

Jackson Housing Commission

Board of Commissioners

Regular Meeting

September 18, 2019 @ 12:00pm

Reed Manor Board Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
James Stark, Vice-President
Gerald Montgomery, Commissioner
Caroline Parker, Commissioner
Carmen Wade, Commissioner
4. Request changes/approve of the consent agenda
5. Public Comments (limited to 3 minutes)
6. Approval of Regular Meeting Minutes: August 21, 2019
7. Approval of the Previously Paid Liabilities: August 2019
8. RESOLUTIONS
Resolution No.2019-10: Approval of Collection Losses September 2019
Resolution No.2019-11: Approval to Close County National Bank Account
9. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
10. Motion to enter a CLOSED Session
11. ADJOURNMENT

NEXT MEETING: Regular Meeting- October 16, 2019- Chalet Terrace Community Room

Jackson Housing Commission

Regular Meeting

August 21, 2019

12:00pm

Shahan Blackstone North

Community Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on August 22, 2019 in the Shahan Blackstone North Community Room. Commissioner Michelle Woods called the meeting to order at 12:01pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, and Carmen Wade. Commissioners Caroline Parker and James Stark were both excused.

Also, present:

Laurie Ingram, Executive Director
Shari Boyce, Section 8 Director
Chelsea Poole, Executive Secretary

19-07-17-02 Public Comments

President Woods extended an invitation for those in attendance to make comments. No comments were made.

19-07-17-06 Approval of Previously Paid Liabilities: July 2019

Commissioner Montgomery **MOVED** to approve Previously Paid Liabilities for July 2019.
Commissioner Wade **SECONDED** and upon roll call, the motion adopted:

AYES: M. Woods, G. Montgomery, and C. Wade

NAYS: None

ABSTAIN: None

ABSENT: C. Parker, J. Stark

19-07-17-07 Resolution No.2019-07: Approval of Collection Write Off July 2019

Commissioner Montgomery **MOVED** to approve Collection Losses of \$8,690.22. Commissioner Wade **SECONDED** and upon roll call, the motion adopted:

AYES: M. Woods, G. Montgomery, C. Parker, C. Wade, J. Stark

NAYS: None

ABSTAIN: None

ABSENT: C. Parker, J. Stark

19-07-17-08 Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Account Receivables

C. Vacant Unit Turnaround

Jackson Housing Commission
Previously Paid Liabilities
Housing Choice Voucher Program
 August 1, 2019 - August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
55182	hcv	JACKSON UTILITY BILLING	8/1/2019	Check				
Total 55182					WILD-000428-0000-01 +8 MORE WILD-000428-0000-01 +8 MORE	hcv hcv	29.58 SEWER 76.64 WATER CONSUMPTION 500 106.22	
55183	hcv	TDS Metrocom	8/1/2019	Check	5177876494+ 6 MORE	hcv	93.71	5177876326 \$93.71
Total 55183							93.71	
55184	hcv	WISE CONSULTING	8/1/2019	Check	183	hcv	200.00	#183 \$200.00 HCV AUDIT ASSISTANCE
Total 55184							200.00	
55185	hcv	The Craft Agency, Inc.	8/7/2019	Check	1001317424	hcv	330.53	AUGUST 2019 WORKERS COMP COSTS
Total 55185							330.53	
55186	hcv	Jackson Housing Commission	8/7/2019	Check	AUGUST 2019 S8 MGMT FEES	hcv	3,000.00	\$3000.00 AUGUST 2019 S8 MGMT FEES
Total 55186							3,000.00	
55187	hcv	PC Solutions	8/7/2019	Check	M24262	hcv	146.79	M24262 \$146.79 IT SUPPORT COSTS
Total 55187							146.79	
55188	hcv	LORENZO NEAL	8/7/2019	Check		hcv	82.50	07.18.19 3.75 HRS @\$22.00
						hcv	33.00	07.23.19 1.0 HRS \$22.00
						hcv	88.00	07.31.19 4HRS@\$22.00
Total 55188							203.50	
55189	hcv	SCOTT ACCOUNTING & COMPUTE	8/7/2019	Check	143139	hcv	12.00	143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS
Total 55189							12.00	
55190	hcv	WISE CONSULTING	8/7/2019	Check	185	hcv	60.00	#185 AUG 2019 ACCOUNTING FEES
Total 55190							60.00	
55191	hcv	First National Bank Omaha	8/7/2019	Check	4988_6591_8367_2469/	hcv	99.69	JULY 2019 GOOGLE APPS
Total 55191							99.69	
55192	hcv	City Of Jackson - Finance Departm	8/16/2019	Check	JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION	hcv hcv	763.83 1,082.40	ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYER CONTRIBUTION
Total 55192							1,846.23	
55193	hcv	AMERICAN OFFICE SOLUTIONS	8/16/2019	Check				

Jackson Housing Commission
Previously Paid Liabilities
Housing Choice Voucher Program
 August 1, 2019 -August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 55204							0.97	
55205	hcv	PURCHASE POWER	8/26/2019	Check	STATEMENT 08.22.2019	hcv	300.00	8000-9000-0062-0884 POSTAGE REFILL COST
Total 55205							300.00	
55206	hcv	GLG PRINT	8/28/2019	Check	63365	hcv	28.61	#63365 \$28.61 ENVELOPES
Total 55206							28.61	
55207	hcv	JACKSON UTILITY BILLING	8/28/2019	Check		hcv	29.58	SEWER
Total 55207						hcv	76.64	WATER CONSUMPTION 500
Grand Total							9,488.50	

Jackson Housing Commission
Previously Paid Liabilities

COCC

August 1, 2019-August 31, 2019

Invoice #

Check Date Payment Method

Payee Name

Bank Code

Check #

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
3608	cocc	DBI BUSINESS INTERIORS	8/1/2019	Check	106464-0, 106836-0	cocc	79.15	106464-0 \$74.26 106836-0 \$4.89 OFFICE SUPPLIES
Total 3608							79.15	
3609	cocc	JACKSON UTILITY BILLING	8/1/2019	Check	WILD-000428-0000-01 +8 MORE WILD-000428-0000-01 +8 MORE	cocc cocc	29.58 76.64	SEWER WATER CONSUMPTION 500
Total 3609							106.22	
3610	cocc	TDS Metrocom	8/1/2019	Check	5177876494+ 6 MORE	cocc	65.35	5177879241 \$65.35
Total 3610							65.35	
3611	cocc	JACKSON YMCA	8/1/2019	Check	JULY, AUG, SEPT 2019	cocc	295.50	JULY, AUG, SEPT 2019 MEMBERSHIP FEES
Total 3611							295.50	
3612	cocc	First National Bank Omaha	8/1/2019	Check	-4988_6591_8367_2469 -4988_6591_8367_2469 -4988_6591_8367_2469	cocc cocc cocc	192.79 63.60 18.74	GORDONS \$192.79 HIV TESTING MEALS LITTLE CEASER \$63.60 HIV TESTING MEALS WALMART \$18.74 HIV TESTING MEALS
Total 3612							275.13	
3613	cocc	ALL THE CRAVE CUPCAKES BY KATE FLAVIN	8/1/2019	Check	00007	cocc	168.00	#00007 \$168.00 FOOD FOR ANNUAL JHC MEETING
Total 3613							168.00	
3614	cocc	ROBERT BILLS	8/2/2019	Check	WEEK OF 8.5.19-8.9.19	cocc	250.00	WK 8.5.19-5.9.19 CLR FOOD/ SUPPLIES
Total 3614							250.00	
3613	cocc	ALL THE CRAVE CUPCAKES BY KATE FLAVIN	8/6/2019	Check	00007	cocc	-168.00	#00007 \$168.00 FOOD FOR ANNUAL JHC MEETING VOIDED
Total 3613							-168.00	
3615	cocc	KATE FLAVIN	8/7/2019	Check	INV000007	cocc	168.00	CUPCAKES FOR JHC ANNUAL PICNIC \$168.00
Total 3615							168.00	
3616	cocc	West Texas Barbeque Co.	8/7/2019	Check	5129	cocc	688.73	#5129 \$688.73 FOOD FOR JHC ANNUAL PICNIC
Total 3616							688.73	
3617	cocc	ANTHONY GITTENS	8/7/2019	Check	CLR CLEANING FUNDS CLR CLEANING FUNDS CLR CLEANING FUNDS	cocc cocc cocc	18.00 18.00 50.00	RALPHA DUNLAP \$18.00 CLEANING FUNDS ROBERT ATKINS \$18.00 CLEANING FUNDS ROBERT PATFIELD \$50.00 CLEANING OF UNIT
Total 3617							86.00	
3618	cocc	The Craft Agency, Inc.	8/7/2019	Check	1001317424	cocc	495.80	AUGUST 2019 WORKERS COMP COSTS
Total 3618							495.80	

Jackson Housing Commission
Previously Paid Liabilities

COCC
August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 3630					495841 + 6 MORE	COCC	372.00	495840 \$372.00 LEASE MAINT 08/2019-7/2020
3631	COCC	THE WATER STORE INC	8/16/2019	Check	246766	COCC	13.23	#246766 \$13.23 PAID DUE TO CREDIT.
Total 3631							13.23	
3632	COCC	The SBAM Plan	8/16/2019	Check		COCC	8.50	ADMIN FEE
Total 3632							7,953.67	ADMIN HEALTH INSURANCE
3633	COCC	YARDI SYSTEMS, INC	8/16/2019	Check	3038456	COCC	5.50	#3038456 \$5.50 JULY 2019 ACH/ CHECK SCAN FEES
Total 3633							5.50	
3634	COCC	WISE CONSULTING	8/16/2019	Check	195	COCC	225.00	#195 \$225.00 JULY 2019 FINANCIALS
Total 3634							225.00	
3635	COCC	First National Bank Omaha	8/16/2019	Check		COCC	37.88	MEDJER \$37.88 JHC ANNUAL MEETING SUPPLIES
Total 3635							243.39	PARTY CITY \$243.39 JHC ANNUAL MEETING SUPPLIES
3636	COCC	Dailey's Carpet Cleaning	8/16/2019	Check	136406	COCC	825.00	136406 \$825.00 C- BUILDING CARPET CLEANING/ANNUAL
Total 3636							825.00	
3637	COCC	JACKSON VACUUM LIQUIDATORS	8/21/2019	Check		COCC	-825.00	136406 \$825.00 C- BUILDING CARPET CLEANING/ANNUAL
Total 3637							-825.00	VOIDED
3638	COCC	AFLAC	8/23/2019	Check	0286802	COCC	749.95	0286802 \$749.95 NEW WIDE TRACK VACUUM
Total 3638							248.91	
3639	COCC	ALLEGIANCE OCCUPATIONAL HEALTH	8/23/2019	Check	965865	COCC	130.00	802981755/ 802848970 \$130.00 PRE EMPLOYMENT SCREENING
Total 3639							93.00	802981755 \$93.00 PRE EMPLOYMENT SCREENING
3640	COCC	ALLEGRA	8/23/2019	Check	47315	COCC	43.75	47315 \$43.75 BLANK PURCHASE REQ
Total 3640							43.75	
3641	COCC	DBI BUSINESS INTERIORS	8/23/2019	Check		COCC		

Jackson Housing Commission
 Previously Paid Liabilities

August 1, 2019-August 31, 2019
 COCC

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
3652	COCC	GREATER ANN ARBOR SHRM	8/29/2019	Check				
					200004503,3000001298	COCC	20.00	200004503 \$20.00 HR TRAINING
					200004503,3000001298	COCC	80.00	80.00 3000001298 \$80.00 HR TRAINING/ ANN ARBOR
							100.00	
Total 3652								
Grand Total							23,150.66	

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65870	ph	AMBS CALL CENTER	8/1/2019	Check	190710150 190710150 190710150	amp2 amp3 amp1	230.20 190710150 \$230.20 AFTER HOURS PHONE SERVICE 95.20 190710150 \$95.20 AFTER HOURS PHONE SERVICE 98.30 190710150 \$98.30 AFTER HOURS PHONE SERVICE 423.70	
Total 65870								
65871	ph	Automatic Door Service Of Grand Rapids, Inc.	8/1/2019	Check	11314, 11542 11314, 11542	amp1 amp1	382.50 0000011314 \$382.50 SERVICE ON OFFICE DOOR 696.99 0000011542 \$696.99 SERVICE ON OFFICE DOOR 1,079.49	
Total 65871								
65872	ph	CASLER HARDWARE	8/1/2019	Check	127449, 127498, 128920, 128912 127449, 127498, 128920, 128912	amp2 amp2	95.26 127449 \$18.78 127498 \$76.48 MAINT. SUPPLIES 341.87 128920 \$239.95 128912 \$101.92 MAINT. SUPPLIES 437.13	
65873	ph	CONSUMERS ENERGY	8/1/2019	Check	100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE	amp3 amp3 amp3 amp3 amp1	445.45 KWH CONSUMPTION 2669 10.09 KWH CONSUMPTION 29 9.82 MCF CONSUMPTION 0 56.73 MCF CONSUMPTION 2 210.85 MCF CONSUMPTION 25 732.94	
Total 65873								
65874	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9:	8/1/2019	Check	5263658	amp1	24.85 31919/#5263658 \$24.85 MAINT SUPPLIES 24.85	
Total 65874								
65875	ph	GRIFFIN PEST SOLUTIONS	8/1/2019	Check	1807444 +6MORE 1807444 +6MORE 1807444 +6MORE 1807444 +6MORE	amp2 amp2 amp2 amp3	637.00 1807124 \$318.50 1807463 \$318.50 478.50 1807444 \$160.00 1807126 \$318.50 318.50 1807462 \$318.50 555.00 1818819 \$120.00 1808596 \$435.00 1,989.00	
Total 65875								
65876	ph	HAMMOND HARDWARE	8/1/2019	Check	C314631	amp1	13.49 C314631 \$13.49 MAINT. SUPPLIES 13.49	
Total 65876								
65877	ph	JACKSON UTILITY BILLING	8/1/2019	Check	WILD-000428-0000-01 +8 MORE WILD-000428-0000-01 +8 MORE	amp2 amp2	2,793.05 SEWER 4,133.80 WATER CONSUMPTION 125000 6,926.85	
Total 65877								
65878	ph	LESTER BROTHERS EXCAVATING, INC	8/1/2019	Check	116663	amp2	600.00 #116663 \$600.00 PORTABLE TOILETS/ LOSS OF WATER 600.00	
Total 65878								
65879	ph	LIBRA INDUSTRIES, INC. OF MI	8/1/2019	Check	INV/2019/9648	amp2	45.00 INV/2019/9648 \$45.00 EMPLOYEE CLOTHING - CONRAD 45.00	
Total 65879								

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65890					183	amp3	200.00 #183 \$200.00 PH AUDIT ASSISTANCE 600.00	
65891	ph	THE HOME DEPOT PRO	8/1/2019	Check	501960876 501960876 501960876	amp2 amp2 amp2	449.76 501960876 \$449.76 -11.59 PAYMENT246094 -\$11.59 CREDIT -98.82 PAYMENT246960 -\$98.82 CREDIT 339.35	
Total 65891								
65892	ph	ETNA Supply	8/1/2019	Check	S103150634.001	amp2	545.37 S103150634.001 \$545.37 CFP W/H 1460 545.37	
Total 65892								
65893	ph	CONSUMERS ENERGY	8/7/2019	Check	103034455651 103034455651	amp3 amp3	87.35 KWH CONSUMPTION 114 9.33 MCF CONSUMPTION 1 96.68	
Total 65893								
65894	ph	DBI BUSINESS INTERIORS	8/7/2019	Check	107398-0, 106833-0 107398-0, 106833-0	amp1 amp2	16.50 106833-0 \$16.50 106833-0 \$16.50 OFFICE SUPPLIES 105.57 107398-0 \$105.57 OFFICE SUPPLIES 122.07	
Total 65894								
65895	ph	ETNA Supply	8/7/2019	Check	S103170583.001	amp1	36.22 S103170583.001 \$36.22 MAINTENANCE SUPPLIES 36.22	
Total 65895								
65896	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9:	8/7/2019	Check	5272328	amp1	31.31 5272328 \$31.31 MAINTENANCE SUPPLIES 31.31	
Total 65896								
65897	ph	GLG PRINT	8/7/2019	Check	61613, 61922 61613, 61922	amp2 amp2	14.75 61613 \$14.75 J. NORMAN BUSINESS CARDS 1.25 61922 \$1.25 WHITE COLOR COPIES 16.00	
Total 65897								
65898	ph	The Craft Agency, Inc.	8/7/2019	Check	1001317424 1001317424 1001317424	amp1 amp2 amp3	181.79 AUGUST 2019 WORKERS COMP COSTS 446.22 AUGUST 2019 WORKERS COMP COSTS 198.32 AUGUST 2019 WORKERS COMP COSTS 826.33	
Total 65898								
65899	ph	GRIFFIN PEST SOLUTIONS	8/7/2019	Check	1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE	amp2 amp2 amp2 amp2 amp1	525.00 1807755 \$325.00 1808312 \$200.00 637.00 1808322 \$318.50 1808324 \$318.50 1,413.50 1808323 \$318.50 1808846 \$1095.00 318.50 1819247 \$318.50 PEST MAINTENANCE 518.50 1819248 \$318.50 1819198 \$200.00 20.00 1819715 \$20.00 PEST MAINTENANCE 3,432.50	
Total 65899								
65900	ph	HAMMOND HARDWARE	8/7/2019	Check				

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing

August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65911					M24262 M24262 M24262	amp1 amp2 amp3	146.80 146.80 146.80	M24262 \$146.80 IT SUPPORT COSTS M24262 \$146.80 IT SUPPORT COSTS M24262 \$146.80 IT SUPPORT COSTS 440.40
65912	ph	PDQ SUPPLY, INC.	8/7/2019	Check	SI-299336	amp1	249.03	SI-299336 \$249.03 MAINTENANCE SUPPLIES 249.03
Total 65913						amp2	50.00	AUTMAN, BELCHER MAILBOX KEY 50.00
65914	ph	REPUBLIC SERVICES #249	8/7/2019	Check	0249-006443693 0249-006443693 0249-006443693	amp1 amp2 amp3	2,904.34 5,738.80 2,302.43	3-0249-0142326 0249-006443693 3-0249-0142326 0249-006443693 3-0249-0142326 0249-006443693 10,945.57
Total 65914								
65915	ph	SCOTT ACCOUNTING & COMPUTER SERVICE,	8/7/2019	Check	143139 143139 143139	amp1 amp2 amp3	12.00 12.00 12.00	143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS 143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS 143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS 36.00
Total 65915								
65916	ph	TEACHOUT SECURITY SOLUTIONS, INC	8/7/2019	Check	0011941948 0011941948 0011941948	amp1 amp3 amp2	105.00 105.00 1,330.56	0011941948 \$105.00 07.25.2019-07.31.2019 0011941948 \$105.00 07.25.2019-07.31.2019 0011941948 \$1330.56 07.25.2019-07.31.2019 1,540.56
Total 65916								
65917	ph	THE WATER STORE INC	8/7/2019	Check	245378, 245379, 245377 245378, 245379, 245377 245378, 245379, 245377	amp3 amp1 amp2	5.00 5.00 5.00	245377 \$5.00 MONTHLY DISPENSER FEE 245378 \$5.00 MONTHLY DISPENSER FEE 245379 \$5.00 MONTHLY DISPENSER FEE 15.00
Total 65917								
65918	ph	TRANS UNION LLC	8/7/2019	Check	07928446	amp2	39.30	07928446 \$39.30 TENANT SCREENING 39.30
Total 65918								
65919	ph	White & Hotchkiss, PLLC	8/7/2019	Check	2360 2360 2360	amp3 amp1 amp2	101.11 104.40 244.49	#2360 \$101.11 JULY 2019 LEGAL EXPENSES #2360 \$104.40 JULY 2019 LEGAL EXPENSES #2360 \$244.49 JULY 2019 LEGAL EXPENSES 450.00
Total 65919								
65920	ph	WISE CONSULTING	8/7/2019	Check	185 185 185	amp1 amp2 amp3	60.00 60.00 60.00	#185 AUG 2019 ACCOUNTING FEES #185 AUG 2019 ACCOUNTING FEES #185 AUG 2019 ACCOUNTING FEES 180.00
Total 65920								

Jackson Housing Commission
Previously Paid Liabilities

Public Housing

August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65931								
65932	ph	COMCAST	8/16/2019	Check	JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION	amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3	425.51 481.83 215.18 730.29 831.68 396.33 859.93 1,063.50 368.10 1,240.83 1,604.34 683.63	ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYEE CONTRIBUTION ADMIN EMPLOYEE CONTRIBUTION MAINT EMPLOYEE CONTRIBUTION MAINT EMPLOYEE CONTRIBUTION MAINT EMPLOYEE CONTRIBUTION MAINT EMPLOYEE CONTRIBUTION MAINT EMPLOYEE CONTRIBUTION
Total 65932					0369921,0104708, 0363940 0369921,0104708, 0363940 0369921,0104708, 0363940	amp3 amp2 amp3	197.54 215.09 36.20	8529114280104708 \$197.54 109 SHAHAN 8529114280363940 \$215.09 301 STEWARD 8529114280369921 \$36.20 221 JANKE
65933	ph	AMERICAN OFFICE SOLUTIONS	8/16/2019	Check	25321159 25321159 25321159	amp1 amp2 amp3	101.28 101.28 101.28	25321159 \$101.28 COPIES/MADE COSTS 25321159 \$101.28 COPIES/MADE COSTS 25321159 \$101.28 COPIES/MADE COSTS
Total 65933							303.84	
65934	ph	CONSUMERS ENERGY	8/16/2019	Check	103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES	amp1 amp1 amp3 amp1 amp2 amp3	33.63 7,961.13 37.96 21.26 999.33 1,265.96	KWH CONSUMPTION 176 KWH CONSUMPTION 58282 KWH CONSUMPTION 90 MCF CONSUMPTION 1 MCF CONSUMPTION 137 MCF CONSUMPTION 154
Total 65934							10,371.59	
65935	ph	DBI BUSINESS INTERIORS	8/16/2019	Check	108950, 108955, 109122, 108951 108950, 108955, 109122, 108951 108950, 108955, 109122, 108951 108950, 108955, 109122, 108951	amp1 amp3 amp2 amp3	31.49 27.69 36.88 43.83	108950-0 \$31.49 OFFICE SUPPLIES 108951-0 \$27.69 OFFICE SUPPLIES 108955-0 \$36.88 OFFICE SUPPLIES 109122-0 \$43.83 OFFICE SUPPLIES
Total 65935							139.89	
65936	ph	ETNA Supply	8/16/2019	Check	5103181800.001	amp1	34.00	S103181800.001 \$34.00 TURN HOSE
Total 65936							34.00	
65937	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9	8/16/2019	Check	5270632	amp1	30.93	31919/#5270632 \$30.93 MAINT. SUPPLIES
Total 65937							30.93	
65938	ph	GRIFFIN PEST SOLUTIONS	8/16/2019	Check				

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65945					62790, 62791,	amp3	480.25 62791 \$480.25 SHAHAN TRASH REMOVAL 1,450.20	
65946	ph	OSBORNE PROCESS SERVICE	8/16/2019	Check	OBP-2019002124	amp2	28.17	OBP-2019002124 \$28.17 PROCESS SERVICE COST
Total 65946							28.17	
65947	ph	PC Solutions	8/16/2019	Check	M23605	amp2	148.50	M23605 \$148.50 H-BUILDING CAMERA WORK
Total 65947							148.50	
65948	ph	PDQ SUPPLY, INC.	8/16/2019	Check	SI-300121	amp2	180.51	SI-300121 \$180.51 MAINTENANCE SUPPLIES
Total 65948							180.51	
65949	ph	SAFETY SYSTEMS INC	8/16/2019	Check	495841 + 6 MORE 495841 + 6 MORE 495841 + 6 MORE	amp2 amp1 amp3 amp2	342.00 495668 \$219.00 495592 \$123.00 732.00 495841 \$732.00 320 BAR LEASE MAINT 8/2019-7/2020 768.00 495842 \$768.00 109 SHA LEASE MAINT. 8/2019-7/2020 732.00 495843 \$732.00 301 STE LEASE MAIN 08/2019-7/2020	
Total 65949							2,574.00	
65950	ph	THE SHERWIN -WILLIAMS CO.	8/16/2019	Check	4758-6, 4510-1 4758-6, 4510-1	amp3 amp1	754.00 4510-1 \$754.00 - PAINT 150.80 4758-6 \$150.80 - PAINT	
Total 65950							904.80	
65951	ph	TALX THE WORK NUMBER	8/16/2019	Check	1000727341	amp1	22.45	0210/8805983 #1000727341 \$22.45 PRE TENANT SCREENING
Total 65951							22.45	
65952	ph	TEACHOUT SECURITY SOLUTIONS, INC	8/16/2019	Check	0011942060 0011942060 0011942060	amp1 amp3 amp2	105.00 0011942060 \$105.00 08/01/2019-08/07/2019 105.00 0011942060 \$105.00 08/01/2019-08/07/2019 1,330.56 0011942060 \$1330.56 08/01/2019-08/07/2019	
Total 65952							1,540.56	
65953	ph	ROONEY'S	8/16/2019	Check	19-401	amp2	185.00	# 19-401 \$185.00 MINOR PLUMBING H-4
Total 65953							185.00	
65954	ph	THE HOME DEPOT SUPPLY	8/16/2019	Check	13512 + 3 MORE 13512 + 3 MORE 13512 + 3 MORE 13512 + 3 MORE	amp3 amp3 amp2 amp2	125.20 13512 \$125.20 MAINT. SUPPLIES 145.02 3013127 \$145.02 MAINT. SUPPLIES 2,227.07 6014057 \$2227.07 MAINT. SUPPLIES 1,606.45 9014830 \$1606.45 MAINT. SUPPLIES	
Total 65954							4,103.74	
65955	ph	The SBAM Plan	8/16/2019	Check	09.01.2019-09.30.2019 HEALTH IN: 09.01.2019-09.30.2019 HEALTH IN: 09.01.2019-09.30.2019 HEALTH IN:	amp1 amp2 amp3	8.50 ADMIN FEE 8.50 ADMIN FEE 8.50 ADMIN FEE	

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65964							132.00	
65975	ph	AFLAC	8/23/2019	Check	965865 965865 965865	amp3 amp2 amp1	127.08 VX312/965865 \$127.08 AUG-2019 SUPPLEMENTAL INS. 251.28 VX312/965865 \$251.28 AUG-2019 SUPPLEMENTAL INS. 387.75 VX312/965865 \$387.75 AUG-2019 SUPPLEMENTAL INS. 766.11	
Total 65975								
65976	ph	ALLEGIANCE OCCUPATIONAL HEALTH	8/23/2019	Check	802981755/ 802848970	amp2	260.00 802848970 \$130.00 PRE EMPLOYMENT SCREENING 260.00	
Total 65976								
65977	ph	ALLEGRA	8/23/2019	Check	47315 47315 47315	amp1 amp2 amp3	43.75 47315 \$43.75 BLANK PURCHASE REQ 43.75 47315 \$43.75 BLANK PURCHASE REQ 43.75 47315 \$43.75 BLANK PURCHASE REQ 131.25	
Total 65977								
65978	ph	COMCAST	8/23/2019	Check	8529 11 428 0358478	amp1	106.85 8529 11 428 0358478 \$106.85 410 E HIGH 106.85	
Total 65978								
65979	ph	GRIFFIN PEST SOLUTIONS	8/23/2019	Check	1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES	amp1 amp2 amp2 amp2 amp3 amp2 amp2	80.00 1799474 \$80.00 1,765.00 1819956 \$325.00 1821505 \$1440.00 280.00 1819992 \$160.00 1821522 \$120.00 605.00 1820365 \$325.00 1820476 \$280.00 640.00 1820730 \$400.00 1820733 \$240.00 120.00 1821648 \$40.00 1822733 \$80.00 555.00 1822258 \$475.00 1799475 \$80.00 365.00 1822493 \$40.00 1820474 \$325.00 4,410.00	
Total 65979								
65980	ph	HAMMOND HARDWARE	8/23/2019	Check	C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES	amp1 amp1 amp1 amp1 amp1 amp1	39.55 C313869 \$39.55 MAINT. SUPPLIES 12.59 C314553 \$12.59 WASTE ARM 53.31 C314586 \$53.31 MAINT. SUPPLIES 29.67 C316815 \$29.67 MAINT. SUPPLIES 15.42 C317084 \$15.42 MAINT. SUPPLIES 14.40 C317554 \$14.40 HAIR CLOG 164.94	
Total 65980								
65981	ph	JACKSON GLASS WORKS INC	8/23/2019	Check	423999/ 423961 423999/ 423961	amp1 amp3	30.00 423961 \$30.00 108 LAUREL CT 197.78 423999 \$197.78 421 MADISON 227.78	
Total 65981								
65982	ph	Jackson Transportation Authority (JATA)	8/23/2019	Check	0029704-IN 0029704-IN 0029704-IN	amp3 amp2 amp1	181.05 0029704-IN \$181.05 VEHICLE FUEL JULY 2019 292.07 0029704-IN \$292.07 VEHICLE FUEL JULY 2019 71.86 0029704-IN \$71.86 VEHICLE FUEL JULY 2019 544.98	
Total 65982								

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65992					1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143	amp3 amp3 amp3 amp3 amp3	800.00 #1126 \$800.00 150/151 SHAHAN PAINTING 800.00 #1138 \$800.00 104 SHAHAN/ PAINTING 1,000.00 #1139 \$1000.00 323 MOORMAN PAINTING 1,000.00 #1142 \$1000.00 317 MOORMAN PAINTING 1,000.00 #1143 \$1000.00 325 MOORMAN PAINTING 4,600.00	
65993	ph	First National Bank Omaha	8/23/2019	Check	498659183672469 498659183672469 498659183672469	amp1 amp2 amp3	31.20 WIX.COM \$31.20 JHC WEBSITE 31.20 WIX.COM \$31.20 JHC WEBSITE 31.20 WIX.COM \$31.20 JHC WEBSITE 93.60	
Total 65993								
65994	ph	PURCHASE POWER	8/26/2019	Check	STATEMENT 08.22.2019 STATEMENT 08.22.2019 STATEMENT 08.22.2019	amp1 amp2 amp3	110.00 8000-9000-0062-0884 POSTAGE REFILL COST 270.00 8000-9000-0062-0884 POSTAGE REFILL COST 120.00 8000-9000-0062-0884 POSTAGE REFILL COST 500.00	
65995	ph	Rogers	8/28/2019	Check	:Refund 8/19/2019:51:44 PM	amp2	457.40 Refunding Q-17739 457.40	
Total 65995								
65996	ph	CONSUMERS ENERGY	8/28/2019	Check	100000472256 + 9 MORE INVOICE: 100000472256 + 9 MORE INVOICE: 100000472256 + 9 MORE INVOICE:	amp2 amp3 amp3	19,425.54 KWH CONSUMPTION 149080 491.42 KWH CONSUMPTION 2909 69.98 MCF CONSUMPTION 3 19,986.94	
Total 65996								
65997	ph	COMCAST	8/28/2019	Check	8529.11.428-0369913	amp1	199.81 852911.4280369913 \$199.81 316 BAR 8.24.2019-9.23.2019 199.81	
Total 65997								
65998	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9	8/28/2019	Check	5265911	amp1	85.21 31919/#5265911 \$85.21 MAINT. SUPPLIES 85.21	
Total 65998								
65999	ph	GLG PRINT	8/28/2019	Check	63365 63365 63365	amp1 amp2 amp3	28.63 #63365 \$28.63 ENVELOPES 28.63 #63365 \$28.63 ENVELOPES 28.63 #63365 \$28.63 ENVELOPES 85.89	
Total 65999								
66000	ph	GRIFFIN PEST SOLUTIONS	8/28/2019	Check	1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE	amp2 amp2 amp2 amp2 amp1	40.00 1819997 \$40.00 PEST MAINTENANCE 1,420.00 1821529 \$325.00 1822176 \$1095.00 650.00 1821639 \$325.00 1822199 \$325.00 1,175.00 1833177 \$80.00 1821649 \$1095.00 160.00 1833833 \$160.00 PEST MAINTENANCE 3,445.00	
Total 66000								
66001	ph	Hi-Tech Safe & lock Inc.	8/28/2019	Check				

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65870	ph	AMBS CALL CENTER	8/1/2019	Check	190710150 190710150 190710150	amp2 amp3 amp1	230.20 190710150 \$230.20 AFTER HOURS PHONE SERVICE 95.20 190710150 \$95.20 AFTER HOURS PHONE SERVICE 98.30 190710150 \$98.30 AFTER HOURS PHONE SERVICE 423.70	
Total 65870								
65871	ph	Automatic Door Service Of Grand Rapids, Inc.	8/1/2019	Check	11314, 11542 11314, 11542	amp1 amp1	382.50 0000011314 \$382.50 SERVICE ON OFFICE DOOR 696.99 0000011542 \$696.99 SERVICE ON OFFICE DOOR 1,079.49	
Total 65871								
65872	ph	CASLER HARDWARE	8/1/2019	Check	127449, 127498, 128920, 128912 127449, 127498, 128920, 128912	amp2 amp2	95.26 127449 \$18.78 127498 \$76.48 MAINT. SUPPLIES 341.87 128920 \$239.95 128912 \$101.92 MAINT. SUPPLIES 437.13	
Total 65872								
65873	ph	CONSUMERS ENERGY	8/1/2019	Check	100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE	amp3 amp3 amp3 amp3 amp1	445.45 KWH CONSUMPTION 2669 10.09 KWH CONSUMPTION 29 9.82 MCF CONSUMPTION 0 56.73 MCF CONSUMPTION 2 210.85 MCF CONSUMPTION 25 732.94	
Total 65873								
65874	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9:	8/1/2019	Check	5263658	amp1	24.85 31919/#5263658 \$24.85 MAINT SUPPLIES 24.85	
Total 65874								
65875	ph	GRIFFIN PEST SOLUTIONS	8/1/2019	Check	1807444 +6MORE 1807444 +6MORE 1807444 +6MORE	amp2 amp2 amp3	637.00 1807124 \$318.50 1807463 \$318.50 478.50 1807444 \$160.00 1807126 \$318.50 318.50 1807462 \$318.50 555.00 1818819 \$120.00 1808596 \$435.00 1,989.00	
Total 65875								
65876	ph	HAMMOND HARDWARE	8/1/2019	Check	C314631	amp1	13.49 C314631 \$13.49 MAINT. SUPPLIES 13.49	
Total 65876								
65877	ph	JACKSON UTILITY BILLING	8/1/2019	Check	WILD-000428-0000-01 +8 MORE WILD-000428-0000-01 +8 MORE	amp2 amp2	2,793.05 SEWER 4,133.80 WATER CONSUMPTION 125000 6,926.85	
Total 65877								
65878	ph	LESTER BROTHERS EXCAVATING, INC	8/1/2019	Check	116663	amp2	600.00 #116663 \$600.00 PORTABLE TOILETS/ LOSS OF WATER 600.00	
Total 65878								
65879	ph	LIBRA INDUSTRIES, INC. OF MI	8/1/2019	Check	INV/2019/9648	amp2	45.00 INV/2019/9648 \$45.00 EMPLOYEE CLOTHING - CONRAD 45.00	
Total 65879								

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Total 65890					183	amp3	200.00 #183 \$200.00 PH AUDIT ASSISTANCE 600.00	
65891	ph	THE HOME DEPOT PRO	8/1/2019	Check	501960876 501960876 501960876	amp2 amp2 amp2	449.76 501960876 \$449.76 -11.59 PAYMENT246094 -\$11.59 CREDIT -98.82 PAYMENT246960 -\$98.82 CREDIT 339.35	
Total 65891								
65892	ph	ETNA Supply	8/1/2019	Check	S103150634.001	amp2	545.37 S103150634.001 \$545.37 CFP W/H 1460 545.37	
Total 65892								
65893	ph	CONSUMERS ENERGY	8/7/2019	Check	103034455651 103034455651	amp3 amp3	87.35 KWH CONSUMPTION 114 9.33 MCF CONSUMPTION 1 96.68	
Total 65893								
65894	ph	DBI BUSINESS INTERIORS	8/7/2019	Check	107398-0, 106833-0 107398-0, 106833-0	amp1 amp2	16.50 106833-0 \$16.50 106833-0 \$16.50 OFFICE SUPPLIES 105.57 107398-0 \$105.57 OFFICE SUPPLIES 122.07	
Total 65894								
65895	ph	ETNA Supply	8/7/2019	Check	S103170583.001	amp1	36.22 S103170583.001 \$36.22 MAINTENANCE SUPPLIES 36.22	
Total 65895								
65896	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9	8/7/2019	Check	5272328	amp1	31.31 5272328 \$31.31 MAINTENANCE SUPPLIES 31.31	
Total 65896								
65897	ph	GLG PRINT	8/7/2019	Check	61613, 61922 61613, 61922	amp2 amp2	14.75 61613 \$14.75 J. NORMAN BUSINESS CARDS 1.25 61922 \$1.25 WHITE COLOR COPIES 16.00	
Total 65897								
65898	ph	The Craft Agency, Inc.	8/7/2019	Check	1001317424 1001317424 1001317424	amp1 amp2 amp3	181.79 AUGUST 2019 WORKERS COMP COSTS 446.22 AUGUST 2019 WORKERS COMP COSTS 196.32 AUGUST 2019 WORKERS COMP COSTS 826.33	
Total 65898								
65899	ph	GRIFFIN PEST SOLUTIONS	8/7/2019	Check	1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE 1819715 + 9 MORE	amp2 amp2 amp2 amp2 amp2 amp1	525.00 1807755 \$325.00 1808312 \$200.00 637.00 1808322 \$318.50 1808324 \$318.50 1,413.50 1808323 \$318.50 1808846 \$1095.00 318.50 1819247 \$318.50 PEST MAINTENANCE 518.50 1819248 \$318.50 1819198 \$200.00 20.00 1819715 \$20.00 PEST MAINTENANCE 3,432.50	
Total 65899								
65900	ph	HAMMOND HARDWARE	8/7/2019	Check				

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Total 65911					M24262 M24262 M24262	amp1 amp2 amp3	146.80 146.80 146.80	\$146.80 IT SUPPORT COSTS \$146.80 IT SUPPORT COSTS \$146.80 IT SUPPORT COSTS
65912	ph	PDQ SUPPLY, INC.	8/7/2019	Check	SI-299336	amp1	249.03	\$249.03 MAINTENANCE SUPPLIES
Total 65912							249.03	
65913	ph	Postmaster	8/7/2019	Check		amp2	50.00	AUTMAN, BELCHER MAILBOX KEY
Total 65913							50.00	
65914	ph	REPUBLIC SERVICES #249	8/7/2019	Check	0249-006443693 0249-006443693 0249-006443693	amp1 amp2 amp3	2,904.34 5,738.80 2,302.43	3-0249-0142326 0249-006443693 3-0249-0142326 0249-006443693 3-0249-0142326 0249-006443693
Total 65914							10,945.57	
65915	ph	SCOTT ACCOUNTING & COMPUTER SERVICE,	8/7/2019	Check	143139 143139 143139	amp1 amp2 amp3	12.00 12.00 12.00	143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS 143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS 143139 \$12.00 AUGUST 2019 SOFTWARE MAINT. COSTS
Total 65915							36.00	
65916	ph	TEACHOUT SECURITY SOLUTIONS, INC	8/7/2019	Check	0011941948 0011941948 0011941948	amp1 amp3 amp2	105.00 105.00 1,330.56	0011941948 \$105.00 07.25.2019-07.31.2019 0011941948 \$105.00 07.25.2019-07.31.2019 0011941948 \$1330.56 07.25.2019-07.31.2019
Total 65916							1,540.56	
65917	ph	THE WATER STORE INC	8/7/2019	Check	245378, 245379, 245377 245378, 245379, 245377 245378, 245379, 245377	amp3 amp1 amp2	5.00 5.00 5.00	245377 \$5.00 MONTHLY DISPENSER FEE 245378 \$5.00 MONTHLY DISPENSER FEE 245379 \$5.00 MONTHLY DISPENSER FEE
Total 65917							15.00	
65918	ph	TRANS UNION LLC	8/7/2019	Check	07928446	amp2	39.30	07928446 \$39.30 TENANT SCREENING
Total 65918							39.30	
65919	ph	White & Hotchkiss, PLLC	8/7/2019	Check	2360 2360 2360	amp3 amp1 amp2	101.11 104.40 244.49	#2360 \$101.11 JULY 2019 LEGAL EXPENSES #2360 \$104.40 JULY 2019 LEGAL EXPENSES #2360 \$244.49 JULY 2019 LEGAL EXPENSES
Total 65919							450.00	
65920	ph	WISE CONSULTING	8/7/2019	Check	185 185 185	amp1 amp2 amp3	60.00 60.00 60.00	#185 AUG 2019 ACCOUNTING FEES #185 AUG 2019 ACCOUNTING FEES #185 AUG 2019 ACCOUNTING FEES
Total 65920							180.00	

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Total 65931								
65932	ph	COMCAST	8/16/2019	Check	JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION JULY 2019 EE & ER - PENSION	amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3	425.51 ADMIN EMPLOYEE CONTRIBUTION 481.83 ADMIN EMPLOYEE CONTRIBUTION 215.18 ADMIN EMPLOYEE CONTRIBUTION 730.29 ADMIN EMPLOYER CONTRIBUTION 831.68 ADMIN EMPLOYER CONTRIBUTION 396.33 ADMIN EMPLOYER CONTRIBUTION 859.93 MAINT EMPLOYEE CONTRIBUTION 1,063.50 MAINT EMPLOYEE CONTRIBUTION 368.10 MAINT EMPLOYEE CONTRIBUTION 1,240.83 MAINT EMPLOYER CONTRIBUTION 1,604.34 MAINT EMPLOYER CONTRIBUTION 683.63 MAINT EMPLOYER CONTRIBUTION 8,901.15	
Total 65932					0369921,0104708, 0363940 0369921,0104708, 0363940 0369921,0104708, 0363940	amp3 amp2 amp3	197.54 8529114280104708 \$197.54 109 SHAHAN 215.09 8529114280363940 \$215.09 301 STEWARD 36.20 8529114280369921 \$36.20 221 JANKE 448.83	
65933	ph	AMERICAN OFFICE SOLUTIONS	8/16/2019	Check	25321159 25321159 25321159	amp1 amp2 amp3	101.28 25321159 \$101.28 COPIES/MADE COSTS 101.28 25321159 \$101.28 COPIES/MADE COSTS 101.28 25321159 \$101.28 COPIES/MADE COSTS 303.84	
65934	ph	CONSUMERS ENERGY	8/16/2019	Check	103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES 103034385882 + 10 INVOICES	amp1 amp1 amp3 amp1 amp1 amp2 amp3	33.63 KWH CONSUMPTION 176 7,961.13 KWH CONSUMPTION 58282 37.96 KWH CONSUMPTION 90 21.26 MCF CONSUMPTION 1 999.33 MCF CONSUMPTION 137 1,265.96 MCF CONSUMPTION 154 52.32 MCF CONSUMPTION 2 10,371.59	
Total 65934								
65935	ph	DBI BUSINESS INTERIORS	8/16/2019	Check	108950, 108955, 109122, 108951 108950, 108955, 109122, 108951 108950, 108955, 109122, 108951 108950, 108955, 109122, 108951	amp1 amp3 amp2 amp3	31.49 108950-0 \$31.49 OFFICE SUPPLIES 27.69 108951-0 \$27.69 OFFICE SUPPLIES 36.88 108955-0 \$36.88 OFFICE SUPPLIES 43.83 109122-0 \$43.83 OFFICE SUPPLIES 139.89	
Total 65935								
65936	ph	ETNA Supply	8/16/2019	Check	S103181800.001	amp1	34.00 S103181800.001 \$34.00 TURN HOSE 34.00	
Total 65936								
65937	ph	FERGUSON ENTERPRISES, INC. - JACKSON #9:	8/16/2019	Check	5270632	amp1	30.93 31919/#5270632 \$30.93 MAINT. SUPPLIES 30.93	
Total 65937								
65938	ph	GRIFFIN PEST SOLUTIONS	8/16/2019	Check				

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Total 65945					62790, 62791,	amp3	480.25 62791 \$480.25 SHAHAN TRASH REMOVAL 1,450.20	
65946	ph	OSBORNE PROCESS SERVICE	8/16/2019	Check	OBP-2019002124	amp2	28.17	OBP-2019002124 \$28.17 PROCESS SERVICE COST
Total 65946							28.17	
65947	ph	PC Solutions	8/16/2019	Check	M23605	amp2	148.50	M23605 \$148.50 H-BUILDING CAMERA WORK
Total 65947							148.50	
65948	ph	PDQ SUPPLY, INC.	8/16/2019	Check	SI-300121	amp2	180.51	SI-300121 \$180.51 MAINTENANCE SUPPLIES
Total 65948							180.51	
65949	ph	SAFETY SYSTEMS INC	8/16/2019	Check	495841 + 6 MORE	amp2	342.00	495668 \$219.00 495592 \$123.00
					495841 + 6 MORE	amp1	732.00	495841 \$732.00 320 BAR LEASE MAINT 8/2019-7/2020
					495841 + 6 MORE	amp3	768.00	495842 \$768.00 109 SHA LEASE MAINT. 8/2019-7/2020
					495841 + 6 MORE	amp2	732.00	495843 \$732.00 301 STE LEASE MAIN 08/2019-7/2020
Total 65949							2,574.00	
65950	ph	THE SHERWIN -WILLIAMS CO.	8/16/2019	Check	4758-6, 4510-1	amp3	754.00	4510-1 \$754.00 - PAINT
					4758-6, 4510-1	amp1	150.80	4758-6 \$150.80 - PAINT
Total 65950							904.80	
65951	ph	TALX THE WORK NUMBER	8/16/2019	Check	1000727341	amp1	22.45	0210/8805983 #1000727341 \$22.45 PRE TENANT SCREENING
Total 65951							22.45	
65952	ph	TEACHOUT SECURITY SOLUTIONS, INC	8/16/2019	Check	0011942060	amp1	105.00	0011942060 \$105.00 08/01/2019-08/07/2019
					0011942060	amp3	105.00	0011942060 \$105.00 08/01/2019-08/07/2019
					0011942060	amp2	1,330.56	0011942060 \$1330.56 08/01/2019-08/07/2019
Total 65952							1,540.56	
65953	ph	ROONEY'S	8/16/2019	Check	19-401	amp2	185.00	# 19-401 \$185.00 MINOR PLUMBING H-4
Total 65953							185.00	
65954	ph	THE HOME DEPOT SUPPLY	8/16/2019	Check	13512 + 3 MORE	amp3	125.20	13512 \$125.20 MAINT. SUPPLIES
					13512 + 3 MORE	amp3	145.02	3013127 \$145.02 MAINT. SUPPLIES
					13512 + 3 MORE	amp2	2,227.07	6014057 \$2227.07 MAINT. SUPPLIES
					13512 + 3 MORE	amp2	1,606.45	9014830 \$1606.45 MAINT. SUPPLIES
Total 65954							4,103.74	
65955	ph	The SBAM Plan	8/16/2019	Check	09.01.2019-09.30.2019 HEALTH IN:	amp1	8.50	ADMIN FEE
					09.01.2019-09.30.2019 HEALTH IN:	amp2	8.50	ADMIN FEE
					09.01.2019-09.30.2019 HEALTH IN:	amp3	8.50	ADMIN FEE

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Total 65964							132.00	
65975	ph	AFLAC	8/23/2019	Check	965865 965865 965865	amp3 amp2 amp1	127.08 VX312/965865 \$127.08 AUG-2019 SUPPLEMENTAL INS. 251.28 VX312/965865 \$251.28 AUG-2019 SUPPLEMENTAL INS. 387.75 VX312/965865 \$387.75 AUG-2019 SUPPLEMENTAL INS. 766.11	
Total 65975								
65976	ph	ALLEGIANCE OCCUPATIONAL HEALTH	8/23/2019	Check	802981755/ 802848970	amp2	260.00 802848970 \$130.00 PRE EMPLOYMENT SCREENING 260.00	
Total 65976								
65977	ph	ALLEGRA	8/23/2019	Check	47315 47315 47315	amp1 amp2 amp3	43.75 47315 \$43.75 BLANK PURCHASE REQ. 43.75 47315 \$43.75 BLANK PURCHASE REQ. 43.75 47315 \$43.75 BLANK PURCHASE REQ. 131.25	
Total 65977								
65978	ph	COMCAST	8/23/2019	Check	8529 11 428 0358478	amp1	106.85 8529 11 428 0358478 \$106.85 410 E HIGH 106.85	
Total 65978								
65979	ph	GRIFFIN PEST SOLUTIONS	8/23/2019	Check	1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES 1799474 + 15 MORE INVOICES	amp1 amp2 amp2 amp2 amp2 amp2 amp2	80.00 1799474 \$80.00 1,765.00 1819956 \$325.00 1821505 \$1,440.00 280.00 1819992 \$160.00 1821522 \$120.00 605.00 1820365 \$325.00 1820476 \$280.00 640.00 1820730 \$400.00 1820733 \$240.00 120.00 1821648 \$40.00 1822733 \$80.00 555.00 1822258 \$475.00 1799475 \$80.00 365.00 1822493 \$40.00 1820474 \$325.00 4,410.00	
Total 65979								
65980	ph	HAMMOND HARDWARE	8/23/2019	Check	C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES C317554 +5 MORE INVOICES	amp1 amp1 amp1 amp1 amp1 amp1	39.55 C313869 \$39.55 MAINT. SUPPLIES 12.59 C314553 \$12.59 WASTE ARM 53.31 C314586 \$53.31 MAINT. SUPPLIES 29.67 C316815 \$29.67 MAINT. SUPPLIES 15.42 C317084 \$15.42 MAINT. SUPPLIES 14.40 C317554 \$14.40 HAIR CLOG 164.94	
Total 65980								
65981	ph	JACKSON GLASS WORKS INC	8/23/2019	Check	423999/ 423961 423999/ 423961	amp1 amp3	30.00 423961 \$30.00 108 LAUREL CT 197.78 423999 \$197.78 421 MADISON 227.78	
Total 65981								
65982	ph	Jackson Transportation Authority (JATA)	8/23/2019	Check	0029704-IN 0029704-IN 0029704-IN	amp3 amp2 amp1	181.05 0029704-IN \$181.05 VEHICLE FUEL JULY 2019 292.07 0029704-IN \$292.07 VEHICLE FUEL JULY 2019 71.86 0029704-IN \$71.86 VEHICLE FUEL JULY 2019 544.98	
Total 65982								

Jackson Housing Commission
Previously Paid Liabilities
Public Housing

August 1, 2019-August 31, 2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65992					1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143 1138, 1126, 1142, 1139, 1143	amp3 amp3 amp3 amp3 amp3	800.00 #1126 \$800.00 150/151 SHAHAN PAINTING 800.00 #1138 \$800.00 104 SHAHAN/ PAINTING 1,000.00 #1139 \$1000.00 323 MOORMAN PAINTING 1,000.00 #1142 \$1000.00 317 MOORMAN PAINTING 1,000.00 #1143 \$1000.00 325 MOORMAN PAINTING 4,600.00	
65993	ph	First National Bank Omaha	8/23/2019	Check	498659183672469 498659183672469 498659183672469	amp1 amp2 amp3	31.20 WIX.COM \$31.20 JHC WEBSITE 31.20 WIX.COM \$31.20 JHC WEBSITE 31.20 WIX.COM \$31.20 JHC WEBSITE 93.60	
Total 65993								
65994	ph	PURCHASE POWER	8/26/2019	Check	STATEMENT 08.22.2019 STATEMENT 08.22.2019 STATEMENT 08.22.2019	amp1 amp2 amp3	110.00 8000-9000-0062-0884 POSTAGE REFILL COST 270.00 8000-9000-0062-0884 POSTAGE REFILL COST 120.00 8000-9000-0062-0884 POSTAGE REFILL COST 500.00	
65995	ph	Rogers	8/28/2019	Check	:Refund 8/19/20194:51:44 PM	amp2	457.40 Refunding Q-17739 457.40	
Total 65995								
65996	ph	CONSUMERS ENERGY	8/28/2019	Check	100000472256 + 9 MORE INVOICE: 100000472256 + 9 MORE INVOICE: 100000472256 + 9 MORE INVOICE:	amp2 amp3 amp3	19,425.54 KWH CONSUMPTION 149080 491.42 KWH CONSUMPTION 2909 69.98 MCF CONSUMPTION 3 19,986.94	
Total 65996								
65997	ph	COMCAST	8/28/2019	Check	8529.11.428-0369913	amp1	199.81 8529114280369913 \$199.81 316 BAR 8.24.2019-9.23.2019 199.81	
Total 65997								
65998	ph	FERGUSON ENTERPRISES, INC.- JACKSON #9:	8/28/2019	Check	5265911	amp1	85.21 31919/#5265911 \$85.21 MAINT. SUPPLIES 85.21	
Total 65998								
65999	ph	GLG PRINT	8/28/2019	Check	63365 63365 63365	amp1 amp2 amp3	28.63 #63365 \$28.63 ENVELOPES 28.63 #63365 \$28.63 ENVELOPES 28.63 #63365 \$28.63 ENVELOPES 85.89	
Total 65999								
66000	ph	GRIFFIN PEST SOLUTIONS	8/28/2019	Check	1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE 1833833 + 7 MORE	amp2 amp2 amp2 amp2 amp1	40.00 1819997 \$40.00 PEST MAINTENANCE 1,420.00 1821529 \$325.00 1822176 \$1095.00 650.00 1821639 \$325.00 1822199 \$325.00 1,175.00 1833177 \$80.00 1821649 \$1095.00 160.00 1833833 \$160.00 PEST MAINTENANCE 3,445.00	
Total 66000								
66001	ph	Hi-Tech Safe & lock Inc.	8/28/2019	Check				

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2019-10

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

AMP 1: Chalet Terrace	\$ 3,928.83
AMP 2: Reed Manor	\$ 1,598.28
AMP 3: Shahan Blackstone North	\$ 9,706.66
Total	\$15,233.77

The attached Collection Losses Report reflects the delinquent amount of \$15,233.77 approved for fiscal year 2019-2020 write-off.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission on September 18, 2019.

Michelle Woods
President

Jackson Housing Commission
Jackson, Michigan

RESOLUTION NO. 2019-11

The following Resolution introduced by _____, read and considered:

WHEREAS, the Jackson Housing Commission has bank accounts at two financial institutions; County National Bank and Huntington National Bank;

WHEREAS, the County National Bank account has a current balance of \$30,807.16;

WHEREAS, no financial transactions has occurred within the County National Bank account since opening in 2012, with the exception of a monthly \$10.00 non-activity fee;

THEREFORE LET IT BE RESOLVED THAT the Jackson Housing Commission approves a request to close its account at County National Bank and transfer the mentioned balance of \$30, 807.16 to Huntington National Bank.

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission on September 18, 2019.

Michelle Woods
President

Leasing and HAP Utilization

CY2019

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UIMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											
January	229,217	224,432	98.0%	465	482.65	97.9%	475	474	31	4,785	37,018
February	234,395	203,242	86.7%	458	443.76	96.5%	475	399	35	31,153	42,308
March	220,229	205,050	93.1%	452	453.65	95.2%	475	421	34	15,179	73,895
April	220,229	202,138	91.8%	452	447.21	95.2%	475	818	39	18,091	89,529
May	211,151	203,528	96.4%	453	449.29	95.4%	475	558	40	7,623	116,698
June	189,594	214,186	113.0%	454	471.78	95.6%	475	646	42	(24,592)	92,794
July	207,307	204,166	98.5%	455	448.72	95.8%	475	173	38	3,141	96,146
August	207,307	210,465	102.0%	451	466.66	95.0%	475	547	40	(3,158)	93,575
September											
October											
November											
December											
	\$1,719,429	\$1,667,207	97.4%	3,640	\$457.97	95.8%	3,800	\$ 4,036	\$ 299	\$ 52,222	\$93,575

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

**Jackson Housing Commission
 Tenant Accounts Receivable Report
 August 2019**

AMP	Property	Total Charges	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Prepays
AMP1	Chalet Terrace	56,375.04	11,115.88	1,463.86	12,896.77	30,898.53	-2,732.90
AMP2	Reed Manor	112,108.49	24,124.27	7,441.21	17,837.85	62,705.16	-7,444.53
AMP3	Shahan-Blackstone	31,513.95	5,258.26	4,052.52	5,985.98	16,217.19	-2,901.92
Total		199,997.48	40,498.41	12,957.59	36,720.60	109,820.88	-13,079.35
							53,642.14
							104,663.96
							28,612.03
							186,918.13

Jackson Housing Commission

Move Outs

August 2019

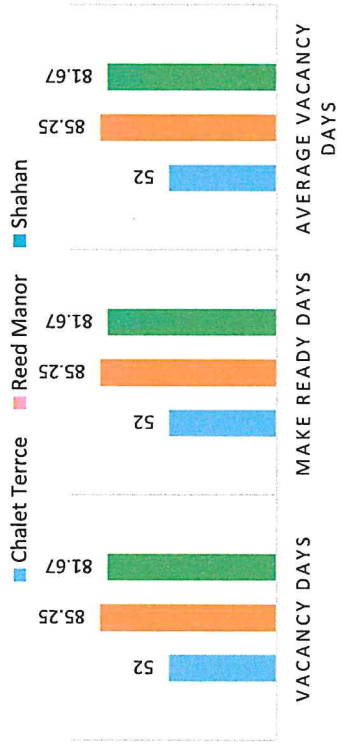
Property	Unit Address	EOP	Reason
Chalet Terrace	1217 Laurel Lane	8/26/19	Transfer
Chalet Terrace	1223 Laurel Lane	8/23/19	Transfer
Chalet Terrace	313 Barberty Drive	8/21/19	Relocation
Chalet Terrace	100 Laurel Court	8/01/19	Relocation
Reed Manor	301 Steward Avenue, A-15	8/05/19	Relocation
Reed Manor	301 Steward Avenue, B-8	8/09/19	Relocation
Reed Manor	301 Steward Avenue, E-17	8/12/19	Eviction
Reed Manor	301 Steward Avenue, F-19	8/12/19	Eviction
Reed Manor	301 Steward Avenue, B-6	8/21/19	Relocation
Reed Manor	301 Steward Avenue, F-23	8/29/19	Eviction
Shahan Blackstone North	323 Moorman Drive	8/12/19	Transfer to Reed
Shahan Blackstone North	302 Moorman Drive	8/20/19	Needed larger unit

Jackson Housing Commission

Vacant Unit Turnaround Report

August 2019

VACANT UNIT TURNAROUND TIME AUGUST 2019



Vacant Unit Turnaround Time

Chalet Terrace (amp1)
 Units Turned between 08/01/2019 and 09/01/2019

Property: Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days	
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
00000048 01/01/1900	1219 Heather Lane HUD: M1038000-001 2 BR: 1	Vacant - Down	07/02/2019	08/22/2019	52 52	52 52	- 0	- 0	52 52	- 0	- 0
		Units Turned: 1	Property Totals:		52	52	0	0	52	0	0
			Averages:		52.00	52.00	0.00	0.00	52.00	0.00	0.00
I-33 07/17/2019	315 Steward Avenue I-33 HUD: M1038000-002 10000074 BR: 0	Vacant - Down	07/18/2019	08/28/2019	42 42	42 42	- 0	- 0	42 42	- 0	- 0
B-16 06/10/2019	301 Steward Ave B-16 HUD: M1038000-002 B-16 BR: 1	Vacant - Down	06/11/2019	08/12/2019	63 63	63 63	- 0	- 0	63 63	- 0	- 0
D-5 01/01/1900	301 Steward Ave D-5 HUD: M1038000-002 D-5 BR: 0	Vacant - Down	07/09/2019	08/19/2019	42 42	42 42	- 0	- 0	42 42	- 0	- 0
H-16 01/01/1900	207 Steward Avenue H-16 HUD: M1038000-002 H-16 BR: 0	Vacant - Down	10/25/2018	08/05/2019	285 285	285 285	- 0	- 0	285 285	- 0	- 0
I-18 01/01/1900	315 Steward Avenue I-18 HUD: M1038000-002 I-18 BR: 0	Vacant - Down	07/31/2019	08/01/2019	2 2	2 2	- 0	- 0	2 2	- 0	- 0
I-2 01/01/1900	315 Steward Avenue I-2 HUD: M1038000-002 I-2 BR: 0	Vacant - Down	05/21/2019	08/08/2019	80 80	80 80	- 0	- 0	80 80	- 0	- 0

Property / Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days			
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other		
I-50	315 Steward Avenue I-50												
01/01/1900	HUD: M1038000-002 I-50 BR: 0	Vacant - Down	05/29/2019	08/19/2019	83	83	-	-	83	-	-	0	0
					83	83	0	0	83			0	0
I-62	315 Steward Avenue I-62												
05/23/2019	HUD: M1038000-002 I-62 BR: 1	Vacant - Down	05/24/2019	08/16/2019	85	85	-	-	85	-	-	0	0
					85	85	0	0	85			0	0
		Units Turned: 8		Property Totals:	682	682	0	0	682			0	0
				Averages:	85.25	85.25	0.00	0.00	85.25			0.00	0.00
106	106 Shahan Drive												
01/01/1900	HUD: M1038000-003 4 BR: 2	Vacant - Down	04/27/2019	08/12/2019	108	108	-	-	108	-	-	0	0
					108	108	0	0	108			0	0
335	335 Moorman Drive												
01/01/1900	HUD: M1038000-003 4 BR: 3	Vacant - Down	06/11/2019	08/26/2019	77	77	-	-	77	-	-	0	0
					77	77	0	0	77			0	0
328	328 Moorman Drive												
06/28/2019	HUD: M1038000-003 6 BR: 2	Vacant - Down	06/29/2019	08/27/2019	60	60	-	-	60	-	-	0	0
					60	60	0	0	60			0	0
		Units Turned: 3		Property Totals:	245	245	0	0	245			0	0
				Averages:	81.67	81.67	0.00	0.00	81.67			0.00	0.00
		Units Turned: 12		Grand Totals:	979	979	0	0	979			0	0
				Averages:	81.58	81.58	0.00	0.00	81.58			0.00	0.00

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysl_js

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Tenant Screening	0	0	-839	0
Fraud Recovery	0	0	13,047	0
Total Other Tenant Income	0	0	12,208	0
NET TENANT INCOME	0	0	12,208	0
GRANT INCOME				
Section 8 HAP Earned	207,307	0	1,029,974	0
Section 8 Admin. Fee Income	21,352	0	109,598	0
TOTAL GRANT INCOME	228,659	0	1,139,572	0
OTHER INCOME				
Investment Income - Unrestricted	80	0	401	0
TOTAL OTHER INCOME	80	0	401	0
TOTAL INCOME	228,739	0	1,152,181	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	6,705	0	39,569	0
Employee Benefit Contribution-Admin	6,946	0	26,589	0
Total Administrative Salaries	13,651	0	66,158	0
Legal Expense				
Tenant Screening	116	0	405	0
Total Legal Expense	116	0	405	0
Other Admin Expenses				
Staff Training	0	0	199	0
Accounting Fees	285	0	2,830	0
Port Out Admin Fee Paid	67	0	296	0
Management Fee	3,000	0	15,000	0
Total Other Admin Expenses	3,352	0	18,325	0
Miscellaneous Admin Expenses				
Membership and Fees	8	0	377	0
Publications	0	0	104	0
Advertising	31	0	31	0
Office Supplies	195	0	742	0
Telephone	0	0	450	0
Postage	300	0	876	0
Copiers	101	0	573	0
Software	100	0	2,174	0
Bank Fees	2	0	18	0
Other Misc Admin Expenses	73	0	1,135	0
Total Miscellaneous Admin Expenses	811	0	6,479	0
TOTAL ADMINISTRATIVE EXPENSES	17,930	0	91,366	0
TENANT SERVICES				
Tenant Services Contract Costs	0	0	4,583	0
TOTAL TENANT SERVICES EXPENSES	0	0	4,583	0

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Tenant Screening	0	0	-839	0
Fraud Recovery	0	0	13,047	0
Total Other Tenant Income	0	0	12,208	0
NET TENANT INCOME	0	0	12,208	0
GRANT INCOME				
Section 8 HAP Earned	207,307	0	1,029,974	0
Section 8 Admin. Fee Income	21,352	0	109,598	0
TOTAL GRANT INCOME	228,659	0	1,139,572	0
OTHER INCOME				
Investment Income - Unrestricted	80	0	401	0
TOTAL OTHER INCOME	80	0	401	0
TOTAL INCOME	228,739	0	1,152,181	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	6,705	0	39,569	0
Employee Benefit Contribution-Admin	6,946	0	26,589	0
Total Administrative Salaries	13,651	0	66,158	0
Legal Expense				
Tenant Screening	116	0	405	0
Total Legal Expense	116	0	405	0
Other Admin Expenses				
Staff Training	0	0	199	0
Accounting Fees	285	0	2,830	0
Port Out Admin Fee Paid	67	0	296	0
Management Fee	3,000	0	15,000	0
Total Other Admin Expenses	3,352	0	18,325	0
Miscellaneous Admin Expenses				
Membership and Fees	8	0	377	0
Publications	0	0	104	0
Advertising	31	0	31	0
Office Supplies	195	0	742	0
Telephone	0	0	450	0
Postage	300	0	876	0
Copiers	101	0	573	0
Software	100	0	2,174	0
Bank Fees	2	0	18	0
Other Misc Admin Expenses	73	0	1,135	0
Total Miscellaneous Admin Expenses	811	0	6,479	0
TOTAL ADMINISTRATIVE EXPENSES	17,930	0	91,366	0
TENANT SERVICES				
Tenant Services Contract Costs	0	0	4,583	0
TOTAL TENANT SERVICES EXPENSES	0	0	4,583	0

Balance Sheet

Period = Aug 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

All

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash Operating 1

334,295

Total Unrestricted Cash

334,295

Restricted Cash

Cash Restricted-HAP

22,928

Total Restricted Cash

22,928

TOTAL CASH

357,223

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants

10,673

Allowance for Doubtful Accounts-Other

-206

TOTAL ACCOUNTS AND NOTES RECEIVABLE

10,467

OTHER CURRENT ASSETS

Investments-Unrestricted

3,666

Prepaid Insurance

1,775

TOTAL OTHER CURRENT ASSETS

5,441

TOTAL CURRENT ASSETS

373,132

FIXED ASSETS

Furniture and Equipment-Admin.

33,341

Accum Depreciation-Furn & Equip Admin

-33,341

TOTAL FIXED ASSETS (NET)

0

TOTAL ASSETS

373,132

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors

1,262

Employee FICA Withholding

0

Employee Medicare Withholding

11,153

Retirement W/H

4,168

Supplemental Insurance W/H

-1,377

Tenant Prepaid Rents

6

Accrued Compensated Absences-Current

3,044

TOTAL CURRENT LIABILITIES

18,255

TOTAL LIABILITIES

18,255

EQUITY

RETAINED EARNINGS:

Invested in Capital Assets-Net of Debt

59,570

Retained Earnings-Unrestricted Net Assets

256,139

Retained Earnings-Restricted Net Assets

39,168

TOTAL RETAINED EARNINGS:

354,877

TOTAL EQUITY

354,877

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	26,176	0	126,521	0
Utility Reimb.-LIPH	-456	0	-2,140	0
Utility Reimbursement Recovery	-186	0	-414	0
Total Rental Income	25,534	0	123,967	0
Other Tenant Income				
Laundry and Vending	0	0	266	0
Damages	10	0	579	0
Late Charges	650	0	4,350	0
Legal Fees - Tenant	210	0	4,023	0
Tenant Owed Utilities	0	0	44	0
Tenant Screening	0	0	-288	0
Misc. Tenant Income	-10	0	511	0
TPA Rent	737	0	8,430	0
TPA Legal	0	0	-264	0
Total Other Tenant Income	2,117	0	20,625	0
NET TENANT INCOME	27,651	0	144,592	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	43,852	0	254,602	0
Capital Fund Grants	2,445	0	8,335	0
TOTAL GRANT INCOME	46,297	0	262,937	0
OTHER INCOME				
Investment Income - Unrestricted	47	0	233	0
Miscellaneous Other Income	0	0	967	0
Insurance Proceeds	0	0	111	0
TOTAL OTHER INCOME	47	0	1,310	0
TOTAL INCOME	73,995	0	408,840	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	11,421	0	43,178	0
Employee Benefit Contribution-Admin	2,324	0	10,844	0
Total Administrative Salaries	13,745	0	54,022	0
Legal Expense				
Tenant Screening	22	0	69	0
General Legal Expense	104	0	2,359	0
Total Legal Expense	127	0	2,428	0
Other Admin Expenses				
Staff Training	0	0	203	0
Travel	0	0	55	0
Mailbox Keys/Postmaster	0	0	175	0
Accounting Fees	285	0	2,361	0
Management Fee	5,969	0	30,510	0
Asset Management Fees	516	0	2,580	0
Total Other Admin Expenses	6,770	0	35,884	0

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
Contract-IT Contracts	159	0	844	0
Contract-Bookkeeping Fees	870	0	4,350	0
Contract-Fee For Service	0	0	3,257	0
Contract Costs-Other	0	0	1,079	0
Total Contract Costs	4,147	0	23,204	0
TOTAL MAINTENACE EXPENSES	33,217	0	146,281	0
GENERAL EXPENSES				
Payments in Lieu of Taxes	0	0	-2,447	0
Employee Benefits	33	0	183	0
Workers Compensation	182	0	667	0
Bad Debt-Tenant Rents	1,360	0	5,284	0
Security/Law Enforcement	420	0	2,220	0
TOTAL GENERAL EXPENSES	1,995	0	5,907	0
TOTAL EXPENSES	93,580	0	370,117	0
NET INCOME	-19,585	0	38,722	0

Balance Sheet

Period = Aug 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

All

ASSETS**CURRENT ASSETS:****CASH**

Unrestricted Cash

Cash Operating 1

Petty Cash

Total Unrestricted Cash

368,110

3,174

371,283

Restricted Cash

Cash Restricted-Security Deposits

Total Restricted Cash

20,889

20,889

TOTAL CASH

392,173

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants

Allowance for Doubtful Accounts-Tenants

49,550

-4,843

AR - TPA

6,235

TOTAL ACCOUNTS AND NOTES RECEIVABLE

50,941

OTHER CURRENT ASSETS

Investments-Unrestricted

Prepaid Insurance

TOTAL OTHER CURRENT ASSETS

143,290

22,861

166,150

TOTAL CURRENT ASSETS

609,264

FIXED ASSETS

Buildings

Furniture and Equipment-Dwelling

Furniture and Equipment-Admin.

Accum Depreciation-Buildings

TOTAL FIXED ASSETS (NET)

5,436,781

81,701

63,818

-5,305,983

276,316

CFP Funding

CFP 16 Operations

CFP 16 Mgmt Improvements

CFP 16 Administration

CFP 16 Dwelling Structures

CFP 16 Non-Dwelling Equipment

TOTAL CFP FUNDING

11,923

18,781

59,618

158,092

22,735

271,150

TOTAL ASSETS

1,156,730

LIABILITIES & EQUITY**LIABILITIES:****CURRENT LIABILITIES:**

A/P Vendors and Contractors

Tenant Security Deposits

Security Deposit Clearing Account

Employee FICA Withholding

Supplemental Insurance W/H

Other Current Liabilities

Tenant Prepaid Rents

Accrued Compensated Absences-Current

TOTAL CURRENT LIABILITIES

741

20,565

-545

0

-1,422

9,933

2,733

2,233

34,239

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	52,942	0	288,357	0
Utility Reimbursement Recovery	157	0	157	0
Total Rental Income	53,100	0	288,514	0
Other Tenant Income				
Laundry and Vending	1,189	0	4,997	0
Damages	1,431	0	7,036	0
Late Charges	0	0	118	0
Late Charges	1,100	0	4,158	0
Legal Fees - Tenant	1,513	0	6,230	0
Tenant Screening	-39	0	-792	0
Misc. Tenant Income	402	0	726	0
TPA Rent	3,258	0	11,924	0
TPA Legal	-55	0	-268	0
Total Other Tenant Income	8,909	0	34,665	0
NET TENANT INCOME	62,009	0	323,180	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	208,122	0	1,253,702	0
Capital Fund Grants	1,053	0	-2,525	0
TOTAL GRANT INCOME	209,175	0	1,251,177	0
OTHER INCOME				
Investment Income - Unrestricted	47	0	233	0
Miscellaneous Other Income	14	0	1,146	0
Insurance Proceeds	0	0	81,298	0
Operating Transfers IN	0	0	153,000	0
TOTAL OTHER INCOME	61	0	235,676	0
TOTAL INCOME	271,245	0	1,810,033	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	12,534	0	47,919	0
Employee Benefit Contribution-Admin	3,948	0	17,378	0
Total Administrative Salaries	16,482	0	65,297	0
Legal Expense				
Criminal Background Checks	69	0	235	0
General Legal Expense	1,047	0	5,378	0
Total Legal Expense	1,115	0	5,613	0
Other Admin Expenses				
Staff Training	0	0	197	0
Mailbox Keys/Postmaster	150	0	850	0
Accounting Fees	285	0	4,587	0
Management Fee	13,469	0	68,622	0
Asset Management Fees	1,176	0	5,880	0
Total Other Admin Expenses	15,080	0	80,136	0
Miscellaneous Admin Expenses				
Membership and Fees	8	0	1,194	0

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysl_js

	Period to Date	%	Year to Date	%
Contract-Alarm Monitoring	1,124	0	4,573	0
Contract-IT Contracts	307	0	1,747	0
Contract-Bookkeeping Fees	2,168	0	10,840	0
Total Contract Costs	35,179	0	117,318	0
TOTAL MAINTENACE EXPENSES	72,241	0	261,512	0
GENERAL EXPENSES				
Insurance	0	0	22,420	0
Property Insurance	0	0	-18,210	0
Payments in Lieu of Taxes	0	0	-13,236	0
Employee Benefits	44	0	200	0
Workers Compensation	446	0	1,636	0
Bad Debt-Tenant Rents	7,171	0	12,417	0
Security/Law Enforcement	5,309	0	28,306	0
TOTAL GENERAL EXPENSES	12,970	0	33,533	0
HOUSING ASSISTANCE PAYMENTS				
Tenant Utility Payments-Voucher	22	0	66	0
TOTAL HOUSING ASSISTANCE PAYMENTS	22	0	66	0
NON-OPERATING ITEMS				
Operating Transfers OUT	0	0	153,000	0
TOTAL NON-OPERATING ITEMS	0	0	153,000	0
TOTAL EXPENSES	154,269	0	785,641	0
CFP CY Received				
CFP 16 Received	0	0	4,499	0
TOTAL CFP CY Received	0	0	4,499	0
NET INCOME	116,975	0	1,028,892	0

Balance Sheet

Period = Aug 2019

Book = Accrual ; Tree = ysj_bs

	Current Balance
All	
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash Operating 1	2,911,946
Petty Cash	3,052
Total Unrestricted Cash	<u>2,914,998</u>
Restricted Cash	
Cash Restricted-Security Deposits	39,808
Total Restricted Cash	<u>39,808</u>
TOTAL CASH	<u>2,954,806</u>
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	98,041
Allowance for Doubtful Accounts-Tenants	-7,967
AR - TPA	14,068
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>104,141</u>
OTHER CURRENT ASSETS	
Investments-Unrestricted	272,954
Prepaid Insurance	46,938
TOTAL OTHER CURRENT ASSETS	<u>319,893</u>
TOTAL CURRENT ASSETS	<u>3,378,839</u>
FIXED ASSETS	
Buildings	16,885,791
Furniture and Equipment-Dwelling	289,249
Furniture and Equipment-Admin.	156,059
Accum Depreciation-Buildings	-14,486,708
TOTAL FIXED ASSETS (NET)	<u>2,844,391</u>
CFP Funding	
CFP 16 Operations	3,975
CFP 16 Mgmt Improvements	75,485
CFP 16 Administration	19,873
CFP 16 Dwelling Structures	2,200,702
CFP 16 Non-Dwelling Structures	689,952
CFP 16 Non-Dwelling Equipment	4,813
TOTAL CFP FUNDING	<u>2,994,801</u>
TOTAL ASSETS	<u>9,218,031</u>
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	66
Tenant Security Deposits	45,960
Security Deposit Clearing Account	203
Employee FICA Withholding	0
Supplemental Insurance W/H	-921
Other Current Liabilities	11,194
Tenant Prepaid Rents	7,445
Contract Retentions	-686,224
Accrued Compensated Absences-Current	-6,930

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	10,803	0	52,508	0
Utility Reimb.-LIPH	-1,185	0	-5,828	0
Utility Reimbursement Recovery	29	0	29	0
Total Rental Income	9,647	0	46,709	0
Other Tenant Income				
Laundry and Vending	0	0	162	0
Damages	0	0	340	0
Late Charges	200	0	2,225	0
Legal Fees - Tenant	135	0	1,124	0
Tenant Owed Utilities	47	0	-36	0
Tenant Screening	0	0	-288	0
Misc.Tenant Income	0	0	6,760	0
TPA Rent	1,220	0	9,366	0
TPA Damage	0	0	7	0
TPA Legal	-85	0	-185	0
Total Other Tenant Income	1,921	0	20,960	0
NET TENANT INCOME	11,568	0	67,668	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	42,555	0	257,207	0
Capital Fund Grants	0	0	2,869	0
TOTAL GRANT INCOME	42,555	0	260,076	0
OTHER INCOME				
Investment Income - Unrestricted	47	0	233	0
Miscellaneous Other Income	0	0	950	0
Insurance Proceeds	0	0	111	0
TOTAL OTHER INCOME	47	0	1,294	0
TOTAL INCOME	54,171	0	329,038	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	3,894	0	16,433	0
Employee Benefit Contribution-Admin	1,002	0	4,706	0
Total Administrative Salaries	4,896	0	21,139	0
Legal Expense				
Criminal Background Checks	0	0	107	0
Tenant Screening	0	0	46	0
General Legal Expense	101	0	1,145	0
Total Legal Expense	101	0	1,298	0
Other Admin Expenses				
Staff Training	0	0	203	0
Travel	0	0	55	0
Mailbox Keys/Postmaster	50	0	300	0
Accounting Fees	285	0	2,470	0
Management Fee	5,510	0	28,061	0

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
TOTAL MAINTENACE EXPENSES	23,305	0	83,910	0
GENERAL EXPENSES				
Payments in Lieu of Taxes	0	0	13	0
Employee Benefits	17	0	72	0
Workers Compensation	198	0	727	0
Bad Debt-Tenant Rents	-244	0	-312	0
Security/Law Enforcement	420	0	2,418	0
TOTAL GENERAL EXPENSES	391	0	2,918	0
TOTAL EXPENSES	39,643	0	202,962	0
NET INCOME	14,528	0	126,076	0

Balance Sheet

Period = Aug 2019

Book = Accrual ; Tree = ysi_bs

All

Current Balance

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash Operating 1

217,087

Petty Cash

3,174

Total Unrestricted Cash

220,261

Restricted Cash

Cash Restricted-Security Deposits

14,680

Total Restricted Cash

14,680

TOTAL CASH

234,941

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants

Allowance for Doubtful Accounts-Tenants

23,602

AR - TPA

-3,410

A/R-HUD

7,912

TOTAL ACCOUNTS AND NOTES RECEIVABLE

0

28,104

OTHER CURRENT ASSETS

Investments-Unrestricted

415

Prepaid Insurance

10,080

TOTAL OTHER CURRENT ASSETS

10,495

TOTAL CURRENT ASSETS

273,539

FIXED ASSETS

Buildings

6,440,929

Furniture and Equipment-Dwelling

85,196

Furniture and Equipment-Admin.

64,685

Accum Depreciation-Buildings

-6,424,301

TOTAL FIXED ASSETS (NET)

166,509

CFP Funding

CFP 16 Operations

975

CFP 16 Mgmt Improvements

-464

CFP 16 Administration

19,873

CFP 16 Dwelling Structures

8,411

CFP 16 Non-Dwelling Structures

208,860

TOTAL CFP FUNDING

237,654

TOTAL ASSETS

677,703

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors

1,580

Tenant Security Deposits

14,950

Security Deposit Clearing Account

342

Employee FICA Withholding

0

Supplemental Insurance W/H

-466

Other Current Liabilities

4,682

Tenant Prepaid Rents

2,902

Accrued Compensated Absences-Current

5,649

TOTAL CURRENT LIABILITIES

29,639

Income Statement

Period = Aug 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
OTHER INCOME				
Management Fee Income	34,067	0	172,783	0
Miscellaneous Other Income	0	0	27,822	0
Operating Transfers IN	0	0	153,000	0
TOTAL OTHER INCOME	34,067	0	353,605	0
TOTAL INCOME	34,067	0	353,605	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	18,312	0	105,364	0
Employee Benefit Contribution-Admin	22,051	0	81,973	0
Total Administrative Salaries	40,363	0	187,337	0
Legal Expense				
Criminal Background Checks	0	0	92	0
General Legal Expense	0	0	1,476	0
Total Legal Expense	0	0	1,568	0
Other Admin Expenses				
Staff Training	189	0	301	0
Travel	0	0	38	0
Meals	1,993	0	6,253	0
Accounting Fees	285	0	3,802	0
Total Other Admin Expenses	2,467	0	10,395	0
Miscellaneous Admin Expenses				
Membership and Fees	8	0	1,193	0
Publications	0	0	104	0
Advertising	31	0	141	0
Office Supplies	314	0	2,483	0
Telephone	0	0	331	0
Postage	208	0	596	0
Copiers	101	0	573	0
Software	100	0	496	0
Bank Fees	55	0	135	0
Other Misc Admin Expenses	348	0	377	0
Total Miscellaneous Admin Expenses	1,166	0	6,429	0
TOTAL ADMINISTRATIVE EXPENSES	43,996	0	205,729	0
TENANT SERVICES				
Community Living Room	-170	0	552	0
Community Living Room Supplies	86	0	288	0
TOTAL TENANT SERVICES EXPENSES	-84	0	839	0
UTILITIES				
Water	77	0	476	0
Garbage/Trash Removal	0	0	228	0
Sewer	30	0	210	0
TOTAL UTILITY EXPENSES	106	0	915	0
MAINTENANCE AND OPERATIONS				

Balance Sheet

Period = Aug 2019

Book = Accrual ; Tree = ysi_bps

All

Current Balance

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash Operating 1

Petty Cash

Total Unrestricted Cash

TOTAL CASH

191,401

1,099

192,500

192,500

OTHER CURRENT ASSETS

Investments-Unrestricted

TOTAL OTHER CURRENT ASSETS

30,807

30,807

TOTAL CURRENT ASSETS

223,307

FIXED ASSETS

Buildings

Furniture and Equipment-Dwelling

Accum Depreciation-Buildings

TOTAL FIXED ASSETS (NET)

583,527

49,378

-632,904

0

TOTAL ASSETS

223,307

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

State Tax Withholding

Supplemental Insurance W/H

Other Current Liabilities

Accrued Compensated Absences-Current

TOTAL CURRENT LIABILITIES

0

-913

7,696

6,532

13,315

TOTAL LIABILITIES

13,315

EQUITY

CONTRIBUTED CAPITAL:

Donations

TOTAL CONTRIBUTED CAPITAL

2,250

2,250

RETAINED EARNINGS:

Retained Earnings-Unrestricted Net Assets

TOTAL RETAINED EARNINGS:

207,742

207,742

TOTAL EQUITY

209,992

TOTAL LIABILITIES AND EQUITY

223,307

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 08/01/2019 and 09/01/2019

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		00000085	5212	Emergency	Plumbing	Leak	08/18/2019 1:27 PM	08/18/2019 2:14 PM	0.78
amp1		00000145	5180	Emergency	Plumbing	Bathtub leaking	08/20/2019 7:37 AM	08/20/2019 9:30 AM	1.88
amp1		00000145	5359	Emergency	Plumbing	Leak	08/20/2019 3:10 AM	08/20/2019 4:00 AM	0.83
amp2	B-11	5110	Emergency	Plumbing	Sink is clogged.	08/10/2019 10:48 AM	08/10/2019 12:06 PM	1.30	
amp2	B-23	5364	Emergency	Doors/Locks	Lock out.	08/29/2019 11:31 PM	08/29/2019 11:51 PM	0.33	
amp2	D-22	5278	Emergency	Plumbing	No hot water.	08/28/2019 9:45 AM	08/28/2019 10:00 AM	0.25	
amp2	D-25	5354	Emergency	Doors/Locks	Lock out.	08/25/2019 2:15 PM	08/25/2019 2:15 PM	0.00	
amp2	E-3	5351	Emergency	Doors/Locks	Lock out.	08/24/2019 2:25 PM	08/24/2019 2:54 PM	0.48	
amp2	F-25	5280	Emergency	Plumbing	Clogged bathtub	08/28/2019 9:17 AM	08/28/2019 10:02 AM	0.75	
amp2	F-26	5281	Emergency	Plumbing	sewage issues	08/28/2019 10:02 AM	08/28/2019 10:47 AM	0.75	
amp2	G-14	5106	Emergency	Plumbing	No hot water	08/12/2019 12:54 PM	08/12/2019 1:30 PM	0.60	
amp2	G-14	5159	Emergency	Doors/Locks	Lock out.	08/17/2019 4:02 PM	08/17/2019 4:23 PM	0.35	
amp2	G-21	5225	Emergency	Plumbing	No hot water	08/23/2019 2:02 PM	08/23/2019 2:20 PM	0.30	
amp2	G-21	5240	Emergency	Plumbing	No hot water.	08/26/2019 9:25 AM	08/26/2019 9:50 AM	0.42	
amp2	G-23	5356	Emergency	Doors/Locks	Lock out.	08/23/2019 4:45 PM	08/23/2019 5:06 PM	0.35	
amp2	G-27	5230	Emergency	Doors/Locks	Change locks	08/26/2019 8:05 AM	08/26/2019 8:20 AM	0.25	
amp2	G-34	5109	Emergency	Doors/Locks	Lock out.	08/11/2019 5:25 PM	08/11/2019 5:50 PM	0.42	
amp2	H-20	5353	Emergency	Doors/Locks	Lock out.	08/25/2019 10:55 AM	08/25/2019 11:26 AM	0.52	
amp2	H-23	5285	Emergency	Plumbing	Water heater	08/28/2019 1:00 PM	08/28/2019 1:15 PM	0.25	
amp2	H-3	5355	Emergency	Appliances	Fridge isn't working.	08/23/2019 10:41 PM	08/24/2019 12:20 AM	1.65	
amp2	H-34	5161	Emergency	Doors/Locks	Lock out.	08/17/2019 3:33 PM	08/17/2019 3:51 PM	0.30	
amp2	I-39	5107	Emergency	Doors/Locks	Gas Leak	08/11/2019 1:47 AM	08/11/2019 2:18 AM	0.52	
amp2		5105	Emergency	Doors/Locks	C Building	08/10/2019 4:15 PM	08/10/2019 5:21 PM	1.10	
amp2		5119	Emergency	Plumbing	A Building	08/13/2019 1:55 PM	08/13/2019 4:00 PM	2.08	
amp2		5108	Emergency	Plumbing	A Building	08/11/2019 10:30 AM	08/11/2019 11:30 AM	1.00	
amp2		5086	Emergency	Plumbing	Raw Sewage	08/09/2019 9:56 AM	08/09/2019 11:30 AM	1.57	
amp2		5157	Emergency	Plumbing	A Building	08/18/2019 2:14 PM	08/18/2019 6:41 PM	4.45	
amp2		5357	Emergency	Plumbing	A Building	08/23/2019 10:41 PM	08/24/2019 12:20 AM	1.65	
amp2		5365	Emergency	Emergency	Elevator Repair	08/30/2019 10:48 AM	08/30/2019 11:16 AM	0.47	
amp2		5293	Emergency	Plumbing	A Building	08/29/2019 7:53 AM	08/29/2019 9:30 AM	1.62	
amp2		5352	Emergency	Doors/Locks	Alarm in Reed Manor Garage	08/24/2019 3:59 PM	08/24/2019 4:23 PM	0.40	
amp3	101	5237	Emergency	Plumbing	Plumbing	08/25/2019 4:14 PM	08/25/2019 5:13 PM	0.98	
amp3	324	5234	Emergency	Electrical	Electrical	08/25/2019 1:54 PM	08/25/2019 3:02 PM	1.13	

Work Orders Completed within 24 Hours 33

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp2	A-12	5039	Emergency	Plumbing	No hot water.	08/05/2019 8:38 AM	08/06/2019 9:08 AM	24.50

Work Orders Completed in more than 24 Hours 1

Total number of emergency work orders:	34
Total number of emergency work orders completed/abated within 24 hours	33
Percentage of emergency work orders completed/abated within 24 hours	97 %

Utility Cost and Consumption Report

Chalet Terrace
August 2019

<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 2018-19</u>
Jan-18	67,252	\$ 8,482.44	1,587	\$ 11,183.44	-	-	-	\$ -	\$ 19,665.88
Jan-19	59,075	\$ 7,594.43	1,154	\$ 9,301.95	-	-	-	\$ -	\$ 16,896.38
Feb-18	53,483	\$ 7,113.56	1,210	\$ 9,814.33	331,500	\$ 12,218.89	\$ 6,676.54	\$ 18,895.43	\$ 35,823.32
Feb-19	57,018	\$ 11,315.51	1,329	\$ 10,911.71	336,300	\$ 13,057.55	\$ 7,479.86	\$ 20,537.41	\$ 42,764.63
Mar-18	49,494	\$ 6,669.40	1,020	\$ 8,101.11	25,700	\$ 937.62	\$ 525.03	\$ 1,462.65	\$ 16,233.16
Mar-19	56,705	\$ 6,922.02	1,182	\$ 9,530.31	27,640	\$ 1,033.56	\$ 613.51	\$ 1,647.07	\$ 18,099.40
Apr-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32	-	-	-	\$ -	\$ 14,554.61
Apr-19	47,161	\$ 5,871.84	795	\$ 6,421.10	-	-	-	\$ -	\$ 12,292.94
May-18	43,613	\$ 5,998.15	428	\$ 3,184.04	263,400	\$ 10,075.32	\$ 5,481.25	\$ 15,556.57	\$ 24,738.76
May-19	45,058	\$ 5,580.26	416	\$ 3,338.46	342,200	\$ 12,880.50	\$ 7,529.51	\$ 20,410.01	\$ 29,328.73
Jun-18	47,512	\$ 6,924.55	408	\$ 2,970.14	43,900	\$ 1,469.15	\$ 837.17	\$ 2,306.32	\$ 12,201.01
Jun-19	45,278	\$ 5,991.26	441	\$ 3,414.46	23,800	\$ 958.64	\$ 597.19	\$ 1,555.83	\$ 10,961.55
Jul-18	64,140	\$ 8,913.78	681	\$ 1,373.15	-	-	-	\$ -	\$ 10,286.93
Jul-19	51,335	\$ 7,099.69	176	\$ 1,445.60	-	-	-	\$ -	\$ 8,545.29
Aug-18	62,144	\$ 8,701.94	158	\$ 1,235.37	382,000	\$ 14,222.86	\$ 8,285.34	\$ 22,508.20	\$ 32,445.51
Aug-19	58,458	\$ 7,994.76	138	\$ 1,020.59	398,900	\$ 15,055.37	\$ 9,354.17	\$ 24,409.54	\$ 33,424.89
Sep-18	66,713	\$ 8,966.94	173	\$ 1,373.64	26,500	\$ 1,003.70	\$ 593.23	\$ 1,596.93	\$ 11,937.51
Sep-19	-	-	-	-	-	-	-	\$ -	\$ -
Oct-18	53,155	\$ 6,798.53	232	\$ 1,865.17	-	-	-	\$ -	\$ 8,663.70
Oct-19	-	-	-	-	-	-	-	\$ -	\$ -
Nov-18	45,624	\$ 5,962.02	527	\$ 4,369.13	326,100	\$ 12,432.60	\$ 7,208.41	\$ 19,641.01	\$ 29,972.16
Nov-19	-	-	-	-	-	-	-	\$ -	\$ -
Dec-18	57,900	\$ 7,263.39	1,018	\$ 9,513.55	29,000	\$ 1,074.19	\$ 638.94	\$ 1,713.13	\$ 18,490.07
Dec-19	-	-	-	-	-	-	-	\$ -	\$ -
2018	665,754	\$ 88,860.99	8,452	\$ 62,471.39	1,428,100	\$ 53,434.33	\$ 30,245.91	\$ 83,680.24	\$ 235,012.62
2019	420,088	\$ 58,369.77	5,631	\$ 45,384.18	1,128,840	\$ 42,985.62	\$ 25,574.24	\$ 68,559.86	\$ 172,313.81

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments

August 2019

<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 2018-19</u>
Jan-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$ 14,127.08
Jan-19	2,842	\$ 520.51	108	\$ 863.82	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$ 16,564.27
Feb-18	1,862	\$ 333.96	66	\$ 532.74					\$ 866.70
Feb-19	2,845	\$ 508.83	98	\$ 789.67					\$ 1,298.50
Mar-18	1,699	\$ 308.46	51	\$ 442.68					\$ 751.14
Mar-19	3,229	\$ 586.36	98	\$ 803.93					\$ 1,390.29
Apr-18	1,971	\$ 352.64	61	\$ 472.15	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$ 13,048.48
Apr-19	2,005	\$ 385.10	38	\$ 259.43	230,550	\$ 9,546.10	\$ 5,063.36	\$ 14,609.46	\$ 15,253.99
May-18	1,457	\$ 266.32	17	\$ 176.52					\$ 442.84
May-19	1,620	\$ 295.83	13	\$ 133.12					\$ 428.95
Jun-18	1,948	\$ 340.26	5	\$ 96.16					\$ 436.42
Jun-19	1,646	\$ 305.63	5	\$ 81.19					\$ 386.82
Jul-18	2,866	\$ 461.70	4	\$ 74.71	224,100	\$ 9,420.06	\$ 4,671.90	\$ 14,091.96	\$ 14,628.37
Jul-19	3,129	\$ 540.71	5	\$ 122.16	241,474	\$ 10,334.73	\$ 5,836.69	\$ 16,171.42	\$ 16,834.29
Aug-18	2,990	\$ 482.79	4	\$ 78.81					\$ 561.60
Aug-19	3,003	\$ 511.92	4	\$ 86.36		\$ 65.44	\$ -	\$ 65.44	\$ 663.72
Sep-18	2,798	\$ 447.73	4	\$ 84.61					\$ 532.34
Sep-19									\$ -
Oct-18	1,882	\$ 313.19	8	\$ 105.45	256,200	\$ 10,373.24	\$ 5,622.51	\$ 15,995.75	\$ 16,414.39
Oct-19									\$ -
Nov-18	1,632	\$ 280.17	35	\$ 294.46					\$ 574.63
Nov-19									\$ -
Dec-18	2,716	\$ 455.57	123	\$ 702.84					\$ 1,158.41
Dec-19									\$ -
2018	27,114	\$ 4,623.60	490	\$ 3,898.17	878,400	\$ 36,430.30	\$ 18,590.33	\$ 55,020.63	\$ 63,542.40
2019	20,319	\$ 3,654.89	369	\$ 3,139.68	740,624	\$ 29,830.62	\$ 16,195.64	\$ 46,026.26	\$ 52,820.83