

# Jackson Housing Commission

Board of Commissioners

Regular Meeting

January 19, 2022

Reed Manor Board Room

## AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
  - Michelle Woods, President
  - Caroline Parker, Commissioner
  - Carmen Wade, Commissioner
  - Josh Burgett, Commissioner
  - James Johnson, Commissioner
4. Motion to approve/change the agenda
5. Public Comments (limited to 3 minutes)
6. Approval of Regular Meeting Minutes: December 15, 2021
7. Approval of the Previously Paid Liabilities: December 2021
8. RESOLUTIONS
  - Resolution Number 2022-01: Collection Losses January 2022
9. DIRECTOR'S REPORTS
  - Section 8
    - Leasing and HAP Utilization Report
  - Public Housing
    - Tenant Accounts Receivable
    - Move Outs
    - Vacant Unit Turnaround
  - Executive
    - Balance Sheets
    - Budget v. Actual
    - Petty Cash Fund Register
    - After Hours/Emergency Response Report
    - Utility Costs and Consumption
10. Other Business
11. ADJOURNMENT

**NEXT MEETING: Regular Meeting – February 16, 2022**

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

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday December 15, 2021 via conference call and via Executive Order the broadcast information was widely distributed.

Commissioner Woods called the meeting to order at 12:04 pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:

Michelle Woods  
Josh Burgett  
Caroline Parker  
Carmen Wade

Also present:

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

Approval of the Regular Meeting Agenda December 15, 2021

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

AYES: Woods, Wade

NAYES: None

ABSTAIN: None

ABSENT: Johnson

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

Approval of the Regular Meeting Minutes November 17, 2021

Commissioner Parker MOTIONED to approve the Regular Meeting Minutes November 17, 2021.

Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade

NAYES: None

ABSTAIN: None

ABSENT: Johnson

## Approval of Previously Paid Liabilities-December 2021

Commissioner Burgett MOTIONED to approve the Previously Paid Liabilities-December 2021.  
Commissioner Wade SECONDED and upon voice vote the motion adopted.

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

RESOLUTION 2021-18 Approval of Collection Losses Write-Offs December 2021  
Commissioner Parker MOTIONED to approve the Collection Losses Write-Offs December 2021.  
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods, Burgett,  
NAYES: None  
ABSTAIN: None  
ABSENT: Johnson

Resolution Number 2021-18: Resolution Authorizing Executive Director to execute HUD required documents for the FY 2021 Choice Neighborhoods Planning Grant Agreement  
Commissioner Parker MOTIONED to approve the Collection Losses Write-Offs December 2021.  
Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade  
NAYES: None  
ABSTAIN: None  
ABSENT: Johnson

Resolution Number 2021-19: Approval of JHC Board of Commissioners 2022 Meeting Schedule  
Commissioner Burgett MOTIONED to approve the Collection Losses Write-Offs December 2021.  
Commissioner Parker SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade  
NAYES: None  
ABSTAIN: None  
ABSENT: Johnson

Resolution Number 2021-20: Approval of JHC Staff 2022 Paid Holiday Calendar  
Commissioner Parker MOTIONED to approve the Collection Losses Write-Offs December 2021.  
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods, Burgett  
NAYES: None  
ABSTAIN: None  
ABSENT: Johnson

## Directors Report

### Section 8

#### A. Leasing HAP Utilization Report

New voucher policy.

Section 8 staff will work more closely with case managers.

### Public Housing

#### B. Tenant Account Receivables

#### C. Vacant Unit Turnaround

#### D. Move Out Report

### Executive Directors Report

#### E. PH Income Statement

#### F. Petty Cash Fund Register

#### G. After Hours/Emergency Response Report

More timely closing of work orders

Maintenance changes

#### H. Utility Costs and Consumption

### Other Business-Executive Director Reporting:

We are going through leadership changes and/or shifts. We are excited to see how these changes will enhance our JHC team.

D Building demolition – Insurance adjuster will have an update on the next steps to take.

Still no word from HUD on overage, attorney sent affidavit for truthfulness of statement, And timeline understanding.

Commissioner Parker MOTIONED to adjourn to the Regular Meeting at approximately 12:58pm.  
Commissioner Wade 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**

**December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4584	cocc	First National Bank Omaha	12/1/2021	12-2021	Check				
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	120.00	\$120.00 McDonalds Gift Cards- A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	22.76	\$22.76 Kroger - Food A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	231.25	\$231.25 Sams Club A Building Dinners
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	30.00	\$30.00 McDonalds Gift Cards- A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	32.40	\$32.40 Dollar Tree Food- A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	cocc	80.00	\$80.00 McDonalds Gift Cards A Building Tenants
<b>Total 4584</b>								<b>516.41</b>	
4585	cocc	Fourty Nine South	12/1/2021	12-2021	Check				
						1159	cocc	75.00	1159 \$75.00 Room for Staff Meeting 12.17.2021
<b>Total 4585</b>								<b>75.00</b>	
4586	cocc	Kenikakes	12/2/2021	12-2021	Check				
						000148	cocc	1,040.00	000148 \$1040.00 Dec.17.2021 JHC Winter Meeting Food
<b>Total 4586</b>								<b>1,040.00</b>	
4587	cocc	R. J's Heavenly Delights	12/2/2021	12-2021	Check				
						000052	cocc	159.00	000052 \$159.00 Cupcakes Dec.17.2021 JHC Winter Meeting
<b>Total 4587</b>								<b>159.00</b>	
4588	cocc	AccuShred, LLC	12/3/2021	12-2021	Check				
						68867	cocc	28.98	68867 \$28.98 Oct.2021 Document Destruction
<b>Total 4588</b>								<b>28.98</b>	
4589	cocc	CITY OF JACKSON - CITY CLERK	12/3/2021	12-2021	Check				
						00098712	cocc	75.00	00098712 \$75.00 Vacate Notice 1217 Laurel Lane
<b>Total 4589</b>								<b>75.00</b>	
4590	cocc	CONSUMERS ENERGY	12/3/2021	12-2021	Check				
						100000120764 + 12 More	cocc	312.33	Late Fees
<b>Total 4590</b>								<b>312.33</b>	
4591	cocc	AMERICAN OFFICE SOLUTIONS	12/3/2021	12-2021	Check				
						30445610	cocc	99.77	30445610 \$99.77 Oct.2021 Printer/Fax Costs
<b>Total 4591</b>								<b>99.77</b>	
4592	cocc	FP Mailing Solutions	12/3/2021	12-2021	Check				
						RI105101151,RI105103792, RI105084912	cocc	47.17	Postage Fees RI105101151, RI105103792, RI105084912
<b>Total 4592</b>								<b>47.17</b>	
4593	cocc	IDVille	12/3/2021	12-2021	Check				
						3845334	cocc	464.66	3845334 \$464.66 Employee ID Machine
<b>Total 4593</b>								<b>464.66</b>	
4594	cocc	MICHBUSINESS	12/3/2021	12-2021	Check				
						42025	cocc	6.00	42025 \$6.00 Dec.2021 COBRA Billing Cost
<b>Total 4594</b>								<b>6.00</b>	
4595	cocc	PC Solutions	12/3/2021	12-2021	Check				
						M31224, M31297	cocc	222.75	M31224 \$222.75 Set-Up 6 Laptops
						M31224, M31297	cocc	732.98	M31297 \$732.98 Anita. Printer Set-up
<b>Total 4595</b>								<b>955.73</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
COCC**

**December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4596	cocc	THE WATER STORE INC	12/3/2021	12-2021	Check				
						472514	cocc	55.25	472514 \$55.25 Dec.2021 Fee and Black Coffee
<b>Total 4596</b>								<b>55.25</b>	
4597	cocc	YARDI SYSTEMS, INC	12/3/2021	12-2021	Check				
						3697113	cocc	4.00	3697113 \$4.00 Oct.2021 ACH/Check Scan Fees
<b>Total 4597</b>								<b>4.00</b>	
4598	cocc	WISE CONSULTING	12/3/2021	12-2021	Check				
						510	cocc	472.50	510 \$472.50 11/2021 Financials
<b>Total 4598</b>								<b>472.50</b>	
4599	cocc	Fourty Nine South	12/3/2021	12-2021	Check				
						Dec.17.2021 JHC Staff Meeting	cocc	50.00	\$50.00 Dec.17.2021 JHC Staff Meeting Location
<b>Total 4599</b>								<b>50.00</b>	
4600	cocc	Landon Bone Baker	12/3/2021	12-2021	Check				
						LA12112	cocc	1,250.08	LA12112 \$1250.08 Oct.2021 CNI App Collab A&E Services
<b>Total 4600</b>								<b>1,250.08</b>	
4601	cocc	ANTHONY GITTENS	12/6/2021	12-2021	Check				
						Cares- Reimbursement	cocc	20.00	Burger King \$20.00 A-Bldg. Tenants
						Cares- Reimbursement	cocc	30.00	Meijer \$30.00 Gas Cards A Bldg. Tenants
<b>Total 4601</b>								<b>50.00</b>	
4602	cocc	DINSMORE AND SHOHL, LLP	12/6/2021	12-2021	Check				
						4879598	cocc	29.00	4879598 \$29.00 Covid-19 Consultation CARES Act
<b>Total 4602</b>								<b>29.00</b>	
4603	cocc	AFLAC	12/9/2021	12-2021	Check				
						091088	cocc	125.60	091088 \$125.60 Nov.2021 Supplemental Ins
<b>Total 4603</b>								<b>125.60</b>	
4605	cocc	Davis	12/9/2021	12-2021	Check				
						Vaccine Incentive- Booster/ Reimbursement	cocc	231.40	\$231.40 Sept-Oct-Nov. Cellphone support
						Vaccine Incentive- Booster/ Reimbursement	cocc	440.00	\$440.00 Sept-Oct-Nov-Dec.2021 Telework Support
						Vaccine Incentive- Booster/ Reimbursement	cocc	1,050.00	Vaccine Incentive- Booster \$1050.00
<b>Total 4605</b>								<b>1,721.40</b>	
4606	cocc	INGRAM	12/9/2021	12-2021	Check				
						Vaccine Booster Incentive	cocc	1,008.00	May.2021-Dec.2021 @\$126.00 Telework support
						Vaccine Booster Incentive	cocc	1,050.00	Vaccine Booster Incentive \$1050.00
<b>Total 4606</b>								<b>2,058.00</b>	
4607	cocc	Shannon Davis	12/9/2021	12-2021	Check				
						Telework, PPE, Medical Expenses	cocc	25.00	Covid Test \$25.00
						Telework, PPE, Medical Expenses	cocc	31.63	PPE Expense \$31.63
						Telework, PPE, Medical Expenses	cocc	225.00	Telework \$225.00 July-2021-Nov.2021
<b>Total 4607</b>								<b>281.63</b>	
4608	cocc	Baker	12/10/2021	12-2021	Check				
						Dec.2021 Telework/ Vaccine Incentive	cocc	131.00	Dec.2021 Telework \$131.00
						Dec.2021 Telework/ Vaccine Incentive	cocc	1,050.00	Vaccine Incentive \$1050.00- Booster
<b>Total 4608</b>								<b>1,181.00</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
COCC**

**December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4609	cocc	CHELSEA POOLE	12/10/2021	12-2021	Check				
						Oct.2021 Nov.2021 Telework	cocc	200.00 \$200.00	Oct.2021 Nov.2021 Telework
<b>Total 4609</b>								<b>200.00</b>	
4610	cocc	Katie Anderson	12/10/2021	12-2021	Check				
						Daycare Support, Telework Support	cocc	476.00	
						Daycare Support, Telework Support	cocc	6,086.00 \$6086.00	Daycare Support May.2021-Current
<b>Total 4610</b>								<b>6,562.00</b>	
4611	cocc	Anita Kelley	12/10/2021	12-2021	Check				
						Vaccine Incentive	cocc	1,000.00	Vaccine Incentive \$1000.00
<b>Total 4611</b>								<b>1,000.00</b>	
4612	cocc	ANTHONY GITTENS	12/10/2021	12-2021	Check				
						Reimbursement for Wahr, Grubbs	cocc	20.00	Reimbursement for Grubbs \$20.00
						Reimbursement for Wahr, Grubbs	cocc	20.00	Reimbursement for Wahr \$20.00
<b>Total 4612</b>								<b>40.00</b>	
4613	cocc	First National Bank Omaha	12/13/2021	12-2021	Check				
						Google apps	cocc	30.00	\$30.00 McDonald Gift Cards A-Bldg.
						Google apps	cocc	45.81	\$45.81 Kroger A-Bldg. Food-Tenants
						Google apps	cocc	203.40	Efax \$203.40 L.Ingram 12 Months
						Google apps	cocc	132.00	Google Apps Nov.2021 \$132.00
<b>Total 4613</b>								<b>411.21</b>	
4614	cocc	AMERICAN OFFICE SOLUTIONS	12/14/2021	12-2021	Check				
						30632568	cocc	113.48	30632568 \$113.48 Nov.2021 Printer/ Fax Costs
<b>Total 4614</b>								<b>113.48</b>	
4615	cocc	JACKSON UTILITY BILLING	12/14/2021	12-2021	Check				
						Read 11.09.2021	cocc	18.57	Sewer
						Read 11.09.2021	cocc	63.89	Water Consumption 0
<b>Total 4615</b>								<b>82.46</b>	
4616	cocc	PC Solutions	12/14/2021	12-2021	Check				
						M31435, M31468, M31378	cocc	99.00	M31378 \$99.00 COCC IT Support
						M31435, M31468, M31378	cocc	188.80	M31435 \$188.80 Monthly IT Support Cost
						M31435, M31468, M31378	cocc	19.99	M31468 \$19.99 Annual JHC Website Domain 01/04/2022-01/03/2023
<b>Total 4616</b>								<b>307.79</b>	
4617	cocc	TDS Metrocom	12/14/2021	12-2021	Check				
						787-9241, 787-6494	cocc	64.87	517-787-9241 \$64.87
<b>Total 4617</b>								<b>64.87</b>	
4618	cocc	T-MOBILE	12/14/2021	12-2021	Check				
						964817515 Dec.2021	cocc	89.54	964817515 Dec.2021 \$89.54 Cellphone
<b>Total 4618</b>								<b>89.54</b>	
4619	cocc	YARDI SYSTEMS, INC	12/14/2021	12-2021	Check				
						3713846	cocc	4.50	3713846 \$4.50 Nov.2021 ACH/Check Scan Fees
<b>Total 4619</b>								<b>4.50</b>	
4620	cocc	WISE CONSULTING	12/14/2021	12-2021	Check				

**Jackson Housing Commission  
Previously Paid Liabilities  
COCC**

**December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						514	cocc	90.00	514 \$90.00 Dec.2021 Monthly Managed Services
<b>Total 4620</b>								<b>90.00</b>	
4621	cocc	PC Solutions	12/14/2021	12-2021	Check				
						M31501 CARES Act	cocc	542.88	M31501 \$542.88 High Speed Data Cable
<b>Total 4621</b>								<b>542.88</b>	
4622	cocc	American Office Solutions	12/15/2021	12-2021	Check				
						IN285128	cocc	35.31	IN285128 \$35.31 Dec.2021 Offsite Printers -CARES Act
<b>Total 4622</b>								<b>35.31</b>	
4623	cocc	LYNNE SMEREKA	12/15/2021	12-2021	Check				
						Booster- Vaccine Incentive	cocc	1,050.00	\$1050.00 Booster- Vaccine Incentive
						Booster- Vaccine Incentive	cocc	156.21	\$156.21 Oct.2021-Dec.2021 Internet
<b>Total 4623</b>								<b>1,206.21</b>	
4624	cocc	CHELSEA POOLE	12/15/2021	12-2021	Check				
						Booster- Vaccine Incentive	cocc	100.00	\$100.00 Dec.2021 Internet
						Booster- Vaccine Incentive	cocc	1,050.00	\$1050.00 Booster- Vaccine Incentive
<b>Total 4624</b>								<b>1,150.00</b>	
4625	cocc	Katie Anderson	12/15/2021	12-2021	Check				
						Booster- Vaccine Incentive	cocc	1,050.00	\$1050.00 Booster- Vaccine Incentive
<b>Total 4625</b>								<b>1,050.00</b>	
4626	cocc	Anita Kelley	12/15/2021	12-2021	Check				
						CARES ACT- Dependent Care	cocc	7,800.00	\$7800.00 120 Days @\$65 a day CARES ACT- Dependent Care
<b>Total 4626</b>								<b>7,800.00</b>	
4627	cocc	Evon Beavers	12/15/2021	12-2021	Check				
						JHC End of year Meeting-	cocc	185.00	JHC End of year Meeting \$185.00 Lemonade Drinks
<b>Total 4627</b>								<b>185.00</b>	
4628	cocc	Something Moore Decorating, LLC	12/16/2021	12-2021	Check				
						000077	cocc	250.00	\$250.00
<b>Total 4628</b>								<b>250.00</b>	
4629	cocc	First National Bank Omaha	12/16/2021	12-2021	Check				
						FP Mailing, Speedway, Dollar Tree,	cocc	1,050.00	\$1050.00 Speedway Staff Meeting Gift Cards
						FP Mailing, Speedway, Dollar Tree,	cocc	61.64	\$61.64 Dollar Tree Supplies Staff Meeting
						FP Mailing, Speedway, Dollar Tree,	cocc	103.50	\$103.50- Postage refill
<b>Total 4629</b>								<b>1,215.14</b>	
<b>Grand Total</b>								<b>33,458.90</b>	



**Jackson Housing Commission  
Previously Paid Liabilities  
HCV**

**December 1, 2021- December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55883	hcv	Jackson Housing Commission	12/1/2021	12-2021	Check				
						Dec.2021 S8 Mgmt Fees	hcv	3,000.00	Dec.2021 S8 Mgmt Fees \$3000.00
<b>Total 55883</b>								<b>3,000.00</b>	
55884	hcv	Fourty Nine South	12/1/2021	12-2021	Check				
						1159	hcv	75.00	1159 \$75.00 Room for Staff Meeting 12.17.2021
<b>Total 55884</b>								<b>75.00</b>	
55885	hcv	AccuShred, LLC	12/3/2021	12-2021	Check				
						68867	hcv	28.98	68867 \$28.98 Oct.2021 Document Destruction
<b>Total 55885</b>								<b>28.98</b>	
55886	hcv	DBI BUSINESS INTERIORS	12/3/2021	12-2021	Check				
						231715-0 + 3 More	hcv	114.32	232761-0 \$114.32 Office Supplies
<b>Total 55886</b>								<b>114.32</b>	
55887	hcv	AMERICAN OFFICE SOLUTIONS	12/3/2021	12-2021	Check				
						30445610	hcv	99.77	30445610 \$99.77 Oct.2021 Printer/Fax Costs
<b>Total 55887</b>								<b>99.77</b>	
55888	hcv	FP Mailing Solutions	12/3/2021	12-2021	Check				
						RI105101151,RI105103792, RI105084912	hcv	47.17	Postage Fees RI105101151, RI105103792, RI105084912
<b>Total 55888</b>								<b>47.17</b>	
55889	hcv	IDVille	12/3/2021	12-2021	Check				
						3845334	hcv	464.67	3845334 \$464.67 Employee ID Machine
<b>Total 55889</b>								<b>464.67</b>	
55890	hcv	MICHBUSINESS	12/3/2021	12-2021	Check				
						42025	hcv	6.00	42025 \$6.00 Dec.2021 COBRA Billing Cost
<b>Total 55890</b>								<b>6.00</b>	
55892	hcv	The Nelrod Company	12/3/2021	12-2021	Check				
						RU0004743PH	hcv	1,883.00	RU0004725S8 \$1883.00 Updated Utility Allowance Study
<b>Total 55892</b>								<b>1,883.00</b>	
55893	hcv	TRANS UNION LLC	12/3/2021	12-2021	Check				
						10126451	hcv	65.50	10126451 \$65.50 Oct.2021 Pre Tenant Screening
<b>Total 55893</b>								<b>65.50</b>	
55894	hcv	WISE CONSULTING	12/3/2021	12-2021	Check				
						510	hcv	315.00	510 \$315.00 11/2021 Financials
<b>Total 55894</b>								<b>315.00</b>	
55895	hcv	Fourty Nine South	12/3/2021	12-2021	Check				
						Dec.17.2021 JHC Staff Meeting	hcv	50.00	\$50.00 Dec.17.2021 JHC Staff Meeting Location
<b>Total 55895</b>								<b>50.00</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
HCV**

**December 1, 2021- December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55896	hcv	DINSMORE AND SHOHL, LLP	12/6/2021	12-2021	Check	4879598	hcv	29.00	4879598 \$29.00 Covid-19 Consultation CARES Act
<b>Total 55896</b>								<b>29.00</b>	
55897	hcv	TALX THE WORK NUMBER	12/7/2021	12-2021	Check	2050984810	hcv	146.96	2050984810 \$146.96 Oct.2021 Pre- Tenant Screening
<b>Total 55897</b>								<b>146.96</b>	
55898	hcv	AFLAC	12/9/2021	12-2021	Check	091088	hcv	250.44	091088 \$250.44 Nov.2021 Supplemental Ins
<b>Total 55898</b>								<b>250.44</b>	
55899	hcv	ANNE- MARIE CUNNINGHAM	12/10/2021	12-2021	Check	Booster- Telework Support	hcv	1,050.00	\$1050.00 Booster Incentive
						Booster- Telework Support	hcv	348.00	Oct, Nov, Dec.2021 Telework Support
<b>Total 55899</b>								<b>1,398.00</b>	
55900	hcv	CATHERINE GREER- HAYWORTH	12/10/2021	12-2021	Check	Booster- Telework Support	hcv	1,050.00	\$1050.00 Booster Incentive
						Booster- Telework Support	hcv	192.00	Oct.2021 Nov.2021 Telework Support @\$96.00
<b>Total 55900</b>								<b>1,242.00</b>	
55901	hcv	BOYCE	12/10/2021	12-2021	Check	Telework Nov.2021, Dec.2021	hcv	35.00	\$35.00 Covid-19 Testing
						Telework Nov.2021, Dec.2021	hcv	84.00	Telework Dec.2021
						Telework Nov.2021, Dec.2021	hcv	84.00	Telework Nov.2021
<b>Total 55901</b>								<b>203.00</b>	
55902	hcv	First National Bank Omaha	12/13/2021	12-2021	Check	Google apps	hcv	132.00	Google Apps Nov.2021 \$132.00
<b>Total 55902</b>								<b>132.00</b>	
55903	hcv	AMERICAN OFFICE SOLUTIONS	12/14/2021	12-2021	Check	30632568	hcv	113.48	30632568 \$113.48 Nov.2021 Printer/ Fax Costs
<b>Total 55903</b>								<b>113.48</b>	
55904	hcv	JACKSON UTILITY BILLING	12/14/2021	12-2021	Check	Read 11.09.2021	hcv	18.57	Sewer
						Read 11.09.2021	hcv	63.90	Water Consumption 0
<b>Total 55904</b>								<b>82.47</b>	
55905	hcv	LORENZO NEAL	12/14/2021	12-2021	Check	48, 49	hcv	65.00	11/22/2021 2.50hrs @\$26.00
						48, 49	hcv	143.00	11/23/2021 5.50hrs @\$26.00
						48, 49	hcv	45.50	11/30/2021 1.75hrs @\$26.00
						48, 49	hcv	208.00	12/01/2021 8.00hrs @\$26.00

**Jackson Housing Commission  
Previously Paid Liabilities  
HCV  
December 1, 2021- December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						48, 49	hcv	279.50	Dec.07 & Dec 08 10.75hrs @\$26.00
<b>Total 55905</b>								<b>741.00</b>	
55906	hcv	PC Solutions	12/14/2021	12-2021	Check	M31435, M31468, M31378	hcv	188.79	M31435 \$188.79 Monthly IT Support Cost
<b>Total 55906</b>								<b>188.79</b>	
55907	hcv	TALX THE WORK NUMBER	12/14/2021	12-2021	Check	2051024600	hcv	289.58	2051024600 \$289.58 Pre Tenant Screening
<b>Total 55907</b>								<b>289.58</b>	
55908	hcv	TDS Metrocom	12/14/2021	12-2021	Check	787-9241, 787-6494	hcv	90.52	517-787-6326 \$90.52
<b>Total 55908</b>								<b>90.52</b>	
55909	hcv	T-MOBILE	12/14/2021	12-2021	Check	964817515 Dec.2021	hcv	79.17	964817515 Dec.2021 \$79.17 Cellphone
<b>Total 55909</b>								<b>79.17</b>	
55910	hcv	TRANS UNION LLC	12/14/2021	12-2021	Check	11126124	hcv	19.65	11126124 \$39.30 Nov.2021 Pre Tenant Screening
<b>Total 55910</b>								<b>19.65</b>	
55911	hcv	WISE CONSULTING	12/14/2021	12-2021	Check	514	hcv	60.00	514 \$60.00 Dec.2021 Monthly Managed Services
<b>Total 55911</b>								<b>60.00</b>	
55912	hcv	PC Solutions	12/14/2021	12-2021	Check	M31501 CARES Act	hcv	1,628.64	M31501 \$1628.64 High Speed Data Cable
<b>Total 55912</b>								<b>1,628.64</b>	
55913	hcv	American Office Solutions	12/15/2021	12-2021	Check	IN285128	hcv	105.96	IN285128 \$105.96 Dec.2021 Offsite Printers -CARES Act
<b>Total 55913</b>								<b>105.96</b>	
55914	hcv	BOYCE	12/15/2021	12-2021	Check	Booster- Vaccine Incentive	hcv	1,050.00	Booster- Vaccine Incentive \$1050.00
<b>Total 55914</b>								<b>1,050.00</b>	
55915	hcv	LORENZO NEAL	12/15/2021	12-2021	Check	Vaccine Incentive	hcv	1,000.00	Vaccine Incentive \$1000.00
<b>Total 55915</b>								<b>1,000.00</b>	
55916	hcv	First National Bank Omaha	12/16/2021	12-2021	Check	FP Mailing, Speedway, Dollar Tree,	hcv	103.50	FP Mailing \$103.50- Postage refill
<b>Total 55916</b>								<b>103.50</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
HCV**

**December 1, 2021- December 31, 2021**

<b>Check #</b>	<b>Bank Code</b>	<b>Payee Name</b>	<b>Check Date</b>	<b>Post Month</b>	<b>Payment Method</b>	<b>Invoice #</b>	<b>Property</b>	<b>Amount</b>	<b>Notes</b>
<b>Grand Total</b>								<b>15,103.57</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69170	ph	Jackson Housing Commission	12/1/2021	12-2021	Check				
						Dec. 2021 PH Mgmt Fees	amp2	12,578.80	Dec. 2021 PH Mgmt Fees \$12578.80
						Dec. 2021 PH Mgmt Fees	amp3	5,649.80	Dec. 2021 PH Mgmt Fees \$5649.80
						Dec. 2021 PH Mgmt Fees	amp1	6,555.90	Dec. 2021 PH Mgmt Fees \$6555.90
<b>Total 69170</b>								<b>24,784.50</b>	
69171	ph	Jackson Housing Commission	12/1/2021	12-2021	Check				
						Dec.2021 Asset Mgmt Fees	amp2	1,176.00	Dec.2021 Asset Mgmt Fees \$1176.00
						Dec.2021 Asset Mgmt Fees	amp3	480.00	Dec.2021 Asset Mgmt Fees \$480.00
						Dec.2021 Asset Mgmt Fees	amp1	516.00	Dec.2021 Asset Mgmt Fees \$516.00
<b>Total 69171</b>								<b>2,172.00</b>	
69172	ph	Jackson Housing Commission	12/1/2021	12-2021	Check				
						Dec.2021 Bookkeeping Fees	amp2	2,168.00	Dec.2021 Bookkeeping Fees \$2168.00
						Dec.2021 Bookkeeping Fees	amp1	870.00	Dec.2021 Bookkeeping Fees \$870.00
						Dec.2021 Bookkeeping Fees	amp3	908.00	Dec.2021 Bookkeeping Fees \$908.00
<b>Total 69172</b>								<b>3,946.00</b>	
69173	ph	Granger	12/1/2021	12-2021	Check				
						23090898	amp1	4,078.20	23090898 \$4078.20 Chalet 2-yrd, 40-yrd Service
<b>Total 69173</b>								<b>4,078.20</b>	
69174	ph	First National Bank Omaha	12/1/2021	12-2021	Check				
						Dollar Tree, Meijer, Walmart, McDonalds	amp2	160.79	\$160.79 Walmart- Bedding A building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	amp2	20.00	\$20.00 Meijer Gas Cards- A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	amp2	30.00	\$30.00 Meijer Gas Cards- A Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	amp2	32.00	\$32.00 Dollar Tree - Cooking Utensils- A- Building Tenants
						Dollar Tree, Meijer, Walmart, McDonalds	amp2	40.00	\$40.00 Meijer Gas Cards- A Building Tenants
<b>Total 69174</b>								<b>282.79</b>	
69175	ph	Fourty Nine South	12/1/2021	12-2021	Check				
						1159	amp1	75.00	1159 \$75.00 Room for Staff Meeting 12.17.2021
						1159	amp2	75.00	1159 \$75.00 Room for Staff Meeting 12.17.2021
						1159	amp3	75.00	1159 \$75.00 Room for Staff Meeting 12.17.2021
<b>Total 69175</b>								<b>225.00</b>	
69176	ph	ROBERT BILLS	12/1/2021	12-2021	Check				
						FTN 20Weeks @\$250.00 a Wk	amp2	1,666.67	FTN 20Weeks @\$250.00 a Wk
						FTN 20Weeks @\$250.00 a Wk	amp2	1,666.66	Natalie Field Foundation - Donation
						FTN 20Weeks @\$250.00 a Wk	amp2	1,666.67	NOT INCOME-11.22.2021-4.08.2021
<b>Total 69176</b>								<b>5,000.00</b>	
69177	ph	A-1 LOCK SHOP	12/3/2021	12-2021	Check				
						7461, 7464	amp1	23.34	7441 \$23.34 Deadbolts, Keys
						7461, 7464	amp1	28.34	7461 \$28.34 Blank Keys
						7461, 7464	amp1	382.08	7464 \$382.08 Deadbolts, Keys
<b>Total 69177</b>								<b>433.76</b>	
69178	ph	AccuShred, LLC	12/3/2021	12-2021	Check				
						68867	amp2	28.99	68867 \$28.99 Oct.2021 Document Destruction

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						68867	amp1	65.95	68867 \$65.95 Oct.2021 Document Destruction
						68867	amp3	65.95	68867 \$65.95 Oct.2021 Document Destruction
<b>Total 69178</b>								<b>160.89</b>	
69179	ph	CASLER HARDWARE	12/3/2021	12-2021	Check				
						I-40048, I-39736, I-40047	amp2	119.70	I-39736 \$119.70 Nails, Knife, Brush
						I-40048, I-39736, I-40047	amp2	22.28	I-40047 \$22.28 Fuses
						I-40048, I-39736, I-40047	amp2	8.79	I-40048 \$8.79 Amp Fuse
<b>Total 69179</b>								<b>150.77</b>	
69180	ph	CONSUMERS ENERGY	12/3/2021	12-2021	Check				
						100000120764 + 12 More	amp3	255.84	KWH Consumption 1290
						100000120764 + 12 More	amp3	110.81	KWH Consumption 499
						100000120764 + 12 More	amp2	13,249.11	KWH Consumption 94960
						100000120764 + 12 More	amp3	220.33	MCF Consumption 19
						100000120764 + 12 More	amp3	117.27	MCF Consumption 9
<b>Total 69180</b>								<b>13,953.36</b>	
69181	ph	COMCAST	12/3/2021	12-2021	Check				
						0369913, 0358478.	amp1	116.85	4280358478 \$116.85 410 E High Internet
						0369913, 0358478.	amp1	316.23	4280369913 \$316.23 316 Barberrry Internet
<b>Total 69181</b>								<b>433.08</b>	
69182	ph	DBI BUSINESS INTERIORS	12/3/2021	12-2021	Check				
						231715-0 + 3 More	amp3	188.59	230653-0 \$188.59 Office Supplies
						231715-0 + 3 More	amp3	1.59	230653-1 \$1.59 Office Supplies
						231715-0 + 3 More	amp3	69.60	230653-2 \$69.60 Office Supplies
						231715-0 + 3 More	amp2	1,786.49	231715-0 \$1786.49 Office Supplies
<b>Total 69182</b>								<b>2,046.27</b>	
69183	ph	FERGUSON ENTERPRISES, INC.- JA	12/3/2021	12-2021	Check				
						6238008-1 +	amp2	358.29	6237238 \$358.29 Wound Cable
						6238008-1 +	amp1	10.28	6238008-1 \$10.28 Gaskets
						6238008-1 +	amp1	103.52	6244178 \$103.52 Tubes, Connection
						6238008-1 +	amp1	97.74	6265026 \$97.74 Nuts, Caps
<b>Total 69183</b>								<b>569.83</b>	
69184	ph	GRIMES PLUMBING COMPANY, INC	12/3/2021	12-2021	Check				
						12859	amp2	568.75	12859 \$568.75 H-6 Snake Drain
<b>Total 69184</b>								<b>568.75</b>	
69185	ph	AMERICAN OFFICE SOLUTIONS	12/3/2021	12-2021	Check				
						30445610	amp1	99.76	30445610 \$99.76 Oct.2021 Printer/Fax Costs
						30445610	amp3	99.76	30445610 \$99.76 Oct.2021 Printer/Fax Costs
						30445610	amp2	99.77	30445610 \$99.77 Oct.2021 Printer/Fax Costs
<b>Total 69185</b>								<b>299.29</b>	
69186	ph	FP Mailing Solutions	12/3/2021	12-2021	Check				
						RI105101151,RI105103792, RI105084912	amp1	47.16	Postage Fees RI105101151, RI105103792, RI105084912
						RI105101151,RI105103792, RI105084912	amp2	47.16	Postage Fees RI105101151, RI105103792, RI105084912

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						RI105101151, RI105103792, RI105084912	amp3	47.17	Postage Fees RI105101151, RI105103792, RI105084912
<b>Total 69186</b>								<b>141.49</b>	
69187	ph	HAMMOND HARDWARE	12/3/2021	12-2021	Check	C399354, C399504	amp1	89.48	C399354 \$89.49 Paint, Bars
						C399354, C399504	amp1	40.48	C399504 \$40.48 Garden Hose, Drain Opener
<b>Total 69187</b>								<b>129.96</b>	
69188	ph	HD Supply Facilities Maintenance	12/3/2021	12-2021	Check	9197528923, 9197574979	amp2	777.62	9197528923 \$777.62 Coupling, Plugs
						9197528923, 9197574979	amp2	123.58	9197574979 \$123.58 Scour Pads
<b>Total 69188</b>								<b>901.20</b>	
69189	ph	IDville	12/3/2021	12-2021	Check	3845334	amp1	464.67	3845334 \$464.67 Employee ID Machine
						3845334	amp2	464.67	3845334 \$464.67 Employee ID Machine
						3845334	amp3	464.67	3845334 \$464.67 Employee ID Machine
<b>Total 69189</b>								<b>1,394.01</b>	
69190	ph	JACKSON GLASS WORKS INC	12/3/2021	12-2021	Check	442470, 442448, 442734	amp1	374.67	442448 \$374.67 1229 Heather Window Repair/Replacement
						442470, 442448, 442734	amp1	88.44	442470 \$88.44 Window Install
						442470, 442448, 442734	amp3	216.00	442734 \$216.00 327 Moorman Window Repair/Replacement
<b>Total 69190</b>								<b>679.11</b>	
69191	ph	Jackson Transportation Authority (J	12/3/2021	12-2021	Check	0031239-IN	amp3	136.33	0031239-IN \$136.33 Oct.2021 Fuel Costs
						0031239-IN	amp2	421.64	0031239-IN \$421.64 Oct.2021 Fuel Costs
						0031239-IN	amp1	54.52	0031239-IN \$54.52 Oct.2021 Fuel Costs
<b>Total 69191</b>								<b>612.49</b>	
69192	ph	LIBRA INDUSTRIES, INC. OF MI	12/3/2021	12-2021	Check	2021/13567, 2021/13858	amp2	178.26	2021/13567 \$178.26 G.Cram Employee Clothing
						2021/13567, 2021/13858	amp3	334.46	2021/13858 \$334.46 G.Trayer Employee Clothing
<b>Total 69192</b>								<b>512.72</b>	
69193	ph	Lammers Heating & A/C	12/3/2021	12-2021	Check	12741-42656	amp1	65.00	12741-42656 \$65.00 938 Maple Fix Bad Blower, Inducer
<b>Total 69193</b>								<b>65.00</b>	
69194	ph	M.C. Smith Associates and Archited	12/3/2021	12-2021	Check	#1	amp2	9,813.00	Inv# 1 \$9813.00 Architectural Service D-Bldg. Fire/Insurance Work
<b>Total 69194</b>								<b>9,813.00</b>	
69195	ph	MENARDS - JACKSON	12/3/2021	12-2021	Check	23782, 22999, 23050, 23062	amp1	465.54	22999 \$465.54 Smoke Alarms
						23782, 22999, 23050, 23062	amp3	332.69	23050 \$332.69 Tool Totes, Screwdrivers
						23782, 22999, 23050, 23062	amp3	170.92	23062 \$170.92 LiquidLocks
						23782, 22999, 23050, 23062	amp3	575.56	23432 \$575.56 Sheets, Pliers, Tools
						23782, 22999, 23050, 23062	amp1	359.82	23782 \$359.82 Bars, Wall Plates

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						23782, 22999, 23050, 23062	amp3	168.89 24156 \$168.89	Screwdrivers, Vinyl
<b>Total 69195</b>								<b>2,073.42</b>	
69196	ph	MODERN WASTE SYSTEMS	12/3/2021	12-2021	Check	74177	amp3	625.15 74177 \$625.15	Arpil.2021 Trash Service- Late Invoicing
<b>Total 69196</b>								<b>625.15</b>	
69197	ph	Hi-Tech Safe & lock Inc.	12/3/2021	12-2021	Check	32578	amp2	607.58 32578 \$607.58	Blank Keys, and Cores.
<b>Total 69197</b>								<b>607.58</b>	
69198	ph	MEDEXPRESS URGENT CARE, P.C M	12/3/2021	12-2021	Check	2061124C3908	amp2	136.00 2061124C3908 \$136.00	McMiller-Pre Employment Screening
<b>Total 69198</b>								<b>136.00</b>	
69199	ph	MICHBUSINESS	12/3/2021	12-2021	Check	42025	amp1	6.00 42025 \$6.00	Dec.2021 COBRA Billing Cost
						42025	amp2	6.00 42025 \$6.00	Dec.2021 COBRA Billing Cost
						42025	amp3	6.00 42025 \$6.00	Dec.2021 COBRA Billing Cost
<b>Total 69199</b>								<b>18.00</b>	
69200	ph	PATRIOT PEST CONTROL	12/3/2021	12-2021	Check	549, 565, 547, 567, 534	amp3	1,085.00 527 \$1085.00	5 Units Treated
						549, 565, 547, 567, 534	amp2	2,290.00 534 \$2290.00	4 Unit Treated
						549, 565, 547, 567, 534	amp3	1,215.00 543 \$1215.00	3 Units Treated
						549, 565, 547, 567, 534	amp2	2,650.00 544 \$2650.00	5 Units Treated
						549, 565, 547, 567, 534	amp3	230.00 546 \$230.00	1 Units Treated
						549, 565, 547, 567, 534	amp2	2,585.00 547 \$2585.00	7 Units Treated
						549, 565, 547, 567, 534	amp1	960.00 549 \$960.00	3 Units Treated
						549, 565, 547, 567, 534	amp3	1,320.00 556 \$1320.00	7 Units Treated
						549, 565, 547, 567, 534	amp2	1,185.00 557 \$1185.00	8 Units Treated
						549, 565, 547, 567, 534	amp2	1,525.00 564 \$1525.00	5 Units Treated
						549, 565, 547, 567, 534	amp1	130.00 565 \$130.00	2 Units Treated
						549, 565, 547, 567, 534	amp2	2,145.00 567 \$2145.00	9 Units Treated
						549, 565, 547, 567, 534	amp3	1,385.00 572 \$1385.00	7 Units Treated
<b>Total 69200</b>								<b>18,705.00</b>	
69201	ph	Postmaster	12/3/2021	12-2021	Check	14 Tenant Mailbox keys	amp3	25.00 B. Curry \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 C. McGuire \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 D. McNeil \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 E. Mabela \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 J. Perry \$25.00	
						14 Tenant Mailbox keys	amp3	25.00 K. Binschus \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 K. Iswed \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 K. Stephens \$25.00	
						14 Tenant Mailbox keys	amp3	25.00 L. Beauges \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 M. Livingston \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 R. Layman \$25.00	
						14 Tenant Mailbox keys	amp2	25.00 R. Rider \$25.00	



**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						14 Tenant Mailbox keys	amp2	25.00	S. Valdez \$25.00
						14 Tenant Mailbox keys	amp3	25.00	T. Taliaferro \$25.00
<b>Total 69201</b>								<b>350.00</b>	
69202	ph	PC Solutions	12/3/2021	12-2021	Check				
						M31224, M31297	amp2	99.00	M31244 \$99.00 I Bldg. IT Support
						M31224, M31297	amp1	56.77	M31245 \$56.77 Lorrin IT Support
<b>Total 69202</b>								<b>155.77</b>	
69203	ph	PDQ SUPPLY, INC.	12/3/2021	12-2021	Check				
						SI-333066	amp2	138.59	SI-333066 \$138.59 Relay Start, Foam
<b>Total 69203</b>								<b>138.59</b>	
69204	ph	SAFETY SYSTEMS INC	12/3/2021	12-2021	Check				
						522011, 521999	amp2	221.00	521999 \$221.00 Fire System Trouble
						522011, 521999	amp1	74.00	522011 \$74.00 Add User To Alarm
<b>Total 69204</b>								<b>295.00</b>	
69205	ph	THE SHERWIN -WILLIAMS CO.	12/3/2021	12-2021	Check				
						1641-7	amp1	539.14	1641-7 \$539.14 Maint. Supplies- Paint
<b>Total 69205</b>								<b>539.14</b>	
69206	ph	Superior Ind. Sales, Inc.	12/3/2021	12-2021	Check				
						67734, 67743	amp3	241.16	67734 \$241.16 Receiver Kit
						67734, 67743	amp3	344.10	67743 \$344.10 Blade Markers
<b>Total 69206</b>								<b>585.26</b>	
69208	ph	The Nelrod Company	12/3/2021	12-2021	Check				
						RU0004743PH	amp1	129.00	01FM0GB0QG6G9G2K0YQP \$129.00 EIV Training
						RU0004743PH	amp2	129.00	01FM0GB0QG6G9G2K0YQP \$129.00 EIV Training
						RU0004743PH	amp2	576.32	RU0004743PH \$576.32 2021 Updated PH Utility Allowance
						RU0004743PH	amp1	576.34	RU0004743PH \$576.34 2021 Updated PH Utility Allowance
						RU0004743PH	amp3	576.34	RU0004743PH \$576.34 2021 Updated PH Utility Allowance
<b>Total 69208</b>								<b>1,987.00</b>	
69209	ph	THE HOME DEPOT PRO	12/3/2021	12-2021	Check				
						649772290, 647034453	amp1	728.08	647034453 \$728.08 Vertical Blinds
						649772290, 647034453	amp1	299.03	647577188 \$299.03 Glue Traps
						649772290, 647034453	amp1	18.00	649772282 \$18.00 Blind Combs
						649772290, 647034453	amp1	245.27	649772290 \$245.27 Push Spreader
<b>Total 69209</b>								<b>1,290.38</b>	
69210	ph	TOMMARK, INC.	12/3/2021	12-2021	Check				
						S7116519.001	amp3	156.32	S7116519.001 \$156.32 Surface Ignitor
<b>Total 69210</b>								<b>156.32</b>	
69211	ph	TRANS UNION LLC	12/3/2021	12-2021	Check				
						10126451	amp2	65.50	10126451 \$65.50 Oct.2021 Pre Tenant Screening
<b>Total 69211</b>								<b>65.50</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69212	ph	Trail Supply LLC	12/3/2021	12-2021	Check				
						60851, 60993, 60849	amp3	1,222.00	60849 \$1222.00 Ice Melt
						60851, 60993, 60849	amp1	1,222.00	60851 \$1222.00 Ice Melt
						60851, 60993, 60849	amp2	575.79	60993 \$575.79 Janitorial Supplies
<b>Total 69212</b>								<b>3,019.79</b>	
69213	ph	YARDI SYSTEMS, INC	12/3/2021	12-2021	Check				
						3697113	amp3	29.25	3697113 \$29.25 Oct.2021 ACH/Check Scan Fees
						3697113	amp1	40.60	3697113 \$40.60 Oct.2021 ACH/Check Scan Fees
						3697113	amp2	95.80	3697113 \$95.80 Oct.2021 ACH/Check Scan Fees
<b>Total 69213</b>								<b>165.65</b>	
69214	ph	WISE CONSULTING	12/3/2021	12-2021	Check				
						510	amp1	173.25	510 \$173.25 11/2021 Financials
						510	amp3	189.00	510 \$189.00 11/2021 Financials
						510	amp2	425.25	510 \$425.25 11/2021 Financials
<b>Total 69214</b>								<b>787.50</b>	
69215	ph	Johnston	12/3/2021	12-2021	Check				
									:Refund 11/9/20219:33:54 PM
							amp2	18.60	Refunding Q-48712
<b>Total 69215</b>								<b>18.60</b>	
69216	ph	Fourty Nine South	12/3/2021	12-2021	Check				
						Dec.17.2021 JHC Staff Meeting	amp1	50.00	\$50.00 Dec.17.2021 JHC Staff Meeting Location
						Dec.17.2021 JHC Staff Meeting	amp2	50.00	\$50.00 Dec.17.2021 JHC Staff Meeting Location
						Dec.17.2021 JHC Staff Meeting	amp3	50.00	\$50.00 Dec.17.2021 JHC Staff Meeting Location
<b>Total 69216</b>								<b>150.00</b>	
69217	ph	Landon Bone Baker	12/3/2021	12-2021	Check				
						LA12112	amp1	1,250.00	LA12112 \$1250.00 Oct.2021 CNI App Collab A&E Services
						LA12112	amp2	1,250.00	LA12112 \$1250.00 Oct.2021 CNI App Collab A&E Services
						LA12112	amp3	1,250.00	LA12112 \$1250.00 Oct.2021 CNI App Collab A&E Services
<b>Total 69217</b>								<b>3,750.00</b>	
69218	ph	ETNA Supply	12/3/2021	12-2021	Check				
						S104293983.001	amp1	744.63	S104293983.001 \$744.63 CFP Water Heater
<b>Total 69218</b>								<b>744.63</b>	
69219	ph	GRIMES PLUMBING COMPANY, INC	12/3/2021	12-2021	Check				
						12815, 12778	amp2	691.11	12778 \$691.11 CFP W/H Install G-31
						12815, 12778	amp1	475.00	12815 \$475.00 CFP W/H Install 116 Laurel
<b>Total 69219</b>								<b>1,166.11</b>	
69220	ph	Lammers Heating & A/C	12/3/2021	12-2021	Check				
						12741-42880	amp1	3,330.00	12741-42880 \$3330.00 CFP New Furnace & Install 938 Maple
<b>Total 69220</b>								<b>3,330.00</b>	
69221	ph	TOMMARK, INC.	12/3/2021	12-2021	Check				
						S7122045.001	amp3	753.84	S7122045.001 \$753.84 Furnace Gas Smart Valve
<b>Total 69221</b>								<b>753.84</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69222	ph	THE HOME DEPOT PRO	12/3/2021	12-2021	Check				
						653012914, 651935275	amp3	1,356.00	651935275 \$1356.00 CFP Toilets, Ranges Fridges
						653012914, 651935275	amp3	1,498.00	653012914 \$1498.00 CFP Fridges
<b>Total 69222</b>								<b>2,854.00</b>	
69223	ph	MURRAY	12/6/2021	12-2021	Check				
						Oct.2021-Nov.2021 Telework	amp1	59.00	Nov.2021 \$59.00 Telework Support
						Oct.2021-Nov.2021 Telework	amp1	59.00	Oct.2021 \$59.00 Telework Support
<b>Total 69223</b>								<b>118.00</b>	
69224	ph	THE HOME DEPOT SUPPLY	12/6/2021	12-2021	Check				
						5030744	amp2	217.14	5030744 \$217.14 Thermostats
						5030744	amp2	864.79	5030744 \$864.79 Cares-Act Heaters
<b>Total 69224</b>								<b>1,081.93</b>	
69225	ph	ANTHONY GITTENS	12/6/2021	12-2021	Check				
						Cares- Reimbursement	amp2	110.00	\$110.00 Reimbursement for A-Bldg. Clean Up
						Cares- Reimbursement	amp2	880.00	\$880.00 Reimbursement for Clean-up Help Cares Act
<b>Total 69225</b>								<b>990.00</b>	
69226	ph	DINSMORE AND SHOHL, LLP	12/6/2021	12-2021	Check				
						4879598	amp1	29.00	4879598 \$29.00 Covid-19 Consultation CARES Act
						4879598	amp2	29.00	4879598 \$29.00 Covid-19 Consultation CARES Act
						4879598	amp3	29.00	4879598 \$29.00 Covid-19 Consultation CARES Act
<b>Total 69226</b>								<b>87.00</b>	
69227	ph	Jonathon Kendrick	12/6/2021	12-2021	Check				
						Oct.2021 Telework Support	amp1	168.25	Oct.2021 \$168.25 Telework Support
<b>Total 69227</b>								<b>168.25</b>	
69228	ph	Christian Comiskey	12/6/2021	12-2021	Check				
						Vaccine Incentive	amp2	200.00	Vaccine Incentive \$200.00 CARES Act
<b>Total 69228</b>								<b>200.00</b>	
69229	ph	TALX THE WORK NUMBER	12/7/2021	12-2021	Check				
						2050984810	amp1	146.95	2050984810 \$146.95 Oct.2021 Pre- Tenant Screening
						2050984810	amp3	146.95	2050984810 \$146.95 Oct.2021 Pre- Tenant Screening
<b>Total 69229</b>								<b>293.90</b>	
69230	ph	AFLAC	12/9/2021	12-2021	Check				
						091088	amp2	147.80	091088 \$147.80 Nov.2021 Supplemental Ins
						091088	amp1	205.14	091088 \$205.14 Nov.2021 Supplemental Ins
<b>Total 69230</b>								<b>352.94</b>	
69231	ph	ZACHARY BASTIAN	12/9/2021	12-2021	Check				
						\$800.00-Vaccine incentive	amp2	800.00	\$800.00-Vaccine incentive
<b>Total 69231</b>								<b>800.00</b>	
69232	ph	ANTHONY GITTENS	12/9/2021	12-2021	Check				

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						Reimbursement for RM Cleaners	amp2	130.00	\$130.00 Reimbursement for Kelly Weber
						Reimbursement for RM Cleaners	amp2	97.00	\$97.00 for Tenant Clean- Up A Bldg
<b>Total 69232</b>								<b>227.00</b>	
69233	ph	Caprisha Breedlove	12/9/2021	12-2021	Check				
						Daycare- Soc. Distance- Vaccine Incentive	amp2	2,760.00	DayCare Jan.2021-Nov.2021 23 Weeks @\$120.00
						Daycare- Soc. Distance- Vaccine Incentive	amp2	239.99	Telework \$239.90 Jan.2021-Nov.2021 10 Months @\$23.99
						Daycare- Soc. Distance- Vaccine Incentive	amp2	1,000.00	Vaccine Incentive \$1000.00
<b>Total 69233</b>								<b>3,999.99</b>	
69234	ph	Walter Pryor	12/9/2021	12-2021	Check				
						Vaccine Booster Incentive	amp3	1,050.00	Vaccine Booster Incentive \$1050.00
<b>Total 69234</b>								<b>1,050.00</b>	
69235	ph	Melissa Canter	12/9/2021	12-2021	Check				
						Vaccine Incentive - Booster	amp2	1,050.00	Vaccine Incentive \$1050.00- Booster
<b>Total 69235</b>								<b>1,050.00</b>	
69236	ph	KIMBERLY MOORE	12/9/2021	12-2021	Check				
						Vaccine Incentive - Booster	amp2	1,050.00	Vaccine Incentive \$1050.00- Booster
<b>Total 69236</b>								<b>1,050.00</b>	
69237	ph	Philip Gallegos	12/9/2021	12-2021	Check				
						Carpet Cleaning Reimbursement	amp2	250.00	Carpet Cleaning Reimbursement \$250.00
<b>Total 69237</b>								<b>250.00</b>	
69239	ph	TRACIE SUTLIFF	12/10/2021	12-2021	Check				
						Vaccine Incentive- Booster	amp2	1,050.00	\$1050.00 Vaccine Incentive- Booster
<b>Total 69239</b>								<b>1,050.00</b>	
69240	ph	Peggy Dunstan	12/10/2021	12-2021	Check				
						Vaccine Incentive /Telework	amp2	400.00	\$400.00 July, 2021- Nov.2021 Telework Support
						Vaccine Incentive /Telework	amp2	800.00	\$800.00 Vaccine Incentive
<b>Total 69240</b>								<b>1,200.00</b>	
69241	ph	Aric Brand	12/10/2021	12-2021	Check				
						Booster Incentive	amp3	1,050.00	\$1050.00 Booster Incentive
<b>Total 69241</b>								<b>1,050.00</b>	
69242	ph	Daveda Quinn	12/10/2021	12-2021	Check				
						Booster Incentive	amp2	1,050.00	\$1050.00 Booster Incentive
<b>Total 69242</b>								<b>1,050.00</b>	
69243	ph	Christian Comiskey	12/10/2021	12-2021	Check				
						Vaccine Incentive-	amp2	800.00	Vaccine Incentive-\$800.00
<b>Total 69243</b>								<b>800.00</b>	
69244	ph	Pool	12/10/2021	12-2021	Check				
						Telework Support/ Vaccine	amp1	1,050.00	Booster- Incentive \$1050.00
						Telework Support/ Vaccine	amp1	220.00	OCT.2021, Nov.2021, Dec.2021 Telework

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
<b>Total 69244</b>								<b>1,270.00</b>	
69245	ph	MURRAY	12/10/2021	12-2021	Check			800.00	\$800.00 Vaccine incentive
						Telework / Vaccine Incentive	amp1	41.00	Telework \$41.00 Dec.2021- Difference
<b>Total 69245</b>								<b>841.00</b>	
69246	ph	ROBERT BILLS	12/10/2021	12-2021	Check			1,050.00	Booster Incentive \$1050.00
<b>Total 69246</b>								<b>1,050.00</b>	
69247	ph	DUSTIN WILLIAMS	12/10/2021	12-2021	Check			152.00	\$152.00 Oct.2021, Nov.2021 Telework
<b>Total 69247</b>								<b>152.00</b>	
69248	ph	CHARLEY FROMM	12/10/2021	12-2021	Check			650.00	Aug.2021 thru Dec.2021 Telework \$650.00
<b>Total 69248</b>								<b>650.00</b>	
69249	ph	Rochelle Hatcher	12/10/2021	12-2021	Check			1,050.00	Booster Incentive \$1050.00
<b>Total 69249</b>								<b>1,050.00</b>	
69250	ph	Philip Gallegos	12/10/2021	12-2021	Check			1,000.00	\$1000.00 Vaccine Incentive
<b>Total 69250</b>								<b>1,000.00</b>	
69251	ph	Barbara Hunt	12/10/2021	12-2021	Check			1,000.00	Vaccine Incentive \$1000.00
<b>Total 69251</b>								<b>1,000.00</b>	
69252	ph	Rodney McMiller	12/10/2021	12-2021	Check			1,000.00	\$1000.00 Vaccine incentive
						Telework, Daycare Incentive	amp2	222.00	\$222.00 Telework Support Oct.2021 Nov.2021 Dec.2021
						Telework, Daycare Incentive	amp2	680.00	\$680.00 Daycare Expense \$85 for 8 Weeks
<b>Total 69252</b>								<b>1,902.00</b>	
69253	ph	Baymont Inn	12/10/2021	12-2021	Check			11,224.46	A. Bldg Displaced Tenants
						10.27.2021-12.07.2021	amp2	1,311.30	Moore NO Hot Water
<b>Total 69253</b>								<b>12,535.76</b>	
69254	ph	First National Bank Omaha	12/13/2021	12-2021	Check			170.10	\$170.10 Compliance Prime- HUD Guidance - Shahan
						Google apps	amp3	19.04	\$19.04 Gordons- Storage containers
						Google apps	amp2	30.00	\$30.00 Meijer Gas Gift Cards A-Bldg Tenants
						Google apps	amp2	599.00	\$599.00 St. Vincent Bed Frames A. Bldg. Tenants
						Google apps	amp2	89.89	\$89.89 Walmart Bedding A-Bldg. Tenants
						Google apps	amp3	189.00	Compliance Prime \$189.00 Shahan Staff Training
						Google apps	amp1	132.00	Google Apps Nov.2021 \$132.00

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						Google apps	amp2	132.00	Google Apps Nov.2021 \$132.00
						Google apps	amp3	132.00	Google Apps Nov.2021 \$132.00
<b>Total 69254</b>								<b>1,493.03</b>	
69255	ph	Keyes	12/14/2021	12-2021	Check				
						:Refund 12/7/20213:02:40 PM	amp1	133.00	Refunding Q-49652
<b>Total 69255</b>								<b>133.00</b>	
69256	ph	A-1 LOCK SHOP	12/14/2021	12-2021	Check				
						7474	amp1	28.34	7474 \$28.34 Deadbolts
<b>Total 69256</b>								<b>28.34</b>	
69257	ph	AMBS CALL CENTER	12/14/2021	12-2021	Check				
						211110110	amp3	166.41	211110110 \$166.41 Dec.2021 Billing After Hours Call Service
						211110110	amp1	171.81	211110110 \$171.81 Dec.2021 Billing After Hours Call Service
						211110110	amp2	402.35	211110110 \$402.35 Dec.2021 Billing After Hours Call Service
<b>Total 69257</b>								<b>740.57</b>	
69258	ph	BIOCLEAN TEAM Inc.	12/14/2021	12-2021	Check				
						I-21-1008	amp2	1,808.00	I-21-1008 \$1808.00 Decontamination of Unit in I-Building
<b>Total 69258</b>								<b>1,808.00</b>	
69259	ph	CASLER HARDWARE	12/14/2021	12-2021	Check				
						I-39834, I-39888	amp2	24.99	I-39834 \$24.99 PVC Flange
						I-39834, I-39888	amp2	88.50	I-39888 \$88.50 Spray Paint, Steele Wool
<b>Total 69259</b>								<b>113.49</b>	
69260	ph	CONSUMERS ENERGY	12/14/2021	12-2021	Check				
						103029453703+ 7 More	amp3	172.37	KWH Consumption 1125
						103029453703+ 7 More	amp3	161.86	MCF Consumption 19
						103029453703+ 7 More	amp1	2,710.83	MCF Consumption 276
<b>Total 69260</b>								<b>3,045.06</b>	
69261	ph	Cochran Electric Co.	12/14/2021	12-2021	Check				
						25910	amp1	170.00	25910 \$170.00 316 Barberrry Repair Lights at BBall Court
<b>Total 69261</b>								<b>170.00</b>	
69262	ph	DBI BUSINESS INTERIORS	12/14/2021	12-2021	Check				
						234455-0, 234208-0	amp2	416.66	234208-0 \$416.66 Masks, Calendar, Folders
						234455-0, 234208-0	amp2	42.76	234455-0 \$42.76 Chair mat
<b>Total 69262</b>								<b>459.42</b>	
69263	ph	FERGUSON ENTERPRISES, INC.- JA	12/14/2021	12-2021	Check				
						6277330, 6285454	amp1	45.78	6277330 \$45.78 Terry Cloth, Hand Sanitizer
						6277330, 6285454	amp1	20.94	6285454 \$20.94 Maint. Supplies
<b>Total 69263</b>								<b>66.72</b>	
69264	ph	GRIMES PLUMBING COMPANY, INC	12/14/2021	12-2021	Check				
						12889	amp1	503.17	12889 \$503.17 329 E. Robinson Plumbing Service
<b>Total 69264</b>								<b>503.17</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69265	ph	AMERICAN OFFICE SOLUTIONS	12/14/2021	12-2021	Check				
						30632568	amp1	113.47	30632568 \$113.47 Nov.2021 Printer/ Fax Costs
						30632568	amp2	113.48	30632568 \$113.48 Nov.2021 Printer/ Fax Costs
						30632568	amp3	113.48	30632568 \$113.48 Nov.2021 Printer/ Fax Costs
<b>Total 69265</b>								<b>340.43</b>	
69266	ph	ART MOEHN	12/14/2021	12-2021	Check				
						CVCS557647	amp2	66.55	CVCS557647 \$66.55 Maintenance on Eco-line Van
<b>Total 69266</b>								<b>66.55</b>	
69267	ph	Granger	12/14/2021	12-2021	Check				
						23277518	amp2	789.87	18443630 \$789.87 Reed Dec.2021 Reg. Cart Service
						23277518	amp1	1,965.74	23277518 \$1965.74 Chalet Dec.2021 Reg. Cart Service
						23277518	amp3	245.70	23277520 \$245.70 Shahan Dec.2021 Reg. Cart Service
						23277518	amp2	2,441.46	23306033 \$2441.46 Reed 2 & 30Yrd Service
						23277518	amp3	3,285.50	23306034 \$3285.50 Shahan Dec.2021 4 Yrd Service
<b>Total 69267</b>								<b>8,728.27</b>	
69268	ph	KUBOTA OF JACKSON	12/14/2021	12-2021	Check				
						149.95	amp1	149.95	06-103997 \$149.95 Hitch Receiver
<b>Total 69268</b>								<b>149.95</b>	
69269	ph	HAMMOND HARDWARE	12/14/2021	12-2021	Check				
						E19171, C400887, C400940	amp1	8.63	C400887 \$8.63 Leveler
						E19171, C400887, C400940	amp1	62.99	C400940 \$62.99 Draw Bar
						E19171, C400887, C400940	amp1	30.58	E19171 \$30.58 Screwdriver, Pliers
<b>Total 69269</b>								<b>102.20</b>	
69270	ph	HD Supply Facilities Maintenance	12/14/2021	12-2021	Check				
						919773282	amp2	1,401.75	9197732982 \$1401.75 Bucket, Mop, Medicine Cab, Scour Pad
<b>Total 69270</b>								<b>1,401.75</b>	
69271	ph	JACKSON GLASS WORKS INC	12/14/2021	12-2021	Check				
						442712, 442735	amp1	79.89	442712 \$79.89 Window Repair Supplies
						442712, 442735	amp1	218.39	442735 \$218.39 1201 Laurel Lane Window Repair/ Replacement
<b>Total 69271</b>								<b>298.28</b>	
69272	ph	Jackson Transportation Authority (J	12/14/2021	12-2021	Check				
						0031304-IN	amp3	167.50	0031304-IN \$167.50 Nov.2021 Fuel Service
						0031304-IN	amp2	366.94	0031304-IN \$366.94 Nov.2021 Fuel Service
<b>Total 69272</b>								<b>534.44</b>	
69273	ph	JACKSON UTILITY BILLING	12/14/2021	12-2021	Check				
						Read 11.09.2021	amp1	6,857.40	Sewer
						Read 11.09.2021	amp2	2,752.46	Sewer
						Read 11.09.2021	amp2	4,904.67	Water Consumption 115000
						Read 11.09.2021	amp1	12,692.90	Water Consumption 281514
<b>Total 69273</b>								<b>27,207.43</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69274	ph	Pool	12/14/2021	12-2021	Check				
						Sept.2021, Nov.2021, Dec.2021	amp1	67.20	Nov.2021 \$67.20 120 Miles- Checking Scattered Sites
						Sept.2021, Nov.2021, Dec.2021	amp1	67.20	Oct.2021 \$67.20 120 Miles- Checking Scattered Sites
						Sept.2021, Nov.2021, Dec.2021	amp1	67.20	Sept.2021 \$67.20 120 Miles- Checking Scattered Sites
<b>Total 69274</b>								<b>201.60</b>	
69275	ph	MENARDS - JACKSON	12/14/2021	12-2021	Check				
						24144, 25126, 25127, 24259	amp1	61.67	24144 \$61.67 Face frame, Pest Block
						24144, 25126, 25127, 24259	amp1	65.76	24259 \$65.76 Floor Pad, Steel Handle
						24144, 25126, 25127, 24259	amp2	538.34	24471 \$538.34 Gates, Pipe, Traps
						24144, 25126, 25127, 24259	amp2	489.33	24839 \$489.33 Screws, PCV, Glue, Caulk
						24144, 25126, 25127, 24259	amp1	74.46	25126 \$74.46 Wool- Coarse
						24144, 25126, 25127, 24259	amp1	15.98	25127 \$15.98 Lightweight
<b>Total 69275</b>								<b>1,245.54</b>	
69276	ph	MINUTEMAN SEWER & DRAIN INC.	12/14/2021	12-2021	Check				
						21-1132	amp1	235.00	21-1132 \$235.00 Minor Plumbing 1225-1227 Laurel Lane
<b>Total 69276</b>								<b>235.00</b>	
69277	ph	Curtis Miles	12/14/2021	12-2021	Check				
						76854	amp1	550.00	76854 \$550.00 Painting 1236 Laurel Lane
<b>Total 69277</b>								<b>550.00</b>	
69278	ph	Melissa Canter	12/14/2021	12-2021	Check				
						Miller Shoe Reimbursement	amp2	164.30	Miller Shoe \$164.30-Work Boots Reimbursement
<b>Total 69278</b>								<b>164.30</b>	
69279	ph	PC Solutions	12/14/2021	12-2021	Check				
						M31435, M31468, M31378	amp1	188.80	M31435 \$188.80 Monthly IT Support Cost
						M31435, M31468, M31378	amp2	188.80	M31435 \$188.80 Monthly IT Support Cost
						M31435, M31468, M31378	amp3	188.80	M31435 \$188.80 Monthly IT Support Cost
<b>Total 69279</b>								<b>566.40</b>	
69280	ph	Postmaster	12/14/2021	12-2021	Check				
						- 9 Tenant Mailbox Keys	amp2	25.00	A. Hill \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	J.Cole \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	J.Miller \$25.00
						- 9 Tenant Mailbox Keys	amp3	25.00	L. Heidelberg \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	M.Wahr \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	R.Grubbs \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	S. Cox \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	S.Bapst \$25.00
						- 9 Tenant Mailbox Keys	amp2	25.00	S.Cavins \$25.00
<b>Total 69280</b>								<b>225.00</b>	
69281	ph	THE SHERWIN -WILLIAMS CO.	12/14/2021	12-2021	Check				
						3194-5	amp2	1,078.27	3194-5 \$1078.27 Paint
<b>Total 69281</b>								<b>1,078.27</b>	
69282	ph	TALX THE WORK NUMBER	12/14/2021	12-2021	Check				



**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						2051024600	amp1	289.56	2051024600 \$289.56 Pre Tenant Screening
						2051024600	amp3	289.56	2051024600 \$289.56 Pre Tenant Screening
<b>Total 69282</b>								<b>579.12</b>	
69283	ph	TDS Metrocom	12/14/2021	12-2021	Check				
						787-9241, 787-6494	amp3	685.11	787-0168 \$444.26
						787-9241, 787-6494	amp2	1,196.82	787-1188 \$1766.96 780-0181 \$40.88
						787-9241, 787-6494	amp1	588.99	787-6494 \$96.12 780-0620 \$122.70
<b>Total 69283</b>								<b>2,470.92</b>	
69284	ph	THE WATER STORE INC	12/14/2021	12-2021	Check				
						479473, 479474, 479475	amp1	5.00	479473 \$5.00 Dispenser Fee
						479473, 479474, 479475	amp2	5.00	479474 \$5.00 Dispenser Fee
						479473, 479474, 479475	amp2	5.00	479475 \$5.00 Dispenser Fee
<b>Total 69284</b>								<b>15.00</b>	
69285	ph	THE HOME DEPOT PRO	12/14/2021	12-2021	Check				
						654099076	amp1	935.76	654099076 \$935.76 Vertical Blinds
<b>Total 69285</b>								<b>935.76</b>	
69286	ph	T-MOBILE	12/14/2021	12-2021	Check				
						964817515 Dec.2021	amp1	131.60	964817515 Dec.2021 \$131.60 Cellphone
						964817515 Dec.2021	amp3	136.11	964817515 Dec.2021 \$136.11 Cellphone
						964817515 Dec.2021	amp2	267.18	964817515 Dec.2021 \$267.18 Tablet
						964817515 Dec.2021	amp1	267.20	964817515 Dec.2021 \$267.20 Tablet
						964817515 Dec.2021	amp3	267.20	964817515 Dec.2021 \$267.20 Tablet
						964817515 Dec.2021	amp2	406.98	964817515 Dec.2021 \$406.98 Cellphone
<b>Total 69286</b>								<b>1,476.27</b>	
69287	ph	PATRIOT PEST CONTROL	12/14/2021	12-2021	Check				
						569, 576, 587, 574, 577, 573	amp1	330.00	569 \$330.00 2 Chalet Units Treated
						569, 576, 587, 574, 577, 573	amp2	1,920.00	573 \$1920.00 4 Reed Units Treated
						569, 576, 587, 574, 577, 573	amp2	400.00	574 \$400.00 I Building Hallways Treated
						569, 576, 587, 574, 577, 573	amp1	725.00	576 \$725.00 5 Chalet Units Treated
						569, 576, 587, 574, 577, 573	amp2	1,390.00	577 \$1390.00 5 Reed Units Treated
						569, 576, 587, 574, 577, 573	amp2	1,073.66	578 \$1073.66 Monthly Services Cost
						569, 576, 587, 574, 577, 573	amp1	1,073.67	578 \$1073.67 Monthly Services Cost
						569, 576, 587, 574, 577, 573	amp3	1,073.67	578 \$1073.67 Monthly Services Cost
						569, 576, 587, 574, 577, 573	amp2	1,125.00	585 \$1125.00 3 Reed Units Treated
						569, 576, 587, 574, 577, 573	amp1	560.00	587 \$560.00 5 Chalet Units Treated
<b>Total 69287</b>								<b>9,671.00</b>	
69288	ph	Rodney McMiller	12/14/2021	12-2021	Check				
						Oct.2021, Nov.2021, Dec.2021 Mileage	amp1	68.88	\$68.88 Oct.2021, Nov.2021, Dec.2021 Mileage
						Oct.2021, Nov.2021, Dec.2021 Mileage	amp2	68.88	\$68.88 Oct.2021, Nov.2021, Dec.2021 Mileage
						Oct.2021, Nov.2021, Dec.2021 Mileage	amp3	68.88	\$68.88 Oct.2021, Nov.2021, Dec.2021 Mileage
<b>Total 69288</b>								<b>206.64</b>	
69289	ph	THE HOME DEPOT SUPPLY	12/14/2021	12-2021	Check				
						5010984, 8011531	amp2	794.07	2030681 \$794.07 Scour Pads, Toilet Tank

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						5010984, 8011531	amp1	549.36	5010984 \$549.36 Planks
						5010984, 8011531	amp2	265.91	5011869 \$265.91 Contractor Bags, Spray Bottle
						5010984, 8011531	amp2	209.21	7011697 \$209.21 Sand, Drywall
						5010984, 8011531	amp1	725.59	8011531 \$725.59 Planks, Medicine Cabinets
<b>Total 69289</b>								<b>2,544.14</b>	
69290	ph	TOMMARK, INC.	12/14/2021	12-2021	Check				
						S7142232.001	amp1	783.02	S7142232.001 \$783.02 Lennox Smart Valves
<b>Total 69290</b>								<b>783.02</b>	
69291	ph	TRANS UNION LLC	12/14/2021	12-2021	Check				
						11126124	amp2	19.65	11126124 \$39.30 Nov.2021 Pre Tenant Screening
<b>Total 69291</b>								<b>19.65</b>	
69292	ph	Trail Supply LLC	12/14/2021	12-2021	Check				
						61068, 61254	amp1	524.51	61068 \$524.51 Degreaser, Glass Cleaner
						61068, 61254	amp2	567.37	61254 \$567.37 Liner Rolls, Floor Cleaner
<b>Total 69292</b>								<b>1,091.88</b>	
69293	ph	White & Hotchkiss, PLLC	12/14/2021	12-2021	Check				
						15405	amp3	101.11	15405 \$101.11 Nov.2021 Eviction- Legal Expenses
						15405	amp1	104.40	15405 \$104.40 Nov.2021 Eviction- Legal Expenses
						15405	amp2	244.49	15405 \$244.49 Nov.2021 Eviction- Legal Expenses
<b>Total 69293</b>								<b>450.00</b>	
69294	ph	YARDI SYSTEMS, INC	12/14/2021	12-2021	Check				
						3713846	amp3	28.25	3713846 \$28.25 Nov.2021 ACH/Check Scan Fees
						3713846	amp1	44.50	3713846 \$44.50 Nov.2021 ACH/Check Scan Fees
						3713846	amp2	97.25	3713846 \$97.25 Nov.2021 ACH/Check Scan Fees
<b>Total 69294</b>								<b>170.00</b>	
69295	ph	WISE CONSULTING	12/14/2021	12-2021	Check				
						514	amp1	33.00	514 \$33.00 Dec.2021 Monthly Managed Services
						514	amp3	36.00	514 \$36.00 Dec.2021 Monthly Managed Services
						514	amp2	81.00	514 \$81.00 Dec.2021 Monthly Managed Services
<b>Total 69295</b>								<b>150.00</b>	
69296	ph	GRIMES PLUMBING COMPANY, INC	12/14/2021	12-2021	Check				
						12904	amp2	1,848.90	12904 \$1848.90 G-8 Run Main Line
<b>Total 69296</b>								<b>1,848.90</b>	
69297	ph	MENARDS - JACKSON	12/14/2021	12-2021	Check				
						24742	amp1	39.97	\$39.97 Smoke Alarms
						24742	amp1	629.00	\$629.00 Fridges
<b>Total 69297</b>								<b>668.97</b>	
69298	ph	THE HOME DEPOT SUPPLY	12/14/2021	12-2021	Check				
						2030682, 5030848	amp2	1,146.00	2030682 \$1146.00 Teak Planks CFP
						2030682, 5030848	amp2	2,292.00	5030848 \$2292.00 Teak Plank
<b>Total 69298</b>								<b>3,438.00</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69299	ph	PC Solutions	12/14/2021	12-2021	Check				
						M31501 CARES Act	amp1	1,085.76	M31501 \$1085.76 High Speed Data Cable
<b>Total 69299</b>								<b>1,085.76</b>	
69300	ph	Jonathon Kendrick	12/14/2021	12-2021	Check				
						Dec.2021 Mileage Reimbursement	amp1	206.08	Dec.2021 360 Miles @\$0.56 Mileage Reimbursement
<b>Total 69300</b>								<b>206.08</b>	
69301	ph	PRO LOGO, LLC	12/14/2021	12-2021	Check				
						18093, 18015	amp1	112.50	18015 \$112.50 All Youth Can Play Grant- T-shirt for Youth
						18093, 18015	amp3	112.50	18015 \$112.50 All Youth Can Play Grant- T-shirt for Youth
						18093, 18015	amp1	66.66	18093 \$66.66 Be More Kind Staff T-shirts
						18093, 18015	amp2	66.67	18093 \$66.67 Be More Kind Staff T-shirts
						18093, 18015	amp3	66.67	18093 \$66.67 Be More Kind Staff T-shirts
<b>Total 69301</b>								<b>425.00</b>	
69302	ph	American Office Solutions	12/15/2021	12-2021	Check				
						IN285128	amp2	35.31	IN285128 \$35.31 Dec.2021 Offsite Printers -CARES Act
						IN285128	amp1	70.62	IN285128 \$70.62 Dec.2021 Offsite Printers -CARES Act
<b>Total 69302</b>								<b>105.93</b>	
69303	ph	GARY CRAM	12/15/2021	12-2021	Check				
						Vaccine Incentive Remaining	amp2	800.00	\$800.00 Vaccine Incentive Remaining
<b>Total 69303</b>								<b>800.00</b>	
69304	ph	First National Bank Omaha	12/15/2021	12-2021	Check				
						St. Vincent DePaul	amp2	63.00	St. Vincent DePaul \$63.00 CAA Bed Donation
<b>Total 69304</b>								<b>63.00</b>	
69305	ph	Roy Nethercott	12/15/2021	12-2021	Check				
						Vaccine Incentive	amp1	1,000.00	Vaccine Incentive \$1000.00
<b>Total 69305</b>								<b>1,000.00</b>	
69306	ph	ANTHONY GITTENS	12/15/2021	12-2021	Check				
						Distant Learning, Vulnerable Population	amp2	1,573.10	Distant Learning \$1573.10 May.2020-Dec.2021
						Distant Learning, Vulnerable Population	amp2	1,800.00	Vulnerable Population \$1800.00 April.2020-Dec.2021
<b>Total 69306</b>								<b>3,373.10</b>	
69307	ph	DUSTIN WILLIAMS	12/15/2021	12-2021	Check				
						Vaccine Incentive-Remaining	amp2	800.00	Vaccine Incentive \$800.00
<b>Total 69307</b>								<b>800.00</b>	
69308	ph	CHARLEY FROMM	12/15/2021	12-2021	Check				
						Booster- Incentive	amp2	1,050.00	\$1050.00 Booster- Incentive
<b>Total 69308</b>								<b>1,050.00</b>	
69309	ph	Peggy Dunstan	12/15/2021	12-2021	Check				
						Booster- Incentive	amp2	250.00	\$250.00 Booster- Incentive
<b>Total 69309</b>								<b>250.00</b>	

**Jackson Housing Commission  
Previously Paid Liabilities  
Public Housing  
December 1, 2021-December 31, 2021**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69310	ph	Gerald Trayer	12/15/2021	12-2021	Check				
						Vaccine Incentive	amp3	1,000.00	\$1000.00 Vaccine Incentive
<b>Total 69310</b>								<b>1,000.00</b>	
69311	ph	Kyle Oyarvide	12/15/2021	12-2021	Check				
						Vaccine Incentive	amp2	1,000.00	\$1000.00 Vaccine Incentive
<b>Total 69311</b>								<b>1,000.00</b>	
69312	ph	OLIVIA WENTZ	12/15/2021	12-2021	Check				
						Vaccine Incentive	amp2	1,000.00	Vaccine Incentive \$1000.00
<b>Total 69312</b>								<b>1,000.00</b>	
69313	ph	Gerald Evans	12/15/2021	12-2021	Check				
						Vaccine Incentive	amp2	1,000.00	Vaccine Incentive \$1000.00
<b>Total 69313</b>								<b>1,000.00</b>	
69314	ph	First National Bank Omaha	12/16/2021	12-2021	Check				
						FP Mailing, Speedway, Dollar Tree,	amp1	103.50	FP Mailing \$103.50- Postage refill
						FP Mailing, Speedway, Dollar Tree,	amp2	103.50	FP Mailing \$103.50- Postage refill
						FP Mailing, Speedway, Dollar Tree,	amp3	103.50	FP Mailing \$103.50- Postage refill
						FP Mailing, Speedway, Dollar Tree,	amp2	34.97	Gordons \$34.97 FTN Containers.
<b>Total 69314</b>								<b>345.47</b>	
<b>Grand Total</b>								<b>247,821.29</b>	

**Jackson Housing Commission**  
Jackson, MI

The following Resolution was introduced by President Woods and considered:

**RESOLUTION NO. 2022-01**

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	\$ 5,138.21
AMP 2: Reed Manor	\$ 12,119.55
AMP 3: Shahan-Blackstone Apts.	\$ -
<b>Total</b>	<b>\$ 17,257.76</b>

The attached Collection Losses Report reflects the delinquent amount of \$ **17,257.76** and is hereby approved for fiscal year 2022 write-off.

Commissioner \_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as read.  
Commissioner \_\_\_\_\_ **SECONDED** the motion and by roll call the "AYES" and "NAYS" were as follows:

**AYES:**  
**NAYS:**  
**ABSTAIN:**  
**ABSENT:**

President \_\_\_\_\_ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on January 19, 2022.

\_\_\_\_\_  
Michelle Woods  
President

**Jackson Housing Commission**  
**Collection Losses**  
**January 2022**

<b>Property</b>	<b>Acct #</b>	<b>EOP</b>	<b>Amount</b>
<b>Chalet Terrace</b>	T0000117	10/1/2021	\$547.83
<b>Chalet Terrace</b>	T0000345	10/14/2021	\$4,590.38
<b>Reed Manor</b>	T0004207	10/13/2021	\$2,517.23
<b>Reed Manor</b>	T0001224	10/13/2021	\$4,498.10
<b>Reed Manor</b>	T0000099	10/14/2021	\$1,863.00
<b>Reed Manor</b>	T0000913	10/19/2021	\$3,241.22

<b>Property</b>	<b>January 2021</b>	<b>January 2022</b>
<b>Chalet Terrace</b>	-	\$5,138.21
<b>Reed Manor</b>	\$8,218.49	\$12,119.55
<b>Shahan Blackstone North</b>	-	-

## Leasing and HAP Utilization

CY2021

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%	454	461.63	92.6%	490	0	5	10,182	62,934
March	220,544	221,443	100.4%	457	484.55	93.2%	490	30	5	(899)	62,070
April	220,544	208,325	94.4%	449	463.97	91.6%	490	35	5	12,219	74,329
May	197,140	213,592	100.8%	452	472.55	92.2%	490	37	4	(16,452)	57,948
June	218,690	214,643	98.1%	445	482.34	90.8%	490	30	4	4,047	62,029
July	226,856	207,648	91.5%	437	475.16	89.1%	490	30	4	19,208	81,271
August	226,856	198,706	87.5%	438	453.67	89.3%	490	0	4	28,150	109,425
September	230,947	214,478	92.8%	431	497.63	87.9%	490	0	4	16,469	125,898
October	230,947	205,998	89.1%	427	482.43	87.1%	490	0	4	24,949	150,851
November	188,975	201,784	106.7%	424	475.91	86.5%	490	0	1	(12,809)	138,043
December	224,884	205,447	91.3%	426	482.26	87.0%	490	0	1	19,437	157,481
	\$2,612,826	\$2,503,220	95.4%	5,273	\$474.80	89.9%	5,865	\$ 187	\$ 46	\$ 109,606	\$157,481

**Aged Receivables**

Age As Of: 12/31/2021 Post To: 12/2021

<b>Property</b>	<b>Property</b>	<b>Total</b>	<b>0-30</b>	<b>31-60</b>	<b>61-90</b>	<b>Over 90</b>	<b>Prepays</b>	<b>Balance</b>
	<b>Name</b>	<b>Unpaid</b>	<b>days</b>	<b>days</b>	<b>days</b>	<b>days</b>		
<b>Charges</b>								
amp1	Chalet Terrace	111,106.31	13,563.02	9,816.01	2,042.69	85,684.59	-7,691.98	103,414.33
amp2	Reed Manor	338,202.84	23,686.00	20,756.38	3,579.15	290,181.31	-8,730.38	329,472.46
amp3	Shahan-Blackstone	88,124.69	11,380.00	9,126.20	775.00	66,843.49	-5,495.04	82,629.65
<b>Total</b>		<b>537,433.84</b>	<b>48,629.02</b>	<b>39,698.59</b>	<b>6,396.84</b>	<b>442,709.39</b>	<b>-21,917.40</b>	<b>515,516.44</b>



## Reasons For Move Out

For Selected Properties

Date = 11/01/2021-12/31/2021

Property	Resident	Name	Move In	Move Out	Days Reason For Move Out
Unit	Code				Occupied
<b>Chalet Terrace(amp1)</b>					
	t0000129		1/14/2019	11/18/2021	1,039.00 Relocating
<b>Total 1</b>					<b>1,039.00</b>
<b>Reed Manor(amp2)</b>					
	t0000782		9/30/2014	11/30/2021	2,618.00 Relocating
	b0004858		5/24/2021	11/23/2021	183.00 Relocating
	b0004194		5/18/2019	11/17/2021	914.00 Relocating
	b0000553		11/27/2015	11/29/2021	2,194.00 Transfer to New Unit
	t0000910		5/31/2013	11/2/2021	3,077.00 Relocating
	y0001645		6/13/2018	11/30/2021	1,266.00 Transfer to New Unit
	t0000479		8/31/2016	12/15/2021	1,932.00 Lease Violations
	b0004442		6/1/2020	12/2/2021	549.00 Transfer to New Unit
	d0006161		10/7/2021	12/5/2021	59.00 Transfer to New Unit
	t0000465		3/28/2018	11/5/2021	1,318.00 Illegal Activities
<b>Total 10</b>					<b>14,110.00</b>
<b>Shahan-Blackstone(amp3)</b>					
	t0000744		5/10/2016	12/1/2021	2,031.00 Relocating
	t0000899		5/1/2017	12/8/2021	1,682.00 Skip
	t0001337		11/1/2018	11/9/2021	1,104.00 Skip
	t0003905		9/1/2018	12/21/2021	1,207.00 Death
<b>Total 4</b>					<b>6,024.00</b>

### Summary Information

Reason	Counts	Percentage
Death	1	6.67
Illegal Activities	1	6.67
Lease Violations	1	6.67
Relocating	6	40.00
Skip	2	13.33
Transfer to New Unit	4	26.67
<b>Total</b>	<b>15</b>	<b>100.0000</b>

### Vacant Unit Turnaround Time

All Public Housing Properties (.alpha)

Units Turned between 12/01/2021 and 12/31/2021

Property:	Shahan-Blackstone(amp3 )	Unit / Move-Out	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days		
								Make Ready	Lease Up	Total non-exempt	Capital Fund	Other	
B-18		301 Steward Ave B-18											
10/24/2021		HUD: MI038000-002 B-18 BR: 1	Vacant - Down	10/25/2021	12/02/2021	39	39	-	-	39	-	-	
						39	39	0	0	39	0	0	
G-4		301 Steward Avenue G-4											
01/01/1900		HUD: MI038000-002 G-4 BR: 0	Vacant - Down	09/03/2021	12/05/2021	94	94	-	-	94	-	-	
						94	94	0	0	94	0	0	
H-35		207 Steward Avenue H-35											
10/14/2021		HUD: MI038000-002 H-35 BR: 0	Vacant - Down	10/15/2021	12/06/2021	53	53	-	-	53	-	-	
						53	53	0	0	53	0	0	
H-5		207 Steward Avenue H-5											
01/01/1900		HUD: MI038000-002 H-5 BR: 0	Vacant - Down	07/01/2021	12/06/2021	159	159	-	-	159	-	-	
						159	159	0	0	159	0	0	
I-23		315 Steward Avenue I-23											
01/01/1900		HUD: MI038000-002 I-23 BR: 1	Vacant - Down	09/01/2021	11/30/2021	91	91	-	-	91	-	-	
						91	91	0	0	91	0	0	
			<b>Units Turned:</b>	5		<b>Property Totals:</b>	436	436	0	0	436	0	0
						<b>Averages:</b>		87.20	0.00	0.00	87.20	0.00	0.00
335		335 Moorman Drive											
07/18/2021		HUD: MI038000-003 4 BR: 3	Vacant - Down	07/19/2021	12/22/2021	157	157	-	-	157	-	-	
						157	157	0	0	157	0	0	
			<b>Units Turned:</b>	1		<b>Property Totals:</b>	157	157	0	0	157	0	0
						<b>Averages:</b>		157.00	0.00	0.00	157.00	0.00	0.00
			<b>Units Turned:</b>	6		<b>Grand Totals:</b>	593	593	0	0	593	0	0
						<b>Averages:</b>		98.83	0.00	0.00	98.83	0.00	0.00

Central Offices - COCC (cocc)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	39,259.59
1111-90-000	Petty Cash	1,609.67
1111-99-000	Total Unrestricted Cash	40,869.26
1119-00-000	TOTAL CASH	40,869.26
1300-00-000	TOTAL CURRENT ASSETS	40,869.26
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)	0.00
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	-95,120.00
1499-00-000	TOTAL CFP FUNDING	-95,120.00
1500-00-000	RAD	
1520-00-000	RAD Architects	12,890.66
1530-00-000	RAD Legal	802.79
1599-00-000	TOTAL RAD COSTS	13,693.45
1999-00-000	TOTAL ASSETS	-40,557.29
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	185.00
2116-01-000	A/P-PHA Projects	60,000.00
2117-90-000	Supplemental Insurance W/H	-2,700.40
2145-00-000	Interprogram-Due To	50,000.00
2260-00-000	Accrued Compensated Absences-Current	27,125.56
2299-00-000	TOTAL CURRENT LIABILITIES	134,610.16
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	13,010.25

Central Offices - COCC (cocc)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
2399-00-000	TOTAL NONCURRENT LIABILITIES	13,010.25
2499-00-000	TOTAL LIABILITIES	<u>147,620.41</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>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-190,427.70
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-190,427.70</u>
2899-00-000	TOTAL EQUITY	<u>-188,177.70</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>-40,557.29</u>

All Section 8 Properties (.alls8)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	130,454.34
1111-90-000	Petty Cash	181.11
1111-99-000	Total Unrestricted Cash	130,635.45
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	62,070.00
1112-99-000	Total Restricted Cash	62,070.00
1119-00-000	TOTAL CASH	192,705.45
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	19,173.27
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	18,967.27
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,679.12
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,679.12
1300-00-000	TOTAL CURRENT ASSETS	215,351.84
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)	80,981.00
1406-00-000	CFP Funding	
1408-17-000	CFP 2017 Management Improvements	-0.20
1499-00-000	TOTAL CFP FUNDING	-0.20
1999-00-000	TOTAL ASSETS	296,332.64
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	3,656.96
2117-01-000	A/P-Payroll Wages Payable	2,892.00
2117-06-000	Employee FICA Witholding	-0.03

All Section 8 Properties (.alls8)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
2117-90-000	Supplemental Insurance W/H	-5,384.46
2240-00-000	Tenant Prepaid Rents	2.00
2260-00-000	Accrued Compensated Absences-Current	6,202.40
2299-00-000	TOTAL CURRENT LIABILITIES	<u>7,368.87</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,277.67
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>5,277.67</u>
2499-00-000	TOTAL LIABILITIES	<u>12,646.54</u>
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	93,802.30
2809-03-000	Retained Earnings-Restricted Net Assets	106,403.00
2809-99-000	TOTAL RETAINED EARNINGS:	<u>283,686.10</u>
2899-00-000	TOTAL EQUITY	<u>283,686.10</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>296,332.64</u>

Chalet Terrace (amp1)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-186,032.63
1111-90-000	Petty Cash	1,157.36
1111-99-000	Total Unrestricted Cash	-184,875.27
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	20,185.00
1112-99-000	Total Restricted Cash	20,185.00
1119-00-000	TOTAL CASH	-164,690.27
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	90,298.25
1122-01-000	Allowance for Doubtful Accounts-Tenants	-5,740.45
1129-01-000	AR - TPA	20,758.06
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	105,315.86
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	68,731.66
1299-00-000	TOTAL OTHER CURRENT ASSETS	68,731.66
1300-00-000	TOTAL CURRENT ASSETS	9,357.25
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	3,199.29
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

Chalet Terrace (amp1)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
1475-16-000	CFP 16 Non-Dwelling Equipment	25,157.00
1480-18-000	General Capital Activity	99,654.61
1499-00-000	TOTAL CFP FUNDING	329,830.72
1500-00-000	RAD	
1510-00-000	RAD Program Management	52.00
1520-00-000	RAD Architects	12,890.63
1530-00-000	RAD Legal	802.82
1599-00-000	TOTAL RAD COSTS	13,745.45
1999-00-000	TOTAL ASSETS	682,800.85
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	488.95
2114-00-000	Tenant Security Deposits	20,969.00
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	-5,778.73
2137-00-000	Accrued PILOT	9,222.00
2240-00-000	Tenant Prepaid Rents	7,691.98
2260-00-000	Accrued Compensated Absences-Current	2,311.53
2299-00-000	TOTAL CURRENT LIABILITIES	40,135.73
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	7,150.90
2399-00-000	TOTAL NONCURRENT LIABILITIES	7,150.90
2499-00-000	TOTAL LIABILITIES	47,286.63
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	305,646.22
2809-99-000	TOTAL RETAINED EARNINGS:	635,514.22
2899-00-000	TOTAL EQUITY	635,514.22



Chalet Terrace (amp1)

## Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
2999-00-000	TOTAL LIABILITIES AND EQUITY	682,800.85

Reed Manor (amp2)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	3,096,895.48
1111-90-000	Petty Cash	2,047.61
1111-99-000	Total Unrestricted Cash	3,098,943.09
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	38,521.00
1112-99-000	Total Restricted Cash	38,521.00
1119-00-000	TOTAL CASH	3,137,464.09
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	306,626.64
1122-01-000	Allowance for Doubtful Accounts-Tenants	-6,604.12
1125-00-000	A/R Due from COCC	-50,000.00
1129-01-000	AR - TPA	32,202.20
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	282,224.72
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	188,606.55
1299-00-000	TOTAL OTHER CURRENT ASSETS	188,606.55
1300-00-000	TOTAL CURRENT ASSETS	3,608,295.36
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	7,608.66
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

Reed Manor (amp2)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
1475-16-000	CFP 16 Non-Dwelling Equipment	-33,660.41
1480-18-000	General Capital Activity	126,867.54
1499-00-000	TOTAL CFP FUNDING	607,671.04
1500-00-000	RAD	
1510-00-000	RAD Program Management	52.00
1520-00-000	RAD Architects	12,891.65
1530-00-000	RAD Legal	802.82
1540-00-000	RAD Development Related Accounting	224.00
1550-00-000	RAD Physical Needs Assessments	3,500.00
1599-00-000	TOTAL RAD COSTS	17,470.47
1999-00-000	TOTAL ASSETS	7,646,861.72
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2114-00-000	Tenant Security Deposits	40,415.00
2114-02-000	Security Deposit Clearing Account	277.00
2117-01-000	A/P-Payroll Wages Payable	8,342.00
2117-90-000	Supplemental Insurance W/H	-3,464.28
2137-00-000	Accrued PILOT	37,501.00
2240-00-000	Tenant Prepaid Rents	8,730.38
2260-00-000	Accrued Compensated Absences-Current	25,636.20
2299-00-000	TOTAL CURRENT LIABILITIES	117,437.30
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	146,622.03
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	676.86
2805-99-000	TOTAL CONTRIBUTED CAPITAL	676.86
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,413,424.85

Reed Manor (amp2)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
2809-02-000	Retained Earnings-Unrestricted Net Assets	4,086,137.98
2809-99-000	TOTAL RETAINED EARNINGS:	7,499,562.83
2899-00-000	TOTAL EQUITY	7,500,239.69
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,646,861.72

Shahan-Blackstone (amp3)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		Current Balance
0999-99-000	All	
<b>1000-00-000</b>	<b>ASSETS</b>	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-174,484.03
1111-90-000	Petty Cash	985.49
1111-99-000	Total Unrestricted Cash	-173,498.54
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,145.00
1112-99-000	Total Restricted Cash	15,145.00
1119-00-000	TOTAL CASH	-158,353.54
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	78,851.00
1122-01-000	Allowance for Doubtful Accounts-Tenants	-1,430.00
1129-01-000	AR - TPA	9,273.69
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	86,694.69
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	856.80
1299-00-000	TOTAL OTHER CURRENT ASSETS	856.80
1300-00-000	TOTAL CURRENT ASSETS	-70,802.05
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)	314,703.22
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	4,888.18
1410-16-000	CFP 16 Administration	19,873.00
1430-16-000	CFP 16 FEES AND COSTS	3,333.32

Shahan-Blackstone (amp3)

**Balance Sheet**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
1460-16-000	CFP 16 Dwelling Structures	8,410.72
1470-16-000	CFP 16 Non-Dwelling Structures	110,062.71
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	21,772.13
1499-00-000	TOTAL CFP FUNDING	242,463.98
1500-00-000	RAD	
1510-00-000	RAD Program Management	52.00
1520-00-000	RAD Architects	12,890.63
1530-00-000	RAD Legal	802.82
1540-00-000	RAD Development Related Accounting	225.29
1599-00-000	TOTAL RAD COSTS	13,970.74
1999-00-000	TOTAL ASSETS	500,335.89
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	-213.05
2114-00-000	Tenant Security Deposits	14,948.00
2114-02-000	Security Deposit Clearing Account	50.00
2117-90-000	Supplemental Insurance W/H	-999.00
2137-00-000	Accrued PILOT	7,017.00
2240-00-000	Tenant Prepaid Rents	5,495.04
2260-00-000	Accrued Compensated Absences-Current	8,273.68
2299-00-000	TOTAL CURRENT LIABILITIES	34,571.67
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,767.43
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,767.43
2499-00-000	TOTAL LIABILITIES	36,339.10
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	775,699.79
2809-99-000	TOTAL RETAINED EARNINGS:	463,996.79

Shahan-Blackstone (amp3)

## Balance Sheet

Period = Dec 2021

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
2899-00-000	TOTAL EQUITY	463,996.79
2999-00-000	TOTAL LIABILITIES AND EQUITY	500,335.89

Central Offices - COCC (cocc)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_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									
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3199-00-000	NET TENANT INCOME	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3400-00-000	GRANT INCOME									
3415-00-000	Other Government Grants	24,217.24	0.00	24,217.24	N/A	28,622.44	0.00	28,622.44	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	24,217.24	0.00	24,217.24	N/A	28,622.44	0.00	28,622.44	N/A	0.00
3600-00-000	OTHER INCOME									
3620-00-000	Management Fee Income	33,902.50	31,939.75	1,962.75	6.15	305,839.05	287,457.75	18,381.30	6.39	383,277.00
3635-00-000	Developer Fee Income	0.00	0.00	0.00	N/A	37,920.00	0.00	37,920.00	N/A	0.00
3645-00-000	Donation Income	2,619.00	0.00	2,619.00	N/A	-1,131.38	0.00	-1,131.38	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	1,472.00	-1,472.00	-100.00	3,193.12	13,248.00	-10,054.88	-75.90	17,664.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	7,690.72	0.00	7,690.72	N/A	0.00
3660-00-000	Operating Transfers IN	0.00	11,015.08	-11,015.08	-100.00	0.00	99,135.72	-99,135.72	-100.00	132,181.00
3699-00-000	TOTAL OTHER INCOME	36,521.50	44,426.83	-7,905.33	-17.79	353,511.51	399,841.47	-46,329.96	-11.59	533,122.00
3999-00-000	TOTAL INCOME	60,738.74	44,426.83	16,311.91	36.72	382,150.46	399,841.47	-17,691.01	-4.42	533,122.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	33,977.43	20,000.00	-13,977.43	-69.89	221,916.02	180,000.00	-41,916.02	-23.29	240,000.00
4110-04-000	Employee Benefit Contribution-Admin	13,850.40	10,000.00	-3,850.40	-38.50	166,513.92	90,000.00	-76,513.92	-85.02	120,000.00
4110-99-000	Total Administrative Salaries	47,827.83	30,000.00	-17,827.83	-59.43	388,429.94	270,000.00	-118,429.94	-43.86	360,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	39.97	0.00	-39.97	N/A	0.00
4130-04-000	General Legal Expense	0.00	833.33	833.33	100.00	2,309.54	7,499.97	5,190.43	69.21	10,000.00
4131-00-000	Total Legal Expense	0.00	833.33	833.33	100.00	2,349.51	7,499.97	5,150.46	68.67	10,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	833.33	833.33	100.00	688.00	7,499.97	6,811.97	90.83	10,000.00
4150-00-000	Travel	0.00	264.67	264.67	100.00	0.00	2,382.03	2,382.03	100.00	3,176.00
4160-00-000	Meals	1,569.00	1,000.00	-569.00	-56.90	6,655.56	9,000.00	2,344.44	26.05	12,000.00
4170-00-000	Accounting Fees	562.50	625.00	62.50	10.00	6,990.00	5,625.00	-1,365.00	-24.27	7,500.00
4171-00-000	Auditing Fees	0.00	204.17	204.17	100.00	5,333.00	1,837.53	-3,495.47	-190.23	2,450.00
4189-00-000	Total Other Admin Expenses	2,131.50	2,927.17	795.67	27.18	19,666.56	26,344.53	6,677.97	25.35	35,126.00
4190-00-000	Miscellaneous Admin Expenses									



Central Offices - COCC (cocc)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_ls

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership and Fees	0.00	440.75	440.75	100.00	3,486.80	3,966.75	479.95	12.10	5,289.00
4190-02-000	Publications	0.00	20.83	20.83	100.00	0.00	187.47	187.47	100.00	250.00
4190-03-000	Advertising	0.00	41.67	41.67	100.00	181.72	375.03	193.31	51.55	500.00
4190-04-000	Office Supplies	0.00	500.00	500.00	100.00	2,177.38	4,500.00	2,322.62	51.61	6,000.00
4190-07-000	Telephone	64.87	70.83	5.96	8.41	519.35	637.47	118.12	18.53	850.00
4190-08-000	Postage	103.50	152.58	49.08	32.17	683.40	1,373.22	689.82	50.23	1,831.00
4190-09-000	Software License Fees	0.00	833.33	833.33	100.00	11,496.84	7,499.97	-3,996.87	-53.29	10,000.00
4190-10-000	Copiers	0.00	112.50	112.50	100.00	801.07	1,012.50	211.43	20.88	1,350.00
4190-12-000	Software	132.00	266.67	134.67	50.50	1,024.84	2,400.03	1,375.19	57.30	3,200.00
4190-15-000	Cell Phones/Pagers	89.54	62.50	-27.04	-43.26	1,049.35	562.50	-486.85	-86.55	750.00
4190-18-000	Small Office Equipment	464.66	0.00	-464.66	N/A	464.66	0.00	-464.66	N/A	0.00
4190-19-000	COVID 19 Expenses	25,613.13	0.00	-25,613.13	N/A	46,143.48	0.00	-46,143.48	N/A	0.00
4190-20-000	Bank Fees	17.30	25.00	7.70	30.80	110.65	225.00	114.35	50.82	300.00
4190-21-000	Sponsorships	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	1,751.29	375.00	-1,376.29	-367.01	6,145.92	3,375.00	-2,770.92	-82.10	4,500.00
4191-00-000	Total Miscellaneous Admin Expenses	28,236.29	2,901.66	-25,334.63	-873.11	75,285.46	26,114.94	-49,170.52	-188.28	34,820.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	78,195.62	36,662.16	-41,533.46	-113.29	485,731.47	329,959.44	-155,772.03	-47.21	439,946.00
4200-00-000	TENANT SERVICES									
4235-00-000	Community Living Room	0.00	0.00	0.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	63.89	100.00	36.11	36.11	552.47	900.00	347.53	38.61	1,200.00
4340-00-000	Garbage/Trash Removal	0.00	62.50	62.50	100.00	77.96	562.50	484.54	86.14	750.00
4390-00-000	Sewer	18.57	62.50	43.93	70.29	174.68	562.50	387.82	68.95	750.00
4399-00-000	TOTAL UTILITY EXPENSES	82.46	225.00	142.54	63.35	805.11	2,025.00	1,219.89	60.24	2,700.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4430-00-000	Contract Costs									
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	609.00	0.00	-609.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	282.53	0.00	-282.53	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	217.00	0.00	-217.00	N/A	0.00
4430-20-000	Contract-Trash/Garbage Removal	0.00	0.00	0.00	N/A	326.67	0.00	-326.67	N/A	0.00
4430-22-000	Contract-IT Contracts	1,263.52	0.00	-1,263.52	N/A	3,353.49	0.00	-3,353.49	N/A	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	8,907.50	0.00	-8,907.50	N/A	0.00
4439-00-000	Total Contract Costs	1,263.52	0.00	-1,263.52	N/A	15,021.19	0.00	-15,021.19	N/A	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	1,263.52	0.00	-1,263.52	N/A	15,021.19	0.00	-15,021.19	N/A	0.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,952.23	0.00	-2,952.23	N/A	0.00

Central Offices - COCC (cocc)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
4510-20-000	Liability Insurance	0.00	1,250.00	1,250.00	100.00	0.00	11,250.00	11,250.00	100.00	15,000.00
4540-00-000	Employee Benefits	0.00	208.33	208.33	100.00	2,656.88	1,874.97	-781.91	-41.70	2,500.00
4540-10-000	Retiree Insurance	0.00	2,708.33	2,708.33	100.00	22,998.29	24,374.97	1,376.68	5.65	32,500.00
4540-20-000	Workers Compensation	0.00	500.00	500.00	100.00	2,585.25	4,500.00	1,914.75	42.55	6,000.00
4580-00-000	Security/Law Enforcement	0.00	0.00	0.00	N/A	35.50	0.00	-35.50	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,666.66	4,666.66	100.00	31,228.15	41,999.94	10,771.79	25.65	56,000.00
8000-00-000	TOTAL EXPENSES	79,541.60	41,553.82	-37,987.78	-91.42	537,685.92	373,984.38	-163,701.54	-43.77	498,646.00
9000-00-000	NET INCOME	-18,802.86	2,873.01	-21,675.87	-754.47	-155,535.46	25,857.09	-181,392.55	-701.52	34,476.00

All Section 8 Properties (.alls8)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_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									
3112-00-000	Tenant Assistance Payments	0.00	0.00	0.00	N/A	-519.00	0.00	-519.00	N/A	0.00
3119-00-000	Total Rental Income	0.00	0.00	0.00	N/A	-519.00	0.00	-519.00	N/A	0.00
3199-00-000	NET TENANT INCOME	0.00	0.00	0.00	N/A	-519.00	0.00	-519.00	N/A	0.00
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	224,884.00	225,563.83	-679.83	-0.30	1,965,839.00	2,030,074.47	-64,235.47	-3.16	2,706,766.00
3410-02-000	Section 8 Admin. Fee Income	17,204.00	21,294.00	-4,090.00	-19.21	183,057.00	191,646.00	-8,589.00	-4.48	255,528.00
3499-00-000	TOTAL GRANT INCOME	242,088.00	246,857.83	-4,769.83	-1.93	2,148,896.00	2,221,720.47	-72,824.47	-3.28	2,962,294.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	1.69	538.67	-536.98	-99.69	63.46	4,848.03	-4,784.57	-98.69	6,464.00
3640-00-000	Fraud Recovery	0.00	666.67	-666.67	-100.00	0.00	6,000.03	-6,000.03	-100.00	8,000.00
3650-00-000	Miscellaneous Other Income	0.00	666.67	-666.67	-100.00	0.00	6,000.03	-6,000.03	-100.00	8,000.00
3699-00-000	TOTAL OTHER INCOME	1.69	1,872.01	-1,870.32	-99.91	63.46	16,848.09	-16,784.63	-99.62	22,464.00
3999-00-000	TOTAL INCOME	242,089.69	248,729.84	-6,640.15	-2.67	2,148,440.46	2,238,568.56	-90,128.10	-4.03	2,984,758.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	10,924.33	12,489.08	1,564.75	12.53	72,997.67	112,401.72	39,404.05	35.06	149,869.00
4110-02-000	Additional Compensation	0.00	789.42	789.42	100.00	0.00	7,104.78	7,104.78	100.00	9,473.00
4110-04-000	Employee Benefit Contribution-Admin	3,935.03	4,817.50	882.47	18.32	75,032.41	43,357.50	-31,674.91	-73.06	57,810.00
4110-99-000	Total Administrative Salaries	14,859.36	18,096.00	3,236.64	17.89	148,030.08	162,864.00	14,833.92	9.11	217,152.00
4130-00-000	Legal Expense									
4130-03-000	Tenant Screening	668.65	300.00	-368.65	-122.88	1,899.55	2,700.00	800.45	29.65	3,600.00
4130-04-000	General Legal Expense	0.00	0.00	0.00	N/A	140.00	0.00	-140.00	N/A	0.00
4131-00-000	Total Legal Expense	668.65	300.00	-368.65	-122.88	2,039.55	2,700.00	660.45	24.46	3,600.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	625.00	625.00	100.00	218.00	5,625.00	5,407.00	96.12	7,500.00
4170-00-000	Accounting Fees	375.00	491.67	116.67	23.73	4,660.00	4,425.03	-234.97	-5.31	5,900.00
4171-00-000	Auditing Fees	0.00	191.67	191.67	100.00	5,333.00	1,725.03	-3,607.97	-209.15	2,300.00
4172-00-000	Port Out Admin Fee Paid	72.56	62.50	-10.06	-16.10	697.69	562.50	-135.19	-24.03	750.00
4173-00-000	Management Fee	3,000.00	3,000.00	0.00	0.00	27,000.00	27,000.00	0.00	0.00	36,000.00
4189-00-000	Total Other Admin Expenses	3,447.56	4,370.84	923.28	21.12	37,908.69	39,337.56	1,428.87	3.63	52,450.00
4190-00-000	Miscellaneous Admin Expenses									

All Section 8 Properties (.alls8)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership and Fees	0.00	33.33	33.33	100.00	159.80	299.97	140.17	46.73	400.00
4190-03-000	Advertising	0.00	0.00	0.00	N/A	2,951.14	0.00	-2,951.14	N/A	0.00
4190-04-000	Office Supplies	0.00	0.00	0.00	N/A	1,374.36	0.00	-1,374.36	N/A	0.00
4190-07-000	Telephone	90.52	106.58	16.06	15.07	733.13	959.22	226.09	23.57	1,279.00
4190-08-000	Postage	103.50	127.08	23.58	18.56	1,660.05	1,143.72	-516.33	-45.14	1,525.00
4190-09-000	Software License Fees	0.00	833.33	833.33	100.00	10,746.84	7,499.97	-3,246.87	-43.29	10,000.00
4190-10-000	Copiers	0.00	41.67	41.67	100.00	801.10	375.03	-426.07	-113.61	500.00
4190-12-000	Software	2,015.00	0.00	-2,015.00	N/A	3,213.95	0.00	-3,213.95	N/A	0.00
4190-15-000	Cell Phones/Pagers	79.17	0.00	-79.17	N/A	647.41	0.00	-647.41	N/A	0.00
4190-17-000	Payroll Services Fees	0.00	100.50	100.50	100.00	0.00	904.50	904.50	100.00	1,206.00
4190-18-000	Small Office Equipment	464.67	0.00	-464.67	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	COVID 19 Expenses	1,848.08	0.00	-1,848.08	N/A	7,316.05	0.00	-7,316.05	N/A	0.00
4190-22-000	Other Misc Admin Expenses	5,053.00	208.33	-4,844.67	-2,325.48	19,767.72	1,874.97	-17,892.75	-954.30	2,500.00
4191-00-000	Total Miscellaneous Admin Expenses	9,653.94	1,450.82	-8,203.12	-565.41	49,836.22	13,057.38	-36,778.84	-281.67	17,410.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	28,629.51	24,217.66	-4,411.85	-18.22	237,814.54	217,958.94	-19,855.60	-9.11	290,612.00
4300-00-000	UTILITIES									
4310-00-000	Water	63.90	60.00	-3.90	-6.50	552.50	540.00	-12.50	-2.31	720.00
4340-00-000	Garbage/Trash Removal	0.00	30.00	30.00	100.00	77.96	270.00	192.04	71.13	360.00
4390-00-000	Sewer	18.57	30.00	11.43	38.10	174.71	270.00	95.29	35.29	360.00
4399-00-000	TOTAL UTILITY EXPENSES	82.47	120.00	37.53	31.28	805.17	1,080.00	274.83	25.45	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4430-00-000	Contract Costs									
4430-09-000	Contract-Grounds	0.00	0.00	0.00	N/A	338.00	0.00	-338.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	282.54	0.00	-282.54	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	192.00	0.00	-192.00	N/A	0.00
4430-22-000	Contract-IT Contracts	188.79	150.00	-38.79	-25.86	2,200.89	1,350.00	-850.89	-63.03	1,800.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,871.60	0.00	-4,871.60	N/A	0.00
4430-90-000	Contract-Fee For Service	741.00	416.67	-324.33	-77.84	3,575.00	3,750.03	175.03	4.67	5,000.00
4439-00-000	Total Contract Costs	929.79	566.67	-363.12	-64.08	12,785.03	5,100.03	-7,685.00	-150.69	6,800.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	929.79	566.67	-363.12	-64.08	12,785.03	5,100.03	-7,685.00	-150.69	6,800.00
4500-00-000	GENERAL EXPENSES									
4510-20-000	Liability Insurance	0.00	833.33	833.33	100.00	0.00	7,499.97	7,499.97	100.00	10,000.00
4540-00-000	Employee Benefits	0.00	137.33	137.33	100.00	933.48	1,235.97	302.49	24.47	1,648.00
4540-20-000	Workers Compensation	0.00	208.42	208.42	100.00	1,723.50	1,875.78	152.28	8.12	2,501.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	1,179.08	1,179.08	100.00	2,656.98	10,611.72	7,954.74	74.96	14,149.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	200,762.00	214,376.00	13,614.00	6.35	1,834,454.00	1,929,384.00	94,930.00	4.92	2,572,512.00

All Section 8 Properties (.alls8)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
4715-01-000	Tenant Utility Payments-Voucher	2,729.00	2,000.00	-729.00	-36.45	22,861.00	18,000.00	-4,861.00	-27.01	24,000.00
4715-02-000	Portable Out HAP Payments	1,985.00	2,000.00	15.00	0.75	12,807.00	18,000.00	5,193.00	28.85	24,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	205,476.00	218,376.00	12,900.00	5.91	1,870,122.00	1,965,384.00	95,262.00	4.85	2,620,512.00
8000-00-000	TOTAL EXPENSES	235,117.77	244,459.41	9,341.64	3.82	2,124,183.72	2,200,134.69	75,950.97	3.45	2,933,513.00
9000-00-000	NET INCOME	6,971.92	4,270.43	2,701.49	63.26	24,256.74	38,433.87	-14,177.13	-36.89	51,245.00

Chalet Terrace (amp1)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_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									
3111-00-000 Tenant Rent	27,032.00	25,833.33	1,198.67	4.64	216,146.08	232,499.97	-16,353.89	-7.03	310,000.00
3112-01-000 Utility Reimb.-LIPH	-513.00	-350.00	-163.00	-46.57	-4,683.50	-3,150.00	-1,533.50	-48.68	-4,200.00
3112-05-000 Utility Reimbursement Recovery	124.00	0.00	124.00	N/A	-102.00	0.00	-102.00	N/A	0.00
3119-00-000 Total Rental Income	26,643.00	25,483.33	1,159.67	4.55	211,360.58	229,349.97	-17,989.39	-7.84	305,800.00
3120-00-000 Other Tenant Income	200.00	458.33	-258.33	-56.36	1,779.89	4,124.97	-2,345.08	-56.85	5,500.00
3120-01-000 Laundry and Vending	0.00	100.00	-100.00	-100.00	100.40	900.00	-799.60	-88.84	1,200.00
3120-03-000 Damages	0.00	208.33	-208.33	-100.00	-551.14	1,874.97	-2,426.11	-129.39	2,500.00
3120-04-000 Late Charges	0.00	752.08	-752.08	-100.00	5,825.00	6,768.72	-943.72	-13.94	9,025.00
3120-05-000 Legal Fees - Tenant	0.00	433.33	-433.33	-100.00	1,235.16	3,899.97	-2,664.81	-68.33	5,200.00
3120-09-000 Misc.Tenant Income	0.00	687.50	-687.50	-100.00	194.11	6,187.50	-5,993.39	-96.86	8,250.00
3121-00-000 TPA Rent	-872.00	0.00	-872.00	N/A	9,852.30	0.00	9,852.30	N/A	0.00
3121-01-000 TPA Damage	0.00	0.00	0.00	N/A	563.69	0.00	563.69	N/A	0.00
3121-02-000 TPA Legal	0.00	0.00	0.00	N/A	98.78	0.00	-98.78	N/A	0.00
3129-00-000 Total Other Tenant Income	-672.00	2,639.57	-3,311.57	-125.46	18,900.63	23,756.13	-4,855.50	-20.44	31,675.00
3199-00-000 NET TENANT INCOME	25,971.00	28,122.90	-2,151.90	-7.65	230,261.21	253,106.10	-22,844.89	-9.03	337,475.00
3400-00-000 GRANT INCOME									
3401-00-000 HUD PHA Operating Grants/Subsidy	57,664.00	48,333.33	9,330.67	19.30	485,831.00	434,999.97	50,831.03	11.69	580,000.00
3415-00-000 Other Government Grants	2,932.38	0.00	2,932.38	N/A	29,657.10	0.00	29,657.10	N/A	0.00
3420-00-000 Capital Fund Grants	0.00	25,457.50	-25,457.50	-100.00	51,200.67	229,117.50	-177,916.83	-77.65	305,490.00
3499-00-000 TOTAL GRANT INCOME	60,596.38	73,790.83	-13,194.45	-17.88	566,688.77	664,117.47	-97,428.70	-14.67	885,490.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	0.06	0.00	0.06	N/A	35.07	0.00	35.07	N/A	0.00
3645-00-000 Donation Income	1,387.50	0.00	1,387.50	N/A	1,745.53	0.00	1,745.53	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	0.00	N/A	1,078.70	0.00	1,078.70	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	1,387.56	0.00	1,387.56	N/A	2,859.30	0.00	2,859.30	N/A	0.00
3999-00-000 TOTAL INCOME	87,954.94	101,913.73	-13,958.79	-13.70	799,809.28	917,223.57	-117,414.29	-12.80	1,222,965.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	16,273.32	10,416.67	-5,856.65	-56.22	108,488.80	93,750.03	-14,738.77	-15.72	125,000.00
4110-04-000 Employee Benefit Contribution-Admin	-393.34	2,500.00	2,893.34	115.73	37,841.26	22,500.00	-15,341.26	-68.18	30,000.00
4110-99-000 Total Administrative Salaries	15,879.98	12,916.67	-2,963.31	-22.94	146,330.06	116,250.03	-30,080.03	-25.88	155,000.00

Chalet Terrace (amp1)  
**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-00-000	Legal Expense								
4130-02-000	0.00	0.00	0.00	N/A	33.56	0.00	-33.56	N/A	0.00
4130-03-000	583.46	25.00	-558.46	-2,233.84	1,360.17	225.00	-1,135.17	-504.52	300.00
4130-04-000	104.40	312.50	208.10	66.59	2,186.87	2,812.50	625.63	22.24	3,750.00
4131-00-000	687.86	337.50	-350.36	-103.81	3,580.60	3,037.50	-543.10	-17.88	4,050.00
4139-00-000	Other Admin Expenses								
4140-00-000	129.00	416.67	287.67	69.04	262.33	3,750.03	3,487.70	93.00	5,000.00
4150-00-000	270.48	0.00	-270.48	N/A	692.91	0.00	-692.91	N/A	0.00
4155-00-000	0.00	50.00	50.00	100.00	375.00	450.00	75.00	16.67	600.00
4160-00-000	0.00	0.00	0.00	N/A	1,030.50	0.00	-1,030.50	N/A	0.00
4170-00-000	206.25	333.33	127.08	38.12	2,563.00	2,999.97	436.97	14.57	4,000.00
4171-00-000	0.00	183.33	183.33	100.00	10,399.67	1,649.97	-8,749.70	-530.29	2,200.00
4173-00-000	6,555.90	6,000.00	-555.90	-9.26	55,960.15	54,000.00	-1,960.15	-3.63	72,000.00
4175-40-000	516.00	516.00	0.00	0.00	4,644.00	4,644.00	0.00	0.00	6,192.00
4176-00-000	870.00	0.00	-870.00	N/A	4,350.00	0.00	-4,350.00	N/A	0.00
4189-00-000	8,547.63	7,499.33	-1,048.30	-13.98	80,277.56	67,493.97	-12,783.59	-18.94	89,992.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	0.00	116.67	116.67	100.00	510.80	1,050.03	539.23	51.35	1,400.00
4190-03-000	0.00	0.00	0.00	N/A	208.60	0.00	-208.60	N/A	0.00
4190-04-000	0.00	229.17	229.17	100.00	773.37	2,062.53	1,289.16	62.50	2,750.00
4190-07-000	588.99	550.00	-38.99	-7.09	4,836.22	4,950.00	113.78	2.30	6,600.00
4190-08-000	103.50	62.50	-41.00	-65.60	714.50	562.50	-152.00	-27.02	750.00
4190-09-000	0.00	833.33	833.33	100.00	11,496.84	7,499.97	-3,996.87	-53.29	10,000.00
4190-10-000	113.47	104.17	-9.30	-8.93	914.55	937.53	22.98	2.45	1,250.00
4190-12-000	708.34	145.83	-562.51	-385.73	1,508.98	1,312.47	-196.51	-14.97	1,750.00
4190-13-000	0.00	291.67	291.67	100.00	3,307.78	2,625.03	-682.75	-26.01	3,500.00
4190-15-000	398.80	183.33	-215.47	-117.53	1,544.16	1,649.97	105.81	6.41	2,200.00
4190-17-000	1,442.95	425.00	-1,017.95	-239.52	9,954.92	3,825.00	-6,129.92	-160.26	5,100.00
4190-18-000	464.67	0.00	-464.67	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	6,893.93	0.00	-6,893.93	N/A	31,457.58	0.00	-31,457.58	N/A	0.00
4190-20-000	85.10	58.33	-26.77	-45.89	120.25	524.97	404.72	77.09	700.00
4190-22-000	202.66	125.00	-77.66	-62.13	2,187.37	1,125.00	-1,062.37	-94.43	1,500.00
4191-00-000	11,002.41	3,125.00	-7,877.41	-252.08	70,000.59	28,125.00	-41,875.59	-148.89	37,500.00
4199-00-000	36,117.88	23,878.50	-12,239.38	-51.26	300,188.81	214,906.50	-85,282.31	-39.68	286,542.00
4200-00-000	TENANT SERVICES								
4220-01-000	0.00	458.33	458.33	100.00	4,874.43	4,124.97	-749.46	-18.17	5,500.00
4230-00-000	0.00	1,250.00	1,250.00	100.00	0.00	11,250.00	11,250.00	100.00	15,000.00
4230-01-000	0.00	375.00	375.00	100.00	5,152.72	3,375.00	-1,777.72	-52.67	4,500.00
4235-00-000	0.00	0.00	0.00	N/A	-11,000.00	0.00	11,000.00	N/A	0.00
4299-00-000	0.00	2,083.33	2,083.33	100.00	-972.85	18,749.97	19,722.82	105.19	25,000.00
4300-00-000	UTILITIES								

Chalet Terrace (amp1)  
**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4310-00-000	Water	12,692.90	4,933.33	-7,759.57	-157.29	41,228.13	44,399.97	3,171.84	7.14	59,200.00
4320-00-000	Electricity	0.00	6,242.83	6,242.83	100.00	58,817.83	56,185.47	-2,632.36	-4.69	74,914.00
4320-01-000	Electricity-Vacant Units	0.00	0.00	0.00	N/A	167.24	0.00	-167.24	N/A	0.00
4330-00-000	Gas	2,710.83	3,353.67	642.84	19.17	27,617.09	30,183.03	2,565.94	8.50	40,244.00
4330-01-000	Gas-Vacant Units	0.00	0.00	0.00	N/A	153.45	0.00	-153.45	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	2,458.33	2,458.33	100.00	23,316.74	22,124.97	-1,191.77	-5.39	29,500.00
4390-00-000	Sewer	6,857.40	2,692.00	-4,165.40	-154.73	23,078.74	24,228.00	1,149.26	4.74	32,304.00
4399-00-000	TOTAL UTILITY EXPENSES	22,261.13	19,680.16	-2,580.97	-13.11	174,379.22	177,121.44	2,742.22	1.55	236,162.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	22,945.68	13,333.33	-9,612.35	-72.09	145,303.98	119,999.97	-25,304.01	-21.09	160,000.00
4410-05-000	Employee Benefit Contribution-Maint.	0.00	6,250.00	6,250.00	100.00	63,526.00	56,250.00	-7,276.00	-12.94	75,000.00
4411-00-000	Maintenance Uniforms	0.00	100.00	100.00	100.00	798.08	900.00	101.92	11.32	1,200.00
4412-00-000	Maintenance Travel/Training	206.08	0.00	-206.08	N/A	1,039.36	0.00	-1,039.36	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	54.52	54.17	-0.35	-0.65	165.21	487.53	322.32	66.11	650.00
4419-00-000	Total General Maint Expense	23,206.28	19,737.50	-3,468.78	-17.57	210,832.63	177,637.50	-33,195.13	-18.69	236,850.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	1,222.00	0.00	-1,222.00	N/A	3,081.06	0.00	-3,081.06	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	741.67	741.67	100.00	0.00	6,675.03	6,675.03	100.00	8,900.00
4420-04-000	Supplies-Electrical	0.00	20.83	20.83	100.00	143.50	187.47	43.97	23.45	250.00
4420-06-000	Supplies-Janitorial/Cleaning	570.29	208.33	-361.96	-173.74	2,850.15	1,874.97	-975.18	-52.01	2,500.00
4420-07-000	Supplies-Maint/Repairs	6,399.43	5,208.33	-1,191.10	-22.87	33,370.16	46,874.97	13,504.81	28.81	62,500.00
4420-08-000	Supplies-Plumbing	0.00	100.00	100.00	100.00	1,847.71	900.00	-947.71	-105.30	1,200.00
4429-00-000	Total Materials	8,191.72	6,279.16	-1,912.56	-30.46	41,292.58	56,512.44	15,219.86	26.93	75,350.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
4430-03-000	Contract-Building Repairs	0.00	422.92	422.92	100.00	0.00	3,806.28	3,806.28	100.00	5,075.00
4430-05-000	Contract-Decorating/Painting	550.00	125.00	-425.00	-340.00	550.00	1,125.00	575.00	51.11	1,500.00
4430-06-000	Contract-Electrical	170.00	266.67	96.67	36.25	879.71	2,400.03	1,520.32	63.35	3,200.00
4430-07-000	Contract-Pest Control	3,778.67	1,000.00	-2,778.67	-277.87	25,188.34	9,000.00	-16,188.34	-179.87	12,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
4430-09-000	Contract-Grounds	0.00	3,833.33	3,833.33	100.00	36,393.75	34,499.97	-1,893.78	-5.49	46,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	291.67	291.67	100.00	3,025.00	2,625.03	-399.97	-15.24	3,500.00
4430-11-000	Contract-Plumbing	738.17	1,500.00	761.83	50.79	6,928.32	13,500.00	6,571.68	48.68	18,000.00
4430-13-000	Contract-HVAC	65.00	125.00	60.00	48.00	65.00	1,125.00	1,060.00	94.22	1,500.00
4430-14-000	Contract-Vehicle Maintenance	149.95	75.00	-74.95	-99.93	1,251.46	675.00	-576.46	-85.40	900.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	245.81	458.33	212.52	46.37	4,194.64	4,124.97	-69.67	-1.69	5,500.00
4430-20-000	Contract-Trash/Garbage Removal	6,043.94	0.00	-6,043.94	N/A	13,094.12	0.00	-13,094.12	N/A	0.00
4430-22-000	Contract-IT Contracts	245.57	150.00	-95.57	-63.71	1,842.72	1,350.00	-492.72	-36.50	1,800.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,287.75	0.00	-4,287.75	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	870.00	870.00	100.00	3,480.00	7,830.00	4,350.00	55.56	10,440.00



Chalet Terrace (amp1)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-90-000	Contract-Fee For Service	0.00	3,500.00	3,500.00	100.00	0.00	31,500.00	31,500.00	100.00	42,000.00
4430-99-000	Contract Costs-Other	761.39	1,583.33	821.94	51.91	11,178.23	14,249.97	3,071.74	21.56	19,000.00
4439-00-000	Total Contract Costs	12,748.50	14,326.25	1,577.75	11.01	113,359.04	128,936.25	15,577.21	12.08	171,915.00
4499-00-000	TOTAL MAINTENACE EXPENSES	44,146.50	40,342.91	-3,803.59	-9.43	365,484.25	363,086.19	-2,398.06	-0.66	484,115.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,081.00	0.00	-2,081.00	N/A	0.00
4510-10-000	Property Insurance	0.00	2,666.67	2,666.67	100.00	0.00	24,000.03	24,000.03	100.00	32,000.00
4510-20-000	Liability Insurance	0.00	353.33	353.33	100.00	0.00	3,179.97	3,179.97	100.00	4,240.00
4520-00-000	Payments in Lieu of Taxes	0.00	768.50	768.50	100.00	0.00	6,916.50	6,916.50	100.00	9,222.00
4540-00-000	Employee Benefits	0.00	233.33	233.33	100.00	2,283.67	2,099.97	-183.70	-8.75	2,800.00
4540-10-000	Retiree Insurance	0.00	0.00	0.00	N/A	11,275.02	0.00	-11,275.02	N/A	0.00
4540-20-000	Workers Compensation	0.00	183.33	183.33	100.00	947.93	1,649.97	702.04	42.55	2,200.00
4570-00-000	Bad Debt-Tenant Rents	0.00	1,250.00	1,250.00	100.00	-1,578.97	11,250.00	12,828.97	114.04	15,000.00
4580-00-000	Security/Law Enforcement	0.00	1,166.67	1,166.67	100.00	529.90	10,500.03	9,970.13	94.95	14,000.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	6,621.83	6,621.83	100.00	15,538.55	59,596.47	44,057.92	73.93	79,462.00
8000-00-000	TOTAL EXPENSES	102,525.51	92,606.73	-9,918.78	-10.71	854,617.98	833,460.57	-21,157.41	-2.54	1,111,281.00
9000-00-000	NET INCOME	-14,570.57	9,307.00	-23,877.57	-256.56	-54,808.70	83,763.00	-138,571.70	-165.43	111,684.00

Reed Manor (amp2)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_ls

		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	49,857.00	57,666.67	-7,809.67	-13.54	459,516.55	519,000.03	-59,483.48	-11.46	692,000.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	102.00	0.00	102.00	N/A	0.00
3119-00-000	Total Rental Income	49,857.00	57,666.67	-7,809.67	-13.54	459,618.55	519,000.03	-59,381.48	-11.44	692,000.00
3120-00-000	Other Tenant Income	69.00	625.00	-556.00	-88.96	3,119.75	5,625.00	-2,505.25	-44.54	7,500.00
3120-01-000	Laundry and Vending	126.89	1,212.92	-1,086.03	-89.54	5,810.23	10,916.28	-5,106.05	-46.77	14,555.00
3120-03-000	Damages	0.00	60.42	-60.42	-100.00	50.00	543.78	-493.78	-90.81	725.00
3120-04-000	Late Charges	-125.00	875.00	-1,000.00	-114.29	10,950.00	7,875.00	3,075.00	39.05	10,500.00
3120-05-000	Legal Fees - Tenant	0.00	125.00	-125.00	-100.00	1,291.37	1,125.00	166.37	14.79	1,500.00
3120-09-000	Misc.Tenant Income	-9.00	125.00	-134.00	-107.20	-45.00	1,125.00	-1,170.00	-104.00	1,500.00
3121-00-000	TPA Rent	-1,342.00	0.00	-1,342.00	N/A	26,560.45	0.00	26,560.45	N/A	0.00
3121-01-000	TPA Damage	0.00	0.00	0.00	N/A	-50.00	0.00	-50.00	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	110.00	0.00	-110.00	N/A	0.00
3129-00-000	Total Other Tenant Income	-1,280.11	3,023.34	-4,303.45	-142.34	47,576.80	27,210.06	20,366.74	74.85	36,280.00
3199-00-000	NET TENANT INCOME	48,576.89	60,690.01	-12,113.12	-19.96	507,195.35	546,210.09	-39,014.74	-7.14	728,280.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	79,810.00	167,924.50	-88,114.50	-52.47	377,859.99	1,511,320.50	-1,133,460.51	-75.00	2,015,094.00
3415-00-000	Other Government Grants	53,262.30	0.00	53,262.30	N/A	114,338.69	0.00	114,338.69	N/A	0.00
3420-00-000	Capital Fund Grants	0.00	1,500.00	-1,500.00	-100.00	25,503.05	13,500.00	12,003.05	88.91	18,000.00
3499-00-000	TOTAL GRANT INCOME	133,072.30	169,424.50	-36,352.20	-21.46	517,701.73	1,524,820.50	-1,007,118.77	-66.05	2,033,094.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	2.00	45.83	-43.83	-95.64	-159,943.03	412.47	-160,355.50	-38,876.89	550.00
3645-00-000	Donation Income	-5,063.00	0.00	-5,063.00	N/A	2,175.03	0.00	2,175.03	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	125.00	-125.00	-100.00	0.00	1,125.00	-1,125.00	-100.00	1,500.00
3655-00-000	Insurance Proceeds	3,770.17	0.00	3,770.17	N/A	69,802.12	0.00	69,802.12	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	-1,290.83	170.83	-1,461.66	-855.62	-87,965.88	1,537.47	-89,503.35	-5,821.47	2,050.00
3999-00-000	TOTAL INCOME	180,358.36	230,285.34	-49,926.98	-21.68	936,931.20	2,072,568.06	-1,135,636.86	-54.79	2,763,424.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	25,498.80	11,666.67	-13,832.13	-118.56	143,391.91	105,000.03	-38,391.88	-36.56	140,000.00
4110-04-000	Employee Benefit Contribution-Admin	0.00	4,166.67	4,166.67	100.00	45,492.49	37,500.03	-7,992.46	-21.31	50,000.00
4110-99-000	Total Administrative Salaries	25,498.80	15,833.34	-9,665.46	-61.04	188,884.40	142,500.06	-46,384.34	-32.55	190,000.00

Reed Manor (amp2)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-00-000	Legal Expense								
4130-02-000	0.00	33.33	33.33	100.00	244.09	299.97	55.88	18.63	400.00
4130-03-000	85.15	125.00	39.85	31.88	539.35	1,125.00	585.65	52.06	1,500.00
4130-04-000	244.49	1,000.00	755.51	75.55	4,129.45	9,000.00	4,870.55	54.12	12,000.00
4131-00-000	329.64	1,158.33	828.69	71.54	4,912.89	10,424.97	5,512.08	52.87	13,900.00
4139-00-000	Other Admin Expenses								
4140-00-000	129.00	208.33	79.33	38.08	262.34	1,874.97	1,612.63	86.01	2,500.00
4150-00-000	68.88	0.00	-68.88	N/A	68.88	0.00	-68.88	N/A	0.00
4155-00-000	450.00	195.83	-254.17	-129.79	1,350.00	1,762.47	412.47	23.40	2,350.00
4160-00-000	0.00	0.00	0.00	N/A	1,400.00	0.00	-1,400.00	N/A	0.00
4170-00-000	506.25	700.00	193.75	27.68	6,291.00	6,300.00	9.00	0.14	8,400.00
4171-00-000	0.00	183.33	183.33	100.00	13,934.67	1,649.97	-12,284.70	-744.54	2,200.00
4173-00-000	12,578.80	14,583.33	2,004.53	13.75	117,784.50	131,249.97	13,465.47	10.26	175,000.00
4175-40-000	1,176.00	1,176.00	0.00	0.00	10,584.00	10,584.00	0.00	0.00	14,112.00
4176-00-000	2,168.00	0.00	-2,168.00	N/A	10,840.00	0.00	-10,840.00	N/A	0.00
4189-00-000	17,076.93	17,046.82	-30.11	-0.18	162,515.39	153,421.38	-9,094.01	-5.93	204,562.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	0.00	125.00	125.00	100.00	159.80	1,125.00	965.20	85.80	1,500.00
4190-02-000	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
4190-03-000	0.00	0.00	0.00	N/A	1,349.10	0.00	-1,349.10	N/A	0.00
4190-04-000	459.42	397.92	-61.50	-15.46	4,420.83	3,581.28	-839.55	-23.44	4,775.00
4190-07-000	1,196.82	1,250.00	53.18	4.25	9,688.67	11,250.00	1,561.33	13.88	15,000.00
4190-08-000	103.50	141.67	38.17	26.94	805.41	1,275.03	469.62	36.83	1,700.00
4190-09-000	0.00	825.00	825.00	100.00	11,197.10	7,425.00	-3,772.10	-50.80	9,900.00
4190-10-000	0.00	72.92	72.92	100.00	910.11	656.28	-253.83	-38.68	875.00
4190-11-000	0.00	0.00	0.00	N/A	42.28	0.00	-42.28	N/A	0.00
4190-12-000	708.32	225.00	-483.32	-214.81	1,808.71	2,025.00	216.29	10.68	2,700.00
4190-13-000	0.00	220.83	220.83	100.00	3,012.79	1,987.47	-1,025.32	-51.59	2,650.00
4190-15-000	674.16	225.00	-449.16	-199.63	3,963.82	2,025.00	-1,938.82	-95.74	2,700.00
4190-17-000	1,442.95	508.33	-934.62	-183.86	9,954.97	4,574.97	-5,380.00	-117.60	6,100.00
4190-18-000	464.67	0.00	-464.67	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	39,962.81	0.00	-39,962.81	N/A	83,965.35	0.00	-83,965.35	N/A	0.00
4190-20-000	259.42	216.67	-42.75	-19.73	967.17	1,950.03	982.86	50.40	2,600.00
4190-22-000	397.68	1,666.67	1,268.99	76.14	6,230.32	15,000.03	8,769.71	58.46	20,000.00
4191-00-000	45,669.75	5,891.68	-39,778.07	-675.16	138,941.10	53,025.12	-85,915.98	-162.03	70,700.00
4199-00-000	88,575.12	39,930.17	-48,644.95	-121.83	495,253.78	359,371.53	-135,882.25	-37.81	479,162.00
4200-00-000	TENANT SERVICES								
4220-00-000	-5,000.00	0.00	5,000.00	N/A	-5,000.00	0.00	5,000.00	N/A	0.00
4220-01-000	0.00	1,333.33	1,333.33	100.00	5,993.67	11,999.97	6,006.30	50.05	16,000.00
4230-00-000	0.00	3,958.33	3,958.33	100.00	0.00	35,624.97	35,624.97	100.00	47,500.00
4230-01-000	0.00	166.67	166.67	100.00	27,064.78	1,500.03	-25,564.75	-1,704.28	2,000.00
4299-00-000	-5,000.00	5,458.33	10,458.33	191.60	28,058.45	49,124.97	21,066.52	42.88	65,500.00

Reed Manor (amp2)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES									
4310-00-000	Water	4,904.67	3,750.00	-1,154.67	-30.79	40,904.97	33,750.00	-7,154.97	-21.20	45,000.00
4320-00-000	Electricity	0.00	15,000.00	15,000.00	100.00	103,614.79	135,000.00	31,385.21	23.25	180,000.00
4330-00-000	Gas	0.00	4,583.33	4,583.33	100.00	55,907.88	41,249.97	-14,657.91	-35.53	55,000.00
4340-00-000	Garbage/Trash Removal	0.00	5,000.00	5,000.00	100.00	20,813.87	45,000.00	24,186.13	53.75	60,000.00
4390-00-000	Sewer	2,752.46	2,416.67	-335.79	-13.89	23,540.72	21,750.03	-1,790.69	-8.23	29,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,657.13	30,750.00	23,092.87	75.10	244,782.23	276,750.00	31,967.77	11.55	369,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	40,044.40	16,416.67	-23,627.73	-143.93	242,540.15	147,750.03	-94,790.12	-64.16	197,000.00
4410-05-000	Employee Benefit Contribution-Maint.	0.00	8,237.58	8,237.58	100.00	87,725.76	74,138.22	-13,587.54	-18.33	98,851.00
4411-00-000	Maintenance Uniforms	342.56	166.67	-175.89	-105.53	1,945.42	1,500.03	-445.39	-29.69	2,000.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	135.52	0.00	-135.52	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	788.58	237.50	-551.08	-232.03	2,676.85	2,137.50	-539.35	-25.23	2,850.00
4419-00-000	Total General Maint Expense	41,175.54	25,058.42	-16,117.12	-64.32	335,023.70	225,525.78	-109,497.92	-48.55	300,701.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	0.00	0.00	N/A	528.70	0.00	-528.70	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	458.33	458.33	100.00	0.00	4,124.97	4,124.97	100.00	5,500.00
4420-04-000	Supplies-Electrical	0.00	62.50	62.50	100.00	496.27	562.50	66.23	11.77	750.00
4420-06-000	Supplies-Janitorial/Cleaning	1,143.16	662.50	-480.66	-72.55	4,703.56	5,962.50	1,258.94	21.11	7,950.00
4420-07-000	Supplies-Maint/Repairs	7,113.17	9,583.33	2,470.16	25.78	62,704.31	86,249.97	23,545.66	27.30	115,000.00
4420-08-000	Supplies-Plumbing	0.00	62.50	62.50	100.00	949.33	562.50	-386.83	-68.77	750.00
4429-00-000	Total Materials	8,256.33	10,829.16	2,572.83	23.76	69,382.17	97,462.44	28,080.27	28.81	129,950.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	66.67	66.67	100.00	44.32	600.03	555.71	92.61	800.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	602.50	0.00	-602.50	N/A	0.00
4430-07-000	Contract-Pest Control	18,288.66	10,416.67	-7,871.99	-75.57	156,797.32	93,750.03	-63,047.29	-67.25	125,000.00
4430-09-000	Contract-Grounds	0.00	2,000.00	2,000.00	100.00	17,660.00	18,000.00	340.00	1.89	24,000.00
4430-10-000	Contract-Janitorial/Cleaning	1,808.00	0.00	-1,808.00	N/A	5,227.59	0.00	-5,227.59	N/A	0.00
4430-11-000	Contract-Plumbing	568.75	1,000.00	431.25	43.12	6,541.58	9,000.00	2,458.42	27.32	12,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	100.00	0.00	3,750.03	3,750.03	100.00	5,000.00
4430-14-000	Contract-Vehicle Maintenance	66.55	0.00	-66.55	N/A	1,033.89	0.00	-1,033.89	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	1,000.00	1,000.00	100.00	18,447.90	9,000.00	-9,447.90	-104.98	12,000.00
4430-18-000	Contract-Alarm Monitoring	623.35	625.00	1.65	0.26	7,895.89	5,625.00	-2,270.89	-40.37	7,500.00
4430-20-000	Contract-Trash/Garbage Removal	3,231.33	0.00	-3,231.33	N/A	9,767.99	0.00	-9,767.99	N/A	0.00
4430-22-000	Contract-IT Contracts	287.80	333.33	45.53	13.66	7,376.15	2,999.97	-4,376.18	-145.87	4,000.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	5,651.75	0.00	-5,651.75	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	2,168.00	2,168.00	100.00	8,672.00	19,512.00	10,840.00	55.56	26,016.00
4430-90-000	Contract-Fee For Service	0.00	1,250.00	1,250.00	100.00	0.00	11,250.00	11,250.00	100.00	15,000.00
4430-99-000	Contract Costs-Other	0.00	6,902.33	6,902.33	100.00	121,864.00	62,120.97	-59,743.03	-96.17	82,828.00
4439-00-000	Total Contract Costs	24,874.44	26,178.67	1,304.23	4.98	367,582.88	235,608.03	-131,974.85	-56.01	314,144.00

Reed Manor (amp2)

**Budget Comparison**

Period = Dec 2021

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4499-00-000	TOTAL MAINTENACE EXPENSES	74,306.31	62,066.25	-12,240.06	-19.72	771,988.75	558,596.25	-213,392.50	-38.20	744,795.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	2,083.33	2,083.33	100.00	2,081.00	18,749.97	16,668.97	88.90	25,000.00
4510-10-000	Property Insurance	0.00	6,250.00	6,250.00	100.00	0.00	56,250.00	56,250.00	100.00	75,000.00
4510-20-000	Liability Insurance	0.00	916.67	916.67	100.00	0.00	8,250.03	8,250.03	100.00	11,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	3,125.08	3,125.08	100.00	5,609.00	28,125.72	22,516.72	80.06	37,501.00
4540-00-000	Employee Benefits	0.00	41.67	41.67	100.00	3,943.51	375.03	-3,568.48	-951.52	500.00
4540-10-000	Retiree Insurance	0.00	0.00	0.00	N/A	15,356.94	0.00	-15,356.94	N/A	0.00
4540-20-000	Workers Compensation	0.00	395.83	395.83	100.00	2,326.72	3,562.47	1,235.75	34.69	4,750.00
4570-00-000	Bad Debt-Tenant Rents	-20.00	2,083.33	2,103.33	100.96	-4,202.07	18,749.97	22,952.04	122.41	25,000.00
4580-00-000	Security/Law Enforcement	0.00	5,208.33	5,208.33	100.00	2,110.36	46,874.97	44,764.61	95.50	62,500.00
4599-00-000	TOTAL GENERAL EXPENSES	-20.00	20,104.24	20,124.24	100.10	27,225.46	180,938.16	153,712.70	84.95	241,251.00
8000-00-000	TOTAL EXPENSES	165,518.56	158,308.99	-7,209.57	-4.55	1,567,308.67	1,424,780.91	-142,527.76	-10.00	1,899,708.00
9000-00-000	NET INCOME	14,839.80	71,976.35	-57,136.55	-79.38	-630,377.47	647,787.15	-1,278,164.62	-197.31	863,716.00

Shahan-Blackstone (amp3)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_ls

		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	24,722.00	12,500.00	12,222.00	97.78	133,293.31	112,500.00	20,793.31	18.48	150,000.00
3112-01-000	Utility Reimb.-LIPH	-773.00	-1,200.00	427.00	35.58	-7,762.00	-10,800.00	3,038.00	28.13	-14,400.00
3119-00-000	Total Rental Income	23,949.00	11,300.00	12,649.00	111.94	125,531.31	101,700.00	23,831.31	23.43	135,600.00
3120-00-000	Other Tenant Income	36.00	166.67	-130.67	-78.40	181.00	1,500.03	-1,319.03	-87.93	2,000.00
3120-01-000	Laundry and Vending	27.59	41.67	-14.08	-33.79	294.82	375.03	-80.21	-21.39	500.00
3120-03-000	Damages	0.00	83.33	-83.33	-100.00	0.00	749.97	-749.97	-100.00	1,000.00
3120-04-000	Late Charges	-25.00	479.17	-504.17	-105.22	3,950.00	4,312.53	-362.53	-8.41	5,750.00
3120-05-000	Legal Fees - Tenant	0.00	208.33	-208.33	-100.00	55.00	1,874.97	-1,819.97	-97.07	2,500.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	-30.00	0.00	-30.00	N/A	0.00
3121-00-000	TPA Rent	-622.00	0.00	-622.00	N/A	11,073.53	0.00	11,073.53	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	55.00	0.00	-55.00	N/A	0.00
3129-00-000	Total Other Tenant Income	-583.41	979.17	-1,562.58	-159.58	15,469.35	8,812.53	6,656.82	75.54	11,750.00
3199-00-000	NET TENANT INCOME	23,365.59	12,279.17	11,086.42	90.29	141,000.66	110,512.53	30,488.13	27.59	147,350.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	47,785.00	39,500.00	8,285.00	20.97	404,366.00	355,500.00	48,866.00	13.75	474,000.00
3415-00-000	Other Government Grants	4,992.47	0.00	4,992.47	N/A	22,737.00	0.00	22,737.00	N/A	0.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	7,731.29	0.00	7,731.29	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	52,777.47	39,500.00	13,277.47	33.61	434,834.29	355,500.00	79,334.29	22.32	474,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.06	0.00	0.06	N/A	35.07	0.00	35.07	N/A	0.00
3645-00-000	Donation Income	1,387.50	0.00	1,387.50	N/A	1,745.51	0.00	1,745.51	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	58.80	0.00	58.80	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	1,387.56	0.00	1,387.56	N/A	1,839.38	0.00	1,839.38	N/A	0.00
3999-00-000	TOTAL INCOME	77,530.62	51,779.17	25,751.45	49.73	577,674.33	466,012.53	111,661.80	23.96	621,350.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	17,730.21	6,163.17	-11,567.04	-187.68	119,501.14	55,468.53	-64,032.61	-115.44	73,958.00
4110-04-000	Employee Benefit Contribution-Admin	0.00	1,429.33	1,429.33	100.00	55,066.80	12,863.97	-42,202.83	-328.07	17,152.00
4110-99-000	Total Administrative Salaries	17,730.21	7,592.50	-10,137.71	-133.52	174,567.94	68,332.50	-106,235.44	-155.47	91,110.00
4130-00-000	Legal Expense									
4130-03-000	Tenant Screening	583.46	0.00	-583.46	N/A	1,360.20	0.00	-1,360.20	N/A	0.00

Shahan-Blackstone (amp3)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-04-000 General Legal Expense	101.11	125.00	23.89	19.11	1,068.43	1,125.00	56.57	5.03	1,500.00
4131-00-000 Total Legal Expense	684.57	125.00	-559.57	-447.66	2,428.63	1,125.00	-1,303.63	-115.88	1,500.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	359.10	500.00	140.90	28.18	662.53	4,500.00	3,837.47	85.28	6,000.00
4150-00-000 Travel	68.88	0.00	-68.88	N/A	68.88	0.00	-68.88	N/A	0.00
4155-00-000 Mailbox Keys/Postmaster	125.00	50.00	-75.00	-150.00	225.00	450.00	225.00	50.00	600.00
4160-00-000 Meals	0.00	0.00	0.00	N/A	1,694.50	0.00	-1,694.50	N/A	0.00
4170-00-000 Accounting Fees	225.00	350.00	125.00	35.71	2,796.00	3,150.00	354.00	11.24	4,200.00
4171-00-000 Auditing Fees	0.00	183.33	183.33	100.00	10,399.67	1,649.97	-8,749.70	-530.29	2,200.00
4173-00-000 Management Fee	5,649.80	6,000.00	350.20	5.84	50,032.40	54,000.00	3,967.60	7.35	72,000.00
4175-40-000 Asset Management Fees	480.00	480.00	0.00	0.00	4,320.00	4,320.00	0.00	0.00	5,760.00
4176-00-000 Bookkeeping Fees	908.00	0.00	-908.00	N/A	4,540.00	0.00	-4,540.00	N/A	0.00
4189-00-000 Total Other Admin Expenses	7,815.78	7,563.33	-252.45	-3.34	74,738.98	68,069.97	-6,669.01	-9.80	90,760.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	0.00	166.67	166.67	100.00	393.80	1,500.03	1,106.23	73.75	2,000.00
4190-03-000 Advertising	0.00	0.00	0.00	N/A	711.43	0.00	-711.43	N/A	0.00
4190-04-000 Office Supplies	0.00	150.00	150.00	100.00	1,368.95	1,350.00	-18.95	-1.40	1,800.00
4190-07-000 Telephone	685.11	625.00	-60.11	-9.62	5,604.17	5,625.00	20.83	0.37	7,500.00
4190-08-000 Postage	103.50	62.50	-41.00	-65.60	773.60	562.50	-211.10	-37.53	750.00
4190-09-000 Software License Fees	0.00	833.33	833.33	100.00	11,496.84	7,499.97	-3,996.87	-53.29	10,000.00
4190-10-000 Copiers	0.00	108.33	108.33	100.00	801.08	974.97	173.89	17.84	1,300.00
4190-12-000 Software	708.34	100.00	-608.34	-608.34	1,551.88	900.00	-651.88	-72.43	1,200.00
4190-13-000 Internet	0.00	250.00	250.00	100.00	3,015.02	2,250.00	-765.02	-34.00	3,000.00
4190-15-000 Cell Phones/Pagers	403.31	140.00	-263.31	-188.08	1,475.11	1,260.00	-215.11	-17.07	1,680.00
4190-17-000 Payroll Services Fees	1,442.95	433.33	-1,009.62	-232.99	9,954.90	3,899.97	-6,054.93	-155.26	5,200.00
4190-18-000 Small Office Equipment	464.67	0.00	-464.67	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000 COVID 19 Expenses	4,292.48	0.00	-4,292.48	N/A	24,699.86	0.00	-24,699.86	N/A	0.00
4190-20-000 Bank Fees	57.50	0.00	-57.50	N/A	86.00	0.00	-86.00	N/A	0.00
4190-22-000 Other Misc Admin Expenses	197.67	0.00	-197.67	N/A	1,138.32	0.00	-1,138.32	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	8,355.53	2,869.16	-5,486.37	-191.22	63,535.63	25,822.44	-37,713.19	-146.05	34,430.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	34,586.09	18,149.99	-16,436.10	-90.56	315,271.18	163,349.91	-151,921.27	-93.00	217,800.00
4200-00-000 TENANT SERVICES									
4220-01-000 Other Tenant Svcs.	0.00	0.00	0.00	N/A	4,504.48	0.00	-4,504.48	N/A	0.00
4230-01-000 Tenant Relocation	0.00	0.00	0.00	N/A	1,209.00	0.00	-1,209.00	N/A	0.00
4235-00-000 Community Living Room	0.00	0.00	0.00	N/A	-11,000.00	0.00	11,000.00	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	-5,286.52	0.00	5,286.52	N/A	0.00
4300-00-000 UTILITIES									
4310-00-000 Water	0.00	2,083.33	2,083.33	100.00	45,593.28	18,749.97	-26,843.31	-143.16	25,000.00
4320-00-000 Electricity	0.00	379.83	379.83	100.00	2,654.07	3,418.47	764.40	22.36	4,558.00
4320-01-000 Electricity-Vacant Units	161.86	0.00	-161.86	N/A	2,080.32	0.00	-2,080.32	N/A	0.00
4330-00-000 Gas	0.00	291.00	291.00	100.00	1,000.53	2,619.00	1,618.47	61.80	3,492.00

Shahan-Blackstone (amp3)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4330-01-000 Gas-Vacant Units	172.37	0.00	-172.37	N/A	2,011.72	0.00	-2,011.72	N/A	0.00
4340-00-000 Garbage/Trash Removal	0.00	2,145.25	2,145.25	100.00	17,646.03	19,307.25	1,661.22	8.60	25,743.00
4390-00-000 Sewer	0.00	1,933.92	1,933.92	100.00	24,637.86	17,405.28	-7,232.58	-41.55	23,207.00
4399-00-000 TOTAL UTILITY EXPENSES	334.23	6,833.33	6,499.10	95.11	95,623.81	61,499.97	-34,123.84	-55.49	82,000.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	20,519.05	6,685.75	-13,833.30	-206.91	117,489.83	60,171.75	-57,318.08	-95.26	80,229.00
4410-05-000 Employee Benefit Contribution-Maint.	0.00	978.50	978.50	100.00	22,330.89	8,806.50	-13,524.39	-153.57	11,742.00
4411-00-000 Maintenance Uniforms	0.00	0.00	0.00	N/A	382.99	0.00	-382.99	N/A	0.00
4413-00-000 Vehicle Gas, Oil, Grease	303.83	53.33	-250.50	-469.72	1,054.60	479.97	-574.63	-119.72	640.00
4419-00-000 Total General Maint Expense	20,822.88	7,717.58	-13,105.30	-169.81	141,258.31	69,458.22	-71,800.09	-103.37	92,611.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	1,222.00	54.08	-1,167.92	-2,159.62	1,889.45	486.72	-1,402.73	-288.20	649.00
4420-02-000 Supplies-Appliance	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
4420-04-000 Supplies-Electrical	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
4420-06-000 Supplies-Janitorial/Cleaning	0.00	116.67	116.67	100.00	659.15	1,050.03	390.88	37.23	1,400.00
4420-07-000 Supplies-Maint/Repairs	1,989.64	2,666.67	677.03	25.39	19,240.83	24,000.03	4,759.20	19.83	32,000.00
4429-00-000 Total Materials	3,211.64	2,929.09	-282.55	-9.65	21,789.43	26,361.81	4,572.38	17.34	35,149.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Alarm/Extinguisher	0.00	50.00	50.00	100.00	98.59	450.00	351.41	78.09	600.00
4430-03-000 Contract-Building Repairs	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
4430-05-000 Contract-Decorating/Painting	0.00	450.00	450.00	100.00	0.00	4,050.00	4,050.00	100.00	5,400.00
4430-06-000 Contract-Electrical	0.00	25.00	25.00	100.00	331.41	225.00	-106.41	-47.29	300.00
4430-07-000 Contract-Pest Control	6,308.67	2,000.00	-4,308.67	-215.43	56,634.34	18,000.00	-38,634.34	-214.64	24,000.00
4430-08-000 Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	749.97	749.97	100.00	1,000.00
4430-09-000 Contract-Grounds	0.00	5,666.67	5,666.67	100.00	17,100.00	51,000.03	33,900.03	66.47	68,000.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	550.00	550.00	100.00	0.00	4,950.00	4,950.00	100.00	6,600.00
4430-11-000 Contract-Plumbing	0.00	250.00	250.00	100.00	354.04	2,250.00	1,895.96	84.26	3,000.00
4430-13-000 Contract-HVAC	0.00	125.00	125.00	100.00	65.00	1,125.00	1,060.00	94.22	1,500.00
4430-14-000 Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	559.68	0.00	-559.68	N/A	0.00
4430-17-000 Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000 Contract-Alarm Monitoring	166.41	312.50	146.09	46.75	3,744.28	2,812.50	-931.78	-33.13	3,750.00
4430-20-000 Contract-Trash/Garbage Removal	4,156.35	0.00	-4,156.35	N/A	10,568.75	0.00	-10,568.75	N/A	0.00
4430-22-000 Contract-IT Contracts	188.80	0.00	-188.80	N/A	1,858.19	0.00	-1,858.19	N/A	0.00
4430-23-000 Contract-Consultants	0.00	0.00	0.00	N/A	4,373.00	0.00	-4,373.00	N/A	0.00
4430-80-000 Contract-Bookkeeping Fees	0.00	895.58	895.58	100.00	3,632.00	8,060.22	4,428.22	54.94	10,747.00
4430-99-000 Contract Costs-Other	216.00	0.00	-216.00	N/A	4,452.15	0.00	-4,452.15	N/A	0.00
4439-00-000 Total Contract Costs	11,036.23	10,658.08	-378.15	-3.55	104,771.43	95,922.72	-8,848.71	-9.22	127,897.00
4499-00-000 TOTAL MAINTENACE EXPENSES	35,070.75	21,304.75	-13,766.00	-64.61	267,819.17	191,742.75	-76,076.42	-39.68	255,657.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance	0.00	0.00	0.00	N/A	2,081.00	0.00	-2,081.00	N/A	0.00



Shahan-Blackstone (amp3)  
**Budget Comparison**  
 Period = Dec 2021  
 Book = Accrual ; Tree = ysi\_is

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
4510-10-000	Property Insurance	0.00	2,458.33	2,458.33	100.00	0.00	22,124.97	22,124.97	100.00	29,500.00
4510-20-000	Liability Insurance	0.00	291.67	291.67	100.00	0.00	2,625.03	2,625.03	100.00	3,500.00
4520-00-000	Payments in Lieu of Taxes	0.00	420.83	420.83	100.00	0.00	3,787.47	3,787.47	100.00	5,050.00
4540-00-000	Employee Benefits	0.00	0.00	0.00	N/A	1,054.78	0.00	-1,054.78	N/A	0.00
4540-20-000	Workers Compensation	0.00	0.00	0.00	N/A	1,034.10	0.00	-1,034.10	N/A	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	-32.00	3,750.03	3,782.03	100.85	5,000.00
4580-00-000	Security/Law Enforcement	0.00	826.92	826.92	100.00	529.90	7,442.28	6,912.38	92.88	9,923.00
4599-00-000	TOTAL GENERAL EXPENSES	0.00	4,414.42	4,414.42	100.00	4,667.78	39,729.78	35,062.00	88.25	52,973.00
8000-00-000	TOTAL EXPENSES	69,991.07	50,702.49	-19,288.58	-38.04	678,095.42	456,322.41	-221,773.01	-48.60	608,430.00
9000-00-000	NET INCOME	7,539.55	1,076.68	6,462.87	600.26	-100,421.09	9,690.12	-110,111.21	-1,136.32	12,920.00

## Jackson Housing Commission

December 01 2021

DATE	TRANS#	DESCRIPTION		<i>USED:</i>	<i>BALANCE</i>
12.02.2021	1271	Jannaa Pool \$25.00 for Tenant Mailbox Key.	4155.00.001	\$ 25.00	\$ 1,950.00
12.07.2021	1272	Lynne Smereka \$15.00 Filing Court Costs Reed	4130.03.002	\$ 15.00	\$ 1,935.00
12.08.2021	1273	Gerald Trayer Mileage Reimbursement	4150.00.003	\$ 21.84	\$ 1,913.16
12.14.2021	1274	Anthony Gittens Reimbursement for C.Cunningham Unit Cleaning	4190.22.002	\$ 50.00	\$ 1,863.16
12.14.2021	1275	Gary Cram Mileage Reimbursement Nov.2021	4150.00.002	\$ 44.24	\$ 1,818.92
12.14.2021	1276	Roy Nethercott Mileage Reimbursement Oct.2021	4150.00.001	\$ 15.85	\$ 1,803.07
12.14.2021	1277	Lynne Smereka Mileage Reimbursement Nov.2021	4150.00.004	\$ 33.04	\$ 1,770.03
12.14.2021	1278	Anthony Gittens \$10.00 for Tenant BB Prep	4220.01.002	\$ 10.00	\$ 1,760.03
12.15.2021	1279	Chelsea Poole Postage Reimbursement \$31.90 COCC \$26.10 HCV	4190.08.000	\$ 58.00	\$ 1,702.03
12.15.2021	1280	Sue Veldez \$50.00 A-Bldg moving Help	4220.01.002	\$ 50.00	\$ 1,652.03
12.15.2021	1281	Anthony Gittens \$10.00 for Tenant BB Prep	4420.01.002	\$ 10.00	\$ 1,642.03
12.16.2021	1282	Dinah Hill A-Bldg Moving Help	4420.01.002	\$ 50.00	\$ 1,592.03
12.17.2021	1283	Daveda Quinn Covid-19 Testing Reimbursement	4190.22.002	\$ 50.00	\$ 1,542.03

## Emergency Work Order Detail

All Properties (.all)

Emergency Work Orders active between 12/01/2021 and 01/01/2022

### Work Orders Completed within 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1	324	10206	Emergency	Emergency	Loose toilet	12/09/2021 10:00 AM	12/09/2021 12:55 PM	2.92
amp1	00000030	10252	Emergency	Plumbing	Plumbing	12/14/2021 4:00 PM	12/14/2021 4:27 PM	0.45
amp1	00000108	10209	Emergency	Plumbing	Clogged pipe	12/13/2021 9:09 AM	12/13/2021 10:30 AM	1.35
amp2	F-4	10215	Emergency		no hot water	12/14/2021 9:23 AM	12/14/2021 3:28 PM	6.08
amp2	I-57	10218	Emergency		toilet, sink	12/14/2021 10:41 AM	12/14/2021 2:43 PM	4.03
amp2	G-42	10251	Emergency	Doors/Locks	Door off hinges	12/14/2021 6:23 PM	12/14/2021 7:15 PM	0.87
amp2	H-27	10220	Emergency		tub won't drain	12/14/2021 11:46 AM	12/14/2021 1:19 PM	1.55
amp2	I-17	10250	Emergency	Doors/Locks	Lockout	12/15/2021 6:23 AM	12/15/2021 6:40 AM	0.28
amp3	328	10248	Emergency	HVAC	No heat	12/14/2021 9:11 PM	12/14/2021 9:59 PM	0.80
amp3	132	10249	Emergency	HVAC	No heat	12/13/2021 12:13 AM	12/13/2021 12:44 AM	0.52
amp3	107	10269	Emergency	Plumbing	hot water out	12/21/2021 2:21 PM	12/21/2021 3:00 PM	0.65
amp3	343M	10259	Emergency	HVAC	no heat	12/20/2021 11:19 AM	12/20/2021 1:00 PM	1.68

**Work Orders Completed within 24 Hours** 12

### Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1	00000008	8575	Emergency	Emergency	Gas Valve Bad	12/14/2020 4:30 PM	12/14/2021 5:00 PM	8,761

**Work Orders Completed in more than 24 Hours** 1

Total number of emergency work orders: 13

Total number of emergency work orders completed/abated within 24 hours 12

Percentage of emergency work orders completed/abated within 24 hours 92%

# Jackson Housing Commission

Public Housing Amp 1

January 01 2021

<u>MONTH</u>	<u>ELECTRICITY</u> <u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>GAS</u> <u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>WATER</u> <u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>TOTAL</u> <u>WATER</u> <u>BILL</u>	<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2020-2021</u>
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
Feb-21	51,514	\$ 6,955.99	968	\$ 9,266.56	222,590	\$ 13,931.86	\$ 8,195.72	\$ 22,127.58	\$ 38,350.13
Mar-20	46,449	\$ 5,906.60	1,018	\$ 8,834.27	25,900	\$ 1,021.50	\$ 639.80	\$ 1,661.30	\$ 16,402.17
Mar-21	52,550	\$ 6,888.98	1,105	\$ 10,894.61	16,700	\$ 763.31	\$ 456.55	\$ 1,219.86	\$ 19,003.45
Apr-20	42,815	\$ 5,497.22	793	\$ 6,895.66				\$ -	\$ 12,392.88
Apr-21	46,066	\$ 5,879.03	658	\$ 5,790.57				\$ -	\$ 11,669.60
May-20	45,304	\$ 5,795.41	573	\$ 5,594.40	296,628	\$ 11,986.00	\$ 7,273.10	\$ 19,259.10	\$ 30,648.91
May-21	40,066	\$ 5,896.58	465	\$ 4,197.31	232,100	\$ 9,917.49	\$ 5,788.15	\$ 15,705.64	\$ 25,799.53
Jun-20	43,918	\$ 6,634.14	360	\$ 3,303.16	31,100	\$ 1,186.67	\$ 747.95	\$ 1,934.62	\$ 11,871.92
Jun-21	45,926	\$ 7,233.37	335	\$ 2,734.39	16,300	\$ 763.71	\$ 454.11	\$ 1,217.82	\$ 11,185.58
Jul-20	63,248	\$ 8,116.83	227	\$ 1,619.89				\$ -	\$ 9,736.72
Jul-21	64,703	\$ 9,027.46	149	\$ 1,509.71				\$ -	\$ 10,537.17
Aug-20	68,618	\$ 9,024.69	135	\$ 1,289.66	395,430	\$ 15,687.38	\$ 9,491.64	\$ 25,179.02	\$ 35,493.37
Aug-21	59,879	\$ 8,834.51	133	\$ 829.23	391,700	\$ 16,887.57	\$ 9,440.96	\$ 26,328.53	\$ 35,992.27
Sep-20	62,999	\$ 8,285.58	150	\$ 1,388.64	21,500	\$ 943.94	\$ 566.69	\$ 1,510.63	\$ 11,184.85
Sep-21	67,905	\$ 9,651.22	146	\$ 1,346.87	19,200	\$ 966.46	\$ 538.12	\$ 1,504.58	\$ 12,502.67
Oct-20	48,603	\$ 6,214.43	257	\$ 2,332.63				\$ -	\$ 8,547.06
Oct-21	58,209	\$ 7,738.51	212	\$ 2,061.68				\$ -	\$ 9,800.19
Nov-20	45,202	\$ 5,680.25	501	\$ 4,773.12	356,610	\$ 14,873.95	\$ 8,983.20	\$ 23,857.15	\$ 34,310.52
Nov-21	50,327	\$ 7,006.14	341	\$ 3,238.99	281,514	\$ 12,692.90	\$ 6,857.40	\$ 19,550.30	\$ 29,795.43
Dec-20	50,950	\$ 6,389.38	719	\$ 6,863.25	19,400	\$ 864.44	\$ 519.46	\$ 1,383.90	\$ 14,636.53
Dec-21	56,357	\$ 7,470.21	769	\$ 7,196.95	16,100	\$ 845.73	\$ 468.04	\$ 1,313.77	\$ 15,980.93
<b>2020</b>	<b>613,311</b>	<b>\$ 79,804.38</b>	<b>6,650</b>	<b>\$ 59,382.72</b>	<b>1,515,068</b>	<b>\$ 60,737.44</b>	<b>\$ 36,978.46</b>	<b>\$ 97,715.90</b>	<b>\$ 236,903.00</b>
<b>2021</b>	<b>648,078</b>	<b>\$ 89,653.90</b>	<b>6,313</b>	<b>\$ 58,823.23</b>	<b>1,196,204</b>	<b>\$ 56,769.03</b>	<b>\$ 32,199.05</b>	<b>\$ 88,968.08</b>	<b>\$ 237,445.21</b>

# Jackson Housing Commission

Public Housing Amp 2  
January 01 2021

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2020-2021</u>
Jan-20	122,880	\$ 14,526.22	895	\$ 7,597.51	97,000	\$ 3,749.24	\$ 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	\$ 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	\$ 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	\$ 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	\$ 27,325.13
Mar-21	88,960	\$ 14,905.15	1,051	\$ 10,341.75	111,000	\$ 3,775.69	\$ 2,593.29	\$ 6,368.98	\$ 31,615.88
Apr-20	112,600	\$ 13,073.24	673	\$ 5,861.67	98,000	\$ 3,682.10	\$ 2,243.81	\$ 5,925.91	\$ 24,860.82
Apr-21	101,480	\$ 13,495.34	593	\$ 5,200.39	115,000	\$ 4,517.77	\$ 2,683.37	\$ 7,201.14	\$ 25,896.87
May-20	99,520	\$ 12,400.32	590	\$ 5,142.34	131,000	\$ 4,832.76	\$ 2,957.38	\$ 7,790.14	\$ 25,332.80
May-21	92,320	\$ 13,354.87	494	\$ 4,353.68	143,000	\$ 5,524.36	\$ 3,298.95	\$ 8,823.31	\$ 26,531.86
Jun-20	122,800	\$ 16,564.31	406	\$ 3,687.44	113,000	\$ 4,179.70	\$ 2,561.39	\$ 6,741.09	\$ 26,992.84
Jun-21	133,440	\$ 19,209.36	346	\$ 3,215.04	106,000	\$ 4,177.51	\$ 2,481.21	\$ 6,658.72	\$ 29,083.12
Jul-20	167,480	\$ 20,146.20	207	\$ 1,849.75	123,000	\$ 4,772.85	\$ 2,850.84	\$ 7,623.69	\$ 29,619.64
Jul-21	140,840	\$ 19,997.74	206	\$ 1,982.83	139,000	\$ 6,011.31	\$ 3,342.47	\$ 9,353.78	\$ 31,334.35
Aug-20	161,200	\$ 20,113.79	149	\$ 1,378.87	142,000	\$ 5,958.09	\$ 3,576.38	\$ 9,534.47	\$ 31,027.13
Aug-21	143,640	\$ 20,386.63	119	\$ 1,178.20	12,300	\$ 5,353.36	\$ 2,972.61	\$ 8,325.97	\$ 29,890.80
Sep-20	159,400	\$ 19,222.38	184	\$ 1,654.88	84,000	\$ 3,462.83	\$ 2,017.22	\$ 5,480.05	\$ 26,357.31
Sep-21	153,840	\$ 21,390.80	143	\$ 1,463.42	143,000	\$ 6,180.55	\$ 3,436.06	\$ 9,616.61	\$ 32,470.83
Oct-20	106,800	\$ 13,458.25	260	\$ 2,335.34	94,000	\$ 3,815.38	\$ 2,351.52	\$ 6,166.90	\$ 21,960.49
Oct-21	115,680	\$ 15,777.79	183	\$ 1,809.13	119,000	\$ 5,212.62	\$ 2,885.84	\$ 8,098.46	\$ 25,685.38
Nov-20	109,160	\$ 12,809.92	419	\$ 3,976.92	87,000	\$ 3,588.11	\$ 2,087.69	\$ 5,675.80	\$ 22,462.64
Nov-21	94,960	\$ 13,249.11	317	\$ 3,075.14	115,000	\$ 5,032.46	\$ 2,789.60	\$ 7,822.06	\$ 24,146.31
Dec-20	114,960	\$ 13,522.90	637	\$ 6,065.43	96,000	\$ 3,779.66	\$ 2,251.43	\$ 6,031.09	\$ 25,619.42
Dec-21	105,400	\$ 13,969.42	746	\$ 7,286.94	105,000	\$ 4,769.90	\$ 2,594.08	\$ 7,363.98	\$ 28,620.34
<b>2020</b>	<b>1,475,900</b>	<b>\$ 183,368.34</b>	<b>6,293</b>	<b>\$ 55,793.90</b>	<b>1,254,000</b>	<b>\$ 48,950.58</b>	<b>\$ 29,479.86</b>	<b>\$ 78,430.44</b>	<b>\$ 317,592.68</b>
<b>2021</b>	<b>1,404,760</b>	<b>\$ 196,544.49</b>	<b>6,059</b>	<b>\$ 57,665.93</b>	<b>1,399,300</b>	<b>\$ 61,599.29</b>	<b>\$ 36,214.30</b>	<b>\$ 97,813.59</b>	<b>\$ 352,024.01</b>

# Jackson Housing Commission

Public Housing Amp 3

January 01 2021

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2020-2021</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	3,277	\$ 674.44	118	\$ 1,028.49				\$ -	\$ 1,702.93
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	1,802	\$ 388.85	44	\$ 472.54	305,100	\$ 12,969.36	\$ 7,346.61	\$ 20,315.97	\$ 21,177.36
May-20	544	\$ 126.06	20	\$ 198.77				\$ -	\$ 324.83
May-21	1,553	\$ 346.01	37	\$ 372.84				\$ -	\$ 718.85
Jun-20	811	\$ 283.46	10	\$ 139.35				\$ -	\$ 422.81
Jun-21	1,812	\$ 405.20	9	\$ 213.47				\$ -	\$ 618.67
Jul-20	444	\$ 217.23	2	\$ 90.24	267,100	\$ 11,608.21	\$ 6,513.68	\$ 18,121.89	\$ 18,429.36
Jul-21	2,309	\$ 536.37	5	\$ 278.70	364,700	\$ 17,069.98	\$ 9,058.25	\$ 26,128.23	\$ 26,943.30
Aug-20	370	\$ 68.70	1	\$ 43.23				\$ -	\$ 111.93
Aug-21	2,704	\$ 596.12	1	\$ 205.32			\$ -	\$ -	\$ 801.44
Sep-20	971	\$ 117.88	2	\$ 58.47				\$ -	\$ 176.35
Sep-21	4,316	\$ 945.19	11	\$ 433.56				\$ -	\$ 1,378.75
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	3,587	\$ 810.99	18	\$ 429.05	367,200	\$ 15,554.94	\$ 8,232.00	\$ 23,786.94	\$ 25,026.98
Nov-20	853	\$ 191.91	19	\$ 232.70				\$ -	\$ 424.61
Nov-21	2,621	\$ 569.53	41	\$ 554.87				\$ -	\$ 1,124.40
Dec-20	2,516	\$ 1,048.16	69	\$ 1,253.58				\$ -	\$ 2,301.74
Dec-21	3,161	\$ 569.07	70	\$ 705.66				\$ -	\$ 1,274.73
<b>2020</b>	<b>15,166</b>	<b>\$ 3,820.69</b>	<b>330</b>	<b>\$ 3,959.75</b>	<b>1,064,700</b>	<b>\$ 45,833.80</b>	<b>\$ 25,825.72</b>	<b>\$ 71,659.52</b>	<b>\$ 79,439.96</b>
<b>2021</b>	<b>30,744</b>	<b>\$ 6,612.69</b>	<b>511</b>	<b>\$ 6,131.36</b>	<b>1,375,800</b>	<b>\$ 59,887.55</b>	<b>\$ 32,750.79</b>	<b>\$ 92,638.34</b>	<b>\$ 105,382.39</b>

# Jackson Housing Commission

Public Housing All Amps

January 01 2021

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>NET WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2020-2021</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	144,787	\$ 22,468.57	2,274	\$ 22,264.85	127,700	\$ 4,539.00	\$ 3,049.84	\$ 7,588.84	\$ 52,322.26
Apr-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	149,348	\$ 19,763.22	1,295	\$ 11,463.50	420,100	\$ 17,487.13	\$ 10,029.98	\$ 27,517.11	\$ 58,743.83
May-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	133,939	\$ 19,597.46	996	\$ 8,923.83	375,100	\$ 15,441.85	\$ 9,087.10	\$ 24,528.95	\$ 53,050.24
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	181,178	\$ 26,847.93	690	\$ 6,162.90	122,300	\$ 4,941.22	\$ 2,935.32	\$ 7,876.54	\$ 40,887.37
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	207,852	\$ 29,561.57	360	\$ 3,771.24	503,700	\$ 23,081.29	\$ 12,400.72	\$ 35,482.01	\$ 68,814.82
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	203,519	\$ 29,817.26	253	\$ 2,212.75	404,000	\$ 22,240.93	\$ 12,413.57	\$ 34,654.50	\$ 66,684.51
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	226,061	\$ 31,987.21	300	\$ 3,243.85	162,200	\$ 7,147.01	\$ 3,974.18	\$ 11,121.19	\$ 46,352.25
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	177,476	\$ 24,327.29	413	\$ 4,299.86	486,200	\$ 20,767.56	\$ 11,117.84	\$ 31,885.40	\$ 60,512.55
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	147,908	\$ 20,824.78	699	\$ 6,869.00	396,514	\$ 17,725.36	\$ 9,647.00	\$ 27,372.36	\$ 55,066.14
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	164,918	\$ 22,008.70	1,585	\$ 15,189.55	121,100	\$ 5,615.63	\$ 3,062.12	\$ 8,677.75	\$ 45,876.00
<b>2020</b>	<b>2,104,377</b>	<b>\$ 266,993.41</b>	<b>13,273</b>	<b>\$ 119,136.37</b>	<b>3,833,768</b>	<b>\$ 155,521.82</b>	<b>\$ 92,284.04</b>	<b>\$ 247,805.86</b>	<b>\$ 633,935.64</b>
<b>2021</b>	<b>2,080,878</b>	<b>\$ 292,811.08</b>	<b>12,883</b>	<b>\$ 122,620.52</b>	<b>3,971,304</b>	<b>\$ 178,255.87</b>	<b>\$ 101,164.14</b>	<b>\$ 279,420.01</b>	<b>\$ 694,851.61</b>

Central Offices - COCC (cont)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
<b>2999-99-999 Revenue &amp; Expenses</b>		
<b>3000-00-000 INCOME</b>		
3100-00-000 TENANT INCOME		
3120-09-000 Misc. Tenant Income	16.51	0.00
3129-00-000 Total Other Tenant Income	16.51	0.00
3199-00-000 NET TENANT INCOME	16.51	0.00
3400-00-000 GRANT INCOME		
3415-00-000 Other Government Grants	28,622.44	0.00
3499-00-000 TOTAL GRANT INCOME	28,622.44	0.00
3600-00-000 OTHER INCOME		
3620-00-000 Management Fee Income	401,658.30	383,277.00
3635-00-000 Developer Fee Income	37,920.00	0.00
3645-00-000 Donation Income	-1,131.38	0.00
3650-00-000 Miscellaneous Other Income	7,603.12	17,664.00
3655-00-000 Insurance Proceeds	7,680.72	0.00
3660-00-000 Operating Transfers IN	33,045.28	132,181.00
3699-00-000 TOTAL OTHER INCOME	486,792.04	533,122.00
3999-00-000 TOTAL INCOME	515,430.99	533,122.00
<b>4000-00-000 EXPENSES</b>		
4100-00-000 ADMINISTRATIVE		
4100-99-000 Administrative Salaries		
4110-00-000 Administrative Salaries	281,916.02	240,000.00
4110-04-000 Employee Benefit Contribution-Admin	196,513.92	120,000.00
4110-99-000 Total Administrative Salaries	478,429.94	360,000.00
4130-00-000 Legal Expense		
4130-02-000 Criminal Background Checks	39.97	0.00
4130-04-000 General Legal Expense	4,809.57	10,000.00
4131-00-000 Total Legal Expense	4,849.54	10,000.00
4139-00-000 Other Admin Expenses		
4140-00-000 Staff Training	3,188.03	10,000.00
4150-00-000 Travel	793.97	3,176.00
4160-00-000 Meals	9,655.56	12,000.00
4170-00-000 Accounting Fees	8,865.00	7,500.00
4171-00-000 Auditing Fees	5,945.47	2,450.00
4189-00-000 Total Other Admin Expenses	28,448.03	35,126.00
4190-00-000 Miscellaneous Admin Expenses		
4190-01-000 Membership and Fees	4,809.05	5,289.00
4190-02-000 Publications	62.53	250.00
4190-03-000 Advertising	306.69	500.00
4190-04-000 Office Supplies	3,677.38	6,000.00
4190-07-000 Telephone	731.88	850.00
4190-08-000 Postage	1,141.18	1,831.00
4190-09-000 Software License Fees	13,996.87	10,000.00
4190-10-000 Copiers	1,138.57	1,350.00
4190-12-000 Software	1,824.81	3,200.00
4190-15-000 Cell Phones/Pagers	1,236.85	750.00
4190-18-000 Small Office Equipment	464.66	0.00
4190-19-000 COVID 19 Expenses	46,143.48	0.00
4190-20-000 Bank Fees	185.65	300.00
4190-21-000 Sponsorships	1,000.00	0.00
4190-22-000 Other Misc Admin Expenses	7,270.92	4,500.00
4191-00-000 Total Miscellaneous Admin Expenses	83,990.52	34,820.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	595,718.03	439,946.00
4200-00-000 TENANT SERVICES		
4235-00-000 Community Living Room	4,900.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	4,900.00	0.00
4300-00-000 UTILITIES		
4310-00-000 Water	852.47	1,200.00
4340-00-000 Garbage/Trash Removal	245.46	750.00
4390-00-000 Sewer	362.18	750.00
4399-00-000 TOTAL UTILITY EXPENSES	1,460.11	2,700.00
4400-00-000 MAINTENANCE AND OPERATIONS		
4430-00-000 Contract Costs		
4430-04-000 Contract-Carpet Cleaning	609.00	0.00
4430-11-000 Contract-Plumbing	325.00	0.00
4430-13-000 Contract-HVAC	282.53	0.00
4430-17-000 Contract-Elevator Monitoring	1,000.00	0.00
4430-18-000 Contract-Alarm Monitoring	217.00	0.00
4430-20-000 Contract-Trash/Garbage Removal	326.67	0.00
4430-22-000 Contract-IT Contracts	3,353.49	0.00
4430-23-000 Contract-Consultants	8,907.50	0.00
4439-00-000 Total Contract Costs	15,021.19	0.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	15,021.19	0.00
4500-00-000 GENERAL EXPENSES		
4510-00-000 Insurance	2,952.23	0.00
4510-20-000 Liability Insurance	3,750.00	15,000.00
4540-00-000 Employee Benefits	3,281.91	2,500.00
4540-10-000 Retiree Insurance	31,123.32	32,500.00
4540-20-000 Workers Compensation	4,085.25	6,000.00
4580-00-000 Security/Law Enforcement	35.50	0.00
4599-00-000 TOTAL GENERAL EXPENSES	45,228.21	56,000.00
8000-00-000 TOTAL EXPENSES	662,347.54	498,646.00
9000-00-000 NET INCOME	-146,916.55	34,476.00
0999-99-000 All		
<b>1000-00-000 ASSETS</b>		
1001-00-000 CURRENT ASSETS:		
1100-00-000 CASH		
1110-00-000 Unrestricted Cash		
1111-10-000 Cash Operating 1	78,369.44	0.00
1111-90-000 Petty Cash	-510.50	0.00
1111-99-000 Total Unrestricted Cash	77,858.94	0.00
1119-00-000 TOTAL CASH	77,858.94	0.00
1300-00-000 TOTAL CURRENT ASSETS	77,858.94	0.00
1500-00-000 RAD		
1520-00-000 RAD Architects	-12,888.66	0.00
1530-00-000 RAD Legal	-862.79	0.00
1599-00-000 TOTAL RAD COSTS	-13,691.45	0.00
1999-00-000 TOTAL ASSETS	64,167.49	0.00
2000-00-000 LIABILITIES & EQUITY		
2001-00-000 LIABILITIES:		
2100-00-000 CURRENT LIABILITIES:		
2111-00-000 A/P Vendors and Contractors	-15,609.60	0.00
2116-01-000 A/P-PHA Projects	60,000.00	0.00
2117-90-000 Supplemental Insurance W/H	-1,067.60	0.00
2119-91-000 Accrued Payable	-1,952.83	0.00
2145-00-000 Interprogram-Due To	50,000.00	0.00



Central Offices - COCC (cont)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

		2021	Prelim 2022
		Actual	Budget
2299-00-000	TOTAL CURRENT LIABILITIES	91,369.97	0.00
2499-00-000	TOTAL LIABILITIES	91,369.97	0.00
2800-00-000	EQUITY		
2809-00-000	RETAINED EARNINGS:		
2809-02-000	Retained Earnings-Unrestricted Net Assets	-155,535.46	0.00
2809-99-000	TOTAL RETAINED EARNINGS:	-155,535.46	0.00
2899-00-000	TOTAL EQUITY	-155,535.46	0.00
2999-00-000	TOTAL LIABILITIES AND EQUITY	-64,165.49	0.00
	CASH FLOW	-146,916.55	34,476.00

All Section 8 Properties (all8)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
2999-99-999 Revenue & Expenses		
3000-00-000 INCOME		
3100-00-000 TENANT INCOME		
3101-00-000 Rental Income		
3112-00-000 Tenant Assistance Payments	-519.00	0.00
3119-00-000 Total Rental Income	-519.00	0.00
3199-00-000 NET TENANT INCOME	-519.00	0.00
3400-00-000 GRANT INCOME		
3410-01-000 Section 8 HAP Earned	2,642,530.53	2,706,766.00
3410-02-000 Section 8 Admin. Fee Income	246,939.00	255,528.00
3499-00-000 TOTAL GRANT INCOME	2,889,469.53	2,962,294.00
3600-00-000 OTHER INCOME		
3610-00-000 Investment Income - Unrestricted	1,679.43	6,464.00
3640-00-000 Fraud Recovery	1,999.97	8,000.00
3650-00-000 Miscellaneous Other Income	1,969.97	8,000.00
3699-00-000 TOTAL OTHER INCOME	5,679.37	22,464.00
3999-00-000 TOTAL INCOME	2,894,629.90	2,984,758.00
4000-00-000 EXPENSES		
4100-00-000 ADMINISTRATIVE		
4100-99-000 Administrative Salaries		
4110-00-000 Administrative Salaries	110,464.95	149,869.00
4110-02-000 Additional Compensation	2,368.22	9,473.00
4110-04-000 Employee Benefit Contribution-Admin	89,484.91	57,810.00
4110-99-000 Total Administrative Salaries	202,318.08	217,152.00
4130-00-000 Legal Expense		
4130-03-000 Tenant Screening	2,799.55	3,600.00
4130-04-000 General Legal Expense	140.00	0.00
4131-00-000 Total Legal Expense	2,939.55	3,600.00
4139-00-000 Other Admin Expenses		
4140-00-000 Staff Training	2,093.00	7,500.00
4170-00-000 Accounting Fees	6,134.97	5,900.00
4171-00-000 Auditing Fees	5,907.97	2,300.00
4172-00-000 Port Out Admin Fee Paid	885.19	750.00
4173-00-000 Management Fee	36,000.00	36,000.00
4189-00-000 Total Other Admin Expenses	51,021.13	52,450.00
4190-00-000 Miscellaneous Admin Expenses		
4190-01-000 Membership and Fees	259.83	400.00
4190-03-000 Advertising	2,951.14	0.00
4190-04-000 Office Supplies	1,374.36	0.00
4190-07-000 Telephone	1,052.91	1,279.00
4190-08-000 Postage	2,041.33	1,525.00
4190-09-000 Software License Fees	13,246.87	10,000.00
4190-10-000 Copiers	926.07	500.00
4190-12-000 Software	3,213.95	0.00
4190-15-000 Cell Phones/Pagers	647.41	0.00
4190-17-000 Payroll Services Fees	301.50	1,206.00
4190-18-000 Small Office Equipment	464.67	0.00
4190-19-000 COVID 19 Expenses	7,316.05	0.00
4190-22-000 Other Misc Admin Expenses	20,392.75	2,500.00
4191-00-000 Total Miscellaneous Admin Expenses	54,188.84	17,410.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	310,467.60	290,612.00
4300-00-000 UTILITIES		
4310-00-000 Water	732.50	720.00
4340-00-000 Garbage/Trash Removal	167.96	360.00
4390-00-000 Sewer	264.71	360.00
4399-00-000 TOTAL UTILITY EXPENSES	1,165.17	1,440.00
4400-00-000 MAINTENANCE AND OPERATIONS		
4430-00-000 Contract Costs		
4430-09-000 Contract-Grounds	338.00	0.00
4430-11-000 Contract-Plumbing	325.00	0.00
4430-13-000 Contract-HVAC	282.54	0.00
4430-17-000 Contract-Elevator Monitoring	1,000.00	0.00
4430-18-000 Contract-Alarm Monitoring	192.00	0.00
4430-22-000 Contract-IT Contracts	2,650.89	1,800.00
4430-23-000 Contract-Consultants	4,871.60	0.00
4430-90-000 Contract-Fee For Service	4,824.97	5,000.00
4439-00-000 Total Contract Costs	14,485.00	6,800.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	14,485.00	6,800.00
4500-00-000 GENERAL EXPENSES		
4510-20-000 Liability Insurance	2,500.03	10,000.00
4540-00-000 Employee Benefits	1,345.51	1,648.00
4540-20-000 Workers Compensation	2,348.72	2,501.00
4599-00-000 TOTAL GENERAL EXPENSES	6,194.26	14,149.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS		
4715-00-000 Housing Assistance Payments	2,477,582.00	2,572,512.00
4715-01-000 Tenant Utility Payments-Voucher	28,861.00	24,000.00
4715-02-000 Portable Out HAP Payments	18,807.00	24,000.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	2,525,250.00	2,620,512.00
8000-00-000 TOTAL EXPENSES	2,857,562.03	2,933,513.00
9000-00-000 NET INCOME	37,067.87	51,245.00
9999-99-000 All		
<b>1000-00-000 ASSETS</b>		
1001-00-000 CURRENT ASSETS:		
1100-00-000 CASH		
1110-00-000 Unrestricted Cash		
1111-10-000 Cash Operating 1	-11,356.93	0.00
1111-90-000 Petty Cash	-181.11	0.00
1111-99-000 Total Unrestricted Cash	-11,538.04	0.00
1119-00-000 TOTAL CASH	-11,538.04	0.00
1120-00-000 ACCOUNTS AND NOTES RECEIVABLE		
1122-00-000 A/R-Tenants	265.00	0.00
1149-00-000 TOTAL ACCOUNTS AND NOTES RECEIVABLE	265.00	0.00
1160-00-000 OTHER CURRENT ASSETS		
1163-00-000 Investments-Unrestricted	-1.11	0.00
1299-00-000 TOTAL OTHER CURRENT ASSETS	-1.11	0.00
1300-00-000 TOTAL CURRENT ASSETS	-11,274.15	0.00
1999-00-000 TOTAL ASSETS	-11,274.15	0.00
2000-00-000 LIABILITIES & EQUITY		
2001-00-000 LIABILITIES:		
2100-00-000 CURRENT LIABILITIES:		
2111-00-000 A/P Vendors and Contractors	-9,554.61	0.00
2117-90-000 Supplemental Insurance W/H	-2,128.74	0.00
2119-91-000 Accrued Payable	-1,299.24	0.00
2299-00-000 TOTAL CURRENT LIABILITIES	-12,982.59	0.00

All Section 8 Properties (all8)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

		2021		Prelim 2022	
		Actual		Budget	
2499-00-000	TOTAL LIABILITIES	-12,982.59		0.00	
2800-00-000	EQUITY				
2809-00-000	RETAINED EARNINGS:				
2809-02-000	Retained Earnings-Unrestricted Net Assets	24,256.74		0.00	
2809-99-000	TOTAL RETAINED EARNINGS:	24,256.74		0.00	
2899-00-000	TOTAL EQUITY	24,256.74		0.00	
2999-00-000	TOTAL LIABILITIES AND EQUITY	11,274.15		0.00	
	CASH FLOW	37,067.87		51,245.00	

Chabot Terrace (am1)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
2999-99-999 Revenue & Expenses		
3000-00-000 INCOME		
3100-00-000 TENANT INCOME		
3101-00-000 Rental Income		
3111-00-000 Tenant Rent	293,646.11	310,000.00
3112-01-000 Utility Reimb-LIPIH	-5,733.50	-4,200.00
3112-05-000 Utility Reimbursement Recovery	-182.00	0.00
3119-00-000 Total Rental Income	287,730.61	305,800.00
3120-00-000 Other Tenant Income	3,154.92	5,500.00
3120-01-000 Laundry and Vending	400.40	1,200.00
3120-03-000 Damages	73.89	2,500.00
3120-04-000 Late Charges	8,081.28	9,025.00
3120-05-000 Legal Fees - Tenant	2,535.19	5,200.00
3120-09-000 Misc.Tenant Income	2,256.61	8,250.00
3121-00-000 TPA Rent	9,852.30	0.00
3121-01-000 TPA Damage	583.69	0.00
3121-02-000 TPA Legal	98.78	0.00
3129-00-000 Total Other Tenant Income	26,819.50	31,675.00
3199-00-000 NET TENANT INCOME	314,630.11	337,475.00
3400-00-000 GRANT INCOME		
3401-00-000 HUD PHA Operating Grants/Subsidy	630,831.03	580,000.00
3415-00-000 Other Government Grants	29,657.10	0.00
3420-00-000 Capital Fund Grants	127,573.17	305,490.00
3499-00-000 TOTAL GRANT INCOME	788,061.30	885,490.00
3600-00-000 OTHER INCOME		
3610-00-000 Investment Income - Unrestricted	35.07	0.00
3645-00-000 Donation Income	1,745.53	0.00
3650-00-000 Miscellaneous Other Income	1,078.70	0.00
3699-00-000 TOTAL OTHER INCOME	2,859.30	0.00
3999-00-000 TOTAL INCOME	1,105,550.71	1,222,965.00
4000-00-000 EXPENSES		
4100-00-000 ADMINISTRATIVE		
4100-99-000 Administrative Salaries		
4110-00-000 Administrative Salaries	139,738.77	125,000.00
4110-04-000 Employee Benefits Contribution-Admin	45,341.26	30,000.00
4110-99-000 Total Administrative Salaries	185,080.03	155,000.00
4130-00-000 Legal Expense		
4130-02-000 Criminal Background Checks	33.56	0.00
4130-03-000 Tenant Screening	1,435.17	300.00
4130-04-000 General Legal Expense	3,124.37	3,750.00
4131-00-000 Total Legal Expense	4,593.10	4,050.00
4139-00-000 Other Admin Expenses		
4140-00-000 Staff Training	1,512.30	5,000.00
4150-00-000 Travel	692.91	0.00
4155-00-000 Mailbox Keys/Postmaster	525.00	600.00
4160-00-000 Meals	1,030.50	0.00
4170-00-000 Accounting Fees	3,563.03	4,000.00
4171-00-000 Auditing Fees	10,949.70	2,200.00
4173-00-000 Management Fee	73,960.15	72,000.00
4175-40-000 Asset Management Fees	6,192.00	6,192.00
4176-00-000 Bookkeeping Fees	4,350.00	0.00
4188-00-000 Total Other Admin Expenses	102,775.59	89,992.00
4190-00-000 Miscellaneous Admin Expenses		
4190-01-000 Membership and Fees	860.77	1,400.00
4190-03-000 Advertising	208.60	0.00
4190-04-000 Office Supplies	1,460.84	2,750.00
4190-07-000 Telephone	6,486.22	6,600.00
4190-08-000 Postage	902.00	750.00
4190-09-000 Software License Fees	13,996.87	10,000.00
4190-10-000 Copiers	1,227.02	1,250.00
4190-12-000 Software	1,946.51	1,700.00
4190-13-000 Internet	4,182.75	3,500.00
4190-15-000 Cell Phones/Pagers	2,094.19	2,200.00
4190-17-000 Payroll Services Fees	11,229.92	5,100.00
4190-18-000 Small Office Equipment	464.67	0.00
4190-19-000 COVID 19 Expenses	31,457.58	0.00
4190-20-000 Bank Fees	295.28	700.00
4190-22-000 Other Misc Admin Expenses	2,562.37	1,500.00
4191-00-000 Total Miscellaneous Admin Expenses	79,375.59	37,500.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	371,824.31	286,542.00
4200-00-000 TENANT SERVICES		
4200-01-000 Other Tenant Svcs.	6,249.46	5,500.00
4200-00-000 Tenant Services Contract Costs	3,750.00	15,000.00
4200-01-000 Tenant Relocation	6,277.72	4,500.00
4235-00-000 Community Living Room	-11,000.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	5,277.18	25,000.00
4300-00-000 UTILITIES		
4310-00-000 Water	56,028.16	59,200.00
4320-00-000 Electricity	77,546.36	74,914.00
4320-01-000 Electricity-Vacant Units	167.24	0.00
4330-00-000 Gas	37,678.06	40,244.00
4330-01-000 Gas-Vacant Units	153.45	0.00
4340-00-000 Garbage/Trash Removal	30,691.77	29,500.00
4390-00-000 Sewer	31,154.74	32,304.00
4399-00-000 TOTAL UTILITY EXPENSES	233,419.78	236,162.00
4400-00-000 MAINTENANCE AND OPERATIONS		
4400-99-000 General Maint Expense		
4410-00-000 Maintenance Salaries	185,304.01	160,000.00
4410-05-000 Employee Benefits Contribution-Maint.	82,276.00	75,000.00
4411-00-000 Maintenance Uniforms	1,098.08	1,200.00
4412-00-000 Maintenance Train[er] Training	1,039.36	0.00
4413-00-000 Vehicle Gas, Oil, Grease	327.68	650.00
4419-00-000 Total General Maint Expense	270,045.13	236,850.00
4420-00-000 Materials		
4420-01-000 Supplies-Grounds	3,081.06	0.00
4420-02-000 Supplies-Appliance	2,224.97	8,900.00
4420-04-000 Supplies-Electrical	206.03	250.00
4420-06-000 Supplies-Janitorial/Cleaning	3,475.18	2,500.00
4420-07-000 Supplies-Maint/Repairs	48,995.19	62,500.00
4420-08-000 Supplies-Plumbing	2,147.71	1,200.00
4429-00-000 Total Materials	60,130.14	75,350.00
4430-00-000 Contract Costs		
4430-01-000 Contract-Alarm/Extinguisher	124.97	500.00
4430-03-000 Contract-Building Repairs	1,268.72	5,075.00
4430-05-000 Contract-Decorating/Painting	925.00	1,500.00
4430-06-000 Contract-Electrical	1,679.68	3,200.00
4430-07-000 Contract-Fire Control	28,188.34	12,000.00
4430-08-000 Contract-Floor Covering	250.03	1,000.00
4430-09-000 Contract-Grounds	47,861.78	46,000.00
4430-10-000 Contract-Janitorial/Cleaning	3,899.97	3,500.00
4430-11-000 Contract-Plumbing	11,428.32	18,000.00
4430-13-000 Contract-HVAC	440.00	1,500.00
4430-14-000 Contract-Vehicle Maintenance	1,476.46	900.00

Châlet Terrace (am01)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

		2021	Prelim 2022
		Actual	Budget
4430-17-000	Contract-Elevator Monitoring	1,000.00	0.00
4430-18-000	Contract-Alarm Monitoring	5,569.67	5,500.00
4430-20-000	Contract-Trash/Garbage Removal	13,094.12	0.00
4430-22-000	Contract-IT Contracts	2,292.72	1,800.00
4430-23-000	Contract-Consultants	4,287.75	0.00
4430-80-000	Contract-Bookkeeping Fees	6,090.00	10,440.00
4430-90-000	Contract-Fee For Service	10,500.00	42,000.00
4430-99-000	Contract- Costs-Other	15,928.26	19,000.00
4439-00-000	Total Contract Costs	156,337.79	171,915.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	486,513.06	484,115.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance	2,081.00	0.00
4510-10-000	Property Insurance	7,999.97	32,000.00
4510-20-000	Liability Insurance	1,060.03	4,240.00
4520-00-000	Payments in Lieu of Taxes	0.00	0.00
4540-00-000	Employee Benefits	276.85	276.58
4540-10-000	Retiree Insurance	1,375.17	1,375.17
4540-20-000	Workers Compensation	359.87	0.00
4570-00-000	Bad Debt-Tenant Rents	-1,516.47	-12.50
4580-00-000	Security/Law Enforcement	0.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	495.42	1,639.25
8000-00-000	TOTAL EXPENSES	76,248.36	70,548.77
9000-00-000	NET INCOME	-1,794.46	18,468.59
ADJUSTMENTS			
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	28,401.94	-15,897.98
1111-90-000	Petty Cash	0.00	0.00
1111-99-000	Total Unrestricted Cash	28,401.94	-15,897.98
1112-00-000	Restricted Cash		
1112-01-000	Cash Restricted-Security Deposits	0.00	0.00
1112-99-000	Total Restricted Cash	0.00	0.00
1119-00-000	TOTAL CASH	28,401.94	-15,897.98
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE		
1122-00-000	A/R-Tenants	7,391.95	6,998.80
1129-01-000	AR - TPA	-11,738.05	-5,349.80
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-4,346.10	1,649.00
1160-00-000	OTHER CURRENT ASSETS		
1162-00-000	Investments-Unrestricted	-5.00	-5.00
1299-00-000	TOTAL OTHER CURRENT ASSETS	-5.00	-5.00
1300-00-000	TOTAL CURRENT ASSETS	24,050.84	-14,253.98
1500-00-000	RAD		
1510-00-000	RAD Program Management	0.00	0.00
1520-00-000	RAD Architects	0.00	0.00
1530-00-000	RAD Legal	0.00	0.00
1599-00-000	TOTAL RAD COSTS	0.00	0.00
1999-00-000	TOTAL ASSETS	24,050.84	-14,253.98
2000-00-000	LIABILITIES & EQUITY		
2001-00-000	LIABILITIES:		
2100-00-000	CURRENT LIABILITIES:		
2111-00-000	A/P Vendors and Contractors	-16,029.91	-555.00
2114-00-000	Tenant Security Deposits	276.00	288.00
2114-02-000	Security Deposit Clearing Account	0.00	0.00
2117-90-000	Supplemental Insurance W/H	-203.66	0.00
2119-91-000	Accrued Payable	-4,748.43	0.00
2240-00-000	Tenant Prepaid Rents	-2,086.40	2,336.40
2299-00-000	TOTAL CURRENT LIABILITIES	-24,852.40	2,069.40
2499-00-000	TOTAL LIABILITIES	-24,852.40	2,069.40
2800-00-000	EQUITY		
2809-00-000	RETAINED EARNINGS:		
2809-02-000	Retained Earnings-Unrestricted Net Assets	-1,794.46	18,468.59
2809-99-000	TOTAL RETAINED EARNINGS:	-1,794.46	18,468.59
2899-00-000	TOTAL EQUITY	-1,794.46	18,468.59
2999-00-000	TOTAL LIABILITIES AND EQUITY	-26,646.86	20,537.99
TOTAL ADJUSTMENTS		-2,596.02	6,284.01
CASH FLOW		-4,390.48	24,752.60

Reed Manor (am02)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
2999-99-999 Revenue & Expenses		
3000-00-000 INCOME		
3100-00-000 TENANT INCOME		
3101-00-000 Rental Income		
3111-00-000 Tenant Rent	632,516.52	692,000.00
3112-05-000 Utility Reimbursement Recovery	102.00	0.00
3119-00-000 Total Rental Income	632,618.52	692,000.00
3120-00-000 Other Tenant Income	4,994.75	7,500.00
3120-01-000 Laundry and Vending	9,448.95	14,555.00
3120-03-000 Damages	231.22	725.00
3120-04-000 Late Charges	13,575.00	10,500.00
3120-05-000 Legal Fees - Tenant	1,666.37	1,500.00
3120-09-000 Misc. Tenant Income	330.00	1,500.00
3121-00-000 TPA Rent	26,560.45	0.00
3121-01-000 TPA Damage	-50.00	0.00
3121-02-000 TPA Legal	110.00	0.00
3129-00-000 Total Other Tenant Income	56,646.74	36,280.00
3199-00-000 NET TENANT INCOME	689,265.26	728,280.00
3400-00-000 GRANT INCOME		
3401-00-000 HUD PHA Operating Grants/Subsidy	881,633.49	2,015,094.00
3415-00-000 Other Government Grants	114,338.69	0.00
3420-00-000 Capital Fund Grants	30,003.05	18,000.00
3499-00-000 TOTAL GRANT INCOME	1,025,975.23	2,033,094.00
3600-00-000 OTHER INCOME		
3610-00-000 Investment Income - Unrestricted	-159,805.50	550.00
3645-00-000 Donation Income	2,175.03	0.00
3650-00-000 Miscellaneous Other Income	375.00	1,500.00
3655-00-000 Insurance Proceeds	69,802.12	0.00
3699-00-000 TOTAL OTHER INCOME	-87,453.35	2,050.00
3999-00-000 TOTAL INCOME	1,627,787.14	2,763,424.00
4000-00-000 EXPENSES		
4100-00-000 ADMINISTRATIVE		
4100-99-000 Administrative Salaries		
4110-00-000 Administrative Salaries	178,391.88	140,000.00
4110-04-000 Employee Benefits Contribution-Admin	57,992.46	50,000.00
4110-99-000 Total Administrative Salaries	236,384.34	190,000.00
4130-00-000 Legal Expense		
4130-02-000 Criminal Background Checks	344.12	400.00
4130-03-000 Tenant Screening	914.35	1,500.00
4130-04-000 General Legal Expense	7,129.45	12,000.00
4131-00-000 Total Legal Expense	8,387.92	13,900.00
4139-00-000 Other Admin Expenses		
4140-00-000 Staff Training	887.37	2,500.00
4150-00-000 Travel	68.88	0.00
4155-00-000 Mailbox Keys/Postmaster	1,937.53	2,350.00
4160-00-000 Meals	1,400.00	0.00
4170-00-000 Accounting Fees	8,391.00	8,400.00
4171-00-000 Auditing Fees	14,484.70	2,200.00
4173-00-000 Management Fee	161,534.53	175,000.00
4175-40-000 Asset Management Fees	14,112.00	14,112.00
4176-00-000 Bookkeeping Fees	10,840.00	0.00
4189-00-000 Total Other Admin Expenses	213,656.01	204,562.00
4190-00-000 Miscellaneous Admin Expenses		
4190-01-000 Membership and Fees	534.80	1,500.00
4190-02-000 Publications	49.97	200.00
4190-03-000 Advertising	1,349.10	0.00
4190-04-000 Office Supplies	5,614.55	4,775.00
4190-07-000 Telephone	13,438.67	15,000.00
4190-08-000 Postage	1,230.38	1,700.00
4190-09-000 Software License Fees	13,672.10	9,900.00
4190-10-000 Copiers	1,128.83	875.00
4190-11-000 Printer Supplies	42.28	0.00
4190-12-000 Software	2,483.71	2,700.00
4190-13-000 Internet	3,675.32	2,650.00
4190-15-000 Cell Phones/Pagers	4,638.82	2,700.00
4190-17-000 Payroll Services Fees	11,480.00	6,100.00
4190-18-000 Small Office Equipment	464.67	0.00
4190-19-000 COVID-19 Expenses	83,965.35	0.00
4190-20-000 Bank Fees	1,637.14	2,600.00
4190-22-000 Other Misc Admin Expenses	11,230.29	20,000.00
4191-00-000 Total Miscellaneous Admin Expenses	156,615.98	70,700.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	615,044.25	479,162.00
4200-00-000 TENANT SERVICES		
4200-00-000 Resident Council	-5,000.00	0.00
4220-01-000 Other Tenant Svcs.	9,993.70	16,000.00
4230-00-000 Tenant Services Contract Costs	11,875.03	47,500.00
4230-01-000 Tenant Relocation	27,546.75	2,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	44,431.48	65,500.00
4300-00-000 UTILITIES		
4310-00-000 Water	52,154.97	45,000.00
4320-00-000 Electricity	148,614.79	180,000.00
4330-00-000 Gas	69,657.91	55,000.00
4340-00-000 Garbage/Trash Removal	35,813.87	60,000.00
4390-00-000 Sewer	30,796.69	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	337,032.23	369,000.00
4400-00-000 MAINTENANCE AND OPERATIONS		
4400-99-000 General Maint Expense		
4410-00-000 Maintenance Salaries	291,790.12	197,000.00
4410-05-000 Employee Benefits Contribution-Maint.	112,438.54	98,851.00
4411-00-000 Maintenance Uniforms	2,445.39	2,000.00
4412-00-000 Maintenance Train/Training	0.00	0.00
4413-00-000 Vehicle Gas, Oil, Grease	3,389.35	2,850.00
4419-00-000 Total General Maint Expense	410,198.92	300,751.00
4420-00-000 Materials		
4420-01-000 Supplies-Grounds	528.70	0.00
4420-02-000 Supplies-Appliance	1,375.03	5,500.00
4420-04-000 Supplies-Electrical	683.77	750.00
4420-06-000 Supplies-Janitorial/Cleaning	6,691.06	7,950.00
4420-07-000 Supplies-Maint/Repairs	91,454.34	115,000.00
4420-08-000 Supplies-Plumbing	1,136.83	750.00
4429-00-000 Total Materials	101,869.73	129,950.00
4430-00-000 Contract Costs		
4430-01-000 Contract-Alarm/Extinguisher	244.29	800.00
4430-06-000 Contract-Electrical	602.50	0.00
4430-07-000 Contract-Pest Control	188,047.29	125,000.00
4430-09-000 Contract-Grounds	23,660.00	24,000.00
4430-10-000 Contract-Janitorial/Cleaning	5,227.59	0.00
4430-11-000 Contract-Plumbing	9,541.58	12,000.00
4430-13-000 Contract-HVAC	1,249.97	5,000.00
4430-14-000 Contract-Vehicle Maintenance	1,033.89	0.00
4430-17-000 Contract-Elevator Monitoring	21,447.90	12,000.00
4430-18-000 Contract-Alarm Monitoring	9,770.89	7,500.00
4430-20-000 Contract-Trash/Garbage Removal	9,767.99	0.00

Reed Manor (am02)  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

		2021	Prelim 2022
		Actual	Budget
4430-22-000	Contract-IT Contracts	8,376.18	4,000.00
4430-23-000	Contract-Consultants	5,651.75	0.00
4430-80-000	Contract-Bookkeeping Fees	15,176.00	26,016.00
4430-90-000	Contract-Fee For Service	3,750.00	15,000.00
4430-99-000	Contract Costs-Other	142,571.03	82,828.00
4439-00-000	Total Contract Costs	446,118.85	314,144.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	958,187.50	744,795.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance	8,331.03	25,000.00
4510-10-000	Property Insurance	18,750.00	75,000.00
4510-20-000	Liability Insurance	2,749.97	11,000.00
4520-00-000	Payments in Lieu of Taxes	14,984.28	37,501.00
4540-00-000	Employee Benefits	4,068.48	500.00
4540-10-000	Retiree Insurance	15,356.94	0.00
4540-20-000	Workers Compensation	883.30	0.00
4570-00-000	Bad Debt- Tenant Rents	-240.93	-1,270.60
4580-00-000	Security/Law Enforcement	0.00	0.00
4599-00-000	TOTAL GENERAL EXPENSES	2,946.68	958.20
8000-00-000	TOTAL EXPENSES	115,210.74	125,120.58
9000-00-000	NET INCOME	134,664.55	-56,984.70
ADJUSTMENTS			
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	-62,318.58	75,617.58
1111-90-000	Petty Cash	0.00	0.00
1111-99-000	Total Unrestricted Cash	-62,318.58	75,617.58
1112-00-000	Restricted Cash		
1112-01-000	Cash Restricted-Security Deposits	0.00	0.00
1112-99-000	Total Restricted Cash	0.00	0.00
1119-00-000	TOTAL CASH	-62,318.58	75,617.58
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE		
1122-00-000	A/R-Tenants	-3,417.24	-567.06
1125-00-000	A/R Due from CDCC	0.00	0.00
1129-01-000	A/R - TRS	-6,153.17	-14,792.70
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	-9,570.41	-15,359.76
1160-00-000	OTHER CURRENT ASSETS		
1162-00-000	Investments-Unrestricted	-7.75	-7.18
1299-00-000	TOTAL OTHER CURRENT ASSETS	-7.75	-7.18
1300-00-000	TOTAL CURRENT ASSETS	-71,896.74	60,250.64
1500-00-000	RAD		
1510-00-000	RAD Program Management	0.00	0.00
1520-00-000	RAD Architects	0.00	0.00
1530-00-000	RAD Legal	0.00	0.00
1540-00-000	RAD Development Related Accounting	0.00	0.00
1550-00-000	RAD Physical Needs Assessments	0.00	0.00
1599-00-000	TOTAL RAD COSTS	0.00	0.00
1999-00-000	TOTAL ASSETS	-71,896.74	60,250.64
2000-00-000	LIABILITIES & EQUITY		
2001-00-000	LIABILITIES:		
2100-00-000	CURRENT LIABILITIES:		
2111-00-000	A/P Vendors and Contractors	-48,007.58	0.00
2114-00-000	Tenant Security Deposits	-655.00	266.00
2114-02-000	Security Deposit Clearing Account	392.00	0.00
2117-90-000	Supplemental Insurance W/H	-167.52	0.00
2119-91-000	Accrued Payable	-12,543.77	0.00
2240-00-000	Tenant Prepaid Rents	-978.83	489.76
2299-00-000	TOTAL CURRENT LIABILITIES	-61,960.70	755.76
2499-00-000	TOTAL LIABILITIES	-61,960.70	755.76
2800-00-000	EQUITY		
2801-00-000	CONTRIBUTED CAPITAL:		
2805-01-000	Deviations	0.00	-93.14
2805-99-000	TOTAL CONTRIBUTED CAPITAL	0.00	-93.14
2809-00-000	RETAINED EARNINGS:		
2809-02-000	Retained Earnings-Unrestricted Net Assets	134,664.55	-56,984.70
2809-99-000	TOTAL RETAINED EARNINGS:	134,664.55	-56,984.70
2899-00-000	TOTAL EQUITY	134,664.55	-57,077.84
2999-00-000	TOTAL LIABILITIES AND EQUITY	72,703.85	-56,322.08
TOTAL ADJUSTMENTS		807.11	3,928.56
CASH FLOW		135,471.66	-53,056.14

Shahan-Blackstone /amp3  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
2999-99-999 Revenue & Expenses		
3000-00-000 INCOME		
3100-00-000 TENANT INCOME		
3101-00-000 Rental Income		
3111-00-000 Tenant Rent	170,793.31	150,000.00
3112-01-000 Utility Remb-LPHH	-11,362.00	-14,400.00
3119-00-000 Total Rental Income	159,431.31	135,600.00
3120-00-000 Other Tenant Income	680.07	2,000.00
3120-01-000 Laundry and Vending	419.79	500.00
3120-03-000 Damages	250.03	1,000.00
3120-04-000 Late Charges	5,387.47	5,750.00
3120-05-000 Legal Fees - Tenant	680.03	2,500.00
3120-09-000 Misc.Tenant Income	-30.00	0.00
3121-00-000 TPA Rent	11,073.53	0.00
3121-02-000 TPA Legal	55.00	0.00
3129-00-000 Total Other Tenant Income	18,406.82	11,750.00
3199-00-000 NET TENANT INCOME	177,938.13	147,150.00
3400-00-000 GRANT INCOME		
3401-00-000 HUD PHA Operating Grants/Subsidy	522,866.00	474,000.00
3415-00-000 Other Government Grants	22,737.00	0.00
3420-00-000 Capital Fund Grants	7,731.29	0.00
3499-00-000 TOTAL GRANT INCOME	553,334.29	474,000.00
3600-00-000 OTHER INCOME		
3610-00-000 Investment Income - Unrestricted	35.07	0.00
3645-00-000 Donation Income	1,745.51	0.00
3650-00-000 Miscellaneous Other Income	58.80	0.00
3699-00-000 TOTAL OTHER INCOME	1,839.38	0.00
3999-00-000 TOTAL INCOME	735,011.80	621,350.00
4000-00-000 EXPENSES		
4100-00-000 ADMINISTRATIVE		
4100-99-000 Administrative Salaries		
4110-00-000 Administrative Salaries	137,990.61	73,958.00
4110-04-000 Employee Benefit Contribution-Admin	59,354.83	17,152.00
4110-99-000 Total Administrative Salaries	197,345.44	91,110.00
4130-00-000 Legal Expense		
4130-03-000 Tenant Screening	1,360.20	0.00
4130-04-000 General Legal Expense	1,443.43	1,500.00
4131-00-000 Total Legal Expense	2,803.63	1,500.00
4139-00-000 Other Admin Expenses		
4140-00-000 Staff Training	2,162.53	6,000.00
4150-00-000 Travel	68.88	0.00
4155-00-000 Mailbox Key/Postmaster	375.00	600.00
4160-00-000 Meals	1,694.50	0.00
4170-00-000 Accounting Fees	3,846.00	4,200.00
4171-00-000 Auditing Fees	10,949.70	2,200.00
4173-00-000 Management Fee	68,032.40	72,000.00
4175-40-000 Asset Management Fees	5,760.00	5,760.00
4176-00-000 Bookkeeping Fees	4,540.00	0.00
4189-00-000 Total Other Admin Expenses	97,429.01	90,760.00
4190-00-000 Miscellaneous Admin Expenses		
4190-01-000 Membership and Fees	893.77	2,000.00
4190-03-000 Advertising	711.43	0.00
4190-04-000 Office Supplies	1,818.05	1,800.00
4190-07-000 Telephone	7,479.17	7,500.00
4190-08-000 Postage	961.10	750.00
4190-09-000 Software License Fees	13,996.87	10,000.00
4190-10-000 Copiers	1,126.11	1,300.00
4190-12-000 Software	1,851.88	1,200.00
4190-13-000 Internet	3,765.02	3,000.00
4190-15-000 Cell Phones/Pagers	1,895.11	1,680.00
4190-17-000 Payroll Services Fees	11,259.93	5,200.00
4190-18-000 Small Office Equipment	464.67	0.00
4190-19-000 COVID 19 Expenses	24,699.86	0.00
4190-20-000 Bank Fees	86.00	0.00
4190-22-000 Other Misc Admin Expenses	1,138.32	0.00
4191-00-000 Total Miscellaneous Admin Expenses	72,143.19	34,430.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	369,721.27	217,800.00
4200-00-000 TENANT SERVICES		
4220-01-000 Other Tenant Svcs.	4,504.48	0.00
4230-01-000 Tenant Relocation	1,209.00	0.00
4235-00-000 Community Living Room	-11,000.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	-5,286.52	0.00
4300-00-000 UTILITIES		
4310-00-000 Water	51,843.31	25,000.00
4320-00-000 Electricity	3,793.60	4,558.00
4320-01-000 Electricity-Vacant Units	2,080.32	0.00
4330-00-000 Gas	1,873.53	3,482.00
4330-01-000 Gas-Vacant Units	2,011.72	0.00
4340-00-000 Garbage/Trash Removal	24,081.78	25,743.00
4390-00-000 Sewer	30,439.58	23,207.00
4399-00-000 TOTAL UTILITY EXPENSES	116,123.84	82,000.00
4400-00-000 MAINTENANCE AND OPERATIONS		
4400-99-000 General Maint Expense		
4410-00-000 Maintenance Salaries	137,547.08	80,229.00
4410-05-000 Employee Benefit Contribution-Maint.	25,266.39	11,742.00
4411-00-000 Maintenance Uniforms	382.99	0.00
4413-00-000 Vehicle Gas, Oil, Grease	1,214.63	640.00
4419-00-000 Total General Maint Expense	164,411.09	92,611.00
4420-00-000 Materials		
4420-01-000 Supplies-Grounds	2,051.73	649.00
4420-02-000 Supplies-Appliance	225.00	900.00
4420-04-000 Supplies-Electrical	49.97	200.00
4420-06-000 Supplies-Janitorial/Cleaning	1,009.12	1,400.00
4420-07-000 Supplies-Maint/Repairs	27,240.80	32,000.00
4429-00-000 Total Materials	30,576.62	35,149.00
4430-00-000 Contract Costs		
4430-01-000 Contract-Alarm/Extinguisher	248.59	600.00
4430-03-000 Contract-Building Repairs	750.00	3,000.00
4430-05-000 Contract-Decorating/Painting	1,150.00	5,400.00
4430-06-000 Contract-Electrical	486.41	300.00
4430-07-000 Contract-Pest Control	62,634.34	24,000.00
4430-08-000 Contract-Floor Covering	250.03	1,000.00
4430-09-000 Contract-Grounds	34,099.97	68,000.00
4430-10-000 Contract-Janitorial/Cleaning	1,650.00	6,600.00
4430-11-000 Contract-Plumbing	1,104.04	3,000.00
4430-13-000 Contract-HVAC	440.00	1,500.00
4430-14-000 Contract-Vehicle Maintenance	559.68	0.00
4430-17-000 Contract-Elevator Monitoring	1,000.00	0.00
4430-18-000 Contract-Alarm Monitoring	4,661.78	3,750.00
4430-20-000 Contract-Trash/Garbage Removal	10,568.75	0.00
4430-22-000 Contract-IT Contracts	1,858.19	0.00
4430-23-000 Contract-Consultants	4,373.00	0.00
4430-80-000 Contract-Bookkeeping Fees	6,318.78	10,747.00



Shahan-Blackstone / amp3  
**FY2022-2023 PRELIM BUDGET**  
 April 1, 2022 - March 31, 2023

	2021	Prelim 2022
	Actual	Budget
4430-99-000 Contract Costs-Other	4,462.15	0.00
4439-00-000 Total Contract Costs	136,745.71	127,887.00
4499-00-000 TOTAL MAINTENANCE EXPENSES	331,733.42	255,657.00
4500-00-000 GENERAL EXPENSES		
4510-00-000 Insurance	2,081.00	0.00
4510-10-000 Property Insurance	7,375.03	29,500.00
4510-20-000 Liability Insurance	874.89	3,500.00
4520-00-000 Payments in Lieu of Taxes	1,262.53	5,000.00
4540-00-000 Employee Benefits	1,054.78	0.00
4540-20-000 Workers Compensation	1,034.10	0.00
4570-00-000 Bad Debt-Tenant Rents	1,217.97	5,000.00
4580-00-000 Security/Law Enforcement	3,010.62	9,923.00
4599-00-000 TOTAL GENERAL EXPENSES	17,911.00	52,973.00
8000-00-000 TOTAL EXPENSES	59,778.80	75,942.10
9000-00-000 NET INCOME	-3,972.27	-9,224.34
ADJUSTMENTS		
0999-99-000 AE		
<b>1000-00-000 ASSETS</b>		
1001-00-000 CURRENT ASSETS:		
1100-00-000 CASH		
1110-00-000 Unrestricted Cash		
1111-10-000 Cash Operating 1	41,530.57	14,371.98
1111-90-000 Petty Cash	0.00	0.00
1111-99-000 Total Unrestricted Cash	41,530.57	14,371.98
1112-00-000 Restricted Cash		
1112-01-000 Cash Restricted-Security Deposits	0.00	0.00
1112-99-000 Total Restricted Cash	0.00	0.00
1119-00-000 TOTAL CASH	41,530.57	14,371.98
1120-00-000 ACCOUNTS AND NOTES RECEIVABLE		
1122-00-000 A/R-Tenants	-1,297.90	5,609.88
1129-01-000 AR - TPA	-3,551.96	-9,888.69
1149-00-000 TOTAL ACCOUNTS AND NOTES RECEIVABLE	-4,849.86	-4,288.81
1160-00-000 OTHER CURRENT ASSETS		
1162-00-000 Investments-Unrestricted	-5.00	-5.00
1299-00-000 TOTAL OTHER CURRENT ASSETS	-5.00	-5.00
1300-00-000 TOTAL CURRENT ASSETS	36,675.71	10,078.17
1500-00-000 RAD		
1510-00-000 RAD Program Management	0.00	0.00
1520-00-000 RAD Architects	0.00	0.00
1530-00-000 RAD Legal	0.00	0.00
1540-00-000 RAD Development Related Accounting	0.00	0.00
1599-00-000 TOTAL RAD COSTS	0.00	0.00
1999-00-000 TOTAL ASSETS	36,675.71	10,078.17
2000-00-000 LIABILITIES & EQUITY		
2001-00-000 LIABILITIES:		
2100-00-000 CURRENT LIABILITIES:		
2111-00-000 A/P Vendors and Contractors	-8,228.78	913.00
2114-00-000 Tenant Security Deposits	144.00	0.00
2114-02-000 Security Deposit Clearing Account	-215.00	0.00
2117-90-000 Supplemental Insurance W/H	-53.52	0.00
2119-91-000 Accrued Payable	-23,713.74	0.00
2240-00-000 Tenant Prepaid Rents	209.86	1,246.81
2299-00-000 TOTAL CURRENT LIABILITIES	-31,857.18	2,159.81
2499-00-000 TOTAL LIABILITIES	-31,857.18	2,159.81
2800-00-000 EQUITY		
2809-00-000 RETAINED EARNINGS:		
2809-02-000 Retained Earnings-Unrestricted Net Assets	-3,972.27	-9,224.34
2809-99-000 TOTAL RETAINED EARNINGS:	-3,972.27	-9,224.34
2899-00-000 TOTAL EQUITY	-3,972.27	-9,224.34
2999-00-000 TOTAL LIABILITIES AND EQUITY	-35,829.45	-7,064.53
TOTAL ADJUSTMENTS	846.26	3,013.64
CASH FLOW	-3,126.01	-6,210.70