00
4300-00-000									
UTILITIES									
4310-00-000	0.00	100.00	100.00	100.00	491.79	1,100.00	608.21	55.29	1,200.00
4340-00-000	27.65	62.50	34.85	55.76	226.50	687.50	461.00	67.05	750.00
4390-00-000	0.00	62.50	62.50	100.00	220.47	687.50	467.03	67.93	750.00
4399-00-000	27.65	225.00	197.35	87.71	938.76	2,475.00	1,536.24	62.07	2,700.00
4400-00-000									
MAINTENANCE AND OPERATIONS									
4400-99-000	0.00	0.00	0.00	N/A	678.76	0.00	-678.76	N/A	0.00
4411-00-000	0.00	0.00	0.00	N/A	678.76	0.00	-678.76	N/A	0.00
4419-00-000	0.00	0.00	0.00	N/A	598.44	0.00	-598.44	N/A	0.00
4420-00-000	0.00	0.00	0.00	N/A	598.44	0.00	-598.44	N/A	0.00
4420-06-000	0.00	0.00	0.00	N/A	598.44	0.00	-598.44	N/A	0.00
4429-00-000	0.00	0.00	0.00	N/A	598.44	0.00	-598.44	N/A	0.00
4430-00-000	0.00	0.00	0.00	N/A	760.00	0.00	-760.00	N/A	0.00
4430-07-000	0.00	0.00	0.00	N/A	336.60	0.00	-336.60	N/A	0.00
4430-10-000	0.00	0.00	0.00	N/A	1,401.96	0.00	-1,401.96	N/A	0.00
4430-14-000	0.00	0.00	0.00	N/A	687.00	0.00	-687.00	N/A	0.00
4430-18-000	168.79	0.00	-168.79	N/A	3,925.36	0.00	-3,925.36	N/A	0.00
4430-22-000	168.79	0.00	-168.79	N/A	7,110.92	0.00	-7,110.92	N/A	0.00
4439-00-000	168.79	0.00	-168.79	N/A	8,388.12	0.00	-8,388.12	N/A	0.00
4499-00-000									
GENERAL EXPENSES									
4500-00-000	47,868.90	0.00	-47,868.90	N/A	47,868.90	0.00	-47,868.90	N/A	0.00
4510-10-000	13,394.70	1,250.00	-12,144.70	-971.58	15,546.40	13,750.00	-1,796.40	-13.08	15,000.00
4510-20-000	306.57	208.33	-98.24	-47.16	4,632.47	2,291.63	-2,340.84	-102.15	2,500.00
4540-00-000	3,006.79	2,708.33	-298.46	-11.02	32,335.73	29,791.63	-2,548.10	-8.55	32,500.00
4540-10-000	0.00	500.00	500.00	100.00	2,944.35	5,500.00	2,555.65	46.47	6,000.00
4580-00-000	0.00	0.00	0.00	N/A	1,234.40	0.00	-1,234.40	N/A	0.00
4599-00-000	64,576.96	4,666.66	-59,910.30	-1,283.79	104,568.25	51,333.26	-53,234.99	-103.70	56,000.00
8000-00-000	106,565.38	41,553.82	-65,011.56	-156.45	727,495.98	457,092.02	-270,403.96	-59.16	498,646.00
9000-00-000	-70,835.28	2,873.01	-73,708.29	-2,565.54	-143,021.72	31,603.11	-174,624.83	-552.56	34,476.00

All Section 8 Properties (.alls8)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	148,063.81
1111-99-000	Total Unrestricted Cash	<u>148,063.81</u>
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	22,928.38
1112-99-000	Total Restricted Cash	<u>22,928.38</u>
1119-00-000	TOTAL CASH	<u>170,992.19</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	19,498.27
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>19,292.27</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,677.87
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>3,677.87</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>193,962.33</u>
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	116,822.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-35,841.00
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>80,981.00</u>
1406-00-000	CFP Funding	
1408-17-000	CFP 2017 Management Improvements	-0.20
1499-00-000	TOTAL CFP FUNDING	<u>-0.20</u>
1999-00-000	TOTAL ASSETS	<u>274,943.13</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	2,471.00
2117-01-000	A/P-Payroll Wages Payable	2,892.00
2117-06-000	Employee FICA Withholding	-0.03
2117-90-000	Supplemental Insurance W/H	-2,754.84
2240-00-000	Tenant Prepaid Rents	2.00
2260-00-000	Accrued Compensated Absences-Current	<u>6,202.40</u>

All Section 8 Properties (.alls8)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
2299-00-000	TOTAL CURRENT LIABILITIES	8,812.53
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,277.67
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,277.67
2499-00-000	TOTAL LIABILITIES	14,090.20
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	83,480.80
2809-02-000	Retained Earnings-Unrestricted Net Assets	70,969.13
2809-03-000	Retained Earnings-Restricted Net Assets	106,403.00
2809-99-000	TOTAL RETAINED EARNINGS:	260,852.93
2899-00-000	TOTAL EQUITY	260,852.93
2999-00-000	TOTAL LIABILITIES AND EQUITY	274,943.13

All Section 8 Properties (allis8)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = yslis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income	0.00	0.00	0.00	N/A	-474.00	0.00	-474.00	N/A	0.00
3112-00-000 Tenant Assistance Payments	0.00	0.00	0.00	N/A	-474.00	0.00	-474.00	N/A	0.00
3119-00-000 Total Rental Income	0.00	0.00	0.00	N/A	-474.00	0.00	-474.00	N/A	0.00
3199-00-000 NET TENANT INCOME	0.00	0.00	0.00	N/A	-474.00	0.00	-474.00	N/A	0.00
3400-00-000 GRANT INCOME									
3410-01-000 Section 8 HAP Earned	219,763.00	225,563.83	-5,800.83	-2.57	2,243,643.00	2,481,202.13	-237,559.13	-9.57	2,706,766.00
3410-02-000 Section 8 Admin. Fee Income	26,578.00	21,294.00	5,284.00	24.81	298,810.00	234,234.00	64,576.00	27.57	255,538.00
3499-00-000 TOTAL GRANT INCOME	246,341.00	246,857.83	-516.83	-0.21	2,542,453.00	2,715,436.13	-172,983.13	-6.37	2,962,294.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	9.78	538.67	-528.89	-98.18	232.76	5,925.37	-5,692.61	-96.07	6,464.00
3640-00-000 Fraud Recovery	0.00	666.67	-666.67	-100.00	0.00	7,333.37	-7,333.37	-100.00	8,000.00
3650-00-000 Miscellaneous Other Income	0.00	666.67	-666.67	-100.00	0.00	7,333.37	-7,333.37	-100.00	8,000.00
3699-00-000 TOTAL OTHER INCOME	9.78	1,872.01	-1,862.23	-99.48	232.76	20,592.11	-20,359.35	-98.87	22,464.00
3999-00-000 TOTAL INCOME	246,350.78	248,729.84	-2,379.06	-0.96	2,542,211.76	2,736,028.24	-193,816.48	-7.08	2,984,758.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries	7,184.69	12,489.08	5,304.39	42.47	98,136.14	137,379.88	39,243.74	28.57	149,869.00
4110-00-000 Additional Compensation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	9,473.00
4110-04-000 Employee Benefit Contribution-Admin	8,660.01	4,817.50	-3,842.51	-79.76	93,652.70	52,992.50	-40,660.20	-76.73	57,810.00
4110-99-000 Total Administrative Salaries	15,844.70	17,306.58	1,461.88	8.45	191,788.84	190,372.38	-1,416.46	-0.74	217,152.00
4130-00-000 Legal Expense									
4130-03-000 Tenant Screening	52.18	300.00	247.82	82.61	832.03	3,300.00	2,467.97	74.79	3,600.00
4130-04-000 General Legal Expense	280.00	0.00	-280.00	N/A	280.00	0.00	-280.00	N/A	0.00
4131-00-000 Total Legal Expense	332.18	300.00	-32.18	-10.73	1,112.03	3,300.00	2,187.97	66.30	3,600.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	0.00	625.00	625.00	100.00	3,522.00	6,875.00	3,353.00	48.77	7,500.00
4170-00-000 Accounting Fees	603.75	491.67	-112.08	-22.80	4,646.23	5,408.37	762.14	14.09	5,900.00
4171-00-000 Auditing Fees	0.00	191.67	191.67	100.00	7,760.00	2,108.37	-5,651.63	-268.06	2,300.00
4172-00-000 Port Out Admin Fee Paid	71.05	62.50	-8.55	-13.68	844.38	687.50	-156.88	-22.82	750.00
4173-00-000 Management Fee	3,000.00	3,000.00	0.00	0.00	33,000.00	33,000.00	0.00	0.00	36,000.00
4189-00-000 Total Other Admin Expenses	3,674.80	4,370.84	696.04	15.92	49,772.61	48,079.24	-1,693.37	-3.32	52,450.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	0.00	33.33	33.33	100.00	308.56	366.63	58.07	15.84	400.00
4190-03-000 Advertising	0.00	0.00	0.00	N/A	552.80	0.00	-552.80	N/A	0.00
4190-04-000 Office Supplies	533.31	0.00	-533.31	N/A	1,784.76	0.00	-1,784.76	N/A	0.00

All Section 8 Properties (allIS)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = ysl_IS

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	86.61	106.58	19.97	18.74	971.03	1,172.38	201.35	17.17	1,279.00
4190-08-000	0.00	1,269.50	1,269.50	100.00	1,291.75	13,964.50	12,672.75	90.75	15,234.00
4190-09-000	0.00	833.33	833.33	100.00	9,424.08	9,166.63	-257.45	-2.81	10,000.00
4190-10-000	92.13	41.67	-50.46	-121.09	1,265.70	458.37	-807.33	-176.13	500.00
4190-12-000	103.43	0.00	-103.43	N/A	7,514.53	0.00	-7,514.53	N/A	0.00
4190-15-000	102.03	0.00	-102.03	N/A	361.99	0.00	-361.99	N/A	0.00
4190-17-000	0.00	100.50	100.50	100.00	0.00	1,105.50	1,105.50	100.00	1,206.00
4190-19-000	1,418.22	0.00	-1,418.22	N/A	9,603.19	0.00	-9,603.19	N/A	0.00
4190-20-000	0.00	0.00	0.00	N/A	4.50	0.00	-4.50	N/A	0.00
4190-22-000	1,358.10	208.33	-1,149.77	-551.90	2,883.36	2,291.63	-591.73	-25.82	2,500.00
4191-00-000	3,693.83	2,593.24	-1,100.59	-42.44	35,966.25	28,525.64	-7,440.61	-26.08	31,119.00
4199-00-000	23,545.51	24,570.66	1,025.15	4.17	278,639.73	270,277.26	-8,362.47	-3.09	304,321.00
UTILITIES									
4300-00-000	0.00	60.00	60.00	100.00	491.82	660.00	168.18	25.48	720.00
4310-00-000	27.65	30.00	2.35	7.83	218.55	330.00	111.45	33.77	360.00
4340-00-000	0.00	30.00	30.00	100.00	220.54	330.00	109.46	33.17	360.00
4390-00-000	27.65	120.00	92.35	76.96	930.91	1,320.00	389.09	29.48	1,440.00
4400-00-000	0.00	0.00	0.00	N/A	202.00	0.00	-202.00	N/A	0.00
4420-00-000	0.00	0.00	0.00	N/A	202.00	0.00	-202.00	N/A	0.00
4420-06-000	0.00	0.00	0.00	N/A	157.86	0.00	-157.86	N/A	0.00
4429-00-000	168.79	150.00	-18.79	-12.53	1,572.55	1,650.00	77.45	4.69	1,800.00
4430-10-000	0.00	416.67	416.67	100.00	3,576.50	4,583.37	1,006.87	21.97	5,000.00
4430-22-000	0.00	0.00	0.00	N/A	533.00	0.00	-533.00	N/A	0.00
4430-90-000	168.79	566.67	397.88	70.21	5,839.91	6,233.37	393.46	6.31	6,800.00
4430-99-000	168.79	566.67	397.88	70.21	6,041.91	6,233.37	191.46	3.07	6,800.00
4499-00-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
GENERAL EXPENSES									
4500-00-000	31,912.60	0.00	-31,912.60	N/A	31,912.60	0.00	-31,912.60	N/A	0.00
4510-10-000	8,929.80	833.33	-8,096.47	-971.58	10,365.60	9,166.63	-1,198.97	-13.08	10,000.00
4510-20-000	109.62	137.33	27.71	20.18	1,222.47	1,510.63	288.16	19.08	1,648.00
4540-00-000	0.00	208.42	208.42	100.00	1,962.90	2,292.62	329.72	14.38	2,501.00
4540-20-000	40,952.02	1,179.08	-39,772.94	-3,373.22	45,463.57	12,969.88	-32,493.69	-250.53	14,149.00
4599-00-000	206,337.00	214,376.00	8,039.00	3.75	2,173,160.00	2,358,136.00	184,976.00	7.84	2,572,512.00
4700-00-000	2,918.00	2,000.00	-918.00	-45.90	22,197.00	22,000.00	-197.00	-0.90	24,000.00
4715-00-000	1,118.00	2,000.00	882.00	44.10	17,776.00	22,000.00	4,224.00	19.20	24,000.00
4715-01-000	210,373.00	218,376.00	8,003.00	3.66	2,213,133.00	2,402,136.00	189,003.00	7.87	2,620,512.00
4715-02-000	275,066.97	244,812.41	-30,254.56	-12.36	2,544,209.12	2,692,936.51	148,727.39	5.52	2,947,222.00
4799-00-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
8000-00-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00

All Section 8 Properties (allis8)

Budget Comparison

Period = Feb 2021

Book = Accrual ; Tree = YSI_IS

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000 NET INCOME	-28,716.19	3,917.43	-32,633.62	-833.04	-1,997.36	43,091.73	-45,089.09	-104.64	37,536.00

Chalet Terrace (amp1)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-51,564.48
1111-90-000	Petty Cash	838.66
1111-99-000	Total Unrestricted Cash	-50,725.82
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	19,575.00
1112-99-000	Total Restricted Cash	19,575.00
1119-00-000	TOTAL CASH	-31,150.82
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	65,471.30
1122-01-000	Allowance for Doubtful Accounts-Tenants	-5,740.45
1129-01-000	AR - TPA	11,417.74
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	71,148.59
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	143,691.25
1299-00-000	TOTAL OTHER CURRENT ASSETS	143,691.25
1300-00-000	TOTAL CURRENT ASSETS	183,689.02
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,436,780.78
1400-07-000	Furniture and Equipment-Dwelling	81,701.00
1400-08-000	Furniture and Equipment-Admin.	63,817.92
1400-09-000	Leashold Improvements	147,944.00
1405-01-000	Accum Depreciation-Buildings	-5,400,376.27
1405-99-000	TOTAL FIXED ASSETS (NET)	329,867.43
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	11,923.00
1406-19-000	CFP 19 Operations	-59,672.88
1408-16-000	CFP 16 Mgmt Improvements	23,673.06
1408-17-000	CFP 2017 Management Improvements	2,440.86
1410-16-000	CFP 16 Administration	59,618.00
1430-16-000	CFP 16 FEES AND COSTS	3,333.34
1460-16-000	CFP 16 Dwelling Structures	159,611.96
1470-16-000	CFP 16 Non-Dwelling Structures	3,333.34
1475-16-000	CFP 16 Non-Dwelling Equipment	25,157.00
1480-18-000	General Capital Activity	18,805.80

Chalet Terrace (amp1)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysj_bs

		Current Balance
1499-00-000	TOTAL CFP FUNDING	248,223.48
1999-00-000	TOTAL ASSETS	<u>761,779.93</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	1,465.00
2114-00-000	Tenant Security Deposits	20,014.00
2114-02-000	Security Deposit Clearing Account	-50.00
2117-01-000	A/P-Payroll Wages Payable	5,281.00
2117-90-000	Supplemental Insurance W/H	-3,185.86
2137-00-000	Accrued PILOT	9,222.00
2240-00-000	Tenant Prepaid Rents	11,400.77
2260-00-000	Accrued Compensated Absences-Current	2,311.53
2299-00-000	TOTAL CURRENT LIABILITIES	<u>46,458.44</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	7,150.90
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>7,150.90</u>
2499-00-000	TOTAL LIABILITIES	<u>53,609.34</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	329,868.00
2809-02-000	Retained Earnings-Unrestricted Net Assets	378,302.59
2809-99-000	TOTAL RETAINED EARNINGS:	<u>708,170.59</u>
2899-00-000	TOTAL EQUITY	<u>708,170.59</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>761,779.93</u>

Chalet Terrace (amp1)
Budget Comparison

Period = Feb 2021

Book = Accrual; Tree = ysl:is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income	23,336.00	25,833.33	-2,497.33	-9.67	253,318.97	284,166.63	-30,847.66	-10.86	310,000.00
3111-00-000 Tenant Rent	-627.00	-350.00	-277.00	-79.14	-6,253.00	-3,850.00	-2,403.00	-62.42	-4,200.00
3112-01-000 Utility Reimb.-LPH	0.00	0.00	0.00	N/A	-144.00	0.00	-144.00	N/A	0.00
3112-05-000 Utility Reimbursement Recovery	22,709.00	25,483.33	-2,774.33	-10.89	246,921.97	280,316.63	-33,394.66	-11.91	305,800.00
3120-00-000 Other Tenant Income	288.50	458.33	-169.83	-37.05	4,040.94	5,041.63	-1,000.69	-19.85	5,500.00
3120-01-000 Laundry and Vending	21.15	100.00	-78.85	-78.85	619.24	1,100.00	-480.76	-43.71	1,200.00
3120-03-000 Damages	60.00	208.33	-148.33	-71.20	2,868.26	2,291.63	576.63	25.16	2,500.00
3120-04-000 Late Charges	0.00	752.08	-752.08	-100.00	0.00	8,272.88	-8,272.88	-100.00	9,025.00
3120-05-000 Legal Fees - Tenant	0.00	433.33	-433.33	-100.00	-158.76	4,766.63	-4,925.39	-103.33	5,200.00
3120-09-000 Misc. Tenant Income	0.00	687.50	-687.50	-100.00	7.00	7,562.50	-7,555.50	-99.91	8,250.00
3121-00-000 TPA Rent	-452.00	0.00	-452.00	N/A	2,065.51	0.00	2,065.51	N/A	0.00
3121-01-000 TPA Damage	-60.00	0.00	-60.00	N/A	-507.26	0.00	-507.26	N/A	0.00
3121-02-000 TPA Legal	0.00	0.00	0.00	N/A	-158.76	0.00	-158.76	N/A	0.00
3129-00-000 Total Other Tenant Income	-142.35	2,639.57	-2,781.92	-105.39	9,093.69	29,035.27	-19,941.58	-68.68	31,675.00
3199-00-000 NET TENANT INCOME	22,566.65	28,122.90	-5,556.25	-19.76	256,015.66	309,351.90	-53,336.24	-17.24	337,475.00
3400-00-000 GRANT INCOME									
3401-00-000 HUD PHA Operating Grants/Subsidy	46,942.00	48,333.33	-1,391.33	-2.88	503,245.50	531,666.63	-28,421.13	-5.35	580,000.00
3415-00-000 Other Government Grants	14,971.80	0.00	14,971.80	N/A	31,517.62	0.00	31,517.62	N/A	0.00
3420-00-000 Capital Fund Grants	0.00	25,457.50	-25,457.50	-100.00	8,084.98	280,032.50	-271,947.52	-97.11	305,490.00
3499-00-000 TOTAL GRANT INCOME	61,913.80	73,790.83	-11,877.03	-16.10	542,848.10	811,699.13	-268,851.03	-33.12	885,490.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	5.00	0.00	5.00	N/A	77.51	0.00	77.51	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	0.00	N/A	97.75	0.00	97.75	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	5.00	0.00	5.00	N/A	175.26	0.00	175.26	N/A	0.00
3999-00-000 TOTAL INCOME	84,485.45	101,913.73	-17,428.28	-17.10	799,039.02	1,121,051.03	-322,012.01	-28.72	1,222,965.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries	10,848.88	10,416.67	432.21	-4.15	131,578.61	114,583.37	-16,995.24	-14.83	125,000.00
4110-00-000 Administrative Salaries	2,662.79	2,500.00	162.79	-6.51	30,563.75	27,500.00	-3,063.75	-11.14	30,000.00
4110-04-000 Employee Benefit Contribution-Admin	13,511.67	12,916.67	595.00	-4.61	162,142.36	142,083.37	-20,058.99	-14.12	155,000.00
4110-99-000 Total Administrative Salaries	26,023.34	25,833.33	190.01	-0.74	324,285.12	284,166.63	-40,118.51	-12.37	310,000.00
4130-00-000 Legal Expense	0.00	0.00	0.00	N/A	64.83	0.00	64.83	N/A	0.00
4130-02-000 Criminal Background Checks	52.18	25.00	27.18	-108.72	215.98	275.00	59.02	21.46	300.00
4130-03-000 Tenant Screening	384.40	312.50	71.90	-23.01	1,421.82	3,437.50	2,015.68	58.64	3,750.00
4130-04-000 General Legal Expense									

Chalet Terrace (amp1)
Budget Comparison

Period = Feb 2021

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4131-00-000	436.58	337.50	-99.08	-29.36	1,702.63	3,712.50	2,009.87	54.14	4,050.00
4139-00-000									
Other Admin Expenses									
4140-00-000	0.00	416.67	416.67	100.00	3,209.10	4,583.37	1,374.27	29.98	5,000.00
Staff Training									
4150-00-000	84.00	0.00	-84.00	N/A	892.10	0.00	-892.10	N/A	0.00
Travel									
4155-00-000	25.00	50.00	25.00	50.00	250.00	550.00	300.00	54.55	600.00
Mailbox Keys/Postmaster									
4170-00-000	187.69	333.33	145.64	43.69	2,661.06	3,666.63	1,005.57	27.42	4,000.00
Accounting Fees									
4171-00-000	2,633.33	183.33	-2,450.00	-1,336.39	6,901.33	2,016.63	-4,884.70	-242.22	2,200.00
Auditing Fees									
4173-00-000	5,895.50	6,000.00	100.50	1.68	65,717.67	66,000.00	282.33	0.43	72,000.00
Management Fee									
4175-40-000	516.00	516.00	0.00	0.00	5,676.00	5,676.00	0.00	0.00	6,192.00
Asset Management Fees									
4189-00-000	9,345.52	7,499.33	-1,846.19	-24.62	85,307.26	82,492.63	-2,814.63	-3.41	89,992.00
Total Other Admin Expenses									
4190-00-000									
Miscellaneous Admin Expenses									
4190-01-000	0.00	116.67	116.67	100.00	308.56	1,283.37	974.81	75.96	1,400.00
Membership and Fees									
4190-04-000	54.18	229.17	174.99	76.36	978.76	2,520.87	1,542.11	61.17	2,750.00
Office Supplies									
4190-07-000	582.30	550.00	-32.30	-5.87	6,541.56	6,050.00	-491.56	-8.12	6,600.00
Telephone									
4190-08-000	0.00	62.50	62.50	100.00	473.65	687.50	213.85	31.11	750.00
Postage									
4190-09-000	0.00	833.33	833.33	100.00	13,751.16	9,166.63	-4,584.53	-50.01	10,000.00
Software License Fees									
4190-10-000	92.13	104.17	12.04	11.56	1,265.70	1,145.87	-119.83	-10.46	1,250.00
Copiers									
4190-12-000	103.43	145.83	42.40	29.08	1,742.08	1,604.13	-137.95	-8.60	1,750.00
Software									
4190-13-000	782.99	291.67	-491.32	-168.45	3,971.13	3,208.37	-762.76	-23.77	3,500.00
Internet									
4190-15-000	232.14	183.33	-48.81	-26.62	1,871.40	2,016.63	145.23	7.20	2,200.00
Cell Phones/Pagers									
4190-17-000	914.82	425.00	-489.82	-115.25	9,113.80	4,675.00	-4,438.80	-94.95	5,100.00
Payroll Services Fees									
4190-19-000	23,100.51	0.00	-23,100.51	N/A	44,093.83	0.00	-44,093.83	N/A	0.00
COVID 19 Expenses									
4190-20-000	4.75	58.33	53.58	91.86	87.30	641.63	554.33	86.39	700.00
Bank Fees									
4190-22-000	530.00	125.00	-405.00	-34.00	1,577.56	1,375.00	-202.56	-14.73	1,500.00
Other Misc Admin Expenses									
4191-00-000	26,397.25	3,125.00	-23,272.25	-744.71	85,776.49	34,375.00	-51,401.49	-149.53	37,500.00
Total Miscellaneous Admin Expenses									
4199-00-000	49,691.02	23,878.50	-25,812.52	-108.10	334,928.74	262,663.50	-72,265.24	-27.51	286,542.00
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000									
TENANT SERVICES									
4220-01-000	910.07	458.33	-451.74	-98.56	6,735.78	5,041.63	-1,694.15	-33.60	5,500.00
Other Tenant Svcs.									
4230-00-000	0.00	1,250.00	1,250.00	100.00	14,974.96	13,750.00	-1,224.96	-8.91	15,000.00
Tenant Services Contract Costs									
4230-01-000	0.00	375.00	375.00	100.00	5,031.54	4,125.00	-906.54	-21.98	4,500.00
Tenant Relocation									
4299-00-000	910.07	2,083.33	1,173.26	56.32	26,742.28	22,916.63	-3,825.65	-16.69	25,000.00
TOTAL TENANT SERVICES EXPENSES									
4300-00-000									
UTILITIES									
4310-00-000	0.00	4,933.33	4,933.33	100.00	45,542.38	54,266.63	8,724.25	16.08	59,200.00
Water									
4320-00-000	6,915.56	6,242.83	-672.73	-10.78	75,546.66	68,671.13	-6,875.53	-10.01	74,914.00
Electricity									
4320-01-000	61.63	0.00	-61.63	N/A	139.60	0.00	-139.60	N/A	0.00
Electricity-Vacant Units									
4330-00-000	9,164.09	3,353.67	-5,810.42	-173.26	52,767.89	36,890.37	-15,877.52	-43.04	40,244.00
Gas									
4330-01-000	185.35	0.00	-185.35	N/A	299.90	0.00	-299.90	N/A	0.00
Gas-Vacant Units									
4340-00-000	6,822.47	2,458.33	-4,364.14	-177.52	38,690.53	27,041.63	-11,648.90	-43.08	29,500.00
Garbage/Trash Removal									
4390-00-000	0.00	2,692.00	2,692.00	100.00	27,582.04	29,612.00	2,029.96	6.86	32,304.00
Sewer									
4399-00-000	23,149.10	19,680.16	-3,468.94	-17.63	240,569.00	216,481.76	-24,087.24	-11.13	236,162.00
TOTAL UTILITY EXPENSES									
4400-00-000									
MAINTENANCE AND OPERATIONS									
4400-99-000	16,800.46	13,333.33	-3,467.13	-26.00	171,936.44	146,666.63	-25,269.81	-17.23	160,000.00
General Maint Expense									
4410-00-000									
Maintenance Salaries									

Chalet Terrace (amp1)
Budget Comparison
 Period = Feb 2021

Book = Accrual, Tree = ysl_jis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4410-05-000	5,670.57	6,250.00	579.43	9.27	50,658.92	68,750.00	18,091.08	26.31	75,000.00
4411-00-000	0.00	100.00	100.00	100.00	697.81	1,100.00	402.19	36.56	1,200.00
4413-00-000	0.00	54.17	54.17	100.00	225.58	595.87	370.29	62.14	650.00
4419-00-000	22,471.03	19,737.50	-2,733.53	-13.85	223,518.75	217,112.50	-6,406.25	-2.95	236,850.00
4420-00-000									
Materials									
4420-01-000	0.00	0.00	0.00	N/A	107.55	0.00	-107.55	N/A	0.00
4420-02-000	0.00	741.67	741.67	100.00	2,216.88	8,158.37	5,941.49	72.83	8,900.00
4420-04-000	0.00	20.83	20.83	100.00	0.00	229.13	229.13	100.00	250.00
4420-05-000	49.46	0.00	-49.46	N/A	49.46	0.00	-49.46	N/A	0.00
4420-06-000	25.18	208.33	183.15	87.91	2,657.27	2,291.63	-365.64	-15.96	2,500.00
4420-07-000	2,456.17	5,208.33	2,752.16	52.84	26,124.09	57,291.63	31,167.54	54.40	62,500.00
4420-08-000	0.00	100.00	100.00	100.00	1,509.05	1,100.00	-409.05	-37.19	1,200.00
4429-00-000	2,530.81	6,279.16	3,748.35	59.70	32,664.30	69,070.76	36,406.46	52.71	75,350.00
4430-00-000									
Contract Costs									
4430-01-000	0.00	41.67	41.67	100.00	189.00	458.37	269.37	58.77	500.00
4430-03-000	0.00	422.92	422.92	100.00	0.00	4,652.12	4,652.12	100.00	5,075.00
4430-05-000	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
4430-06-000	0.00	266.67	266.67	100.00	1,135.00	2,933.37	1,798.37	61.31	3,200.00
4430-07-000	1,366.00	1,000.00	-366.00	-36.60	8,650.00	11,000.00	2,350.00	21.36	12,000.00
4430-08-000	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
4430-09-000	0.00	3,833.33	3,833.33	100.00	48,650.00	42,166.63	-6,483.37	-15.38	46,000.00
4430-10-000	0.00	291.67	291.67	100.00	452.70	3,208.37	2,755.67	85.89	3,500.00
4430-11-000	974.42	1,500.00	525.58	35.04	10,362.52	16,500.00	6,137.48	37.20	18,000.00
4430-13-000	189.32	125.00	-290.00	-232.00	2,651.42	1,375.00	-1,276.42	-92.83	1,500.00
4430-14-000	976.55	458.33	-518.22	-113.07	5,769.39	825.00	-2,089.90	-253.32	900.00
4430-18-000	267.80	150.00	-117.80	-78.53	2,015.78	1,650.00	-365.78	-22.17	1,800.00
4430-22-000	870.00	870.00	0.00	0.00	9,570.00	9,570.00	0.00	0.00	10,440.00
4430-80-000	0.00	3,500.00	3,500.00	100.00	1,090.27	38,500.00	37,409.73	97.17	42,000.00
4430-90-000	1,000.65	1,583.33	582.68	36.80	13,294.61	17,416.63	4,122.02	23.67	19,000.00
4439-00-000	6,059.74	14,326.25	8,266.51	57.70	106,745.59	157,588.75	50,843.16	32.26	171,915.00
4499-00-000	31,061.58	40,342.91	9,281.33	23.01	362,928.64	443,772.01	80,843.37	18.22	484,115.00
TOTAL MAINTENANCE EXPENSES									
4500-00-000									
GENERAL EXPENSES									
4510-10-000	17,716.33	2,666.67	-15,049.66	-564.36	17,716.33	29,333.37	11,617.04	39.60	32,000.00
4510-20-000	4,911.39	353.33	-4,558.06	-1,290.03	5,853.27	3,886.63	-1,966.64	-50.60	4,240.00
4520-00-000	0.00	768.50	768.50	100.00	9,222.00	8,453.50	-768.50	-9.09	9,222.00
4540-00-000	247.74	233.33	-14.41	-6.18	2,628.45	2,566.63	-61.82	-2.41	2,800.00
4540-10-000	1,796.94	0.00	-1,796.94	N/A	1,796.94	0.00	-1,796.94	N/A	0.00
4540-20-000	0.00	183.33	183.33	100.00	1,112.32	2,016.63	904.31	44.84	2,200.00
4570-00-000	-12.50	1,250.00	1,262.50	101.00	18,588.89	13,750.00	-4,838.89	-35.19	15,000.00
4580-00-000	0.00	1,166.67	1,166.67	100.00	11,830.54	12,833.37	1,002.83	7.81	14,000.00
4599-00-000	24,659.90	6,621.83	-18,038.07	-272.40	68,748.74	72,840.13	4,091.39	5.62	79,462.00
TOTAL EXPENSES	129,471.67	92,606.73	-36,864.94	-39.81	1,033,917.40	1,018,674.03	-15,243.37	-1.50	1,111,281.00

Chalet Terrace (amp1)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = ysljs

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000 NET INCOME	-44,986.22	9,307.00	-54,293.22	-583.36	-234,878.38	102,377.00	-337,255.38	-329.42	111,684.00

Reed Manor (amp2)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	3,872,615.18
1111-90-000	Petty Cash	838.75
1111-99-000	Total Unrestricted Cash	3,873,453.93
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	39,296.00
1112-99-000	Total Restricted Cash	39,296.00
1119-00-000	TOTAL CASH	3,912,749.93
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	229,521.65
1122-01-000	Allowance for Doubtful Accounts-Tenants	-6,604.12
1129-01-000	AR - TPA	6,615.15
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	229,532.68
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	273,544.23
1299-00-000	TOTAL OTHER CURRENT ASSETS	273,544.23
1300-00-000	TOTAL CURRENT ASSETS	4,415,826.84
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	16,885,790.85
1400-07-000	Furniture and Equipment-Dwelling	306,811.27
1400-08-000	Furniture and Equipment-Admin.	156,059.04
1400-09-000	Leashold Improvements	777,986.00
1405-01-000	Accum Depreciation-Buildings	-14,713,222.31
1405-99-000	TOTAL FIXED ASSETS (NET)	3,413,424.85
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	-55,500.00
1406-19-000	CFP 19 Operations	-134,263.98
1408-16-000	CFP 16 Mgmt Improvements	0.40
1408-17-000	CFP 2017 Management Improvements	5,739.13
1430-16-000	CFP 16 FEES AND COSTS	3,333.34
1460-16-000	CFP 16 Dwelling Structures	2,209,467.12
1470-16-000	CFP 16 Non-Dwelling Structures	-1,516,181.63
1475-16-000	CFP 16 Non-Dwelling Equipment	-33,660.41
1480-18-000	General Capital Activity	14,560.05
1499-00-000	TOTAL CFP FUNDING	493,494.02

Reed Manor (amp2)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
1999-00-000	TOTAL ASSETS	8,322,745.71
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	45,725.00
2117-01-000	A/P-Payroll Wages Payable	8,342.00
2117-90-000	Supplemental Insurance W/H	-1,842.72
2137-00-000	Accrued PILOT	37,501.00
2240-00-000	Tenant Prepaid Rents	9,144.30
2260-00-000	Accrued Compensated Absences-Current	25,636.20
2299-00-000	TOTAL CURRENT LIABILITIES	124,505.78
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	29,184.73
2399-00-000	TOTAL NONCURRENT LIABILITIES	29,184.73
2499-00-000	TOTAL LIABILITIES	153,690.51
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	770.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	770.00
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,413,424.85
2809-02-000	Retained Earnings-Unrestricted Net Assets	4,754,860.35
2809-99-000	TOTAL RETAINED EARNINGS:	8,168,285.20
2899-00-000	TOTAL EQUITY	8,169,055.20
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,322,745.71

Reed Manor (amp2)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = ysl Is

2999-99-999	Revenue & Expenses	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income	58,961.17	57,666.67	1,294.50	2.24	666,143.47	634,333.37	31,810.10	5.01	692,000.00
3111-00-000	Tenant Rent	0.00	0.00	0.00	N/A	-8.00	0.00	-8.00	N/A	0.00
3112-05-000	Utility Reimbursement Recovery	58,961.17	57,666.67	1,294.50	2.24	666,135.47	634,333.37	31,802.10	5.01	692,000.00
3119-00-000	Total Rental Income	236.00	625.00	-389.00	-62.24	5,877.01	6,875.00	-997.99	-14.52	7,500.00
3120-00-000	Other Tenant Income	84.30	1,212.92	-1,128.62	-93.05	6,461.56	13,342.12	-6,880.56	-51.57	14,555.00
3120-01-000	Laundry and Vending	0.00	60.42	-60.42	-100.00	0.00	664.62	-664.62	-100.00	725.00
3120-03-000	Damages	0.00	875.00	-875.00	-100.00	-100.00	9,625.00	-9,725.00	-101.04	10,500.00
3120-04-000	Late Charges	28.09	125.00	-96.91	-77.53	626.92	1,375.00	-748.08	-54.41	1,500.00
3120-05-000	Legal Fees - Tenant	-12.00	125.00	-137.00	-109.60	132.00	1,375.00	-1,243.00	-90.40	1,500.00
3120-09-000	Misc. Tenant Income	-790.17	0.00	-790.17	N/A	-12,420.30	0.00	-12,420.30	N/A	0.00
3121-00-000	TPA Rent	0.00	0.00	0.00	N/A	334.51	0.00	-334.51	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	242.68	0.00	-242.68	N/A	0.00
3129-00-000	Total Other Tenant Income	-453.78	3,023.34	-3,477.12	-115.01	242.68	33,256.74	-33,014.06	-99.27	36,280.00
3199-00-000	NET TENANT INCOME	58,507.39	60,690.01	-2,182.62	-3.60	666,378.15	667,590.11	-1,211.96	-0.18	728,280.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	164,777.00	167,924.50	-3,147.50	-1.87	1,628,678.00	1,847,169.50	-218,491.50	-11.83	2,015,094.00
3415-00-000	Other Government Grants	39,203.45	0.00	39,203.45	N/A	124,910.28	0.00	124,910.28	N/A	0.00
3420-00-000	Capital Fund Grants	0.00	1,500.00	-1,500.00	-100.00	7,623.78	16,500.00	-8,876.22	-53.80	18,000.00
3499-00-000	TOTAL GRANT INCOME	203,980.45	169,424.50	34,555.95	20.40	1,761,212.06	1,863,669.50	-102,457.44	-5.50	2,033,094.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	7.75	45.83	-38.08	-83.09	265.63	504.13	-238.50	-47.31	550.00
3650-00-000	Miscellaneous Other Income	0.00	125.00	-125.00	-100.00	0.00	1,375.00	-1,375.00	-100.00	1,500.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	9,764.68	0.00	9,764.68	N/A	0.00
3660-00-000	Operating Transfers IN	0.00	0.00	0.00	N/A	150,620.00	0.00	150,620.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	7.75	170.83	-163.08	-95.46	160,650.31	1,879.13	158,771.18	8,449.19	2,050.00
3999-00-000	TOTAL INCOME	262,495.59	230,285.34	32,210.25	13.99	2,588,240.52	2,533,138.74	55,101.78	2.18	2,763,424.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,815.66	11,666.67	-1,148.99	-9.85	146,514.53	128,333.37	-18,181.16	-14.17	140,000.00
4110-04-000	Employee Benefit Contribution-Admin	5,601.73	4,166.67	-1,435.06	-34.44	49,761.69	45,833.37	-3,928.32	-8.57	50,000.00
4110-99-000	Total Administrative Salaries	18,417.39	15,833.34	-2,584.05	-16.32	196,276.22	174,166.74	-22,109.48	-12.69	190,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	33.33	-33.33	100.00	500.83	366.63	-134.20	-36.60	400.00
4130-03-000	Tenant Screening	0.00	125.00	-125.00	100.00	563.30	1,375.00	811.70	59.03	1,500.00
4130-04-000	General Legal Expense	580.67	1,000.00	-419.33	41.93	3,661.89	11,000.00	7,338.11	66.71	12,000.00

Reed Manor (amp2)
Budget Comparison
 Period = Feb 2021

Book = Accrual ; Tree = ys_lis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4131-00-000	580.67	1,158.33	577.66	49.87	4,726.02	12,741.63	8,015.61	62.91	13,900.00
4139-00-000									
Other Admin Expenses									
4140-00-000	189.00	208.33	19.33	9.28	4,262.10	2,291.63	-1,970.47	-85.99	2,500.00
Staff Training	256.71	0.00	-256.71	N/A	256.71	0.00	-256.71	N/A	0.00
4150-00-000	175.00	195.83	20.83	10.64	900.00	2,154.13	1,254.13	58.22	2,350.00
Mailbox Keys/Postmaster	460.69	700.00	239.31	34.19	6,168.06	7,700.00	1,531.94	19.90	8,400.00
4170-00-000	1,083.33	183.33	-900.00	-490.92	11,559.33	2,016.63	-9,542.70	-473.20	2,200.00
Accounting Fees	13,455.00	14,583.33	1,128.33	7.74	150,884.83	160,416.63	9,531.80	5.94	175,000.00
4171-00-000	1,176.00	1,176.00	0.00	0.00	12,936.00	12,936.00	0.00	0.00	14,112.00
4175-40-000	16,795.73	17,046.82	251.09	1.47	186,967.03	187,515.02	547.99	0.29	204,562.00
Total Other Admin Expenses									
4190-00-000									
Miscellaneous Admin Expenses									
4190-01-000	0.00	125.00	125.00	100.00	308.56	1,375.00	1,066.44	77.56	1,500.00
Membership and Fees	16.67	16.67	0.00	0.00	0.00	183.37	183.37	100.00	200.00
4190-02-000	79.69	397.92	318.23	79.97	2,508.92	4,377.12	1,868.20	42.68	4,775.00
Office Supplies	1,181.27	1,250.00	68.73	5.50	13,021.42	13,750.00	728.58	5.30	15,000.00
4190-07-000	0.00	141.67	141.67	100.00	1,162.60	1,558.37	395.77	25.40	1,700.00
Telephone	0.00	825.00	825.00	100.00	13,751.16	9,075.00	-4,676.16	-51.53	9,900.00
4190-08-000	0.00	72.92	-72.92	-26.34	1,173.06	802.12	-370.94	-46.24	875.00
Postage	92.13	225.00	132.87	54.03	1,871.08	2,475.00	603.92	24.40	2,700.00
4190-09-000	103.43	220.83	117.40	53.18	2,575.62	2,429.13	-146.49	-6.03	2,650.00
Software License Fees	342.72	225.00	-117.72	-52.32	2,892.81	2,475.00	-417.81	-16.88	2,700.00
4190-10-000	914.83	508.33	-406.50	-79.97	10,435.07	5,591.63	-4,843.44	-86.62	6,100.00
Copiers	10,883.75	0.00	-10,883.75	N/A	125,100.67	0.00	-125,100.67	N/A	0.00
4190-12-000	67.95	216.67	148.72	68.64	973.56	2,383.37	1,409.81	59.15	2,600.00
Software	828.03	1,666.67	838.64	50.32	2,541.44	18,333.37	15,791.93	86.14	20,000.00
4190-13-000	14,745.78	5,891.68	-8,854.10	-150.28	178,315.97	64,808.48	-113,507.49	-175.14	70,700.00
Internet	50,539.57	39,930.17	-10,609.40	-26.57	566,285.24	439,231.87	-127,053.37	-28.93	479,162.00
4190-15-000	699.68	1,333.33	633.65	47.52	6,525.40	14,666.63	8,141.23	55.51	16,000.00
Cell Phones/Pagers	0.00	3,958.33	3,958.33	100.00	49,424.87	43,541.63	-5,883.24	-13.51	47,500.00
4190-17-000	30,274.69	166.67	-30,108.02	-18,064.45	60,177.67	1,833.37	-58,344.30	-3,182.35	2,000.00
Payroll Services Fees	30,974.37	5,458.33	-25,516.04	-467.47	116,127.94	60,041.63	-56,086.31	-93.41	65,500.00
4190-19-000									
COVID 19 Expenses									
4190-20-000	828.03	216.67	-611.36	-73.83	973.56	2,383.37	1,409.81	59.15	2,600.00
Bank Fees	14,745.78	5,891.68	-8,854.10	-150.28	178,315.97	64,808.48	-113,507.49	-175.14	70,700.00
4190-22-000	50,539.57	39,930.17	-10,609.40	-26.57	566,285.24	439,231.87	-127,053.37	-28.93	479,162.00
Other Misc Admin Expenses									
4191-00-000									
TOTAL Miscellaneous Admin Expenses									
4199-00-000									
TOTAL ADMINISTRATIVE EXPENSES									
4200-00-000									
TENANT SERVICES									
4220-01-000	699.68	1,333.33	633.65	47.52	6,525.40	14,666.63	8,141.23	55.51	16,000.00
Other Tenant Svcs.	0.00	3,958.33	3,958.33	100.00	49,424.87	43,541.63	-5,883.24	-13.51	47,500.00
4230-00-000	30,274.69	166.67	-30,108.02	-18,064.45	60,177.67	1,833.37	-58,344.30	-3,182.35	2,000.00
Tenant Services Contract Costs	30,974.37	5,458.33	-25,516.04	-467.47	116,127.94	60,041.63	-56,086.31	-93.41	65,500.00
4230-01-000									
Tenant Relocation									
4299-00-000									
TOTAL TENANT SERVICES EXPENSES									
4300-00-000									
UTILITIES									
4310-00-000	5,724.04	3,750.00	-1,974.04	-52.64	42,811.90	41,250.00	-1,561.90	-3.79	45,000.00
Water	15,454.96	15,000.00	-454.96	-3.03	173,499.07	165,000.00	-8,499.07	-5.15	180,000.00
4320-00-000	8,905.85	4,583.33	-4,322.52	-94.31	48,323.57	50,416.63	2,093.06	4.15	55,000.00
Electricity	13,601.30	5,000.00	-8,601.30	-172.03	94,569.81	55,000.00	-39,569.81	-71.95	60,000.00
4330-00-000	3,458.57	2,416.67	-1,041.90	-43.11	25,915.23	26,583.37	668.14	2.51	29,000.00
Gas	47,144.72	30,750.00	-16,394.72	-53.32	385,119.58	338,250.00	-46,869.58	-13.86	369,000.00
4340-00-000									
Garbage/Trash Removal									
4390-00-000									
Sewer									
4399-00-000									
TOTAL UTILITY EXPENSES									
4400-00-000									
MAINTENANCE AND OPERATIONS									
4400-99-000	21,159.51	16,416.67	-4,742.84	-28.89	265,617.81	180,583.37	-85,034.44	-47.09	197,000.00
General Maint Expense	14,732.38	8,237.58	-6,494.80	-78.84	165,383.77	90,613.38	-74,770.39	-82.52	98,851.00
4410-00-000									
Maintenance Salaries									
4410-05-000									
Employee Benefit Contribution-Maint.									

Reed Manor (amp2)
Budget Comparison
 Period = Feb 2021

Book = Actual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4411-00-000	120.93	166.67	45.74	27.44	645.31	1,833.37	1,188.06	64.80	2,000.00
4412-00-000	0.00	0.00	0.00	N/A	122.48	0.00	-122.48	N/A	0.00
4413-00-000	266.08	237.50	-28.58	-12.03	1,524.07	2,612.50	1,088.43	41.66	2,850.00
4419-00-000	36,278.90	25,058.42	-11,220.48	-44.78	433,293.44	275,642.62	-157,650.82	-57.19	300,701.00
4420-00-000									
Materials									
4420-02-000	0.00	458.33	458.33	100.00	0.00	5,041.63	5,041.63	100.00	5,500.00
4420-04-000	0.00	62.50	62.50	100.00	519.42	687.50	168.08	24.45	750.00
4420-06-000	555.44	662.50	107.06	16.16	4,202.71	7,287.50	3,084.79	42.33	7,950.00
4420-07-000	14,158.68	9,583.33	-4,575.35	-47.74	50,174.62	105,416.63	55,242.01	52.40	115,000.00
4420-08-000	255.73	62.50	-193.23	-309.17	732.12	687.50	-44.62	-6.49	750.00
4429-00-000	14,969.85	10,829.16	-4,140.69	-38.24	55,628.87	119,120.76	63,491.89	53.30	129,950.00
4430-00-000									
Contract Costs									
4430-01-000	0.00	66.67	66.67	100.00	781.00	733.37	-47.63	-6.49	800.00
4430-06-000	0.00	0.00	0.00	N/A	204.00	0.00	-204.00	N/A	0.00
4430-07-000	14,742.00	10,416.67	-4,325.33	-41.52	97,746.44	114,583.37	16,836.93	14.69	125,000.00
4430-09-000	400.00	2,000.00	1,600.00	80.00	27,800.00	22,000.00	-5,800.00	-26.36	24,000.00
4430-10-000	0.00	0.00	0.00	N/A	4,795.61	0.00	-4,795.61	N/A	0.00
4430-11-000	892.40	20,833.33	19,940.93	95.72	10,438.84	229,166.63	218,727.79	95.44	250,000.00
4430-13-000	0.00	416.67	416.67	100.00	0.00	4,583.37	4,583.37	100.00	5,000.00
4430-14-000	189.32	0.00	-189.32	N/A	1,116.38	0.00	-1,116.38	N/A	0.00
4430-17-000	2,165.00	1,000.00	-1,165.00	-116.50	17,296.36	11,000.00	-6,296.36	-57.24	12,000.00
4430-18-000	817.08	625.00	-192.08	-30.73	11,670.00	6,875.00	-4,795.00	-69.75	7,500.00
4430-22-000	218.30	333.33	115.03	34.51	4,340.98	3,666.63	-674.35	-18.39	4,000.00
4430-80-000	2,168.00	2,168.00	0.00	0.00	23,848.00	23,848.00	0.00	0.00	26,016.00
4430-90-000	0.00	1,250.00	1,250.00	100.00	1,250.00	13,750.00	12,500.00	90.91	15,000.00
4430-99-000	577.23	6,902.33	6,325.10	91.64	12,301.85	75,925.63	63,623.78	83.80	82,828.00
4439-00-000	22,169.33	46,012.00	23,842.67	51.82	213,589.46	506,132.00	292,542.54	57.80	552,144.00
4499-00-000	73,418.08	81,899.58	8,481.50	10.36	702,511.77	900,895.38	198,383.61	22.02	982,795.00
TOTAL MAINTENANCE EXPENSES									
GENERAL EXPENSES									
4500-00-000									
Insurance									
4510-00-000	0.00	2,083.33	2,083.33	100.00	0.00	22,916.63	22,916.63	100.00	25,000.00
4510-10-000	43,301.21	6,250.00	-37,051.21	-92.82	43,301.21	68,750.00	25,448.79	37.02	75,000.00
4510-20-000	12,055.23	916.67	-11,138.56	-1,215.11	14,349.97	10,083.37	-4,266.60	-42.31	11,000.00
4520-00-000	0.00	3,125.08	3,125.08	100.00	37,501.00	34,375.88	-3,125.12	-9.09	37,501.00
4540-00-000	344.97	41.67	-303.30	-72.78	3,201.97	458.37	-2,743.60	-598.56	500.00
4540-10-000	1,840.23	0.00	-1,840.23	N/A	1,840.23	0.00	-1,840.23	N/A	0.00
4540-20-000	0.00	395.83	395.83	100.00	2,649.90	4,354.13	1,704.23	39.14	4,750.00
4570-00-000	-32.50	2,083.33	2,115.83	101.56	18,315.30	22,916.63	4,601.33	20.08	25,000.00
4580-00-000	0.00	5,208.33	5,208.33	100.00	24,694.47	57,291.63	32,597.16	56.90	62,500.00
4599-00-000	57,509.14	20,104.24	-37,404.90	-186.05	145,854.05	221,146.64	75,292.59	34.05	241,251.00
TOTAL GENERAL EXPENSES									
NON-OPERATING ITEMS									
5000-00-000									
5210-00-000	0.00	0.00	0.00	N/A	306,120.00	0.00	-306,120.00	N/A	0.00
5999-00-000	0.00	0.00	0.00	N/A	306,120.00	0.00	-306,120.00	N/A	0.00
TOTAL NON-OPERATING ITEMS									
TOTAL EXPENSES	259,585.88	178,142.32	-81,443.56	-45.72	2,222,018.58	1,959,565.52	-262,453.06	-13.39	2,137,708.00

Reed Manor (amp2)
Budget Comparison
 Period = Feb 2021
 Book = Accrual ; Tree = ys_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000 NET INCOME	2,909.71	52,143.02	-49,233.31	-94.42	366,221.94	573,573.22	-207,351.28	-36.15	625,716.00

Shahan-Blackstone (amp3)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	12,717.50
1111-90-000	Petty Cash	838.77
1111-99-000	Total Unrestricted Cash	<u>13,556.27</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,980.00
1112-99-000	Total Restricted Cash	<u>14,980.00</u>
1119-00-000	TOTAL CASH	28,536.27
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	50,915.42
1122-01-000	Allowance for Doubtful Accounts-Tenants	-1,430.00
1129-01-000	AR - TPA	588.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>50,073.42</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	816.39
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>816.39</u>
1300-00-000	TOTAL CURRENT ASSETS	79,426.08
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	6,440,928.92
1400-07-000	Furniture and Equipment-Dwelling	88,196.00
1400-08-000	Furniture and Equipment-Admin.	64,685.18
1400-09-000	Leashold Improvements	220,708.00
1405-01-000	Accum Depreciation-Buildings	-6,440,928.92
1405-03-000	Accum Depreciation-Furn & Equip Admin	-58,885.96
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>314,703.22</u>
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	974.79
1406-19-000	CFP 19 Operations	-54,700.14
1408-14-000	CFP 14 Mgmt Improvements	4,413.09
1408-16-000	CFP 16 Mgmt Improvements	15.18
1408-17-000	CFP 2017 Management Improvements	2,529.84
1410-16-000	CFP 16 Administration	19,873.00
1430-16-000	CFP 16 FEES AND COSTS	3,333.32
1460-16-000	CFP 16 Dwelling Structures	8,410.72
1470-16-000	CFP 16 Non-Dwelling Structures	110,062.71

Shahan-Blackstone (amp3)

Balance Sheet

Period = Feb 2021

Book = Accrual ; Tree = ysi_bs

	Current Balance
1475-16-000 CFP 16 Non-Dwelling Equipment	2,421.00
1480-17-000 CFP 2017 Site Improvements	121,000.00
1480-18-000 General Capital Activity	9,145.19
1499-00-000 TOTAL CFP FUNDING	<u>227,478.70</u>
1999-00-000 TOTAL ASSETS	<u>621,608.00</u>
2000-00-000 LIABILITIES & EQUITY	
2001-00-000 LIABILITIES:	
2100-00-000 CURRENT LIABILITIES:	
2111-00-000 A/P Vendors and Contractors	1,718.00
2114-00-000 Tenant Security Deposits	15,146.00
2114-02-000 Security Deposit Clearing Account	50.00
2117-90-000 Supplemental Insurance W/H	-651.12
2137-00-000 Accrued PILOT	7,017.00
2240-00-000 Tenant Prepaid Rents	3,981.34
2260-00-000 Accrued Compensated Absences-Current	8,273.68
2299-00-000 TOTAL CURRENT LIABILITIES	<u>35,534.90</u>
2300-00-000 NONCURRENT LIABILITIES:	
2305-00-000 Accrued Compensated Absences-LT	1,767.43
2399-00-000 TOTAL NONCURRENT LIABILITIES	<u>1,767.43</u>
2499-00-000 TOTAL LIABILITIES	<u>37,302.33</u>
2800-00-000 EQUITY	
2809-00-000 RETAINED EARNINGS:	
2809-01-000 Invested in Capital Assets-Net of Debt	-311,703.00
2809-02-000 Retained Earnings-Unrestricted Net Assets	896,008.67
2809-99-000 TOTAL RETAINED EARNINGS:	<u>584,305.67</u>
2899-00-000 TOTAL EQUITY	<u>584,305.67</u>
2999-00-000 TOTAL LIABILITIES AND EQUITY	<u>621,608.00</u>

Shahan-Blackstone (emp3)
Budget Comparison

Period = Feb 2021

Book = Accrual ; Tree = ysl_js

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	14,349.00	12,500.00	1,849.00	14.79	145,350.07	137,500.00	7,850.07	5.71	150,000.00
3112-01-000 Utility Reimb.-LIPH	-938.00	-1,200.00	262.00	21.83	-12,503.72	-13,200.00	696.28	5.27	-14,400.00
3112-05-000 Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	130.00	0.00	130.00	N/A	0.00
3119-00-000 Total Rental Income	13,411.00	11,300.00	2,111.00	18.68	132,976.35	124,300.00	8,676.35	6.98	135,600.00
3120-00-000 Other Tenant Income	132.00	166.67	-34.67	-20.80	1,484.00	1,833.37	-349.37	-19.06	2,000.00
3120-01-000 Laundry and Vending	27.94	41.67	-13.73	-32.95	436.69	458.37	-21.68	-4.73	500.00
3120-03-000 Damages	0.00	83.33	-83.33	-100.00	350.00	916.63	-566.63	-61.82	1,000.00
3120-04-000 Late Charges	0.00	479.17	-479.17	-100.00	-25.00	5,270.87	-5,295.87	-100.47	5,750.00
3120-05-000 Legal Fees - Tenant	0.00	208.33	-208.33	-100.00	184.65	2,291.63	-2,106.98	-91.94	2,500.00
3120-09-000 Misc. Tenant Income	0.00	0.00	0.00	N/A	18.00	0.00	18.00	N/A	0.00
3121-00-000 TPA Rent	2.00	0.00	2.00	N/A	-3,952.07	0.00	-3,952.07	N/A	0.00
3121-02-000 TPA Legal	0.00	0.00	0.00	N/A	184.65	0.00	-184.65	N/A	0.00
3129-00-000 Total Other Tenant Income	161.94	979.17	-817.23	-83.46	-1,688.38	10,770.87	-12,459.25	-115.68	11,750.00
3199-00-000 NET TENANT INCOME	13,572.94	12,279.17	1,293.77	10.54	131,287.97	135,070.87	-3,782.90	-2.80	147,350.00
3400-00-000 GRANT INCOME									
3401-00-000 HUD PHA Operating Grants/Subsidy	38,552.50	39,500.00	-947.50	-2.40	382,668.00	434,500.00	-51,832.00	-11.93	474,000.00
3415-00-000 Other Government Grants	9,905.22	0.00	9,905.22	N/A	40,358.46	0.00	40,358.46	N/A	0.00
3420-00-000 Capital Fund Grants	0.00	0.00	0.00	N/A	131,969.00	0.00	131,969.00	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	48,457.72	39,500.00	8,957.72	22.68	554,995.46	434,500.00	120,495.46	27.73	474,000.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	5.00	0.00	5.00	N/A	77.49	0.00	77.49	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	0.00	N/A	2,545.10	0.00	2,545.10	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	5.00	0.00	5.00	N/A	2,622.59	0.00	2,622.59	N/A	0.00
3999-00-000 TOTAL INCOME	62,035.66	51,779.17	10,256.49	19.81	688,906.02	569,570.87	119,335.15	20.95	621,350.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	8,215.20	6,163.17	-2,052.03	-33.30	115,226.24	67,794.87	47,431.37	-69.96	73,958.00
4110-04-000 Employee Benefit Contribution-Admin	3,708.93	1,429.33	-2,279.60	-159.49	43,068.66	15,722.63	27,346.03	-173.93	17,152.00
4110-99-000 Total Administrative Salaries	11,924.13	7,592.50	-4,331.63	-57.05	158,294.90	83,517.50	74,777.40	-89.54	91,110.00
4130-00-000 Legal Expense									
4130-02-000 Criminal Background Checks	0.00	0.00	0.00	N/A	121.76	0.00	-121.76	N/A	0.00
4130-03-000 Tenant Screening	52.18	0.00	-52.18	N/A	434.76	0.00	-434.76	N/A	0.00
4130-04-000 General Legal Expense	381.11	125.00	-256.11	-204.89	1,398.79	1,375.00	-23.79	-1.73	1,500.00
4131-00-000 Total Legal Expense	433.29	125.00	-308.29	-246.63	1,955.31	1,375.00	-580.31	-42.20	1,500.00

Shahan-Blackstone (amp3)
Budget Comparison

Period = Feb 2021

Book = Actual ; Tree = yslis

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Other Admin Expenses									
4139-00-000									
4140-00-000	0.00	500.00	500.00	100.00	2,960.10	5,500.00	2,539.90	46.18	6,000.00
4150-00-000	0.00	0.00	0.00	N/A	155.09	0.00	-155.09	N/A	0.00
4155-00-000	25.00	50.00	25.00	50.00	100.00	550.00	450.00	81.82	600.00
4170-00-000	204.75	350.00	145.25	41.50	2,880.24	3,850.00	969.76	25.19	4,200.00
4171-00-000	2,633.33	183.33	-2,450.00	-1,336.39	7,289.33	2,016.63	-5,272.70	-261.46	2,200.00
4173-00-000	5,899.00	6,000.00	411.00	6.85	63,905.96	66,000.00	2,094.04	3.17	72,000.00
4175-40-000	480.00	480.00	0.00	0.00	5,280.00	5,280.00	0.00	0.00	5,760.00
4189-00-000	8,932.08	7,563.33	-1,368.75	-18.10	82,570.72	83,196.63	625.91	0.75	90,760.00
Miscellaneous Admin Expenses									
4190-00-000									
4190-01-000	0.00	166.67	166.67	100.00	308.56	1,833.37	1,524.81	83.17	2,000.00
4190-04-000	79.68	150.00	70.32	46.88	1,305.72	1,650.00	344.28	20.87	1,800.00
4190-07-000	677.41	625.00	-52.41	-8.39	7,581.12	6,875.00	-706.12	-10.27	7,500.00
4190-08-000	0.00	62.50	62.50	100.00	516.69	687.50	170.81	24.85	750.00
4190-09-000	0.00	833.33	833.33	100.00	13,751.15	9,166.63	-4,584.52	-50.01	10,000.00
4190-10-000	92.13	108.33	16.20	14.95	1,034.02	1,191.63	157.61	13.23	1,300.00
4190-12-000	103.43	100.00	-3.43	-3.43	1,742.08	1,100.00	-642.08	-58.37	1,200.00
4190-13-000	279.36	250.00	-29.36	-11.74	2,854.41	2,750.00	-104.41	-3.80	3,000.00
4190-15-000	190.24	140.00	-50.24	-35.89	1,566.51	1,540.00	-26.51	-1.72	1,680.00
4190-17-000	914.82	433.33	-481.49	-111.11	8,716.84	4,766.63	-3,950.21	-82.87	5,200.00
4190-19-000	1,475.10	0.00	-1,475.10	N/A	43,488.37	0.00	-43,488.37	N/A	0.00
4190-20-000	3.80	0.00	-3.80	N/A	69.00	0.00	-69.00	N/A	0.00
4190-22-000	5.00	0.00	-5.00	N/A	963.56	0.00	-963.56	N/A	0.00
4191-00-000	3,820.97	2,869.16	-951.81	-33.17	83,898.03	31,560.76	-52,337.27	-165.83	34,430.00
4199-00-000	25,110.47	18,149.99	-6,960.48	-38.35	326,718.96	199,649.89	-127,069.07	-63.65	217,800.00
TOTAL ADMINISTRATIVE EXPENSES									
TENANT SERVICES									
4200-00-000									
4220-01-000	699.68	0.00	-699.68	N/A	5,382.14	0.00	-5,382.14	N/A	0.00
4230-00-000	0.00	0.00	0.00	N/A	14,974.98	0.00	-14,974.98	N/A	0.00
4230-01-000	0.00	0.00	0.00	N/A	562.42	0.00	-562.42	N/A	0.00
4299-00-000	699.68	0.00	-699.68	N/A	20,919.54	0.00	-20,919.54	N/A	0.00
TOTAL TENANT SERVICES EXPENSES									
UTILITIES									
4300-00-000									
4310-00-000	14,293.27	2,083.33	-12,209.94	-586.08	50,319.90	22,916.63	-27,403.27	-119.58	25,000.00
4320-00-000	336.47	379.83	43.36	11.42	2,426.72	4,178.13	1,751.41	41.92	4,558.00
4320-01-000	275.98	0.00	-275.98	N/A	1,209.65	0.00	-1,209.65	N/A	0.00
4330-00-000	643.27	291.00	-352.27	-121.06	2,832.58	3,201.00	368.42	11.51	3,492.00
4330-01-000	527.36	0.00	-527.36	N/A	1,411.45	0.00	-1,411.45	N/A	0.00
4340-00-000	5,302.01	2,145.25	-3,156.76	-147.15	38,158.64	23,597.75	-14,560.89	-61.70	25,743.00
4390-00-000	8,113.93	1,933.92	-6,180.01	-319.56	28,462.49	21,273.12	-7,189.37	-33.80	23,207.00
4399-00-000	29,492.29	6,833.33	-22,658.96	-331.59	124,821.43	75,166.63	-49,654.80	-66.06	82,000.00
MAINTENANCE AND OPERATIONS									
4400-00-000									
4400-99-000	13,358.96	6,685.75	-6,673.21	-99.81	148,778.87	73,543.25	-75,235.62	-102.30	80,229.00
4410-00-000	2,365.68	978.50	-1,387.18	-141.77	29,965.51	10,763.50	-19,202.01	-178.40	11,742.00
4410-05-000									

Shahan-Blackstone (amp3)

Budget Comparison

Period = Feb 2021

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4411-00-000	309.99	0.00	-309.99	N/A	309.99	0.00	-309.99	N/A	0.00
4413-00-000	37.85	53.33	15.48	29.03	448.27	586.63	138.36	23.59	640.00
4419-00-000	16,072.48	7,717.58	-8,354.90	-108.26	179,502.64	84,893.38	-94,609.26	-111.44	92,611.00
4420-00-000									
Materials									
4420-01-000	0.00	54.08	54.08	100.00	1,143.26	594.88	-548.38	-47.92	649.00
4420-02-000	0.00	75.00	75.00	100.00	909.84	825.00	-84.84	-9.32	900.00
4420-04-000	0.00	16.67	16.67	100.00	0.00	183.37	183.37	100.00	200.00
4420-06-000	0.00	116.67	116.67	100.00	904.32	1,283.37	379.05	29.54	1,400.00
4420-07-000	791.79	2,666.67	1,874.88	70.31	14,313.44	29,333.37	15,019.93	51.20	32,000.00
4420-08-000	0.00	0.00	0.00	N/A	422.31	0.00	-422.31	N/A	0.00
4429-00-000	791.79	2,929.09	2,137.30	72.97	17,693.17	32,219.99	14,526.82	45.09	35,149.00
Contract Costs									
4430-00-000									
Contract Alarm/Extinguisher	0.00	50.00	50.00	100.00	422.36	550.00	127.64	23.21	600.00
Contract Building Repairs	0.00	250.00	250.00	100.00	0.00	2,750.00	2,750.00	100.00	3,000.00
Contract Decorating/Painting	0.00	450.00	450.00	100.00	0.00	4,950.00	4,950.00	100.00	5,400.00
4430-05-000	0.00	25.00	25.00	100.00	220.00	275.00	55.00	20.00	300.00
Contract Electrical	400.00	2,000.00	1,600.00	80.00	21,740.00	22,000.00	260.00	1.18	24,000.00
Contract Pest Control	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
Contract Floor Covering	26,775.00	5,666.67	-21,108.33	-372.50	48,725.00	62,333.37	13,608.37	21.83	68,000.00
Contract Grounds	0.00	550.00	550.00	100.00	5,324.52	6,050.00	725.48	11.99	6,600.00
Contract Janitorial/Cleaning	520.00	250.00	-270.00	-108.00	1,329.00	2,750.00	1,421.00	51.67	3,000.00
Contract Plumbing	255.00	125.00	-130.00	-104.00	2,437.61	1,375.00	-1,062.61	-77.28	1,500.00
Contract HVAC	189.32	0.00	-189.32	N/A	1,185.95	0.00	-1,185.95	N/A	0.00
Contract Vehicle Maintenance	167.12	312.50	145.38	46.52	4,879.58	3,437.50	-1,442.08	-41.95	3,750.00
Contract Alarm Monitoring	168.80	0.00	-168.80	N/A	2,239.28	0.00	-2,239.28	N/A	0.00
Contract IT Contracts	908.00	895.58	-12.42	-1.39	9,988.00	9,851.38	-136.62	-1.39	10,747.00
Contract-Bookkeeping Fees	0.00	0.00	0.00	N/A	338.88	0.00	-338.88	N/A	0.00
Contract-Fee For Service	0.00	0.00	0.00	N/A	644.84	0.00	-644.84	N/A	0.00
Contract Costs-Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
Total Contract Costs	29,383.24	10,658.08	-18,725.16	-175.69	99,475.02	117,238.88	17,763.86	15.15	127,897.00
4499-00-000	46,247.51	21,304.75	-24,942.76	-117.08	296,670.83	234,352.25	-62,318.58	-26.59	255,657.00
TOTAL MAINTENANCE EXPENSES									
GENERAL EXPENSES									
4500-00-000									
Property Insurance	19,311.96	2,458.33	-16,853.63	-87.27	19,311.96	27,041.63	7,729.67	28.58	29,500.00
Liability Insurance	5,357.88	291.67	-5,066.21	-1,736.97	6,366.76	3,208.37	-3,158.39	-49.44	3,500.00
Payments in Lieu of Taxes	0.00	420.83	420.83	100.00	7,017.00	4,629.13	-2,387.87	-34.21	5,050.00
Employee Benefits	94.04	0.00	-94.04	N/A	1,712.84	0.00	-1,712.84	N/A	0.00
Workers Compensation	0.00	0.00	0.00	N/A	1,145.03	0.00	-1,145.03	N/A	0.00
Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	-217.55	4,583.37	4,800.92	104.75	5,000.00
Security/Law Enforcement	0.00	826.92	826.92	100.00	11,798.58	9,096.12	-2,702.46	-29.71	9,923.00
TOTAL GENERAL EXPENSES	24,763.88	4,414.42	-20,349.46	-460.98	47,134.62	48,558.62	1,424.00	2.93	52,973.00
8000-00-000	126,313.83	50,702.49	-75,611.34	-149.13	816,265.38	557,727.39	-258,537.99	-46.36	608,430.00
9000-00-000	64,278.17	1,076.68	-65,354.85	-6,070.03	-127,359.36	11,843.48	-139,202.84	-1,175.35	12,920.00
NET INCOME									

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 02/01/2021 and 03/01/2021

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	00000109	8647	Emergency	HVAC	No hot water	02/08/2021 10:30 AM	02/08/2021 11:00 AM	0.50
amp1	00000081	8636	Emergency	HVAC	No heat	02/04/2021 9:00 AM	02/04/2021 9:30 AM	0.50
amp1	1246	8637	Emergency	HVAC	Furnace leaking	02/04/2021 11:30 AM	02/04/2021 12:00 PM	0.50
amp1	903	8638	Emergency	Plumbing	Toilet handle	02/04/2021 1:30 PM	02/04/2021 3:00 PM	1.50
amp1	00000025	8673	Emergency	HVAC	No heat	02/09/2021 12:50 PM	02/09/2021 1:30 PM	0.67
amp1	00000090	8675	Emergency	Doors/Locks	Lock change	02/09/2021 2:02 PM	02/09/2021 2:15 PM	0.22
amp1	329	8676	Emergency	Smoke Detectors	Beeping smoke alarm	02/10/2021 8:41 AM	02/10/2021 9:30 AM	0.82
amp1	903	8677	Emergency	Plumbing	Clogged toilet	02/10/2021 8:40 AM	02/10/2021 9:00 AM	0.33
amp1	122	8693	Emergency	HVAC	No heat	02/03/2021 6:30 PM	02/03/2021 7:15 PM	0.75
amp1	00000067	8656	Emergency	HVAC	No heat	02/08/2021 8:00 AM	02/08/2021 10:00 AM	2.00
amp1	00000083	8657	Emergency	HVAC	Oven/Furnace	02/08/2021 3:00 PM	02/08/2021 4:00 PM	1.00
amp1	1421	8674	Emergency	HVAC	Toilet - weak floor	02/09/2021 2:00 PM	02/09/2021 4:00 PM	2.00
amp1	00000076	8702	Emergency	Appliances	Oven	02/16/2021 8:00 AM	02/16/2021 9:45 AM	1.75
amp1	00000081	8685	Emergency	Plumbing	Leaky pipe	02/11/2021 9:30 AM	02/11/2021 11:00 AM	1.50
amp1	00000014	8686	Emergency	HVAC	No heat	02/23/2021 9:00 AM	02/23/2021 9:15 AM	0.25
amp1	00000081	8723	Emergency	Plumbing	Leaky pipe	02/12/2021 8:12 AM	02/12/2021 12:30 PM	4.30
amp1	00000131	8725	Emergency	HVAC	No heat	02/18/2021 8:17 AM	02/18/2021 11:30 AM	3.22
amp1	00000089	8726	Emergency	Plumbing	kitchen sink	02/18/2021 8:19 AM	02/18/2021 9:15 AM	0.93
amp1	122	8727	Emergency	Plumbing	No hot water	02/22/2021 8:23 AM	02/22/2021 8:45 AM	0.37
amp1	00000049	8728	Emergency	Plumbing	kitchen sink	02/19/2021 9:45 AM	02/19/2021 10:15 AM	0.50
amp1	00000070	8731	Emergency	Emergency	Furnace is Out	02/11/2021 6:15 PM	02/12/2021 10:04 AM	15.82
amp1	00000049	8746	Emergency	Emergency	Plumbing	02/08/2021 7:00 PM	02/09/2021 10:52 AM	15.87
amp1	00000119	8747	Emergency	Emergency	Plumbing	02/07/2021 6:15 PM	02/08/2021 10:55 AM	16.67
amp1	00000065	8741	Emergency	HVAC	No heat	02/25/2021 2:45 PM	02/25/2021 3:30 PM	0.75
amp1	00000081	8751	Emergency	Emergency	Heat	02/06/2021 8:15 PM	02/07/2021 11:07 AM	14.87
amp2	A-12	8730	Emergency	Plumbing	Kitchen Sink Clogged	02/11/2021 7:15 PM	02/12/2021 9:59 AM	14.73
amp2	H-27	8745	Emergency	Emergency	Heat	02/08/2021 12:00 PM	02/09/2021 10:50 AM	22.83
amp2	I-40	8771	Emergency	Emergency	Smoke Alarm	02/19/2021 4:05 PM	02/19/2021 4:45 PM	0.67
amp2	G-2	8749	Emergency	Emergency	Plumbing	02/07/2021 4:15 PM	02/08/2021 11:02 AM	18.78
amp2	G-23	8752	Emergency	Emergency	Tenant Locked Out	02/06/2021 2:00 PM	02/07/2021 10:23 AM	20.38
amp2	I-82	8755	Emergency	Emergency	Plumbing	02/05/2021 4:00 PM	02/06/2021 11:36 AM	19.60
amp3	138	8734	Emergency	Emergency	Furnace is Out	02/11/2021 11:15 PM	02/12/2021 10:22 AM	11.12
amp3	126	8672	Emergency	Doors/Locks	lock change	02/10/2021 1:33 PM	02/10/2021 2:05 PM	0.53
amp3	00000109	8705	Emergency	Plumbing	hot water out	02/16/2021 12:37 PM	02/16/2021 1:07 PM	0.50
amp3	150	8770	Emergency	Emergency	roof leak	02/01/2021 12:45 AM	02/01/2021 1:30 AM	0.75

Work Orders Completed within 24 Hours

35

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
amp2	H-7	8732	Emergency	Emergency	Tenant Locked Out	02/11/2021 9:15 AM	02/12/2021 10:06 AM	25
amp2	E-11	8733	Emergency	Emergency	Fire in Apartment	02/09/2021 3:00 AM	02/10/2021 8:00 AM	29
amp2	E-19	8748	Emergency	Emergency	Plumbing	02/07/2021 10:15 AM	02/08/2021 10:59 AM	25
amp2	H-14	8753	Emergency	Emergency	Fridge Broke	02/06/2021 11:00 AM	02/07/2021 11:26 AM	24.43
amp2	H-20	8754	Emergency	Emergency	alarm	02/06/2021 8:00 AM	02/07/2021 11:32 AM	28
amp3	304	8735	Emergency	Emergency	Furnace is Out	02/10/2021 2:00 AM	02/11/2021 10:26 AM	32

Work Orders Completed in more than 24 Hours

6

Total number of emergency work orders: 41
Total number of emergency work orders completed/abated within 24 hours: 35
Percentage of emergency work orders completed/abated within 24 hours: 85 %

Jackson Housing Commission

Previously Paid Liabilities Report

Public Housing Amp 1

January 01 2021

MONTH	ELECTRICITY		GAS		WATER		WATER		SEWER		TOTAL		TOTAL	
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	WATER BILL	UTILITY 2019-2020	MONTHLY	UTILITY 2019-2020	
Jan-20	51,172	\$ 6,453.24	954	\$ 8,117.89	-	-	-	-	-	-	\$	\$	14,571.13	
Jan-21	54,576	\$ 7,071.90	1,032	\$ 9,756.36							\$	\$	16,828.26	
Feb-20	44,033	\$ 5,806.61	963	\$ 8,370.15	368,500	\$ 14,173.56	\$ 8,756.62	\$ 22,930.18	\$ 37,106.94	\$ 38,350.13	\$	\$	16,402.17	
Feb-21	51,514	\$ 6,955.99	968	\$ 9,266.56	222,590	\$ 13,931.86	\$ 8,195.72	\$ 22,127.58	\$ 1,661.30	\$	\$	\$	12,392.88	
Mar-20	46,449	\$ 5,906.60	1,018	\$ 8,834.27	25,900	\$ 1,021.50	\$ 639.80	\$	\$	\$	\$	\$	30,648.91	
Mar-21														
Apr-20	42,815	\$ 5,497.22	793	\$ 6,895.66							\$	\$	11,871.92	
Apr-21											\$	\$	9,736.72	
May-20	45,304	\$ 5,795.41	573	\$ 5,594.40	296,628	\$ 11,986.00	\$ 7,273.10	\$ 19,259.10	\$ 35,493.37	\$	\$	\$	11,184.85	
May-21											\$	\$	8,547.06	
Jun-20	43,918	\$ 6,634.14	360	\$ 3,303.16	31,100	\$ 1,186.67	\$ 747.95	\$ 25,179.02	\$	\$	\$	\$	34,310.52	
Jun-21											\$	\$	14,636.53	
Jul-20	63,248	\$ 8,116.83	227	\$ 1,619.89							\$	\$		
Jul-21											\$	\$		
Aug-20	68,618	\$ 9,024.69	135	\$ 1,289.66	395,430	\$ 15,687.38	\$ 9,491.64	\$ 1,510.63	\$	\$	\$	\$		
Aug-21											\$	\$		
Sep-20	62,999	\$ 8,285.58	150	\$ 1,388.64	21,500	\$ 943.94	\$ 566.69	\$	\$	\$	\$	\$		
Sep-21											\$	\$		
Oct-20	48,603	\$ 6,214.43	257	\$ 2,332.63							\$	\$		
Oct-21											\$	\$		
Nov-20	45,202	\$ 5,680.25	501	\$ 4,773.12	356,610	\$ 14,873.95	\$ 8,983.20	\$ 23,857.15	\$	\$	\$	\$		
Nov-21											\$	\$		
Dec-20	50,950	\$ 6,389.38	719	\$ 6,863.25	19,400	\$ 864.44	\$ 519.46	\$ 1,383.90	\$	\$	\$	\$		
Dec-21											\$	\$		
2020	613,311	\$ 79,804.38	6,650	\$ 59,382.72	1,515,068	\$ 60,737.44	\$ 36,978.46	\$ 97,715.90	\$ 236,903.00	\$	\$	\$	\$	
2021	106,090	\$ 14,027.89	2,000	\$ 19,022.92	222,590	\$ 13,931.86	\$ 8,195.72	\$ 22,127.58	\$ 55,178.39	\$	\$	\$	\$	

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing Amp 2
January 01 2021

<u>MONTH</u>	<u>ELECTRICITY</u>		<u>GAS</u>		<u>WATER</u>		<u>SEWER</u>		<u>TOTAL</u>		<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2019-2020</u>
	<u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>WATER</u> <u>BILL</u>	
Jan-20	122,880	\$ 14,526.22	895	\$ 7,597.51	97,000	\$ 3,749.24	\$ 2,249.35	\$ 5,998.59	\$ 2,249.35	\$ 5,998.59	\$ 28,122.32
Jan-21	119,040	\$ 15,353.32	940	\$ 8,879.76	152,000	\$ 5,724.04	\$ 4,048.60	\$ 9,772.64	\$ 4,048.60	\$ 9,772.64	\$ 34,005.72
Feb-20	84,540	\$ 13,879.72	879	\$ 7,631.78	107,000	\$ 3,974.07	\$ 2,426.57	\$ 6,400.64	\$ 2,426.57	\$ 6,400.64	\$ 27,912.14
Feb-21	115,160	\$ 15,454.96	921	\$ 8,879.65	139,000	\$ 5,319.72	\$ 3,088.22	\$ 8,407.94	\$ 3,088.22	\$ 8,407.94	\$ 32,742.55
Mar-20	114,560	\$ 13,651.09	994	\$ 8,611.97	82,000	\$ 3,155.79	\$ 1,906.28	\$ 5,062.07	\$ 1,906.28	\$ 5,062.07	\$ 27,325.13
Mar-21											
Apr-20	112,600	\$ 13,073.24	673	\$ 5,861.67	98,000	\$ 3,682.10	\$ 2,243.81	\$ 5,925.91	\$ 2,243.81	\$ 5,925.91	\$ 24,860.82
Apr-21											
May-20	99,520	\$ 12,400.32	590	\$ 5,142.34	131,000	\$ 4,832.76	\$ 2,957.38	\$ 7,790.14	\$ 2,957.38	\$ 7,790.14	\$ 25,332.80
May-21											
Jun-20	122,800	\$ 16,564.31	406	\$ 3,687.44	113,000	\$ 4,179.70	\$ 2,561.39	\$ 6,741.09	\$ 2,561.39	\$ 6,741.09	\$ 26,992.84
Jun-21											
Jul-20	167,480	\$ 20,146.20	207	\$ 1,849.75	123,000	\$ 4,772.85	\$ 2,850.84	\$ 7,623.69	\$ 2,850.84	\$ 7,623.69	\$ 29,619.64
Jul-21											
Aug-20	161,200	\$ 20,113.79	149	\$ 1,378.87	142,000	\$ 5,958.09	\$ 3,576.38	\$ 9,534.47	\$ 3,576.38	\$ 9,534.47	\$ 31,027.13
Aug-21											
Sep-20	159,400	\$ 19,222.38	184	\$ 1,654.88	84,000	\$ 3,462.83	\$ 2,017.22	\$ 5,480.05	\$ 2,017.22	\$ 5,480.05	\$ 26,357.31
Sep-21											
Oct-20	106,800	\$ 13,458.25	260	\$ 2,335.34	94,000	\$ 3,815.38	\$ 2,351.52	\$ 6,166.90	\$ 2,351.52	\$ 6,166.90	\$ 21,960.49
Oct-21											
Nov-20	109,160	\$ 12,809.92	419	\$ 3,976.92	87,000	\$ 3,588.11	\$ 2,087.69	\$ 5,675.80	\$ 2,087.69	\$ 5,675.80	\$ 22,462.64
Nov-21											
Dec-20	114,960	\$ 13,522.90	637	\$ 6,065.43	96,000	\$ 3,779.66	\$ 2,251.43	\$ 6,031.09	\$ 2,251.43	\$ 6,031.09	\$ 25,619.42
Dec-21											
2020	1,475,900	\$ 183,368.34	6,293	\$ 55,793.90	1,254,000	\$ 48,950.58	\$ 29,479.86	\$ 78,430.44	\$ 29,479.86	\$ 78,430.44	\$ 317,592.68
2021	234,200	\$ 30,808.28	1,861	\$ 17,759.41	291,000	\$ 11,043.76	\$ 7,136.82	\$ 18,180.58	\$ 7,136.82	\$ 18,180.58	\$ 66,748.27

Jackson Housing Commission

Previously Paid Liabilities Report

Public Housing Amp 3

January 01 2021

MONTH	ELECTRICITY KW HOURS <u>CONSUMP</u>	NET <u>BILL</u>	GAS MCF <u>CONSUMP</u>	NET <u>BILL</u>	WATER CCF <u>CONSUMP</u>	WATER <u>BILL</u>	SEWER <u>BILL</u>	TOTAL WATER <u>BILL</u>	TOTAL WATER <u>BILL</u>	TOTAL MONTHLY <u>UTILITY 2019-2020</u>
Jan-20	2,073	\$ 389.34	50	\$ 441.14	224,600	\$ 9,807.17	\$ 5,477.16	\$ 15,284.33	\$ 16,114.81	\$
Jan-21	1,768	\$ 373.13	71	\$ 676.49	338,800	\$ 14,293.27	\$ 8,113.93	\$ 22,407.20	\$ 23,456.82	\$
Feb-20	1,549	\$ 291.62	40	\$ 369.43					\$ 661.05	\$
Feb-21	1,834	\$ 397.79	86	\$ 760.37					\$ 1,158.16	\$
Mar-20	2,552	\$ 468.66	72	\$ 623.31					\$ 1,091.97	\$
Mar-21										\$ -
Apr-20	1,414	\$ 391.97	40	\$ 383.35	257,700	\$ 10,984.99	\$ 6,219.13	\$ 17,204.12	\$ 17,979.44	\$
Apr-21										\$ -
May-20	544	\$ 126.06	20	\$ 198.77					\$ 324.83	\$
May-21										\$ -
Jun-20	811	\$ 283.46	10	\$ 139.35					\$ 422.81	\$
Jun-21										\$ -
Jul-20	444	\$ 217.23	2	\$ 90.24	267,100	\$ 11,608.21	\$ 6,513.68	\$ 18,121.89	\$ 18,429.36	\$
Jul-21										\$ -
Aug-20	370	\$ 68.70	1	\$ 43.23					\$ 111.93	\$
Aug-21							\$ -			\$ -
Sep-20	971	\$ 117.88	2	\$ 58.47					\$ 176.35	\$
Sep-21										\$ -
Oct-20	1,069	\$ 225.70	5	\$ 126.18	315,300	\$ 13,433.43	\$ 7,615.75	\$ 21,049.18	\$ 21,401.06	\$
Oct-21										\$ -
Nov-20	853	\$ 191.91	19	\$ 232.70					\$ 424.61	\$
Nov-21										\$ -
Dec-20	2,516	\$ 1,048.16	69	\$ 1,253.58					\$ 2,301.74	\$
Dec-21										\$ -
2020	15,166	\$ 3,820.69	330	\$ 3,959.75	1,064,700	\$ 45,833.80	\$ 25,825.72	\$ 71,659.52	\$ 79,439.96	\$
2021	3,602	\$ 770.92	157	\$ 1,436.86	338,800	\$ 14,293.27	\$ 8,113.93	\$ 22,407.20	\$ 24,614.98	\$

Jackson Housing Commission

Previously Paid Liabilities Report
Public Housing All Amps
January 01 2021

<u>MONTH</u>	<u>ELECTRICITY</u>		<u>GAS</u>		<u>WATER</u>		<u>WATER</u>		<u>SEWER</u>		<u>NET</u>		<u>TOTAL</u>	
	<u>KW HOURS</u>	<u>NET</u>	<u>MCF</u>	<u>NET</u>	<u>CCF</u>	<u>WATER</u>	<u>WATER</u>	<u>SEWER</u>	<u>WATER</u>	<u>WATER</u>	<u>WATER</u>	<u>MONTHLY</u>	<u>UTILITY</u>	<u>2019-2020</u>
	<u>CONSUMP</u>	<u>BILL</u>	<u>CONSUMP</u>	<u>BILL</u>	<u>CONSUMP</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>
Jan-20	176,125	\$ 21,368.80	1,899	\$ 16,156.54	321,600	\$ 13,556.41	\$ 7,726.51	\$ 21,282.92	\$ 58,808.26					
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-20	130,122	\$ 19,977.95	1,882	\$ 16,371.36	475,500	\$ 18,147.63	\$ 11,183.19	\$ 29,330.82	\$ 65,680.13					
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-20	163,561	\$ 20,026.35	2,084	\$ 18,069.55	107,900	\$ 4,177.29	\$ 2,546.08	\$ 6,723.37	\$ 44,819.27					
Mar-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Apr-20	156,829	\$ 18,962.43	1,506	\$ 13,140.68	355,700	\$ 14,667.09	\$ 8,462.94	\$ 23,130.03	\$ 55,233.14					
Apr-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
May-20	145,368	\$ 18,321.79	1,183	\$ 10,935.51	427,628	\$ 16,818.76	\$ 10,230.48	\$ 27,049.24	\$ 56,306.54					
May-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Jun-20	167,529	\$ 23,481.91	776	\$ 7,129.95	144,100	\$ 5,366.37	\$ 3,309.34	\$ 8,675.71	\$ 39,287.57					
Jun-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Jul-20	231,172	\$ 28,480.26	436	\$ 3,559.88	390,100	\$ 16,381.06	\$ 9,364.52	\$ 25,745.58	\$ 57,785.72					
Jul-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Aug-20	230,188	\$ 29,207.18	285	\$ 2,711.76	537,430	\$ 21,645.47	\$ 13,068.02	\$ 34,713.49	\$ 66,632.43					
Aug-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Sep-20	223,370	\$ 27,625.84	336	\$ 3,101.99	105,500	\$ 4,406.77	\$ 2,583.91	\$ 6,990.68	\$ 37,718.51					
Sep-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Oct-20	156,472	\$ 19,898.38	522	\$ 4,794.15	409,300	\$ 17,248.81	\$ 9,967.27	\$ 27,216.08	\$ 51,908.61					
Oct-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Nov-20	155,215	\$ 18,682.08	939	\$ 8,982.74	443,610	\$ 18,462.06	\$ 11,070.89	\$ 29,532.95	\$ 57,197.77					
Nov-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
Dec-20	168,426	\$ 20,960.44	1,425	\$ 14,182.26	115,400	\$ 4,644.10	\$ 2,770.89	\$ 7,414.99	\$ 42,557.69					
Dec-21	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -					
2020	2,104,377	\$ 266,993.41	13,273	\$ 119,136.37	3,833,768	\$ 155,521.82	\$ 92,284.04	\$ 247,805.86	\$ 633,935.64					
2021	343,892	\$ 45,607.09	4,018	\$ 38,219.19	852,390	\$ 39,268.89	\$ 23,446.47	\$ 62,715.36	\$ 146,541.64					